SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE

A) Setting out

1. Planting shall be set out exactly as shown on the drawing, and measured from fixed points such as walls. Planting beds shall be set out using hydrated lime on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and work to be amended 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, the contractor shall allow for pouring the concrete footings before planting. If the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall not cultivate them to the specified width at his own expense.

B) Ground preparation

1. Pre-planting herbicide application: Apply by suitable spraying apparatus, an approved non-selective systemic herbicide in accordance with manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month to prevent germination of any dormant seed to germinate. All sprayings shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

2. Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2007, being free from rocks larger than 50m diameter concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Growmore or Fertiliser to manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 meters in width, rip the subgrade (subsoil) and topsoil cross hatch spacing subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are services, or within 10 meters of tree stems or 2 meters of existing hedges. Do not rip 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 ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces. (90mm below where agro- textile set mulch is not specified) within 400-600mm of edges to ensure bark or wood chip mulchers are retained. Where grass is proposed, then the soil level shall be flush (maximum 10mm above) the edge of grass, or adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the necessary levels. The landscape contractor shall allow for adjustment of levels, as specified and according to regrading policy, and to cope with any ponding that may ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edgeis of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level (or up to 10mm below).to prevent mice entering from adjacent pavements into planted areas. Soil or grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.

5.Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2007 Clause 4 and be free from stones 50mm diameter, concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being supplied 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 trees, and details 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 plant which has not been supplied to the specification 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 associated notes. (3L pots are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, or other size specified. All stock shall be HTA National Plant Specification and be bushy, healthy, disease free stock, not pot bound, leggy or spindly. There should be a minimum of 5 breaks per shrub. 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 lifted and replaced at the contractor's expense.

3. All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 25 litres per tree position. Water thereafter during the contract 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 1.6m chestnut stake 600mm above ground and 1000mm below ground) and 1No. sackcloth tie with spacing device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as Rowtwin "Medallion" or other or 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 clinging climbing shrubs or wall shrubs with "G" trellis after the shrub name, shall trained to the wall/fence with heavy duty plastic coated garden wire. Training wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings. Position 1No. at 250mm from ground, and 1No. 250mm from top of the wall/fence, and string the wire tightly between the fixings. Train the climber to the wire with plastic coated garden wire tags.

7. Twining varieties of climber, with "T" drawn after the climber's name (in specially prepared pits or general shrub beds) shall be trained to wall/fence fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 1m for corner or where space is restricted) fixed to the wall/fence on 50mm gauge for locations where walls or fences are lower than 1.8m. Fix trellis panels to the wall/ fences using non rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems. Trellis to be of 25mm x 25mm battens impregnated with a non - phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative wood stain such as Sadolin "Classic" walnut or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 400mm x 400mm and 600mm deep (minimum size), and be backfilled with topsoil (15mm site - unless otherwise agreed). Ensure the base of the pit is thoroughly broken up and free draining before backfilling with topsoil.Ensure no roots are left in the sides of the pits and make good all structures and surfaces disturbed. Fertilise with 50g of Hortibase CRF (15-5-12) slow release fertilizer. Water with 15 litres of water per climber pit.

D) Mulch

1. When specified by the additional specification notes on this plan, supply and spread suitable biodegradable sheet mulch over planting beds after planting has completed, after adding fertilized topsoil before planting, and peg down at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for biodegradable sheet mulch on plan.

2. Following planting supply and spread evenly Malcourt Industries "Edwards of Brandon" to a depth of 50mm. (75mm if no sheet mulch specified), over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid any spillage onto pavements or lawns. N.B. accessibility of mulch shall be considered, it should be seen to have a non-floating large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

E) BS codes

1. All workmanship and materials shall conform to the following codes:-
A) General landscape operations (excluding hard surfaces) - BS 4428:1989.
B) Trees in relation to construction - BS 5837: 2012 and BS 6549:1999. BS 3998:2010 (recommendations for tree works) unless otherwise specified.
C) National Joint Utilities Association - Standard Conditions of Contract and Specifications of Tree Works 1996.
D) Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2007".
E) Nursery stock to comply to:
-BS 8545: 2014 Trees from Nursery to Independence in the Landscape.
-BS 3936-1 : 1992 Nursery Stock - specification for trees and shrubs.
-BS 3936-2 : 1992 Nursery stock- specification for roses + AMD 6628.
-BS 3936-4 : 2007 Nursery stock- specification for ornamental trees.
-BS 3936-9 : 1998 Nursery stock- specification forbulbs, corms and tubers.
-BS 3936-10 : 1990 Nursery stock- specification for ground cover shrubs.
-CPSE-Committee for Plant Establishment, Handling and establishing Ventilated plants 1996, Part 3, paragraphs 6.2 to 6.6.
-Glossary for Landscape Works BS 4428 1989.
F) Turf - BS 3969:1998- recommendations for turf for general purposes.
G) seeding - EEC Regulations 1974. Use blue labelled certified varieties to EC purity and germination regulations. When specified, seed must be supplied testing Station Certificate of germination, purity and composition.
H) Topsoil - BS 3882: 2015
I) Pesticides: Control of Pesticides Regulations 1997;The Health and Safety at Work Act 1974; the COSHH Regulation 1988; Pesticides (Fees and Enforcement) Regulations 1989; Water Supply (Water Quality) Regulations amended 2000; Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981; Countryside and Rights of way Act 2000.

