

SPECIFICATION

GENERAL

All operations will be carried out by a competent and qualified landscape contractor (or person) 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 Site Manager and arboriculturist.

SITE PREPARATION

SOIL

Existing soil to be utilized 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:-

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. The top 300mm layer of compacted topsoil in planting beds shall be broken up prior to planting. Compacted topsoil in areas to be grass seeded shall be broken up to full depth. No digging or soil cultivation shall be carried out within the root spread of trees and shrubs to be retained. All plants in containers will be watered prior to planting. All planting areas will be hand stone picked before planting commences.

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.

TIMING OF SHRUB PLANTING

Deciduous shrubs to be planted late October to late March.

Evergreen shrubs to be planted September/ October or April/ May.

SHRUB PLANTING PITS

Size of pit wide enough to accommodate roots when fully spread and 75mm deeper than root system. Break up base of pit to a depth of 150mm, incorporating 25g slow release fertilizer per plants pit. Backfilling material: re-use excavated material.

WATERING

All planted areas will be watered as appropriate after planting. All grass areas will be watered as necessary until established.

Mulch

All ornamental shrubs to a coarse grade contract bark mulch spread over the entire soil area at a depth of 50-75mm, to protect root systems, prevent surface crust and suppress weeds. Mulch shall have a natural appearance, and shall not deplete the nitrogen content of the soil.

HEDGE PLANTING

Planting to take place October to February. 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

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

PREPARATION FOR SEEDING

The Contractor (or a person) shall ensure that all grass seeded areas develop into a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease. They shall form a closely knit, continuous ground cover of even density, height and colour.

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.

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.

Hedge planting should be ultimately maintained at a consistent height between 1.5-2m high. Ornamental planting should be ultimately maintained at a consistent height between 0.5-1m high.

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 shrubs and trees as required.
- Pest and disease control.
- Topping-up of bark mulch as needed.
- Grass cutting and trimming of edges.

ADDITIONAL NOTES

- Existing levels to be preserved around existing trees and vegetation to be retained.
- Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2005 'Trees in Relation to Construction'. Any necessary tree works to be carried out by an approved Tree Surgeon / Arboriculturalist to BS3998:2010 'Recommendations for Tree Works'.
- For all arboricultural issues refer to a certified & qualified tree surgeon.
- Final location and tree species selection will be subject to service report and foundation depths to be provided by survey drawings.
- Slope profiles to soft landscape areas are to be no steeper than 1:3 and to be considering access for all.
- Contractors to ensure they are working to the latest British Standards as required.
- Appropriate bio-security measures to be taken prior to ordering stock from nursery and planting onsite.

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance. Essentials of good maintenance regimen.

GENERAL NOTES:

DO NOT SCALE DIMENSIONS OFF THIS DRAWING.

THE SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE PLANS/SECTION DETAILS, AND OTHER ASSOCIATED DETAILS AS MAY BE PROVIDED.

ALL WORK IS TO BE CARRIED OUT TO THE LOCAL AUTHORITY PLANNING AND BUILDING REGULATIONS APPROVAL, AND THE CODES OF PRACTICE AND BRITISH STANDARDS AS NECESSARY.

ALL DIMENSIONS, LEVELS, SIZES, POSITIONS AND LOCATIONS OF PARTICULARS AS INDICATED ON DRAWINGS ARE TO BE VERIFIED BY THE APPOINTED CONTRACTOR ON SITE PRIOR TO ENGAGING IN WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT/SURVEYOR/ENGINEER OR RESPONSIBLE PERSONS IMMEDIATELY.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CDM REGULATIONS, AND APPROPRIATE HEALTH & SAFETY ON SITE PRECAUTIONS.

THE CLIENT/BUILDING OWNER MUST OBTAIN ANY NECESSARY PARTY WALL AGREEMENTS, PRIOR TO ENGAGING IN THE WORKS ON SITE.

FOR ANY STRUCTURAL STEELWORKS DETAILS PLEASE REFER TO STRUCTURAL ENGINEER'S DRAWINGS & CALCULATIONS.

DRAINAGE IS ONLY INDICATIVE & CONTRACTOR MUST FULLY INVESTIGATE THE EXISTING DRAINAGE RUNS ON SITE AT BEGINNING OF WORK, VERIFY AND REPORT IN CASE OF ANY ERROR.

FOR PLANNING USE ONLY

- NO CHANGE
 - APPROVED PLANNING REF
 :321/APP/2022/189

P01 AM 15.07.22 AB FIRST ISSUE
 REV BY DATE CHK DESCRIPTION

STATUS

PLANNING

PROJECT
 39 OAK AVENUE, ICKENHAM,
 UXBRIDGE, LONDON, UB10 8LR

DRAWING TITLE

LANDSCAPE SPECIFICATION

DATE CREATED DATE AMENDED SCALE
 15.07.22 -
 DRAWN BY AMENDED BY CHECKED
 AM AB
 DRAWING NO & REVISION
 AA-FP-AV-A002-0019
 P01