LANDSCAPE & EXTERNAL WORKS SCHEDULE OF WORKS

Smithy Bridge Care Home

Prepared on behalf of Towerview Healthcare Group

by DEP Landscape Architecture Ltd

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DEP LANDSCAPE ARCHITECTURE LTD.
2 Commercial Street, Manchester, M15 4RQ

T: +44 (0) 161 241 9878

E: info@dep.co.uk
W: www.dep.co.uk

SEQUENCE OF WORKS

Remove section of existing hedge to allow vehicular access as indicated on dwg. 4557_12 Groundworks and as described below;

Operations near to highways shall not endanger highway users and shall be signed to comply with the requirements of Traffic Safety Measures for Roadwork as specified in DoE Traffic Signs Manual Chapter 8 and BS:873.

Vegetation clearance shall be the removal of scrub, shrubs bushes, undergrowth, saplings and seedling from a specified area of the site by hand or mechanical means. It shall include the grubbing up of all stumps and root runs, which can be taken out without undue removal of topsoil. It shall be taken to include also the partial clearance of an area in which selected saplings, bushes, shrubs are to be retained.

In such cases the selected plants to be preserved shall have been clearly marked or otherwise indicated on site. The Contractor is to give the Landscape Architect 24 hours' notice prior to the removal of any existing shrubs.

Identification: Clearly mark trees/hedge plants to be removed
Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides
Felling: Cut down and grub up roots of shrubs and smaller trees. Fell larger trees close to the ground as possible and remove stumps mechanically to a minimum depth of300 mm below ground level
Work near retained trees: Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally
Stumps: Obtain approval before removing stumps by winching and do not use other trees as supports or anchors

Erect Temporary protective fencing

Erect herras fencing to protect site where hedge has been removed and to perimeter of site.

Site Clearance

Timing: Before topsoil stripping,
General: Clear site of rubbish, debris and vegetation. Do not compact topsoil
Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas
Chipping and shredding: Permitted
Treatment: Apply a suitable residual herbicide to areas to receive hard surfacing
Notify the Contract Administrator immediately in the event that Japanese Knotweed is found to be present on site. Environment Agency guidance to be followed

Before beginning general excavation or filling, strip topsoil from areas where there will be re-grading, pavings and other areas shown on drawings
Remove to an average depth of 200 mm and keep separate from excavate subsoil
Treatment: Apply a suitable translocated non-residual herbicide
Timing: Not less than two weeks before excavating topsoil
Aggressive weeds:
Species: Included in the Weeds Act, section 2 or the Wildlife and Countryside Act, Schedule 9, part II
Give notice: Obtain instructions before moving topsoil
Earthmoving equipment: Select and use to minimize disturbance, trafficking and compaction
Contamination: Do not mix topsoil with:
Subsoil, stone, hardcore, rubbish or material from demolition work

Oil, fuel, cement or other substances harmful to plant growth
Multiple handling: Keep to a minimum. Use topsoil immediately after stripping
Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882, Annex N2.
Treatment: Apply a suitable herbicide at appropriate times to prevent seeding of weeds.

Import subsoil from local approved source and place to desired levels

Traffic access to be from Fletchers Road where hedge has been removed, banksmen to monitor access and egress.

Supply and install pondliner

Layed to manufacturers recommendations in position shown on dwg 4557_13 Hardworks

Install land drains and Headwall

Layed in position shown on dwg 4557_13 Hardworks

Install path edgings and ducting for lighting

Layed in position shown on dwg 4557_13 Hardworks

Install MOT bedding for paths

The ground should be overlaid with terram 1000 prior to laying nominal thickness of granular free draining stone nominal to depth specified. Stone material to be laid and fully compacted in 2 layers.

Construct stone walls

Import stone and build walls in position shown on dwg 4557_13 Hardworks and to detailed drawings and specification.

Place topsoil

Grade to smooth flowing contours to achieve specified finished levels
of topsoil.
Areas of thicker topsoil: Excavate locally.
Soft landscape areas to be excavated or filled to achieve the required construction depths and the areas prepared by cross-ripping 300mm deep at 300mm centres prior to topsoiling. Cut or filled slopes are to be benched and cross-ripped to provide key for topsoil.
Loosening:
Light and noncohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
Rock and chalk subgrades: Lightly scarify to promote free drainage.
Stones: Immediately before spreading topsoil, remove stones larger than 75 mm.
Remove arisings, contaminants and debris .
General: Prepare areas to receive soft landscaping as necessary to ensure that

the topsoil is in a suitable state for cultivation operations
Hard ground: Break up thoroughly. Remove roots and boulders.

