



Originating Office

**The Jewellery Business Centre  
95 Spencer Street  
Birmingham  
B18 6DA**

Project

**MAYFORD CENTRE**  
C A M D E N

Specification Title	Discipline	Document	Clause/ No	Cisfb Ref		Rev
OUTLINE SPECIFICATION	L	SPEC		OUT		P02
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P01	16/12/19	F10 Walling added	VP	12.12.16		
P02	30/01/20	<i>Maintenance paragraph amended</i>	VP	30.01.20		

## OUTLINE SPECIFICATION LANDSCAPE WORK SECTIONS

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### D20 Clearance, excavation, filling, ground works

#### Tree protection

Protective fencing will be erected in accordance with the BS 5837:2012 Tree in relation to demolition and construction and the Arboricultural Consultants report and drawings before site clearance starts.

#### Site clearance

During the site clearance operations the Forestry and Arboriculture Safety and Training Council Safety Guides will be complied with.

Refer to the Arboricultural Report and Method Statements for tree and shrub removal.

The site will be cleared of rubbish and debris.

Before beginning general excavation or filling, topsoil will be excavated from areas where there will be regrading, buildings and pavings. It will be removed to an average depth of 150mm and kept separate from excavated subsoil. Areas beneath the trees to be retained will not be disturbed. Temporary heaps of top soil will not be stored more than 1.5m high and will be kept weed free until it is required.

#### Roads and Service Yards

All circulation roads will be macadam with concrete kerbs to the Engineer's specification.

### F10 Brick walling:

#### Infill panels within existing external walls

- Standard: Bricks to BS EN 771-1
- Material: Clay facing brickwork above ground to match existing bricks, suitable for external exposure and free standing walls. Freeze/thaw resistance for below ground brickwork and any capping/coping.
- Colour: To match existing
- Mortar: To match existing and to BS EN 998-2, suitable for external exposure and for free standing walls.
- Accessories: Movement joints, joint reinforcement, DPCs and weep-holes where necessary in accordance with the structural engineer's details.
- Foundations: To structural engineer's detail and specification.

#### New external walls

- Standard: Bricks to BS EN 771-1
- Material: Clay facing brickwork above ground to match existing bricks, suitable for external exposure and free standing walls. Freeze/thaw resistance for below ground brickwork and any capping/coping.
- Colour: To match existing
- Mortar: To match existing and to BS EN 998-2, suitable for external exposure and for free standing walls.
- Accessories: Solid bricks to capping, movement joints, joint reinforcement, DPCs and weep-holes where necessary in accordance with the structural engineer's details.
- Foundations: To structural engineer's detail and specification.

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### Q10 Kerbs and Edging:

#### Standard Edging

Material: BS standard PCC EF Edging (or similar approved by Landscape Architect)  
Colour: Natural  
Size: 50(w) x 150(d) x 915mm (length)  
Supplier: Marshalls Mono Ltd, Landscape House, Premier Way, Lowfields Business Park, Elland HX5 9HT. Tel: 01422 312000

#### Flexible metal edging

Material: ExcelEdge AluExcel Flexible Aluminium Edging , ref 101022 (or similar approved by Landscape Architect)  
Colour: Natural milled aluminium  
Size: 100mm high x 2500mm long.  
Accessories: 5no fixing stakes per 2500mm length.  
Supplier: Kinley, Northpoint, Compass Park, Staplecross, East Sussex, TN32 5BS. Tel: 01580 830688

### Q23 Gravel:

#### Permeable Resin bound Paving

Material: SureSet Barley Beach 6mm Turning Driveway (or similar approved by Landscape Architect)  
Wearing course: 6mm aggregate, 30mm (wearing course thickness) with fine grit lightly cast into uncured surface.  
Sub-base: 150mm well compacted Type 3 granular sub-base to SHW clause 805, blinded with 2/6.3mm graded crushed concrete aggregate to BS EN 12620, to engineer's specification.  
Geotextile: Permeable geotextile separation membrane to engineers detail.  
Supplier: SureSet UK Ltd, 32 Deverill Road Trading Estate, Sutton Veny, Warminster, Wiltshire, BA12 7BZ Tel: +44 (0)1985 841180.

