

EXTERIOR ARCHITECTURE

Land East of Mons Block, Uxbridge

Soft Landscape Specification

Client: VSM Estates (Uxbridge) Ltd
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Q28

Topsoil and soil ameliorants

Products

300 Preparation materials generally

1. Purity: Free of pests and disease.
2. Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
3. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - 3.1. Corrosive, explosive or flammable.
 - 3.2. Hazardous to human or animal life.
 - 3.3. Detrimental to healthy plant growth.
4. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
5. Objectionable odour: None.
6. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

310 Materials not permitted

1. Materials: Peat and products containing peat

315 Imported topsoil to BS 3882

1. Description: FOR ALL GRASS AREAS, PLANTING BEDS AND TREE PITS
2. Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
3. Standard: To BS 3882.
4. Classification: Multipurpose
 - 4.1. Soil textural class to BS 3882, Figure 1: Sandy loam.
5. Source: Submit proposals
 - 5.1. Product reference: Submit proposals

Execution

610 Topsoil analysis

1. Soil to be analysed: Manufactured topsoil
2. Soil analyst: Submit proposals
3. Samples: Collect in accordance with BS 3882.
4. Submit
 - 4.1. Declaration of analysis: In accordance with BS 3882, clause 6 and Table 1.
 - 4.2. Additional analysis: Not required
 - 4.3. Report detailing soil analyst's recommendations.

620 Importing topsoil

1. Give notice: Before stripping topsoil for transfer to site.
 - 1.1. Notice period: 5 days

625 Sample loads

1. Description: FOR IMPORTED TOPSOIL
2. Deliver to site a sample load: of 5 kg of not less than 5 m³
3. Give notice: Allow inspection before making further deliveries to site. Retain for comparison with subsequent loads.
 - 3.1. Notice period: 7 days

630 Documentation for imported topsoil

1. Description: FOR ALL PLANTING, TURFING AND SEEDING AREAS
2. Timing: Submit at handover.
3. Contents
 - 3.1. Full description of all soil components.
 - 3.2. Record of source for all soil components.
 - 3.3. Record drawings showing the location and depth of all soils by type and grade.
 - 3.4. Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
4. Number of copies: One

635 Documentation for compost and composted materials

1. Description: FOR COMPOST FOR IMPORTED SOIL IMPROVERS
2. Timing: Submit at handover.
3. Contents
 - 3.1. Full description of all compost components.
 - 3.2. Record of source for all compost components.
 - 3.3. Analyst's report for each test carried out.
 - 3.4. Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
 - 3.5. Quality Compost Protocol certification: Required
4. Number of copies: One

650 Notice

1. Give notice before
 - 1.1. Setting out.
 - 1.2. Spreading topsoil.
 - 1.3. Applying herbicide.
 - 1.4. Applying fertilizer.
 - 1.5. Visiting site during maintenance period.
2. Period of notice:

655 Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems.

660 Grading subsoil for

1. Description: GRASSED AREAS
2. Standard: In accordance with BS 8601.
3. General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
4. Areas of thicker topsoil: Excavate locally.
5. Avoid compaction.
6. Excess subsoil: Remove.

665 Subsoil surface preparation for

1. Description: AMENITY PLANTING AND GRASSED AREAS
2. Standard: In accordance with BS 3882.
3. General: Excavate and/ or place fill to required profiles and levels, as section D20.
4. Loosening
 - 4.1. When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth:
 - 4.1.1. Light and noncohesive subsoils: 300 mm
 - 4.1.2. Stiff clay and cohesive subsoils: 50 mm
 - 4.1.3. Rock and chalk subgrades: Lightly scarify to promote free drainage.
 - 4.2. Wet conditions: Do not loosen subsoils.
5. Stones: Immediately before spreading topsoil, remove stones larger than 20 mm.
6. Remove from site: Arisings, contaminants and debris and builders rubble

670 Inspecting formations

1. Give notice: Before spreading topsoil for tree and planting beds.
2. Notice period: 7 days

675 Preparation of undisturbed topsoil

1. Standard: In accordance with BS 4428.
 - 1.1. Grading and cultivation:
2. Hard ground: Break up thoroughly.
3. Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
4. Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
5. Fallow period (minimum): One month
 - 5.1. Weed control: At appropriate times treat with a suitable translocated nonresidual herbicide.

685 Surplus materials to be removed

1. Topsoil removal from site: Topsoil remaining after completion of all landscaping work
2. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

690 Topsoil storage heaps

1. Location: To be agreed with Client
2. Height (maximum): 1.0 m
3. Width (maximum): 3.0 m
 - 3.1. Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.

4. Protection
 - 4.1. Do not place any other material on top of storage heaps.
 - 4.2. Do not allow construction plant to pass over storage heaps.
 - 4.3. Prevent compaction and contamination, by fencing and covering as appropriate.

700 Grading of topsoil

1. Topsoil condition: Reasonably dry and workable.
2. Contours: Smooth and flowing, with falls for adequate drainage.
 - 2.1. Hollows and ridges: Not permitted.
3. Give notice: If required levels cannot be achieved by movement of existing soil.

