EYJW

Gillespies LLP

John Sisk and Sons Ltd

Eliza Yard and Jersey Wharf

EYJW-GIL-EX-00-TS-L-000501

Eliza Yard Landscape NBS

STAGE 5

P07

23-09-2025

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GENERAL

Summary

Revision history

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27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
12/08/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P03	
30/10/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P04	
15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

No changes to show.

Clauses

100 General Notes

1. This specification should be read in conjunction with all other Gillespies drawings for Eliza Yard

   EYJW-GIL-EX-00-DR-L-000100 Series for General Arrangements
   EYJW-GIL-EX-00-DR-L-000200 Series for Sections
   EYJW-GIL-EX-00-DR-L-000300 Series for Hard Details and Furniture
   EYJW-GIL-EX-00-DR-L-000400 Series for Soft Details and Planting Plans / Specifications
   EYJW-GIL-EX-00-TR-L-000550 Landscape Mangement and Maintenance Plan

Ω End of Section

B91
Buildings in the landscape

Summary

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Details of amended clauses

No changes to show.

System outline - Not Used

System performance

NOTE Specialist fabrication drawings to be provided by contractor for Landscape Architect review

Products

370 Pergola REF F4

1. Description: Oak and Steel Pergola
2. Manufacturer: Versa or similar approved
   2.1. Contact details
3. Size: 5800 mm x 5600 mm x 3600 mm (height)
4. Frame: Steel posts set in concrete below ground
   RAL 7016
5. Panels: Refer to detail EYJW-GIL-EX-00-DR-L-000332
6. Roof covering: Timber slats, refer to EYJW-GIL-EX-00-DR-L-000332
   Oak applied with clear osmo oil or similar locally grown hardwood
   Alternative timber to be from UK or European sources
   Do not source tropical hardwoods
7. Accessories/ Special requirements: Luminaires to perimeter of the canopy to specialist design.
8. Method of fixing to ground or base: Set in ground. To engineer's / manufacturer's details.

Materials - Not Used

Execution/ erection/ installation

605 Jointing/ Fixing generally

1. Generally: Where not specified precisely, select methods of jointing and fixing and types, sizes and spacings of fasteners in compliance with section Z20.

610 Concrete foundations generally

1. Concrete: To BS 8500-2.
2. Mix: Designated concrete not less than GEN 1 or standard prescribed concrete not less than ST2.
3. Admixtures: Do not use.
4. Depth of foundations, bedding, haunching: Appropriate to provide adequate support and to receive overlying soft landscape or paving finishes.
5. Foundation holes: Neat vertical sides.
6. Components: Accurately positioned and securely supported.
7. Concrete fill: Compact as filling proceeds.
8. Concrete foundations exposed to view: Compact until air bubbles cease to appear on the upper surface, then weather to shed water and trowel smooth.
9. Temporary component support: Maintain undisturbed for minimum 48 hours.

615 Setting components in earth

1. Holes: Excavated by appropriate means to be as small as practicable.
2. Components: Position accurately and support securely.
3. Buried depth (minimum): 600 mm

4. Earth fill: Ram well as filling proceeds.

620 Building in to masonry walls

1. Components being built in: Position accurately and support securely. Set in mortar and pointed neatly to match adjacent walling.
2. Temporary support: Maintain for 48 hours (minimum) and prevent disturbance.

625 Electrical and data services

1. Services connection required: power for lighting. Detail by others
2. Coordinate with services trades.

630 Erection of prefabricated buildings/ structures

1. Checking: Five days (minimum) before proposed erection date, check foundations, holding down bolts, etc.
2. Inaccuracies or defects in prepared bases or supplied buildings/ structures: Report immediately. Obtain instructions before proceeding.

640 Site painting and staining

1. Timing: Prepare surfaces and apply finishes as soon as possible after installing components.

650 Making good treated timber

1. Surfaces exposed by minor cutting and/ or drilling: Treat by immersion or apply two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.
2. Heavily worked sections: Re-treat.
3. Cutting and machining: Cut and machine timber as much as possible before treatment.
4. Extensively processed timber: Retreat timber sawn lengthways, planed, ploughed, etc.

Completion - Not Used

Ω End of Section

Q10
Kerbs/ edgings/ channels/ paving accessories REVISED

Summary

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04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
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15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

Change	Code	Prefix	Title	Suffix
REVISED	Q10/120		Stone Kerb REF E5	
REVISED	Q10/120A		Stone Channel REF E6	

Types of kerbs/edgings and channels

110 Concrete kerbs REF E1

1. Description: Edge Type 1
2. Manufacturer: Marshalls plc
   2.1. Contact details
      2.1.1. Address: Landscape House
      Lowfields Business Park
      Elland
      West Yorkshire
      HX5 9HT
      2.1.2. Telephone: +44 (0)330 0574472
      2.1.3. Web: www.marshalls.co.uk
      2.1.4. Email: info@marshalls.co.uk
   2.2. Product reference: Conservation X Kerb
3. Standard: To BS 7533-6:1999.
4. Physical properties
   4.1. Colour: Silver grey.
   4.2. Finish: Textured.
   4.3. Dimensions: 145 x 255 x 915 mm.
   4.4. Weathering resistance: ≤1.0 kg/m² as a mean with no individual value >1.5 kg/m² (freeze thaw durability).
   4.5. Abrasion resistance: ≤23 mm (Wide Wheel Abrasion Test).
   4.6. Bending strength: Characteristic bending strength of 3.5 MPa with no individual result less than 2.8 MPa
   4.7. Unpolished Slip Resistance Value (USRV) (minimum): >45.
5. Laid: 100mm Upstand

110A Concrete kerbs REF E2

1. Description: Edge Type 2
2. Manufacturer: Marshalls plc
   2.1. Contact details
      2.1.1. Address: Landscape House
      Lowfields Business Park
      Elland
      West Yorkshire
      HX5 9HT
      2.1.2. Telephone: +44 (0)330 0574472
      2.1.3. Web: www.marshalls.co.uk
      2.1.4. Email: info@marshalls.co.uk
   2.2. Product reference: Conservation X Kerb
3. Standard: To BS 7533-6:1999.
4. Physical properties
   4.1. Colour: Silver grey.
   4.2. Finish: Textured.
   4.3. Dimensions: 145 x 145 mm.

4.4. Weathering resistance: ≤1.0 kg/m² as a mean with no individual value >1.5 kg/m² (freeze thaw durability).

4.5. Abrasion resistance: ≤23 mm (Wide Wheel Abrasion Test).

4.6. Bending strength: Characteristic bending strength of 3.5 MPa with no individual result less than 2.8 MPa

4.7. Unpolished Slip Resistance Value (USRV) (minimum): >45.

5. Laid: Flush

110B Concrete kerbs REF E3

1. Description: Edge Type 3 Flush into Rain Garden
2. Manufacturer: Marshalls plc

   2.1. Contact details

      2.1.1. Address: Landscape House
      Lowfields Business Park
      Elland
      West Yorkshire
      HX5 9HT

      2.1.2. Telephone: +44 (0)330 0574472

      2.1.3. Web: www.marshalls.co.uk

      2.1.4. Email: info@marshalls.co.uk

   2.2. Product reference: Conservation X Kerb
3. Standard: To BS 7533-6:1999.
4. Physical properties

   4.1. Colour: Silver grey.

   4.2. Finish: Textured.

   4.3. Dimensions: 145 x 145 mm x 300mm(Length)

   4.4. Weathering resistance: ≤1.0 kg/m² as a mean with no individual value >1.5 kg/m² (freeze thaw durability).

   4.5. Abrasion resistance: ≤23 mm (Wide Wheel Abrasion Test).

   4.6. Bending strength: Characteristic bending strength of 3.5 MPa with no individual result less than 2.8 MPa

   4.7. Unpolished Slip Resistance Value (USRV) (minimum): >45.
5. Laid: Flush

120 Stone Kerb REF E5 REVISED

1. Description: Edge Type 5
2. Standard: To BS EN 1343.
3. Supplier: Marshalls plc
4. Types: Rectangular with radiused exposed edges
5. Stone type: Chinese Granite
6. Size (width x height): 250mm(W) x 205mm(D) x 1000mm(L)
7. Special shapes: Transition kerbs as shown on drawing EYJW-GIL-EX-00-DR-L-000103
8. Finish: Fine-picked
9. Colour: Callisto
10. Arrises: None
11. Bedding: To Engineer's specification
12. Joints generally: Dry, 2-3 mm gap

13. Sealant movement joints: To Engineer's specification

120A Stone Channel REF E6 REVISED

1. Description: Edge Type 6
2. Standard: To BS EN 1343.
3. Supplier: Marshalls plc
4. Types: Rectangular with radiused exposed edges
5. Stone type: Chinese Granite
6. Size (width x height): 100mm(W) x 150mm(D) x 1000mm(L)
7. Finish: Fine-picked
8. Colour: Callisto
9. Arrises: None
10. Bedding: To Engineer's specification
11. Joints generally: Narrow mortar to match surrounding paving colour
12. Sealant movement joints: To Engineer's specification

