

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs. BB7 2LL
Paul Derbyshire Dip.Surv.

LANDSCAPING & ECOLOGICAL SPECIFICATION

Project: Proposed Dwellings

Site Address: Land off Blackthorn Drive, Barrow, BB7 9AP

Client: Mr & Mrs C Ball

Date: 7th October 2021

1. Introduction

This Landscaping specification is to be read in conjunction with drawing number 1189 - 1 - 102.

2. Hard Landscaping

a. Access Road

Kerbs to highway to be 305 x 150mm Marshalls half-battered pre-cast concrete bedded in concrete haunching in accordance with Lancashire County Council specifications and detailed drawings. Include for dropped kerbs at private driveway locations.

New 4.0m width access road to be tarmacadam finish built up as follows in accordance with Lancashire County Council specifications:

45mm surface course.

70mm binder course.

70mm roadbase.

150mm of Type 1 sub-base over 400mm of 6F2 capping.

Services to be laid beneath highway in accordance with Lancashire County Council specifications. The service strip is to be located to the south and western side of the new access road.

b. Driveway

New driveway to be tarmacadam finish built up as follows: 45mm surface course, 70mm binder course, 150mm of Type 1 sub-base over 400mm of 6F2 capping. Kerbs to driveway to be 305 x 150mm Marshalls half-battered pre-cast concrete bedded in concrete haunching.

c. Footways and Patio Areas

Pedestrian footways to front, rear and perimeter of each dwelling to be 900 x 600 x 50mm Marshalls Standard paving flags laid in accordance with manufacturers detailed specifications.

Colour reference – Buff.

c. Perimeter Fencing

New perimeter fencing to the site to be 1.80m height (1.0m ht beyond line of front elevation) close boarded preservative treated softwood timber. 100 x 25mm vertical boards. 3no 125 x 75mm horizontal rails. 125 x 100mm timber posts at 2.4m spacings. 50 x 25mm chamfered capping rail. 150 x 38mm gravel board.

3. Soft Landscaping

All soft landscaping works to be carried out in accordance with 'BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)'.

a. Hedgerow – to eastern boundary

Species to be planted in locations indicated on plan at 6no per linear metre in 2no staggered rows at 300mm spacing. All species to be bare root. Base of hedgerow to be mulched to a depth of 75mm 900mm wide.

The following mix of species is to be used:

| | | |
|--------------------------|--------------------|------------------|
| 35% - Crataegus monogyna | 600 – 900mm height | common hawthorn |
| 35% - Prunus spinosa | 600 – 900mm height | blackthorn |
| 10% - Rosa rubiginosa | 600 – 900mm height | sweet briar rose |
| 10% - Ligustrum vulgare | 600 – 900mm height | wild privet |
| 10% - Corylus avellana | 600 – 900mm height | hazel |

b. Trees – to southern boundary

Species to be planted in locations indicated on plan at 3.00m spacing. Base of trees to be mulched to a depth of 75mm 900mm dia.

The tree shall be set upright and at the same depth as grow in a nursery. The roots shall be spread out (bareroot) and the subsoil followed by compost topsoil mixture and backfilled to ensure close contact between roots and by firming in layers.

Selected standard trees. 100-120mm girth, 3.0 – 3.5m height.

| | |
|-------------------------|-------------|
| SA - Sorbus aucuparia | rowan |
| MS - Malus sylvestris | crab apple |
| PP - Prunus padus | bird cherry |
| JC - Juniperus communis | juniper |
| IA - Ilex aquifolium | holly |

c. General Specification

Prior to importation and spreading of top soils all planting areas are reduced by 300mm depth removing any deleterious materials, hardcore and debris from site. The areas should then be ripped to a depth of 400mm to relieve any compaction created by construction works.

All top soiling operations are to be carried out in dry conditions to avoid damage to the soil structure all soils are to be to 'BS 3882:2015 Specification for topsoil'. On site soils are to be ameliorated to ensure maximum growth potential

All planting shall take place between October and April. The planting scheme shall be implemented during the first planting season following the completion of development and any shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced.

Bare rooted plants and trees shall be planted to the depths at which they grew in the nursery and container grown plants to the depths at which they grew in their containers.

Care should be taken to avoid any damage to the root system and branches when planting and the root ball around evergreens and container grown plants shall not be disturbed. Any damaged portions to roots or branches shall be cut cleanly with a knife.

Plants shall be kept protected from wind and sun during all stages of setting out and planting, taking special care to prevent roots drying out.

Non-perishable containers shall be removed from each plant at the immediately prior to planting.

Root balled plants contained by perishable material shall be set in the ground to their correct planting depth and the containing material shall then be carefully cut vertically immediately before planting.

On completion of planting, the soil shall be raked to restore previously formed falls and levels.

All waste / pruning from planting shall be carefully removed and carted away.

On completion of planting each area, supply and spread approved mulch over the whole bed as specified.

