

SPECIFICATION

1 GENERAL
Health and Safety considerations are as the Bloor Homes Trade Specifications.
The following specification is in-line with the Trades Specification, however where there are specific requirements, these notes take precedence over the general guidance outlined within the Trade Specification.
The Site Manager should possess and distribute information to the relevant contractors regarding all underground services, engineering, drainage, lighting and ecological constraints and current proposed landscaping prior to external works and landscaping operations.
Tree and hedgerow protection, subsoil cultivation, topsoiling and levelling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise as the installation of any water or electricity supply required for landscape features.
The sub-contractor must be a member of BALI (British Association of Landscape Industries) or with a proven track record.
All plants shall conform to the relevant section of BS 309 and be in accordance with the National Plant Specification and the specification details shown on this drawing. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme.
All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE). Any variance from the specification stated on each landscape drawing may result in a request to replace planting, at the contractors expense.

1.1 Tendering and Implementation
Landscape Contractors are required to tender and implement as per the schedule and specification.
It is recognised that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised. However any substitutions should be with a suitable alternative of comparable size to meet the schedule requirements, and should be approved by the Bloor Homes Landscape Design Department. Commercial Departments, contact your contract administrator with details/requests of plant substitutions.
Should timescales not allow, an alternative appropriate substitution shall be a plant already found within the schedule.
All landscape implementation will be audited. Plant material not approved will be rejected and replaced at the Landscape Contractor's own expense as stated in 1.2.
The site should be found in a condition as described in the Waterlogged, Frost-Work Specification document which includes the removal of a builder's debris and the hardcore base set for scaffolding.
Planting shall not be carried out when the ground is waterlogged, work-bound or during periods of cold drying winds.

2 RETENTION OF EXISTING TREES AND HEDGEROWS
Reference must be made to the Tree Protection Drawing so that precautions are made to ensure that trees and hedges shown for retention should remain undisturbed with roots and branches protected with temporary fencing in accordance with BS 5837. Any tree surgery work should be in accordance with BS 3998 Recommendation for Tree Work and must comply with any Crown of Protection Order or specific planning conditions where appropriate.

3 PRE-PLANTING AND PRE-TURFING GROUND PREPARATION
3.1 Subsoil Cultivation
Prior to any topsoiling all subsoil should be thoroughly 'tipped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth shown below.

3.2 Imported Topsoil
Topsoil and all topsoiling operations to be carried out in accordance with the most current BS 3842. Topsoil should be carried out to the depths shown below and all topsoiled areas should be cleared of all extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site.
Minimum depths of topsoil and cultivation to be achieved:
Type of Soil Landscaping Topsoil Depth Depth of subsoil to be broken up
Tree Groups* 600 150mm
Shrub and Herbaceous 300mm 150mm
Grass Areas 150mm 150mm
Rear Gardens 150mm 150mm
* Individual tree pits are to be 1000mm X 1000mm X 600mm depth unless specified.

3.3 Levelling/Grading
In final grading operations finished soil adjacent to buildings are to be 150mm below drain gully course. For planted areas where 50mm depth bark mulch is specified the soil should be graded down towards adjacent paved or grass surfaces to 60mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. For turfed areas final soil levels should be 10mm above the adjacent paving ready to receive the turf and for seeded areas at least 30mm above.

4 PLANTING
4.1 Ground Preparation
Apply a general purpose organic slow release fertilizer at a rate of 100g/m² and incorporate into the top 150mm of the soil.
Tree pits are to be excavated to a minimum of 1m x 1m x 600mm deep with the sides scaffold to prevent slumping. The base of the tree pit should remain undisturbed and should be broken up if there is a drainage problem and/or soil pan. If conditions make change necessary this should be provided away from the tree, with the base of the pit sloped to direct the water to the drainage pipe. Backfill of tree should be in layers of 150mm at a time starting with subsoil followed by topsoil layers.
Plants specified as hedging or topiary specimens should be neatly clipped / shaped as appropriate to their form upon completion.

4.2 Setting out
Shrubs and hedges are to be set out as shown on the drawing at the specified densities and centres.
Trees are to be planted in the positions shown on the drawings to ensure they are at the correct distances from foundations and drainage runs. It is imperative that trees are planted in the right locations, in the correct species and type and as specified on the drawings so that there is no risk of future foundation damage.
All underground services must be identified and located before digging tree pits so that services are not damaged.

