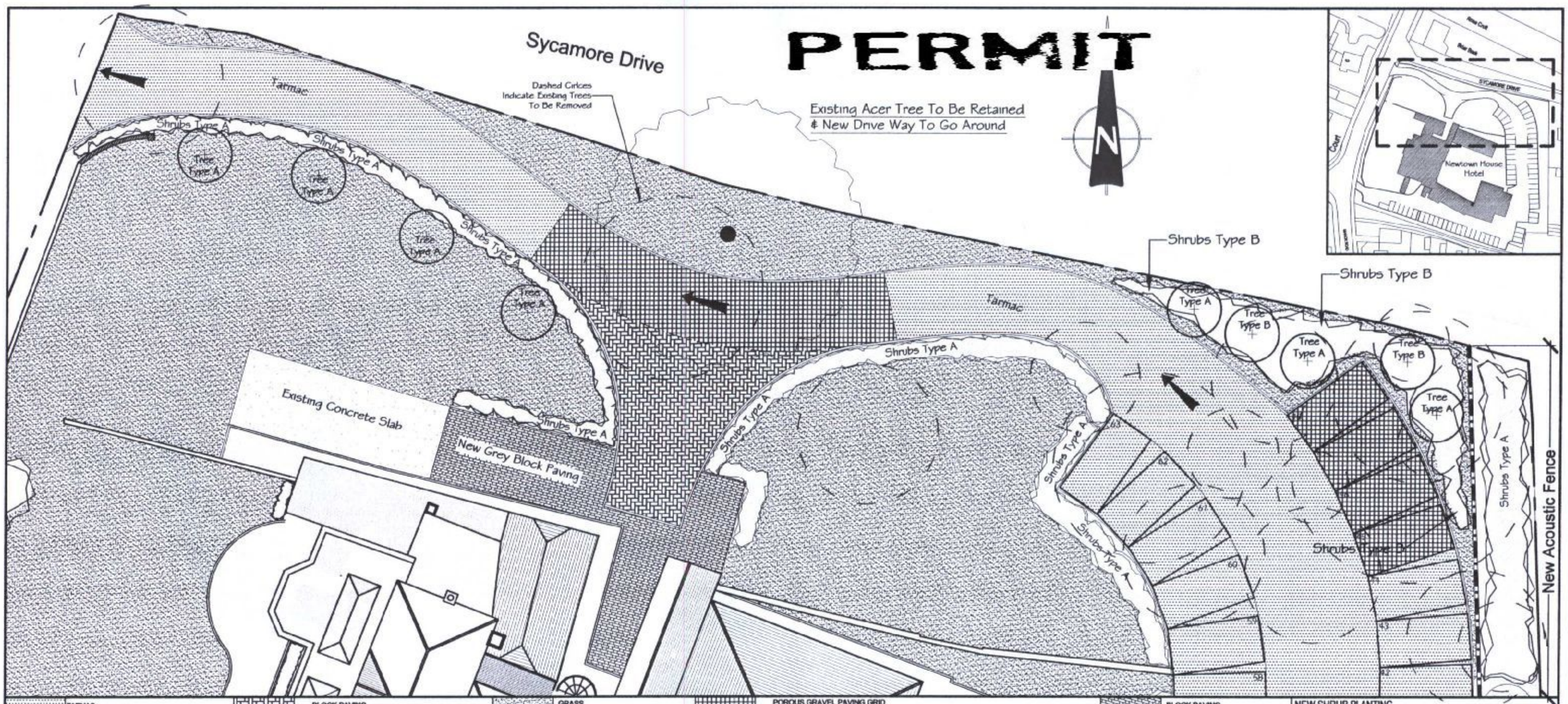
PERMIT



TARMAC

- Excavate to reduced depth of at least 325mm below finished level
- Excavate any soft spots in sub-grade as required and dispose.
- Supply, lay and compact minimum of 225mm crushed stone sub-base material
- Supply, lay and compact 70mm of 20mm dense base course bitmac
- 30mm of 10mm hardstone bitmac wearing course to falls and levels.
- Clear all site of debris and rubble on completion and make good.
- All Tarmac to comply with BS 4987

BLOCK PAVING

- Excavate to reduced depth of at least 200mm below FGL
- Excavate any soft spots in sub-grade as required and dispose.
- Supply, lay and compact minimum of 100mm crushed stone sub-base
- Supply and lay on 100mm concrete bed and haunch, block pavers as edge restrait
- Supply and lay on 35-50mm zone 2 sand bed
- Blocks to be open jointed to allow free drainage
- Blocks to be Marshalls Drivaline Brindle Red, Pattern is to be Offset Herringbone.
- All Concrete Block Paving to comply with BS6717:Part1 1986

GRASS

Prepare soil for laying grass seed.

