

SPECIFICATION

General
All operations will be carried out by a competent and qualified landscape contractor in line with best practice methods suitable for the works as outlined below:
In addition to those standards listed within the specification, all works to conform to the following British Standards:-

- BS 3882 - Specification for Topsoil
- BS 3969 - Recommendations for Turf for General Purposes
- BS 3998 - Recommendations for Tree Work
- BS 4428:1989 - General Landscape Operations excluding hard surfaces
- BS 5837 - Trees in Relation to Construction - Recommendations 2012
- BS 7370: Part 1: 1991 - Grounds maintenance soft landscaping

Vegetation Protection
All existing vegetation to be retained in line with the recommendations of BS 5837 and shall remain in place until the site works are complete. The position of the fencing will be agreed with the Landscape Architect and Site Manager as set out with submitted Arboricultural Assessment.

Site Preparation
Soil
Existing soil to be utilised on site where possible.
The existing soils (subsoil and topsoil) are expected to be adequate for planting and should be to the following minimum depths:-

- Trees - 1m (500mm topsoil)
- Shrubs - 600mm (300mm topsoil)
- Seeding - 300mm (150mm topsoil)

Should depths of soils not fall within these minimum standards soils depths will be increased using imported soil to BS 3882 or existing approved soil from elsewhere on site.

Any topsoil brought onto site must conform to BS 3882 and be approved by the Landscape Architect.

Storage of Soil
Site won top soil will be stored in locations as agreed by the Site Manager and in line with the British Standards.

All plants in containers will be watered prior to planting.
All planting areas will be hand stone picked before planting commences.

Mulch
All trees (other than in hard surfaces) and ornamental shrubs to a coarse grade contract bark mulch spread over the entire soil area at a depth of 75mm.

Trees in Soft Landscape
Time of Planting
Trees to be supplied bare root and bagged to be planted between mid November - end of February.
Rootballed trees to be planted November to April.

Preparation of tree pits
Approximately 1.0m x 1.0m x 1.5m deep, or sufficient to allow 500mm clearance around the roots. The soil at the base of the pit to be broken up before, the rootball is positioned.

Stakes
Stakes to be supplied, machine rounded, pointed and tanned, 1.8m long with 1m below ground. Stakes to be fixed using a buckle, tree tie and spacer.

Watering
All trees will be watered as appropriate after planting.

Compost
50 litres of tree planting compost to be supplied to each pit before soil is backfilled and firmed at a rate of one part tree planting compost to three parts soil.

Each specimen street tree will be supplied with a watering tube, with chained lid, positioned at time of planting. Type to be Root Rain Metro system or equivalent.

Ornamental Hedge to Residential Areas
Hedge species will be planted in double staggered rows (where space allows) at 7 plants per lm or 4 plants per lm where not a double row.

Seeding & Turfing
Grass seeding will be as shown on the landscape drawings, with Barenbrug Ltd. Barfora 12 mix or equivalent. Seeding work will be carried out in the appropriate growing season and when weather conditions are suitable.

Preparation for turf and seeding.
All soiled areas will be rotary cultivated to at least 300 mm, stone picked and raked level prior to seeding/turfing. Any areas where machinery cannot gain access will be prepared by hand. Seeded and turfed areas will be rolled with a lawn roller, to ensure a level surface after establishment of the grass as set out in the guidance given in BS 4428.

Watering
All grass areas will be watered as necessary until established.

Schedule of Landscape Maintenance
Maintenance will be for a period of 5 years from the date of Practical Completion Certificate, and in line with the approved Management Plan.

Generally visits will be made on regular, monthly bases i.e. 12 visits per year and include operations set out below. A satisfactory certificate of completion will be required on every visit.

On each visit the following operations will be carried out and an inspection certificate signed by the Site Manager completed:-

- Litter collection.
- Removal and replacement of dead and vandalised plants.
- Watering of lawns, trees and shrubs as necessary.
- Weeding of beds and borders.
- Pruning of ornamental and semi-native shrubs and trees as required.
- Pest and disease control.
- Topping-up of bark mulch as needed.
- Grass cutting and trimming of edges as set out in the grass cutting

An indication of species to be used consists of:

- Formal Hedgerow**
Berberis thunbergii
Ligustrum Ovalifolium (Privet)
- Specimen Tree Planting**
Betula pendula (Silver Birch)
Sorbus aria (Whitebeam)
Sorbus aucuparia (Rowan)
Prunus spp (Flowering Ornamental Cherry)
- Low Level Ornamental Planting**
Berberis darwinii
Bergenia cordifolia
Choisya ternata
Euphorbia amygdaloides 'Purpurea'
Hemerocallis spp
Lavandula officinalis
Mahonia japonica
Prunus lusitanica 'Otto Luyken'
Skimmia japonica
Vinca minor 'Gertrude Jekyll'
Salvia spp
Viburnum bodnantense
- Climbers**
Hedera helix
Hydrangea petiolaris
Parthenocissus quinquefolia



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.
CONSTRUCTION
DEMOLITION
FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Key

	Site Boundary
	Existing Trees / vegetation to be removed - Subject to detailed Arboricultural Survey
	Proposed Houses
	Main vehicular routes
	Primary footpaths adjacent to roads
	Secondary footpaths
	Private driveways
	Shared driveways
	Visitor parking
	Specimen tree planting
	Formal hedgerow planting
	Low level ornamental planting
	Amenity grass

- Notes:**
- Drawing based on IDP drawing - Proposed Site Layout - Drawing Number SL-01 Rev C - Received 23.05.17
 - For details on boundary treatments please refer to IDP drawing Eskdale Boundary Treatment - Drawing Number BT-01 Rev G.
 - To be read in conjunction with Indicative Drainage Layout 112153/2001.
 - Existing vegetation subject to detailed Arboricultural Survey.
 - For details on Proposed Surface Finishes and Kerbs please refer to drawing 112513/2004.

B	12/01/17	REVISED IN LINE WITH ARCHITECTS DRAWING SL-01 REV C	SDR	NB	NB
A	30/01/17	CLIENT LOGO AMENDED.	SDR	ER	ER

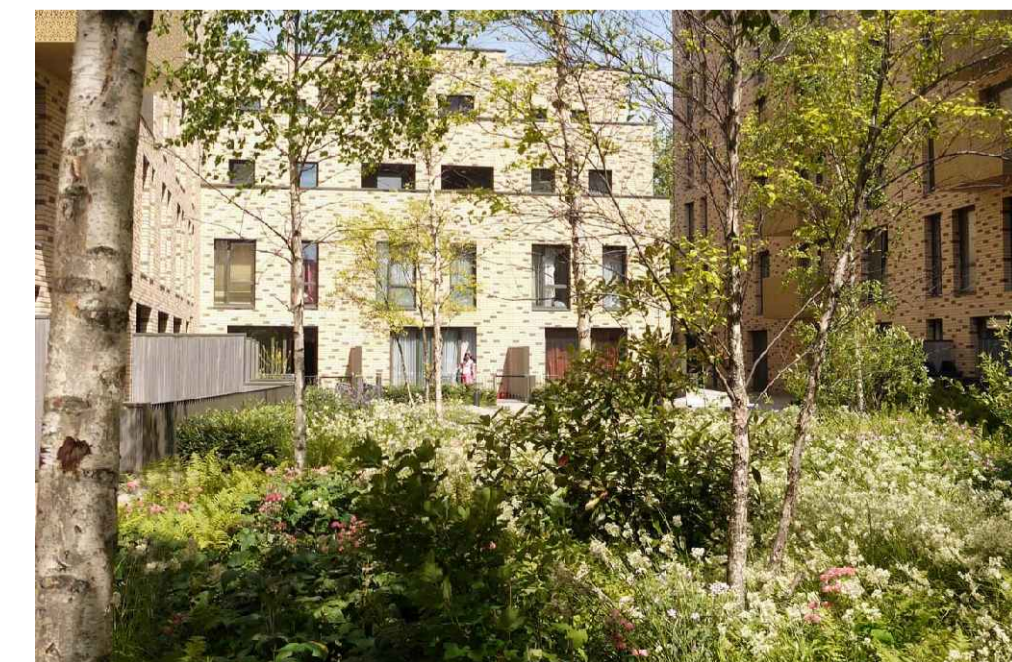
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Project Title:
ESKDALE HOUSING

Drawing Title:
**LANDSCAPE PROPOSALS PLAN
PHASE 1 - AREA OF AFFORDABLE
HOUSING**

Scale at A1: 1:500	Status: Preliminary	
Drawn: SDR	Checked: DB	Approved: DB
Date: 12/01/17	Date: 18/01/17	Date: 18/01/17

Drawing No.: **112153/8001** Revision: **B**



Birch and mass ground cover planting to frontages.



Herbaceous perennials to landscape areas.



Sweep of colourful Lavender and Salvia spp



Mown grass between ground cover beds.