4.3 Planting
Plants are to be put in planted into the prepared soil, incorporating Peat Free Tree and Shrub Compost in quantities shown below and firmed in. Planting pit sizes should be relative to the container size of the plant and shall be sufficiently large enough to allow for backfill of topsoil and planting compost. Root flaps of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or by mulch. The base of the tree should be at least 15mm above the surface of the soil. Additional bedding plants required by Regional Office to shrub beds are to be planted in bold groups of angle or similar total counts, should be deadheaded regularly and be removed (and replaced as required) by Regional Office they begin to fade. They should not be buried by mulch.
Quantities of Peat Free Tree and Shrub Planting Compost:
2-3L Shrubs and Herbaceous 3L/line
5-10L Shrubs 5L/line
25L Specimens 10L/line
Trees 20L/line plus 100g/m² organic slow release fertilizer

4.4 Tree Support
Half Standard Specimens (Ball on Stems) are to have a 75mm stake set 30cm above the ground. Secure shrub to stake with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake).
Multi-stem trees are to have a 75mm stake driven in to the ground at a 45 degree angle leaning to the prevailing wind and secured with an adjustable plastic tie.
All trees heavy staked side and over shall be double staked with 100mm diameter stakes and a half-round timber cross-brace fitted to the windward side of the tree within 25mm of the top of the stakes ensuring that the tree is vertical and straight. Stakes are to be securely driven into the ground prior to planting to a height above ground that is one third of the height above ground of the tree when planted to allow free movement of the crown. Secure tree to cross-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake).
Each tree should be fitted with a tree irrigation/laser system unit fitted to fully surround the root ball in accordance with the details. (Where trees are to remain after the sales period and are within 5m of roads and services, and within 3m of other paved surfaces a linear root barrier is to be installed in accordance with the manufacturer's instructions. The barrier should be adjacent to the root barrier or service line to be protected to provide as much rooting area for the tree as possible. Ensure that there are no sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface of the tree side with no grading mounding over the top of the barrier. Overlapping ends should be joined by tying both sides with jointing tape).

4.5 Climber Support
Where timber trellises are specified the top and bottom of the trellis frame is to be fixed to the wall or fence in accordance with the detail.
Supporting canes supplied with climbers are to be carefully removed and the climbers are to be fanned out and tied into the support wires with appropriate plant ties. This also applies to climbers supported by details.
All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch.

4.6 Instant Hedging
The instant hedging units are to be trench planted in a suitably sized trench prepared prior to planting (minimum size 70cm wide by 50cm deep) and backfilled with good quality loam and planting compost. Follow hedge supplier's installation guidelines ensuring that hedge sections are handled carefully during lifting, off-loading and moving to planting location. Plant each section as they are removed from truck and ensure that sections interlink as they were grown at the nursery and that the root-plates are buried together and the backfilling is even, consistent and that there are no air pockets. If necessary clip the hedge to ensure it is a crisp formal shape.
A Leaky Pipe® irrigation system is to be fitted by the landscape contractor at the time of planting fitted with hoses/drip fittings, or similar, to a buried discreet controlled water supply supplied by site. Irrigation for each planting area shall be determined by the landscape contractor for each planting area in consultation with the instant hedge supplier. Leaky pipe is to be installed as recommended, prior to bark mulch application, setting the pipes 3-4cm below the surface of the soil.

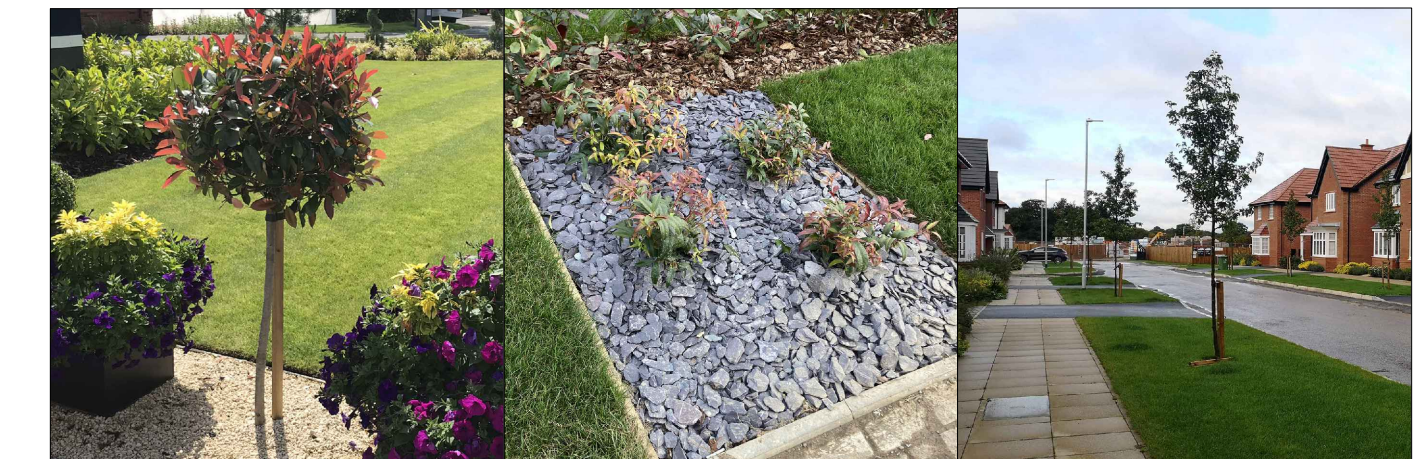
4.7 Mulch
Ensure the area to be mulched is entirely free from annual and perennial weeds and that there has been watered prior to applying an even spread of mulch to planting areas to control weeds and retain moisture.
Where bark mulch is specified apply Ornamental Bark Nuggets 15-65mm to a depth of 50 mm over bio-degradable mulch matting to planting beds, ornamental hedging and tree staking using overlapping sheets as required and peg down using pegs at a minimum of 500mm centres (300mm at edges).
Where stone mulch is specified apply 40mm of plum stone chippings over geotextile membrane pegging down with metal pegs.
Finished mulch levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages.