All soils should be free of debris - stones, any waste that is not bio-degradable - large clumps of soil and perennial weeds. To weeds deep down excavation should be performed so roots can be removed, thus preventing regrowth.

Dig (or turn over the soil) before planting a seed-based lawn. Once the soil has been turned over and loosened up compact the soil giving it a flat appearance and making sure that any debris that has been missed is removed. Gently rake over the surface of the soil until it has reached a satisfactory degree of flatness. Lay seed over prepared soil as required.

POROUS GRAVEL PAVING GRID

BODPAVE 85 OR SIMILAR APPROVED SYSYTEM - TO CLOSELY MATCH FINISH OF BONDED GRAVEL

Install edge retention as specified: Either timalloed timber boards, concrete, steel or plastic curbs as appropriate.

Ensure that the gravel/aggregate bedding layer is the correct & uniform thickness, is level & well consolidated.

Place the paver units with the 2 sets of edge loop connectors facing in directions of laying, place bodpave 85 firmly onto the surface so that its ground spikes are pressed fully into the bedding and the base of the paver cells sit flat on the bedding layer surface. Connect adjacent pavers together by slotting the edge cell connectors down into the edge loops (loops always lead) & progress over the area in rows. Pavers are locked in place by snap fit clips.If paver separation is required, clips can be dislocated using careful firm hand or screwdriver pressure or by gently twisting paver joints, use protective gloves to avoid abrasions.

Pavers can be offset by 1 cell increments or cut to fit around obstructions & curves using a hand or power saw. The use of cut-pieces which do not have integral snap-fit connectors should be avoided wherever possible

Fill pavers with specified angular decorative gravel/aggregate to finished levels. A light whacker plate may be used to consolidate the pavers and settle the fill. Top up the cells as required after settlement. It is preferable not to overfill the cells. The use of 'rounded pea gravel' is not recommended.

The surface may be trafficked immediately

BLOCK PAVING

- Excavate to reduced depth of at least 200mm below FGL
- Excavate any soft spots in sub-grade as required and dispose.
- Supply, lay and compact minimum of 100mm crushed stone sub-base
- Supply and lay on 100mm concrete bed and haunch, block pavers as edge restrait
- Supply and lay on 35-50mm zone 2 sand bed
- Blocks to be Marshalls Grey Tegula Paving.
- All Concrete Block Paving to comply with BS6717:Part1 1986

NEW SHRUB PLANTING

TYPE	SPECIES	HEIGHT	SPREAD
A	33% Elaeagnus Ebbingii 33% Euonymus Emerald Gaiety 33% Lonicera Pileata	Maintained at Maximum 3 feet	1m
B	50% Ceanothus Thrysiflorus Repens 50% Escallonia Iveyi	Maintained at Maximum 3 feet	1m

NEW TREES

TYPE	SPECIES	TRUNK	SPREAD
A	BIRCH	10-12cm girth	3-4m
B	YEW	10-12cm girth	3-4m

Q28 Topsoiling

To be read with Preliminaries/General conditions.

200 GRADING SUBSOIL

- General: Grade to smooth flowing contours to achieve specified levels of topsoil.
- Areas of thicker topsoil: Excavate locally.

250 SUBSOIL SURFACE PREPARATION

- General: Excavate and/ or place fill to required profiles and levels, as section D20.
- Loosening:
  - Light and noncohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
  - Stiff clay and cohesive subsoil's: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
  - Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Stones: Immediately before spreading topsoil, remove stones larger than 75mm.
- Other items: Remove builder rubble.

335 SURPLUS TOPSOIL TO BE REMOVED

- Generally: Remove from site.

340 IMPORTED TOPSOIL FOR (To BS 3882)

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Grade: To BS 3882, general purpose.
- Source Contractors choice.
- Submit: Declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2.
- Additional analyses: Not Required.
- Other requirements: none.

