



Specification for Soft and Hard Landscaping

All landscape works shall comply with BS 4428:1989.

Unless where otherwise specified:-

A. Setting Out

1. Planting shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using radii scribbled on the ground using two pointed stakes and a fine 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 amendment of the contractor's expense.

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 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 footings are excessive and can be reduced or, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re-culture 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 1993 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive potestetic sheet mulch. Spray immediately if any weeds are present. If none are showing, then there may be a delay 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 rake off all dead material from site.

2. Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2013, being free from rocks larger than 50mm diameter, concrete, all nails, bricks, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per metre square of Fisons 'Neutricote' slow release fertiliser, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork out thoroughly or machine cultivate to a depth of 200mm, 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 using a tractor mounted subsoiler or ripper at 200mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip 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 All About Trees Arboricultural Implications Assessment for further information.

3. Determine before submitting a tender, the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 60mm below adjacent grass or paved surfaces, (50mm below where area levels are much is not specified), within 400-600mm of edges to ensure bark or wood chipp mulch are retained. Where grass is proposed, then the soil level shall be flush (maximum 10mm below, but never greater) of adjacent paved surfaces, to receive rain water off. The landscape 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 graded topsoil to the required level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil, where beds are missing, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not put out on to pavements and also allow surface water to drain from paths on to its planted areas.

4. For existing areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level (or up to 10mm below), to allow surface water to drain from pavement to soil surface. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cuttings.

5. Imported topsoil (where specified and sanctioned by the employer) for making up beds shall conform to BS 3882: 2007, and be free from rocks (over 50mm diameter), concrete, roots, wire and bricks, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall be taken and 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. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to this specification for the preparation of existing topsoil and required depths for planting, turfing, and replacing trees.

2. No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace trees, areas or plants of any stock trees, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes, (3 pots are 10cm diameter and 15cm deep). All shrubs and trees (ground cover), shall be 400-600mm height and spread, or otherwise specified for the pot size by the HFA National Plant Specification and be healthy, healthy, disease free stock, not pre-bred, heavy or heavily sprayed. There shall be a minimum of 5 breaks per shrub. The specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect, shall be fitted and replaced at the contractor's expense.

3. Refer to accompanying Landscape Management Plan for watering details.

4. Proposed large, medium, 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 1000mm below ground) and with spacing device installed 25mm, maximum from the top of the stake.

5. 'Turf' to be cultivated grade such as Rowspan 'Neoturf' or other of similar quality and source, approved by the landscape architect. The contractor shall replace or create turf rejected by the landscape architect at his own cost.

Self-climbing climbing shrubs or well shrubs shall be trained to the wall/fence with heavy duty, plastic coated garden wire. Training wires shall be attached vertically to the wall/fence by means of 15mm long stainless steel wire fence pegs. Fasten the wire, 200mm from top of the wall/fence, and then, 200mm 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. Training wires of climber shall be trained to wall/fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 1.8m for corner or where space is restricted). Include for selecting any panels for locations where walls or fences are lower than 1.8m. Fix trellis panels to the wall/fences using non rusting screws 125mm long (to be approved), incorporating 10mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/fence to allow training of stems. Ensure that all timber is pressure impregnated with a non photo-toxic preservative and then painted with a dark brown non photo-toxic preservative wood stain such as Sikkens 'Classics' walnut or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire tags.

8. Climbers specified under proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 400mm x 400mm and 600mm deep (minimum 100mm), and be backfilled with topsoil (from site - unless otherwise specified). 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 'Neutricote' slow release fertiliser. Water with 15 litres of water per climber pit.

D. Mulch

1. When specified by the additional specification notes on this plan, supply and spread appropriate 'Weedstop Fabric' sheet mulch over planting beds, previously, cultivated, graded and fertilized 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 densely is essential to prevent flaps of material becoming exposed. Refer to the specification for 'Weedstop Fabric' sheet mulch on plan.

2. Following planting supply and spread evenly Hecourt Industries 'Rustic Blomrich' 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. A.B. the substitution of mulch will be acceptable. It is essential to have a no-fines, large particle, brown wood chip to reduce weed growth, reduce soil blow and prevent rapid break down.

E. BS Codes

- All workmanship and materials shall conform to the following codes:-
- General landscape operations (excluding hard surfaces) - BS 4428:1989.
- Trees in relation to construction- BS 5837:2012.
- BS 3982:2013 (recommendations for tree work) unless otherwise specified.
- Arboricultural Association - CN 8 Framework for tree work contracts - standard conditions of contract and specification for tree work 2008.
- BS 8545:2014 Trees: From nursery to independence in the landscape. Recommendations
- Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled 'National Plant Specification 2007'.
- Turf - BS 3969:1998 - recommendations for turf for general purposes.
- Seedling - EC Regulations 1974. Use blue labelled certified varieties EC purity and germination regulations. When 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 amended 1993; Control of Pesticides Act 1974; Herbicide Act 1974; Wildlife and Countryside Act 1981.

F. General Notes for the Developer.

1. Tree Protection

- Please refer to All About Trees' tree protection information. No digging or take place within the root protection zones 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:- Shrubs beds 350mm. Grass areas 150mm. allow for excavation of 1.5m of the subgrade for shrub beds to leave beds 60mm below ground level. For grass areas in order to ensure sheet and bark mulch, 100mm below where sheet mulch is not to be used). Tree pits will be to BS 8545:2014. Top soil shall be spread for grass areas flush with any areas of paving and after settlement (up to a maximum of 50mm below) to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered with mowing (its liable in danger of bashing concrete edging) 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, wires, 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 paths and edgings shall be set out properly to lines and radii, with all curves scribbled on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.
- Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.
- All materials shall be finished not dipped galvanised in accordance with BS EN 125124:02. The galvanizer shall be responsible for the thorough removal of all galvanizing grime (testing) to 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 dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint 'Tosol 6537' from Sika Ltd (ref. 01707734444) applied with a brush/ed 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, above the current dew point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractor's own cost.
- All wood work to use ACQ2 water based wood preservative applied by vacuum pressure or handwork or other similar and approved company. The timber shall then be stained with 2No. coats of Sikkens 'Classics' colour 'Walnut' strictly in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet.

Revision D: Clarification to key at request of UFA, PDP, 16.03.22

Revision E: Further comprehensive site review, 03.07.19

Revision F: Comprehensive site review, 20.03.19

Great Ashby
Cambs
CA15 9PD
017663 54330
info@pdpnbn.co.uk

PDP Associates

Client
Keepmoat Homes Yorkshire East

Project
Brunswick Street, Thurnscoe

Drawing title
Detailed landscape proposals

Scale
1:250 @ A1

Drawn by
PDP

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Revision D