All plants shall be re-firmed in the ground if lifted by frost during the contract period.

All planting shall be carried out as soon as possible after the stock is received on site.

The roots of all plants shall be thoroughly soaked before planting.

Mulches to be provided to all planting areas. Mulches to be 10 – 40mm coniferous bark chips spread to a depth of 50mm. Ensure all soil profiles against hard landscaping edges are reduced to 50mm below finished level to avoid bark spill over.

c. Lawn Turfing

All turf shall conform to and have been prepared in accordance with BS3969:1990 "Recommendations for turf for general Purposes". The turf shall be purpose grown from a seed mix of perennial rye grass as per table 1 of BS3969. e.g. - 30% Chewings, Fescue 40%, 30% Dwarf creeping rye grass.

Samples of turf are to be provided prior to laying on site. Further supplies are to be of the same standard as the approved sample and from the same source.

The soil of the turf shall be of a loam nature fine and free from stones over 15mm in diameter, the soil may vary from heavy to light loam but should be consistent for the whole of the works.

The grass shall be close textured, even density and a healthy 'Green' in colour. It shall be sufficiently established to hold together well when handled. The grass shall be closely mown at a height of between 25-75mm in length. The turves shall have an even thickness of soil and be all of a uniform size and shape.

The turf shall not be lifted or laid in excessively wet or frosty conditions.

The turf grass shall be free from undesirable weed and shall have been subject to a treatment regime of selective herbicides.

Grade all areas to a uniform and even surface. Grade to falls and to correct finished levels and ensure a minimum of 100mm depth of cultivated topsoil remains at any area. Levels shall allow for settlement so as to leave the soil 30mm above adjacent kerbs, edgings, inspection chamber and valve box covers and level with the old soil mark on any existing retained vegetation. From the time of grading, soil shall be left 150mm below any damp proof level to walls and 50mm below the bottom of timber fences (unless constructed with kicker boards set to ground level). Level areas shall be gently crowned at the centre and fall to the edges.

No turf shall be laid until the topsoil in whole or in part has been satisfactorily completed by being brought to an even tilth and firmness to a depth of 25mm, all stones larger in diameter being removed.

Turves from the stack shall be wheeled to the turf areas over planks laid closely side by side, making sure that adequate planks are used to support workmen and barrow and provide access. The turf shall be laid off planks over turf already laid. Where necessary the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beater being frequently scraped of accumulated soil or mud.

Turf edges to borders and margins shall be laid with whole turves and shall be trimmed square and true to line. Turf shall be laid to within 300mm of any tree to form a circle with a sharply defined edge. Finished levels should allow for slight cross falls towards tree trunks.

d. Green Roof

Green roof to be provided to single storey, garden room to south-west corner of each house.

Planting to roof to be a sedum mix comprising:

Sedum Hispanicum
Sedum Ellacombianum
Sedum Spurium
Sedum Oktoberfest.

Additional planting to be a wildflower mix comprising:

Common Toadflax – *Linaria vulgaris*
St. John's Wort – *Hypericum perforatum*
Oxeye daisy – *Leucanthemum vulgare*
Bird's-foot-trefoil – *Lotus corniculatus*
Musk Mallow – *Malva moschata*
Cowslip – *primula veris*
Kidney vetch – *Anthyllis vulneraria*

d. Garden Pond – House 1

New garden pond to be provided to south-west corner of rear garden of house 1.

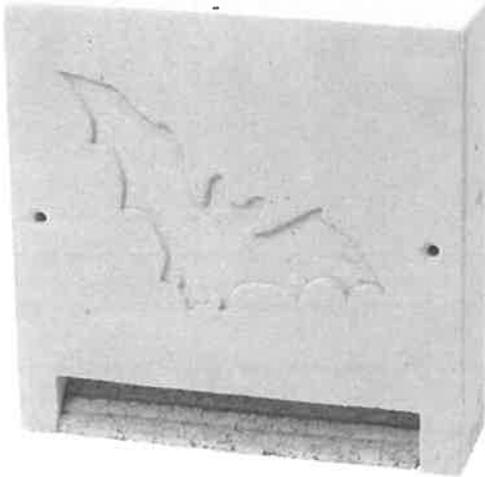
Planting to perimeter of pond to be a mix comprising:

Acorus gramineus Ogon
Carex Panacea
Eriophorum angustifolium
Mazus reptans, blue
Lysimachia nummularia
Tulbaghia violance

4. Bat and Bird Boxes

a. Bat Box

Integrated bat box to be formed by 300 x 300 x 80mm Schwegler Bat Access panel complete with back box. Bat box to be built into the south facing gable wall, external leaf of both houses (west end). Boxes to be fitted at minimum 4.0m above external ground level.



b. Bird Box

Integrated terraced sparrow box to be 245 x 430 x 200mm Schwegler Sparrow Terrace box. Sparrow terrace to be built into the south facing gable wall of both houses (east end). Boxes to be fitted at minimum 4.0m above external ground level.