170 Linear slot drainage channel systems

1. Refer to : engineer's specification

200 Metal Edge REF E7

1. Description: Edge Type 7
2. Manufacturer: Kinley
   - 2.1. Contact details
     - 2.1.1. Address: Northpoint, Compass Park
       Junction Road
       Staplecross
       East Sussex
       TN32 5BS
     - 2.1.2. Telephone: +44 (0) 1580313124
     - 2.1.3. Web: www.exceledge.co.uk
     - 2.1.4. Email: sales@exceledge.co.uk
   - 2.2. Product reference: Fort L-profile Steel Angle Edging (141320 - 75 mm Height / Untreated)
3. Material: Steel.
4. Edging
   - 4.1. Form: Flexible.
   - 4.2. Duty: Heavy.
   - 4.3. Length (minimum): 2.4 m.
   - 4.4. Size: 75 mm (height). Set flush to adjacent paving
   - 4.5. Colour: RAL. 7016
5. Fixings: To Manufacturer's recommendations
6. Surface finish: Untreated.
7. Thickness: 7 mm.
8. Foot width: 50 mm.
9. Bedding: To Manufacturer's recommendations

200 Raised Planter Metal Edge REF E4

1. Description: Edge Type 4
2. Manufacturer: Versa Street Furniture Ltd or similar approved
   2.1. Contact details
   2.2. Product reference: Raised metal planter 500mm above ground
3. Material: Steel.
4. Edging
   4.1. Form: Rigid
   4.2. Duty: Heavy.
   4.3. Thickness: 6 mm. (TBC By manufacturer)
   4.4. Colour: RAL 7016
5. Fixings: Triangular gusset support brackets 800mm spacing. To manufacturer's detailed design

   Gusset and baseplate to be self-weighted in design. No concrete base or fixings required. Detailed design by specialist manufacturer.
6. Overall height: 800 mm. (300mm below ground)
7. Bedding: To Manufacturer's recommendations
8. Note: Detailed fabrication drawings to be provided to Landscape Architect for review and comment

   Inside lining to be painted with protective waterproof application. To manufacturer's recommendation

   Protection filter fleece along inside to protect water ingress and root burn

250 Material samples

1. Samples representative of colour and appearance of designated materials: Submit before placing orders.
   1.1. Designated materials: All materials

Roads/paving accessories/ marking/ demarcation - Not Used

Laying

510 Laying kerbs, edgings and channels

1. Cutting: Neat, accurate and without spalling. Form neat junctions.
   1.1. Long units (450 mm and over) minimum length after cutting: 300 mm.
   1.2. Short units minimum length after cutting: The lower of one third of their original length or 50 mm.
2. Bedding of units: Positioned true to line and levelled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete.
3. Securing of units: After bedding has set, secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically.

520 Adverse weather

1. Conditions: Do not construct if the temperature is below 3°C on a falling thermometer or 1°C on a rising thermometer. Adequately protect foundations, bedding and haunching against frost and rapid drying by sun and wind.

530 Concrete for foundations, races and haunching

1. Standard: To BS 8500-2.
2. Designated mix: Not less than GEN0 or Standard mix ST1.
3. Workability: Very low.

540 Cement mortar bedding

1. General: To engineer's specification

570 Channels

1. Installation: To an even gradient, without ponding or backfall.
2. Lowest points of channels: 6 mm above drainage outlets.

580 Drainage channel systems

1. Installation: To an even gradient, without ponding or backfall. Commence laying from outlets.
2. Silt and debris: Removed from entire system immediately before handover.
3. Washing and detritus: Safely disposed without discharging into sewers or watercourses.

590 Drainage channel systems with built in fall

1. Installation: Top of channels level, installed in correct sequence to form an even gradient without ponding or backfall. Commence laying from outlets.
2. Silt and debris: Removed from entire system immediately before handover.
3. Washings and detritus: Safely disposed without discharging into sewers or watercourses.

600 Radius kerbs/ channels

1. Usage: Radii of 15 m or less.

610 Angle kerbs

1. Usage: Internal and external 90° changes of direction.
2. Cutting of mitres: Not permitted.

620 Accuracy

1. Deviations (maximum)
   1.1. Level: ± 6 mm.
   1.2. Horizontal and vertical alignment: 3 mm in 3 m.

625 Regularity of paved surfaces

1. Maximum undulation of (non-tactile) paving surface: 3 mm.
   1.1. Method of measurement: Under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).
2. Difference in level between adjacent units (maximum)
   2.1. Joints flush with the surface: Twice the joint width (with 5 mm max difference in level).
   2.2. Recessed, filled joints: 2 mm.
      2.2.1. Recess depth (maximum): 5 mm.
   2.3. Unfilled joints: 2 mm.
3. Sudden irregularities: Not permitted.

630 Narrow mortar joints

1. Jointing: Ends of units buttered with bedding mortar as laying proceeds. Joints completely filled, tightly butted and surplus mortar removed immediately.
   1.1. Joint width: 3 mm.

Ω End of Section

Q23
Gravel/ hoggin/ woodchip/ resin bound roads/ pavings/ overlays

Summary

Revision history

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27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
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Details of amended clauses

No changes to show.

Types of surfacing

130 Self binding gravel REF P3

1. Description: Paving Type 3
2. Supplier: CED Ltd or similar approved.
3. Product: CEDEC Footpath Gravel
4. Colour: Silver
5. Subgrade improvement layer: To engineer's specification
6. Geotextile: To Engineer's specification
7. Granular sub-base: Type 3 To Engineer's specification
8. Surface course: Naturally occurring fine hoggin consisting of sand and gravel, with minimum clay content required to bind the material together, and with no large lumps of clay.
   - 8.1. Size: Minimum of 85% by weight passing a 10 mm BS sieve.
   - 8.2. Maximum particle size: 6mm
   - 8.3. Compacted thickness: 50mm
9. Completion: Compact to produce a firm, regular surface, stable in use.

Laying

315 Materials

1. Compatibility: Chippings suitable for use with respective binders/ emulsions/ resin/ epoxy.

320 Samples

1. Submit: Representative samples of all aggregates.

340 Laying generally

1. Channels, gullies, etc: Keep clear.
2. Finished surfaces
   - 2.1. Lines and levels: To prevent ponding.
   - 2.2. Overall texture: Even.
   - 2.3. State at completion: Clean.

350 Cold weather working

1. Frozen materials: Do not use.
2. Freezing conditions: Do not lay pavings.
3. Cold bituminous surface dressings: Do not apply when ambient temperature is below 10°C.
4. Other dressings or overlays: As manufacturers' recommendations.

360 Drainage falls

1. Sealed surfaces
   - 1.1. Falls and cross falls (minimum): 1:40 to 1:75 (Crossfall)
     1:21 to 1:100 (Longfall)
   - 1.2. Camber (minimum): 1:50.
2. Unsealed surfaces (minimum): 1:30.

370 Laying granular surfaces in vehicular areas

1. Permissible deviation from required levels, falls and cambers (maximum): ±20mm.
2. General: Spread and level in 150 mm maximum layers. As soon as possible compact each layer.
3. Dry weather: Lightly water layers during compaction.

380 Laying granular surfaces in pedestrian areas and cycle tracks

1. Permissible deviation from required levels, falls and cambers (maximum): ±12 mm.
2. General: Spread and level in 100 mm maximum layers. As soon as possible, compact each layer.
3. Dry weather: Lightly water layers during compaction.

390 Protection from traffic and plant

1. Paved areas: Restrict access to prevent damage.

Completion - Not Used

Ω End of Section

Q24
Interlocking brick/ block roads/ pavings

Summary

Revision history

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Details of amended clauses

No changes to show.

Types of paving

110 Conventional concrete block paving REF P8

1. Description: Paving Type 8
2. Granular sub-base: To Engineer's specification
3. Laying course
   3.1. Material: To Engineer's specification
4. Blocks: To BS EN 1338.
   4.1. Manufacturer: Marshalls plc or similar approved
      4.1.1. Product reference: 'Modal X'
   4.2. Sizes: 300mm(L) x 100mm(W) x 80mm(D)
   4.3. Arrises: No requirement
   4.4. Colour/ Finish: 'Indian Granite'
   4.5. Requirements:
      4.5.1. Freeze/ thaw resistance: ≤ 1.0 kg/m² as a mean with no individual value > 1.5 kg/m²
      4.5.2. Abrasion resistance: ≤ 23mm (Wide Wheel Abrasion Test)
      4.5.3. Slip/ Skid resistance: Mean unpolished skid resistance value (USRV) : > 45
5. Jointing
   5.1. Material: In accordance with BS 7533-3.
   5.2. Joint width: 6 mm.
6. Sealer/ Stabilizer: Not required
7. Setting out
   7.1. Bond: Stretcher
   7.2. Features: Mortar bedded edge restraint
8. Accessories: None
9. Refer to detail: EYJW-GIL-EX-00-DR-L-000301

110A Conventional concrete block paving REF P2

1. Description: Paving Type 2
2. Granular sub-base: 2-6mm Lightly compacted aggregate for permeable bedding.
3. Laying course
   3.1. Material: To Engineer's specification
4. Blocks: To BS EN 1338.
   4.1. Manufacturer: Marshalls plc or similar approved
      4.1.1. Product reference: Keyblok Linear
   4.2. Sizes: 200mm(L) x 50mm(W) x 80mm(D)
   4.3. Arrises: No requirement
   4.4. Colour/ Finish: 'Brindle'
   4.5. Requirements:
      4.5.1. Freeze/ thaw resistance: ≤ 1.0 kg/m² as a mean with no individual value > 1.5 kg/m²
      4.5.2. Abrasion resistance: ≤ 23mm (Wide Wheel Abrasion Test)
      4.5.3. Slip/ Skid resistance: Mean unpolished skid resistance value (USRV) : > 45
5. Jointing
   5.1. Material: Compacted gravel joint 2mm aggregate
   5.2. Joint width: 4 mm.

