Site Preparation

1 De-compaction and grading of sub soil
1.1 Prior to the spreading of any topsoil, the sub soil is to be graded to smooth flowing contours.
1.2 Areas of compaction are to be treated as follows:
1.2.1 Compaction zones, within the root protection area of existing trees, are to be carried out with a compressed air lance, should it be required.
1.2.2 Where the beds are less than 5m, the area is to be de-compacted by hand, breaking up the sub soil to a depth of 450mm with a fork.

2 Top soiling
2.1 Topsoil to conform to BS3882, 1994. Topsoil is to be free from rocks over 50mm in diameter, pernicious weeds, wire, roots and bricks.
2.2 On planted areas the topsoil to be a minimum of 300 mm deep. Tree pits to be minimum 750 x 750 x 750mm. All levels to be flush with any adjacent kerbs or hard surfaces after settlement, and not less than 150mm below the damp proof course of adjacent buildings.
2.3 Top soil should not be handled after heavy rainfall, or when it is wetter than the plastic limit defined by BS3882, annex N2
2.4 Over areas that have received de-compaction treatment, the topsoil is to be spread with a low ground pressure tracked machine.
2.5 Top soiling would not be required within the crown spreads of the protected trees, where existing ground levels are to be retained.

3 Setting Out
3.1 Planting shall be laid out in line with drawing number 1999_13 and measured from existing fixed points.
3.2 The supervisor is to check that all beds conform to the plan, prior to cultivation. Failure to do so may result in rejection of the work by the client, making good will be at the contractors' own cost.

4 Cultivation
4.1 Planted areas are to be cultivated to a minimum depth of 300mm, in line with *BS4428:1989 Code of practice for general landscape operations*. This is to be carried out by hand where beds are less than 5m wide. A tractor mounted rotavator, with low ground pressure, may be used on beds 5m or wider where access permits. The beds are to be levelled or graded to an evenly running fall and finish, flush with adjacent hard surfaces. All weeds, grass and rubbish exposed during cultivation are to be removed from site.
4.2 Turfed or seeded areas are to be cultivated to a minimum depth of 100mm, by hand or with a mechanical rotavator, for areas 5m wide or less. A tractor mounted rotavator, with low ground pressure, may be used on beds 5m or wider where access permits. Finished levels are to be 25mm higher than surrounding hard surfaces.
4.3 Cultivation under the crown spread of protected trees is to be carried out by hand only, and care paid not to damage existing roots. No mechanical cultivation is to be permitted within the root areas.

Planting

5 Container shrubs
5.1 All plants to be true to the type, and to be container grown to the size specified on drawing number 1999_13. No substitutions are to be excepted unless previously agreed.
5.2 Any plants that are rejected are to be replaced by the contractor at his own cost.
5.3 All shrubs and herbaceous material are to be in line with *BS 3936:1980 Nursery stock specification for trees and shrubs*, planting operations to be in line with *BS4428:1989 Code of practice for landscape operations*. Immediately before planting, the pots are to be well watered. Holes are to be hand excavated to a sufficient size to take the entire container.
The plant is to be planted to the depth of the root-collar. The soil is to be back filled and then firmed around the plant.
The surface of the bed is to be left cultivated and free from weeds, debris and stones. Any broken or unhealthy growth to be pruned from the plant after planting.
All plants are to be watered in thoroughly to field capacity of the soil, directly after planting.
Planted areas are to receive an application of slow release fertiliser, to manufacture's specifications.

6 Mulching
6.1 All beds to be mulched to a depth of 75mm with medium grade bark mulch

Grass Areas

7 Turfing
7.1 Areas are to be cultivated in line with section 4 of this specification. Turf is to be cultivated in origin, weed and disease free in line with *BS3969: 1998 Recommendations for turf for general purposes*. Laying of the turf to be in line with *BS4428:1989 Code of practice for landscape operations*.
The area is to be raked to level, in line with the existing contours, and prepared to a fine tilth. Slow release fertiliser is to be applied prior to laying the turves.
Turves are to be laid from boards on to the prepared ground, with the edges butted together firmly. The joints are to be staggered, in a stretcher bond, between rows. The turf is to be compacted with a turf thumper once laid. It is then to be watered in thoroughly to field capacity, until the turf has rooted.

Maintenance for the establishment period of 5 years

8 Shrub and hedge planting
8.1 Planted areas are to be hand weeded fortnightly during the growing season of March to October. All weeds are to be removed by hand and any bark mulch disturbed replaced.
Planting beds are to be watered fortnightly during March to October if climatic conditions are dry. The ground is to be watered to field capacity.
An annual application of slow release fertiliser, applied to manufactures recommendations, is to be applied in May.
Bark Mulch is to be topped up annually, to ensure specified coverage is maintained.
Remove all litter fortnightly.
The front garden hedges to be trimmed annually to 1.2m high.
Dead or dying shrubs are to be replaced during the planting season of November to March, and are to be of the same size and species as the original specification for the first 5 years.

