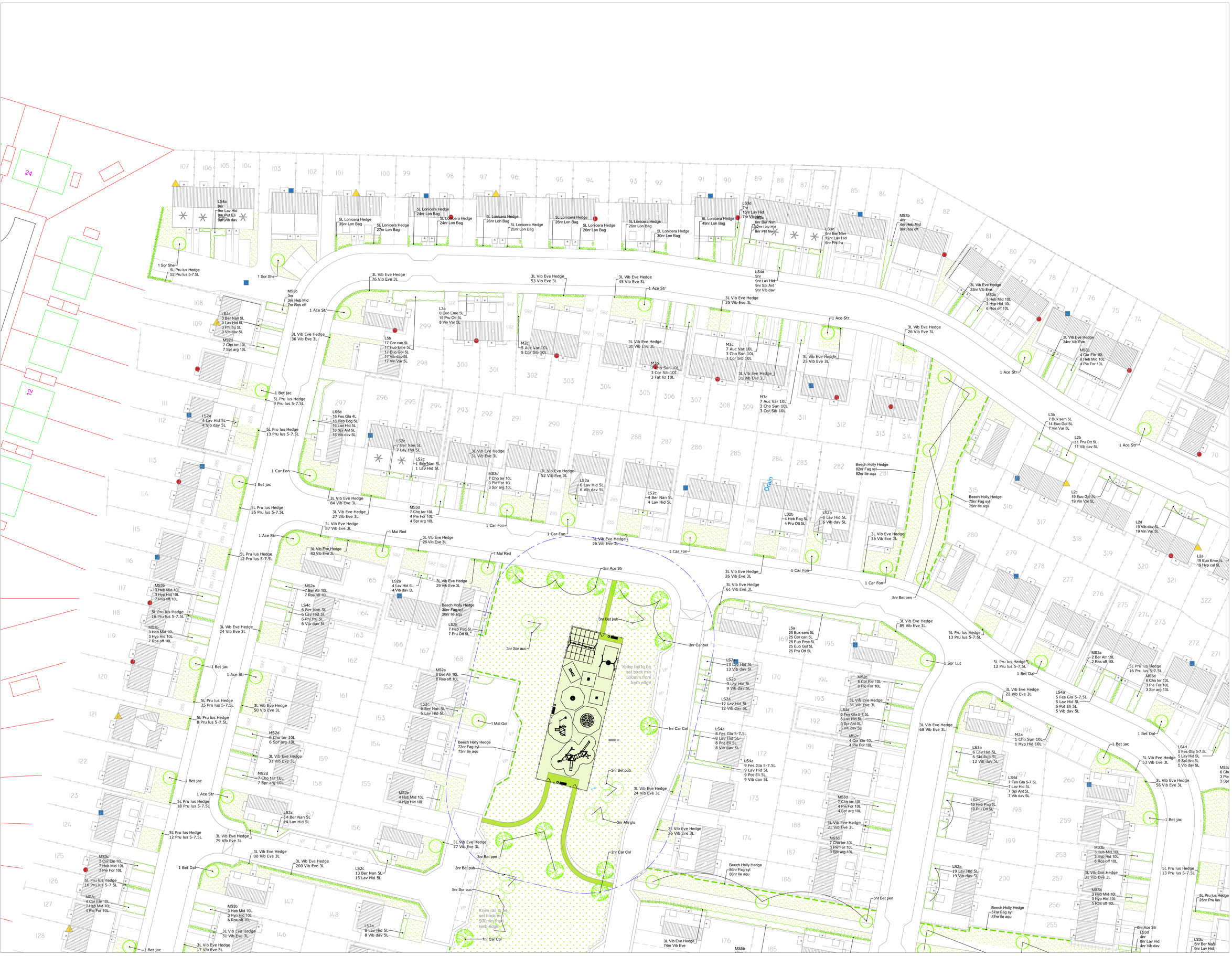

Specification for Soft and Hard Landscape Works.

All landscape works shall comply with BS 4428:1989.

Unless where otherwise specified:-

A. Setting Out

Plant locations shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using rath scribed on the ground using two pointed stakes and a line between or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require alterations at the contractor's own expense.

2. All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/fences and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if the footings are required to be removed or not. Beds shall be free from footings if they are found to be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re-cultivate them to the specified width at his own expense.