5 SEASONAL PLANTING
5.1 Bedding Plants and Seasonal Herbaceous Plants
Where hanging baskets and planters are specified with seasonal plants these should be planted up to add colour and interest for each season - and this should be allowed for in pricing. Dead plants and those lacking in colour should be regularly replaced as necessary to maintain a good display at all times. Additional bedding plants required by Regional Office to shrub beds are to be planted in bold groups of angle or similar total counts, should be deadheaded regularly and be removed (and replaced as required) by Regional Office they begin to fade. They should not be buried by mulch.

6 GRASS
6.1 Preparation
The area to be turfed shall be cultivated to a minimum depth of 100mm removing all weeds, debris and stones over 25mm diameter which are to be removed and placed in skips or as directed by the Site Manager. The surface shall be raked to smooth flowing contours with a fine str, incorporating pre-turfing fertilizer at 60 g/m².
6.2 Delivery and Storage
Turf shall be supplied in accordance with the most current BS3936.
Turf shall be cultivated high grade turf. It shall be close textured and green in colour and be sufficiently flexible to withstand handling. Turf rolls shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.
Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Any turf deemed to be substandard shall be replaced at the landscape sub-contractor cost.

6.3 Turf
Turfing operations shall be in accordance with BS 4428.
Turf should be laid when weather conditions are suitable and not during exceptionally frosty or dry weather conditions.
Turf is to be laid with staggered joints, well butted together, working from plants positioned on lawns already laid.
The turf shall be watered on completion. Any unevenness shall be made good by filling the turf and adjusting the levels. The finished surface of the grass is to be 20-25mm above adjacent paved surfaces and mowing margins (such as sleeper edging) to assist mowing operations.
Should shrinkage occur, fine topsoil shall be brushed into the joints.
7 MAINTENANCE
The landscape contractor shall maintain all landscape areas whilst the sales centre is operational. All stock deemed to be dead, dying or diseased during this period shall be replaced by the contractor at own cost, if found to have been neglected during maintenance visits.
7.1 Weed Clearance
All planting areas are to be kept weed free by hand weeding unless otherwise specified. For hard landscape areas a non-residual based herbicide may be used, strictly in accordance with Control of Pesticide Regulations 1986 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association.
7.2 Watering
Watering to planted areas is to be undertaken as necessary to ensure plants become established, watering to bring up to field capacity. Trees and containers in particular should be watered regularly and in response to weather conditions. Each tree is to receive at least 30 litres when watered.
7.3 Formative Pruning and Removal of Dead Material
Any damaged shoot/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens. Herbaceous plants are to be deadheaded and pruned back as appropriate. Shrubs grown for their coloured stems, such as Cornus, are to be cut back each spring to encourage new growth.
All hedges and topiary are to be clipped to retain and enhance their formal shapes and to maintain at their original dimensions unless otherwise stated.
Seasonal plantings should be promptly removed when passed their best and replaced as appropriate.
7.4 Turfed Areas
When newly turfed areas reach 50mm they should be lightly rolled and cut to a height of 40mm. Lawn areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Where there is no mowing margin lawn areas are to be kept free of weeds (not mown). All straggling should be removed. Weeding, watering and repair of all erosion and settlement with re-seeding or turfing shall be undertaken as required to establish a uniform and healthy carpet of grass.

