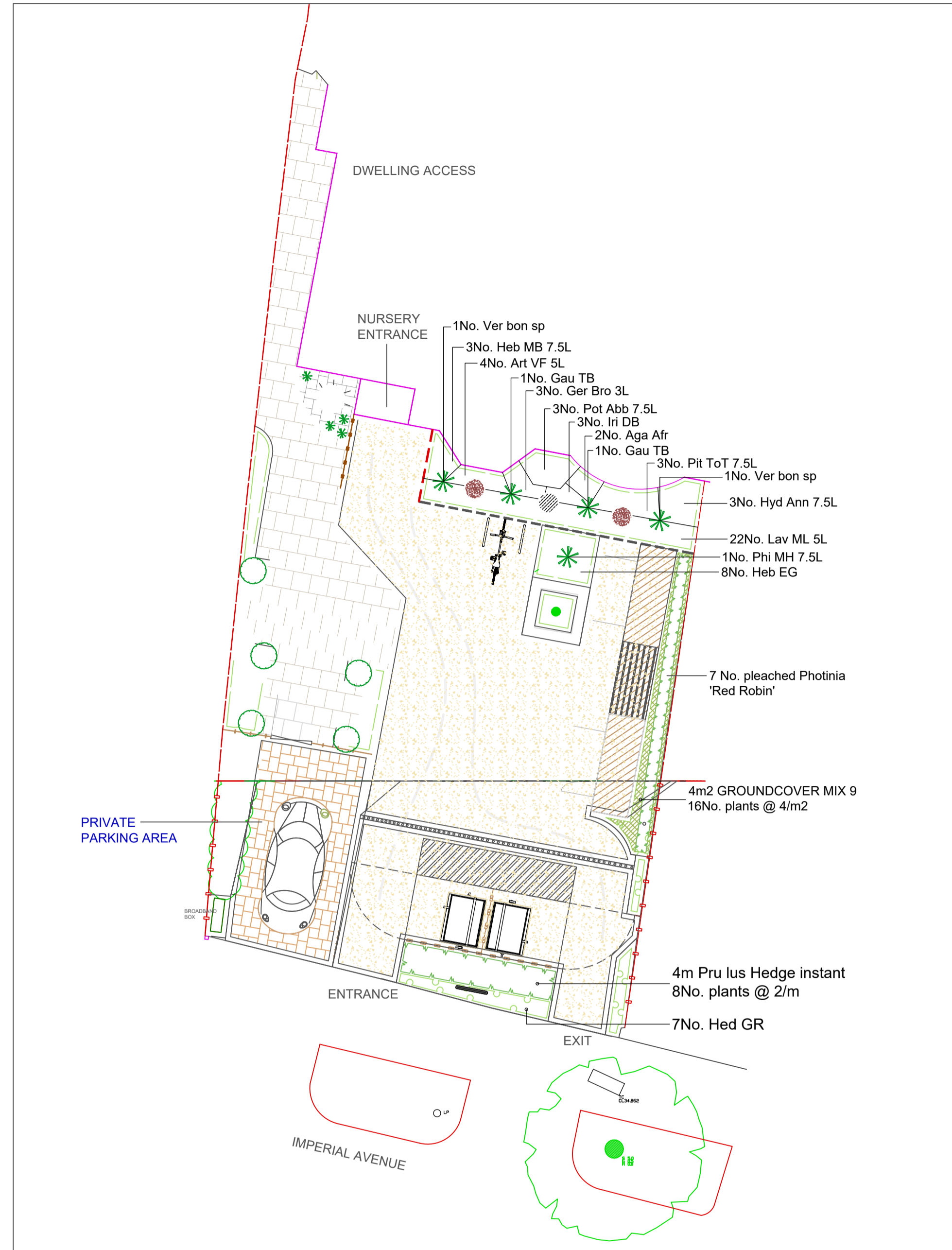


43 IMPERIAL AVENUE, WESTCLIFFE ON SEA



OUTLINE SPECIFICATION - SOFT LANDSCAPE WORKS

GENERAL: Planting Contract with 12 months Remediation Period and Maintenance. This Specification is to be read in conjunction with the Contract Documents. Any discrepancies between the two must be reported to the Landscape Architect (LA) immediately. Drawings: This Specification is to be read in conjunction with the following drawing CLA 23260/LP001 and LP002.

