

landscape general arrangement

LANDSCAPE SPECIFICATION

Section 1: Hardscape Works

1.0 Levels and Formation

- All levels to be constructed in accordance with the drawings and to suit proposed gradients.
- Formation levels to be minimum 150mm below finished paving unless otherwise stated.
- Ensure minimum 1.60 fall away from buildings or 1:40 for permeable surfaces.
- Final surface levels adjacent to structures to be minimum 150mm below DPC.
- Contractor to verify existing site levels and report any discrepancies before starting works.

2.0 Paving Installation

- (Ref: BS 7533 - Pavements constructed with clay, concrete or natural stone paving units)
- Rigid paving to be laid on a minimum 30mm full mortar bed over compacted sub-base.
- Flexible paving (e.g. clay pavers, setts) to be laid on compacted bedding sand or grit as specified.
- Permeable paving to be laid on open-textured granular Type 3 base with appropriate laying course.
- All paving to be jointed using suitable mortar, kiln-dried sand, or permeable grit depending on type.
- Joints to be uniform, 5-10mm wide unless otherwise stated, aligned with plan pattern.

3.0 Edging and Kerbs

- Edging units to be laid on concrete bed and haunch unless otherwise specified.
- All edges to be level, true and flush with adjoining surfaces.
- Where metal edging is used, install with proprietary fixings and stake at 500-750mm centres.
- Allow for curves and transitions as per manufacturer guidance.

4.0 Retaining and Feature Walls

- (Ref: BS EN 1996 - Eurocode 6: Design of masonry structures)
- All walls to be constructed on appropriate foundations as per structural design (if required).
- Brick block walls to be built to BS EN 1996 standards, with control joints as necessary.
- All visible faces to match approved sample or architect specification.
- Copings to be securely fixed with adhesive or mortar and mechanically restrained where necessary.

5.0 Decking and Framed Surfaces

- Composite or timber decking to be installed over treated softwood or galvanised steel frame.
- Joists at 400mm centres max, noggins at 600mm max.
- Deck boards to be fixed using hidden fasteners or stainless steel screws.
- Substructure to be fixed on pad foundations, plinth blocks or ground screws ensuring ventilation below deck.

6.0 Boundaries and Fencing

- Fence lines to be set out accurately with string line or laser level.
- Posts to be set min. 600mm deep in concrete unless noted.
- Timber to be Class 4 treated for ground contact, all fixings to be galvanised or stainless steel.
- All gates to be aligned with fencing and fitted with heavy-duty hinges and latches.

7.0 Drainage Provisions

- Where required, ACO slot drains or equivalent to be installed adjacent to impermeable surfaces.
- Drains to fall to outfalls or soakaways shown on plan or to existing stormwater system.
- All gullies, pipes and gratings to be installed in accordance with manufacturer instructions.
- Surface water to be managed within site boundary per planning approval or Building Regs Part H.

8.0 Tolerances and Workmanship

- All works to conform to BS 8000 workmanship standards.
- Paving level tolerance: ±6mm over 3m straight edge.
- Edge restraint alignment tolerance: ±5mm over 10m length.
- Work to be executed in a clean and orderly fashion with protection to all adjacent structures.

9.0 Setting Out and Preliminaries

- Contractor responsible for setting out using benchmarks and reference dimensions from drawings.
- Discrepancies or conflicts in drawings must be reported prior to commencement.
- All dimensions to be verified on site before ordering or cutting materials.
- Drawings not to be scaled.

10.0 Health & Safety / Site Conduct

- Contractor to comply with CDM 2015 and site-specific safety protocols.
- All temporary barriers and signage to be provided by contractor.
- Site to be kept tidy with materials stored securely and access paths maintained.

Section 2: Softworks

1.0 General Preparation

- All planting areas to be cleared of debris, weeds, and rubbish prior to cultivation.
- Remove stones and rubble larger than 50mm from topsoil.
- Cultivate to 300mm depth or to depth specified in planting schedule.
- Incorporate approved organic soil conditioner or compost as per schedule.

