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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 existing fixed points. Curved beds shall be set out using radii applied on the ground using two pointed stakes and a line between, or with site marker paint. Straight edges to beds, and concrete curbs shall be cut to straight, concrete 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 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 edging and their foundations. With narrow beds between paths, fences and path edging, ensure that the bed has space free from concrete footings before planting. Where the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are necessary and can be reduced or slim line versions be agreed. The width of planting beds shall be agreed with the landscape architect and where the width is not as shown, the contractor shall re-cultivate them to the specified width at his own expense.

B) Ground preparation

1. Pre-planting herbicide applications - apply by suitably certified operatives, in accordance with the manufacturers instructions, and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations. Of all weeds, except those which are both grass free and are to receive, agreed site chart match. Spray immediately if any weeds are present. If rank grs develop, but there may be a delay before planting, or if area is to be left fallow for any reason, then follow cultivation, to kill re-growth prior to planting. All spraying 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 of spillage, shall be rectified at the contractor's own cost. Report is necessary to ensure weeds are dug and rake off all dead material from site.

2. Carry out the following works to the planting borrell 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 2% clay. Allow for pre-application of herbicide as above. Fertilise with 150g per meter square of Vitax 'Nutricoat 180' slow release fertilizer in accordance with the manufacturers instructions. Thoroughly cultivate the planting area to a depth of 300m, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction, for beds greater than 3 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500m centres to a depth of 300mm,except where there are services or within 10 meters of tree stems or 3 meters of existing hedges. In such areas, where roots greater than 50mm diameter are encountered.

3. Determine before submitting a tender, the extent of support from the site manager with ground preparation

The landscape contractor is responsible for ensuring that the final product conforms to the specification and contains no stones greater than 50mm in any dimension. Remove from site and spread topsoil to the necessary level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil.

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 imported depths for planting 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 plant size, species or variety of plant which has not been specified on the planting plan and schedule unless prior agreement to a substitution by the inspecting architect has been received. All plants supplied in containers shall be supplied in containers that are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the pot size by the NFA National Plant Specification and be bushy, healthy, disease free stock, not pot bound, leggy or spindly. There should be a minimum of 3 stems per shrub. this specification is the minimum standard required and any stock failing 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 inspect period at weekly intervals with 30 litres of water.

D) BS codes

1. All workmanship and materials shall conform to the following codes:- Of General landscape operations (excluding hard surfaces) - BS 4428:1989.

Of Topsoil in relation to construction- BS 3882: 2007 and BS 8601:1990.

Of 3998:1989 recommendations for tree works (unless otherwise specified). Arboricultural Association Standard for Amenity Tree Work.

Specifications of Tree Works 1986.

Of Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled 'National Plant Specification 2001'.

Plants shall conform to

BS 3936-1: 1992 Nursery Stock- Specification for trees and shrubs.

BS 3936-4: 1984 Nursery Stock- Specification for forest trees and BS 3936-6: 1989 Nursery Stock- Specification for forest trees.

BS 3936-7: 1984 Nursery Stock- Specification for conifers and silvers.

BS 3936-8: 1989 Nursery stock- Specification for hedging trees and bushes.

BS 3936-10 : 1990 Nursery stock- Specification for ground cover shrubs.

The Committee for Plant Establishment, Handling and establishing landscape plants 1996. Part 2, paragraphs 6.1 to 6.4.

Of Slopes for Landscape Works BS 6031:Pt 1 1981.

Of Turf - BS 3969:1998- recommendations for turf for general purposes.

Of Seeding - EEC Regulations 1974- the blue leaflet certified varieties to EC purity and germination regulations. When requested, submit an official seed testing Station Certificate of germination,purity BS 3936 composition.

Of Pesticides Control of Pesticides Regulations 1986 the Health and Safety at Work Act 1974, the COSHH Regulation 2002, the product COSHH sheet Water Supply (Water Quality) Regulations amended 1991; Control of Pollution Act 1974; Hedgerow Act 1997; Wildlife and Countryside Act 1981.

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 5837:2005 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or decay from changes of soil level. The main contractor is 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 on site, supplying and planting a tree of the same species and size, at his own cost.Suitable protective measures shall be checked,using fixed firmly to a rigid timber or scaffolding frame, positioned no closer to the trunk than the drip line of the tree's canopy.

B) Ground work

1. Soil levels soil levels for shrub beds and grass areas should have been compacted subgrade thoroughly broken up by rippler before introducing the ground worker to agreed heights of the landscape contractor to commence work or the beds will become water logged in wet weather and the plants and turf will die.

