

LANDSCAPING SPECIFICATION

1.0 Ground Preparation and Soil Specification

1.1 Subsoil:
Subsoil shall meet the BS8601:2013 Specification for subsoil and requirement for use

Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 3.0 'Plant and Planting Specification'.

Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

1.2 Topsoil:
Imported topsoil shall be General Purpose Grade as described in Table 1. Topsoil Characteristics of BS 3882: 2015 Specification for Topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.

Topsoil shall be laid to the following minimum depths:
150mm below new grass areas
300mm min in new tree and shrub areas

Finished levels, after settlement, shall be as follows:
25mm above adjacent paving from new grassed areas and non-mulched shrub beds
75mm below adjacent paving and grass for mulched planting beds
150mm below damp proof courses

1.3 Ground conditioning:
40 litres of compost to be incorporated into the top 300mm of each square metre of topsoil or all ornamental shrub beds.

2.0 Plant and Planting Specification

2.1 British Standard Specification
All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 3936: 1992 Part 1 Nursery Stock, Specification for Trees and Shrubs
BS 3936: 1990 Part 10 Nursery Stock. Ground cover Plants.
BS 4428: 1989 Code of practice for general landscaping operations,
BS 5837: 2012 trees in relation to design, demolition and construction.
The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).
BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations

2.2 Plant Stock:
Plant stock to be supplied in accordance with the size and description specified on the plant schedule and position indicated on drawing. Planting implementation timetable: (Nov-March) first suitable planting season within the construction phase.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the propose situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, section 7, Form of Trees.

2.3 Plant Handling:
All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication "Plant Handling" (Horticultural: Trades Association) and relevant sections of BS 4043: 1989 Transplanting Root-Balled Trees.

2.4 Shrub Planting:
All bare root stock shall be planted between November and March. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.

1, 2 & 3L pot grown shrubs shall be planted in pits 350x350x350mm and back-filled gently.
7 & 15L stock to be planted in prepared pits 500x500x500mm.

Plant stock shall be watered in same day with 5 litres per plant.

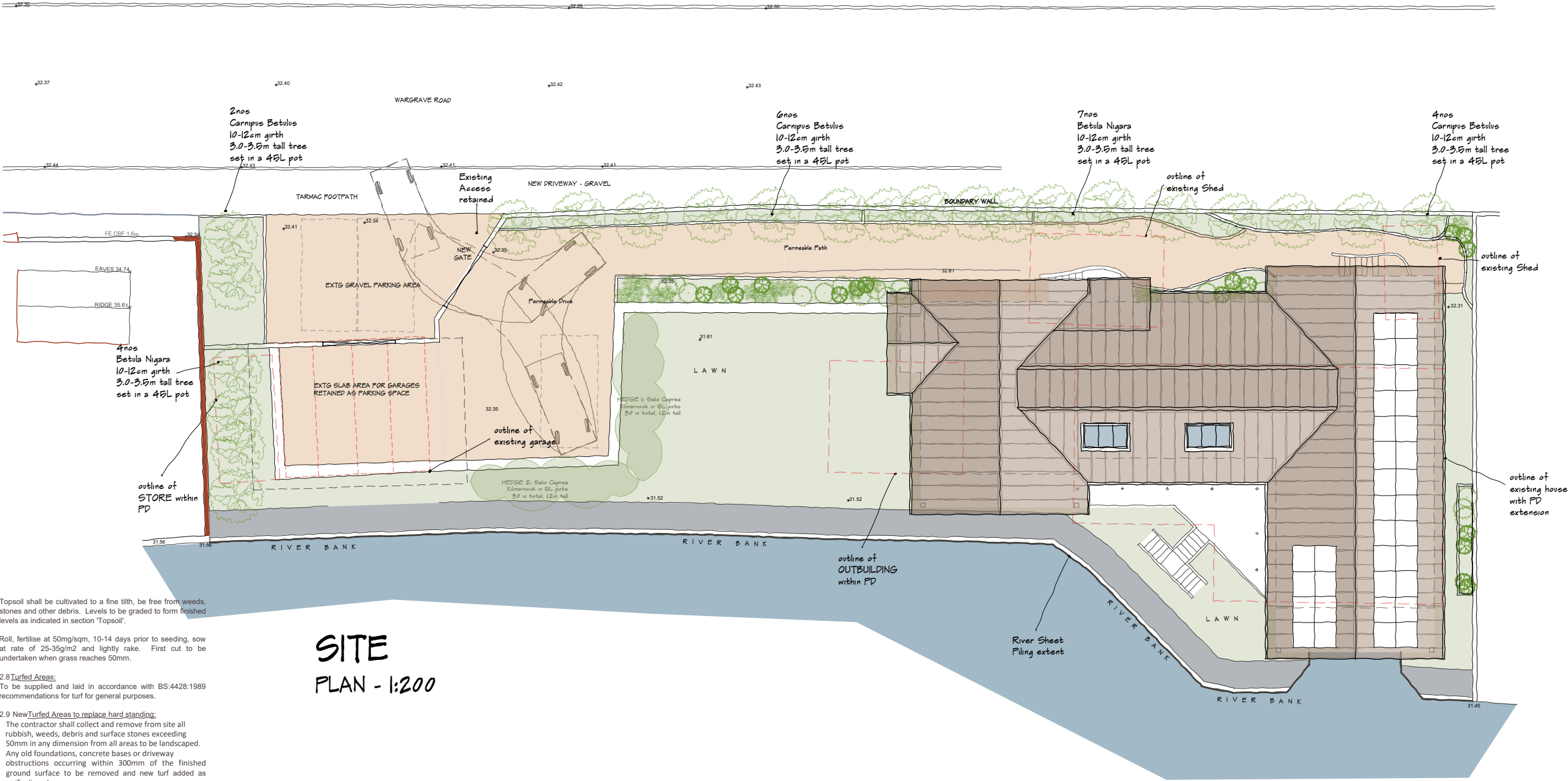
2.5 Standard tree planting
Excavation of the planting pits shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil.
New planting pits for container grown plants to be 150mm wider than the container
The contractor shall remove from site all stones and the like over 50mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation.