705 Handling topsoil

1. Standard: In accordance with BS 3882.
2. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
3. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
4. Contamination: Do not mix topsoil with:
 - 4.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 4.2. Other grades of topsoil.
5. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
6. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

710 Spreading topsoil on

1. Description: ALL PLANTING AND GRASS/TURF AREAS - EXC WILDFLOWER AREAS
2. Standard: In accordance with BS 3882.
3. Temporary roads/ surfacing: Remove before spreading topsoil.
4. Layers
 - 4.1. Depth (maximum): 150 mm.
 - 4.2. Gently firm each layer before spreading the next.
5. Depth after firming and settlement: Refer to planting details
6. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 Loose tipping of topsoil

1. Standard: In accordance with BS 3882.
2. General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

718 Final cultivation

1. Description: ALL PLANTING AND GRASS/TURF AREAS
2. Compacted topsoil: Break up to full depth.
3. Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
4. Depth: 50 mm
5. Particle size (maximum): 5 mm
6. Timing: Within a few days before planting
7. Weather and ground conditions: Suitably dry.

8. Surface: Leave regular and even.
9. Levels: 25 mm above adjoining paving or kerbs
10. Undesirable material brought to the surface
 - 10.1. Remove visible weeds.
 - 10.2. Remove roots and large stones with any dimension exceeding 20 mm.

720 Finished levels of topsoil after settlement

1. In relation to adjoining paving, kerbs or hard surfaces: 25 mm above.
2. In relation to dpc of adjoining buildings: Not less than 150 mm below.
3. In relation to adjacent grass areas:
4. Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
5. Sportsfields: To even levels and within the following permitted deviations:
 - 5.1. From levels or gradients shown on drawings: ± 75 mm.
 - 5.2. From line between boning rods 30 m apart: ± 25 mm.
6. Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
7. Adjoining soil areas: Marry in.
8. Thickness of turf or mulch: Included.

845 Applying loose mulch

1. Description: FOR PLANTING BEDS
2. Timing: Immediately after planting
3. Preparation: Water soil thoroughly and Clear all weeds
4. Coverage of mulch (minimum)
 - 4.1. Planting beds (depth): 50 mm depth
 - 4.2. Trees: 50 mm depth
 - 4.3. Container planting: 50 mm depth
5. Finished level of mulch: 30 mm below adjacent grassed or paved areas

Completion

905 Applying maintenance fertilizer to soil

1. Description: TO PLANTING BEDS
2. Duration: Carry out the following operations from completion of seeding/ turfing until the end of the rectification period.
3. Time of year: During April and May
4. Application: Evenly spread, carefully incorporating below mulch materials.
5. Rate: To manufacturer's recommendations

920 Applying mulch

1. Timing: At end of the rectification period
2. Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
3. Planting beds: Re-mulch.
 - 3.1. Depth (minimum): 50 mm
4. Trees: Remulch.

- 4.1. Depth (minimum): 50 mm
5. Container planting: Remulch.
 - 5.1. Depth (minimum): 50 mm

Ω End of Section

Q30 **Seeding/ turfing**

General information/requirements

115 Seeded and turfed areas

1. Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
2. Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 Climatic conditions

1. General: Carry out the work while soil and weather conditions are suitable.

145 Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without displacing seed, seedlings or soil.
3. Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

150 Water restrictions

1. Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

170 Setting out

1. Boundaries: Mark clearly.
2. Delineation: In straight lines or smoothly flowing curves as shown on drawings.

Turfing

400 Cultivated turf

1. Description: FOR ALL GRASSED AREAS
2. Supplier: Contractors Choice
3. Properties of soil used for turf production: Well drained sandy loam
4. Installation: To suppliers specification

410 Turf to BS 3969

1. Description:

2. Standard: To BS 3969, free from undesirable grasses and weeds.
3. Herbicide treatment: Apply not less than four weeks and not more than three months before lifting.
4. Installation: To suppliers specification

420 Delivery and storage

1. Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
2. Frosty weather or waterlogged ground: Do not lift turf.
3. Delivery: Arrange to avoid need for excessive stacking.
4. Stacking height (maximum): 1 m.
5. Dried out or deteriorated turf: Do not use.
6. Certification
 - 6.1. Standard: To BS 3969.
 - 6.2. Declaration:

423 Inspection of turf

1. Description: FOR ALL GRASSED AREAS
2. Sampling method: To BS 3969.
3. Give notice: Before lifting turf.
 - 3.1. Period of notice:

Protecting/cutting

530 First cut of grassed areas

1. Timing: When grass is reasonably dry.
 - 1.1. Height of initial growth:
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Height of first cut:
4. Mower type:
5. Arisings:

590 Cleanliness

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

Maintenance

610 Failures of seeding/ turfing

1. Duration: Carry out the following operations from completion of seeding/ turfing until:
2. Defective materials or workmanship: Areas that have failed to thrive.
 - 2.1. Exclusions: Theft or malicious damage.
3. Method of making good: Recultivation and reseeding/ returfing.