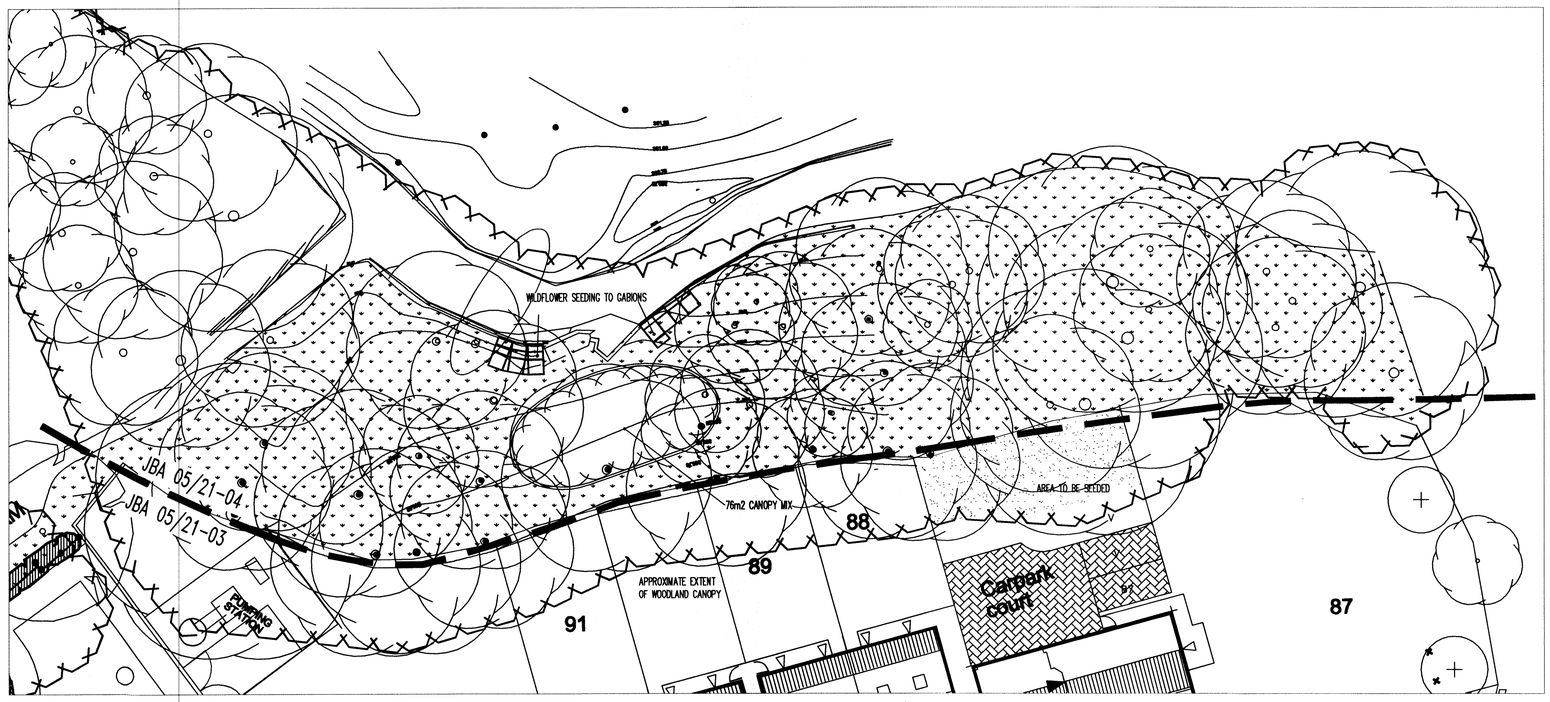
2. Top soil spread from on site should be to the following minimum depths:- Shrub beds 300mm. Grass areas 150mm. allow for excavation of 415mm of the subgrade for shrub beds.