380 CONTAMINATION

- General: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
  - Corrosive, explosive or flammable.
  - Hazardous to human or animal life.
  - Detrimental to healthy plant growth
- Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice: If ant evidence or symptoms of soil contamination are discovered on the site or in the topsoil to be imported.

390 TOPSOIL STORAGE HEAPS

- Location: Submit proposals.
- Height (maximum): submit proposals m.
- Width (maximum): submit proposals m.
- Protection:
  - Do not place any other material on top of the storage heaps.
  - Do not allow construction plant to pass over storage heaps.
  - Prevent compaction and contamination, by fencing and covering as appropriate.

410 HANDLING TOPSOIL

- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
  - Subsoil, stone, hardcore, rubbish or material from demolition work.
  - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882.

605 MAINTENANCE

- Duration: Carry out the operations in clause 610 to 685 from completion of seeding/turfing until practical completion.

610 FAILURES OF SEEDING/TURFING

- General: Grassed areas that have failed to thrive (unless due to theft of malicious damage), during the period stated in clause 605, will be regarded as defects due to materials or workmanship not in accordance with the contract. Make good by recultivstion and reseeding/returfing.
- Timing of making good: Submit proposals.

620 MAINTANING GENERAL GRASSED AREAS

- Maximum height of growth at any time: 50mm
- Preparation: Before each cut remove all litter and debris.
- Cutting: As and when necessary to a height of 25mm.
  - Arising: Remove.
- Bulb planting areas: Do not cut until bulb foliage has died down.
- Trimming: At the time of each cut, trim all grass edges, including round the base of trees, manholes, etc. and remove arisings.
- Weed control: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
- Stones brought to the surface: Remove regularly.
- Areas of settlement: Make good.
- Watering: As clause 145.

680 FERTILIZER FOR ALL GRASSED AREAS

- March application: 15:10:10 spring turf fertilizer at 35 g/m2.
- September application: 5:10:10 autumn turf fertilizer at 50 g/m2.

450 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: 30 mm.
- Below dpc of adjoining buildings: Not less than 150 mm.
- Shrub areas: Higher than adjoining grass areas by 50 mm.
- Within root spread of existing trees: Unchanged.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: included.

Q30 Seeding/turfing

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/REQUIREMENTS

115 SEEDED AND TURFED AREAS

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

120 CLIMATIC CONDITIONS

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

145 WATERING

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

150 WATER RESTRICTIONS

- 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 instruction on watering.

PREPARATION

250 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Soil ameliorant/ conditioner/ Fertilizer: Fully incorporate into topsoil to a depth of 100 mm.
- Tilth: Reduce top 100 mm of topsoil to a tilth suitable for blade grading, particle size 10 mm (maximum).
- Material brought to the surface: Remove stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass, rubbish and debris.

260 GRADING

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage. Remove minor hollows and ridges.
- Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.
- Blade grading: May be used to adjust topsoil levels provided depth of topsoil is nowhere less than.
- Give notice: If required levels cannot be achieved by movement of existing soil.

280 FINAL CULTIVATION

- Timing: After grading and fertilizing.
- Seed bed: Reduce to fine, firm tilth with good crumb structure.
  - Depth: 25 mm.
  - Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.
  - Remove surface stones/earth clods exceeding:
    General areas: 20 mm
    Fine lawn areas: 25 mm
- Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

TURFING

400 CULTIVATED TURF FOR ALL GRASSED AREAS

- Supplier: Contractors choice.
  - Product referenced/Seed mixture: Contractors choice.
- Properties of soil used for turf production: Supptiers choice.

420 DELIVERY AND STORAGE

- Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
- Frosty weather or waterlogged ground: Do not lift turf.
- Deliver: Arrange to avoid need for excessive stacking.
- Stacking height (maximum): 1 m.
- Dried out or deteriorated turf: Do not use.

428 COMPOST DRESSING FOR TURF

- Type: Sanitized and stabilized compost.
- Manufacturer: Contractors choice.
- Standard: To BSI PAS 100.
- Horticultural parameters:
  - pH (1:5 water extract): 7.0-8.7.
  - Electrical conductivity (maximum, 1:5 water extract): 200 ms/m.
  - Moisture content (m/m of fresh weight): 35-55%.
  - Organic matter content (minimum): 25%
  - Grading (air dried samples):100% passing screen mesh aperture of 10 mm.
  - Carbon: Nitrogen ratio (maximum):20:1.
- Texture: Friable.
- Objectionable odour: None
- Composing Association certification: Not required.
- Other requirements: None
- Coverage: 25mm thick layer.