All works to be undertaken in accordance with the requirements of BS 4428:1989 Code of Practice for General Landscape Operations.

SERVICES: These landscape proposals have not been cross referenced against service and utility locations to identify any potential conflicts. Client/Engineer to review and advise accordingly. The Landscape Contractor shall make himself aware of all services prior to commencement of the works.

PROGRAMME: All planting will generally be undertaken during the first planting season after Practical Completion of the major works.

EQUIPMENT: All equipment used shall be suitable for the relevant operations. Machinery shall only be used by suitably qualified and experienced operators at all times and shall not be used when the ground is excessively wet. All machinery shall be used in accordance with the manufacturer's instructions. Where necessary, hand operations shall be carried out only to prevent damage to adjacent structures, existing trees or planting.

CHEMICALS: Chemicals shall only be used where specified and approved by the CA. Only chemicals on the current list of the HSE Chemical Regulation Directorate shall be used. Every precaution shall be made to prevent spillage/damage and all works shall be in accordance with relevant legislation and to the manufacturer's instructions at all times. Only personnel with the relevant, up to date, certification shall be allowed to handle chemicals and shall, at all times, comply with COSHH (2002) Regulations.

TOPSOIL: Imported topsoil shall be from an approved source. It shall be a loam type, to BS 3882:2007. A topsoil sample shall be provided to the Landscape Architect with topsoil structure analysis for general landscape purposes. Topsoil from stockpiles on site shall be graded and separated and shall have been loose tipped, not piled above 2.5m and shall have not been compacted by site plant. All topsoil heaps shall be regularly treated with herbicide and again prior to use to prevent the spread of weed.

SETTING OUT: Setting out of planting shall be in accordance with the Contract Drawings. Any queries should be addressed immediately to the CA.

PLANTING

PLANT SUPPLY: All planting shall be delivered to site in a strong and healthy condition and shall be checked on arrival by the Landscape Contractor and the CA. Any cause for concern shall be raised immediately, otherwise it shall be deemed that all plants are of adequate quality and size. Responsibility for the handling, planting and aftercare will immediately pass to the Landscape Contractor, who will, in the case of any losses become solely liable.

PLANT HANDLING: All plant handling shall comply with CPSE Recommendations for Plant Handling from Lifting until Dispatch PART 2 - specification for packaging and transporting nursery stock.

PLANT STORAGE: Plants that are not to be planted on the day of delivery shall be stored out of the sun or strong wind. Bare root plants shall be covered at all times. All root balls shall be covered with soil or plastic to prevent drying out. Where necessary, all bare root plants shall be 'heeled in' to prepared trenches and watered thoroughly until they are required.

IRRIGATION: All planting shall be watered immediately upon delivery to site and prior to planting. Plunge dry pots or rootballed plants into water until saturated. Bare root stock (to be planted immediately) will be watered within the plastic sacks in which they arrive in order to keep them moist. Ensure that they do not remain waterlogged and store as above for periods of more than one day.

IMPLEMENTATION: All works to be carried out only when the weather and soil conditions are suitable for the relevant operations. No planting or ground works shall be undertaken when the ground is frozen or during periods of drought.

SOIL PREPARATION: All planting and grass areas shall be excavated to the specified depth and the base of all planting beds and lawns ripped a further 250mm minimum to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or other debris shall be left in the subsoil levels prior to topsoiling and shall be removed from site. Imported topsoil shall be from an approved source. It shall be a loam type, to BS 3882:2007. A topsoil sample shall be provided to the Landscape Architect with topsoil structure analysis for general landscape purposes.

