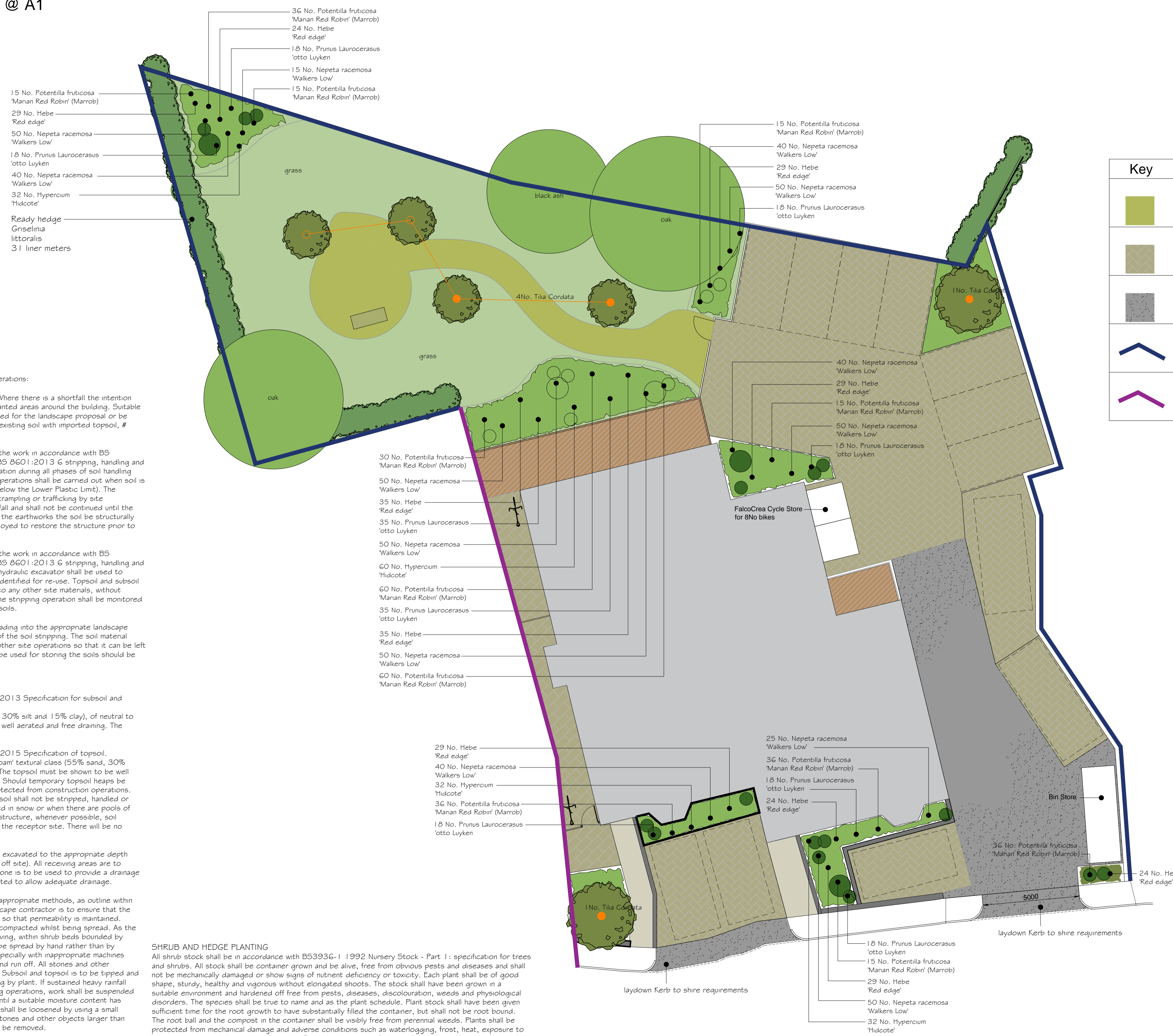


# External Landscaping Plan 1:100 @ A1



**LANDSCAPE SPECIFICATION GUIDANCE NOTES**

The following has been compiled to provide guidance on planting operations:

**SOILING AND PREPARATION OF GROWING MEDIUM**

The development site has very limited available subsoil and topsoil. Where there is a shortfall the intention will be to import subsoil and topsoil material as necessary for the planted areas around the building. Suitable existing topsoil and subsoil shall either be stripped, stored and reused for the landscape proposal or be carted from the site. The intention is to, cultivate and replenish the existing soil with imported topsoil, # ameliorate and replant with new shrubs and hedging.

