

GENERAL SPECIFICATION

The works shall comply with B.S. 4428 (1989) Landscape Operations. Plants should be ordered to suit site requirements and only in accordance with the schedule spacings. Any plant substitutions to be agreed with the Landscape Architect and the Local Planning Authority prior to planting.

GROUND PREPARATION

Preparing For Topsoil
Subsoil to receive topsoil shall, whether obviously over compacted or not, be thoroughly broken up as appropriate by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm. The surface shall be clear of all the large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil Grading
Subsoil shall only be graded after loosening as described, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and or top soiling has taken place.

Making up levels

When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from any deleterious material with any one dimension greater than 75mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of Topsoil

Topsoil shall conform to BS 3882:1994 Grade:B Fertile agricultural soil of uniform composition throughout of light to medium texture. Not more than stony with stones not exceeding 50mm in any dimension. The soil shall be free of weeds, roots or perennial weeds, pests and diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth. Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply and a sample load shall be provided in order that inspection may be made before delivery commences.

Temporary Topsoil Heaps

The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary soil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractors own expense. Topsoil heaps shall not exceed 2 metres in height. Areas excavated and prepared to receive topsoil shall not be used as temporary off loading areas.

Spreading Topsoil

Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish and debris with any one dimension greater than 75mm. Areas to be seeded shall be covered by topsoil 150mm thick (Turf 100mm) and areas to be planted shall be covered with topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots. Stones and debris with any one dimension greater than 50mm though out its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected and approved by the Landscape Architect.

PLANTING

Delivery & Stacking

For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying

No turf shall be laid until the soil preparation has been satisfactory completed be being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows and broken joints (Stretcher Bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooded beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted be raking and/or packing fine soil under turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Watering

The contractor shall be responsible for the replacement of scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

Weeding

All beds are to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Litter

Site to be kept free of litter.

Grass Cutting

The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover.

Notes

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

Key

- Existing wall retained - new railings above See drg 22015-15 Detail Type A.
- Existing wall retained - new railings above See drg 22015-15 Detail Type B.
- Existing Fence retained. [Not under ownership of applicant.]

Bin storage required by B&M Waste Services
3 no. 1100ltr recycleable paper eurobins
5 no. 1100ltr general waste bins

See dwg 22015-12 for construction details

Proposed New Access Kerb Position -
Showing current kerb in dilapidated state

Existing short height wall to be
rebuilt in existing to match opposite
wall for vehicle swept path

E	21.03.2023	JPT	Updated layout
D	24.11.2022	JPT	Updated Title / Scheme
C	16.11.2022	JPT	Updated Title / Scheme
B	14.10.2022	JPT	Updated Scheme
A	13.10.2022	JPT	Updated Scheme
Rev	Date	Drawn by	Comments

Client
Whitworth Park Properties Ltd

Project
Whitworth Park Mansions
Manchester

Drawing
Proposed Site Plan
Date
Sep 2022
Drawn by
JPT
Scales
1:200 @ A1

Job No - Dwg No - Rev

22015 - 11 - E



Extended front Wall Dock
Shelter for 12 cycles

Upper Lloyd Street

Existing Wall
Retained

New Sliding Entrance
Security Gate
to design by Anderson
Engineering and Welding Services

New dropped kerb entrance to
Local Highway Authority
standards by approved contractor

Bus Stop

New Pedestrian
Security Gate
to design by Anderson
Engineering and Welding Services

Reinstatement of
Footpath kerb

Victorian lighting Replacement
Black Harrogate Lantern (lantern head only)
replacement. Example Supplier:
www.blackcountrymetalworks.co.uk

Rebuild and reinforcement to any leaning
sections of wall using existing materials and
provide reinforcement to existing wall. New
security railings to top of wall as per Anderson
Engineering and Welding Services details.
See also drg 22015-15.

Moss Lane East

Timber hoarding not
in clients ownership

Monoton Street



Proposed New Access Road feature
tumbled light grey sandstone setts for Stone
Block Paving available from
www.pavingdirect.com

NORTH

