

SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE.

A) Setting out

1. Planting shall be set out exactly as shown on the drawings and measured from existing level points. Curved beds shall be set out using radii marked on the ground using painted lines or a white line, or with a white marker paint. The junction between curves and straight lines shall be set out from a smooth and accurate curve shall be set out from a smooth and accurate curve. Check that all setting out conforms to the plan before cultivation and planting works are commenced. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.
2. All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls, fences and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is paved, it shall be paved with concrete. The landscape architect shall contact the site manager or landscape architect prior to paving. Footings are accessible and can be reduced or eliminated. The bed can be paved. The width of all beds will be checked by the inspecting landscape architect when the width is set out. The contractor shall re-cultivate them to the specified width with his own expense.

B) Ground preparation

1. Preparing herbicide application: Apply by suitable spraying operation, an approved tank-mixed systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2002 Control of Pesticides Regulations or all other weed types which are not listed in the schedule. If any weeds are present, if none are shown, but there may be a delay before planting, or the area is to be seeded, cover after one month following cultivation, using a heavy-duty weed mat. All spraying shall be carried out by a suitably qualified contractor, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or leakage, shall be specified at the contractor's own cost. Repeat as necessary to ensure complete kill and eradication of all weed material from site.
2. Carry out the following works to the existing topsoil in situ to ensure it conforms to BS 5832:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire mesh and other debris, and is free from pre-planting herbicide application. Fertilise with 100g per metre square of Hortobase CDF (15-12) slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork mix thoroughly or machine rotavator to a depth of 300mm, ensuring that the rotavator and topsoil are completely broken up and mixed. Where necessary, where the rotavator is not available, fork mix to a depth greater than 5 metres in width, break up the rotavator and topsoil using a tractor-mounted subsoiler or ripper at 500mm centres to a depth of 500mm except where there are services, or within 70 metres of street or 1 metre of existing hedges. Do not use areas where roots greater than 10mm diameter are encountered.
3. Determine before submitting a tender, the extent of support from the site manager with ground preparation. Where soil of all planting beds is graded to a level 50mm below where planting level (not specified), within 400-600mm of edges to ensure back or wood chip mulches are retained. Where grass is proposed, the soil level shall be flush (maximum 10mm below) - never proud of adjacent areas. In concrete areas, the landscape architect shall ensure that the landscape contractor is responsible for ensuring that the final product conforms to the specification when the developer and/or main contractor will complete a scaffold framework in accordance with Figure 2 of BS 5832:2015 (The BS). The framework will consist of vertical and horizontal scaffolds with vertical tubes spaced at no more than 1000mm and driven into the ground. Weld mesh (three or similar) panels will be securely fixed on to this framework with wire or scaffold straps. Tubes will be driven into the ground to a minimum depth of 600mm. Supporting struts will be fixed to the inside of the framework to ensure maximum rigidity.
4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level for up to three metres to allow surface water to drain from pavement to soft areas. Soft grass areas should be treated to provide a proud of paved areas. Soil levels more than 10mm below pavement edges will cause most damage to setting.
5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 5832:2015, be free from rocks over 50mm diameter, concrete, wire and nails, and have less than 2% clay. Such soil shall be cultivated and set out on site. Replenishment materials shall be approved by the landscape architect before being applied to site. No imported soil shall be supplied to site without a written instruction.