430 TURFING GENERALLY

- Time of year: Autumn or early winter.
- Timing of laying:
  -Spring and summer: within 18 hours of delivery.
  -Autumn and winter: within 24 hours of delivery.
- Weather conditions: Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
- Jointing: Laid with broken joints, well butted up. Do not stretch turf.
- Edges: Whole turfs, trimmed t a true line.
- Adjusting levels: Remove high spots and fill hollows with fine spoil.
- Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Dressing, brushed well in to completely fill all joints: As clause 428.
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated to the soil below.

450 NEWLY PLANTED TREES

- Surrounding turf: Neatly cut away to a diameter of 800 mm around individual trees. Leave soil exposed.

CUTTING MAINTENANCE

530 FIRST CUT OF GRASSED AREA

- Timing: When grass reaches 50 mm high and is reasonably dry.
- Preparation: Before cutting, remove debris, litter, and stones and earth clods larger than 25 mm any dimension.
- Height of first cut: 25 mm
- Arisings: remove from site.

Q31 External planting

To be read with preliminaries/ General conditions.

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with largest dimension exceeding 50 mm.
- Contamination: Substances injurious to plant growth including subsoil, rubble, fuel, and lubricants.
- Vegetation: Clear scrub to ground level by flail mowing and removing arisings.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
- Additional requirements: None

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable. Do not plant during periods of frost or strong winds.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including aquatic and marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.
- Dried bulbs, corms and tubers: September / October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic and marginal plants: May/ June or September/ October.

145 WATERING

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

150 WATER RESTRICTIONS

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

215 PLATS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification.

270 PLANTING GENERALLY

- Standard: To HTA 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.
- Appearance: Plant upright or well balanced with best side to front.

290 SURPLUS MATERIAL

- General: Remove subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, pruning and other arisings/ rubbish.

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

305 WEED CONTROL

- Locations: across site.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by contractor's choice of herbicide.

375 CULTIVATION

- Compacted topsoil: Break up to full depth
- Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.
  - Depth: Top150 mm of planting beds
  - Timing: Within a few days before planting
  - Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels:
  - As required in sections D20 and Q28.
  - Within 25 mm of level specified on drawings.
- Undesirable material bought to the surface: Remove, including weeds, roots, stones and clods larger than 50 mm in any dimension, tufts of grass and foreign matter.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PROTECTING/ MAINTAINING / MAKING GOOD DEFECTS

710 MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until practical completion.
- Frequency of maintenance visits: Monthly during growing season.

720 FAILURES OF PLANTING

- General: Plants/ trees/ shrubs that have failed to thrive (unless due to theft or malicious damage after completion) during period stated in clause 710, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: During the next suitable planting season.

750 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of original planting pit.
  - Keep planting beds clear of weeds, by use of suitable herbicides.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Staking: Check conditions of stakes, ties, guys and guards. Replace broken or missing items. Adjust if necessary to allow for growth and prevent rubbing of bark. Cut back any damaged bark.
  - Frequency of checks: At each scheduled maintenance visit.
- Trees: Spray crown when in leaf during warm weather. Carry out in the evening.

760 PLANTING MAINTENANCE - PRUNING

- General: Prune at appropriate times, to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape.
  -Prune trees to favour a single central leading shoot.

Q40 Fencing

To be read with Preliminaries/ General conditions.

310 CLOSE BOARDED FENCING

- Standard: To BS 1722-5, type submit proposals.
- Height: 1800 mm.
- Wood: submit proposals.
  - Treatment: To Provide a 20 year service life.
- Boards/ rails: Softwood feather edged boards on rectangular rails.
- Posts: Concrete.
- Centre of posts (maximum):2.4 m, or 3 m if a gravel board is specified.
- Method of setting posts: 300 mm square or round holes, 600 mm deep filled to not less than half the depth with concrete.
- Other requirements: Concrete gravel board.