**Soil Handling**

For the duration of the soiling works the Contractor shall undertake the work in accordance with BS 3882:2015 Annex A stripping, handling and preparing topsoil and BS 8601:2013 G stripping, handling and trafficking of subsoil. It is important to avoid further physical degradation during all phases of soil handling (e.g. stripping, storage, re-spreading and planting). Soil handling operations shall be carried out when soil is reasonably dry and non-plastic (fnable) in consistency (at least 5% below the Lower Plastic Limit). The Contractor shall ensure that soil is not unnecessarily compacted by trampling or trafficking by site machinery. Soil handling shall be stopped during and after heavy rainfall and shall not be continued until the soil is again non-plastic in consistency. Should, during the course of the earthworks the soil be structurally damaged, suitable cultivation to relieve the compaction shall be employed to restore the structure prior to any planting.

**Soil Stripping**

For the duration of the soiling works the Contractor shall undertake the work in accordance with BS 3882:2015 Annex A stripping, handling and preparing topsoil and BS 8601:2013 G stripping, handling and trafficking of subsoil. The loose tip method, using a dump truck and hydraulic excavator shall be used to strip, transport and stockpile the subsoil and topsoil that has been identified for re-use. Topsoil and subsoil for re-use shall be stripped, transported and stockpiled separately to any other site materials, without inclusion of significant quantities of deeper soil or other materials. The stripping operation shall be monitored to ensure that the soil is recovered without the inclusion of deeper soils.

**Soil Stockpiling**

Once stripped, the soil shall be stored temporarily, prior to re-spreading into the appropriate landscape areas. Storage locations are to be agreed prior to commencement of the soil stripping. The soil material shall be stored in an area of the site where it will not interfere with other site operations so that it can be left undisturbed during other construction activities. The area that is to be used for storing the soils should be cleared of vegetation.

**Imported Material: Subsoil:**

All subsoil to be supplied and spread in accordance with BS 8601:2013 Specification for subsoil and requirements for use.

The subsoil shall be within the 'sandy loam' textural class (55% sand, 30% silt and 15% clay), of neutral to slightly alkaline pH and low salinity. The subsoil must be shown to be well aerated and free draining. The subsoil depth shall be 600mm depth.

**Imported Material: Topsoil:**

All topsoil to be supplied and spread in accordance with BS 3882:2015 Specification of topsoil.

Topsoil shall be multi purpose topsoil and shall be within the 'sandy loam' textural class (55% sand, 30% silt and 15% clay), of neutral to slightly alkaline pH and low salinity. The topsoil must be shown to be well aerated and free draining. The topsoil depth shall be 300mm depth. Should temporary topsoil heaps be required on site the locations of the heap(s) shall be agreed and protected from construction operations. Machinery shall be selected and routed to minimize compaction. Topsoil shall not be stripped, handled or trafficked in waterlogged condition, when ground is frozen or covered in snow or when there are pools of water on the ground surface. To minimize risk of damage to the soil structure, whenever possible, soil shall be moved directly from where it is stripped or manufactured to the receptor site. There will be no multiple handling of soil materials.

**Preparation of receiving area**

Prior to spreading the subsoil and topsoil the receiving area shall be excavated to the appropriate depth and cleared of all rubbish and debris (all ansings are to be disposed off site). All receiving areas are to de-compacted to increase permeability. A 200mm depth of clean stone is to be used to provide a drainage layer should the bases of the planted areas prove to be too compacted to allow adequate drainage.