Shrub beds and hedgerows shall be topsoiled to a minimum depth of 300mm. All beds shall be further cultivated to a depth of 250mm and raked to an even tilth prior to planting operations. All grass areas shall be topsoiled to a minimum depth of 150mm. Finished topsoil levels of shrub and hedge beds shall be 65mm below finished levels where bark is specified. This is to allow the finished bark mulch levels (to be 50mm) to be recessed 15mm below adjacent surfaces to prevent spillage. Planting areas below existing trees shall be hand dug and cultivated with topsoil in situ. 50mm of peat free compost shall be added prior to final cultivation.

TREE PLANTING IN SOFT AREAS

SETTING OUT: All trees to be set out in the positions shown on the Contract Drawings and will be planted at field depth at all times. The Contractor is responsible for checking of all underground services prior to excavation of tree pits as necessary.

PLANTING: Planting pits must be min. 300mm larger than the diameter of the rootball/pot/container with min. 300mm loose base beneath the root ball once planted where the base of the pit is broken out to encourage drainage.

BACKFILL: Backfill shall be: 75% topsoil from site or imported as specified, 25% peat free compost, 500g/cu m bone meal, Broadleaf P4 polymer granules to be thoroughly mixed into backfill at a rate of 100g/100L backfill. Tel: 01452 521733, Agricultural Polymers International Ltd.

IRRIGATION: Each standard tree shall be fitted with one 'Root-Rain' tree watering pipe to be installed in accordance with the manufacturer's instructions. Contact GreenBlue Urban, Tel: 01424205249, enquiries@greenblueurban.com (or similar approved).

TREE STAKING: Each standard tree shall be double staked using 2 no. 75mm x 1.5m round stakes set into the ground to a final height of 900mm max and secured to the tree using 2 no. rubber straps with spacers to allow for movement but no rubbing on the trunk. All stakes and ties to be checked regularly and expanded as necessary.

MULCHING: All trees shall be mulched using medium grade composted bark mulch to a minimum depth of 50mm around the base prior to adjacent planting and then watered to field capacity.

PLANTING HEDGES, SHRUBS AND HERBACEOUS PERENNIALS

All instant hedges to be planted within areas of hard surfacing to be planted into a pre-prepared pit a minimum of 750mm wide or 450mm wider than rootballs and min 450mm deep. The base of the pit shall be loosened and backfilled with 75/25% soil/compost mix and watered to field capacity. Plants to be well secured into pit but planted at the same level as supplied by the nursery. The hedge to be topped with 50mm medium composted bark mulch to be minimum 20mm below adjacent kerbs after settlement. All hedging to be irrigated on a regular basis during the first 18 months.

Where shrub planting is specified within hard landscape areas, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space between kerbs.

All shrubs shall be either bare root or container grown (according to season of supply), bushy and have a minimum of three breaks/ branches from the base of the plant with full root development in the container.

SCHEDULE OF PLANTS

TREES					
QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
7No.		Pleached Photinia 'Red Robin' with 1.8m high wooden frame - to be min 30L container grown			
SHRUBS					
QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
3No.	Heb MB 7.5L	Hebe 'Midsummer Beauty'	C 7.5L	40-60cm	3/m2
8No.	Heb EG	Hebe 'Emerald Globe'	C 3L	30-40cm	5/m2
7No.	Hed GR	Hedera 'Green Ripple'	C 3L	30-40cm	5/m2
3No.	Hyd Ann 7.5L	Hydrangea arborescens 'Annabelle'	C 7.5L	80-100cm	3/m2
22No.	Lav ML 5L	Lavandula 'Mellisa Liliac'	C 5L	20-30cm	4/m2
1No.	Phi MH 7.5L	Philadelphus 'Manishe d'Hermine'	C 7.5L	60-90cm	3/m2
3No.	Pit ToT 7.5L	Pittosporum Ien. 'Tom Thumb'	C 7.5L	40-60cm	3/m2
3No.	Pot Abb 7.5L	Potentilla fruticosa 'Abbotswood'	C 7.5L	40-60cm	3/m2
HERBACEOUS PLANTS					
QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
2No.	Aga Afr	Agapanthus africanus	C 5L	4/m2	
4No.	Art VF 5L	Artemisia 'Valerie Finnis'	C 5L	3/m2	
2No.	Gau TB	Gaura 'The Bride'	C 3L	4/m2	
3No.	Ger Bro 3L	Geranium 'Brookside'	C 3L	5/m2	
3No.	Iri DB	Iris 'Deep Black'	C 2L	7/m2	
2No.	Ver bon sp	Verbena bonariensis specimen	C 2L	1/m2	
HEDGES					
QTY	CODE	PLANT NAME	SIZE		
4m		Pru lus Hedge instant	1.2m		
8No.		Plants spaced @ 2/m in a single row			

