Specifications for Soft and Hard Landscape Works.

All landscape works shall comply with BS 4428 1989.

Unless where otherwise specified: -

A. Setting Out

1. Planting shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using rigid scribed on the ground using two pointed stakes and a line secured with side measuring pins. Contractor to request confirmation in writing of setting out before any work is carried out. Client shall be notified of setting out completion to the plan before cultivation and planting works are carried out. Failure to do so may result in work having to be moved at the contractor's own expense. Where a fixed dimension is not given, the contractor shall set out the work to the dimensions shown on the drawing and shall be responsible for any error resulting therefrom. With narrow beds between walls/fences and path edgings, 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 else, 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

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 sheet mulch. Spray immediately if any weeds are present. If none are showing, but expected, spray 2 weeks before planting. Do not spray in windy conditions or when rain is imminent. Spray operatives shall be trained and certificated for such operations, 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 all dead material from site.

2. Soil shall be tested by an approved testing laboratory 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 2.5% clay. After fine preparation of herbicide treated beds, fertilise with 100g per metre square of Fisons "Nurcrusion" slow release fertiliser, in accordance with the manufacturer's instructions. For beds less than 3 metres 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 3 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 meters of tree stems or 3 meters 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.

3. Stones and debris exceeding 50mm diameter shall be removed from site.

4. Once-more before submitting samples, the extent of topsoil from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, (90mm below where agro-textile set 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 10mm below - but never proud) 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 where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified above. Where soil is to be retained by a kerb, sleeper or edging, the soil shall be kept 50mm below the top of the kerb, sleeper or edging to allow for mulch and to prevent soil from spilling over 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.

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. Soil of grass areas should therefore never be proud of 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: 2007, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick. Samples shall be submitted to the landscape architect for approval as set out above. Maintainable/low 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 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 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 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 size specified in the schedule of plants and associated notes, (3L pots are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the pot size by the HTA "Specification for Nursery Stock". Ground cover plants shall be minimum 9cm pot size. Trees shall be as specified in the schedule. The 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 accompanying Landscape Management Plan for watering details.

4. Proposed hedge feathered or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1.0m chestnut stake 600mm above ground and 1000mm below ground) and 19x3x tar with spacing device positioned 25mm maximum from the top of the post.

5. Tree guards to be Rigitex Combiguard or as Rhestrem "Medallion", 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 garden wire. Training wires shall be attached vertically to the wall/fence by means of 125mm long vine eyes and rawl plugs. Position 1No. at 250mm from ground, and 1No. 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 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted). Include for adapting any panels for locations 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 cutte 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 2 coats of exterior quality timber stain. Provide decorative wood train such as Sadolin "Classic" walnut or similar and approved. 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 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 "Nurcrusion" slow release fertiliser. Water with 15 litres of water per climber pit.

D. Mulch

1. 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 beds, ensuring that the sheet mulch is pinned down at 1m centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for "Weedstop Fabric" sheet mulch on plan.

2. Following planting supply and spread evenly Melcourt Industries "Rustic Bismulch" 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

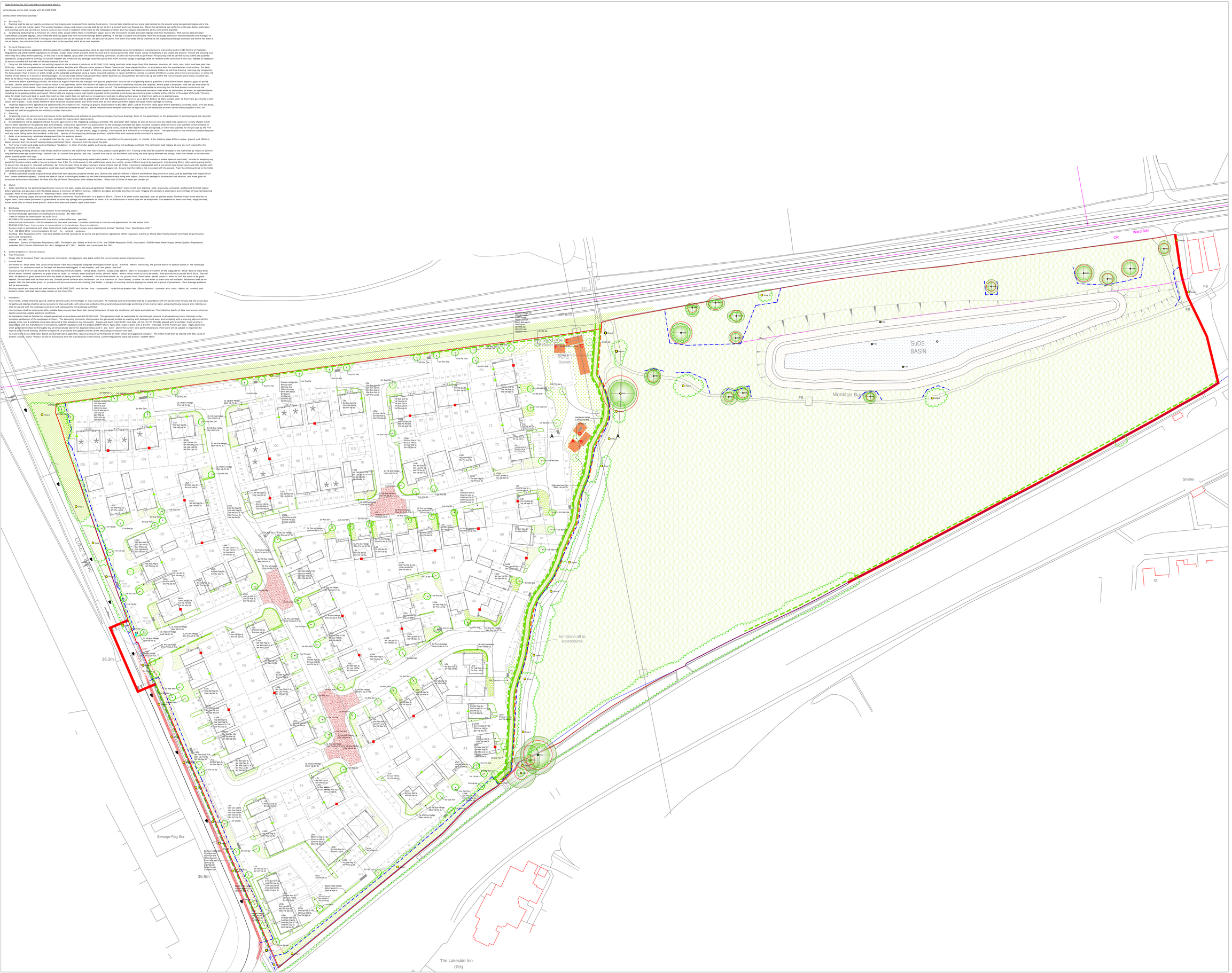
1. All workmanship and materials shall conform to the following codes: -
Trees: Specification for Nursery Stock (HTA Publication) - BS 4428:1989
Trees in relation to construction: BS 5837:2012
BS 3998:2010 (recommendations for tree works) unless otherwise specified.
Arboricultural Association - CDI 8 Framework for tree work contracts - standard conditions of contract and specification for tree works 2008.
BS 8545:2014 Trees: from nursery to independence in the landscape: Recommendations.
Trees: Specification for Nursery Stock (HTA Publication) - BS 4428:1989 Stock specification entitled "National Plant Specification 2001 ".
Turf: BS 3969:1998: recommendations for turf for general purposes.
Seeding - EEC Regulations 1974. 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: 1997 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 amended 1989,Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981.

