

PLANTING SPECIFICATION FOR SOFT LANDSCAPING

The soft landscaping scheme to be completed during the first planting season following practical completion of the development.

General

All operations to be carried out at appropriate seasonal times and in appropriate weather conditions. All work shall be carried out in accordance with good horticultural practice, and by competent, experienced and skilled work people.

Cultivation

Cultivate all planting areas (except in tree / hedgerow protection zones) to a depth of 300mm removing all stones over 50mm diameter. Other than on areas within identified tree/hedgerow protection zones (where the existing topsoil should remain undisturbed, top spoil shall be laid by the main contractor to all planted areas (150 mm depth). Topsoil shall be free from weeds, roots and stones over 50mm in diameter and all other extraneous matter, and shall be of a good quality loam in a workable consistency. Well-rotted farmyard manure shall be used and worked well into the soil during cultivation at the rate of 1m3 per 25m2.

Privit hedgerow planting:

Planting : Hedge beds shall be excavated to a width of 600mm and preparation of sub-soil and topsoil, including manure, shall be as described above. Privit hedge in locations shown. Hedging plants shall be healthy, vigorous, bushy, and well rooted, and not less than 400mm high. These shall be laid at 4-6 plants per linear metre, randomly mixed in double, staggered rows 400mm apart. Planting to take place between October and the following March. Shrubs to be planted at the depth previously grown, with soil up to the branching trunk, well-consolidated and firmly heeled around the plant collar. Water frequently as required for the first year after planting and when necessary during later year. Hedges not to exceed 850mm high

Lawn:

Cultivation: Break up topsoil to full depth (150 mm). Reduce soil to a tilth suitable for blade grading (maximum particle size 10 mm) and a crumbly structure. Remove stones and clay balls larger than 20 mm in any dimension, roots, tufts of grass, rubbish and debris. Consolidate the soil lightly. The soil should be uniformly graded in dry conditions to the appropriate level and shall be left without noticeable depressions or ridges. Finished levels of grassed areas shall be 30mm above adjoining paving or kerbs, at least 150mm below the damp proof course of buildings, and not more than 75mm above original soil levels adjacent to existing trees and shrubs. New top soil to be added as necessary. Levels shall be arranged to provide falls for drainage and new top soiled areas shall be carefully blended with existing retained turf as appropriate.

Turfing: Turfs shall be of a downland or meadow variety, fibrous and well rooted, and free from perennial weeds. Turfs shall be laid in autumn or early winter with minimum possible delay after lifting (3 days maximum), but shall not be laid during frosty or unreasonably dry or wet weather. Deteriorated turf should not be used. Turf shall be laid in rows using appropriate timber boards to support contractors and wheelbarrows. Turfs shall be laid with broken joints and should not be stretched. Irregularities should be adjusted by lifting and raking out or infilling with fine soil and rolling. Edges of turfed areas shall be laid with whole turfs. Turf edges shall be cleanly trimmed to an even line and shall finish 150mm short of buildings, walls, kerbs, etc. On completion the whole turfed area shall be dressed with finely sifted soil (35% finely sifted topsoil, 35% compost, 30% sand) and thoroughly watered straight after laying.

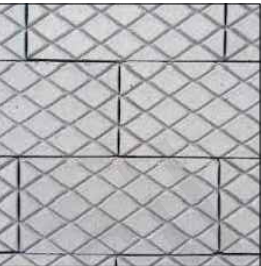
Maintenance: Grass shall only be cut when it is dry. Newly turfed areas shall be first cut when the grass is between 50mm-75mm in height and shall be lightly rolled 24 hours prior to the first cut. The first cut shall be no more than 30% reduction. During the growing season, (i.e. approximately 20 weeks) grass will be cut at 10 to 14 day intervals to ensure that it does not exceed 100mm in height. All rubbish and debris shall be removed before cutting and arisings removed afterwards. Grass shall not be cut shorter than 30mm. Water frequently for the first year after laying and when necessary during later years.

Planting bed:

The planting bed (maximum 60 cm height) is adjacent to the hedge bed and should be prepared in the same manner. Planting: All plants have characteristics which encourage birds and insects. Any pot bound plants should be rejected and replaced. Each plant should be firmly backfilled, and thoroughly watered in. On completion plating the soil surface should be rakes and a bark mulch added to the surface. Alchemilla Mollis English Lavender Hedge (lavendulan angustifolia) 2 litre pot Delphinium Rosemary (Rosmarinus officinalis) 2 litre pot Plants shall be healthy and well rooted and planted at a density of 5 plants per square metre. Maintenance: Pruning to take place in late summer and early autumn. Water frequently for the first year after planting and when necessary during later years.

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Hard Landscaping Materials:



Victorian setts (grey): To patio and walkway areas to the front of the building



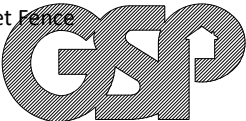
Bound gravel (natural): To proposed parking area



Paving slabs(buff): 450 x 450mm Marshall's Perfecta paving slabs (buff) to rear of existing house



Notes: Pedestrian visibility splay set back 2m from edge of site



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