### Q25 Slab Paving:

#### Sett paving to path and circle

Standard: Concrete sett paving system in accordance with BS 7533-4  
Material: Tegula tumbled sett (or similar approved by Landscape Architect), to BS EN 1338  
Colour: Burnt Ochre.  
Size: Setts 120mm x 160mm x 60mm  
Bond: Stretcher bond  
Bedding: To BS 7533-4, unbound construction laying course and jointing material compacted sand bedding 30mm deep, sub base to engineers build up requirements.  
Supplier: Marshalls Mono Ltd, Landscape House, Premier Way, Lowfields Business Park, Elland HX5 9HT Tel: 01422 312000

#### Sett cobbles to circle edge and slab edging

Standard: Concrete sett paving system in accordance with BS 7533-4  
Material: Tegula tumbled cobbles (or similar approved by Landscape Architect), to BS EN 1338

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Colour: Burnt Ochre.  
Size: Cobbles 80mm x 80mm x 60mm  
Bond: Stretcher bond  
Bedding: To BS 7533-4, unbound construction laying course and jointing material compacted sand bedding 30mm deep, sub base to engineers build up requirements.  
Supplier: Marshalls Mono Ltd, Landscape House, Premier Way, Lowfields Business Park, Elland HX5 9HT Tel: 01422 312000

### Slab Paving

Standard: Concrete slab paving system in accordance with BS 7533-4  
Material: Saxon exposed aggregate slabs (or similar approved by Landscape Architect), to BS EN 1339.  
Colour: Natural  
Size: 400mm x 400mm x 50mm (thickness)  
Bond: Stretcher bond  
Bedding: To BS 7533-4, unbound construction laying course and jointing material, compacted sand bedding 30mm deep, sub base to engineers build up requirements  
Supplier: Marshalls Mono Ltd, Landscape House, Premier Way, Lowfields Business Park, Elland HX5 9HT Tel: 01422 312000

### Q26 Special surfaces:

#### Safety surface to communal area

Standards: Impact absorbing safety surface to BS 7188 and BS EN 1177. Substance known to be toxic or carcinogenic on skin contact or released as vapour or dust during normal use: Not permitted.  
Material: 15mm wearing course, wet pour, in situ laid polyurethane bound EPDM rubber crumb surface to BS 7188.  
Base: 45mm impact absorbing base course to manufactures specification.  
Colour: Allow for 3 colours (to be confirmed).  
Sub-base: Granular sub-base to engineers detail.  
Submit: Resistance to abrasive wear, slip resistance, resistance to indentation and ease of ignition: Evidence of testing to BS 7188.  
Critical fall height: Evidence of testing to BS EN 1177.  
Supplier: RTC Safety Surfaces, Woodland House, Chestnut Business Park, Smallshow Lane, Burnley, BB11 5SQ Tel: 01282 414 131

#### Artificial turf to private patio areas

Standards: Artificial turf surface with foam shock pad to BS 4790 and 4051. Substance known to be toxic or carcinogenic on skin contact or released as vapour or dust during normal use: Not permitted.  
Material: Cheltenham Artificial Grass, 40mm polyethylene artificial grass.  
Base: 25mm foam pad, Quickgrass Proplay Shockpad.  
Sub-base: Granular sub-base to engineers detail.  
Ignitability: The surface, when tested to BS 4790, must not be ignited or damaged enough to cause a ball to deviate from its true path.  
Pile depth: The mean pile height must not vary by more than  $\pm 15\%$  of the mean height, as determined in accordance with BS 4051.  
Pile density: Uniform.  
Supplier: Quickgrass, Unit 12B Harris Business Park, Hanbury Road, Stoke Prior, Bromsgrove, Worcestershire B60 4DJ Tel: 01527 579 841

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### Q28 Subsoil

Materials arising from the excavations or imported to make up deficiencies will be used as subsoil provided they are a suitable growing medium (testing may be required to confirm suitability) under topsoil for planting and grass works. It will not be compacted, waterlogged or contaminated with building materials or chemicals. It will be ripped and cultivated to loosen and decompact. The subsoil will be graded to form smooth flowing contours. There will be 750mm of subsoil (under the topsoil build ups listed below) for trees and shrubs with 500mm under grass.