**Subsoil and topsoil spreading**

To prevent compaction of the subsoil and topsoil during spreading, appropriate methods, as outline within BS 8601:2013 and BS 3882:2015, shall be employed. The landscape contractor is to ensure that the imported subsoil spread within the receiving areas is not compacted so that permeability is maintained. Topsoil shall be spread to a depth of 300mm and shall not be over compacted whilst being spread. As the planted areas are contained within defined shrub bed areas within paving, within shrub beds bounded by walls and adjacent the building, if possible, subsoil and topsoil shall be spread by hand rather than by mechanical means. Care shall be taken to avoid overworking soils, especially with inappropriate machines as this can damage soil structure and increases the risk of erosion and run off. All stones and other objects larger than 50mm are to be removed and disposed off site. Subsoil and topsoil is to be tipped and graded to approximate levels in one operation with minimum trafficking by plant. If sustained heavy rainfall (e.g. > 10mm in 24 hours) occurs during soil spreading and levelling operations, work shall be suspended and not restarted until the ground has had at least one dry day or until a suitable moisture content has been re-established. If over compaction of subsoil occurs then soils shall be loosened by using a small tracked excavator with a tine attachment or by hand cultivation. All stones and other objects larger than 50mm brought to the subsoil surface during rpping/preparation shall be removed.

**Grading and cultivation**

**Subsoil:**

Grade subsoil to smooth flowing contours to achieve specified finished level below topsoil.

**Topsoil:**

Where topsoil is required for new planting spread and level on site. Prior to planting loosen aerate and break up topsoil to a tith suitable for hand or blade grading. Particulate size 10mm. Leave surface regular and even 25mm above adjoining paving, walls and kerbs and not less than 150mm below dpc of adjoining building. Remove all undesirable material that has been brought to the surface. Remove visible weeds, roots and large stones with any dimension exceeding 50mm.

**SHRUB AND HEDGE PLANTING**

All shrub stock shall be in accordance with BS3936-1 1992 Nursery Stock - Part 1: specification for trees and shrubs. All stock shall be container grown and be alive, free from obvious pests and diseases and shall not be mechanically damaged or show signs of nutrient deficiency or toxicity. Each plant shall be of good shape, sturdy, healthy and vigorous without elongated shoots. The stock shall have been grown in a suitable environment and hardened off free from pests, diseases, discolouration, weeds and physiological disorders. The species shall be true to name and as the plant schedule. Plant stock shall have been given sufficient time for the root growth to have substantially filled the container, but shall not be root bound. The root ball and the compost in the container shall be visibly free from perennial weeds. Plants shall be protected from mechanical damage and adverse conditions such as waterlogging, frost, heat, exposure to drying winds unsuitable ground conditions. Each plant or group of plants of a single species or cultivar shall be legibly labelled or otherwise identified. Plant handling, storage, transport and planting shall be carried out in accordance with HTA 'Handling and interesting landscape plants'. Plant within the prepared shrub bed areas in an upright position. Space plants evenly avoiding straight lines within the density indicated on MH drawing 1185/PL/01. Excavate planting pits 1-2 days maximum before planting. Plant pits shall be 150mm wider than roots when fully spread and 200mm deep. Hedging shall be planted with prepared trenches. Backfill with shrub planting backfilling material. After planting water immediately thoroughly and without damaging or displacing plants or soil. Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tith with gently contours and no hollows.

**Notes:**

do not scale:  
Detailed drawings and larger scale drawings take precedence. Figure dimensions only are to be taken from this drawing.

**dimensions:**  
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

**specification:**  
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

Key		
	SUDS Permeable Resin Gravel	
	Charcoal herringbone setts	
	Tarmac	
	New Gft feather edge fencing	
	Existing feather edge fencing	

**revisions:**

## PLANNING

**client:**  
Mr Sarno

**project:**  
12 Tolmers Gardens  
Cuffley  
Potters Bar  
EN6 4JE

**description:**  
Condition 5/9  
Soft and hard landscaping



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**drawn:** scale: @A1  
**rl:** 1:100  
**date:** sheet of:  
**dec '19**

**job dwg. no.:** jw820-C5/9-143 **rev:** -

1:100

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