IMPLEMENTATION
EXAMPLE IMAGES



HALF-STANDARDS TO BE SINGLE-STAKED
MULCHES TO BE GRADED BELOW TURF SURFACES
STANDARD TREES TO BE SUPPORTED BY A SINGLE STAKE

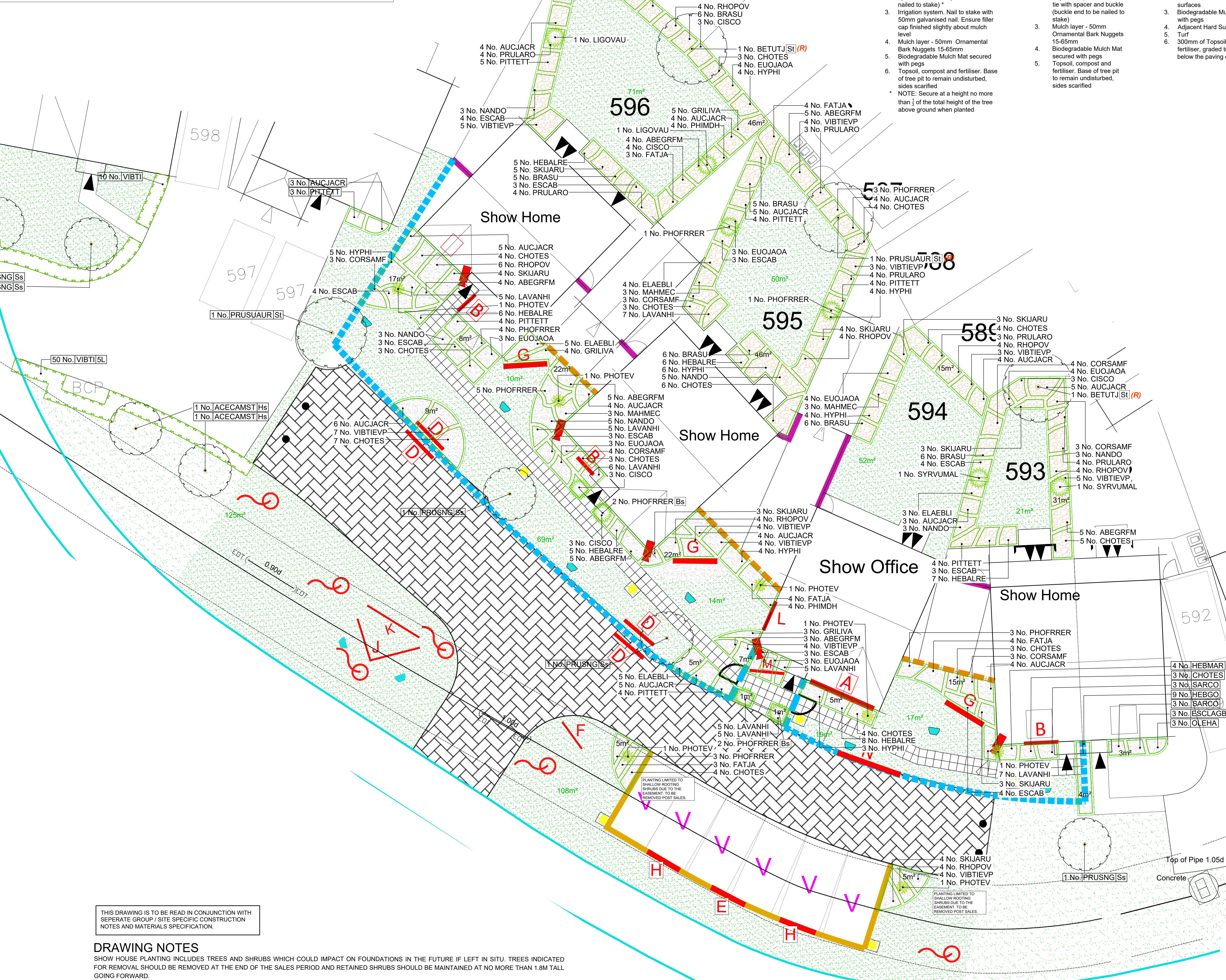
SCHEDULE

PROPOSED TREES - Standard					
Number	Abbreviation	Species	Girth	Height	Pot Size/Specification
2	BETUTJ	Betula utilis jacquemontii	8-10cm	250-300cm	25-35L Standard; 4 brks: C. Clear Stem 175-200cm
2	PRUSUAUR	Prunus x subhirtella 'Autumnalis Rosea'	8-10cm	250-300cm	25-35L Standard; 3 brks: C. Clear Stem 175-200cm
Total :3-					
SHRUBS - Specimen					
Number	Abbreviation	Species	Height	Diameter	Pot Size/Specification
1	LIGOUAU	Ligustrum ovalifolium 'Aureum'	100-125cm	25L	Bushy; 13 brks: C
7	PHOTEV	Photinia tenax 'Variegatum'	100-125cm	25L	Triple Crown; 3 brks: C
2	PHOFRRER	Photinia x fraseri 'Red Robin'	125-150cm	25L	Branched; 9 brks: C
4	PHOFRRER	Photinia x fraseri 'Red Robin'	125-150cm	15L	Ball on Stem; 3 brks: C
4	SYRVUMAL	Syringa vulgaris 'Mme Lemoine'	150-175cm	25L	Branched; 3 brks: C
Total :17-					

