

Specifications for Soft and Hard Landscaping Works

All landscape works shall comply with BS 4428:1989.

Unless where otherwise specified:-

A. Setting Out

- Planting shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using nails spiked on the ground using two joined stakes and a line between, or with auto marker panel. 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 at the contractor's expense.
- All existing beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edges and their foundations. With narrow beds between walls/fences and path edges, 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 footings are excessive and can be reduced or allow 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-cultivate them to the specified width at his own expense.

B. Ground Preparation

- 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 sheet mulch. Spray immediately if any weeds are present. If none are showing, but 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 of all dead material from site.
- 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 50mm diameter, concrete, all roots, wire, bricks, and have less than 20% clay. Allow for pre-planting of herbicide to above. Fertilise with 100g per metre square of Fisons 'Neutrocor' and ensure the fertiliser is in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork over thoroughly or machine rotavate soil to a depth of 300mm, ensuring the subgrade and the topsoil are well mixed. For beds greater than 5 metres in width, use a compactor. 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 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.
- 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, (90mm below where grass levels are specified). Where grass is proposed, then the soil level shall be flush (maximum 20mm below) with the ground level of adjacent paved surfaces, to receive rain water run-off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even when the developer and/or main contractor have failed to supply and spread topsoil to the required level. The landscape contractor shall allow for adjustment of levels, as specified above. Including for re-grading adjacent and topsoil. Where beds are sloping, 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 spill out on to pavements and also to allow surface water to drain from paths on to planted areas.
- For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level (or up to 100mm below), to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be buried of paved areas. Soil levels more than 10 mm below pavement edges will cause severe damage to cutting.
- Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882:2007, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% 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

- All planting must 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 details for planting, turfing, and standard trees, and also for maintenance requirements.
- 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 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 that specified in the schedule of plants and associated notes. (i.e. pots are 15cm diameter and 150mm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, as specified above. Including for re-grading adjacent and topsoil. Where beds are sloping, 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 spill out on to pavements and also to allow surface water to drain from paths on to planted areas.
- Refer to accompanying Landscape Management Plan for watering details.
- Proposed large 'headbuds' (or standard trees) to be true to the species, variety and size as specified on the planting plan. 1.6m chestnut stake 600mm above ground and 1000mm below ground) and the size with heading device positioned 250mm maximum from the top of the soil.
- Turf to be of cultivated grade such as Roseland 'Meadow' or other of similar quality and texture, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost. Self-clinging climbing shrubs or wall 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 2.5mm long stainless steel eye screws. Position 100mm to 150mm from ground, and 100mm to 250mm from top of the wall/fence, and string the wire tightly between the fencings. Train the climber prior to work.
- Training varieties of climber shall be trained to wall/fences by mounting ready-made trellis panels 1.8 x 1.1m generally (not 1.8 x 0.9m) for corners or when space is short. Trellis for adapting any panels for locations where walls or fences are more than 1.8m. For trellis panels to tie wall/fences using non rusting screws 250mm long (to be approved), incorporating 50mm cube wall spacing blocks to ensure that the panel is mounted sufficiently far from the wall/fence to allow training of climber. Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative wood stain such as Sadolin 'Classic' (white) or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climber shrub to the trellis with plastic coated garden wire.
- Climbers 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 'Neutrocor' slow release fertiliser. Water with 15 litres of water per climber pit.