2.0 Tree Planting

- (Ref: BS 4428:1989 - Code of practice for general landscape operations)
- Trees to be planted in pits at least twice the diameter of the rootball and 300mm deeper.
- Backfill with excavated topsoil mixed with compost and mycorrhizal fungi.
- Install irrigation/aeration pipe and mulch ring to 750mm diameter minimum.
- Stake trees with single or double stake and rubber tie height 1/3 of tree height above ground.
- Ensure root flare is at finished ground level. Water thoroughly after planting.

3.0 Shrub and Perennial Planting

- (Ref: BS 4428:1989 - Code of practice for general landscape operations)
- Space plants according to schedule and stagger where shown.
- Excavate holes to accommodate full root spread and backfill with topsoil and compost.
- Water thoroughly after planting.
- Apply bark mulch to 50-75mm depth over entire bed, avoiding stem bases.
- Water to field capacity after planting and during establishment period.

4.0 Hedge Planting

- (Ref: BS 4428:1989 - Code of practice for general landscape operations)
- Trench to 450mm width and minimum 300mm depth.
- Break up base of trench and incorporate compost into base layer.
- Set plants at spacing shown on planting schedule in staggered rows (unless single-row hedge).
- Backfill and firm gently. Water immediately.
- Mulch strip 600mm wide with bark or gravel mulch to 50mm depth.
- Rabbit guards or mesh protection as required.

5.0 Seeding and Wildflower Areas

- Seed bed to be cultivated to 100mm depth and raked to fine tilth.
- Remove stones, debris, and perennial weeds before sowing.
- Broadcast seed evenly by hand or with mechanical spreader at rate specified.
- Lightly roll or tread in for soil contact.
- Water gently in dry weather and protect from birds and trampling where possible.

6.0 Turfing and Lawn Preparation

- Prepare soil to 150mm depth, removing stones, perennial weeds, and debris.
- Apply pre-turfing fertiliser if specified.
- Lay turf in a staggered bond pattern with joints tightly butted.
- Consolidate gently without stretching turf.
- Water immediately after laying and maintain moist until establishment.

7.0 Topsoil and Compost

- (Ref: BS 3882:2015 - Specification for topsoil)
- Topsoil to BS 3882:2015, appropriate grade for planting type.
- Compost to PAS 100 standard.
- Do not spread or cultivate in wet conditions.
- Imported topsoil must be tested and approved prior to use.

8.0 Mulching

- Apply mulch immediately after planting to reduce weed growth and retain moisture.
- Bark mulch to be clean, uniform and free of pests, disease, and excessive dust.
- Avoid mulch contact with plant stems.
- Replenish mulch annually to maintain 50mm depth.

9.0 Watering and Establishment

- Water immediately after planting and continue regularly during dry periods.
- Minimum weekly checks during first growing season.
- Replace failed plants within first 12 months.
- Contractor responsible for maintenance and watering until handover unless otherwise agreed.

10.0 Workmanship and Standards

- All works to BS 4428:1989 Code of Practice for General Landscape Operations.
- Plants to be supplied in accordance with BS 3936 and sourced from reputable UK nursery.
- All operations to be performed by experienced operatives.
- Site to be left clean, safe, and free from construction debris post-installation.

LEGAL DISCLAIMER

Images & Views: All CGI, photos, and visuals are illustrative only. Planting is shown at mature size and may differ at time of planting. Views are indicative and not exact representations.
Plans & Dimensions: Drawings are for guidance. Do not scale. All dimensions must be checked on site and are not binding unless explicitly stated.

Specification: Specifications may change without notice. Visuals may not reflect actual colour or finish, particularly with natural materials. Specifications are not contractual unless confirmed in writing.

General Notes:

- Do not scale from this drawing.
- Read in conjunction with all specifications and consultant drawings.
- Check all dimensions and levels on site.
- Report discrepancies before work begins.

Note: These drawings show design intent only. Structural design must be verified and undertaken by a qualified engineer or contractor where required.

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