

**SOUTH LANARKSHIRE COUNCIL  
PRIMARY SCHOOL MODERNISATION PROGRAMME  
BOVIS**

STONEHOUSE PRIMARY SCHOOL

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**OUTLINE EXTERNAL WORKS SPECIFICATION**

**LS(90)01**

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The Contractor is required to submit samples of all materials for approval by the Design team prior to procurement and will be responsible for ordering, delivery and quality control of all materials from approved suppliers prior to incorporation into the works.

**Downtakings**

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**Services**

All services installations to be located, proved and protected prior to any site excavations and for the duration of the works.

Services covers alterations as required to new finished levels/grades.

**Existing vegetation**

Existing vegetation survey to be carried out. Vegetation to be retained or removed to be identified by Landscape Architect and approved by planning authority. Retained vegetation to be protected during the works in accordance with BS 5837:1991 – Trees in relation to construction.

**Fencing**

Existing fencing to be retained will be identified on the layout drawings. Fencing to be removed will be identified on the layout drawings.

**Existing Furniture and Play Equipment**

Existing furniture and play equipment to be retained on site and relocated shall be removed and stored in a secure and sheltered location remote from the works. Equipment shall be re-located on areas identified by the landscape architect within safety surface zones in accordance with current British Standards.

**Topsoil conservation**

Existing grass surfaces flail cut and arisings removed. Surfaces treated with systemic herbicide and cross rotovated, where timescales permit. If herbicide spray is not applied prior to strip allowance to be made for spray out weeds when topsoil is in situ, in hedge trenches and tree pits. Strip topsoil to full depth and store in stockpiles for reuse. Location to be agreed with Contractor.

## Soft Works

The Contractor is required to submit samples of all materials for approval by the Landscape Architect prior to procurement and will be responsible for ordering, delivery and quality control of all materials from approved suppliers prior to incorporation into the works. Tree and hedge planting operations will be carried out in season (bare root late October to late March). All other works involved with the construction of softworks and associated hardworks as part of programmed building and external construction.

### Extra Heavy Standard Tree Planting in Pits

Excavate 2000mm x 2000mm x 1000mm deep pits to each tree position in any material and remove off site. Rip sides and base to full spit depth. Lay 150mm depth 40/20 clean rounded gravel layer to base. With 110mm diam. porous pipe and 300 x 300 x 600mm deep gravel collar at tree positions. Pits to be connected to each other with 300 x 300mm section gravel grip, lined with terram, with 110mm diam. porous, flexible upvc pipe to base. Tree drainage to be connected into the granular surround of the surface drainage system, refer to Engineers drawings. Pit backfilled with clean free draining approved imported topsoil, spread and consolidated in 300mm layers allowing for settlement. Ameliorate with 100litres Leca, 100 litres peat free spent mushroom compost and 450 sq slow release fertiliser. Install 60mm diam. upvc aeration pipe in loop around rootball, acting as aeration and irrigation system. With equal proprietary junction and pipe to surface (white), with cap (black).

Trees secured with single stake, 75mm diam x 3.6m long smooth turned and tanalised larch stake, treated off site with two coats water based dark brown stain, walnut, to approval. Stake driven to vertical on windward side of trees, top weathered 60° and treated with stain. Trees secured to stake with 2noTom ties rubber belt and LI spacer pad, or equal and approved by Landscape Architect. Crowns pruned as directed and irrigated with Alginure root dip at planting.

Planted as indicated on planting plan, 16/18 cm, root wrapped, 2.2m clear stem. Even lightly branching symmetrical crowns. Tree to be supplied from approved nursery, all trees to be approved, tagged and reserved for the works, by the Landscape Architect. Species as indicated on layout drawings chosen from:

Sorbus aucuparia	Rowan
Betula pendula	Birch

In grass areas maintain 900mm diam. weed free to base of trees. Circle cut into established sward and filled. 50mm depth 20/0 composted bark mulch, or equal and approved.

### Specimen Shrubs and Groundcover Planting

Excavate and cross rip existing. Set to minimum 1 in 30 falls. Stone and debris pick exceeding 25mm diam. Place 300mm depth weed free, free draining approved imported top soil, incorporating 25l spent mushroom compost, and 70gm slow release fertiliser per metre. Rake off to finished levels and shape to minimum 1 in 30 falls. Supply and plant groundcover shrubs or herbaceous plants. Prune as directed after planting.

