Alpha House

Landscape Outline Specification

18703-SLD -XX -XX -SP -A-550001

Project: 498
Date: 30th July 2026
Revision: P02
Purpose: Stage 4

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SECTION 3 – LANDSCAPE

General

To be read in conjunction with landscape drawings:

- 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor
- 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor
- 18703-SLD-ZZ-XX-D-L-200003- P02 - Landscape Planting Plan - Ground Floor
- 18703-SLD-ZZ-XX-D-L-200004- P01 - Landscape Planting Plan - First Floor
- 18703-SLD-ZZ-XX-D-L-200005- P02 - Landscape Edges and Boundaries Plan
- 18703-SLD-ZZ-XX-D-L-200006- P01 - Landscape Typical Details Plan
- 18703-SLD-XX-XX-L-L-300000 - P01 - Planting schedule

This specification has been prepared to highlight elements of key importance to the project, particularly in terms of finishes and workmanship. This is not an exhaustive specification. Further co- ordination will be required with engineers and specialist consultants as deemed required by the Contractor to ensure that the scheme meets the relevant requirements. It should be noted that the final chosen products and manufacturers are to be approved by The Client and/or Landscape Architect to reflect the same quality and tie in with the overall proposed design.

3.1 PAVING SURFACES

3.1.1 Workmanship & General

Keep clear of channels, gullies etc. Use lines and levels to prevent ponding in finished surfaces. The overall texture should be even with a clean appearance at the state of completion.

Cut paving units cleanly and accurately, without spalling, to give neat junctions with edging and adjoining finishes. Differences in level between adjacent paving units should be a maximum of 2mm: sudden irregularities are not permitted. Manhole covers should be recessed and filled with surrounding surface material to the same level (difference in level should be no more than 2mm).

Keep paving clean and free from mortar droppings, oil and other materials that are likely to cause staining. Keep paving clear of from pedestrian traffic for a minimum of 4 days after laying: and a minimum of 7 days after laying for vehicular traffic.

Existing and proposed macadam/asphalt surfaces should be planned to required levels

In cold weather:

• Do not use frozen materials.
• Do not lay paving in freezing conditions.
• Do not lay bedding on frozen or frost covered bases.
• Protect from frost damage, rapid drying out and saturation until mortar has hardened.
• Paving laid and jointed in sand: Protect from saturation. Exposed areas of sand bedding and uncompacted areas of sand bedding paving to be protected from heavy rainfall.
• Saturated sand bedding to be removed and replaced or allowed to dry fully before proceeding.
• Cold bituminous surface dressings: Do not apply when ambient temperature is below 10 °C.
• Do not lay or joint paving if temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.

3.1.2 PROPOSED PAVING MATERIALS

P01 Recycled composite raised timber decking (to courtyard only)
Location: Level 01 courtyard, as indicated on drawing: 18703-SLD-Z-XX-D-L-200002- P01 -Landscape GA Plan - First Floor.

Description: Recycled composite timber decking to courtyard. Colour: natural timber tone, or similar approved. Anti-slip finish. Trex composite timber decking or similar approved.

Build-up: Decking boards to proprietary sub-frame/support system to achieve finished level approx. +300 mm. All structural design, supports, fixings and interfaces with podium waterproofing to engineer's details and specification. Install to manufacturer's recommendations.

Samples to be requested and approved by Landscape Architect.

P02 Communal lobby entrance slab paving (mixed tones)
Location: Communal lobby entrance, as indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200001- P02 Landscape GA Plan - Ground Floor.

Description: PCC slab paving in mixed tones with min. 70% natural granite aggregate content (e.g. Lavaro Wit and Grijs/Rood by Hardscape, Stack , 400 x 400 mm), or similar approved products.

Paved arrival zone (shown in 18703-SLD-ZZ-XX-D-L-200001- P02 -Landscape GA Plan - Ground Floor plan) with etched paving finishes to achieve text/naming/public art–enlarged for prominence and potential integration of ground threshold signage.

