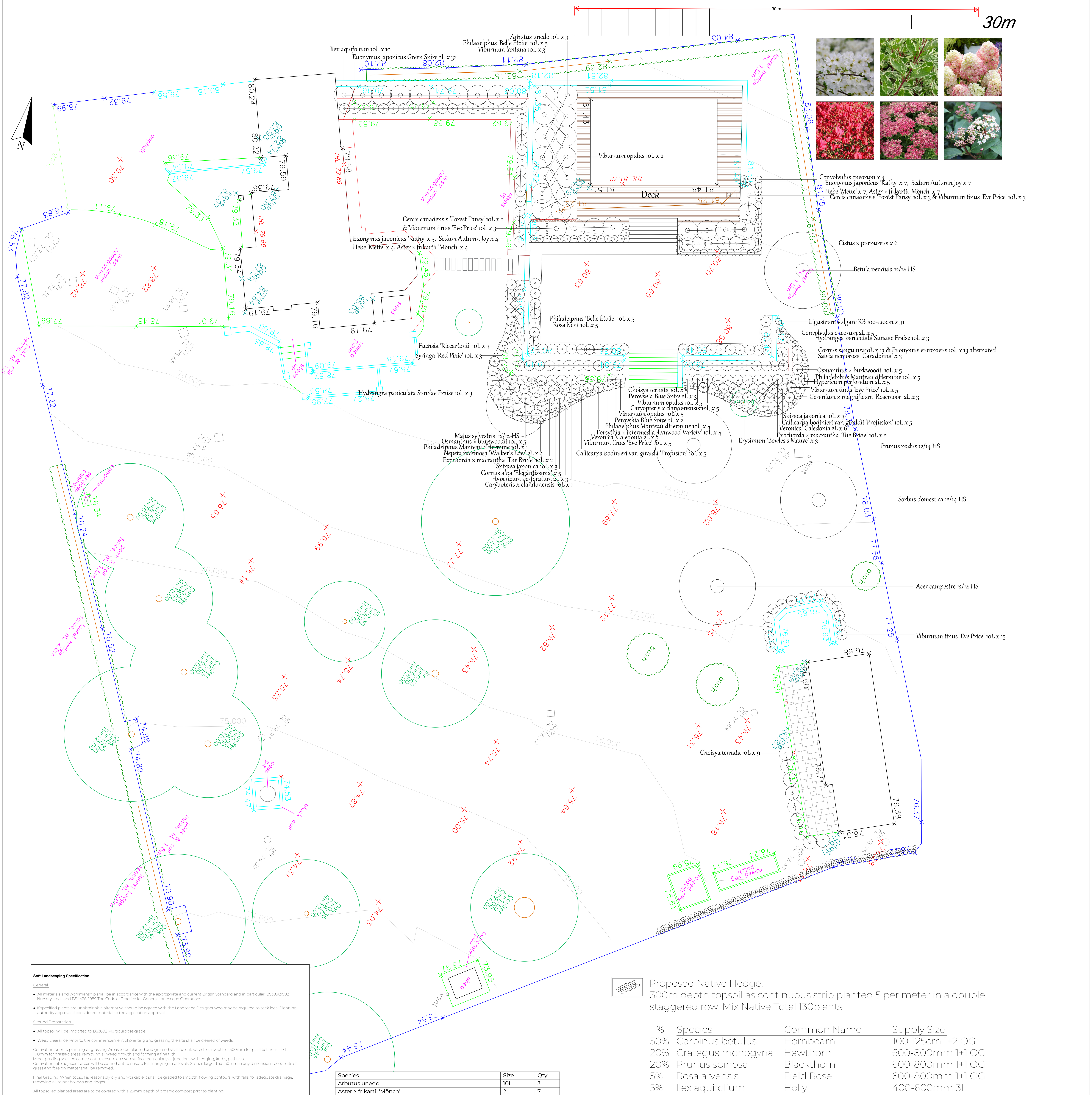


Soft Landscaping Specification

General

- All materials and workmanship shall be in accordance with the appropriate and current British Standard and in particular: BS3936:1992 Nursery stock and BS4428: 1989 The Code of Practice for General Landscape Operations.
- If specified plants are unobtainable alternative should be agreed with the Landscape Designer who may be required to seek local Planning authority approval if considered material to the application approval.

Ground Preparation

- All topsoil will be imported to BS3882 Multipurpose grade
- Weed clearance: Prior to the commencement of planting and grassing the site shall be cleared of weeds.