Escallonia 'Donard seedling'	40/60,	3L, bushy,	min 3 breaks	5 plants/m2
Pachandra terminalis	40/60	3L PG	min 3 breaks	5 plants/m2
Geranium macrorrhizum	40/60	3L PG	min 3 breaks	5 plants/m2
Vinca minor	40/60,	3L,	min 4 breaks	5 plants/m2

Plants to have been in their pots for minimum 2 years prior to time of planting. Newly transplanted cuttings or root bound plants will be rejected. Trim subsoil surfaces, by others to running, eye sweet levels and crossrip 300 deep at 300 centres to relieve any compaction and open drainage. Any areas of poor or impeded drainage following crossripping to be notified to the Landscape Architect. Contractor to install stone filled grips to lead water to drains or soakaways as required by Landscape Architect prior to spreading approved imported topsoil. Stonepick to remove stones and debris over 25mm. Topsoil to be handled in accordance with good horticultural practice. Any damage caused by poor handling or working methods or working in inappropriate weather conditions is to be dug out and made good by Contractor at his own cost. Trim to finished levels. Cultivate by hand incorporating 25litres spent mushroom compost/70g slow release fertiliser/m2. Rake off by hand to finished levels with min 1/30 max 1/3 grade. Min 500mm wide 1/30 berm to paved surfaces and grass areas. Allow for 50mm 20/0 composted bark mulch and 25mm freeboard to grass and paved edges.

Setting out and final plant species and numbers to be confirmed by Landscape Architect – Refer to planting plan.

### Beech Hedging

Hedge trench 450mm deep x 1500mm wide excavated in any material. Base set to long and cross falls and neatly trimmed to finish. Sides and base of trench ripped to open substrate for rooting and drainage. 100mm depth 40/20 clean stone drainage layer. Backfill with approved weed free, free draining imported loam topsoil. Ameliorate topsoil at planting with 50litres/m2 LECA granules, 50litres/m2 spent mushroom compost and 70gsm2 slow release fertiliser.



Plant in 3 offset rows, 250mm, at 8 plants per linear metre, *Fagus sylvatica* 80/100cm high 2+1 transplants, thick collar, well feathered to base, bare root open ground transplants selected at nursery for form, degree of feathering to base and density of fibrous root system. Hedge plants dipped in Alginure root dip and trimmed to line at planting. Plants treated with systemic insecticide against aphid from leaf break.

Plants sourced by the Contractor, stock and source nursery approved by the Landscape Architect. Trench finished off after planting with 50mm depth 20/0 composted bark mulch or equal and approved. If topsoil used is from site, stripped prior to application of herbicide, or not in a weed free condition, Contractor to ensure that weeds are eradicated prior to laying of bark mulch.

#### **Mixed Species Hedging**

Hedge trench 450mm deep x 1000mm wide excavated in any material. Base set to long and cross falls and neatly trimmed to finish. Sides and base of trench ripped to open substrate for rooting and drainage. 100mm depth 40/20 clean stone drainage layer. Backfill with approved weed free, free draining imported loam topsoil. Ameliorate topsoil at planting with 50litres/m<sup>2</sup> LECA granules, 50litres/m<sup>2</sup> spent mushroom compost and 70gsm<sup>2</sup> slow release fertiliser.

Plant in single species blocks of min 9no. plants, planted in 3 offset rows (9/linear metre):

40%	<i>Fagus sylvatica</i>	60/80cm high, 1+1 transplants, thick collar, well feathered to base.
20%	<i>Crataegus monogyna</i>	60/80cm high, 1+2 transplant, thick collar, well feathered to base.
20%	<i>Prunus spinosa</i>	60/80cm high 1+2 transplant, thick collar, well feathered to base.
20%	<i>Rosa canina</i> ,	60/80cm high, 1+2 transplants, 3 breaks, branched, thick collar

\*Note *Fagus* planted to inside row of hedge

Plants sourced by the Contractor, stock and source nursery approved by the Landscape Architect. Trench finished off after planting with 50mm depth 20/0 composted bark mulch or equal and approved. If topsoil used is from site, stripped prior to application of herbicide, or not in a weed free condition, Contractor to ensure that weeds are eradicated prior to laying of bark mulch.

#### **Grass Seed**

Make up levels, shape or trim to formation. Cross rip 300mm deep at 300mm centres. Stone pick all items exceeding 50mm cross dims. Supply and spread 150mm deep consolidated approved weed free, free draining imported topsoil. Rotovate to cultivate and rake off by hand to running levels. Adjust pH to 6.0 with agricultural lime and apply pre-seed fertiliser at 70gm/m<sup>2</sup>. Sow Rigby Taylor Mascot R12, or equal and approved by Landscape Architect at 45gm/m<sup>2</sup> or equal and lightly rake to cover. Minimum 3no cuts, sward established and weed free prior to practical completion.