B. Ground Preparation.

1. Pre-planting herbicide application shall be applied by suitable spraying apparatus using an approved translocated systemic herbicide to manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive geotextile or mulch immediately after planting. Allow a minimum of two weeks between the application of the herbicide before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and take all precautions to avoid drift.

2. Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Prior to commencement of work, take a sample of the topsoil for approval by the landscape architect. Apply slow release fertiliser, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to ensure free drainage. Remove all stones and roots over 50mm diameter and all weeds from the area to be planting hedges. Do not cut areas where roots greater than 10mm diameter are encountered. Do not break up soil within the root protection zone of any retained tree. Refer to At About Trees Arboricultural Implications Assessment for further information.

3. Determine before submitting a tender, the extent of subsoil from the site manager with ground investigation pits dug on the site where directed by the landscape architect. Remove from the proposed surfaces, (300mm below where agro-textile wet mulch is not specified), within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed, then the soil level shall be flush (maximum 25mm above) with adjacent hard surfaces to prevent damage to mowers and to allow for turf laying. The contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recreated level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & edgings to allow for the correct thickness of mulch. Ensure that the finished level of the bed allows the mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level (or up to 15mm below), to allow surface water to drax from pavements to soft areas. Do not allow topsoil to build up against edges of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882:2015 and be a fertile, friable, medium textured, naturally structured, free draining soil with not less than greater than 35% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

C. Planting

1. Planting shall be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, turfing, and standard trees, and also for maintenance requirements.

2. No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been approved by the inspecting landscape architect, or any substitutions without prior written approval. Unless architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes, (3L pots are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be supplied in containers of the size specified in accordance with the British Standard for Nursery Stock and be bushy, healthy, disease free stock, not pot bound, legs or spindly. Trees should be a minimum of 1 breaks per shrub. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect, shall be lifted and replaced at the contractor's expense.

3. Refer to the Ongoing Landscape Management Plan for watering details.

4. Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1.6m chestnut stake 600mm above ground and 100dbmh below ground) and 3No.tie with spacing device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as Rowlawn "Mediator", or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf found to be rejected by the ekchouse architect at his own cost.

6. Self-clinging climbing shrubs or wall shrubs shall be trained to the wall/fence with heavy duty, plastic coated wire ties, fixed to the wall/fence with suitable plastic plugs and screws. Provide 3 horizontal lines of stainless steel eye screw fittings. Fadrice 18s. at 250mm from ground, and 1No. 350mm from top of the wall/fence, and string the wire tightly between the fixings. Train the climber to the wire with plastic coated garden wire tags.

7. Twining varieties of climber shall be trained to walls/fences by mounting ready-made trellis panels 1.8 x 0.9metres high x 25mm x 25mm x 19mm thick treated softwood, fixed to the wall/fence in horizontal locations where walls or fences are lower than 1.8m. Fix trellis panels to the walls/fences using non rusting screws 125mm long (to be approved), incorporating 50mm cuke wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems. Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non-toxic, non-reflective preservative, prior to fixing. Fix the trellis to the wall/fence in such a manner that the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire tags.

8. Planting spaces specified outside proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 400mm x 400mm and 600mm deep (minimum size), and be backfilled with topsoil (from site - unless otherwise agreed). Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to foundations and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Fisons "Neutrosol" slow release fertiliser. Water with 15 litres of water per climber pit.

D. Mulch

1. Mulch specified by the additional specification notes on this plan, supply and spread agritextile "Weedstop Fabric" sheet mulch over planting beds, previously cultivated, graded and fertilised topsoil before planting, and peg down with Weedstop pegs at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this density is essential to prevent flaps of material becoming exposed. Refer to the specification for "Weedstop Fabric" sheet mulch on plan.

2. Apply a minimum depth of 75mm of Forestry Commission approved Industries "Rustic Biomulch" to a depth of 50mm, (75mm if no sheet mulch specified), over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid any spillage onto pavements or lawns. N.B. no substitution of mulch type will be acceptable. It is essential to have a no-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

E. BS Codes

1. All workmanship and materials shall conform to the following codes:-
- Arboricultural Association - Guide to tree cabling in trees - Dec 2002 - RS 4428:1989.
- Trees in relation to construction- BS 5837:2012.
- BS 3998:2010 (recommendations for tree works) unless otherwise specified.
- Arboricultural Association - DR.B Framework for tree work contracts - standard conditions of contract and specification for tree works 2006.
- BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.
- Nurseries stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2001".
- Turf - BS 3969:1998 -recommendations for turf for general purposes.
- Seeding - RFC Regulations 1974. Use blue labelled certified varieties to EC purity and germination standards. Whether requested, submit an official seed Testing Station Certificate of germination, purity and composition.
- Topsoil - BS 3882:2007
- Pesticides - Control of Pesticides Regulations 1997; The Health and Safety at Work Act 1974; the COSHH Regulation 2003, the product. COSHH sheet Water Supply (Water Quality) Regulations 1989 and 1991,Control of Pollution Act 1974,Hedgerow ACT 1997, Wildlife and Countryside Act 1981.