Selected standard trees to be planted as shown on drawing.

All works shall be carried out to the minimum standard according to BS 3936-1: 1992 Nursery Stock. Specification for Trees and Shrubs. Recommendations for the cultivation and planting of trees in the advanced nursery stock category. Planting of Root-Balled Trees section 3.1 and section 3.2.3-3.2.5

2.6 Mulch:
All shrub beds and 1m diameter around trees shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

2.7 Grass Seeding:
Seed mix shall be:
Garden and road verge: British Seed Houses Grade A19 mix or similar approved.



SITE
PLAN - 1:200

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section 'Topsoil'.

Roll, fertilise at 50mg/sqm, 10-14 days prior to seeding, sow at rate of 25-35g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

2.8 Turfed Areas:
To be supplied and laid in accordance with BS:4428:1989 recommendations for turf for general purposes.

2.9 New Turfed Areas to replace hard standing:
The contractor shall collect and remove from site all rubbish, weeds, debris and surface stones exceeding 50mm in any dimension from all areas to be landscaped. Any old foundations, concrete bases or driveway obstructions occurring within 300mm of the finished ground surface to be removed and new turf added as specification above.

3.0 Maintenance and Management

Responsibility:
The maintenance of areas within the grounds of private dwellings shall be the responsibility of the property owner.

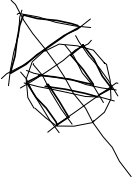
Watering
Plant stock to receive the following quantities of water:
Standard trees: 20 litres weekly between April and September;
Shrubs and transplants: 5 litre/plant on three occasions throughout growing season.
Watering to be undertaken during the first three growing seasons. (April-October)

Grass cutting:
Grass shall be cut throughout the growing season to maintain a sward of 38mm. Grass shall be edged and clippings removed and watered as necessary.

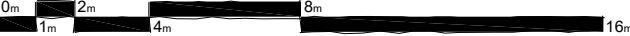
Plant replacements:
All dead, dying and vandalised plant stock shall be replaced in the first planting season following failure, throughout the maintenance period.

Planting Maintenance Plan
Planting work shall be maintained for a period of 5 years from the date of completion and in accordance with BS4428 and all operations required to ensure the establishment of healthy and vigorous plants.

- maintain a weed control area around each shrub or tree, this operation shall include the clearance of weed and grass from these areas.
 - ensure the mulch is maintained to the specified depth and is evenly distributed.
 - At the end of each growing season in September remove from the planting pits all plants which have died or are failing to thrive, these are to be removed from site.
- During the period of 3rd November - 28th February of the following planting season replace all plants removed with identical plant material



1:200 scale Bar
This Drawing has been produced for printing onto A3 size paper, if printing in another paper size, use the scale bar below for ref.:



FOOT PRINT PROPOSED:
NEW HOUSE : 221.74 sqm
TERRACE : 55.56 sqm

GIA PROPOSED:
NEW HOUSE : 194.56 sqm

VOLUME CALCULATIONS:
NEW HOUSE : 955.06 m3

REV	COMMENTS	DATE
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SHAUN TANNER
ARCHITECTURE & PLANNING
www.stlarchitecture.co.uk studio@stlarchitecture.co.uk 0118 989 0808

CLIENT	Mr & Mrs Crisp
PROJECT	Penguin Wargrave Road, Henley-on-Thames - RG9 3JD
DRAWING	Proposed Site Plan

STATUS	Planning	DATE	Oct 2025
SCALE	1:200 @ A3	DRAWN	CD
CHECKED		NO	3993/221
REV	N		

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