GENERAL NOTES FOR THE DEVELOPER.

A) Tree protection
1. Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials underneath the tree, to prevent spillages, scorching from fires and instability or stress from changes of soil levels. The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall replace at once any tree damaged or lost. Before commencing clearing a tree of the surrounds and size, at his own cost. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5837:2012 (The BS).
The framework will consist of vertical and horizontal scaffolds with vertical tubes spaced at no more than 3m
Vertials and driven into the ground, Weld mesh (heras or similar) panels will be secured to the inside of the framework with wire or scaffold clamps. Tubes will be driven into the ground to a minimum depth of 600mm.
Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity.

B) Ground work

1. Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil of the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die.

2. Top soil spread from on site should be to the following minimum depths:- Shrub beds 350mm. Grass areas 150mm. allow for excavation of 415mm of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch. (90mm below where sheet mulch is not to be used). Tree pits will be dug by the landscape contractor. Top soil shall be spread for grass areas flush with any areas to receive turf. Where turfed, the soil level should be no greater than 10mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the specified depth of topsoil. Should it be encountered with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered.

3. Existing topsoil and imported soil shall conform to BS 3882:2007, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, plastic, polythene,SOS, cement and building rubble. Soil shall have a clay content of less than 20%.

C) Hardworks

1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in accordance with the construction details and the layout plan.

2. All paths and edgings shall be set out properly to lines and radii, with all curves scribed on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs, setting out shall be agreed with the landscape architect and subsequently the landscape architect.

3. Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.

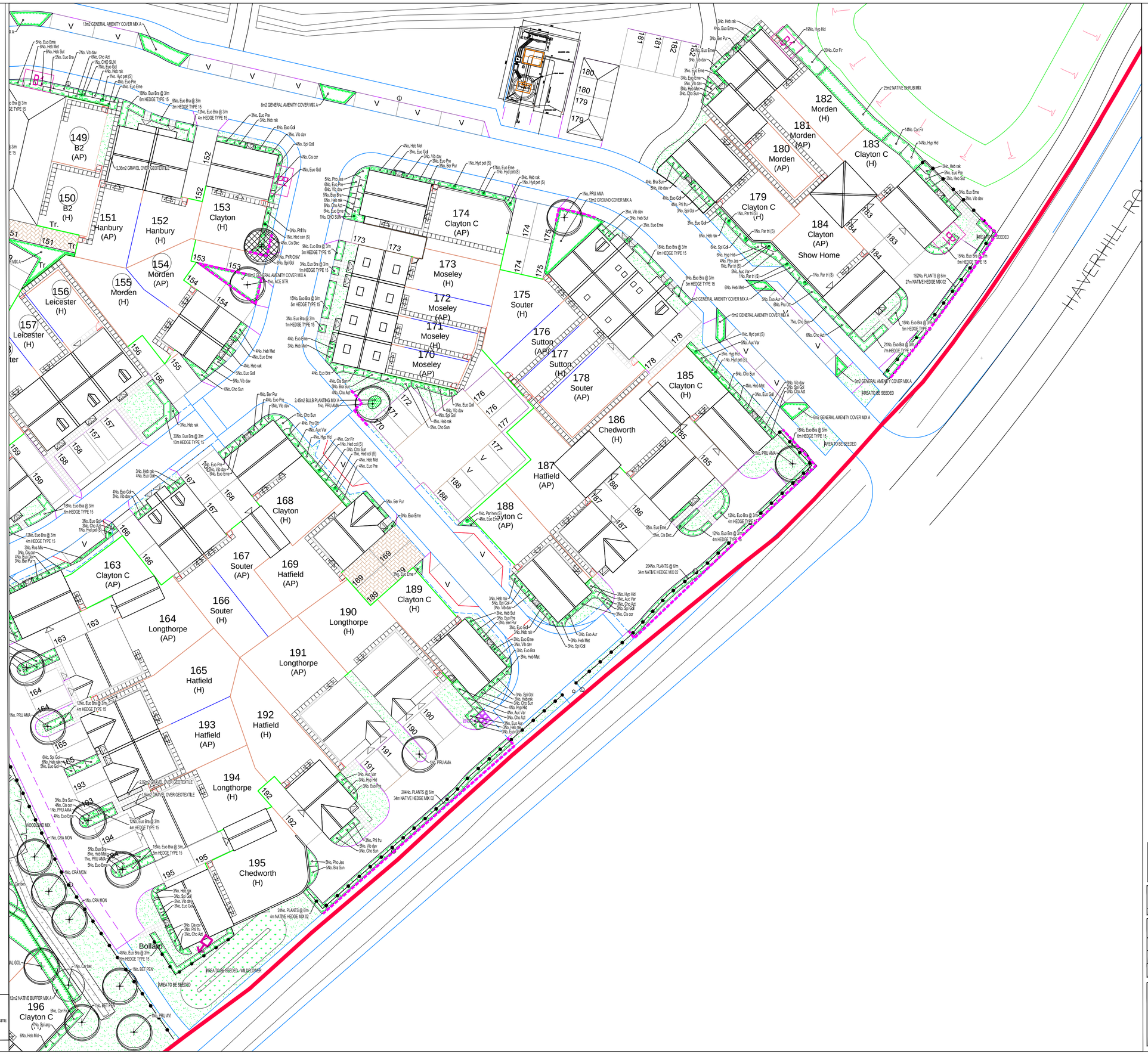
4. All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISO1460. The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (tidbing) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with detergent and water and rinsing with clean water to remove all dirt, grease, white rust & substrates have been removed & then allowed to dry thoroughly. Supply and paint Tocsil 6630 from Sika Ltd (tel. 01707 374444) applied with a turkhead brush strictly in accordance with the manufacturers instructions, COSHH regulations and the product COSHH sheet. Apply 2No. coats of Tocsil to a dry film thickness of 100 microns per coat. Apply paint only when galvanized surface is thoroughly dry, all temperatures above five degrees celsius and in any event above the current dew point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost.