#### **Turf – if and when required, as determine by Landscape Architect**

Reduced surfaces cross ripped min 300mm deep at 300mm centres removing all stones and debris exceeding 50mm, filled and shaped as necessary with subsoil. Supply and spread minimum 150mm consolidated depth approved imported clean loam topsoil. Cultivate, stone pick, adjust pH to 6.0. Allow for nominal 20mm horticultural sharp sand worked into soil before laying. Supply and lay Rolawn RB Medallion turf. All joints sanded. Minimum 3 cuts, weed free and fully established at completion. All areas of grass to be seeded unless otherwise stated.

#### **Bulb Planting**

Bulbs planted at average 20 bulbs/m<sup>2</sup>. Drifts to naturalise. Density varies from centre to edge of drifts 30 to 10 per square metre. Location as indicated on the layout drawings.

Species:

*Narcissus King Alfred Divia* (Dafodill)

*Hyacinthoides non-scripta* (Blue bells)

*Anemone nemorosa*

NOTE: native species required for BREEAM

## **Hard Works**

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Asphalt road and car parking area construction and white lining to Engineers details  
Road way, footpath and car parking kerbs and edging to Engineer's details

### **Asphalt footpath and play areas**

30mm depth hot rolled asphalt wearing course to DOT Clause 907 to BS594: Part 1 with 6mm coated chippings to DOT Clause 911, on build up to Engineer's details and specification.

50 x 200mm pressed precast concrete flat top heel kerb construction as retention on 150mm deep x 300mm wide Class 20/20 concrete strip foundation.

### **Concrete Slab paving to main Entrance**

400 x 400 x 65mm thick (Trafica) Lomond concrete textured paving slab, smooth ground finish, rounded edge as supplied by Marshalls, Tel. No. 0845 3020600, or equal and approved by Landscape Architect. Slabs to be laid 1/2 lap bonded 90degrees to entrance façade All joints fully sanded with jointing sand. min 150mm depth well compacted type 1 sub-base. Bedding and sub base to Engineer's details and specification, on firm weed free foundation.

### **Play Safety surfacing**

Playtop 50mm depth wet pour safety surface for areas with up to 1.5m free height of fall. Wet pour surfacing to be recycled rubber granules with resin binder, supplied by approved play equipment manufacturer; impact absorbing and compliant with BS EN 1177. To be laid as three colours: Blue, Red and Yellow as indicated on layout. Surfacing laid onto type 1 sub base well compacted to design falls.

Play mounds, safety surfacing as above, laid onto mound core of type 1 sub base and compacted minimum 100mm thick C20 concrete capping and shaping, with smooth domed profile to details and layouts

### **Service and Drainage manhole covers**

New heavy duty cast iron manhole covers/ inspection chambers and tobies to engineers details in all areas.  
Construction to Engineer's details.

### **Timber Post and Wire fencing to Hedges**

Timber post and 4nr. MS wire fence 1150 high through all beech hedge lines not adjacent to perimeter security fencing. 150mm diameter smooth turned strainer set 900mm deep in concrete foundation. 2no 100 x 100mm angled struts. 75x75mm tanalised larch intermediate posts finished off site with 2 coats dark brown Solignum driven 750mm deep at 2.0metre centres. 4no 4mm galvanised mild steel line wires strained with post fixed galvanised mild steel radiceurs. Line wires fixed to intermediate post using metal staples. Materials approved after fabrication and prior to galvanising. All metalwork Galvanised. Posts set out and aligned intermediate to tree planting positions.

### **Cycle Racks**

915mm high x 770mm wide Galvanised steel 'Harrogate' cycle stands with Mild Grey polyester powder coat finish as supplied by Broxap Ltd, Tel. no. 01782 564411, or equal and approved by Landscape Architect. Tubular steel, 40mm x 2.0mm wall thickness with buried in ground fixing. Spacing of racks to local authority standards with regard to distance between racks and distance from buildings and walls.

### **Timber Knee Rails**

1300mm long 125x125mm square timber posts set 600mm agl with 100x100mm square timber rail fixed with aluminum flashing to post with 6no steel nails.