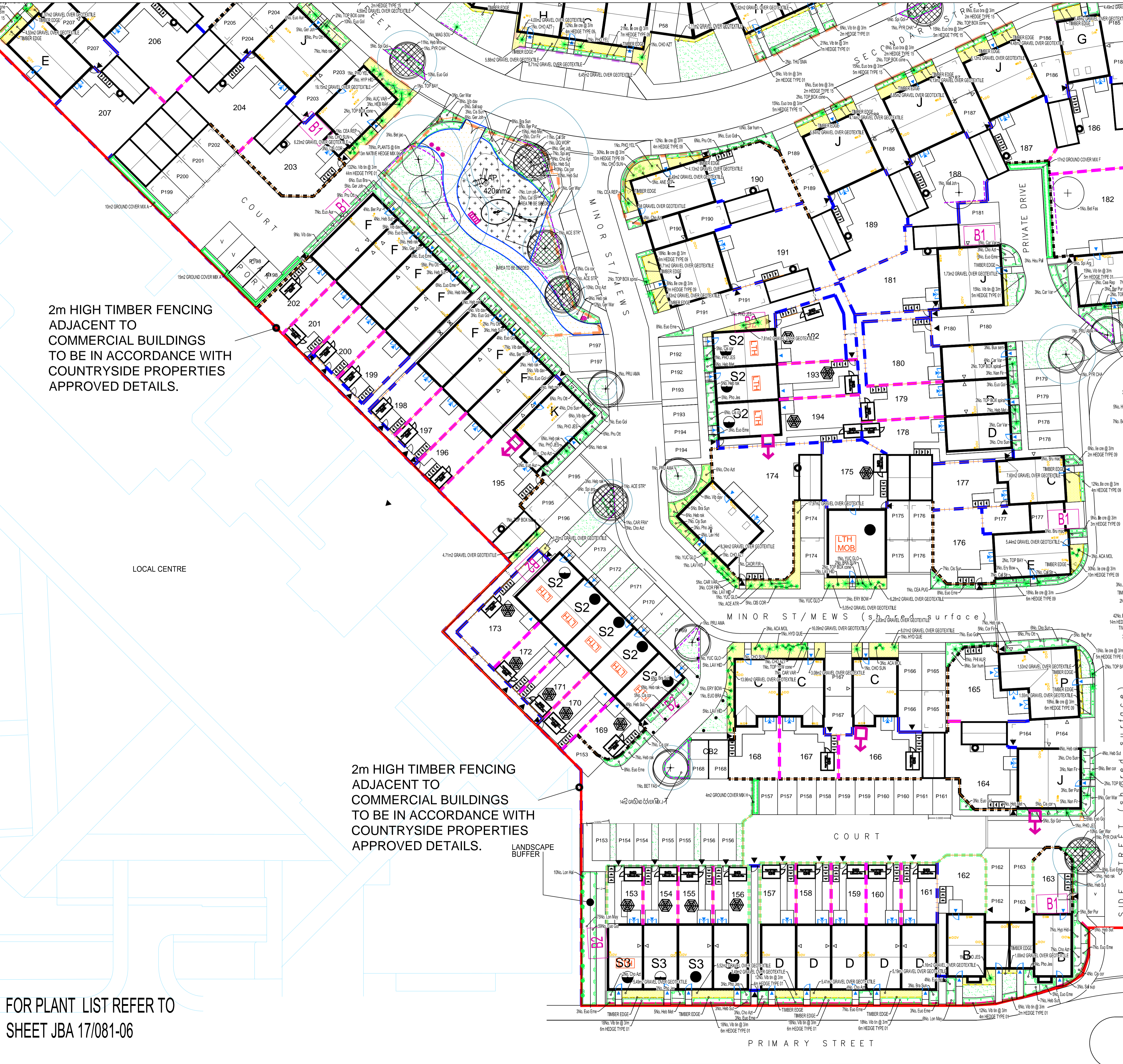
C) Planting

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, turfing, and standard beds, and also for maintenance requirements.
2. No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of which has not been specified on the planting plan and schedule, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and schedule of quantities. Soil shall have a dry content of 15% or less. All shrubs, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the plot size by the HPA National Plant Specification and be healthy, healthy, disease free, not root bound, free from pests. There should be a minimum of 5 branches per stem. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect shall be filled and replaced at the contractor's expense.
3. All shrubs, herbaceous plants, vines and climbers shall be watered on planting with 20 litres per square metre. Trees shall be watered in with 25 litres per tree position. Water treatment during the pot period at weekly intervals with 30 litres of water.
4. Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan to include 15m chestnut (state 600mm above ground and 1000mm below ground) and No. saplings to be using device positioned 25mm maximum from the top of the post.
5. Turf to be of cultivated grade such as Rowan 'Medwyn', or other of similar quality and source. Approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost.
6. Self-draining planting troughs or wall edgings, with "T" drain after the edging name, shall be fixed to the wall face with heavy duty, plastic coated garden wire. The edging shall be spaced to allow drainage to the wall face by means of plastic coated garden wire. The edging shall be spaced to allow drainage to the wall face by means of plastic coated garden wire. The edging shall be spaced to allow drainage to the wall face by means of plastic coated garden wire.
7. Taking varieties of climber, with "T" drain after the edging name (in specially prepared pits or general area beds) shall be trained by wall face by means of mounting wavy-side trellis panels 1.8 x 1.8m generally (but 1.8 x 0.8m for corners or where space is restricted). Include for adapting any panels for locations where walls or fences are higher than 1.8m. The trellis panels to the wall face using non-rusting screws 125mm long (to be approved), incorporating 50mm wide wood spacing blocks to ensure that the panels are mounted sufficiently far from the wall face to allow training of stems. Ensure that all timber is pressure impregnated with a non-arsenic preservative and then painted with a dark brown non-phytotoxic preservative wood stain such as Sadolin "Classic" water or similar and approved. Ensure that the beds are not in contact with the ground. Train the climbing plants to the trellis with plastic coated garden wire tags.
8. Climbers specified outside proposed shrub beds shall have specially prepared edging pits. Climber pits shall be 400mm x 400mm and 600mm deep (minimum soil) and be backfilled with topsoil from site - unless otherwise agreed. Ensure the base of the edging is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to foundations and ensure, and make good all structures and surfaces disturbed. Fertilise with 50g of Hortobase CDF (15-12) slow release fertilizer. Water with 15 litres of water per square pit.