D. Mulch

- When specified by the additional specification notes on this plan, supply and spread agrotextile 'Weedstop Fabric' sheet mulch over planting beds, previously, cultivated, graded and fertilised topsoil before planting, and peg down with weighting pegs at a minimum of 500mm centres, (350mm at edges) and beds less than 1m wide. Pegging this density is essential to prevent gaps of material becoming exposed. Refer to the specification for 'Weedstop Fabric' sheet mulch on plan.
- Following planting supply and spread evenly Helocort Industries 'Biotic Mulch' to a depth of 50mm, (75mm on 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-till, large particle, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

E. BS Codes

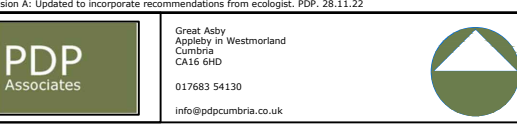
- All workmanship and materials shall conform to the following codes:-
 - General landscape operations (excluding hard surfaces) - BS 4428:1989.
 - Trees in relation to plantation - BS 5817:2012.
 - BS 5998:2015 (recommendations for tree works) unless otherwise specified.
 - Arboricultural Association - CM 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 2003'.
 - Turf - BS 3960:1998 recommendations for turf for general purposes.
 - Seeding - EC Regulations 1976. Use blue labelled certified varieties to 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 Regulations 2002; the product: COSHH Deep Water Supply (Water Quality) Regulations amended 1991; Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife, and Countryside Act 1981.

F. General Notes for the Developer

- Tree Protection
 - Please refer to All About Trees (tree protection information). No digging to take place within the root protection zones of protected trees.
- Ground Work
 - Soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before introducing the ground worker to spread topsoil on the landscape contractor to commence work or 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 410mm of the subgrade for shrub beds 100mm below finished pavement or grass areas in order to receive sheet and bark mulch, (90mm) below where sheet mulch is not to be used. Tree pits will be to per BS 8545:2014. Top soil shall be spread hot 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 soil level should be no greater than 10mm below paved areas after settlement (or to a maximum of 50mm below) to allow for rain water to drain into soft surface. Settlement shall be no greater than the tolerances given, or problems will be encountered with mowing (the blades in danger of touching concrete edges) or where soil is proud of pavements, then drainage problems will be encountered.
 - Existing topsoil and imported soil to BS 3882:2007, and be free from concrete, 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%.
- 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 edges shall be set out properly to lines and nails, with the curves sketched on the ground using pointed pegs and string or 10m marker panel, 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, soil types and substrate. The indicative depths of base courses are minimum depths assuming suitable subgrade conditions.
 - All metalwork shall be finished hot dipped galvanised in accordance with BS EN ISO14640. The galvanizer shall be responsible for the thorough removal of all galvanizing anode (telling) to the complete satisfaction of the Landscape Architect. The decorative 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 'Tombax 6307' from Rustol Ltd. (01773 374444) applied with a turkish brush strictly in accordance with the manufacturer's instructions, COSHH regulations and the product COSHH sheet. Apply 2co. 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 will be subject to inspection by experts in order of final testing, shall be stopped off, re-prepared and applied entirely at the decorative contractors own cost.
 - All wood work to use ACQ water labelled preservative applied by vacuum pressure by Permaquid or other similar and approved company. The timber shall then be stained with 2co. coats of Sadolin 'Classic' colour 'Walnut' strictly in accordance with the manufacturer's instructions, COSHH Regulations 2002 and product COSHH sheet.