Build-up: Bedding/sub-base (or podium support system), edge restraints, falls and drainage to engineer's details and specification. Install to manufacturer's recommendations.

Samples to be requested and approved by Landscape Architect.

P03 Private entrance paving (mixed tones)
Location: Private entrance areas, as indicated on landscape drawings: 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor.

Description: Textured linear setts in mixed tones. PCC paving with 100% natural granite aggregate content, (e.g. Liscio Bianco and Ambrogio by Hardscape ,Stack , 330 x 110 mm), or similar approved products.

Build-up: Bedding/sub-base (or podium support system), edge restraints, falls and drainage to engineer's details and specification. Install to manufacturer's recommendation s.

Samples to be requested and approved by Landscape Architect.

P04 Slab paving
Location: As indicated on landscape drawings: 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: PCC slab paving with min. 70% natural granite aggregate content (e.g. Lavaro Wit by Hardscape, Stretcher, 300 x 150 mm) or similar approved products.

Build-up: Bedding/sub-base (or podium support system), edge restraints, falls and drainage to engineer's details and specification. Install to manufacturer's recommendations.

Samples to be requested and approved by Landscape Architect.

P05 Flags paving
Location: As indicated on landscape drawings: 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: Flags paving in natural granite aggregate finish
(e.g. Mayfair Slabs by Tobermore, colour Silver, Stack, 400 x 400 mm), or similar approved products.

Build-up: Bedding/sub-base (or podium support system), edge restraints, falls and drainage to engineer's details and specification. Install to manufacturer's recommendation s.

Samples to be requested and approved by Landscape Architect.

P06 Sett paving
Location: As indicated on landscape drawings: 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: PCC sett paving with min. 70% natural granite aggregate content
(e.g. Lavaro Oranje, Stack, 150 x 150 mm), or similar approved products.

Build-up: Bedding/sub-base (or podium support system), edge restraints, falls and drainage to engineer's details and specification. Install to manufacturer's recommendations.

Samples to be requested and approved by Landscape Architect.

P07 Vehicular surfacing
Location: As indicated on landscape drawings: 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor.

Description: Traffic topping wearing course set above concrete or similar approved products.

Build-up: Base course, binder course (if required), edging and falls/drainage to engineer's details and specification. Install to manufacturer's recommendations.

Samples to be requested and approved by Landscape Architect.

P08 Corduroy paving
Location: As indicated on landscape drawings: 18703-SLD-ZZ-XX-D-L-200001- P02 - Landscape GA Plan - Ground Floor.

Description: Corduroy tactile paving slabs, PCC with natural aggregate, colour needs to contrast with P02 and P04 paving, 400 x 400 mm (e.g. Corduroy by Hardscape), or similar approved products.

Build-up: Bedding/sub-base (or podium support system), edge restraints, falls and drainage to engineer's details and specification. Install to manufacturer's recommendations.

3.2 EDGING & BOUNDARIES

3.2.1 PROPOSED EDGING TREATMENTS

Generally, all kerbs to be laid with adequate haunching and sub-base to be designed by contractor. Proposed foundations are to be to engineer's detail.

Kerbs, edgings and channels should have neat and accurate cutting without spalling to form neat junctions. For long units (450 mm and over) the minimum length after cutting is to be 300 mm. For short units the minimum length after cutting is to be the lower of either: one third of the original length or 50 mm.

Units to be bedded with true to line positioning and levelled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete. After bedding has set, units are to be secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically.

Deviations of kerbs, edgings and channels to be to a maximum of ± 6 mm with horizontal and vertical alignment a maximum of 3 mm in 3 m.

The undulation of (non-tactile) paving surface is to be no greater than 3 mm with the method of measurement being undertaken from a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).

Level differences between adjacent units are to have maximum deviations of:
• Flush joints: no greater than twice the joint width (with 5 mm max difference in level).
• Recessed, filled joints: no greater than 2 mm
• Recess depth: no greater than 5 mm
• Unfilled joints: no greater than 2 mm
• Sudden irregularities are not permitted.