Q31

External planting

General information/ requirements

112 Site clearance generally

1. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
2. Stones: Remove those with any dimension exceeding 50 mm.
3. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
4. Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings
5. Large roots: Outside Root Protection Areas (RPA) grub up and dispose of without undue disturbance of soil and adjacent areas.

118 Soil conditions

1. Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
2. Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 Climatic conditions

1. General: Carry out the work while soil and weather conditions are suitable.
 - 1.1. Strong winds: Do not plant.

125 Times of year for planting

1. Deciduous trees and shrubs: Late October to late March.
2. Conifers and evergreens: September/ October or April/ May.
3. Herbaceous plants (including marginal): September/ October or March/ April.
4. Container grown plants: At any time if ground and weather conditions are favourable.
 - 4.1. Watering and weed control: Provide as necessary.
5. Dried bulbs, corms and tubers: September/ October.
6. Green bulbs: After flowering in spring.
7. Wildflower plugs: Late August to mid November or March/ April.

130 Mechanical tools

1. Restrictions: Handheld tools: Do not use within 100 mm of tree and plant stems.
Non handheld tools: Approval required for use within RPAs

145 Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without damaging or displacing plants or soil.
3. Frequency: As necessary to ensure establishment and continued thriving of planting.

150 Water restrictions

1. General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

160 Notice

1. Give notice before
 - 1.1. Setting out.
 - 1.2. Applying herbicide.
 - 1.3. Applying fertilizer.
 - 1.4. Delivery of plants/ trees.
 - 1.5. Planting shrubs.
 - 1.6. Planting trees into previously dug pits.
 - 1.7. Watering.
 - 1.8. Visiting site during maintenance period.
2. Period of notice: Two working days

200 Plants/ Trees – general

1. Condition: Materially undamaged, sturdy, healthy and vigorous.
2. Appearance: Of good shape and without elongated shoots.
3. Hardiness: Grown in a suitable environment and hardened off.
4. Health: Free from pests, diseases, discolouration, weeds and physiological disorders.
5. Budded or grafted plants: Bottom worked.
6. Root system and condition: Balanced with branch system.
 - 6.1. Standard: The National Plant Specification
7. Species: True to name.
8. Origin/ Provenance: Grown in the United Kingdom for at least one growing season, unless otherwise approved
9. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 Plants/ Trees – specification criteria

1. Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification (available on CS Design Software Limited's website).

216 Plants/ Trees – specification criteria

1. Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

225 Bulbs/ Corms/ Tubers

1. Condition: Firm, entire, not dried out or shrivelled.
2. Health: Free from pests, diseases and fungus.
3. Handling: Remove from packaging immediately.
4. Storage: Permitted only when necessary.
 - 4.1. Location: Well ventilated, dark, covered, rodent proof container, away from exhausts and fruit.
 - 4.2. Duration: Minimum period.
 - 4.3. Temperature: 18-21°C.

235 Container grown plants/ Trees

1. Growing medium: With adequate nutrients for plants to thrive until permanently planted.
2. Plants: Centred in containers, firmed and well watered.
3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
4. Hardiness: Grown in the open for at least two months before being supplied.
5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Planting shrubs/ herbaceous plants/ bulbs

401 Regular plant layout

1. Description: To all beds
2. Spacing: As planting plans- 200 drawing series
3. Density: As plant schedule

405 Shrub planting pits

1. Timing: Excavate 1-2 days (maximum) before planting.
2. Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system
3. Pit bottom improvement Break up to a depth of 150 mm, incorporating soil ameliorant/ conditioner at 50 g/m².

445 Planting bulbs/ Corms/ Tubers

1. Depth: Top of bulb/ corm/ tuber at a depth of approximately twice its height, base in contact with bottom of hole.
2. Backfilling: Finely broken soil. Lightly firm to existing ground level.
3. Naturalized planting in existing grassed areas
 - 3.1. Scattering: Random. Plant bulbs/ corms/ tubers where they fall.
 - 3.2. Planting: Neatly remove a plug of turf and replace after planting.

480 After planting

1. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
2. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
3. Top dressing: with suitable organic mulch in accordance with section Q28
 - 3.1. Depth: 75mm

Planting trees

500 Tree planting

1. Standard: Prepare trees and transplant in accordance with BS 4428 'Code of practice for general landscape operations (excluding hard surfaces)'

505 Tree pits

1. Sizes: As drawing series 700
2. Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
3. Excavated material: Separate topsoil and subsoil material and stockpile for backfilling
4. Pit bottoms: Excavate with slightly raised centre: Break up base to a depth of 150 mm.
5. Pit sides: Scarify.
6. Backfilling material: Excavated material from tree pit, installed to original soil profiles in accordance with BS 8545

526 Underground guying for:

1. Description: ADVANCED NURSERY STOCK
2. Manufacturer: GreenBlue Urban Ltd or similar approved
 - 2.1. Product reference: DMAN Tree Anchoring System
3. Installation: Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners.

Ω End of Section