5. All wood work to use ACQ water based wood preservative applied by vacuum pressure by Permawood or other similar and approved company. The timber shall then be stained with 2No. coats of Sadolin "Classic", colour "Walnut" strictly in accordance with the manufacturers instructions, COSHH regulations 2003 and product COSHH sheet.

GENERAL NOTES

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

(C)JAMES BLAKE ASSOCIATES LTD 2017



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 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, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED CONIFER 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 BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- GROUNDCOVER PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIODEGRADABLE 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 BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING TIMBER BOARD EDGING TO BARATE 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 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE. CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- FLORAL LAWN SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES, REFER TO SCHEDULE FOR FURTHER INFORMATION.
- CLIMBING SHRUB IN SHRUB BEDS. GRASS/ GRAVEL OR IN PITS IN PAVING. (SEE PLAN). TWINING VARIETIES (MARKED'T') SEE NOTE C7. SELF CLIMBING VARIETIES (MARKED'S') SEE NOTE C6. SEE SPECIFICATION NOTES C1-3, C8, 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 JAMES 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 JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- RIBBED ROOT BARRIER REROOT 1000 AVAILABLE FROM WWW.GREENBLUE.COM, TEL.01580 830 800 OR SIMILAR AND APPROVED, INSTALLED TO MANUFACTURER'S INSTRUCTIONS.
- KNEE RAIL 450mm HEIGHT,TIMBER POST AND DIAMOND TIMBER RAIL.
- MAINTENANCE ACCESS POINT 3.4m WIDE WITH SLIDING LOCKABLE METAL TUBE KNEERAIL
- BAT BOX TYPE HABIBAT INTEGRATED BOX TO BE INSTALLED NO LOWER THEN 5M AVAILABLE FROM WWW.HABIBAT.COM, TEL.01642 724 626 OR SIMILAR AND APPROVED, INSTALLED TO MANUFACTURER'S INSTRUCTIONS
- B2 BIRD BOX TYPE SCHWEGLER 1B NEST BOX AVAILABLE FROM WWW.GARDENATURE.CO.UK, TEL. 01255514451 OR SIMILAR AND APPROVED, INSTALLED TO MANUFACTURER'S INSTRUCTIONS
- B1 BIRD BOX TYPE MANTHORPE SWIFT BRICK AVAILABLE FROM WWW.MANTHORPE.CO.UK, TEL. 01773514200 OR SIMILAR AND APPROVED, INSTALLED TO MANUFACTURER'S INSTRUCTIONS
- REQUESTED OAK NHBC LINE. NOTE DEEPER FOUNDATIONS NEEDED

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

LANDSCAPE PROGRAMMING

DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED, EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

REV.	DATE	DETAILS
L	03/08/2020	PHASE 1 BOUNDARY UPDATED. LPA COMMENTS JUL 2020
D	07/02/2018	LPA COMMENTS 16.01.2018
C	17/10/2016	CLIENTS AND LPA COMMENTS 17.10.2016
B	06/06/2016	UPDATED TO NEW LAYOUT AND CLIENTS COMMENTS 05.06.2016
A	07/03/2016	UPDATED TO NEW LAYOUT AND LPA COMMENTS

CLIENT	DWG. TITLE
PERSIMMON HOMES SUFFOLK	DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS

SITE
HAVERHILL ROAD, HAVERHILL

PURPOSE OF ISSUE
PLANNING

DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
JMLK	JBA	JBA	1:250@A1	FEB 2018	JBA16-152-12	E

JAMES BLAKE ASSOCIATES
The Black Barn, Hall Road, Lavenham, Suffolk, CO10 9QX
Tel: (01787) 248216 Fax: (01787) 247094
jamesblake@jba-landmarc.com www.jba-landmarc.com
LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Cherry Tree – 26/05/2015 – K:\JBA\Client Projects\Persimmon Homes Suffolk\Haverhill Rd, Haverhill 16-152\Drawings\JBA\Original\Soft plots rev D.dwg