F. General Notes for the Developer:

1. Tree Protection
Refer to the 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 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 of 415mm of the subgrade for shrub beds to leave beds 65mm below adjacent paved areas to allow for 50mm of bark mulch and to prevent soil from spilling over the edges of the beds. Grass areas 215mm. allow for 200mm so that turf shall be spread for grass areas flush with any areas of paved and other settlement. the soil level should be no greater than 15mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm 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 or danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered.
Supply topsoil and imported soil shall conform to BS 3882:2007, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 25%.

3. Hardworks
Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor. All materials and work/marking 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.
Allow for adjustments of levels, as specified above. Where base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.
All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISO1461. The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (fettling) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a bristle brush until all dirt, greasy, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint "coat 66307 from Sika Ltd (tel. 01707 374444) applied with a turnheat brush strictly in accordance with the manufacturer's instructions. Alternatively supply and paint "Galvafroid" from Sika Ltd (tel. 01707 374444) applied with a brush strictly in accordance with the manufacturer's instructions. Do not apply when galvanized 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.



Timber Trim Trail Key

A. SLALOM LANDAIS JUNIOR JPS10J
B. ESPALIER DOUBLE JUNIOR JPS11J
C. HAIES JUNIOR JPS12J
D. PLANCHE ABDOS SENIOR JPS13S (12+ yrs)
E. POUTRE D'EQUILIBRE S et J JPS14
F. BARRES PARALLELES JUNIOR JPS15J

All to be laid above Matta Surfacing reinforced turf. Available from Proludic Ltd.

All planting within open space areas to use planting stock to South Tynedale and raised within 50miles of the site.

- 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 native tree/shrub planting in grassed or planted areas. Shrub species to be used adjacent to burn to prevent over-shading.
- 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. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to all plants. Species to be planted in random, single species groups of no more than 5 plants.
- Native climbers secured to stock proof fencing using biodegradable ties. Plants spaced at 300mm centres.
- Existing grassland, to be retained and enhanced through management.
- Areas to be turfed.
- Areas of amenity grass seed mix or existing grassland, made good.
- Areas of meadow grass seed mix, such as Emorsgate Mix EM2.
- Areas of damp-tolerant grass seed mix, such as Emorsgate Mix EM8.
- New native planting at 1m (shrub species) and 2m (tree species) centres, including tubular guards and stakes.
- Existing hedges or vegetation, to be retained.
- 80cm high stock-proof fencing, using S/80/30 galvanised fencing (mesh size 30cm x 20cm), on timber stakes between rows of staggered hedge planting - to allow wildlife permeability but restricting public access.
- Whindust path surfacing.
- Proposed locations of dog-waste bins.
- Proposed bat boxes - refer to OS Ecology details.
- Proposed swift boxes - refer to OS Ecology details.

PDP Associates
Knarr Abby
Corbridge, Northumberland
England
NE45 5RW
01763 242130
info@pdpconsulting.co.uk

Client
Barratt David Wilson

Project
Luke's Lane, Hebburn

Drawing title
Landsscape Masterplan

Scale	Drawn by	Date
1:500 @ A0	PDP	Sept 2023

Drawing No.
c-1918-11 Revision D