LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations shall comply with the most recent relevant British Standards unless otherwise noted on drawings or in this specification.

GENERAL REQUIREMENTS

Protection of Planting Areas:
All planting areas must be protected from compaction by construction traffic or heavy machinery.
Ground protection measures (e.g. matting or fencing) to be installed as required.
Work Adjacent to Retained Trees:
All operations near existing trees shall follow BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, Section 9 and Appendix C.
Protection of Retained Vegetation:
Any retained plant damaged during works shall be repaired or replaced by the Contractor at their own expense.
"Damage" includes but is not limited to:
Destruction or uprooting of plants.
Breaking of branches or roots.
Bark stripping or debarking.
Contamination of root zones by chemicals, stormwater, dust, or sprays.
Damage from placement of fill, spoil, or building materials within the canopy/root protection area.

1. GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil
shall be loosened to a depth of 300 mm using appropriate equipment prior to topsoil placement.
Works to be undertaken in dry conditions to promote soil shattering.
All stones and debris >50 mm shall be removed.
Subsoil shall be left roughly level to ensure even topsoil depth.

Topsoil
Topsoil shall comply with BS 3882:2015 – Specification for Topsoil (Multipurpose Grade).
Imported topsoil to be suitable for sustaining long-term plant growth.
Stockpiles shall not exceed 1.5 m in height and must be located to prevent run-off to watercourses.
Stockpile areas shall be prepared in advance, cleared of contaminants, waste, and previous storage of chemicals or fuel.
Topsoil shall be placed in layers not exceeding 150 mm, lightly consolidated with track-laying machinery.

Topsoil shall not be handled when:
-Waterlogged or after heavy rainfall.
-Frozen or snow-covered.
-When surface water is present.

Topsoil Depths
-Grass areas: 150 mm minimum.
-Shrub beds: 450 mm minimum.

Finished Levels
-25 mm above adjacent paving in grassed areas and non-mulched shrub beds.
-75 mm below adjacent paving and grass for mulched planting beds.
-150 mm below damp proof courses.

2. GROUND CONDITIONING
Ornamental shrub beds: incorporate 40 L/m² of PAS-100 compost into the top 200 mm of topsoil prior to planting.

3. PLANTING SPECIFICATION

Standards and Codes
All stock, handling, and planting shall conform to the following:
-BS 8545:2014 – Trees: from nursery to independence in the landscape.
-BS 3936 (various parts: trees, shrubs, groundcover, bulbs, etc.).
-BS 4428:1989 – General landscape operations.
-HTA Code of Practice for Plant Handling (1985).

Plant Stock
Plant stock to match the schedule and planting plan.

Plants shall be:
Healthy, vigorous, hardened off, free from pests, diseases, and weeds.
With well-formed fibrous roots.
Trees shall conform to BS 3936-1:1992, Section 7.

Handling
Plants shall be lifted, labelled, transported, stored, and planted in accordance with HTA guidance.

4. MAINTENANCE AND MANAGEMENT

Duration
Maintenance period: 12 months from Practical Completion, carried out by the developer's agent or appointed Management Company.

Monthly Maintenance Visits to Include:
Hand weeding of beds.
Removal of litter and debris.
Sweeping and reinstating mulch.
Re-firming of plants and adjusting of stakes/ties.
Pruning to encourage healthy form.
Inspection of stock and reporting/remedy of pests, diseases, or failures.

Mulching
Top up mulch annually to maintain 75 mm depth.

Watering
-Shrubs/transplants: 5 litres per plant on three occasions during growing season.
-Watering to continue as required for first 24 months.

Tree & Shrub Maintenance
-Weed control by hand or spot treatment; no blanket herbicide.
-Prune annually between October and January (outside nesting season) to remove suckers, damaged or diseased wood, and to maintain structure.
-Replace failed plants in winter months.

Plant Replacements
All dead, dying, or vandalised plants shall be replaced at the contractor's expense at the end of each growing season.

Proposed Shrub Mix Specification

Name	Total Plants	Quantity	Botanical Name	Size	Height	Specification	Rate	Mix (%)
Proposed Bulb Planting	1204	0						
		302	Anemone nemorosa			Size 1	20	30
		302	Galanthus nivalis			Grade 5/6	20	30
		600	Narcissus pseudonarcissus			Grade 5/6	30	40
Proposed Shade Planting Mix Type 1	87	0						
		8	Luzula nivea	2L		Full pot; seed or vegetative propagation	8	10
		7	Dryopteris erythrosora	1.5-2L		Full pot	4	15
		19	Polypodium vulgare	1.5-2L		Full pot; seed or vegetative propagation	8	20
		17	Pachysandra terminalis	1.5L	10-15(D)	5 breaks. several shoots	10	15
		14	Asplenium scolopendrium	1.5-2L		Full pot; seed propagation	8	15
		8	Astrantia major	2L		Full pot; seed or vegetative propagation	8	10
		14	Brunnera macrophylla 'Jack Frost'	1L		Full pot; vegetative propagation	8	15
Proposed Shade Planting Mix Type 2	24	0						
		10	Pachysandra terminalis	1.5L	10-15(D)	5 breaks. several shoots	10	30
		4	Dryopteris erythrosora	1.5-2L		Full pot	4	30
		2	Brunnera macrophylla 'Jack Frost'	1L		Full pot; vegetative propagation	8	10
		8	Polypodium vulgare	1.5-2L		Full pot; seed or vegetative propagation	8	30
Proposed Shrub Mix	145	0						
		11	Prunus laurocerasus 'Otto Luyken'	3L	30-40	3 breaks. bushy	6	10
		29	Polypodium vulgare	1.5-2L		Full pot; seed or vegetative propagation	8	20
		11	Hydrangea anomala petiolaris	3L	40-60	3 breaks. Caned. several shoots	4	15
		32	Hedera helix	0.5L	30-40	2 breaks. several shoots	12	15
		4	Hydrangea quercifolia	5L	40-60	3 breaks. branched	4	5
		22	Pittosporum tobira 'Nanum'	3L	20-30(D)	4 breaks. bushy	8	15
		36	Pachysandra terminalis	1.5L	10-15(D)	5 breaks. several shoots	10	20

Proposed Specimen Shrub Specification

Qty	Botanical Name	Root Zone	Height (cm)	Specification
3	Hamamelis x intermedia 'Arnold Promise'	RB	100-125	5 breaks, branched



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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Red Line Boundary

Proposed Shade Planting Mix Type 1
Mix of shrub, perennial and bulb planting suitable for sun/shade.
Area: 12 sq m

Proposed Shade Planting Mix Type 2
Mix of shrub, perennial and bulb planting suitable for sun/shade.
Area: 3 sq m

Proposed Shrub Planting Mix
Mix of shrub, perennial and bulb planting suitable for sun/shade.
Area: 18 sq m

Hamamelis x intermedia 'Arnold Promise'

Quantity: 3

Rev	Date	Description of changes
P03	17/09/2026	Revised to new architects ground floor plan OLDMS-BUT-01-00-DR-A-94000 P04
P02	20/08/2026	Issued for comment
P01	22/10/2025	Issued for planning

CLIENT
Zentra Group
PROJECT NAME
Old Mill Street
DRAWING NAME
Softworks Plan

CREATED ON	CREATED BY	APPROVED BY
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CW Studio
Studio Nine
9 Stevenson Square
Manchester, M1 1DB
0161 464 3895 / info@cwstudio.co.uk
www.cwstudio.co.uk