Planting Schedule & Abbreviations

Herbaceous											
Abb	English Name	Name	Age	Height	Form	Girth	CrsStm	Root	Cntr	Crs	Qty
Cor can	Creeping dogwood	Cornus canadensis		30-40cm				C	SL	0.377	14
Cro Whi	Crocus	Crocus tomasianus 'Whitwell Purple'						C	SL	0.316	468
Mat stru	Shuttlecock fern	Matteuccia struthiopteris						C	SL	0.816	13
Ms Gra	Maiden grass	Miscanthus sinensis 'Gracillimus'						C	SL	0.577	32
Nar Tet	Daffodi	Narcissus cyclamineus 'Tete-a-Tete'						C	SL	0.316	1405
											1932
Herbaceous Bulb											
Abb	English Name	Name	Age	Height	Form	Girth	CrsStm	Root	Cntr	Crs	Qty
Gal riv		Galanthus nivalis (double)						C	SL	0.316	468
											468
Shrub											
Abb	English Name	Name	Age	Height	Form	Girth	CrsStm	Root	Cntr	Crs	Qty
Auc Var	Spotted Laurel	Aucuba japonica 'Varegate'		60-80cm				C	10L	0.816	40
Ber Nan	Barberry	Berberis thunbergii 'Atropurpurea Nana'		30-40cm				C	SL	0.577	51
Bux sem	Common box	Buxus sempervirens		30-40cm				C	5-7.5L	0.400	497
Bux sem	Common box	Buxus sempervirens		40-50cm				C	SL	0.577	299
Cho Sun	Mexican orange blossom	Choisya ternata 'Sundance'		40-50cm				C	10L	0.816	86
Cho ter	Mexican orange blossom	Choisya ternata		40-50cm				C	10L	0.816	110
Cor Ele	Red barked dogwood	Cornus alba 'Elegantissima'		60-80cm				C	10L	0.816	10
Cor Ele	Red barked dogwood	Cornus alba 'Elegantissima'		80-100cm				C	10L	0.816	32
Cor Pur	Purple leaved holly	Corylus maxima 'Purpurea'		100-125cm				C	25L		3
Cor Sib	Westminster dogwood	Cornus alba 'Sibirica'		60-80cm				C	10L	0.816	106
Cys Alb	Worm-leaved tree	Cytisus albus 'Albus'		40-50cm				C	SL	0.577	57
Esc CFB	Worm-leaved tree	Escalonia 'CF Ball'	2x	40-50cm				C	SL	0.300	304
Euo Gai	Spindle 'Emerald Gaiety'	Euonymus fortunei 'Emerald Gaiety'		30-40cm(D)				C	SL	0.577	30
Euo Gol	Euonymus 'Emerald n Gold'	Euonymus fortunei 'Emerald n Gold'		30-40cm(D)				C	SL	0.577	43
Euo Que	Spindle Silver Queen	Euonymus fortunei 'Silver Queen'		40-50cm				C	10L	0.816	13
Fat Iz	Fat holly	Fatsia japonica		60-80cm				C	10L	0.816	106
Heb Mid	Hebe	Hebe 'Midsummer Beauty'		40-50cm				C	10L	0.816	136
Heb Pag	Hebe	Hebe pinguifolia 'Page'		30-40cm(D)				C	SL	0.577	60
Hyd Blu	Blue hydrangea	Hydrangea macrophylla 'Nikko Blue'		40-50cm				C	10L	0.816	18
Hyp cal	Rose of Sharon	Hypericum calycinum		20-25cm				C	SL	0.577	8
Hyp Hid	St. John's Wort	Hypericum patulum 'Hidcot'		40-50cm				C	10L	0.816	149
He aqu	Holly	Ilex aquifolium		40-50cm				C	2L	0.250	492
He aqu	Holly	Ilex aquifolium		40-50cm				C	SL	0.300	679
Lav Hid	English lavender	Lavandula angustifolia 'Hidcot'		30-40cm				C	SL	0.577	41
Pho Rob	Red-tipped photinia	Photinia x fraseri 'Red Robin'	0/1	60-80cm				B	SL	0.400	84
Pie Fla	Peris floribunda Forest Flame'	Peris floribunda 'Forest Flame'		60-80cm				C	10L	0.816	35
Pru lau	English laurel, Cherry laurel	Prunus laurocerasus		100-125cm				C	10-15L	0.700	188
Pru lus	Portugal laurel	Prunus lusitanica		60-80cm				C	5-7.5L	0.400	205
Pru Or	Cherry laurel var.	Prunus laurocerasus 'Otto Luyken'		40-50cm				C	SL	0.577	87
Pru spi	Blackthorn	Prunus spinosa		40-50cm				C	2L	0.250	308
