

SPECIFICATION NOTES

- General.**
This plan to be read in conjunction with the following documents:
- Landscape works specification and other drawings by term firm
- Architectural and engineering drawings and reports
- Arboricultural and ecological reports
- General landscaping.**
i. Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction.
ii. All landscape works to be undertaken by competent persons, with appropriate training and equipment.
iii. All arisings to be removed from site at contractor's expense unless noted otherwise. (e.g. woodchip, gravel, topsoil, timber sleepers).
- Services.**
The contractor must ascertain for himself/herself the exact location of underground services before commencing work.
- Soil Materials Generally.**
i. Purify. Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds couch grass, bindweed, docks, Japanese knotweed, giant hogweed and horsehairmarestail (Equisetum arvense).
ii. Foreign matter. On visual inspection, free from non-soil material, brick and other building materials and wastes, sharps, and any other foreign matter or material or substance that would render the soil or soil ameliorant unsuitable for use.
iii. Contamination. Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
- Corrosive, explosive or flammable;
- Hazardous to human or animal life;
- Detrimental to healthy plant growth.
iv. Give notice. If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.
- Soil testing**
Each soil source (imported and site-won subsoil and topsoil - see items 6-8 and 9 below) shall be analysed by Tm OHare Associates, Howbery Park, Wallingford, Oxon OX10 8BA, Tel: 01491 822653, Email: info@toha.co.uk www.toha.co.uk (or equivalent approved).
- Subsoil for general planting areas (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use for planting; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	35
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	90
Stones (2-50mm)	%DW	--	50
Stones (>50mm)	%DW	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	1.5
- Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	25
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	60	90
Stones (2-50mm)	% dry wt.	0	50
Stones (>50mm)	% dry wt.	0	15
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	4.0	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio		20:1	--
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600
- Topsoil for general landscaping (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see 9. below)**
Existing topsoil to be stripped and re-used, provided soil is within parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured topsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) is to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos; test report to be submitted to Landscape Architect for approval and to enable amelioration recommendations to be made:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	85
Stones (2-20mm)	% dry wt.	0	20
Stones (20-50mm)	% dry wt.	0	15
Stones (>50mm)	% dry wt.	0	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	4.0	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio		20:1	--
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600
- Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil (to inform requirements).**
Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) composts to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.
- Soil handling and depths.**
Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
i. Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. If compaction is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to decompact and ensure adequate drainage.
ii. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil is to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.
iii. Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas and 150mm for grass. Finished soil levels to be 25mm above/below adjoining paving or kerbs; not less than 150mm below dpc of adjoining buildings; shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.
- Plant handling and establishment.**
Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCU (<https://www.cpsp.co.uk/content/uploads/2014/12/The-National-Plant-Specification-Handling-and-Establishment.pdf>). The contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.
- General planting notes.**
Details for tree, hedge and general planting to be finalised once final site conditions are known (i.e. compaction and permeability of ground). General plant stock to conform to BS 3336, advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species, free from all pests and diseases, with good fibrous root systems and materiality undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'.
Only carry out all planting while soil and weather conditions are suitable:
- Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is provided.
Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure that planting beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.

- Plant biosecurity**
Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)).
Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown-on in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella host plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (initially back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender.
- Shrub and ground cover planting.**
All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at details shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
- Maintenance.**
Maintenance from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.
i. All plant material to receive annual pruning and hedges and groundcover to be trained and edged with suggested 2 trims per year.
ii. Check tree stakes and ties annually and after strong winds.

Proposed infill planting to be selected from the following:

Shrubs

Botanical Name	Common Name	Specification	Density
<i>Eleagnus x ebbingei</i>	Ebbings Silverberry	3l CG	3/m2
<i>Lonicera nitida 'Maygreen'</i>	Honeysuckle 'Maygreen'	3l CG	3/m2
<i>Pachysandra terminalis</i>	Japanese spurge	3l CG	4/m2



- 0m 5m north
- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
 - Figure dimensions only to be taken from this drawing, do not scale except for planning purposes. Dimensions to be checked on site.
 - For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 600mm height) refer to information by others.
 - The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
 - This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

- Notes:**
- All materials to be as detailed or accepted equivalent.
 - Refer also to architectural and engineering drawings as applicable.

- Existing trees and vegetation to be retained and protected in accordance with BS5837:2012**
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 - Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)
 - Existing building (sports centre)

- Existing surfacing retained**
- Existing bitmac to car park retained.
 - Existing slab paving retained.
 - Existing block paving retained.
 - Existing tactile paving to steps retained.
 - Existing steps retained.

- Proposed surfacing**
- Proposed permeable bitmac surfacing (refer to engineers information for build ups)
 - Proposed re-laying of existing slab paving beneath cycle shelter (re-use existing paving slabs lifted to facilitate works where possible). Laid as per existing.

- Edges**
- Existing raised kerb retained.
 - Proposed raised road kerb (100mm upstand).
 - Proposed flush road kerb (flush with road surfacing to allow for wheelchair access).
 - Proposed flat top pin kerb edging (laid flush with slab paving).

- Fencing and walls**
- Existing walls retained.
 - Existing weldmesh fence retained.

- Soft landscape**
- Existing shrub planting retained and tidied.
 - Proposed shrub planting infill to replace any planting damaged or removed to facilitate hard works.

- Other**
- Existing relocated cycle shelter.
 - Existing manhole cover positions.
 - 3no. proposed Electric Vehicle Charging Points (charging provision for 5 bays). Indicative location shown, exact location to be confirmed.
 - Existing site spot levels (based on topographical information).
 - Proposed levels - Tie into existing levels where applicable.

- NOTES:**
- Proposals subject to engineering and drainage input.
 - EV charging points are indicative subject to MEP and supplier input.

REV	DATE	BY	REASON
P01	20.02.23	DB	Planning issue
REV	DATE	BY	REASON
01		DB	Initial issue

project: Downlands Community School, Hassocks
 title: Car Parking Proposals Plan
 status: Planning scale @ A1 1:100
 dwg no: 2417-TFC-XX-DR-1-1003
 references: N1636 / P1 rev. 0, by Laser Surveys dated October 2022

terrafirma
LANDSCAPE ARCHITECTS

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