Specification for Soft and Hard Landscape Works.

All landscape works shall comply with BS 4428:1989.

Unless where otherwise specified:-

A. Setting Out

1. Plants shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using rods spitted 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 soil 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 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 best base 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 concrete is to be removed or left in place. Beds shall be free from any hard core, which shall 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 bark mulch only. Allow a minimum of 7 days after spraying before cultivation, and 14 days after spraying 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 care not to damage trees.
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 any work, the site shall be left to dry sufficiently to allow the ground to be cultivated. Give release fertilizer, 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 a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. 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 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 work, which may be required from other trades. Finish the ground to the required finished surface, 150mm 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 proud) with the adjacent hard surfaces to allow mowing without damage to the blades. 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 spread topsoil to the received 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 bark mulch to be laid. Ensure that there is sufficient depth of 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 10mm below), to allow surface water to drain from pavements to soft areas and to prevent the turf from overlapping onto the 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, be free from stones and other deleterious materials and shall contain organic matter 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 ordered or has been ordered but which the landscape architect has rejected because it has not been received. All plants shall be true to size specified in the schedule of plants and associated notes. (SL pots are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be supplied in containers. Do not accept any container grown plants which have been in their containers and in hard, leathy, disease free stock, not pot bound, tops or spindly. There should be a minimum of 3 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 accompanying 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 1000mm below ground and 39x3m 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 rejected by the landscape 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 plugs and screws. Climbers shall be trained on stainless steel eye screw fittings fixture 14s, at 250mm from ground, and 14s, 250mm 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 metres high x 1.8 metres wide, of 50mm x 50mm treated softwood framework, fixed to walls/fences with stations 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 phyto-toxic preservative, to extend the life of the trellis. Fix the climber to the trellis and 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 outside proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 600mm x 600mm 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 agrotextile "Weedstop Fabric" (hedge 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. Mulch specified shall be Forest Garden Bioforce Bioplus or equivalent 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:-
   - Trees in relation to design, demolition and construction - BS 5837:2012.
   - Trees in relation to construction- BS 5837:2012.
   - BS 3998:2010 (recommendations for tree works) unless otherwise specified.
   - Arboricultural Association - DR.B Frameworks for tree work contracts - standard conditions of contract and specification for tree works 2006.
   - BS 8545:2014 Trees: from nurseries to independence in the landscape. Recommendations.
   - Farmers 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 - IRC Regulations 1974. Use blue labelled certified varieties to EC purity and germination standards. Otherwise requested, submit an official seed Testing Station Certificate of germination, purity and composition.
   - Topsoil - BS 3882:2007
   - Herbicides. 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 - Contract 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 All About Trees' tree protection information. No digging to 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 will 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 excavation 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 depth of mulch and 15mm below edge of paving and other adjacent features). The top soil should be spread for grass areas flush with any areas of paving and other adjacent features. the soil level should be no greater than 150mm below paved areas to allow for turf. For areas to be grass seeded, the top soil should be left 25mm below the adjacent pavement/edging/features to allow for mowing. (see 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 (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, stones 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 paths and edgings shall be set out properly to lines and radii, with all curves scribed 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, having full account of the proposed finished levels and falls/cross falls. The indicative depths of base courses are minimum depths assuming suitable subsoil conditions.
   - All metalwork shall be finished hot dipped galvanised in accordance with BS EN ISO1461. The decorating contractor shall prepare the galvanised 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 'Ecoid 6630' from Sika Ltd (tel. 01707 374444) applied with a turkshead. Brush strictly in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet. Apply 2No. coats of paint with a dry film thickness of 100 microns per coat. Apply paint only when galvanised 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 contractors own cost.
   - All wood work to use ACQ water based wood preservative applied by vacuum pressure by Permawood or other similar and approved company. The timber shall then be stained with 2No. coats of Sadolin 'Classic, colour 'Walnut' strictly 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.

Revision A: Layout amendments to reserve layout version. PDP. 29.11.20

PDP Associates
Great Abbey
Aspleden Hertfordshire
SG9 9PZ
CA18 3DU
01763 543 55
info@pdpassociates.co.uk

Client
Keepmoat Homes

Project
School Street, Thurnscoe. Phase 3

Drawing title
Detailed plot landscape proposals
Sheet 3 of 4

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

Drawing No.
c-1787-04 Revision A