GENERAL NOTES

- ALL DIMENSIONS IN MILLIMETRES  
- DO NOT SCALE OFF THIS DRAWING  
- ALL DIMENSIONS TO BE CHECKED ON SITE

(IC)JAMES BLAKE ASSOCIATES LTD 2017



**2m HIGH TIMBER FENCING  
 ADJACENT TO  
 COMMERCIAL BUILDINGS  
 TO BE IN ACCORDANCE WITH  
 COUNTRYSIDE PROPERTIES  
 APPROVED DETAILS.**

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**FOR PLANT LIST REFER TO  
 SHEET JBA 17/081-06**

**KEY**

- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED EXTRA HEAVY STANDARD TREE IN PAVING, INCLUDING NET GRILL AND TREE GUARD AND UNDERGROUND CURBING. TREE GRILL SUCH AS BROOKAP SUNBURST SQUARE BX43-1 AND MATCHING GUARD. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED CORNER OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODERGRABLE SHEET AND BARK MULCH ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING SHEET AND GRASS MULCH ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- GROUND COVER PLANTING IN MIXES, INCLUDING BIODERGRABLE SHEET AND BARK MULCH ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIODERGRABLE SHEET AND BARK MULCH ACCORDING TO SPECIFICATION. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIODERGRABLE SHEET AND BARK MULCH ACCORDING TO SPECIFICATION INCLUDING TIMBER BOARD ACCORDING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
- WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES. LAID OVER 100mm DEPTH OF LIGHTLY CONSOLIDATED SUBGRADE.
- CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL OR IN PITS IN PAVING. (SEE PLAN, THINNING VARIETIES (MARKED)) SEE NOTE C7. SELF CLIMBING VARIETIES (MARKED) SEE NOTE C8. SEE SPECIFICATION NOTES C1-3, C5, D1-2 AND E1.
- SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/ GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
- EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- PLAY AREA EQUIPMENT AND SAFETY SURFACING BY MIRACLE PLAY. TEL: 01694 458 240.
- MIRA TODDLER SWING SB 2039
- MULTIPLAY UNIT SB 1044
- HORSE SPRING ROCKER SB 4042
- SAFETY SURFACING TO BE WETPOUR (RUBBA SMART) SAFETY SURFACING. AVAILABLE FROM PLAY SMART LTD. TEL: 01564742811 OR SIMILAR AND APPROVED.
- BENCH BY MIRACLE PLAY SB5548
- BM WITH LED BY MIRACLE PLAY SB 5083
- 3 X ART SEATS COLOUR RED BY BJB INNOVATIONS TEL: (01787) 246 015.
- BOWTOP RAINING BY MIRACLE PLAY
- TREE ROOT BARRIER SUCH AS RE-ROOT 2000 BY GREEN BLUE URBAN.
- APPROXIMATE TREE GROWTH AFTER 25YEARS.
- FREE ACCESS BAT BOX AVAILABLE FROM BOSTOCK. http://www.bostock.com/TEL: 0949400475 OR SIMILAR AND APPROVED.
- STANDARD INTEGRAL BRD BOX 75MM CRESCENT HOLE AVAILABLE FROM BRD BRICK HOUSES TEL: 01234248872 OR SIMILAR AND APPROVED.
- STANDARD INTEGRAL BRD BOX 34MM ROUND HOLE AVAILABLE FROM BRD BRICK HOUSES TEL: 01234248872 OR SIMILAR AND APPROVED.
- STANDARD INTEGRAL BRD BOX 50MM ROUND HOLE AVAILABLE FROM BRD BRICK HOUSES TEL: 01234248872 OR SIMILAR AND APPROVED.
- PCC EDGING SIZE: 915 x 250 x 50mm. AVAILABLE FROM MARSHALLS. CONTACT TEL: (02072412463) OR SIMILAR AND APPROVED. LAID FLAT TO RAISED PLANTING AREAS LAID WITH UPSTAND OF 150mm. TO BE BEDDED INTO C20/P INSTRTU CONCRETE STRIP FOUNDATION HANDED OUT TO ENGINEERS SPECIFICATION.

NOTE  
 SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER) FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS

**LANDSCAPE PROGRAMMING**  
 PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL. ALLOW SUFFICIENT TIME TO SOURCE.

CLIENT	BOVIS HOMES	DWG. TITLE	Detail soft landscape proposals for plots and Internal Public Open Space
SITE	WINDING WISSETT	SURFACE OF ISSUE	PLANNING
DRG BY	EZ	CHECKED	ABA
AUTHD	ABA	SCALE	1:200 @ A1
DATE	MAY 2017	DWG. NO.	JBA 17/081-06
REV.	D		

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