

OUTLINE SPECIFICATION

GENERAL

ALL OPERATIONS WILL BE CARRIED OUT BY A COMPETENT AND QUALIFIED LANDSCAPE CONTRACTOR IN LINE WITH BEST PRACTICE METHODS SUITABLE FOR THE WORKS AS OUTLINED BELOW:

IN ADDITIONAL TO THOSE STANDARDS LISTED WITHIN THE SPECIFICATION, ALL WORKS TO CONFORM TO THE FOLLOWING BRITISH STANDARDS:-

BS 3882: 2015 - SPECIFICATION FOR TOPSOIL
BS 4428: 1989 - GENERAL LANDSCAPE OPERATIONS EXCLUDING HARD SURFACES
BS 7370: PART 1: 1991 - GROUNDS MAINTENANCE SOFT LANDSCAPING

VEGETATION PROTECTION

ALL EXISTING VEGETATION TO BE RETAINED IN LINE WITH THE RECOMMENDATIONS OF BS 5837. THE POSITION OF THE FENCING WILL BE AS SET OUT WITH SUBMITTED ARBORICULTURAL ASSESSMENT AND METHOD STATEMENT AND REMAIN IN PLACE UNTIL ALL SITE WORKS ARE COMPLETE.

SITE PREPARATION

SOILS

EXISTING SOIL TO BE UTILISED ON SITE WHERE POSSIBLE AND SHOULD BE TO THE FOLLOWING MINIMUM DEPTHS:-

GRASS AREA - 300MM (150MM TOPSOIL)
WILDFLOWER GRASSLAND MEADOW AREA- 150MM TOPSOIL/ SUBSOIL 50:50 MIXTURE TO PROVIDE A LOW FERTILITY SEED BED USING EMORSGATE SEED MIX EM5 80% GRASS / 20% WILDFLOWER AT A RATE OF 4G/M².

MANAGEMENT OF SOILS WITHIN THE SITE, MAINTAINING THE QUALITY OF THE DIFFERENT SOIL RESOURCE AND SUITABILITY FOR RE-USE WITHIN THE PROJECT IS COVERED WITHIN THE SOIL MANAGEMENT PLAN DOC REF:HTR-FUW-P2-RE-RM-W-0006. AS SET OUT WITH PARA 1.0.4 & 1.0.5. SOIL RE-USE REQUIREMENTS AND RESOURCE ARE COVERED IN SECTION 5 AND TABLE 2. PROCEDURES FOR STRIPPING, STORING AND REPLACING SOILS SEE SECTION 6.

THE TOP 300MM LAYER OF COMPACTED TOPSOIL IN PLANTING AREA SHALL BE BROKEN UP PRIOR TO PLANTING. NO DIGGING OR SOIL CULTIVATION SHALL BE CARRIED OUT WITHIN THE ROOT SPREAD OF TREES AND SHRUBS TO BE RETAINED.

STORAGE OF SOIL

SITE WON TOPSOIL WILL BE STORED IN LOCATIONS AS AGREED BY THE SITE MANAGER AND IN LINE WITH THE SOIL MANAGEMENT PLAN DOC REF: HTR-FUW-P2-RE-RM-W-0006

SEEDING

TIMING OF SEEDING

SEEDING WORK WILL BE CARRIED OUT IN THE APPROPRIATE GROWING SEASON AND WHEN WEATHER CONDITIONS ARE SUITABLE.

PREPARATION FOR SEEDING

ALL SEEDED AREAS MUST ESTABLISH HEALTHY, DIVERSE VEGETATION APPROPRIATE TO THE HABITAT, USING ONLY APPROVED UK-NATIVE SEED MIXES, AS SPECIFIED. VEGETATION MUST BE FREE FROM INVASIVE SPECIES, WEEDS, PESTS, AND DISEASE. SOIL PLACEMENT MUST OCCUR UNDER SUITABLE WEATHER AND MOISTURE CONDITIONS TO PREVENT COMPACTION; WHEN DONE CORRECTLY, ROTARY CULTIVATION IS NOT REQUIRED. THE SURFACE SHOULD BE GRADED AND LIGHTLY SCARIFIED TO CREATE A SUITABLE SEEDBED. WITH ALL STONES OVER 50MM REMOVED. ROLLING IS NOT NECESSARY FOR WILDFLOWER OR WETLAND MIXES. AREAS INACCESSIBLE TO MACHINERY MUST BE PREPARED BY HAND. THE CONTRACTOR SHALL MONITOR THE ESTABLISHMENT OF VEGETATION AND CARRY OUT ANY NECESSARY REMEDIAL WORKS, SUCH AS RESEEDING OR SELECTIVE WEEDING, TO ENSURE SUCCESSFUL HABITAT DEVELOPMENT.

GREEN ROOF SPECIFICATION TO ESTABLISH A WILDFLOWER GRASSLAND

LANDSCAPED GREEN ROOF TO FLAT ROOF AREA ABOVE CONTROL ROOM.
GEOTEXTILE MEMBRANE: TO PROVIDE SEPARATION AND FILTRATION
GROWING MEDIUM: 150MM DEPTH COMPRISING A 50/50 MIX OF TOPSOIL AND SUBSOIL TO SUPPORT LOW-MAINTENANCE VEGETATION

TO BE HYDROSEEDDED BY A SPECIALIST HYDROSEEDING CONTRACTOR WITH WILDFLOWER GRASSLAND EM5 MIXTURE 50% GRASS / 50% WILDFLOWER AT A RATE OF 60G/M² TO SUPPORT SUCCESSFUL SEEDING AND VEGETATION ESTABLISHMENT.