6. Sealer/ Stabilizer: Not required
7. Setting out
   7.1. Bond: Stretcher
   7.2. Features: Mortar bedded edge restraint
8. Accessories: None
9. Refer to detail: EYJW-GIL-EX-00-DR-L-000301

Execution

200 Execution generally – concrete block and clay paver paving

1. Standard: In accordance with BS 7533-3.

205 Execution generally – natural stone paving

1. Standard: In accordance with BS 7533-7, as relevant to flexible (non-rigid) laying and construction.
2. Subgrade, sub-base and roadbase presentation: Tight and dense surface, to prevent loss of laying course material into it during construction and use.
3. Joint filling: Do not work in damp conditions. Top joints up at the earliest opportunity.

211 Colour banding

1. General: Unless premixed by manufacturer, select blocks/ pavers/ setts from at least 3 separate packs in rotation, to avoid colour banding.

220 Samples

1. General: Before ordering, submit samples of all blocks/ pavers/ setts that are representative of colour and appearance.

230 Control samples

1. General: Carry out sample area of finished work:
   1.1. Location: On site
   1.2. Size (minimum): 2m x 2m
   1.3. Features to be included: Edging
2. Give notice: When ready for inspection.
3. Timing: Obtain approval of appearance before proceeding.

240 Adverse weather

1. General: Do not use frozen materials or lay bedding on frozen or frost covered sub-bases.

452 Prepared existing and new bound bases (roadbases)

1. Condition before placing laying course: Sound, clean, free from rutting or major cracking and cleared of sharp stones, projections or debris.

485 Laying blocks/ pavers/ setts

1. Setting out: Start from an edge restraint.
2. Cutting: Cleanly, accurately and vertically, without spalling. Do not mark or damage visible surfaces.
3. Cut edges: Turn inwards where possible; do not position against edge restraints or other features.

4. Compaction: Vibrate to produce thoroughly interlocked paving of even overall appearance with regular joints and accurate to line, level and profile. Do not mark or damage paving units, kerbs and adjacent work.
   4.1. Concrete blocks and clay pavers: In accordance with BS 7533-3, Annex F, to site category required for laying course material.

490 Laying permeable paving

1. General: Fill voids in bond pattern with 2mm clean aggregate

500 Regularity of paved surfaces

1. Maximum variation in gap under a 3 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface)
   1.1. Precast concrete paving blocks and clay pavers for flexible pavements: 10 mm.
2. Difference in level between adjacent paving units (maximum): 2 mm.
3. Sudden irregularities: Not permitted.

505 Regularity of paved surfaces

1. Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
2. Joints between paving units or utility access covers
   2.1. Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
   2.2. Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
   2.3. Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
3. Sudden irregularities: Not permitted.

Completion

615 Completion of paving

1. Final compaction of the surface course: In accordance with BS 7533-3.
2. Vacuum cleaning machines: Not allowed.

Ω End of Section

Q25
Slab/ brick/ sett/ cobble pavings REVISED

Summary

Revision history

Date	No.	Title	Status	Revision	Note
27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
12/08/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P03	
30/10/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P04	
15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

Change	Code	Prefix	Title	Suffix
REVISED	Q25/310A		Natural stone paving slabs REF P4	

General - Not Used

System performance - Not Used

Products

310 Natural stone paving slabs REF P1

1. Description: Paving Type 1
2. Standard: To BS EN 1341.
3. Supplier: Marshalls plc
   3.1. Contact details
      3.1.1. Address: Landscape House
      Lowfields Business Park
      Elland
      West Yorkshire
      HX5 9HT
      3.1.2. Telephone: +44 (0)330 0574472
      3.1.3. Web: www.marshalls.co.uk
      3.1.4. Email: info@marshalls.co.uk
   3.2. Product reference: Despina granite
   3.3. Quarry: Contractor's choice
4. Petrographical description/ stone type: Chinese Granite
5. Finish: Flamed
6. Sizes: 150/300mm (L) X 150mm(W) X 60mm(D to be confirmed by engineer)
7. Arrises: Square
8. Slip resistance: PTV to BS EN 16165 of 45
9. Skid resistance: PSV to HE DMRB: CS 228 of 65
10. Surface treatment: None
11. Refer to : General Arrangement EYJW-GIL-EX-00-DR-L-900102
    Detail EYJW-GIL-EX-00-DR-L-000301
12. Samples: to be approved by client and planning authority

310A Natural stone paving slabs REF P4 REVISED

1. Description: Paving Type 4
2. Standard: To BS EN 1341.
3. Supplier: Marshalls plc
   3.1. Contact details
      3.1.1. Address: Landscape House
      Lowfields Business Park
      Elland
      West Yorkshire
      HX5 9HT
      3.1.2. Telephone: +44 (0)330 0574472
      3.1.3. Web: www.marshalls.co.uk
      3.1.4. Email: info@marshalls.co.uk
   3.2. Product reference: Scoutmoor Yorkstone
   3.3. Quarry: Contractor's choice
4. Petrographical description/ stone type: Sandstone

5. Finish: Sawn
6. Sizes: 600 - 900mm(L) X 600mm(W) X (D to be confirmed by engineer)
7. Arrises: Square
8. Slip resistance: PTV to BS EN 16165 of 45
9. Skid resistance: PSV to HE DMRB: CS 228 of 65
10. Surface treatment: None
11. Refer to : General Arrangement EYJW-GIL-EX-00-DR-L-900102
    Detail EYJW-GIL-EX-00-DR-L-000301
12. Samples: to be approved by client and planning authority

320 Concrete tactile flags REF P7

1. Description: Paving Type 7
2. Standard: To PD CEN/TS 15209.
3. Material: Precast concrete
   3.1. Manufacturer: Marshalls plc
      3.1.1. Contact details
         3.1.1.1. Address: Landscape House
         Lowfields Business Park
         Elland
         West Yorkshire
         HX5 9HT
         3.1.1.2. Telephone: +44 (0)330 0574472
         3.1.1.3. Web: www.marshalls.co.uk
         3.1.1.4. Email: info@marshalls.co.uk
      3.1.2. Product reference: Blister Tactile
4. Nominal sizes: 400 x 400
5. Colour: Charcoal
6. Type of surface: Blister
7. Refer to : General Arrangement EYJW-GIL-EX-00-DR-L-900102
   Detail EYJW-GIL-EX-00-DR-L-000301
8. Samples: To be approved by client and planning authority

330 Natural stone setts REF P5

1. Description: Paving Type 5
2. Standard: To BS EN 1342.
3. Supplier: Marshalls
   3.1. Address: Landscape House
   Lowfields Business Park
   Elland
   West Yorkshire
   HX5 9HT
   3.2. T: +44 (0)330 0574472
   3.3. E: info@marshalls.co.uk
   3.4. W: www.marshalls.co.uk
   3.5. Product reference: Silver Grey Granite Setts - Cropped
   3.6. Quarry: Contractor's choice
4. Petrographical description/ stone type: Granite

5. Finish: Cropped
6. Sizes: 75mm x 75mm x (D to be confirmed by engineer)
7. Slip resistance: PTV to BS EN 16165 of 45
8. Skid resistance: PSV to HE DMRB CS 228 of 65
9. Surface treatment: None
10. Refer to : General Arrangement EYJW-GIL-EX-00-DR-L-900102
    Detail EYJW-GIL-EX-00-DR-L-000301
11. Samples: Samples to be approved by client and planning authority
12. Note: Reclaimed granite setts from site or local area can be used. Landscape architect to inspect and agree with contractor.

Execution

610 Material samples

1. Samples representative of colour and appearance of designated materials: Submit before placing orders.
    1.1. Designated materials: All pavings

620 Adverse weather

1. General
    1.1. Temperature: Do not lay or joint paving if the temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.
    1.2. Frozen materials: Do not use. Do not lay bedding on frozen or frost covered bases.
2. Paving with mortar joints and/ or bedding
    2.1. Protect from frost damage, rapid drying out and saturation until mortar has hardened.
3. Paving laid and jointed in sand/ fine aggregate
    3.1. Stockpiled laying course sand/ fine aggregate: Protect from saturation.
    3.2. Exposed areas of unbound laying course and uncompacted areas of unbound paving: Protect from heavy rainfall.
    3.3. Saturated unbound laying course: Remove and replace, or allow to dry before proceeding.
    3.4. Laying dry sand/ fine aggregate jointed paving in damp conditions: Brush in as much jointing sand as possible. Minimize site traffic over paving. As soon as paving is dry, top up joints and complete compaction.

625 Laying pavings – general

1. Appearance: Smooth and even with regular joints and accurate to line, level and profile.
2. Falls: To prevent ponding.
3. Bedding of paving units: Firm so that rocking or subsidence does not occur or develop.
    3.1. Bedding/ Laying course: Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
4. Slopes: Lay paving units upwards from the bottom of slopes.
5. Paving units: Free of mortar and sand stains.
6. Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.

630 Levels of paving

1. Permissible deviation from specified levels
    1.1. Generally: +/-6 mm.

2. Height of finished paving above features
   2.1. At gullies: +6 to +10 mm.
   2.2. At drainage channels and kerbs: +3 to +6 mm.

635 Regularity of paved surfaces

1. Maximum variation in gap under a 3 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface)
   1.1. Precast concrete paving blocks and clay pavers for flexible pavements: 10 mm.
   1.2. Precast concrete flags or natural stone slabs: 3 mm.
2. Difference in level between adjacent paving units (maximum): 2 mm.
3. Sudden irregularities: Not permitted.