E01 Highways PCC kerb edging
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: British standard concrete raised kerb, size: 12 x5 255 x 915mm, upstand varies, 100mm maximum upstand, colour: grey, finish: textured Product: Hardscape highway kerb or similar approved.

Footing and sub-base: To engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

E02 Pin kerb edging
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: PCC pin kerb edging, 75 × 150 mm, colour: natural concrete. Product: Tobermore Fusion Edge or similar approved. Set flush or with minimal upstand to suit adjacent finishes. Set flush or with minimal upstand to suit adjacent finishes.

Footing and sub-base: To engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

E03 Metal edging (courtyard)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Flush metal edging, aluminium or steel,3-5 mm thickness, height to suit finished levels. Finish: galvanised or PPC (TBC). Product: Kinley AluExcel / Fort or similar approved.

Footing and sub-base: To engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

3.2.2 PROPOSED BOUNDARY TREATMENTS

WORKMANSHIP & GENERAL

Boundary metalwork in or facing public spaces to be RAL colour stated in Architect's specification. All sizing, joints, fixings to be checked by a fabricator. Boundary heights to be consistent across whole elevation of building where possible, unless this results in a deviation from stated height of more than +150mm, in which case stepping should occur between gardens. All proposed foundations to engineer's detail.

Design intent only- LA to review all shop drawings– metalwork to be detailed to avoid finger and head traps, all structural design to SE approval/detail.

B01 Timber fence (1.1m high)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Timber fence to 1100mm overall height in 'tongue and groove' style boards. FSC-certified softwood, with timber posts and capping rail. Timber to be pressure-treated for external use. Boundary to be in place pending re-development of adjacent site.

Footing and sub-base: To engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

B02 Timber fence (2.4m high with trellis)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Timber fence to 2400mm overall height comprising 200mm high gravel board, 1900mm high 'tongue and groove' style boards in FSC-certified softwood, with timber posts and capping rail, and 300mm high slatted timber trellis above. Timber to be pressure-treated for external use. Boundary to be in place pending re-development of adjacent site.

Footing and sub-base: To engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

B03 Dwarf retaining wall (brick)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Dwarf retaining wall constructed in brick to match building. Brick on edge copings with specials to corners. Hidden end fixings.

Footing and sub-base: To engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

B04A Ground Floor Private terraces boundary railings (1.2m high)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Boundary enclosure formed by railings to private terraces, 1200mm high. Painted/powder -coated steel. RAL to match architectural fenestration. Detail to be developed using steel flat-bar verticals arranged to provide filtered views and privacy to terrace s.

Footing and sub-base: To engineer's detail and specification. Metalwork to sub-contractor's detail.

Samples to be requested and approved by Landscape Architect.

B04B Courtyard Private terraces boundary railings (0.7 high)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Boundary enclosure formed by railings to private terraces, 700mm high set in raised planting beds. Painted/powder -coated steel. RAL to match architectural fenestration. Detail to be developed using steel flat-bar verticals arranged to provide filtered views and privacy to terrace s.

Footing and sub-base: To engineer's detail and specification. Metalwork to sub-contractor's detail.

Samples to be requested and approved by Landscape Architect.

B05 Raised steel planter edges (courtyard planting)
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: All courtyard planting to be contained within raised painted powder-coated steel planter edges fixed back to slab. Modular system, height 500mm above finished floor level. RAL to match architectural fenestration. Product: Stapel by Logic (or similar approved). Modules to be assembled using Velox Rapid Edge system (or similar approved).

Footing and sub-base: Fixings and supports to engineer's detail and specification. Interfaces with podium waterproofing to Architect/SE coordination.

Samples to be requested and approved by Landscape Architect.

B06 Low gated threshold and railings
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Low gated threshold within 900mm high railings to mews route and courtyard, delineating residential setting. Steel flat-bar verticals approx. 50mm deep, arrangement to match architectural intent. RAL to match architectural fenestration. Gates to be non-locking with quiet closing mechanism. Gates to be removable in the future pending re-development of adjacent site.