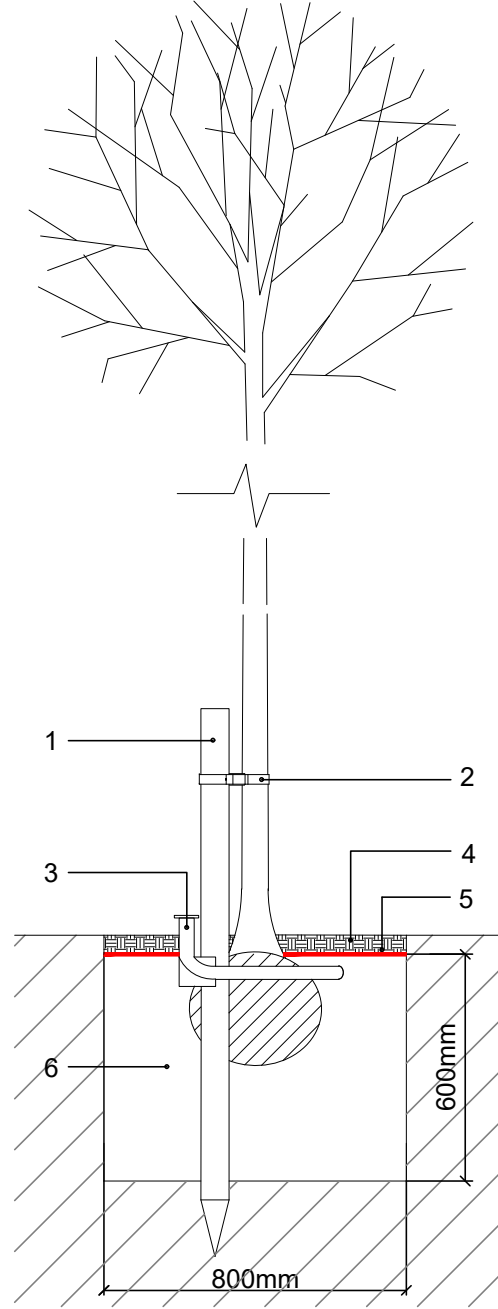
GROUND COVER SHRUBS AND PERENNIAL PLANTS - Shrubs											
Number	Abbreviation	Species		Height		Diameter		Pot Size		Density	
35	ABEGRFM	Abelia x grandiflora 'Francis Mason'		40-60cm		10L		0.85Cr	Bushy	5 brks:	C
57	AUCJACR	Aucuba japonica 'Crotonifolia'		40-60cm		10L		0.65Cr	Bushy	4 brks:	C
54	BRASU	Brachyglottis 'Sunshine'		40-60cm		5-7 SL		0.5Cr	Branched	6 brks:	C
58	CHOTES	Choisya ternata 'Sundance'		40-60cm		10L		0.7Cr	Bushy	7 brks:	C
16	CISCO	Cistus x corbariensis		40-60cm		10L		0.7Cr	Bushy	8 brks:	C
25	CORSAMF	Cornus sanguinea 'Midwinter Fire'		80-100cm		10L		0.7Cr	Branched	5 brks:	C
21	ELAEBLI	Eleaagnus x ebbingei 'Limeglit'		40-60cm		10L		0.7Cr	Branched	5 brks:	C
34	ESCAB	Escallonia 'Apple Blossom'		60-80cm		10L		0.7Cr	Bushy	6 brks:	C
24	EUJOAOA	Eumyrtus japonicus 'Ovalis Aureus'		60-80cm		10L		0.7Cr	Bushy	5 brks:	C
18	FATJJA	Fatsia japonica		60-80cm		10L		0.7Cr	Leader	C	
37	GRILIVA	Griseelinia littoralis 'Variegata'		60-80cm		10L		0.7Cr	Bushy	7 brks:	C
12	HEBALRE	Hebe 'Red Edge'		15-20cm	30-40cm	10L		0.45Cr	Bushy	3 brks:	C
30	HYPHI	Hypericum 'Hidcote'		40-60cm		10L		0.7Cr	Bushy	9 brks:	C
45	PHIMDH	Philadelphus angustifolia 'Hidcote'		30-40cm		10L		0.6Cr	Bushy	9 brks:	C
12	MAHMEC	Mahonia x media 'Charity'		60-80cm		10L		0.7Cr	Bushy	3 brks:	C
22	NANDO	Nandina domestica		40-60cm		10L		0.7Cr	Bushy	5 brks:	C
22	PHIMDH	Philadelphus 'Mantau d'Hermine'		40-60cm		10L		0.65Cr	Branched	7 brks:	C
22	PHOFRRER	Photinia x fraseri 'Red Robin'		60-80cm		10L		0.7Cr	Branched	7 brks:	C
22	PITTETT	Pittosporum tenuifolium 'Tom Thumb'		30-40cm		10L		0.7Cr	Bushy	7 brks:	C
22	PRULARO	Prunus laurocerasus 'Rotundifolia'		60-80cm		10L		0.7Cr	Bushy	7 brks:	C
30	RHOPOV	Rhododendron ponticum 'Variegatum'		40-60cm		10L		0.7Cr	Branched	3 brks:	C
43	SKUJURU	Saxmnia japonica 'Rubella'		40-60cm		10L		0.7Cr	Bushy	5 brks:	C
43	VIBTIEVP	Viburnum tinus 'Eve Price'		40-60cm		10L		0.7Cr	Bushy	7 brks:	C
Total :659-											