637 Regularity of paved surfaces

1. Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
2. Joints between paving units or utility access covers
   2.1. Joints flush with the surface: Difference in level between adjacent units to be no more than twice the joint width (with a 5 mm maximum difference in level).
   2.2. Recessed, filled joints: Difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
   2.3. Unfilled joints: Difference in level between adjacent units to be no greater than 2 mm.
3. Sudden irregularities: Not permitted.

640 Colour banding

1. General: Unless premixed by manufacturer, select from at least 3 separate packs in rotation to avoid colour banding.

645 Protection

1. Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause staining.
2. Materials storage: Do not overload pavings with stacks of materials.
3. Handling: Do not damage paving unit corners, arrises, or previously laid paving.
4. Mortar-bedded pavings: Keep free from traffic after laying:
5. Access: Restrict access to paved areas to prevent damage from site traffic and plant.

650 Cementitious bases and sub-bases

1. General: Protect from moisture loss, if not covered by another pavement course within 2 hours of completion.

655 Condition of sub-bases/ bases before spreading laying course

1. Trenches and excavation of soft or loose spots in subgrade: Fill and thoroughly compact.
2. Granular surfaces: Lay and compact so as to be sound, clean, smooth and close-textured enough to prevent migration of bedding/ laying course materials into the sub-base during compaction and use, free from movement under compaction plant and free from compaction ridges, cracks and loose material.
3. Prepared existing and new bound bases (roadbases): Sound, clean, free from rutting or major cracking. Remove sharp stones, projections and debris.
4. Sub-base/ Roadbase level tolerances: To BS 7533-101, annex A.

5. Levels and falls: Accurate and within the specified tolerances.
6. Drainage outlets: Within 0-10 mm of the required finished level.
7. Features in unbound paving (including mortar-bedded restraints and drainage ironwork): Complete to required levels; adequately bed and haunch in mortar.
8. Sub-bases containing cement/ hydraulic binder: Cure for minimum times specified in BS 7533-4.

710 Laying flag and slab paving – sand/ fine aggregate laying course and jointing

1. Standard: In accordance with BS 7533-4.
2. Flag installation and cutting: To Interpave publication Concrete flag paving.
3. Laying course
   3.1. Nominal thickness after compaction: 40mm
4. Joint width: 6 mm.

730 Laying natural stone sett paving

1. Standard generally: In accordance with BS 7533-101.
2. Laying type: Rigid.
   2.1. Laying and jointing method: Moist bed fine concrete with full depth slurry joint
3. Laying course
   3.1. Target thickness after compaction: 40 mm to be confirmed by engineer
4. Joint width (nominal): 6-10mm

Completion - Not Used

Ω End of Section

Q28
Topsoil and soil ameliorants

Summary

Revision history

Date	No.	Title	Status	Revision	Note
27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
12/08/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P03	
30/10/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P04	
15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

No changes to show.

System outline

135 Ornamental planting soil system

1. Description: FOR PLANTING BEDS AND RAIN GARDEN AREAS
2. Composition
   2.1. Topsoil: Imported manufactured bioretention topsoil/ growing medium as per Q28/315
   2.2. Depth: 300mm
   2.3. Subsoil:: Sand transition layer as per Q28/315B
   2.4. Depth: 150mm minimum
3. Drawing Reference: EYJW-GIL-EX-00-DR-L-000402 Soiling GA
   EYJW-GIL-EX-00-DR-L-000410 Soft Details
   Refer to engineer's drawings for specification of drainage infrastructure and details

136 Ornamental planting soil system

1. Description: FOR TURF
2. Composition
   2.1. Topsoil: Imported manufactured bioretention topsoil/ growing medium as per Q28/315
   2.2. Depth: 200mm
   2.3. Subsoil:: Sand transition layer as per Q28/315B
   2.4. Depth: 150mm minimum
3. Drawing Reference: EYJW-GIL-EX-00-DR-L-000402 Soiling GA
   EYJW-GIL-EX-00-DR-L-000410 Soft Details
   Refer to engineer's drawings for specification of drainage infrastructure and details

145 Tree pit backfilling topsoil system

1. Description: FOR ALL TREE PITS
2. Composition
   2.1. Topsoil: Imported manufactured topsoil/ growing medium as per Q28/315
   2.2. Depth:: 300mm
   2.3. Subsoil: Sand transition layer as per Q28/315B
   2.4. Depth: 600mm
3. Drawing Reference: EYJW-GIL-EX-00-DR-L-000402 Soiling GA
   EYJW-GIL-EX-00-DR-L-000410 Soft Details

155 Mulching and top dressing system

1. Description: FOR ALL AREAS
2. Composition
   2.1. Material: Sanitized and stabilized composted materials certified to PAS 100

Products

300 Preparation materials generally

1. Purity: Free of pests and disease.
2. Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
3. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
   3.1. Corrosive, explosive or flammable.

3.2. Hazardous to human or animal life.

3.3. Detrimental to healthy plant growth.

4. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
5. Objectionable odour: None.
6. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

310 Materials not permitted

1. Materials: Peat and products containing peat
   River and canal dredgings

315 Imported topsoil

1. Description: To Planting Beds / Rain Gardens, Tree Pits and turf. Refer to General Arrangements EYJW-GIL-EX-00-DR-L-000402
2. Quantity: Refer to
   EYJW-GIL-EX-00-DR-L-000402 Soiling GA
   EYJW-GIL-EX-00-DR-L-000410 Soft Details
3. Classification: Multipurpose

   3.1. Requirements: Physical and Chemical Properties:
   - Saturated Hydraulic Conductivity (permeability): Between 75mm/hr and 150mm/hr using ASTM
   F1815:2011 method.
   - Porosity: Total porosity >30% when tested in accordance with BS 1377-2:1990.

   Particle Size Distribution (using USGA sieve sizes):
   Clay & Silt (<0.05 mm) <5%
   Very Fine Sand (0.05-0.15 mm) <10%
   Fine Sand (0.15-0.25 mm) <20%
   Medium to Coarse Sand (0.25-1.0 mm) 45-80%
   Very Coarse Sand and Fine Gravel (1.0-3.4 mm) <10%

   - Organic matter content: 2-4% (w/w)
   - pH Value: 6.0 - 8.5
   - Electrical Conductivity (1:2.5 water extract) <1500uS/cm
   - Electrical Conductivity (CaSO4 extract) <3300 uS/cm
   - Major plant nutrients:
   Total nitrogen: 0.10-0.30%
   Extractable phosphorus: 16-100mg/l
   Extractable potassium: 120-900mg/l

   Full soil analysis to be undertaken prior to delivery to site. Methods of soil analysis to be in accordance with BS 3882:2015, unless stated otherwise.
   • General Condition: Visibly free of weed seeds and all pernicious weeds and roots. It shall be free from sticks, subsoil, non-soil material, brick and building materials, foreign matter and chemical contamination.

4. Source: Source: GreenBlue Urban (or equal and approved)
   GreenBlue Urban Limited,
   Northpoint,
   Compass Park,
   TN32 5BS
   t: 01580 830800
   e: James.Dalrymple@greenblue.com www.greenblue.co.uk

4.1. Product reference: • Product: ArborSoil Hydro (or equal and approved)

337 Imported subsoil

1. Description: To Planting Beds / Rain Gardens, Tree Pits and turf.
2. Quantity: Refer to EYJW-GIL-EX-00-DR-L-000402 Soiling GA
EYJW-GIL-EX-00-DR-L-000410 Soft Details
3. Classification: Multipurpose
   3.1. Requirements: • Washed Sand that is to be used as a subsoil in the lower section of the soil profile buildup
   shall be a quarried washed sand that meets the following requirements:
   • Visual Examination
   The sand shall be free from soil, brick and other building materials and wastes, sharps, hydrocarbons, plant matter, weed seeds or roots, and any other foreign matter or material or substance that would render the sand unsuitable for horticultural use.
   Parameter Unit Lower Limit Upper Limit
   Clay (less than 0.002mm) % 5 -15
   Silt (0.002 – 0.05mm) % 0 -20
   Sand (0.05 – 2.0mm) % 70-95
   Of which at least 50% shall fall into fine sand (0.15-0.25mm) to medium sand (0.25-0.50) range.
   Stones (2-50mm) DW - 40
   Stones (>50mm) DW - 0
   Permeability mm/hr 40 -
   pH Value Unit 5.0 6.5
   Electrical Conductivity µS/cm 0 1500
   (1:2.5 water extract)
   Calcium Carbonate % 0 2
   Organic matter % 0 1.5
   • Subsoil depths (minimum):
   - Tree pits: 400mm.
   • Manufacturer: Bourne Amenity (or equivalent approved)

   • SAMPLE AND TEST SHEET TO BE APPROVED BY EMPLOYER.
4. Source: A: Bourne Amenity Limited (or similar approved)
The Wharf
Rye Road
Newenden
Kent
TN18 5QG.
T: 01797 252299.
W: http://www.bourneamenity.co.uk/home.html.
   4.1. Product reference: Washed Subsoil Sand

355 Mulch material

1. Description: To all areas
2. Supplier:: Contractor's choice
3. Type: Wood chips
4. Source: Locally sourced
   4.1. Product reference: Contractor's choice

Execution

610 Topsoil analysis

1. Soil to be analysed: Imported topsoil and any topsoil to be reused on site

2. Soil analyst: Tim o'Hare Associated or similar
3. Samples: Collect in accordance with BS 3882.
4. Submit
   4.1. Declaration of analysis: In accordance with BS 3882, clause 6 and Table 1.
   4.2. Additional analysis: Potentially toxic elements (PTEs) Chemical analysis
   4.3. Report detailing soil analyst's recommendations.