### Q28 Topsoil

Quality topsoil of a light loam texture, stone free of neutral pH will be imported to make any deficiencies free of roots and other contaminants. It will have sufficient nutrients to sustain healthy plant growth. It will be to BS 3882 Premium grade for ornamental areas and semi mature trees, general-purpose grade for boundary planting. All topsoil to be used site won or imported is to be tested and a certificate issued for confirmation of its suitability.

Depth of topsoil will be:

- Grass Areas: min 150mm, max 450mm
- Shrub Areas: min 450mm, max 450mm
- Tree pits size: Bush whip and small feathered: diameter: 600 depth 450  
Advanced nursery stock: diameter: 1500 depth 900  
Semi-mature: diameter: 2100 depth 900

### Q30 Grass works

#### Turfing

Lawns and general areas of grass will be maintained to ensure a healthy sward cut regularly to give a neat and tidy appearance.

Turf:

Material: 'Medallion' (or similar approved by Landscape Architect)  
Supplier: Rolawn Ltd, Elvington, York Tel: 0845 604 6050

### Q31 Exterior Planting

Topsoil will be levelled and cultivated prior to planting and will be suitable for maintaining healthy growth. Soil conditioners, ameliorants and fertilisers will be added to the topsoil as required for the plants specified.

Material will be undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots. It will be grown in a suitable environment and hardened off. It will be free from pests, diseases, discoloration, weeds and physiological disorders. Budded or grafted plants will be bottom worked. All plants will have balanced root and branch systems, healthy fibrous root system and condition in accordance with the relevant part of the National Plant Specification and exhibiting a high degree of juvenile extension growth appropriate for the species. All plant material will be regularly pruned, according to species, to ensure vigorous and healthy growth. All container grown trees and shrubs will have been grown in the container at least

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one full growing season prior to delivery and show substantial new root growth within the full volume of the container. They must show no signs of being pot-bound or waterlogged.

Specimen trees for the gardens or courtyards will be semi mature and multi-stemmed up to 20-25cm girth or up to 3-3.5m tall.

Trees in paving will have a tree grille with frame and be planted in an urban tree soil mix or root zone crate system. All trees will have an irrigation tube and appropriate drainage from the pit. Trees will be supported with staking and guying appropriate to the species and the size. Trees to be incorporated onto roof systems will need to have an appropriate irrigation system.

Formal hedges will be pre-grown and trimmed to the specified height, hedges will be protected during establishment by post and wire fences.

Shrub planting will range from ground cover in 3L containers to specimen plants in 50L containers. Densities will range from 6/m<sup>2</sup> to 1/m<sup>2</sup>

Perennials will be grown in 3 or 5L containers. Densities will range from 3/m<sup>2</sup> to 6/m<sup>2</sup> sufficient to obtain a closed canopy within 2 years.

Planting will be protected from damaged by pedestrians and animals using suitable fencing. Any plants damaged, dead or dying will be replaced at the next available planting season.

All areas of planting will be maintained to promote healthy growth and to ensure the site appears neat and tidy at all times.

**Tree Suppliers**

Trees to be supplied to be UK sourced.

Supplier

Hillier's Nurseries Limited

Ampfield House

Romsey

Hampshire

01794368733

See Table below for each softworks element

Landscape element	Unit	Notes
<b>Soft landscape</b>		
Native hedge planting	lm	A mix of native species whips planted at 4 per m in double staggered rows
Specimen trees	Each	A Multi-stemmed trees at 3.5m high and clear stemmed trees at 25-30cm
Grass turfing	m2	To all high quality and high use areas including courtyards, gardens, main entrance and to the edges of pavements
Shrub and perennial planting	m2	Shrubs and perennial plants 6 per m2. Allow for 30% specimen plants at 1 per m2

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Topsoil	m3	Soil Depths: 150mm grass; 450mm shrubs; see Q28 for tree volumes
Formal Hedge	Lm	Preformed hedge 1.5m high
Bulb planting	m2	50 bulbs per m2 to grass areas

**Rectification**

The installation contractor will be responsible for rectifying any defects arising from workmanship/installation that become apparent within a 12-month period from Practical Completion of the works.

