

PRELIMINARIES AND GENERAL CONDITIONS

The employers are:

Mr & Mrs S Dougall

Marlow House

107 High Street

Lindfield

West Sussex

RH16 2HR

Garden Designer:

Rachel Goozee

Description of works:

Proposed landscape works associated with creation of new rear garden & drive.

Drawing no.	Drawing title	Drawing scale page size	Status/revision no.
D1-D6	Design Proposal	Not to Scale @ A3	Rev A
D7	BBQ Recess	Not to Scale @ A3	Rev A
D8	Master Plan	1:100 @ A1	Rev B
D9	Master Plan Garden	1:50 @ A1	Rev B
D10	Setting Out Plan Garden	1:50 @ A1	Rev B
D11	Setting Out Plan Drive	1:50 @ A1	Rev B
D12	A-A Gravel Strip to Steps	1:10 @ A1	Rev A
D13	B-B Raised Beds	1:10 @ A1	Rev A
D14	Lighting Plan	1:100 @ A1	TBC
D15	Planting Plan	1:100 @ A1	TBC
S1, S3 & S4	Surface Details	1:10 @ A1	Rev A
T1	Tree Pit in Soft Landscaping	1:10 @ A3	Rev A

SCOPE OF WORKS

Drawings to which this specification refers are:

Contract

The Contract will be the Client's signed letter of acceptance together with the Contractor's agreed Terms and Conditions

Or

Form a subcontract agreement under the terms of the main building contract

Site Dimensions

Figured dimensions on the drawings shall be followed in preference to scaled dimensions. Before work is commenced all dimensions should be checked and any anomalies or discrepancies are to be noted to the designer and the employer's for agreement and confirmation.

Site Co-ordination

Allow for all co-ordination with other contractors operating on site

GENERAL

Plant

- a) Provide all machinery, implements and plant and all materials and labour necessary for the proper execution of the works.
- b) Provide all necessary storage sheds and clear away upon completion.

Lighting, Power and Water

Power and water will be made available for the carrying out of the works unless agreed otherwise in writing.

Preliminaries

To set out site, access protection, site welfare, site management and health and safety.

Clearance

- To clear garden and remove unwanted arisings from site

HARD LANDSCAPING

Slate Paving (already purchased and on-site)

- Excavate areas to 250mm and dispose of all spoil
- Supply & lay geotextile followed by DTp Type 1 compacted granular sub-base to a depth of 150mm – build up with 50mm layers and compact with a wacker plate several times for each layer
- Form all shuttering and pour reinforced slab
- Lay 'Ocean Riven' Calibrated Black Slate 900x600x25mm, 600x600x25mm, 600x295x25mm, 295x295x25mm, 10mm joint widths by Contec – stack bond on a semi-wet bed 5:1 sharp sand:cement with SBR slurry painted to rear to ensure proper adhesion
- Install Cubix Corten Steel Channel Drain 75 x 913mm by Lateral Design Studio
<https://www.lateraldesignstudio.co.uk/products/cubix-304-corten-steel-channel-drain-grate-75-x-913mm-3-inch>
- Install slot drain by London Stone (or similar)
<https://www.londonstone.co.uk/patio-drainage/stainless-steel-drainage/slot-drain/>

Retaining Walls

- Excavate areas to 250mm and dispose of all spoil
- Supply & lay 440x215x140mm concrete blocks to creating retaining walls
- Supply & lay perforated pipe, backfilled with shingle and wrapped in geotextile and run to drainage
- Supply & lay 'Ocean Riven' Calibrated Black Slate 600x295x25mm Copings with 5mm bullnose, Drip Line and 25mm overhang, 10mm joint widths by Contec
- Supply and install Steel Corten Luxury Design Clad 1500x1000x5mm+ to wall fascias with minimum 3mm joints of Kerakoll Fugabella 'Color 34' Resin-Cement High Flexibility Rapid Wall & Floor Grout
<https://www.londonstone.co.uk/external-cladding/steel-corten/>

Stacker Paths & Steps

- Excavate areas to 250mm and dispose of all spoil
- Supply & lay geotextile followed by DTp Type 1 compacted granular sub-base to a depth of 150mm – build up with 50mm layers and compact with a wacker plate several times for each layer
- Supply & lay Class 'M' Grit Sand bedding course at 30-40mm, compact and screed
- Supply & lay 'Alexandria Stackers' Etched 200x50x40mm laid on bottom face, stack bond, permeable jointing compounds with minimum 3mm joint widths by All Green
<https://www.allgreen.uk/cobbles-setts/alexandria-stackers-etched>

Reinforced Gravel Driveway & Paths

- Excavate areas to 250mm and dispose of all spoil
- Supply & lay geotextile followed by DTp Type 1 compacted granular sub-base to a depth of 150mm – build up with 50mm layers and compact with a wacker plate several times for each layer
- 'Golden Flint' Gravel 10mm with ECCO Gravel stabilisation sheets by CED Stone
<https://www.cedstone.co.uk/landscape/product-range/natural-stone/aggregates-gravels/golden-flint-gravel>