620 Importing topsoil

1. Give notice: Before stripping topsoil for transfer to site.
   1.1. Notice period: 7 days

630 Documentation for imported topsoil

1. Description: FOR ALL AREAS
2. Timing: Submit at handover.
3. Contents
   3.1. Full description of all soil components.
   3.2. Record of source for all soil components.
   3.3. Record drawings showing the location and depth of all soils by type and grade.
   3.4. Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
4. Number of copies: Two

635 Documentation for compost and composted materials

1. Description: FOR COMPOST
2. Timing: Submit at handover.
3. Contents
   3.1. Full description of all compost components.
   3.2. Record of source for all compost components.
   3.3. Analyst's report for each test carried out.
   3.4. Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
   3.5. Quality Compost Protocol certification: Not required
4. Number of copies: Two

650 Notice

1. Give notice before
   1.1. Setting out.
   1.2. Spreading topsoil.
   1.3. Applying herbicide.
   1.4. Applying fertilizer.
   1.5. Visiting site during maintenance period.
2. Period of notice: 2 weeks

655 Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems. Do not damage adjacent planting.

660 Grading subsoil for:

1. Description: ALL AREAS

2. Standard: In accordance with BS 8601.
3. General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
4. Areas of thicker topsoil: Excavate locally.
5. Avoid compaction.
6. Excess subsoil: Remove.

665 Subsoil surface preparation for:

1. Description: ALL AREAS
2. Standard: In accordance with BS 3882.
3. General: Excavate and/ or place fill to required profiles and levels, as section D20.
4. Loosening
   - 4.1. When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth
     - 4.1.1. Light and noncohesive subsoils: 300 mm
     - 4.1.2. Stiff clay and cohesive subsoils: 450 mm
     - 4.1.3. Rock and chalk subgrades: Lightly scarify to promote free drainage.
   - 4.2. Wet conditions: Do not loosen subsoils.
5. Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
6. Remove from site: Arisings, contaminants and debris, Builders rubble

670 Inspecting formations

1. Give notice: Before spreading topsoil for all areas.
2. Notice period: 7 days

680 Surplus topsoil to be retained

1. Generally: Spread and level on site:
   - 1.1. Locations: As directed by landscape architect
   - 1.2. Protected areas: Do not raise soil level within root spread of trees that are to be retained.

685 Surplus materials to be removed

1. Topsoil removal from site: Topsoil remaining after completion of all landscaping work
2. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

690 Topsoil storage heaps

1. Location: Contractor's choice
2. Height (maximum): 2.0 m
3. Width (maximum): 5.0 m
   - 3.1. Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
4. Protection
   - 4.1. Do not place any other material on top of storage heaps.
   - 4.2. Do not allow construction plant to pass over storage heaps.
   - 4.3. Prevent compaction and contamination, by fencing and covering as appropriate.

700 Grading of topsoil

1. Topsoil condition: Reasonably dry and workable.
2. Contours: Smooth and flowing, with falls for adequate drainage.
   2.1. Hollows and ridges: Not permitted.
3. Give notice: If required levels cannot be achieved by movement of existing soil.

705 Handling topsoil

1. Standard: In accordance with BS 3882.
2. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
3. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
4. Contamination: Do not mix topsoil with:
   4.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
   4.2. Other grades of topsoil.
5. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
6. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

710 Spreading topsoil on:

1. Description: ALL AREAS
2. Standard: In accordance with BS 3882.
3. Temporary roads/ surfacing: Remove before spreading topsoil.
4. Layers
   4.1. Depth (maximum): 150 mm.
   4.2. Gently firm each layer before spreading the next.
5. Depth after firming and settlement: 125 mm
6. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 Loose tipping of topsoil

1. Standard: In accordance with BS 3882.
2. General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

718 Final cultivation

1. Description: FOR TURF AREAS AND ORNAMENTAL PLANTING BEDS
2. Compacted topsoil: Break up to full depth.
3. Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
4. Depth: 75 mm
5. Particle size (maximum): 20 mm
6. Timing: Within a few days before planting
7. Weather and ground conditions: Suitably dry.
8. Surface: Leave regular and even.
9. Levels: 25 mm above adjoining paving or kerbs
10. Undesirable material brought to the surface
    10.1. Remove visible weeds.
    10.2. Remove roots and large stones with any dimension exceeding 20 mm.

720 Finished levels of topsoil after settlement

1. In relation to adjoining paving, kerbs or hard surfaces: Flush
2. In relation to adjacent grass areas: 25 mm above
3. Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
4. Sportsfields: To even levels and within the following permitted deviations:
   4.1. From levels or gradients shown on drawings: ±75 mm.
   4.2. From line between boning rods 30 m apart: ±25 mm.
5. Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
6. Adjoining soil areas: Marry in.
7. Thickness of turf or mulch: Included.

845 Applying loose mulch

1. Description: FOR PLANTING BEDS AND TREE PITS
2. Timing: Immediately after planting
3. Preparation: Clear all weeds, Ensure that soil is thoroughly moistened, applying water where necessary
4. Coverage of mulch (minimum)
   4.1. Planting beds (depth): 50mm
   4.2. Trees: 50mm
5. Finished level of mulch: Flush

Completion

920 Applying mulch

1. Timing: At end of the maintenance period
2. Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
3. Planting beds: Re-mulch.
   3.1. Depth (minimum): 50
4. Trees: Remulch.
   4.1. Depth (minimum): 50

Ω End of Section

Q30
Seeding/ turfing

Summary

Revision history

Date	No.	Title	Status	Revision	Note
27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
12/08/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P03	
30/10/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P04	
15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

No changes to show.

General information/requirements

115 Turfed areas

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

120 Climatic conditions

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

145 Watering

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

146 Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without displacing seed, seedlings or soil.
3. Frequency: As schedule and when instructed unless weather conditions demand otherwise.

150 Water restrictions

1. 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 instructions on watering.

160 Notice

1. Give notice before
   1.1. Setting out.
   1.2. Applying herbicide.
   1.3. Applying fertilizer.
   1.4. Preparing seed bed.
   1.5. Seeding or turfing.
   1.6. Visiting site during maintenance period.
2. Period of notice: 1 week

170 Setting out

1. Boundaries: Mark clearly.
2. Delineation: In straight lines or smoothly flowing curves as shown on drawings.

Preparation

210 Herbicide

1. Description: Not to be used

250 Soil requirements - Refer to Q28

Seeding - Not Used

Turfing

400 Cultivated turf

1. Description: FOR WILDFLOWER MEADOWS
2. Supplier: Pictorial Meadows
   2.1. Product reference: Purple Haze PT02

420 Delivery and storage

1. Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
2. Frosty weather or waterlogged ground: Do not lift turf.
3. Delivery: Arrange to avoid need for excessive stacking.
4. Stacking height (maximum): 1 m.
5. Dried out or deteriorated turf: Do not use.
6. Certification
   6.1. Standard: To BS 3969.

423 Inspection of turf

1. Description: FOR WILDFLOWER MEADOWS
2. Sampling method: To BS 3969.
3. Give notice: Before lifting turf.
   3.1. Period of notice: 3 working days

430 Turfing generally

1. Time of year: To be agreed
2. Timing of laying
   2.1. Spring and summer: Within 18 hours of delivery.
   2.2. Autumn and winter: Within 24 hours of delivery.
3. 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.
4. Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
5. Jointing: Laid with broken joints, well butted up. Do not stretch turf.
6. Edges: Whole turfs, trimmed to a true line.
7. Adjusting levels: Remove high spots and fill hollows with fine soil.
8. Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
9. Dressing, brushed well in to completely fill all joints: Sandy loam as per topsoil.
10. Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

Protecting/cutting

530 First cut of wildflower meadows

1. Timing: When the area is reasonably dry.

   First cut dependant on season of install.

   Future cuts annually as a minimum in late winter.

   Further cuts to be agreed with the maintenance team and as per guidance in the pictorial meadows literature.
2. Preparation
   2.1. Debris and litter: Remove.
   2.2. Stones and earth clods larger than 25 mm in any dimension: Remove

590 Cleanliness

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

Maintenance

610 Failures of seeding/ turfing

1. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
2. Defective materials or workmanship: Areas that have failed to thrive.
   2.1. Exclusions: Theft or malicious damage.
3. Method of making good: Recultivation and reseeding/ returfing.
4. Timing of making good: The next suitable planting season

Ω End of Section

Q31
External planting

Summary

Revision history

Date	No.	Title	Status	Revision	Note
27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
12/08/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P03	
30/10/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P04	
15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

No changes to show.

Clauses

2 To be read with preliminaries/general conditions.

General information/ requirements

112 Site clearance generally

1. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
2. Stones: Remove those with any dimension exceeding 50 mm.
3. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
4. Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings
5. Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
6. Additional requirements: Remove any material likley to affect the planting operations and safety before, during and after installation.

118A Soil conditions

1. Soil for cultivating and planting: Reasonably dry (at least 5% below soil's lower plastic limit), friable and (except in aquatic/ marginal planting) not waterlogged.
2. Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 Climatic conditions

1. General: Carry out the work while soil and weather conditions are suitable.
   1.1. Strong winds: Do not plant.

125 Times of year for planting

1. Deciduous trees and shrubs: Late October to late March.
2. Conifers and evergreens: September/ October or April/ May.
3. Herbaceous plants (including marginal): September/ October or March/ April.
4. Container grown plants: At any time if ground and weather conditions are favourable.
   4.1. Watering and weed control: Provide as necessary.
5. Dried bulbs, corms and tubers: September/ October.