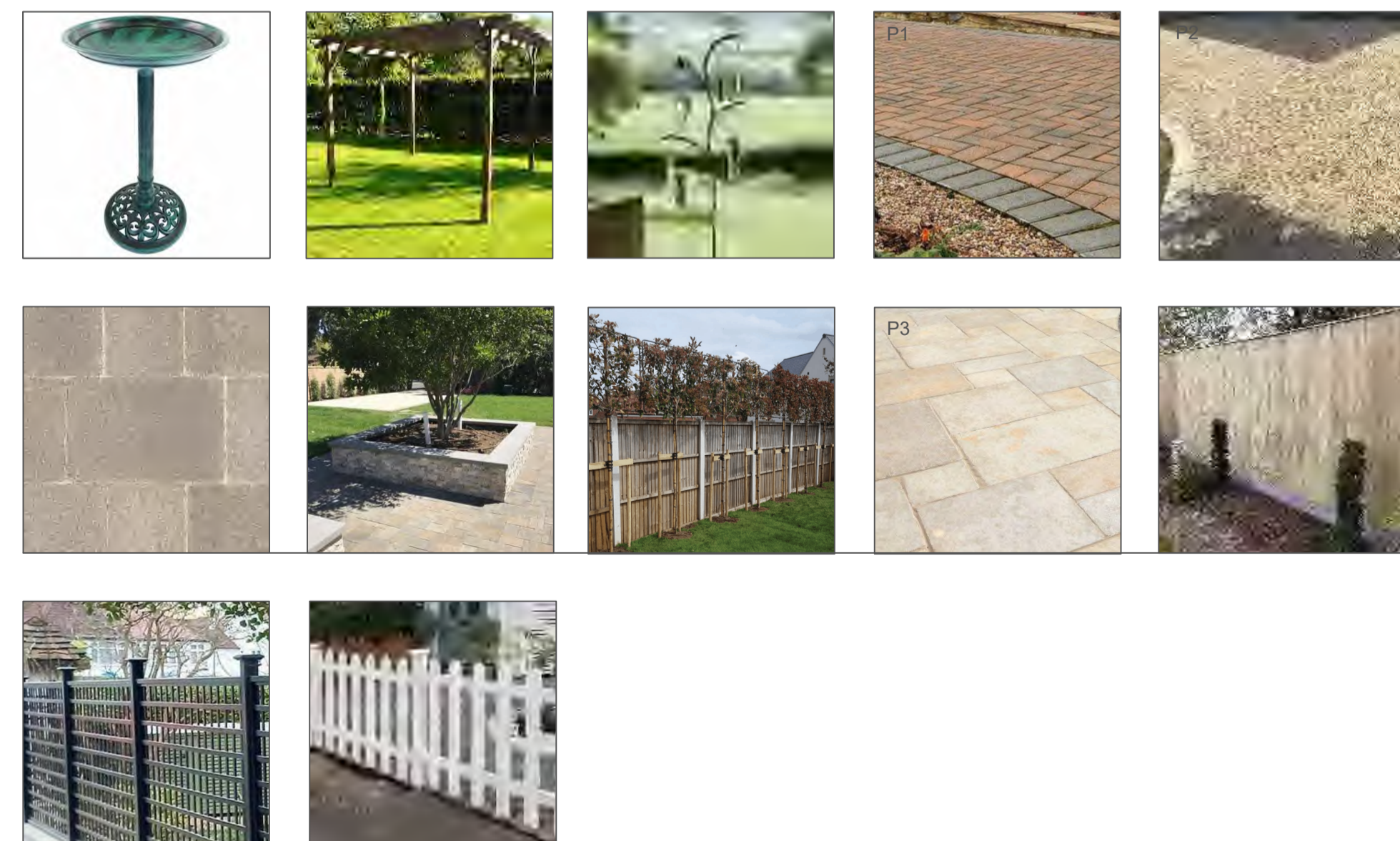
PLANT MIXES				
PERCENT	QTY	PLANT NAME	STOCK	SIZE
4m2		GROUND COVER MIX 9 planted @ 4/m2		
20%	3No.	Epimedium perralaticum 'Frohneiten'	C 1L	20-30cm
30%	5No.	Hedera 'Green Ripple'	C 1L	20-30cm
20%	3No.	Helleborus orientalis	C 1L	20-30cm
30%	5No.	Vinca minor 'Alba'	C 1L	20-30cm