Fencing Work

Set out and erect:
In straight lines or smoothly flowing curves as shown on drawings.
With tops of posts following profile of the ground.
With posts set rigid, plumb and to specified depth, or greater where necessary to ensure adequate support.
With correct fasteners and all components securely fixed.

Lay wildflower turf and seeding

CULTIVATION
Compacted topsoil: Surfaces excavated 150mm deep in any material, base cross-ripped 300mm deep at 300mm centres. Below existing retained trees, marry fully for level and finish with new grass areas, prepared by herbicide treatment, scarifying and harrowing to cultivate surfaces.
Tilth: Reduce top 100 mm of topsoil to a tilth suitable for blade grading, particle size 10 mm (maximum).
Material brought to the surface: Remove stones and clay balls larger than 50mm in any dimension, roots, tufts of grass, rubbish and debris.
GRADING
Topsoil condition: Reasonably dry and workable.
Contours: Smooth and flowing, with falls for adequate drainage. Remove minor hollows and ridges.
Finished levels after settlement: approximately 25 mm below adjoining paving, kerbs,
Blade grading: May be used to adjust topsoil levels provided depth of topsoil is nowhere less than 150mm .

Seed bed: Reduce to fine, firm tilth with good crumb structure.
Depth: 25 mm.
Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.
Remove surface stones/earth clods exceeding:
General areas: 40 mm.
Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

SEEDING
General: Establish good seed contact with the root zone to promote healthy, consistent growth.
Method: To suit soil type, proposed usage of grassed area, location and weather conditions during and after sowing.

TURF
Placement: Single row laid end to end and trimmed to a line.
Watering: On completion.

Hedge and shrub planting

SOIL AMELIORANT/ CONDITIONER
Locations: All planting areas.
Type: Mixture of spent mushroom compost, Leca granules and slow release fertiliser
Coverage: TREE PITS: 60L spent mushroom compost, 60L Leca granules, or as approved by UOS . 600gm slow release fertiliser.
HEDGE BEDS (per m2): 50L spent mushroom compost, 50L Leca granules,

or 140gm slow release fertiliser.
SHRUB BEDS (per m2): 25L spent mushroom compost, 140gm slow release fertiliser..
Timing: Apply prior to cultivation.
DECOMPACTION
Where ground compacted following movement of plant, the contractor shall decompact ground using tractor mounted tines at 450mm centres and 600mm long. The area shall be cross ripped in two directions.
WEED CONTROL
Locations: All planting areas.
General: Prevent weeds from seeding and perennial weeds from becoming established, by Contractor's choice of herbicide.
GENERAL FERTILIZER- SLOW RELEASE
Locations: All planting areas.
Manufacturer: Submit proposals. Product reference: Submit proposals.
Application: Spread evenly.
Timing: Immediately before cultivation.
Rate: 25 g/m².
CULTIVATION
Compacted topsoil: Break up to full depth
Cultivation: Loosen, aerate and break up soil into particles of 2 - 8 mm
Depth: Top 150 mm of planting beds.
Timing: Within a few days before planting.
Weather and ground conditions: Suitably dry.
Surface: Leave regular and even.
Levels:
Within 75 mm of levels specified on drawings.
Undesirable material brought to the surface: Remove, including weeds, roots, stones and clods larger than 50 mm in any dimension, tufts of grass and foreign matter.
Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.
MULCHING PLANTING BEDS:
Ornamental bark mulch: 75mm depth

Tree planting

TREE PITS
Sizes: 1400(l) x 1400(w) x 1250(d) mm for all free standing trees.(or to fully accommodate rootball of tree)
Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
Pit bottoms: With slightly raised centre. Break up to a depth of 225 mm.
Pit sides: Scarify.
Additional requirements: 200mm deep layer of clean stone with no fines graded 20-40mm shall be placed at the base of all rootballed tree pits. Clean stone to have terram 1000 wrap.
Backfilling material: Site or imported topsoil ameliorated with 60litres of spent mushroom compost, 60litres Leca granules and 600gm slow release fertiliser.

Path topping

Supply and lay self binding gravel to pre-layed stone base and steel edgings.

Construct garden storage building

Construct ‘off the peg’ garden storage building to manufacturers instructions

Install lighting bollards

Install lighting fixtures as per manufacturer’s instructions. Connect to cabling from previously

layed ducts. Commission and connect to nearest supply.

Install furniture, bird and bat boxes, and sculptures

Install to manufacturers recommendations

Erect hedge protection fencing when access is no longer required from Fletchers Road

Remove Herras Fencing