130 Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems.

145 Watering

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

150 Water restrictions

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

160 Notice

1. Give notice before
   1.1. Setting out.
   1.2. Applying herbicide.
   1.3. Applying fertilizer.
   1.4. Delivery of plants/ trees.
   1.5. Planting shrubs.
   1.6. Planting trees into previously dug pits.
   1.7. Watering.
   1.8. Visiting site during maintenance period.
2. Period of notice: One week

165 Preparation, planting and mulching mateirals

1. General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
2. Certification of source, analysis, suitability for purpose and absence of harmful substances: Submit.
   2.1. Certified materials: For all materials submit a certificate giving supply source, content analysis, confirmation of suitability for purpose and confirmation of absence of harmful substances such as chemical, biological and physical contaminants, all materials should comply with requirements of Q28.
   2.2. Give notice before ordering or using.

200A Plants/ trees - general

1. Condition: Materially undamaged, sturdy, healthy and vigorous.
2. Appearance: Of good shape and without elongated shoots.
3. Hardiness: Grown in a suitable environment and hardened off.
4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
5. Budded or grafted plants: Bottom worked.
6. Root system and condition: Balanced with branch system.
   6.1. Standard: The National Plant Specification
7. Species: True to name.
8. Origin/ Provenance: Recommended nurseries for trees:
9. **Johnsons Nurseries Ltd**
   Head Office,
   Gilsthwaite Lane, Kirk Hammerton,
   York, North Yorkshire,
   YO26 8AQ
   01423 330234
10. **Ebben Nurseries**
    Beerseweg 45, 5431 LB Cuijk
    Postbus 124, 5430 AC Cuijk
    +31 (0)485 31 20 21
11. **James Coles & Sons (Nurseries) Ltd,**
    624 Uppingham Road,
    Thurnby,
    Leicester,
    LE7 9QB (Sat Nav LE7 9RN)
    0116 241 2115

12. **Smits tree nurseries Ltd**
    Dorney Court
    Dorney
    SL4 6QP
    England
    +31 (0) 161 - 432001
    info@smitsbv.nl
13. **Deepdale Trees**
    Tithe Farm,
    Hatley Road,
    Potton,
    Sandy,
    Beds.
    SG19 2DX
    01767 26 26 36
    mail@deepdale-trees.co.uk
14. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 Plants/ Trees – specification criteria

1. Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification (available on CS Design Software Limited's website).

221 Trees imported from italy

1. Any trees imported from Italy will need to be tested against the disease Phytophthora cinnamomi. Results will need to be in writing and demonstrate the trees are entirely disease free and with the information supplied by an accredited arboriculturalist.
2. Any trees imported from Italy will need to have a health certificate approved by the EU.

225 Bulbs

1. Condition: Firm, entire, not dried out or shrivelled.
2. Health: Free from pests, diseases and fungus.
3. Handling: Remove from packaging immediately.
4. Storage: Permitted only when necessary.
    - 4.1. Location: Well ventilated, dark, covered, rodent proof container, away from exhausts and fruit.
    - 4.2. Duration: Minimum period.
    - 4.3. Temperature: 18-21°C.

235 Container grown plants/ Trees

1. Growing medium: With adequate nutrients for plants to thrive until permanently planted.
2. Plants: Centred in containers, firmed and well watered.
3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
4. Hardiness: Grown in the open for at least two months before being supplied.
5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 Labelling and information

1. General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
    - 1.1. Full botanical name.

1.2. Total number.
1.3. Number of bundles.
1.4. Part bundles.
1.5. Supplier's name.
1.6. Employer's name and project reference.
1.7. Plant specification, in accordance with scheduled National Plant Specification categories.

2. Additional information: Submit on request: - Country of origin;- Date supplied and consignment details or reference;- Impact of pest/ disease;- Name or designation of rootstock of budded or grafted plants;- Potting dates;- Propagation method and dates;- Pruning dates; and- Type of container.

246 Labelling and information

1. Standard: To BS 3936.

255 Plants/ Trees reserved at supplier's premises

1. Types/ Species: As plant schedule
2. Predelivery inspection: Give notice.
3. Labelling: Identify inspected plants/ trees as reserved for use on this project.

255A Plant selection

1. The intention is to select and mark at the earliest appropriate time all plant material listed in the accompanying schedules to meet the size shown in schedules. These sizes must be achieved when the material is delivered to and planted on the site.
2. All selected plant material will be retained in approved areas of the Contractor's nursery or nurseries and clearly marked as being for the project.

255B Nursery visits

1. The Contractor is to make provisions for and to meet the cost of all inspections for all plants at the nursery or nurseries of origin, whether in the UK or overseas at any time whenever requested by the Contract Administrator.
2. The Contract Administrator do not invalidate their ability to reject material previously inspected at the source of supply when it is delivered to the site.
3. The Contract Administrator retains the right at all times to have access to and visit any nursery where plant material for the contract is being grown. The Contractor must confirm their acceptance of this point at the time of tendering.

255C Plant samples

1. Before any planting commences the Contractor shall deliver to the site labelled samples of the plants but not the trees they propose to use. A sample of any variety of plant shall comprise at least five plants which upon the approval of the Contract Administrator for size, quality, shape and variety shall be deemed to be the minimum quality of the sample variety acceptable for incorporation into the works.
2. Approved sample plants shall either be heeled in temporarily, or planted in their final positions as directed by the Contract Administrator. On no account unless so directed in writing by the Contract Administrator shall approved samples be removed and the Contractor shall be deemed to have allowed for their protection in accordance with normal horticultural practice.
3. Samples which are not approved shall be removed at the Contractor's own expense.
4. Any material below the approved standards shall be removed and replaced at the Contractor's own expense with specimens matching the approved samples.

260A Plant/ tree substitution

1. Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
   1.1. Price.
   1.2. Difference from specified plants/ trees.
2. Approval: Obtain before making any substitution. Note that in the instance where a substitution is not approved, the submission of further alternatives may be required.

265 Plant handling, storage transport and planting

1. Standard: To CPSE 'Handling and establishing landscape plants'.
2. Frost: Protect plants from frost.
3. Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
4. Plant packaging: Black polyethylene bags
5. Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped
6. Planting: Upright or well balanced with best side to front.

280 Treatment of tree wounds

1. Cutting: Keep wounds as small as possible.
   1.1. Cut cleanly back to sound wood using sharp, clean tools.
   1.2. Leave branch collars. Do not cut flush with stem or trunk.
   1.3. Set cuts so that water will not collect on cut area.
2. Fungicide/ Sealant: Do not apply unless instructed.

285 Protection of existing grass

1. General: Protect areas affected by planting operations using boards/ tarpaulins.
   1.1. Excavated or imported material: Do not place directly on grass.
   1.2. Duration: Minimum period.

290 Surplus material

1. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

Plant containers

292 Prefabricated plant containers

1. Manufacturer: IOTA Garden and Home LimitedWick RoadWick St LawrenceNorth SomersetBS22 7YQUnited KingdomOr similar and approved
   1.1. Product reference: Bespoke powder coated steel planter
2. Material: Galvanized steel
3. Dimensions/ Shape: 1000 x 1500 x 800mm
4. Lining: Geotextile membrane and three coats of bitumen to BS 6949 to internal face of container
5. Accessories: None

Preparation of planting beds/ planting materials

305 Weed control

1. Description: For invasive non-native weeds
2. Locations: All planting areas
3. General: Prevent weeds from seeding and perennial weeds from becoming established, by hand weeding.

387 Bark mulch to trees and specimen shrubs in softscape

1. Manufacturer: Melcourt Industries Limited, Boldridge Brake, Long Newnton, Tetbury, Gloucestershire, GL8 8RT, or equal and approved.
   1.1. Product reference: Pine mini chips mulch.
2. Timing: Lay before planting.
3. Laying: In close contact with soil surface. Lap or butt joints as recommended by manufacturer, with no gaps.
4. Planting: Cut neat slits or flaps. Refit closely around plant stems.
5. Overlay: Not required.
6. Samples: To be provided for approval by the Landscape Architect prior to procurement.

Planting shrubs/ herbaceous plants/ bulbs

400A Planting mix layout

1. Description: To all beds
2. Setting out: All plants indicated as non-structural within a mix are to be set out in groups as indicated in the schedule and evenly spaced. Plants noted as structural within a mix are then to be used to infill in groups as shown on plan if more than one structural plant is noted.
3. Setting-out: The first planting bed for each mix is to be set-out and have its distribution and setting-out approved on site by the Contract Administrator prior to any specimens being planted. Any planting beds that do not match this benchmark will be rejected and require replanting.
4. Spacing: As per planting schedule and drawings.
5. Density: As plant schedule.

405 Shrub planting pits

1. Timing: Excavate 1-2 days (maximum) before planting.
2. Sizes: 150 mm wider than roots when fully spread and to a depth equal to the depth of shrubs planting pot or rootball plus 100mm
3. Pit bottom improvement Break up to a depth of 200 mm without disturbing marker layer or drainage mat at base of pit..

415 Antidesiccant for conifers/ Evergreens

1. Manufacturer: Submit proposals
   1.1. Product reference: Contractor's choice
2. Application: Dip before delivering to site. Spray soon after planting.
   2.1. Do not apply in wet or frosty weather.
   2.2. Ensure full coverage of underside of foliage.