10 Turfed Areas
10.1 Areas of newly laid turf are to be watered as required during establishment, dependant on climatic conditions. Ground is to be watered to field capacity.
Grass areas are to be mown fortnightly through out the growing season. After mowing, all adjacent hard surfaces are to be swept clean of cuttings.
Grass edges, abutting planting beds, are to be edged on each occasion with edging shears and with a half moon edging tool, twice during the growing season in May and September.
A spring and autumn application of fertiliser is to be applied to all grass areas. Remove all litter fortnightly.

Landscape Plan



Materials :

EXISTING DRIVEWAY

PROPOSED PATH
Drivesett Tegula Original®, color: Charcoal, Size: 160x160x60mm

PROPOSED FLOWERBED
Garden Bark Mulch 10-65mm

Hedges :


1. Laurel Hedging (Prunus laurocerasus Rotundifolia)


2. Picea glauca 'Daisy'S White' (Compact Evergreen Conifer)


3. Pinus Mugo Mughus (Dwarf Mountain Pine)


4. Hebe 'Green Mound' (Evergreen Shrub)


5.Juniperus horizontalis 'Prince Of Wales' (Compact Evergreen Conifer)

Mix Shrubs, Long Grasses & Plants :


6. Digitalis purpurea (Foxglove)


7. Iberis sempervirens (candytuft)


8. Primula vulgaris (Primrose)


9. Aquilegia vulgaris (Common Columbine)


10. Verbena bonariensis (Common Vervain)


11. Salvia Nemerosa 'Caradonna' (Perennial Plug Plants)

Planting schedule

Hedging (final height up to 2 M):
1. Laurel Hedging (Prunus laurocerasus Rotundifolia) - approx. 15 @450mm c/c's (TBC)
2. Picea glauca 'Daisy'S White' (Compact Evergreen Conifer) - 1x
3. Pinus Mugo Mughus (Dwarf Mountain Pine) - 1x
4. Hebe 'Green Mound' (Evergreen Shrub) - 2x
5.Juniperus horizontalis (Compact Evergreen Conifer) - 1x

Flowerbed Hedging (final height up to 0.5M):
6. Digitalis purpurea (Foxglove) - 1x
7. Iberis sempervirens (candytuft) - 2x
8. Primula vulgaris (Primrose) - 2x
9. Aquilegia vulgaris (Common Columbine) - 2x
10. Verbena bonariensis (Common Vervain) - 1x
11. Salvia Nemerosa 'Caradonna' (Perennial Plug Plants) - 1x

KEY:

PROPOSED 2 STOREY DWELLING

EXISTING TARMAC DRIVEWAY
Color: grey

PROPOSED PATH PAVING
MARSHALLS HARVEST DRIVESETT TEGULA PRIORA
Color: Charcoal

LAWN AREAS /
PLANT BED WITH MULCH SURFACE

PROPOSED SOFT LANDSCAPING

EXISTING TREES

BIODIVERSITY MANAGEMENT KEY:

BRX **HABIBAT INTEGRATED BIRD BOX like by Wildcare shop**
NOTE: 1 intergral bird box per dwelling - East or North facing, 2m hight


SWX Small integrated Bird Box can be faced with a brick to suit the design build. And is suitable for a wide range of garden birds.

SWIFT BOX, like IBSTOCK SWIFT ECO HABITAT
NOTE: 1 swallow box per dwelling, North facing



BTX **BAT BOX, like Chambord Bat Box**
NOTE: 1 integral bat box per dwelling (out of direct sun, away from artificial light, min. 3m hight), South-west or South-east facing



IHX **INVERTEBRATE BOXES, like Garden Life Wooden Insect Hotel by Organic catalogue**
NOTE: 2 boxes located on boundary fences. East facing, a location near to vegetation, wood piles or ponds will maximise the chance of your box being colonised.



BRX **BIRD BOX, like JUNEAU 34mm**
NOTE: 3 externally bird boxes per dwelling, located on trees or fence mounted, North or East facing



HEDGEHOG FENCE HOLE LOCATION
NOTE: 1 hedgehog fence hole per fence



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Drawing Title:
Landscape Plan

Client:
Zehra Hassan

Drawn:	Checked:	Date:	Scale:	Paper Size:
LD	DP	12/11/2026	1:100	A2

Job no.	Dwg. no.	Revision
1999	013	

Preliminary
Design
Tender
Contract
Working