Notes:
PLANNING DRAWINGS, NOT TO BE USED FOR BUILDING REGULATIONS OR CONSTRUCTION PURPOSES

Revision: –
Revision List:

Project/ Client:	The Quarry, Rockside Road
Drawing Title:	Landscape Plan
Drawing Number:	1043/TP/010
Scale at A3:	1:200@A3

Date: July 11



LANDSCAPING
ORDER OF WORKS
1. Complete all hard landscaping works including walls, paving, steps, ramps and balustrades. This can be carried out as soon as the main construction work for the house is finished.
2.Remove any builders waste from site.
3.Establish levels and make good any damage to soil caused by building work.
4.Prepare soil for lawned areas and Planting Beds
5.Lay lawn.
6.Plant up Beds using container grown stock. This can be carried out at any time of the year providing that the ground is not frozen. It is advisable to leave the newly laid lawn for 2 weeks before commencing other planting.
7.Begin maintenance of the planting.

SPECIFICATION
A. Removal of Waste from Site
A1 Remove to an authorised tip all scrub, undergrowth, roots, weeds, stones larger than 50mm builder's rubble, concrete, brick, tile and other unwanted material.
B. Levels and Soil
B1 Soil compacted during the building works is to be broken up and dug over to ensure good drainage.
B2 Levels for lawn and planted beds are to be made up with topsoil.
B210 Topsoil to be used should be:
medium loam with a pH value to match that on site
stone size to pass a 40mm sieve, and stone content to be < 10%
free of sub-soil, weed seed, perennial weeds or poisonous substances
if stored in temporary heaps, stacked less than 1m high.
B215 SPREAD TOPSOIL to provide the following minimum depths:
grassed areas 100mm
shrub areas 400mm
tree stations 600mm
graded slopes to be of even gradient without puddles and kept 50mm above bordering hard surfaces to allow for settlement.
C Plants and Planting Workmanship and Materials
C1 General preamble
C110 PLANTING FAILURES
All plants including trees, which fail within a year of planting, shall be replaced with equivalent material at the next suitable planting season.
C115 PLANT LABELLING
All plants delivered to site shall be clearly and durably labelled with exact genus, species, cultivar and supplier. Where plants are grouped one label is to be retained in place on completion of the work.
C120 MAINTENANCE INSTRUCTIONS
The person responsible for carrying out the planting should provide typed calendarised instructions for the maintenance of all planting for a full year and pass to Employer within 1 month of completing the work.
C125 GRASS MAINTENANCE
Apply a selective weedkiller the following spring in early April.
Apply a N15:P5:K5 fertiliser the following spring in late April.
Water using a fine spray whenever required to ensure continuing healthy growth until Practical Completion.
C130 GRASS CUTTING
When the grass is between 50 and 75mm high, clear the lawn of surface debris. Make a first cut with a sharp cylinder mower with a fitted grass box to reduce the grass to 25mm. Dispose of all grass cuttings to an agreed location. Maintain the grass within these limits by mowing at intervals until Practical Completion.
C2 Shrubs, herbaceous, and ground-cover plants
C210 NURSERY STOCK: To be healthy, well shaped plants. To be as specified in the National Plant Specification (NPS) last published by the Horticultural Trades Association.
C215 PREPARATION FOR PLANTING
Remove any weeds by hand.
Rotavate ground and remove stones over 50mm in any dimension.
Remove existing unwanted plants including their roots.
C220 SOIL CONDITIONING
If required, apply and lightly dig into the surface one of the following:
well rotted farmyard manure at a rate of 5kg/m²
concentrated bagged animal manure at the rate of 5kg/m;
well rotted leaf-mould or spent mushroom compost at a rate of 5kg/m
C225 FERTILISER
Incorporate bonemeal at the rate of 70gm/m² into the topsoil.
C230 PLANT HANDLING, DELIVERY AND STORAGE: to be as recommended in the National Plant Specification. Phase the delivery of plants so that there is only sufficient for planting within 48hrs of delivery or, if necessary, ensure suitable temporary storage before final planting by heeling in or lining out.
Bare root plants to have roots kept moist before planting, and must be placed in a cool, frost free place if not planted immediately on delivery.
C235 PREPARATION OF PLANTS
Remove inorganic containers.
Check for damage, disease or pest infestation.
Reject seriously damaged plants.
Carefully prune any minor root damage.
C240 PLANT :
in position shown on the drawings.
at the rate specified, avoiding regimented rows;
in holes large enough to allow adequate root spread and tease out congested root balls of container-grown plants.
Excavate holes at least 75mm below the root system and a min. 400mm for climbers.
Set plants so that their original soil level matches the new surrounding ground; and
with their best side displayed.
C241 Hedging to be planted in a trench 60omm wide and about 450mm deep and plants spaced 4 per metre.
C245 BACKFILLING to be selected existing topsoil. Add 600g/m³ of bonemeal to stimulate root growth. Any additional imported organic matter should be well mixed with at least an equal quantity of existing soil. The backfill is to be evenly worked round the roots and well heeled in.
C250 IMMEDIATELY AFTER PLANTING
Lightly prune back any damaged or malformed growth.
Rake soil to an even, fine tilth to the required levels.
C255 PLANTING SEASON
Plant out non-container grown plants only between October and March inclusive unless otherwise agreed. This applies to bare rooted hedging.
Container grown or containerised plants may be planted out at any time of year except when the temperature is below 4°C on a falling thermometer, in frozen or waterlogged ground or in drought conditions.
C260 WATERING
Saturate the root ball of container grown plants before planting.
Thoroughly water plants immediately after planting and again before mulching.
C265 MULCHING
Fork soil to a medium tilth in the areas to be mulched. Apply 75mm of mulch with mature and coarse wood or bark chips before Practical Completion.
C3 Lawn
C300 TURF QUALITY to be:
To BS3969 with weedkiller applied 1 to 3 months before lifting.
900 x 300mm minimum size x 25mm minimum even thickness.
Supply a sample to site if required before delivery
C310 PREPARATION FOR TURFING
Remove all weeds, rubbish and stones over 30mm in any dimension.
Cultivate topsoil to a minimum depth of 100mm.
Reduce top 30mm to a fine tilth and on clay or heavy soils work in 50% of coarse sharp sand to produce a 60mm layer.
C320 LAYING TURF
Transport turf over close butted timber planks.
Lay turf in consecutive rows.
Lay turf from timber planks protecting previously laid turf.
Lay turf close butted breaking the joint in alternate rows.
Use only whole turves at margins.
Consolidate lightly with wooden beaters.
Brush in finely sieved topsoil to fill all joints.
Peg turfs with wooden pegs on slopes exceeding 30 degrees.
Ensure final surface is 20mm above any adjacent hard surface (ie 20mm above the lawn edges and stepping stones to facilitate easy mowing)
C325 TURFING ADJACENT TO OBSTRUCTIONS
Leave a neat 300mm radius of soil round all newly planted trees.
Unless otherwise shown on the drawing, turf right up to existing established trees, walls fences and similar obstructions, leaving no soil uncovered.
C330 CUT lawn after approximately 6 weeks using a sharp cylinder mower. Spread and brush in a top dressing of fine sieved topsoil and sand 50 : 50 to fill cracks and depressions.
C335 MAINTENANCE OF NEW TURF
Apply a N15:P5:K5 fertiliser the following spring in late April. Water using a finespray whenever required to ensure continuing healthy growth until Practical Completion.

DSA design space architecture
t: +44 (0)1226 762697 e:info@designspacearchitects.co.uk www.designspacearchitects.co.uk