445 Planting bulbs

1. Depth: Top of bulb/ corm/ tuber at a depth of approximately twice its height, base in contact with bottom of hole.

2. Backfilling: Finely broken soil. Lightly firm to existing ground level.
3. Naturalized planting in existing grassed areas
   3.1. Scattering: Random. Plant bulbs/ corms/ tubers where they fall.
   3.2. Planting: Neatly remove a plug of turf and replace after planting.

450 Planting within the root protection area

1. All planting within the root protection area is to be installed in accordance with the approved method statement.

471 Naturalized hedges

1. Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

480 After planting

1. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
2. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
3. Top dressing: Mulching and top dressing system, as section Q28
   3.1. Depth: As section Q28

Planting trees

505A Tree pits in hard

1. Ground Floor
2. Sizes: As per EYJW-GIL-EX-00-DR-L-000411
3. Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
4. Excavated material: To be removed in accordance with sitewide cut-and-fill and remediation strategies
5. Pit bottoms: Excavate in accordance with planting detail drawings.
   5.1. Treatment: As section Q28
6. Pit sides: Scarify.
7. Backfilling material: As per drawings
8. Accessories:
   8.1. Rubber crumb infill to tree grille
   8.2. Irrigation and aeration pipework with aluminium lid as per Clause 512A;
   8.3. Underground guying as per Clause 526A;
   8.4. Root director as per clause 520B;
   8.5. Positive drainage for Trees in Ground to Engineer's details;
   8.6. Tree cells as per Clause 520A; IN ABEYANCE
   8.7. Root barriers as per Clause 510, when required.
   8.8. 200mm Clean gravel drainage layer at the base of the tree pit. 20mm Pea Gravel

505B Tree pits in soft

1. Podium
2. Sizes: As per EYJW-GIL-EX-00-DR-L-000410
3. Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.

4. Pit bottoms: Excavate in accordance with planting detail drawings.
   4.1. Treatment: As section Q28
5. Pit sides: Scarify.
6. Backfilling material: As per drawings
7. Accessories:
   7.1. Irrigation and aeration pipework with aluminium lid as per Clause 512A;
   7.2. Underground guying system for trees as per Clause 526A
   7.3. Root barriers as per Clause 510, when required.

510 Tree pit root barriers

1. Locations: Wherever the installed rootball will be within 3 m of an existing or proposed underground service route
2. Manufacturer: TERRAM Global Office, A Berry Plastics Company, Fiberweb Geosynthetics Ltd, Blackwater Trading Estate, The Causeway, Maldon, Essex, CM9 4GG, or equal and approved
   2.1. Product reference: TERRAM Rootguard - Permeable
3. Thickness: As supplied
4. Barrier depth: Entire depth of tree pit
5. Foil liner: Not required
6. Installation: With sides vertical. Remove all sharp objects adjacent to barrier.

512A Tree pit irrigation and ventilation accessories

1. Locations: To all tree pits
2. Manufacturer: GreeBlueUrban (or equal and approved)
   Northpoint
   Compass Park
   Junction Road
   Bodiam
   TN32 5BS
   Tel +44 (0)1580 830800
   www.greenblueurban.com
   enquiries@greenblueurban.com
   2.1. Product reference: Rootrain Arborvent Irrigation and Aeration system:RRARBV1D for tree rootball diameter <895mm; RRARBV2D for tree rootball diameter 895-1530mm; RRARBV3D for tree rootball diameter 1530-2490mm
3. Type: Perforated plastics irrigation pipe with inlet
4. Cover: RootRain ArborVent. Sample of proposed cover to be provided to and approved by the Landscape Architect prior to ordering.
5. Pipe diameter: 60 mm
6. Ring diameter: Cut to suit rootball diameter
7. Inlet: Black plastics, with anodised square aluminium debris cap
8. Installation:
   8.1. Membrane: Lay in loop around root ball with slight fall away from inlet pipe. Trim length to ensure a close fit around rootball. Connect both ends of membrane securely into slits to plastic inlet.
   8.2. Top cap of inlet: Protruding slightly above finished surround level when surrounded by soft surfaces. Flush when surrounded by hard surfaces.
   8.3. Backfill material: Carefully compact in layers.

520A Cellular structural soil system

1. Ground Floor
2. Locations: Jersey Street
3. Manufacturer: GreenBlue Urban
   3.1. Product reference: TreeParker
4. Installation: As per manufacturer's recommendation. Plastic pavers to be used over rootball in those areas of the tree pit where hard landscape is to be installed above as per drawings. Plastic pavers to be installed as per manufacturer's recommendations.
5. Other notes: Contractor to be advised by manufacturer as to laying, quantity and location. Manufacturer to advise on required structural layers, use of geotextiles and accessories, changes to standard details arising to be approved by Contract Administrator prior to proceeding. Soil to be backfilled as per Q28 and planting detail drawings.
6. Refer to detail: EYJW-GIL-EX-00-DR-L-000411

520B Root director system

1. Ground Floor
2. Locations: Where services are within 3m of a tree
3. Manufacturer: GreeBlueUrban (or equal and approved)
   Northpoint
   Compass Park
   Junction Road
   Bodiam
   TN32 5BS
   Tel +44 (0)1580 830800
   www.greenblueurban.com
   enquiries@greenblueurban.com
   3.1. Product reference: RD1500-RSA
4. Installation: As per manufacturer's recommendation.
5. Other notes: Contractor to be advised by manufacturer as to laying, quantity and location.

526A Underground guying for

1. Description: All trees
2. Manufacturer: Platipus Anchors Ltd (or equal and approved)
   Kingsfield Business Centre,
   Philanthropic Road,
   Redhill,
   Surrey,
   RH1 4DP
   Tel +44 (0)1737 762300 Fax +44 (0)1737 773395
   www.platipus-anchors.com
   info@platipus-anchors.com
   2.1. Product reference: Plati-Mat Deadman System RF2RDMP for tree girths 25-45cm
   RF3RDMP for tree girths >45cm and all multi-stem trees
3. Anchoring system: 3 no pre-cast concrete dead-man anchors
4. Installation: Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners.
5. The underground tree anchorage detail is to be contained within the tree pit, and be fit for its intended purpose.

580 Tree pit surfacing – bound aggregate

1. Surfacing material: Rubber crumb aggregate within tree grille

2. Area: As per detail EYJW-GIL-EX-00-DR-L-000411
3. Collar: Install protective tree collar around base of tree prior to installing surfacing. Allow clearance for tree growth.

Woodland/ matrix/ buffer zone planting - Not Used

Protecting/ maintaining/ making good defects

710 Maintenance

1. Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
2. Frequency of maintenance visits: In accordance with the agreed maintenance schedule

720 Failures of planting

1. Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
   1.1. Exclusions: Theft or malicious damage after completion.
   1.2. Rectification: Replace with equivalent plants/ trees/ shrubs.
2. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
3. Timing of making good: During the next suitable planting season

740 Cleanliness

1. Soil and arisings: Remove from hard surfaces and grassed areas.
2. General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

750 Planting maintenance generally

1. Weed control: Maintain weed free area around each tree and shrub.
   1.1. Diameter (minimum): The larger of 1 m or the surface of original planting pit.
   1.2. Keep planting beds clear of weeds: By hoeing
2. 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.
3. Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
4. Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
5. Trees: Spray crown when in leaf during warm weather.
   5.1. Timing: After dusk.
6. Tree accessories: Check condition of stakes, ties, guys, guards and irrigation and ventilation systems.
   6.1. Broken or missing items: Replace.
   6.2. Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.
   6.3. Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.
   6.4. Ties: Adjust to accommodate growth and prevent constriction or abrasion.
   6.5. Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
   6.6. Frequency of checks: At each scheduled maintenance visit
7. Watering: As required for healthy establishment, depending on weather conditions

760 Planting maintenance – pruning

1. General: Prune to promote healthy growth and natural shape.
   1.1. Dead, dying, diseased wood and suckers: Remove.
   1.2. Timing: In accordance with the agreed maintenance schedule
   1.3. Trees: Favour a single central leading shoot.
2. Arisings: Remove.

780 Maintenance instructions

1. General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

790A Final mulching

1. Timing: At end of the maintenance period.
2. Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
3. Planting beds: Remulch.
4. Depth (minimum): 50 mm
5. Trees: Remulch.
6. Depth (minimum): 50 mm

Ω End of Section

Q35
Landscape maintenance

Summary

Revision history

Date	No.	Title	Status	Revision	Note
27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
04/07/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P02	
12/08/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P03	
30/10/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P04	
15/05/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P05	
16/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P06	
23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

No changes to show.

Generally

--- REFER TO MANAGEMENT AND MAINTENANCE PLAN EYJW-GIL-EX-00-TR-L-000550 ---

1. Number of visits::
    - Minimum of 4 per year.
    - Anticipated to be around 12 per year for general activities.
    - Visits to complete watering activities to ensure establishment of the softworks and trees is likely to be more frequent between March and October but is dependant on weather conditions. Assume weekly during this time period.
2. Duration:: 2 years
3. Location: All planting beds and tree pits
4. Aims: As described in the Management and Maintenance Plan.
   As a minimum the landscape contractor is to ensure that the landscape areas get established and that the landscaping looks well maintained throughout the year.

Grassed areas - Not Used

Flower beds/ seasonal beddings - Not Used

Shrubs/ trees/ hedges - Not Used

Green walls - Not Used

Tree work - Not Used

Water areas - Not Used

Hard landscape areas/ fencing - Not Used

Ω End of Section

Q40
Fencing

Summary

Revision history

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27/06/2024	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 4	P01	
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Details of amended clauses

No changes to show.