**Maintenance**

All soft landscape areas will be maintained following Practical Completion by the client.

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### Q40 Fencing

#### Closeboard timber fencing to rear of gardens

Standard: To BS 1722-5, type PW180B.  
Height: 1800mm.  
Material: Douglas Fir softwood treated to provide 15 year service life.  
Finish: 2no coats of Valtii colour opaque woodstain, colour to be agreed with client.  
Boards/ rails: Softwood feather edged boards 100mm tapering from 13mm to 6mm on rectangular rails 75mm x 38mm.  
Posts: Wood, 100mm x 150mm x 2850mm. Centres of posts (maximum): 2.4m.  
Posts to be set in concrete foundations, to engineer's specification.  
Accessories: Timber gravel board and counter rail. Pedestrian gate, with associated ironmongery, locking mechanism, drop bolts, hinges and straps.  
Conformity: Submit manufacturer's and installer's certificates, to BS 1722-5.  
Supplier: Contractor's choice

#### Closeboard timber fencing with trellis between patio gardens

Standard: To BS 1722-5, type PW150B.  
Height: 1500mm with 300mm trellis topping.  
Material: Douglas Fir softwood treated to provide 15 year service life.  
Finish: 2no coats of Valtii colour opaque woodstain, colour to be agreed with client.  
Boards/ rails: Softwood feather edged boards 100mm tapering from 13mm to 6mm on rectangular rails 75mm x 38mm.  
Posts: Wood, 100mm x 150mm x 2850mm. Centres of posts (maximum): 2.4m.  
Posts to be set in concrete foundations, to engineer's specification.  
Accessories: Timber trellis 300mm high, timber gravel board and counter rail. Pedestrian gate, with associated ironmongery, locking mechanism, drop bolts, hinges and straps.  
Conformity: Submit manufacturer's and installer's certificates, to BS 1722-5.  
Supplier: Contractor's choice

### Q50 Street Furniture

#### Timber raised planters

Product: Woodblocx system with capping and fixing components modular planter system (or similar approved).  
Material: Scottish or Latvian Pine with pressure treated with Tanalith E.  
Planter size: 750mm x 2000mm x 440mm and 750mm x 1000mm x 440mm.  
Accessories: Cappings, corner sets, dowels, angle plates and ground spikes as suppliers detail and specification  
Method of fixing: To supplier's detail and specification  
Supplier: WoodBlocX, Munro Sawmills, Old Evanton Road, Dingwall, Ross-shire, Scotland. IV15 9UN. Tel 0800 389 1420

#### Cycle locker

Product: Velo-Box single sided cycle locker (or similar approved).  
Material: Polyester powder coated galvanised steel. Colour to be agreed  
Size: 810mm x 2000mm x 1300mm.  
Accessories: As suppliers detail and specification  
Fixing: To supplier's detail and specification  
Supplier: Cycle-Works, 8-9 Rodney Road, Portsmouth, PO4 8BF. Tel 02392 815555



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### Timber benches

Product: Sheldon Bench SBN311  
Material: Treated Douglas-fir  
Size: 1800mm x 450mm x 450mm  
Fixing: Below ground.  
Manufacturer: Langley Design, Unit L, Chelworth Industrial Estate, Cricklade, Swindon, SN6 6HE. Tel: 01793 759461

### Timber chairs

Product: Falco Relax Chair  
Material: Sustainable hardwood and galvanised steel  
Size: 780mm x 450mm x 450mm  
Fixing: Below ground.  
Manufacturer: Falco UK LTD, Unit 8, Leekbrook Way, Leekbrook, Staffordshire, ST13 7AP  
Tel: 01538 380080

### Rotary Clothes Dryer

Product: Brabantia Topspinner  
Material: Aluminium and steel  
Size: 1920mm x 2950mm  
Fixing: Below ground.  
Supplier: Contractor's choice.

## **LIGHTING**

A co-ordinated modern range of lighting will be installed to provide a safe environment for pedestrians and vehicular traffic.

## **Rectification**

The installation contractor will be responsible for rectifying any defects arising from workmanship/installation that become apparent within a 12-month period from Practical Completion of the works.

## **MAINTENANCE**

All elements of the hard landscape will be maintained by the client following Practical Completion.