**Should the site conditions dictate the following specifications for tree and hedge planting should be adopted. Conditions such as tree avenues or hedging planted to base of slopes or where the existing soil condition is wet.**

**Extra Heavy Standard Tree Planting in Trenches**

Excavate 2000mm wide x1000mm deep trench in any material and remove off site. Rip sides and base to full spit depth. Lay 150mm depth 40/20 clean rounded gravel layer to base. With 110mm diam porous pipe and 300 x 300 x 600mm deep gravel collar at tree positions. Trenches connected to land drainage system refer to Engineers drawings. Trench backfilled with clean free draining approved imported loam topsoil spread and consolidated in 300mm layers allowing for settlement. Ameliorate with 100litres Leca, 100 litres peat free compost and 900gms Enmag/tree. Install 60mm diam. upvc aeration pipe in loop around rootball, acting as aeration and irrigation system. With equal proprietry junction and pipe to surface (white), with cap (black).

**Hedge Trenches**

As per previous spec. but incorporating 60mm upvc perforated pipe laid to falls and with positive connection to SWS.





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**SOUTH LANARSHIRE COUNCIL**

**Bovis**  
Lend Lease

**URS**  
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**BW+**  
Bovis White Associates

CONTRACTOR: Holmes Partnership

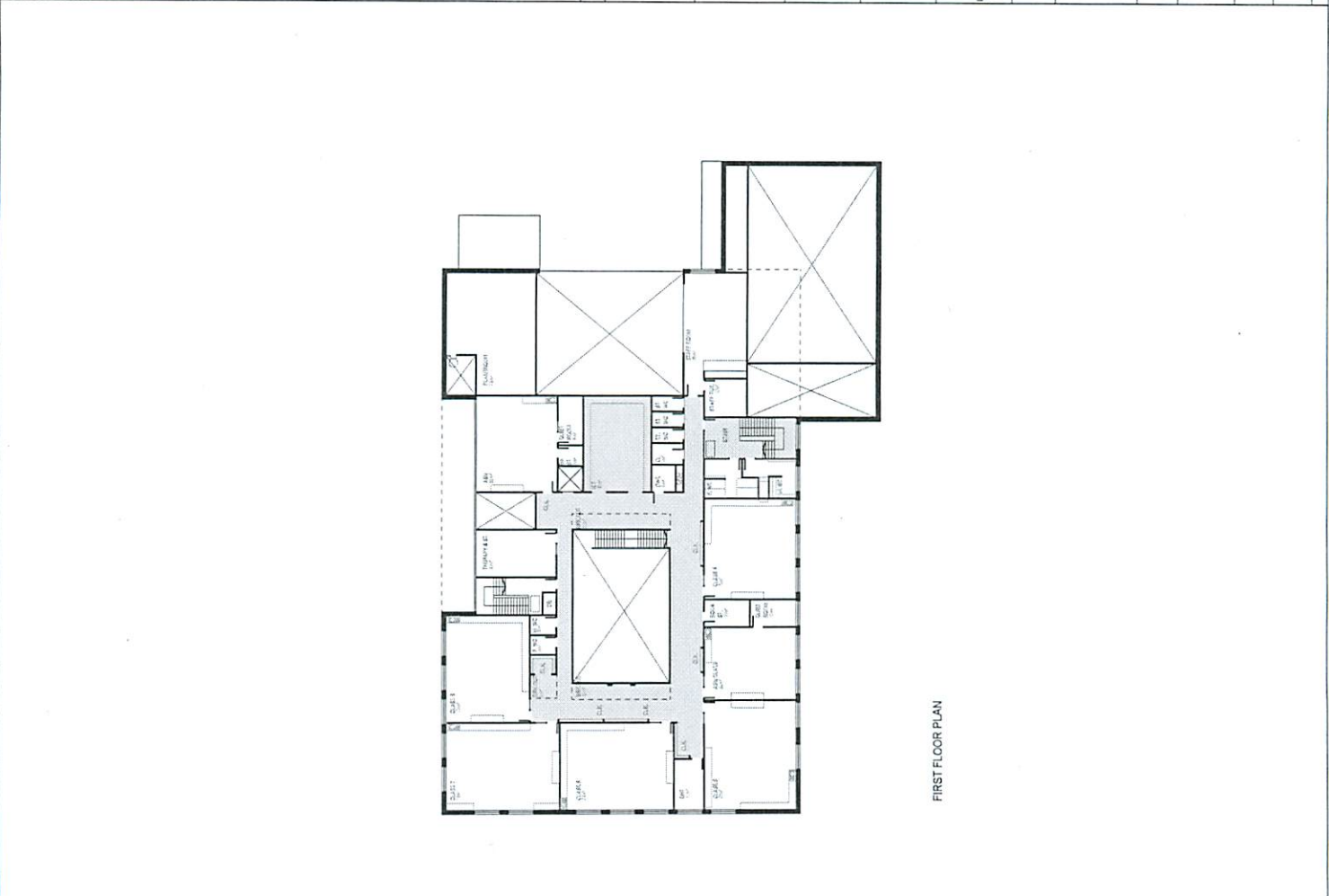
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SCHOOL TITLE: Stonehouse Primary School