SCOPE OF WORKS

Edging

- Supply & install mild steel edging 3000x150x3mm haunched with spikes to form edging for beds, paths and lawn flush with top of gravel/lawn by Weather IT

Raised Edging/Steps

- Supply & install mild steel step 3000x300x3mm haunched with spikes to form curved raised bed – 150mm above ground by Weather IT
<https://weather-it.co.uk/product/heavy-duty-british-3mm-steel-edging/>

Corten Raised Planter

- Supply & install Curved Corten steel modular raised planter, bespoke by Weather IT
<https://weather-it.co.uk>

Corten Arch

- Supply & install Corten steel arch, bespoke by Weather IT
<https://weather-it.co.uk>

Corten Water Rill

- Corten steel water rill, bespoke water feature specialists TBC

Pergola

- Supply and install Oak Pergola, bespoke by Green Acre Oak
<https://www.greenacreoak.co.uk>

Triple Wheelie Bin Storage Base and Drive/Drive Thresholds

- Supply & install 'Imperial Setts' Black Basalt 200x100x50, laid on flat face, stretcher bond, permeable jointing compounds with minimum 10mm joint widths by CED Stone
- Wheelie Bin Store – TBC

Electronic Gate Piers

- Prepare as per detailed specification by Partridge Green:

Required gate piers:

- Two and half brick piers with the side wall tied into the piers
- Reinforcement bars(3-4) tied into the pier foundation
- Backfilled piers after conduit installation
- Pillar foundations between the piers needs to be flush with the face of the piers at least 3 courses below finished ground level for the foundation box installation
- Gate width is 4000mm and 1950mm high with 70mm gap under the gates.
- Side wall 1800mm high with Calibrated Black Slate coping, 25mm overhang and drip line

SCOPE OF WORKS

Preparation and stages:

- Brickwork foundation with reinforcement bars
- First few brick courses to get the measurements for the gate opening
- Conduit and foundation box installation prior to backfilling the piers
- Finishing the drive between the piers
- Gate installation
- Wiring and setup
- Testing and commissioning

3 x Air Conditioning Units

- Stacked and attached to exterior wall of house. Exact specification to be prepared by Glow Warm

Electrics

- Bury perimeter core cable allowing for light fittings with a loop at each point for electrical contractor to fit Wiska boxes
- All core cable, conduit, Wiska Boxes and Wise Box (or similar) to be specified by lighting technician
- Provisions to be made for power supply to louvred canopy and water feature. Lighting technician to liaise with canopy/water feature manufacturer/supplier

SOFT LANDSCAPING

New Lawn

- Backfill lawn area with suitable top soil, compact down and rake level to finish flush with new edging
- Supply and lay premium quality turf over prepared area

Tree Pits

- Dig and prepare up to 20 square tree pits approx. 1-1.5m wide and deep.
- Backfill initial third of pit with horticultural sand, followed by a mix of original site soil and new good quality planting compost
- Supply and install Platipus Percussion Driven Earth Anchors
<https://platipus-anchors.com>
- See drawing **T1**

Planting beds

- All areas to be dug and turned mixing both sub and topsoil together to a depth of 600mm-1000mm whilst sieving & screening out all perennial weeds, roots, seed, stolons, rhizomes, poisonous substances and hard core
- Supply and mix in 100% peat free, natural soil conditioning compost and mix in at a rate of 5kg/m²

Wildflower Seed

- Spread MeadowSow™ Native Grassland by Wildflower Turf
<https://wildflowerturf.co.uk/products/meadowsow/meadowsow-native-grassland/>

SOIL COMPACTION

Soil compaction is a common problem at many new development sites. It is often caused by many factors, un-used or non-cultivated soils, heavy machinery from building works etc.

Soil compaction reduces the pore space within soil, resulting in a poor soil structure that restricts the development of plant roots. It also affects the soil water status, causing water logging during wetter periods and drought conditions during drier periods, which in turn limits root development. Poor rooting significantly inhibits plant growth on compacted soils and, in the case of trees, can also increase the risk of trees being blown over during storm events.

The current guidance suggests that a rootable profile of at least 1 m depth is required for sustainable tree establishment, and at least 0.5 m depth for grass cover. A rootable profile is soil with a bulk density of less than 1.5 g/cm³ to at least 0.5 m depth, and less than 1.7g/cm³ to below 1m depth.

There are a number of cultivation methods that can be applied to a compacted site. Where compaction is not too severe, or is relatively shallow an agricultural ripper pulled by a tractor can be used to break up the soil profile.

RECOMMENDATIONS

For this site pre-garden build of soft and hard landscaping

- Survey of site to be carried out by a professional drainage & soil expert, soil profile to be identified across site. Discussion regarding sub-soil sculpting, amendments to soil gradients, gravity, modification and drainage of lower soil horizons.
- Boards to be used on site throughout build to alleviate compaction of soils in all areas. Screening and piling topsoils, sub-soils to one side to be kept on site to be utilised around the garden areas keeping the carbon fixing properties and organic matter within top soils on site.

**DRAINAGE: PERFORATED PIPES, FRENCH DRAINS, SOAK AWAYS ETC.,
TO BE ADVISED BY CONTRACTOR AND DRAINAGE EXPERT.**