Footing and sub-base: To engineer's detail and specification. Metalwork to sub-contractor's detail.

Samples to be requested and approved by Landscape Architect.

B07 Automated car park access gates
Location: As indicated on landscape drawing: 18703-SLD-ZZ-XX-D-L-200005- P02 -Landscape Edges and Boundaries Plan.

Description: Vertical bar automated access control gates to car park, minimum height 2400mm. Painted/powder-coated steel. RAL to match building fenestration.

Footing and sub-base: Foundations, posts, fixings and power/controls to Structural Engineer's and MEP engineer's details and specification. Metalwork to sub-contractor's detail.

Access control system and any associated lighting to specialist supplier detail/Building Services Engineer specification.

LA to review potential placement of any traffic signal/access button totem within landscape. Samples to be requested and approved by Landscape Architect.

3.3 FURNITURE, PLAY, FEATURES & FITTINGS

GENERAL
Generally, the landscape architect is to be consulted on placement of elements and samples of harvested timbers/natural stone to be provided for approval by Landscape Architect. All installation is to be to manufacturer's detail.

3.3.1 FURNITURE

F01A Pergola
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: 6 x supports forming 3 x arches with catenary wires to allow plants to climb up and over top, Powder-coated steel pergola structure. Approx. 2.4m high x 2.0m wide, arrangement as shown. RAL to match architectural fenestration.

Product reference: Garden Pergola by Stark & Greensmith or similar approved.

Construction: Supports/fixings to Structural Engineer's (SE) detail and specification. Coordinate interfaces with podium waterproofing to Architect/SE details.

Samples to be requested and approved by Landscape Architect.

F01B Pergola
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: 5 x supports forming cantilevered pergola, Powder-coated steel pergola structure. Approx. 2.4m high x 1.8 wide, arrangement as shown. RAL to match architectural fenestration.

Product reference: Garden Pergola by Stark & Greensmith or similar approved.

Construction: Supports/fixings to Structural Engineer's (SE) detail and specification. Coordinate interfaces with podium waterproofing to Architect/SE details.

Samples to be requested and approved by Landscape Architect.

F02 Ventilation grilles
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: Galvanised steel powder-coated to RAL to match architectural fenestration. Ventilation grilles in horizontal arrangement to satisfy ventilation requirements. Percentage of clear ventilation to be agreed as required by engineer.

Product reference: Ventilation grilles by Lang and Fulton or similar approved.

Construction: Fixed to concrete upstand to SE detail and specification. Grilles to be suitable to withstand safe pedestrian loading.

Samples to be requested and approved by Landscape Architect.

F03 Privacy panels
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: Powder-coated steel privacy panels formed in louvre -style horizontal slatted screens to filter views to adjacent homes. RAL to match architectural fenestration.18 m high x 1.8m (or 2.5m) depth as shown.

Construction: Posts/supports/fixings to SE detail and specification.

Samples to be requested and approved by Landscape Architect.

F04 Timber growing beds
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: FSC -certified hardwood timber growing beds, 0.5m high above paving levels, sizes as shown. Plugged fixings.

Product reference: Corrio by Logic or similar approved.

Construction: Construct and fix to manufacturer's detail. Interfaces with podium waterproofing to Architect/SE coordination.

Samples to be requested and approved by Landscape Architect.

F05 FSC certified hardwood communal table and bench set
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: FSC -certified hardwood timber table and bench set with pained steel frame suitable for external landscaped areas. Timber: Hardwood or similar approved. Metalwork finish to match architectural metalwork.

Product reference: QUAY Table by Factory Furniture or similar approved.

Dimensions: Length3 000mm; Width:1740mm; Height:755mm. Custom lengths and widths are available from the manufacturer and shall be confirmed to suit landscape layout requirements.

Construction: Fixed to base plate and pedestal & rail system as per manufacturer's detail. Interfaces with podium waterproofing to Architect/SE coordination.

Samples to be requested and approved by Landscape Architect.