Cultivation prior to planting or grassing: Areas to be planted and grassed shall be cultivated to a depth of 300mm for planted areas and 100mm for grassed areas, removing all weed growth and forming a fine tilth.
Minor grading shall be carried out to ensure an even surface particularly at junctions with edging, kerbs, paths etc.
Cultivation into adjacent areas will be carried out to ensure full marrying-in of levels. Stones larger that 50mm in any dimension, roots, tufts of grass and foreign matter shall be removed.

Final Grading: When topsoil is reasonably dry and workable it shall be graded to smooth, flowing contours, with falls, for adequate drainage, removing all minor hollows and ridges.

All topsoiled planted areas are to be covered with a 25mm depth of organic compost prior to planting.

Implementation

The works shall be carried out in weather conditions suitable for operations and during the appropriate seasons which will be considered to be as follows (The Landscape Designer is to be consulted where works are to be carried outside this time):

- Planting of rootball hedging from November - March
- Planting of containerised tree and shrub plants - all year.
- Turfing - Spring / Autumn or at any time conditions allow.

Where the appropriate season falls after Practical Completion, works will be carried out in the next following season.

Tree planting

Trees shall have a well-defined, sturdy, reasonably straight and upright leader which shall be well-furnished with lateral shoots to the base, or characteristic of the species. Heights and stem girths shall be as specified.

All trees shall be pit planted upright in the centre of the pit and at original soil depth and in accordance with BS 4428.

Each tree pit shall be backfield with a mixture of site soil, appropriate tree start compost and fertiliser at rates in accordance with suppliers recommendations.

The roots of bare-rooted trees shall be completely immersed in Broadleaf root dip solution immediately prior to planting.

Semi-Mature Trees - min 4 x transplanted, 20-25cm+ stem girth, min 4.5m height, 2.0m clear stem, rootballed/containerised, double staked.

Extra Heavy Standard Trees - 3 x transplanted, 14-20cm girth, min 4.25m height, min 2.0m clear stem, rootballed/containerised, double staked.

Heavy Standard Trees - 3 x transplanted, 12-14cm girth, min 3.5-4.25m height, min 2.0m clear stem, rootballed/containerised, double staked.

Select Standard Trees - 2 x transplanted, 8-12cm stem girth, 3.0-3.5m height, rootballed/containerised, single staked.

Proposed Multi-stem Trees - min 3 x transplanted, 2.0-3.0m height, rootballed/containerised, underground guyed.

Proposed feathered Trees - 2 x transplanted, 1.25 -2.5m height, open ground/rootballed/containerised, well furnished with lateral shoots to base, single staked. Tree tie belts and rubber spacer sleeves shall be used between the stakes and tree and secured to stake by means of large-headed galvanised nails.

Trees shall be watered thoroughly immediately after backfilling.

A 75mm depth of ornamental bark mulch shall be spread around each tree to a diameter of 1.0m.

All tree work shall comply with BS 3998:2010 and be carried out in accordance with good arboriculture techniques.

Shrub, Transplant and Herbaceous plants

All plants and planting stock shall comply with BS 3936 and BS 4425 and the requirements of this specification. All bare root plants shall be in their dormant state; material that has burst bud shall not be accepted.

Plants shall be first class representatives of their normal species or variety and shall have well developed branch and fibrous rooting system.

Plants which are supplied container grown shall have been grown-on and be well established within the container.

Plants should be free from disease and infection or damage due to frost, wind or any other adverse effects. They shall be correctly top, and root pruned.

All plants shall be pit planted in accordance with BS4428.

Planting holes shall be 150mm wider than the root spread and 200mm greater than the depth of the root system.

Each transplant shall be backfilled with appropriate shrub compost & fertiliser at rates in accordance with suppliers' recommendations.

Upon completion of planting work, all plants, shall be inspected for damage and pruning shall be carried out. The pruning shall be limited to the minimum necessary to remove dead or damaged twigs or branches or to compensate for the loss of roots and the results of transplanting operations. Pruning shall be carried out in such manner so as not to change the natural habit shape of the plant. All cuts shall be made flush leaving no stubs.

Planted areas shall be forked and/or raked to a fine tilth with an even grade at the time of planting.

All planted areas shall be thoroughly watered after planting.

A 75mm depth of ornamental bark mulch shall be spread around amenity planted areas.

Grass / Wildflower Seed

Seed and seeding shall be in accordance with BS 4428;1989. Turfing shall be in accordance with BS3969:1998

Grass seed mixes: Refer to schedule.

After final grading the soil surface shall be lightly and uniformly firmed and reduced to a medium tilth 25mm deep with a true, even surface by raking or harrowing.

