



Specification for Soft and Hard Landscaping Works
 All landscape works shall comply with BS 4428:1989
 Unless 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 nail and string on the ground using two parallel lines and a line between, or with site marker paint. The junction between corners and curves shall be set out to form a smooth and even flowing line. Check that all setting out conforms to the plan before excavation and concrete 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 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 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-culture 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 registered systemic herbicide to manufacturer's instructions and to 1987 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive granular 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 sealed, spray after one month following cultivation. Do not disturb seed germination. All spraying shall be carried out by suitably qualified operators, 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 rate of at least 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, brick, and have less than 20% clay. Allow the application of herbicide as above. Fertilise with 100g per metric square of Fisons 'Neutocor' slow release fertilizer, in accordance with the manufacturer's instructions. For beds with less than 5 metres in width, fork over thoroughly or machine rotavate 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 spade at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of building edges. Do not go to grass 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 Assessment for further information.
 - Determine before submitting a tender, the extent of support from the site manager with ground preparation. Ensure that all planting beds to be graded to a level 50mm below adjacent grass or paved surfaces, (900mm below where agro-textile sheet mulch is not specified), within 400-600mm of edges to ensure bark or wood chip mulch is retained. Where grass is proposed, then the soil level should be flat (maximum 10mm below top of spot ground) adjacent paved surfaces, to receive rain water run-off. The landscape contractor is responsible for ensuring the final ground conforms to the specification where the developer/owner/main contractor have failed to supply and spread topsoil to the required level. The landscape contractor shall also allow for adjustment of levels in specified areas, including for grading surface and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 600mm 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 turf 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 turf areas. Soil in grass areas should be more even than the ground level. Soil levels more than 10mm below pavement edges will cause mower damage on cutting.
 - Improved topsoil (where specified) should be imported 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 20% clay. Such soil shall be cultured in situ 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 comprising these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, turning, 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 all stock lost or damaged by the contractor or any other party at the contractor's expense. All plants shall be true to the specification in the schedule of plants and associated notes. (2L pots are 15cm diameter and 15cm deep). All shrubs, other than ground cover, shall be 400-600mm height and spread, or otherwise specified for the site. All trees shall be 150mm diameter at 1.3m above ground level. Free stock, not yet banded, lagged or spigged, there should be a minimum of 5 breaks per shrub, wire and brick, and have less than 20% clay. Such soil shall be cultured in situ 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.
 - Refer to accompanying Landscape Management Plan for watering details.
 - Pre-planting large trees, up 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 this to with spacing device positioned 25mm maximum from the top of the pot.
 - Turf to be cultivated grade such as Rowspan 'Mediator' or other of similar quality and source, approved by the landscape architect. The contractor shall replace all turf rejected by the landscape architect at his own cost.
 - Self-cleaning cleaning straws: soil straws shall be trained to the wallface with heavy duty plastic coated garden wire. Training wires shall be attached vertically to the wallface by means of 125mm long stainless steel soil straws. The straws shall be spaced from ground and the 250mm from top of the wallface, and string the wire slightly between the fringes. Train the straws to the wire with plastic coated garden tags.
 - Training wires of straws shall be trained to wallfaces by mounting ready-made trellis panels 1.5 x 1.8m generally 0.4 x 0.6m for corners or where space is restricted). Include the training wires with plastic coated garden tags. The straws shall be spaced from ground and the wallfaces using non rusting screws 125mm long (to be approved), incorporating 50mm wood working blocks to ensure that the straws are mounted sufficiently. Use a non toxic force to allow training of stems. Ensure that all timber is pressure impregnated with a non toxic wood preservative to protect the straws from rot. Do not use any other preservative stain such as Solignum 'Clarex' walnut or similar and approved. Ensure that the straws are not in contact with the ground. Train the cleaning straws to the trellis with plastic coated garden wall tags.
 - Members specified outside proposed shrub beds shall have specially prepared similar joints. Other joints shall be 600mm x 600mm x 60mm (minimum size) and be locked with topsoil from site - unless otherwise agreed. Ensure the base of the joint is thoroughly broken up and free falling back into the soil. Do not use any other preservative stain such as Solignum 'Clarex' walnut or similar and approved. Fertilise with 50g of Fisons 'Neutocor' slow release fertilizer. Water with 15 litres of water per meter sq.