F06 FSC certified hardwood timber linear seat with backrest
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: Contemporary FSC -certified hardwood timber linear seating with backrest and arms, integrated into raised planter edge. Timber: Iroko or Oak, or similar approved. Metalwork finish to match architectural metalwork.

Product reference: Plateu Integrated Seating by Logic or similar approve d.

Dimensions: Length bespoke to suit plan; width approx. 570 mm; height bespoke (typically 500–945 mm).

Construction: Fixed to B05 raised planter as per manufacturer's detail and coordinated with engineer's design/specification.

Samples to be requested and approved by Landscape Architect.

F07 Painted steel bistro tables and chairs
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Description: Painted steel bistro-style tables and chairs with backrests and arms. RAL colour to match architectural fenestration.

Product reference: MUNCH table, MUNCH Café Chair by Vestre similar approved.

Dimensions: Table: 600 mm wide rectangular top, 730 mm height, and 450 mm wide circular base and chair: 516 mm deep seat, 747 mm overall height, 464 mm seat height, and 427 mm wide backrest, supported by legs with 548 mm overall width

Construction: Freestanding (unless noted otherwise). If fixing/anchorage is required, provide to engineer's detail and specification.

Samples to be requested and approved by Landscape Architect.

F08 Lockable watering point
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Detail: Secure lockable cover to external water connection point. Mounting/fixings to suit adjacent wall/planter/seat location, fixed in accordance with manufacturer's specifications. External watering point, pipework, isolation and backflow prevention to MEP engineer's specification.

Product: Outdoor Tap Box by Ormibox, or similar approved.

Samples to be requested and approved by Landscape Architect.

F10 External power point
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Detail: Weatherproof external power point suitable for external use. Location to be coordinated with Architect/MEP and mounted to suitable adjacent structure (wall/planter/seat as indicated). IP rating, protection, isolation and connection to MEP engineer's specification. Any fixings to waterproofed podium/building fabric to be coordinated with Architect/SE/waterproofing warranty requirements.

Products e.g. British General (BG) IP66 13A Switched Socket, or similar approved. Products Quantities and siting to MEP engineer's specification and recommendations.

Samples to be requested and approved by Landscape Architect.

F10A Habitat features – Bee Posts
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Detail: Provide bee posts. Products, quantities and siting to Ecologist's recommendations. Fixings/installation to manufacturer's specifications and coordinated with Architect/SE (where fixed to building fabric).

Samples to be requested and approved by Landscape Architect.

F10B Habitat features – Bee Posts
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200002- P01 - Landscape GA Plan - First Floor.

Detail: Provide bat and bird habitat bricks/blocks. Products, quantities and siting to Ecologist's recommendations. Fixings/installation to manufacturer's specifications and coordinated with Architect/SE (where fixed to building fabric).

Samples to be requested and approved by Landscape Architect

F11 Handrail fixed to wall
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200001- P02 - Landscape GA Plan – Ground Floor.

Detail: Wall-fixed handrail to comply with Building Regulations Part Mand Approved Document K as applicable. RAL colour to match architectural metalwork. Height, diameter, extensions/returns and clearances to Architect's/Access Consultant's details. Fixings to be coordinated with wall construction and waterproofing/warranty requirements.

Product to Architect's specification, or similar approved.

Samples to be requested and approved by Landscape Architect.

F12 Door guard
Location: As indicated on landscape drawing: 18703-SLD-Z-XX-D-L-200001- P02 - Landscape GA Plan – Ground Floor.

Detail: Stainless steel door restrainer, double tapping bar, rubber buffers, RAL to match architectural metalwork. eg Broxap Chelmsford Door Restrainer.

Footing and sub-base to engineer's detail and specification. Fixings and interfaces to be coordinated with adjacent construction.

Samples to be requested and approved by Landscape Architect.

3.4 ITEMS REQUIRING COORDINATION WITH CIVIL ENGINEERING WORKS

Generally, position service covers in hard landscape over soft. Those within soft landscape to be standard covers.