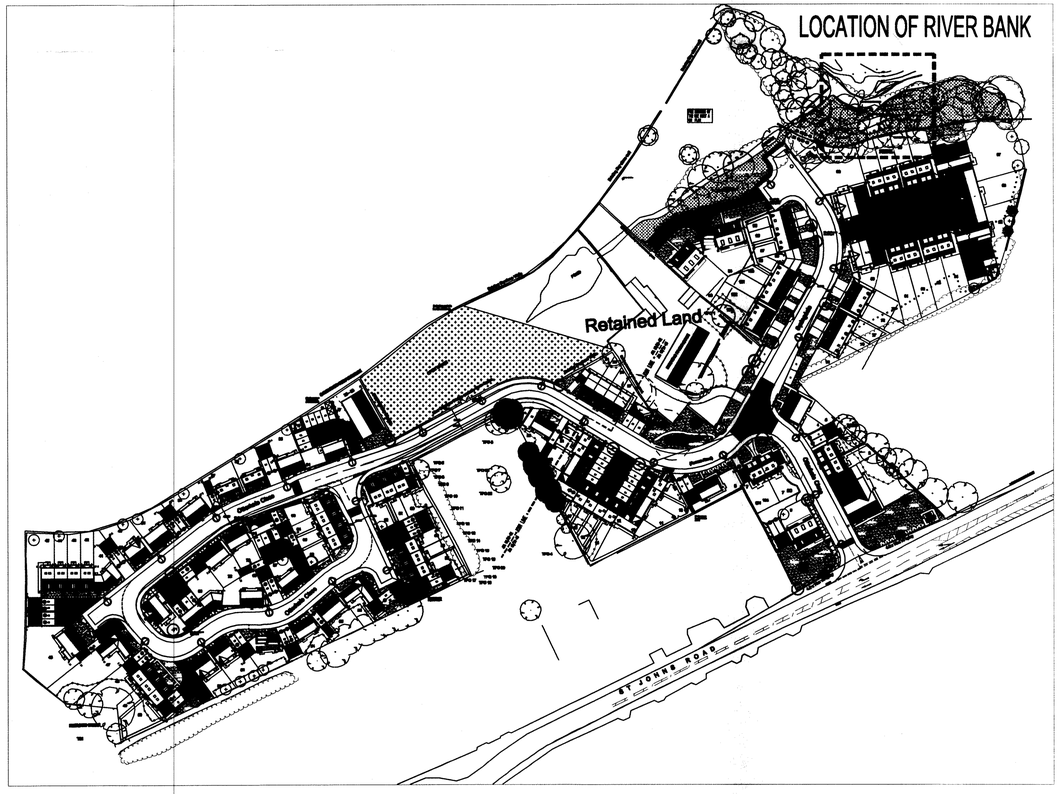
For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered. Any mowing strips, to edge of grass, including concrete strips, to be agreed with soil surface to prevent future drainage problems will be encountered.

3. Existing topsoil and imported soil shall conform to BS 3882:2007, and be free from, compaction, rocks/stones greater than 50mm diameter, concrete, bits, roots, debris, etc. Cement mixer builders rubble. Soil shall have a clay content of less than 20%.

D) Hardworks

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





LOCATION PLAN NTS

KEY

WOODLAND SEED MIX OF LOCAL PROVENANCE. SEE SCHEDULE FOR MIX.

NATIVE WHIP AND SHRUB PLANTING IN MIXES TO BE NOTCH / PIT PLANTED IN GAPS IN EXISTING VEGITATION INCLUDING BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES A1-2, B1-3, B5, 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. JBA 05/21-TS04 FOR FURTHER DETAILS.

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

SCHEDULE OF PLANTS

PLANT MIXES

QTY	%	PLANT NAME	STOCK	SPACING	SIZE	DFB	MAX HT
76m2	CANOPY MIX	(species to be planted in groups of 5-10.)					
30No.	40%	Fraxinus excelsior	B.G. WHP	1/m2	10m	23m	M
30No.	40%	Fagus sylvatica	B.G. WHP	1/m2	9m	17m	L
8No.	10%	Ilex aquifolius	C.G. 3L	1/m2	6m	12m	L
8No.	10%	Viburnum lantana	C.G. 3L	1/m2	3.0m		E

SEED MIXES

AREA	SEED MIX NAME
1151m2	Wildflower meadow mix ('NV10' Value Woodland Meadow Mixture by Naturescape, refer to Measured Works schedule)

L = Litre container
DFB = 'Distance from Buildings' based on minimum building foundation depths
Max Ht = 'Maximum Height' of tree
WD = 'Water Demand' of tree
SHC = Shrub Height Classification
A = < 600mm mature height
B = 600mm - 1.8m mature height
C = > 1.8m mature height with low water demand and slow growth
D = 1.8m - 3m mature height
E = 3m - 5m mature height

Note: Plants not classified within the JBA SHC are NOT designated as shrubs. JBA understand shrubs to be defined as those plants of perennial habit with woody stems.