Ros can	Dog rose	Rosa canina		40-50cm				CP	2L	0.250	123
Ros off	Rosemary	Rosmarinus officinalis 'Miss Jessop's Upright'		40-50cm				C	10L	0.816	101
Spr arg	Bridal wreath, Foam of may	Spiraea arguta		60-80cm				C	10L	0.816	6
Vib dav	David viburnum	Viburnum davidii		30-40cm				C	SL	0.577	14
Vin Var	Greater periwinkle var.	Vinca major 'Varegate'		30-40cm				C	SL	0.577	8
Vin Var	Greater periwinkle var.	Vinca major 'Varegate'		30-40cm(D)				C	SL	0.577	15
											3928
Tree											
Abb	English Name	Name	Age	Height	Form	Girth	CrsStm	Root	Cntr	Crs	Qty
Ace cam	Field maple	Acer campestre	3x	350-425cm	Standard (Heavy)	12-14cm		RB			4
Ace Str	Field maple	Acer campestre 'Streetwise'	3x	min 600cm	Standard (Extra heavy)	16-18cm		RB			6
Acr cm	Field maple	Acer campestre	4x	175-200cm	Bushy			B			2
Aln glu	Common alder	Alnus glutinosa		min 600cm	Standard (Extra heavy)	16-18cm		B			2
Bet pendu	Silver Birch	Betula pendula		175-200cm	Feathered/Sped men	16-18cm		B			5
Bet pen	Silver Birch	Betula pendula		min 600cm	Standard (Extra heavy)	16-18cm		B			5
Bet pub	Dowry Birch, White Birch	Betula pubescens	2x	175-200cm	Feathered	12-14cm		RB			3
Bet pub	Dowry Birch, White Birch	Betula pubescens	3x	300-350cm	Standard (Heavy)	12-14cm		RB			2
Car Col		Carpinus betulus 'Columnaris'	3x	min 600cm	Standard (Extra heavy)	16-18cm		RB			5
Car Fon	Hornbeam	Carpinus betulus 'Frans Fontaine'	3x	min 600cm	Standard (Extra heavy)	16-18cm		RB			1
Cra mon	Common hawthorn	Crataegus monogyna	1/1	40-50cm	Transplant (seed-raised)			C	2L	0.250	308
Fag syl	Common beech	Fagus sylvatica	1/2	40-50cm	Transplant (seed-raised)			C	2L	0.300	679
Liq sty	Sweet gum	Liquidambar styraciflua		min 600cm	Standard (Extra heavy)	16-18cm		B			2
Pru avk	Gean, Wild cherry	Prunus avium	2x	175-200cm	Whip	16-18cm		B			3
Pru avk	Gean, Wild cherry	Prunus avium	3x	min 600cm	Standard (Extra heavy)	16-18cm		B			2
Pru Pie	Double gean	Prunus avium 'Pena'	3x	350-425cm	Standard (Heavy)	12-14cm		RB			1
Pru ser	Tibetan cherry	Prunus serrula	3x	450-500cm	Standard (Extra heavy)	16-18cm		RB			5
Quo Fas	Pyramidal english oak	Quercus robur 'Fastigata'	3x	min 600cm	Standard (Extra heavy)	16-18cm		WB			6
Quo rob	Common, English oak	Quercus robur	3x	min 600cm	Standard (Extra heavy)	16-18cm		B			3
Sor auc	Mountain ash or Rowan	Sorbus aucuparia	3x	350-425cm	Standard (Heavy)	12-14cm		RB			2
Ti Gre	Greenspire Linden	Tilia cordata 'Green Spire'	3x	min 600cm	Standard (Extra heavy)	16-18cm		B			3
											1049
											7377



Client: Oakmere Homes

Project: Accrington Road, Whalley

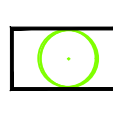
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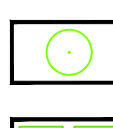
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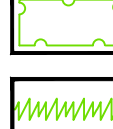
Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.



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 - 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-fine bark mulch. Individual species to be planted in groups of no more than 7 plants.



Ornamental hedge planting, including