Sowing of seed shall take place during suitable calm weather conditions as soon a areas become available between specified dates. Seeding shall not be carried out when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Seeding shall be carried out in two equal sowing in transverse directions.

The ground shall be lightly harrowed or raked after seeding

Turf laying can take place at any time of year if weather & soil conditions are suitable. Turf will be thoroughly watered after laying and as necessary until it is fully established.

Turf shall be laid on the prepared soil bed and firmed into position in consecutive rows with staggered joints and closely butted. Laying shall be from planks laid on previously laid turf. A dressing or finely sifted topsoil shall be applied and brushed into joints to fill completely.

When turf is established and is 50-75mm high, it shall be topped to approximately 30mm high. Clippings produced shall be retained on site for composting purposes.

Species	Size	Qty
Arbutus unedo	10L	3
Aster × frikartii 'Mönch'	2L	7
Callicarpa bodinieri var. giraldii 'Profusion'	10L	10
Caryopteris x clandonensis	10L	6
Cercis canadensis 'Forest Pansy'	10L	3
Choisya ternata	10L	14
Cistus × purpureus	10L	6
Convolvulus cneorum	2L	9
Cornus alba 'Elegantissima'	10L	5
Cornus sanguinea	10L	13
Erysimum 'Bowles's Mauve'	2L	3
Euonymus europaeus	10L	13
Euonymus japonicus Green Spire	5L	32
Euonymus japonicus 'Kathy'	2L	7
Exochorda × macrantha 'The Bride'	10L	4
Forsythia × intermedia 'Lynwood Variety'	10L	4
Fuchsia 'Riccartonii'	10L	3
Geranium × magnificum 'Rosemoor'	2L	3
Hebe 'Mette'	2L	7
Hydrangea paniculata Sundae Fraise	10L	6
Hypericum perforatum	10L	8
Ilex aquifolium	10L	10
Nepeta racemosa 'Walker's Low'	2L	4
Osmanthus × burkwoodii	10L	10
Perovskia Blue Spire	2L	5
Philadelphus Manteau dHermine	10L	10
Salvia nemorosa 'Caradonna'	2L	3
Sedum Autumn Joy	2L	7
Spiraea japonica	10L	6
Veronica 'Caledonia'	2L	9
Viburnum lantana	10L	9
Viburnum opulus	10L	10
Viburnum tinus 'Eve Price'	10L	13
Trees		
Acer campestre	12/14cm	1
Betula pendula	12/14cm	1
Malus sylvestris	12/14cm	1
Prunus padus	12/14cm	1
Sorbus domestica	12/14cm	1
Hedging		
Ligustrum vulgare	RB 100-120cm	31
50% Carpinus betulus Hornbeam 20% Cratagus monogyna Hawthorn 20% Prunus spinosa Blackthorn 5% Rosa arvensis Field Rose 5% Ilex aquifolium Holly	OG 100cm 60cm 60cm 60cm 40cm	130

Proposed Native Hedge,
300m depth topsoil as continuous strip planted 5 per meter in a double staggered row, Mix Native Total 130plants

%	Species	Common Name	Supply Size
50%	Carpinus betulus	Hornbeam	100-125cm 1+2 OG
20%	Cratagus monogyna	Hawthorn	600-800mm 1+1 OG
20%	Prunus spinosa	Blackthorn	600-800mm 1+1 OG
5%	Rosa arvensis	Field Rose	600-800mm 1+1 OG
5%	Ilex aquifolium	Holly	400-600mm 3L

Mown grass
150mm depth topsoil
turf (to BS3969) or seeded with a British Seed House A19 All purpose landscaping seed mix sown at a rate of 50g/sqm.

Proposed planting,
Mixture of native & wildlife benefiting species.

Proposed Trees,
Native and wildlife benefiting species.

Existing tree

Proposed Native Hedge,
300mm depth topsoil, Total 31 plants.

%	Species	Common Name	Supply Size
100%	Ligustrum vulgare	Wild Privet	90-120cm RB

Please Note:

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development,whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Notes
Do Not Scale.
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards,
Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
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CDM 2015
Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and Safety matters. Further advice with regards to the client's duties and the duties of the principal designer & principal contractor can be found on the Internet (such as CONIAC Industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with any other surveys and record drawings / information that the client has on the building or site such as service locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as built health and safety file.

Title:	Soft Landscape Plan		
Project:	Furzy Lea		
Client:	Gill		
Drg No:	FL02	Scale:	1:100@A0
File:	Furzy Lea.dwg		
Date:	06/03/2025		

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