PLANTING TAGS WITHIN BOXES ARE TAKEN FROM SITE LANDSCAPE DRAWINGS, AND TO STAY IN AFTER SALES PERIOD.

ALL PLANTS TO BE OF 'SHOW GARDEN' QUALITY AND AS THE PLANTING SCHEDULE. ANY PLANTS IN BAD CONDITION, SMALLER THAN SPECIFIED OR UNDER NUMBER WILL BE REPLACED FOLLOWING AN AUDIT, AT THE CONTRACTORS EXPENSE.
ALL SHRUBS TO BE ARRANGED TO FILL THE SPACE AND MINIMISE 'BARE' MULCH.

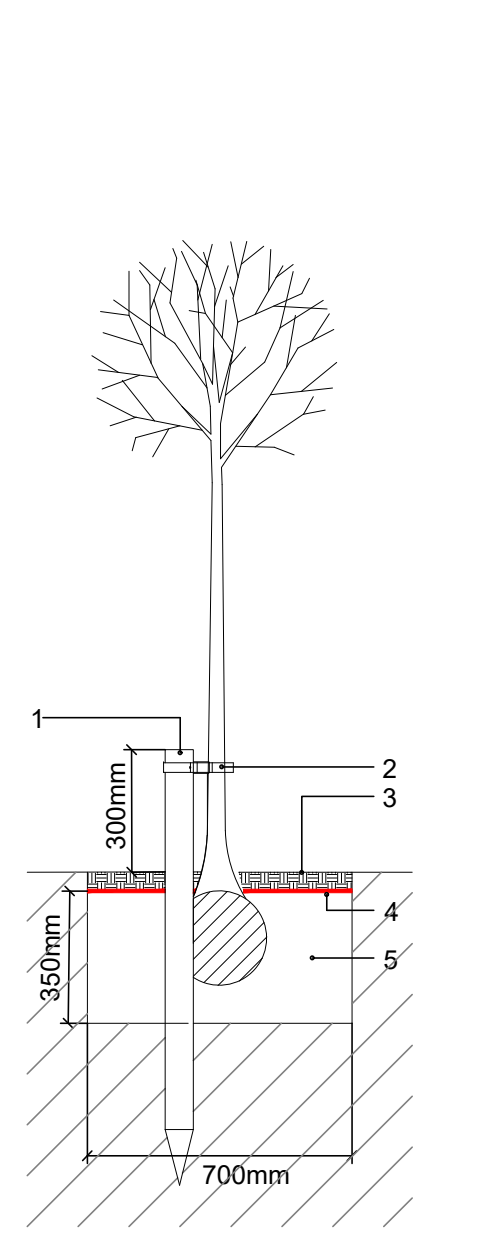


TREE DETAIL
- Standard



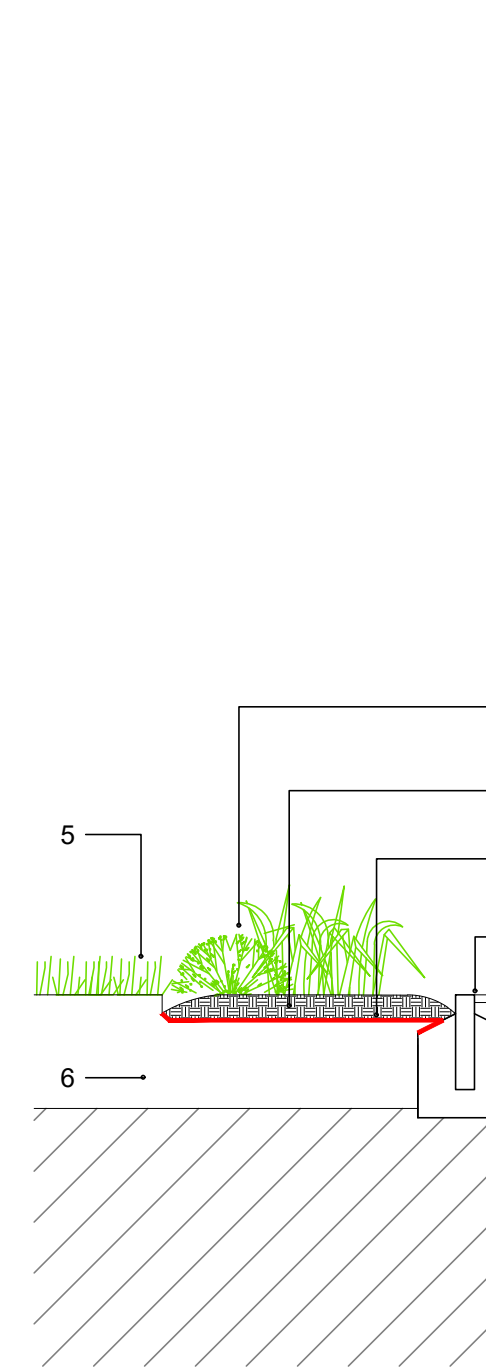
- Timber Tree Stake 75mm Ø x 1.8m long (battailed)
- Adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake)
- Irrigation system. Nail to stake with 50mm galvanised nail. Ensure filler cap finished slightly above mulch level
- Mulch layer - 50mm Ornamental Bark Nuggets 15-65mm
- Topsoil, compost and fertiliser. Base of tree pit to remain undisturbed, sides scarified
- NOTE: Secure at a height no more than 1/3 of the total height of the tree above ground when planted

TREE DETAIL
- Half Standard
(Ball on Stem)



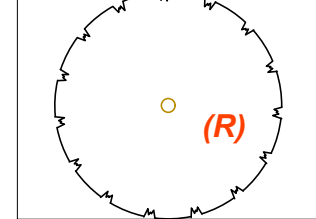
