

P09067

**Employers' Requirements for Landscape associated with Stubbington Study Centre
Dormitory Block Accommodation**

External areas generally	Designed to ensure safety of children, including protection from: <i>moving vehicles</i> <i>child abduction</i> <i>trapping of body parts / strangulation</i> <i>falling off walls over 375mm</i> <i>splinters</i> <i>slip and trip hazards</i> <i>features which can cause injury if run into at speed e.g. door edges, posts</i>
Tree Protection	Notify landscape architect of measures to be taken to ensure protection of existing trees to be retained on site where these are close to the construction area
Topsoil and subsoil (storage)	To be stored on site separately from excavated sub soil, in a location to be agreed with HCC landscape architect. Heaps to be no higher than 1.5m. At start of contract confirm approximate volumes of a) topsoil and b) sub soil from excavation and removal of existing bunds, with indication of likely bulking/compaction factors.
Topsoil and subsoil (reuse on site)	Topsoil & subsoil from site to be used to reinstate ground after removal of existing dormitory and learning blocks. Ground levels to be notified by HCC landscape architect. Excess material to be used to make mounds on site, as shown on landscape plans. Existing topsoil in locality of mounds to be stockpiled, then subsoil placed, then topsoil replaced. Ensure topsoil is free from broken glass, concrete, brick and other debris. Compact subsoil / lower layer/s to reduce settlement.
Topsoil for planted areas	Material: Topsoil premium grade. Usage: to ensure that there is a total minimum depth of 200mm to all grassed areas, 450mm to shrub beds / hedges and 750mm in tree pits trees. BS: BS3882. Size: N/A Colour: N/A Additional info. Any topsoil found with any glass fragments will automatically be rejected and will need to be removed off site and replaced with new clean topsoil.
Slopes and gradients	External access routes to comply with Part M of the Building Regulations, Gradients steeper than 1:20 to have handrails. Grass slopes surrounding new buildings to have gradients no steeper than 1:6 to ensure safe future maintenance (mowing). Steeper slopes, up to 1:4 can be planted with shrubs. Retaining walls may be required in some areas.
Vehicle grade asphalt	Usage: new vehicle turning area and part of car park including disabled spaces; infilled plant beds south of new blocks. Note: CBR values of existing vehicle route south of new blocks to be tested and the architect notified. If insufficient to accommodate delivery lorries and fire appliances, re-lay to approved standards. Sub base to comply with civil engineer's specifications. BS: BS4987-1 and -2. Size: Wearing course 10mm stone. Colour: Black. All surfaces to have adequate falls to gullies or channels.
Car Park and Vehicle Markings	As shown on drawings. Using thermoplastic paint.
Pedestrian grade asphalt	Material: DBM Pedestrian bitmac Usage: To accommodate pedestrian traffic. BS: BS4987-1 and -2 Size: Wearing course 6mm stone. Colour: Black. Additional info: All surfaces to have adequate falls to gullies or channels. Include blister paving and dropped kerbs at road crossing points and access points to car park.
Kerbs	Material: Kerbs, droppers, flats, corners int / ext radius. Pressed concrete HB1 type. Usage: to asphalt car park areas as surround / delineating edge. BS EN1340:2003. Size: HB1 and specials to match. Colour: Grey.
Edgings	Material: Precast concrete edges. Flat top. Usage Generally as path edging and separator between different surface materials. BS: BS EN 1340:2003 Size: 150 x 50mm Colour: Grey.
Gravel	Material: Self-locking gravel over suitable sub base. Usage: main car park. Edgings: timber. Max stone size: 25mm.
Concrete paving slabs	Material: Concrete Slabs. Usage: Surrounding building edge near car park and across from office as shown on plans. BS: BS EN 1339:2003 Size: 450 x 450 x 50mm. Colour: Natural

Timber fencing and gates	Material: 1.20m high timber post and rail. Posts: 100 x 100mm. Usage: surrounding car park. BS: 1722-5:2006. Colour: Natural. Additional information: All timber to be pressure preservative treated to give minimum 15 year lifespan. All timber to be sanded so as to be free of splinters.
Steel vehicle and pedestrian gates	Existing steel gates to be mounted on new posts, specification of posts and fittings to qualified structural engineer's recommendations.
Soil mounds	At start of contract confirm approximate volumes of a) topsoil and b) sub soil from excavation with indication of likely bulking factor.
Reinstatement	Topsoil & subsoil from site to be used to reinstate after removal of existing dormitory and learning blocks. Ground levels to be notified by HCC landscape architect. Ensure topsoil is free from broken glass, concrete, brick and other debris. Compact subsoil / lower layer/s to reduce settlement.
Soft landscaping - shrubs	Material: Shrubs. Usage: as shown on drawings. BS: BS 3936. Size: As shown on drawings. Colours various. Additional info: Bed preparation, ensure weed free. Incorporate 75mm mushroom compost and NPK fertiliser. Mulch 75mm medium grade bark mulch. Watering as necessary to ensure the continued thriving of planting. Maintenance: Maintain weed free planting beds during the growing season for 12 months after practical completion. Any dead or dying plants to be replaced in next planting season. Maintenance sheet to be maintained as proof of maintenance signed by the school at each maintenance visit.
Soft landscaping - native shrubs / hedging	Material: Native shrubs in ecological areas and boundary hedges. BS: BS 3936. Plant bare root whips 600 - 900mm high between November and March in weed free soil. Spacing: 300mm apart in a double staggered row. Species as shown on drawings.
Soft landscaping - trees	Usage: As shown on drawings. BS: BS 3936. Size: As scheduled on drawings. Planting pits to include irrigation pipes with caps cut flush to ground. All trees to be underground guyed. Pit preparation to include 150mm mushroom compost and NPK fertilizer. Mulch 75mm medium grade bark mulch. For trees in grassed areas ensure mulch circle of 1.2m diameter. Maintain weed free planting beds during the growing season for 12 months after practical completion. Any dead or dying plants to be replaced in next planting season. Maintenance sheet to be maintained as proof of maintenance signed by the school at each maintenance visit.
Soft landscaping - grass	Usage: Areas to be reinstated at practical completion and newly grassed areas. Ensure ground is graded to levels, raked and stone picked prior to laying turf or sowing seed. Watering to ensure continued thriving of grass. Maintenance: Grass to be allowed to grow no longer than 50mm. Two cuts after practical completion (reduce grass to 25mm) and hand over to centre's normal maintenance regime. Handover meeting required with client and CA prior to sign off. Maintenance sheet to be maintained as proof of maintenance signed by the school at each maintenance visit.