- D. Mulch**
- When specified by the additional specification notes on this plan, supply and spread appropriate 'biodegradable plastic' sheet mulch over planting beds, previously cultivated, graded and fertilized topsoil before planting, and prior to the laying of topsoil at a minimum of 50mm, concrete, (300mm at edges) and beds less than 1m wide. Praying this mulch is essential to prevent traps of material becoming exposed. Refer to the specification for 'biodegradable plastic' sheet mulch on plan.
 - Following planting supply and spread evenly Melscor Industries 'Biotic Biomulch' to a depth of 50mm, (75mm if no sheet mulch specified), over all planted areas. Finished mulch levels are to be higher than 50mm below pavement or grass 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-fine, 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, including turf surfacing: BS 4428:1989
 - Trees in relation to construction: BS 5837:2012
 - BS 5840:2016 (recommendations for tree work) unless otherwise specified
 - Arboricultural Association - GB 8 Framework for tree work contracts - standard conditions of contract and specifications for tree work, 2006
 - BS 8545:2014: Trees from nursery to independence in the landscape. Recommendations
 - Nursery stock in accordance with United Horticultural Trade Association nursery stock specification entitled 'National Plant Specification 2001'
 - Turf: BS 3849:1996 recommendations for turf for general purposes
 - Seeding: IEC Regulations 1915. 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 1987, The Health and Safety at Work Act 1974, the COSHH Regulation 2003, the product COSHH sheet Water Supply (Water Quality) Regulations amended 2003, the Control of Pollution Act 1974, the Wildlife Act 1991, 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 instructing the ground worker to spread topsoil or the landscape contractor to spread topsoil or the beds will become waterlogged in wet weather and the plants will turf.
 - Top soil spread from one site should be to the following minimum depths:
 - Shrub beds: 200mm. Grass areas 150mm, allow for excavation of 410mm of the subgrade for shrub beds to have beds below finished pavement or grass areas in order to receive sheet and bark mulch (200mm below where sheet mulch is not to be used). Topsoil will be as per BS 8545:2014. Top soil shall be spread for grass areas flush with any areas of paving and other surfaces. Topsoil shall be no greater than 50mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces and the finished level shall be no greater than 50mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces. Settlement shall be no greater than the excavated area or problems will be encountered with mowing (the risks in areas of existing concrete edgings or where not a grade of pavement in the drainage problems will be encountered).
 - Existing 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 20%.
 - Hardworks**, 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 scried on the ground using period pins and string or site marker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape architect and subsequently the landscape architect.
 - Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and subsidence. The indicative depths of base courses are minimum depths assuming substrate conditions.
 - All materials shall be finished hot dipped galvanized in accordance with BS EN 15014:60. The galvanizer shall be certified to the through removal of all galvanizing salts (testing) 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 scouring pad with all dirt, grease, which rust & oxidation have been removed & then allowed to dry thoroughly. Supply and paint 'tinted 6037' from Sika Ltd (Tel: 01703 314444) applied with a brushback. Supply and paint 'tinted 6037' from Sika Ltd (Tel: 01703 314444) applied with a brushback or 100 micron per mil, apply paint only when galvanized surface is thoroughly dry at temperature 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 contractor's own cost.
 - All wood work to use ACQ water based wood preservative applied by vacuum pressure by Permaquid or other similar and approved company. The timber shall then be stained with 'Oxi' coats of Sikkens 'Classic' colour 'Water' in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet.

- Extra heavy standard tree planting in grassed areas with protection offered to adjacent highways/swale construction, as per drawing C-1987-17. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
- 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.
- 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 meter). Shelters to all rows. Species to be planted in random, single-species groups of no more than 5 plants.
- Areas to be turfed.
- Areas of amenity grass seed mix or existing grassland, made good.
- Areas of species-rich wetland grass seeding, such as Emergate Mix EGB, or similar and approved.
- Areas of species-rich acid meadow grass seeding, such as Emergate Mix EM4, or similar and approved.
- New native planting at 1m (shrub species) and 2m (tree species) centres, including tubular guards and stakes.
- Proposed native marginal planting.
- Proposed native reed/grass planting within swale base.
- Crushed stone pedestrian paths, as per drawing C-1987-17.

PDP Associates
 Great Acre
 Quarry in Westwood
 CA14 4AD
 01763 54130
 info@pdp.co.uk

Client: **Keepmoat Homes**

Project: **Lincolnshire Lakes, Scunthorpe**

Drawing title: **Landscape Masterplan**

Scale: **1:1000 @ A1** Drawn by: **PDP** Date: **Aug 2022**

Drawing No.: **C-1987-01** Revision: **C**