- 1x Timber tree stake - 30mm x 1m long battailed (300mm above ground)
- Adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake)
- Mulch layer - 50mm Ornamental Bark Nuggets 15-65mm
- Topsoil, compost and fertiliser. Base of tree pit to remain undisturbed, sides scarified
- NOTE: Secure at a height no more than 1/3 of the total height of the tree above ground when planted

PLANTING DETAIL

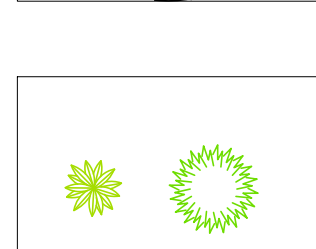


- Planting
- Mulch layer - 50mm Ornamental Bark Nuggets 15-65mm. Finished levels 15mm below adjacent surfaces
- Biodegradable Mulch Mat secured with pegs
- Adjacent Hard Surfaces
- Turf
- 300mm of Topsoil, compost and fertiliser, graded to below 65mm below the paving or turf

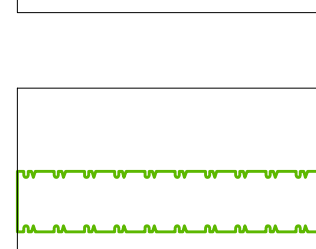
LEGEND



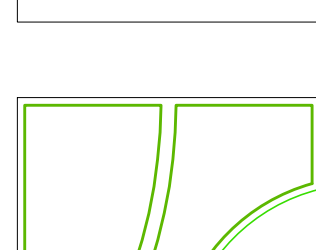
PROPOSED TREES
St - Standard
(R) - Tree to be removed after sales period
See Schedule/Detail
All Trees to be Staked



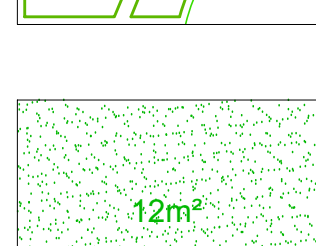
SPECIMEN PLANTING
Bs - Ball on Stem (to be Staked)
See Schedule/Detail