GREEN SLOPE RETAINING WALL

USE OF EROSION CONTROL GEOTEXTILE TENSARTECH GREEN SLOPE RETAINING WALL TREATMENT FORMING RETENTION BOUNDARY TO COURTYARD AREA FORMED TO 70 DEGREES MAX. TO BE HYDROSEEDDED BY A SPECIALIST HYDROSEEDING CONTRACTOR WITH WILDFLOWER GRASSLAND EM5 MIXTURE 50% GRASS / 50% WILDFLOWER AT A RATE OF 60G/M² TO SUPPORT SUCCESSFUL SEEDING AND VEGETATION ESTABLISHMENT.

WATERING - FOLLOWING HYDROSEEDING THE SEEDED SURFACE AND ADDITIONAL AREAS OF SEEDING WILL REQUIRE WATER TO ALLOW GERMINATION AND CONTINUED GROWTH TO HELP VEGETATE THE REINFORCED SLOPE AND SURROUNDING GRASSLAND (MEADOW HABITAT). WATERING WILL BE REQUIRED PARTICULARLY DURING PERIOD OF DROUGHT OR HIGH TEMPERATURES DURING THE ESTABLISHMENT PERIOD.

FOLLOWING ESTABLISHMENT OF THE GRASS COVER ON THE REINFORCED SLOPE IT IS ANTICIPATED THAT MAINTENANCE WOULD BE MINIMAL ALLOW THE SWARD TO BECOME OVERGROWN AND GENERALLY BROWN IN APPEARANCE (NATURAL DIE BACK IN THE AUTUMN/ WINTER) WHERE IT WILL REGROW (SPRING/ SUMMER). SPECIES SELECTED INCLUDE DROUGHT RESISTANT VARIETIES AND YELLOW RATTLE. THE VEGETATED SLOPE WILL FULLY ESTABLISH OVER A COUPLE OF GROWING SEASONS SO SHOULD NOT BE CUT BACK AS IT FORMS THE NEXT YEARS LOW MAINTENANCE GREEN FACING.

MOWING

ANNUAL HAY / GRASSLAND CUT OF MEADOW HABITAT AREAS. ALLOWING FOR SEEDING BEFORE COLLECTING CUTTINGS. MOWING SHALL PLACE ON THE EMBANKMENT. GREEN ROOF TO BE MAINTAINED USING MACHINERY / STRIMMER.

WATERING

ALL GRASS AREAS WILL BE WATERED AS NECESSARY UNTIL ESTABLISHED.



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE (UNO).
2. ALL LEVELS ARE IN METRES TO ORDNANCE DATUM UNO.
3. TWL = TOP OF WATER LEVEL

Key

- RMA Application Boundary
- Existing
- Woodland to be retained
 - Grassland
- Proposed
- Control building
 - Green roof (Wildflower grassland EM5, or similar approved)
 - Green slope retaining wall (Wildflower grassland EM5, or similar approved)
 - Wildflower grassland EM5 (or similar approved)
 - Courtyard finished with Terram Trackpave and filled with gravel
 - 3m high weldmesh fence (colour: green RAL 6032)
 - 2.1m high weldmesh fence (colour: green RAL 6032)
 - 1.1m high stock proof fence
 - Bat boxes - integrated Schwegler 2FR Bat Tube (or similar approved)
 - 2.1m high weldmesh pedestrian gates with 0.9m weldmesh panel above (colour: green RAL 6032)
 - 3m high weldmesh vehicular gates (colour: green RAL 6032)
- Levels
- 31.020+

REFERENCE DOCUMENTS AND DRAWINGS

PLEASE REFER TO THE BELOW DRAWINGS:
HTR-GHD-CB-RE-DR-T-0020 - CONTROL BUILDING APPLICATION BOUNDARY
HTR-GHD-CB-RE-DR-T-0021 - CONTROL BUILDING CONSERVATION BOUNDARY
HTR-GHD-CB-RE-DR-T-0023 - CONTROL BUILDING LANDSCAPE CROSS SECTIONS SHEET 1
HTR-GHD-CB-RE-DR-T-0024 - CONTROL BUILDING LANDSCAPE CROSS SECTIONS SHEET 2
HTR-GHD-CB-RE-DR-T-0001 - SITE/ROOF PLAN
HTR-GHD-CB-RE-DR-T-0004 - BUILDING SECTIONS
HTR-GHD-CB-RE-DR-T-0005 - FRONT AND SIDE ELEVATIONS
HTR-GHD-CB-RE-DR-T-0006 - REAR AND SIDE ELEVATIONS

P05	FOR APPROVAL	SWG	SWG	19/11/2025
P04	FOR APPROVAL	SWG	SWG	04/11/2025
P03	FOR APPROVAL	SWG	SWG	06/10/2025
P02	FOR APPROVAL	SWG	SWG	17/07/2025
P01	FOR APPROVAL	SWG	SWG	14/07/2025

Rev	Description	Checked	Approved	Date
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Future Water
MJJV Ltd



Project No.
12547181

Client **PORTSMOUTH WATER**

Project **HAVANT THICKET RESERVOIR**

Status **FOR APPROVAL**

Status Code **S4**

Drawing Title **CONTROL BUILDING LANDSCAPE PLAN**

Size **A1**

Drawing No.
HTR-GHD-CB-RE-DR-T-0022

Rev
P05