Fencing systems

250 Post and panel fencing systems

1. Manufacturer: Jacksons Fencing or similar approved
   1.1. Contact details
      1.1.1. Address: 209 Stowting Common
      Ashford
      Kent
      TN25 6BN
      1.1.2. Telephone: 0800 408 4757
      1.1.3. Web: www.jacksons-security.co.uk
      1.1.4. Email: sales@jacksons-fencing.co.uk
   1.2. Product reference: Flat top closeboard panels
2. Standard: To BS 1722-11.
3. Type of infill: Vertical boards, lapped
   3.1. Treatment: None
   3.2. Finish: None required
4. Height: 2000 mm
5. Posts: Wood
6. Method of setting posts
   6.1. Hole depth: 300 mm diameter x 600 mm deep
   6.2. Concrete depth: Filled to 50mm below finished ground level
7. Conformity: Submit manufacturer's and installer's certificates, to BS 1722-11.

340 Steel vertical bar fencing systems

1. Manufacturer: Lang+Fulton or similar approved
   1.1. Contact details
      1.1.1. Address: Head Office & Technical Centre
      Unit 2b
      Newbridge Industrial Estate
      Edinburgh
      United Kingdom
      EH28 8PJ
      1.1.2. Telephone: +44 (0)131 441 1255
      1.1.3. Web: www.langandfulton.co.uk
      1.1.4. Email: sales@langandfulton.co.uk
   1.2. Product reference: Modena Fencing (Siena)
2. Standard: To BS 1722-9.
3. Posts: Mild steel S235JR.
4. Post foundations: Ground fixing (concrete mix).
5. Rails: Mild steel S235JR.
6. Panels: Vertical tubular bars through horizontal rails at top and bottom, mild steel S235JR.
7. System accessories: Gate 1.2m width. Entry/ exit controls (Padlock)
8. Panel Type: Siena.
9. Height: 1800mm (Poland Street).
   2400mm (North boundary)
10. Width: As per general arrangement EYJW-GIL-EX-00-DR-L-000104

11. Straight section: 80 x 8 mm flat bar.
12. Corners: 80 x 80 mm SHS.
13. Finish:: Hot-dip galvanized and polyester powder coated, RAL. 7016

Gates, posts and stiles - Not Used

Accessories - Not Used

Execution

710 Installation generally

1. Set out and erect
    1.1. Alignment: Straight lines or smoothly flowing curves.
    1.2. Tops of posts: Following profile of the ground.
    1.3. Setting posts: Rigid, plumb and to specified depth, or greater where necessary to ensure adequate support.
    1.4. Fixings: All components securely fixed.

715 Competence

1. Operatives: Contractors must employ competent operatives.
2. Qualifications: Submit certification of training.
    2.1. NHSS Sector Scheme 2A sub categories: (b) (d) (g)

720 Setting posts in concrete

1. Standard: To BS 8500-2.
2. Mix: Designated concrete not less than GEN1 or Standard prescribed concrete not less than ST2.
3. 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.
4. Admixtures: Do not use.
5. Holes: Excavate neatly and with vertical sides.
6. Filling: Position post/ strut and fill hole with concrete to not less than the specified depth, well rammed as filling proceeds and consolidated.
7. Backfilling of holes not completely filled with concrete: Excavated material, well rammed and consolidated.

730 Exposed concrete foundations

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

Completion

910 Cleaning

1. General: Leave the works in a clean, tidy condition.
2. Surfaces: Clean immediately before handover.

920 Fixings

1. All components: Tighten.
    1.1. Timing: Before handover.

930 Gates

1. Hinges, latches and closers: Adjust to provide smooth operation. Lubricate where necessary.
   1.1. Timing: Before handover.

Ω End of Section

Q50
Site/ street furniture/ equipment REVISED

Summary

Revision history

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23/09/2025	EYJW-GIL-EX-00-TS-L-000501	Eliza Yard Landscape NBS	STAGE 5	P07	

Details of amended clauses

Change	Code	Prefix	Title	Suffix
REVISED	Q50/225		Seats REF F1	
REVISED	Q50/230		Tables REF F3	

Gates, barriers and parking controls

190 Door Barriers REF F7

1. Description: Steel door barriers BX14/DB
2. Manufacturer: Broxap Ltd or similar approved
   2.1. Contact details
      2.1.1. Address: Rowhurst Industrial Estate
      Chesterton
      Newcastle-under-Lyme
      Staffordshire
      ST5 6BD
      2.1.2. Telephone: +44 (0)1782 571700
      2.1.3. Web: www.broxap.com
      2.1.4. Email: nbs@broxap.com
3. Material: Stainless steel
   3.1. Finish as delivered: Satin polished S/S
   3.2. Colour: Stainless stell
4. Height above ground: 1020 mm
5. Sectional size: 42 mm diameter
6. Method of fixing: Root, 300 mm below ground, set in concrete base
7. Refer to : EYJW-GIL-EX-00-DR-L-000330

Site and street furniture

220 Benches REF F2

1. Description: Timber and steel bench
2. Manufacturer: Versa or similar approved
3. Material: Steel
   3.1. Finish: Powder Coating
   3.2. Colour: RAL 7016
4. Material: FSC-certified hardwood timber
   4.1. Finish: Clear UV osmo oil
5. Size: Varies
6. Method of fixing: Surface fixed to concrete slab or pad foundation
7. Refer to:: EYJW-GIL-EX-00-DR-L-000330

225 Seats REF F1 REVISED

1. Description: Timber and steel seat with back rest
2. Manufacturer: Versa or similar approved
3. Material: Steel
   3.1. Finish: Powder coated
   3.2. Colour: RAL 7016
4. Material: FSC-certified hardwood timber
   4.1. Finish: Clear UV osmo oil
5. Size: 2475 mm (Long)
6. Accessories/ Special requirements: Armrests to each end

7. Method of fixing: Surface fixed to concrete slab or pad foundation
8. Refer to:: EYJW-GIL-EX-00-DR-L-000330

230 Tables REF F3 REVISED

1. Description: Timber and steel picnic table to resident garden
2. Manufacturer: Versa or similar approved
   2.1. Product reference: Willow Picnic Set
3. Material: FSC certified hardwood timber
   3.1. Finish: Clear UV osmo oil
4. Material: Steel
   4.1. Finish: Powder coated
   4.2. Colour: RAL 7016
5. Size: 730mm high x 870mm wide x 2300mm long
6. Method of fixing: Surface fixed to pad foundations
7. Refer to:: EYJW-GIL-EX-00-DR-L-000330

262 Tree grilles REF F5

1. Description: Galvanised steel tree grilles with rubber crumb surfacing infill
2. Manufacturer: Green-Tech
   2.1. Contact details
      2.1.1. Address: Rabbit Hill Park
      Great North Road
      Arkendale
      Knaresborough
      North Yorkshire
      HG5 0FF
      2.1.2. Telephone: +44 (0)1423 332114
      2.1.3. Web: www.gtspecifier.co.uk
      2.1.4. Email: info@gtspecifier.co.uk
   2.2. Product reference: Res-Grille
3. Material: Steel
   3.1. Finish: Galvanised
4. Size: 1200 mm x 1200 mm
5. Method of fixing: As per detail EYJW-GIL-EX-00-DR-L-000331

Installation

510 Concrete foundations generally

1. Standard: To BS 8500-2.
2. Concrete: To engineer's specification
3. Admixtures: Do not use.
4. Foundation holes: Neat vertical sides.
5. Depth of foundations, bedding, haunching: Appropriate to provide adequate support and to receive overlying soft landscape or paving finishes.

515 Setting components in concrete

1. Holes: 250 x 250 x minimum 300 mm deep (TBC by engineer)

2. Components: Accurately positioned and securely supported.
3. Concrete fill: Fully compacted as filling proceeds.
4. Concrete foundations exposed to view: Compacted until air bubbles cease to appear on the upper surface, then weathered to shed water and trowelled smooth.
5. Temporary component support: Maintain undisturbed for minimum 48 hours.

520 Setting in earth

1. Holes: As small as practicable.
2. Components being fixed: Accurately positioned and securely supported.
3. Buried depth (minimum): 300 mm
4. Earth refill: Well rammed as filling proceeds.

530 Preservative treated timber

1. Surfaces exposed by minor cutting and drilling: Treated by immersion or with two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.
2. Heavily worked sections: Re-treat.

540 Building in to masonry walls

1. Components being built in: Accurately positioned and securely supported. Set in mortar and pointed neatly to match adjacent walling.
2. Temporary support: Maintain for 48 hours (minimum) and prevent disturbance.

545 Erection of timber and prefabricated structures

1. Checking: 5 days (minimum) before proposed erection date, check foundations, holding down bolts, etc.
2. Inaccuracies or defects in prepared bases or supplied structures: Report immediately. Obtain instructions before proceeding.

550 Damage to galvanized surfaces

1. Minor damage in areas up to 40 mm² (including on fixings and fittings): Make good.
   1.1. Material: Low melting point zinc alloy repair rods or powders made for this purpose or at least two coats of zinc-rich paint to BS 4652.
   1.2. Thickness: Sufficient to provide a zinc coating at least equal to the original layer.

560 Site painting

1. Timing: Prepare surfaces and apply finishes as soon as possible after fixing.

Ω End of Section

Specification created using NBS Chorus