F. General Notes for the Developer.

1. Tree Protection
- Please refer to At About Trees' tree protection information. No digging to take place within the root protection zone of protected trees.

2. Ground Work
- Soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work on the beds will become waterlogged in wet weather and the plants and turf.
- Top soil spread from on site should be to the following minimum depths:- Shrub beds: 350mm. Grass areas 150mm. allow for evaluation of 415mm. of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch, (50mm minimum depth of bark mulch and 15mm of turf to finish flush with the paths). Top soil should be spread for grass areas flush with any areas of paving and after settlement, the soil level should be no greater than 10mm below paved areas to allow for turf. For areas to be grass seeded, the finished level of the top soil should be 25mm below pavement edges (to allow for settlement of 15mm below) to allow for rain water to drain into soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered.
- Existing topsoil and imported soil shall conform to BS 3882:2007, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%.

3. Hardworks
- Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor. All materials and workmanship shall be in accordance with the construction details and the layout plan.
- All galvanised edgings shall be set in concrete to a minimum depth of 150mm and secured on the ground side with 2No. 2.5m long x 40mm diameter stakes, adhering flexing material and. Setting out shall be agreed with the landscape architect and approved before any concrete is poured.
- Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and subbrake. The indicative depths of base courses are minimum depths assuming suitable subsoil conditions.
- All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISO1461. The galvanized finish shall be prepared and painted with two coats of Epoxy Resin Paint, ready for the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a scouring pad until all traces of oil, grease and dirt are removed. Apply one coat of Epoxy Resin Primer/Undercoat to BS and paint Tuscal 8620 from Sika Ltd (tel. 01707 394444) applied with a sumbeam brush strictly in accordance with the manufacturer's instructions, COSHH regulations and the product COSHH sheet. Apply 2No. coats of paint with a dry film thickness of 100 microns per coat. Apply paint only when galvanized surface is thoroughly dry at temperatures above five degrees Celsius and in. any. event protect from rain for minimum period of twenty four hours after painting. Any damaged paint work, or found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost.
- All wood work to use ACQ water based wood preservative applied by vacuum pressure to Permawood or other similar and approved company. The timber shall then be stained with 3No. coats of Sadolin Superdec or other similar approved product in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product. COSHH sheet.

Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.

Heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.

Feathered tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.

Ornamental shrub planting, including 50mm depth no-fines bark mulch. Individual species to be planted in groups of no more than 7 plants.

Ornamental hedge planting, including 50mm depth no-fine bark mulch.

Native hedge planting in double staggered rows.

Areas to be turfed.

Areas of amenity grass seed mix or existing grassland, made good.

Areas of species-rich wetland grass seeding, such as Emorsgate Mix EG8, or similar and approved.

Areas of species-rich meadow grass seeding, such as Emorsgate Mix EM2, or similar and approved.

Native scrub planting at 1m centres, including tubular guards and stakes. Area covered in 30mm depth no-fines bark mulch.

Native fruit tree undersown with species-rich wildflower grass mix EM2F.

Native marginal and damp-tolerant scrub planting adjacent to SuDS basin.

Suggested location of bat boxes as recommended in ECUS Ecology Enhancement Plan.

Suggested location of sparrow boxes as recommended in ECUS Ecology Enhancement Plan.

Suggested location of integrated swift boxes as recommended in ECUS Ecology Enhancement Plan.

Existing trees, to be removed and replaced within proposed landscape scheme.

Existing trees, to be protected and retained. Please refer to adjacent tree protection methodology.

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Client
Keepmoat Homes

Project
School Street, Thurnscoe. Phase 3

Drawing title
Detailed plot landscape proposals
Sheet 1 of 4

Scale	Drawn by	Date
1:250 @ A0	PDP	Feb 2020

Drawing No. Revision A
c-1787-02 Revision A