NOTES AND ABBREVIATIONS:
 C = Container (or pot) grown, followed by size of the container (or pot).
 QTY = Quantity
 SIZE = Height or Spread of juvenile plant.
 STOCK = Root condition/protection method eg Bare root.
 - Refer to specification for further information.
 - All plants to be completely hardened off.
 - Substitutions to be agreed with Landscape Architect.

KEY

- Existing tree to remain and be protected
- Existing hedge to remain and be protected
- Proposed shrub and herbaceous planting
- Proposed pleached trees
- Proposed evergreen instant hedge
- Proposed specimen shrub
- Proposed hardy ground cover planting under pleached trees
- Proposed nursery sign set into planting at height of 1.2m
- Proposed Tandur Yellow Antique Limestone Paving Slabs - Mix Size laid randomly in courses to garden area (P3 image) over a prepared base and sub-base
- Existing concrete/slab paving to nursery to be infilled with concrete base as necessary and top dressed with tar spray and shingle, colour buff, sample to be agreed to achieve cross fall across site to 1:60 towards eastern boundary, with tegular block edging
- Proposed Charcon Europa (Burnt Oker) block paving laid in herringbone pattern to private driveway (P1 image)
- Existing timber fencing to remain
- Proposed 1.8m high close board fencing
- Proposed short length of trellis over fencing to a max height of 2.1m adjacent to front door to nursery
- 1.8m high close board fencing to reduce to 1.1m adjacent to footway to match existing eastern boundary in height, length and style
- 0.9m high pallisade fence, painted white to protect planting a prevent access to nursery window
- 1.5m closeboard fencing to front and centre of bin store to allow access but provide screening. Gates to match, to open out, to enclose garden areas if necessary (to be hinged at buggy store corner)
- Existing tree planting bed to be capped with stone to match new planting bed and square off design
- Covered buggy store to be 1.6m high with felt roof
- Steel drainage channel to run to eastern boundary to be 100mm wide ACO channel with galvanised steel grating
- Short section of 1.8m high trellis fencing adjacent to nursery front door to prevent access to nursery window
- Commercial wheelie bins x 2 to be screened from road and garden with separate access
- Proposed 2.1m high timber pergola with bench under (see detail dwg. no. CLA 23260/LP002)
- Proposed bespoke 1.8m high lean-to storage sheds on wheels for ease of maintenance (see detail dwg. no. CLA 23260/LP002)
- General pedestrian flow to/from nursery
- Bird bath for ecological value in view of nursery window
- Bird feeding stations for ecological value in view of nursery windows

IMAGE GALLERY



TO BE READ IN CONJUNCTION WITH DWG: CLA-23260/LP002 HARD WORKS DETAIL PLAN

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.

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REV.	DATE	INITIALS	DETAILS
1	25/05/23	CLA	PAVING DETAIL REMOVED ETC
2	19/05/23	CLA	CLIENT TEXT ADDED ETC

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CLIENT: MRS FRANCES HICKLING	PROJECT: 43 IMPERIAL AVENUE, WESTCLIFFE ON SEA
DWG TITLE: HARD AND SOFT LANDSCAPE PROPOSALS	
SCALE: 1:100 @A1	DATE: 19TH MAY 2023
DRAWN BY: CLA	CHECKED: CLA
DWG NO. : CLA-23260/LP001	REV: B