-Shrubs specified as 3 litre size shall be 400-600mm minimum height and spread and 2 litre stock shall be 300-400mm minimum height and spread. These heights and spreads in relation to pot size are just a guide and the 'National Plant Specification' sizes will be accepted (but will be seen as the absolute minimum acceptable). Any shrub supplied which are smaller than this will be rejected at once.
planting will be rejected.
-Plants shall be completely hardened off, any plants which show signs of scorching after

REFER TO THE ACCOMPANYING MEASURED WORKS SCHEDULE DOCUMENT FOR MORE INFORMATION
CHANGES TO SUPPLIERS/MANUFACTURERS ARE TO BE EQUAL AND APPROVED.
SUBSTITUTIONS TO SHRUB/TREE VARIETIES ARE TO BE AGREED WITH JAMES BLAKE ASSOCIATES.
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

HEALTH AND SAFETY RISK ASSESSMENT

This Risk Assessment has 2 purposes:
1. To identify any significant hazards related to design work by James Blake Associates. A significant hazard being defined as a forseeable hazard which is not likely to be obvious to a competant contractor or other designer or unusual or difficult to manage effectively. This is to accord with Regulation 13 (Requirements of the Designer) of the CDM Regulations 1994 (amended 2007).
2. To identify some potential hazards which though not related to design work by James Blake Associates, may be more apparant to a Landscape/Arboricultural Consultant than others.
The following list is not exhaustive and a certain level of Health and Safety management is assumed (reference to Management of Health and Safety at Work Regs 1999) Provision and Use of Work Equipment Regs 1998) Personal Protective Equipment at Works Regs 2002) Manual Handling Derations Regs 1992 etc).

ITEM	HAZARD/RISK
EXCAVATION, CONSTRUCTION, COMPACTION AND SOIL PREPARATION NEAR EXISTING TREES BOTH ON AND OFF THE SITE	HAZARD TO SAFETY OF WORKERS, USERS OF ADJACENT LAND AND FUTURE USERS OF THE SITE BY DAMAGED TREES
WORKING NEAR OR ADJACENT TO OVERHEAD/UNDERGROUND SERVICES	DAMAGE TO SERVICES AND HAZARD TO SAFETY OF WORKERS
NATIVE HEDGES, POISONOUS AND THORNY PLANTS IN PROXIMITY TO PATHS AND ENTRANCES	HAZARD TO SAFETY OF PEDESTRIANS
USE OF PESTICIDES, HERBICIDES AND FERILIZERS	HAZARD TO SAFETY OF OPERATIVES, GENERAL PUBLIC, THEIR PETS AND TO WATERCOURSES
USE OF LOOSE MATERIALS SUCH AS GRAVEL AND BARK MULCH ADJACENT TO PATHS AND ROADS	HAZARD TO USERS OF THE SITE IF BLOWN OR DISPLACED ON TO ROADS OR PATHS. IT COULD BECOME A POSSIBLE SKID HAZARD TO VEHICLES
WORKING ON SLOPING GROUND/ CHANGES IN LEVELS	HAZARD TO SAFETY OF WORKERS
WORKING ON OR ADJACENT TO THE HIGHWAY	HAZARD TO SAFETY OF WORKERS AND HIGHWAY USERS
WORKING NEAR A WATERCOURSE	HAZARD TO SAFETY OF WORKERS AND POLLUTION OF WATERCOURSE BY HERBICIDES, PESTICIDES AND OTHER WASTE.

*A list of James Blake Associates Approved Landscape Contractors is available on request.

FOR DETAILED SOFT LAYOUT PROPOSALS FOR PLOTS AND POS REFER TO JBA DRAWINGS 05/21-02 &03
FOR CONSTRUCTION DETAILS OF GABIONS REFER ENGINEER'S DRAWINGS

GENERAL NOTES

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

(C) JAMES BLAKE ASSOCIATES 2011

REV.	DATE	INITIALS	DETAILS
.	.	.	.

CLIENT TAYLOR WIMPEY YORKSHIRE					DWG. TITLE DETAILED HARD AND SOFT LAYOUT PROPOSALS FOR GABIONS AND RIVER BANK	
SITE OTTERHOLE FARM, BUXTON, DERBYSHIRE						
DRG BY GWS	CHECKED JBA	AUTH'D JBA	SCALE 1:1000@A1	DATE MARCH 2011	DWG NO. JBA 05/21-04	REV. .

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LANDSCAPE ARCHITECTURE
ARBORICULTURE o ECOLOGY