610 INSTALLATION

- Set out and erect:
  - In straight lines or smoothly flowing curves as shown on drawings.
  - With tops of posts following profile of the ground.
  - With posts set rigid, plumb and to specified depth, or greater where necessary to ensure adequate support.
  - With correct fasteners and all components securely fixed.

620 SETTING POSTS IN CONCRETE

- Mix: To BS 8500-1 and -2 and BS EN 206-1, Designated mix not less than GEN1 or Standard mix not less than ST2.
- Alternative mix for small quantities: 50 kg Portland cement to 150 kg fine aggregate to 250 kg 20 mm nominal maximum size coarse aggregate, medium workability.
- Admixtures: Do not use.
- Holes: Excavate neatly and with vertical sides.
- Filing: Position post/ strut and fill hole with concrete to not less than the specified depth, well rammed as filling proceeds and consolidated.
- Backfilling of holes not completely filled with concrete: Excavated material, well rammed and consolidated.

630 EXPOSED CONCRETE FOUNDATIONS

- Filing: Compact until air bubbles cease to appear on the upper surface.
- Finishing: Weathered to shed water and trowelled smooth.

660 NAILED WOOD RAILS

- Length (minimum): Two bays, with joints in adjacent rails staggered.
- Fixing: Nail each length of rail to each post with two 100 mm galvanized nails.
- Rails with split ends: Replace.

670 SITE CUTTING OF WOOD

- General: Kept to a minimum.
- Below or near ground level: Cutting prohibited.
- Treatment of surface exposed by minor cutting and drilling: Two flood coats of solution recommended for the purpose by main treatment solution manufacturer.

SPECIFICATION FOR LANDSCAPE WORKS

a) All plant stock to be in accordance with relevant British Standard 3936.
b) Handling and planting: Plant materials shall be handled, supplied and planted in accordance with the Committee on Plant Supply and Establishments publications. In all cases plant material should comply with the relevant British Standards.
c) Species. Plants to be supplied to be exactly true to name.
d) Delivery of plants. Ensure that adequate protection is given to all plants and their root systems to preclude failure due to lack of moisture or exposure during transportation to the site, and between delivery and planting.

PREPARATION

Cultivate by hand or mechanical means in order to create a workable tilth ready for planting. During the above operation Enmag granular fertiliser will be incorporated in the topsoil.

TREE PLANTING

1. Tree Pits; Excavate in positions marked on the drawing a circular planning pit measuring 900mm diam x 600mm deep. The base of the pit should be broken up to a depth of 150mm.
2. Backfill; Should comprise of evacuated material and 20L Tree and Shrub Planting Compost evenly, well firmed around the root and finished soil level should correspond with water mark of tree. Any surplus material to be removed from the area.
3. Staking; Each tree to be supported by a straight, round, treated stake well driven and clearly cut off below the crown of the tree. Secure with rubber ties and spacer blocks at the top and bottom of the stake.
4. Pruning; Following planting, the crown of each tree is to be lightly pruned to remove any damaged twigs or buds to promote even vigorous growth.

SHRUB PLANTING

1. Set out; evenly within the planted areas in accordance with the drawing and schedule giving due consideration to future growth.
2. Planting; should be in a pit that comfortably accommodates the root or container. Each plant to be placed in an upright, well balanced stance and return backfill. Well heel-in to ensure that no air pockets are left and leave plants firm.
3. Pruning; Deciduous material to be cut back by 30% to encourage rapid, bushy establishment.
4. Completion; Beds should be edged neatly, kerbs and adjacent areas forked over and left neat and tidy.

MULCH

Place a 50mm layer of bark mulch over all planted areas. Fork over and leave neat and tidy.

NOTES

Work to be implemented during November following completion of building works at the latest.

Replace any plant which fails to survive during the 5 years following completion.

HAVANT BOROUGH COUNCIL
18 JUN 2010
RECEIVED

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DESIGNED BY	DATE	DRWN / DTALD BY:
GA	17/6/10	JT
SCALE: 1:200	PLOTTED 17/6/10	REV.

CLIENT: K Boothroyd

PROJECT: Newtown House Hotel, Manor Road, Hayling Island

TITLE: Landscaping Layout

PURPOSE OF ISSUE: ☑ Information ☐ approval ☐ tender ☐ construction

DWG. NO. 05:043:61