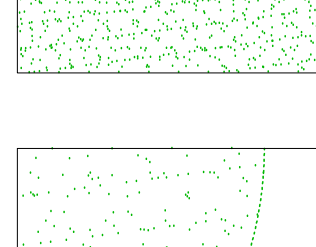
ORNAMENTAL HEDGE
See Schedule



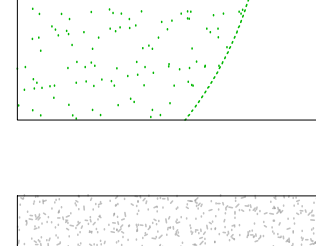
PROPOSED PLANTING
See Schedule
Over Membrane



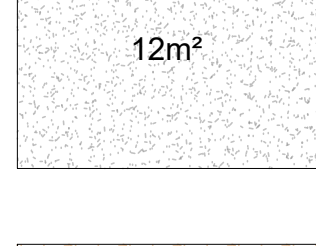
LAWN
With area (m²)



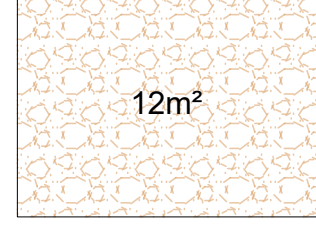
AMENITY GRASS AREAS
Emergence EG22 zone at 25g/m²
With area (m²)
Keep mown short to 40mm



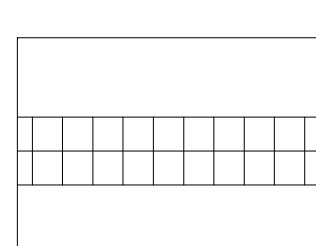
STONE MULCH
Plum Stone Chippings
40mm to a depth of 40mm
With area (m²)
Over Membrane



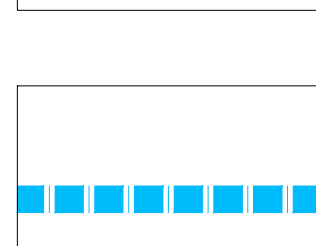
BARK MULCH
Ornamental Bark
15-65mm to a depth of 50mm
With area (m²)
Over Membrane



BUFF PAVING 450x450mm
Standard Regional Pavers



0.9m HIGH METAL RAILINGS
Standard Regional Specification



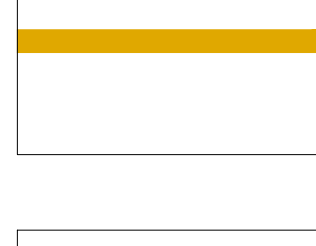
1.8m HIGH TIMBER FENCE
Standard Regional Specification



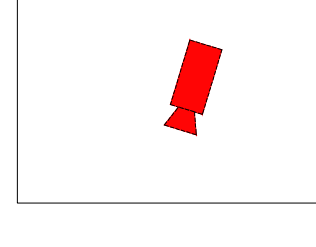
TIMBER KNEE RAIL
Standard Regional Specification



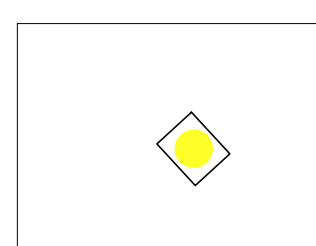
CAMERA POSITION



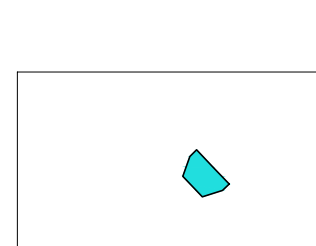
BOLLARD LIGHTING



PIR LIGHTING



FLAGPOLE



SIGNAGE

DRAWING NOTES

SHOW HOME PLANTING INCLUDES TREES AND SHRUBS WHICH COULD IMPACT ON FOUNDATIONS IN THE FUTURE IF LEFT IN SITU. TREES INDICATED FOR REMOVAL SHOULD BE REMOVED AT THE END OF THE SALES PERIOD AND RETAINED SHRUBS SHOULD BE MAINTAINED AT NO MORE THAN 1.8M TALL GROW FORWARD.

The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department/contract administrator.

It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material. Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

HINCKLEY PH4

Revision

Date

Job

Hinckley Ph4, Normandy Way

Title

Show Home Soft Landscaping

Scale

1:100 @A0

Drawn

GE

Date

OCT 2024

Checked

PmJ

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BLOOR HOMES

J S BLOOR (SERVICES) LIMITED
ASHLEY ROAD, HEATHAM, SWADLOWCOTE,
DERBYSHIRE DE12 7JP
TELEPHONE: 01530 270100 FACSIMILE 01530 272008

Drawing No.

EM100-LS-024