All covers within hard surfaces to be recessed with surface inset to match the adjacent hard surface. Any visible cover edging metalwork showing to be galvanised and painted black RAL 9005. Metal work should be treated in a suitable way to avoid rust/staining of adjacent surfaces.

Any yard gullies to also be black with thin linear openings to match channel covers.

Engineering detailed design of roof vents to position them within extensive green roof or areas of planting where not feasible, to be agreed with project landscape architect.

3.5 PLANTING

3.5.1 Workmanship & General

It is suggested that tree stock is selected/tagged in nursery conditions by the Appointed Contractor's Technical Landscape Architect and Client's Quality Monitor Landscape Consultan.t Inspection of plant stock in nursery conditions should also be undertaken to ensure sufficient quality and handling.

Plants should be free from pests, diseases and fungus, grown in the open for at least two months before being supplied.

Container grown plants should be firmed and well-watered. Root growth should be substantially filling containers, but not root bound, Bulb plant condition should be firm, not dried out or shrivelled prior to planting.

All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Surfaces).

Imported soils are to be high quality 'sandy loam' in quality and classification, to comply with BS3882:2015 British Standard Topsoil with soil analysis to be provided to the Client's Quality Monitor Landscape Consultant for approval prior to incorporation. Soil depths and classification as follows:

- Ground-level raised planters: 300mm depth sandy loam topsoil above free-draining subsoil
- Podium/terrace-level planters: 300mm depth lightweight topsoil (such as Intensive Topsoil by Bourne Amenity or similar approved) above intensive subsoil (such as Intensive Subsoil by Bourne Amenity or similar approved), both to be BRoof(t4) compliant.

All ground level planting areas to be broken up to minimum 300mm depth to remove site compaction.

The Contractor's Technical Landscape Architect should be present on site to observe preparation of areas to be planted prior to the incorporation of new soils. Soil percolation tests should be requested by the Contractor's Technical Landscape Architect to gain satisfaction that sub-soils are free draining.

Any visible weeds, roots and large stones with any dimensions exceeding (50mm) should be removed by hand from existing soils around existing trees.

Compost, soil conditioners and all imported soils and products to be PEAT FREE.

Dressing of planting beds is to generally include a minimum 50mm depth of high-quality ornamental grade bark mulch, (particle size 3-18mm) eg Melcourt Pine Mini Mulch.

Finished soil levels after settlement, to be set 75m-m100mm beneath paving or top of planter level to allow for gravel or bark mulch dressings to be retained within edge treatments

3.5.2 Proposed trees

Tree planting should be in accordance with BS 8545:2014 'Trees: from nursery to independence in the

landscape: Recommendations'

All proposed trees to be underground guyed with an irrigation pipe (eg. Mona Relief Tree Irrigation with Aria Inlet by GreenTech) and a slow-release watering bag of 55L size.

All new trees to be as per planting plan and schedule. Substitutions of proposed species due to stock/ availability at time of ordering should be consulted with Client's Quality Monitor Landscape Consultant. Alternatives should be submitted stating reasons for change and pricing variation for approval to be obtained before proceeding with any substitution.

A 3–5-year defects period is suggested for all tree stock to ensure establishment after planting. Replacement specimens to conform to original specification and replacements to take place within the subsequent planting season.

Rootballs of all plants to be positioned to suit their original growth habit and to be in the same relation with the soil around them as in their original position in the nursery.

For greatest success of tree planting, the construction programmes should consider planting of rootballed tree stock within winter tree-lifting season (approx. November– February depending on weather). Planting of trees outside of winter season should be avoided and MUST employ containerised / airpot stock and NOT rely on rootballed stock temporarily heeled in on site to artificially extend the window of rootball planting

3.6 MAINTENANCE

GENERAL

It is recommended that a landscape maintenance and management plan is prepared in accordance with anticipated planning conditions, stating the maintenance works & regime for the 3 years following completion. It is the contractor's responsibility to ensure all completed works are establish in line with the specification, followed by a rectification period by an appropriate maintenance team. Ensure the Client of the maintenance works are notified 3 days before planned visits and informed after as to what work was carried out.