

SPECIFICATION

EXCAVATION AND TOPSOILING

- Topsoil Depth
- a) Topsoil shall be to be at least 100mm
 - b) In hedge trench 400mm sealed depth
 - c) In hedge trench 450mm

Prior to topsoiling all areas to receive topsoil shall be decomposed to a depth of 300 mm and all stones and debris removed. Topsoil shall be loose topped and lightly spread by hand where machine work is not possible.

After spreading topsoil ensure that any compacted or uneven areas are broken down and levelled prior to sowing out of shrubs and grass areas.

Topsoiled areas shall be an uncompacted and unimproved state prior to sowing out of shrubs and grass areas.

Weed Clearance
If authorized by the Architect prior to the commencement of grassing or planting areas shall be cleared of weed growth. All vegetation shall be collected and removed from site.

Imported Topsoil
Imported topsoil shall be obtained from an approved source and shall be clean weed-free natural grass seed topsoil to BS 3882, free from excessive stones and roots. Re-manufactured soils shall not be acceptable.

PLANTING WORKS

Plant Material
All plant material shall be well established or bare root and comply with BS 3092, 1985 Part 1, from an approved source and to the satisfaction of the Landscape Architect or Supervising Officer. Plants shall be free from disease and infection, with no damage to bark, stem, root or foliage.

Plants shall be first class representatives of their normal species or varieties and shall have well developed branches and thorough rooting systems.

Planting Operations
Taking care to avoid damage and disturbance to roots, rootballs or stems, plant all material at the same depth at which it has been previously growing. Excavate plant pits to allow roots to be spread within the pit.

Polythene and other non-permeable containers are to be removed and any badly damaged roots carefully pruned. Dig out and dispose of any large stones over 40 mm in any direction. Remove all mulch and weed growth to 50 mm for spreading out weed growth as necessary.

Plants shall be firmly planted with 50 g of slow release fertilizer such as 'Vivax' plus model compost mixed in with the backfill. Along with an approved mycorrhizal soil amendment, a solution of 'Admure' 1% water (1:50) should be applied to the shrub bed after planting so that the backfill is well watered and the plant is timed into the pit by watering.

Mulch
Following planting all beds shall be forked over, raked level and covered with a 75 mm layer of approved bark mulch, 50 mm compacted depth.

Maintenance

The Maintenance period shall run for a period of 12 months after practical completion and shall be undertaken only during suitable weather conditions. Maintenance shall include hand weeding, watering, mow, pruning and spraying. All shaping shall be carried out after flowering. Check taller plants after gales.

Shrub areas shall be clear of litter and debris, weeding shall be carried out in shrub beds at grass cutting visit. Weed control by hand may be carried out in order to remove plants or establish new weeds or brambles. Weeding shall be carried out during the maintenance period.

The landscape sub-contractor will be responsible for the watering of all trees, shrubs and grass areas in order to maintain plant losses.

DEFECTS LIABILITY

The sub-contractor shall be responsible for the replacement of any plant material that fails to thrive through fault or omission on behalf of the landscape sub-contractor in the supply, transport, handling, planting operations or maintenance operations, where carried out by the landscape sub-contractor.

Defects works may include the following measures:

- 1) Dusting, spraying, pruning as necessary,
- 2) Cutting out dead and damaged wood
- 3) Stone picking
- 4) Replacement of dead or dying plant material at end of defects period

The planting and maintenance rates in the tender shall be deemed to include for all such costs and no additional payments shall be made for any works under Defects Liability.



New landscaped area with 400mm ht sleeper planters

exty side boundary



bench options

planting infill

perimeter hedge and railings in new hedge trench
timber edge board to separate soil borders



gravel chippings and
bat spray path
surfacing



apron of block paving to
reflect front steps

Dimensions given for guidance only

Existing Public House

Proposed Car Park
(15no. marked bays + 1
internal to coach house)

Existing macadam
surfacing to remain

Existing Coach
House

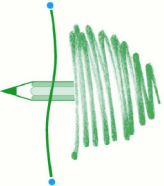
Existing entry and exit to
be maintained and provide
access and egress for
vehicles

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drawing title landscape proposals
Development of former Biddulph Arms,
Biddulph

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