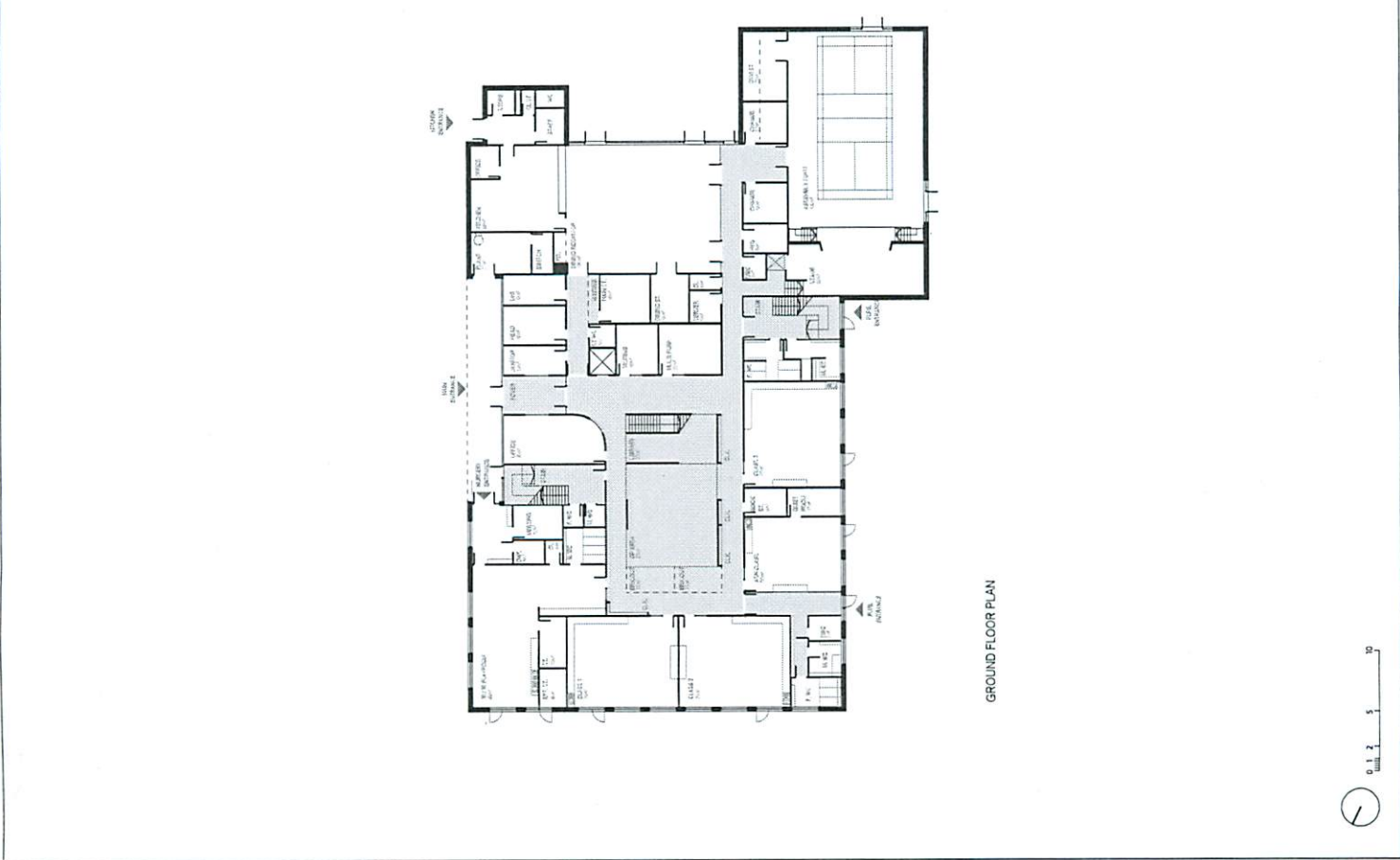
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GROUND FLOOR PLAN



FIRST FLOOR PLAN





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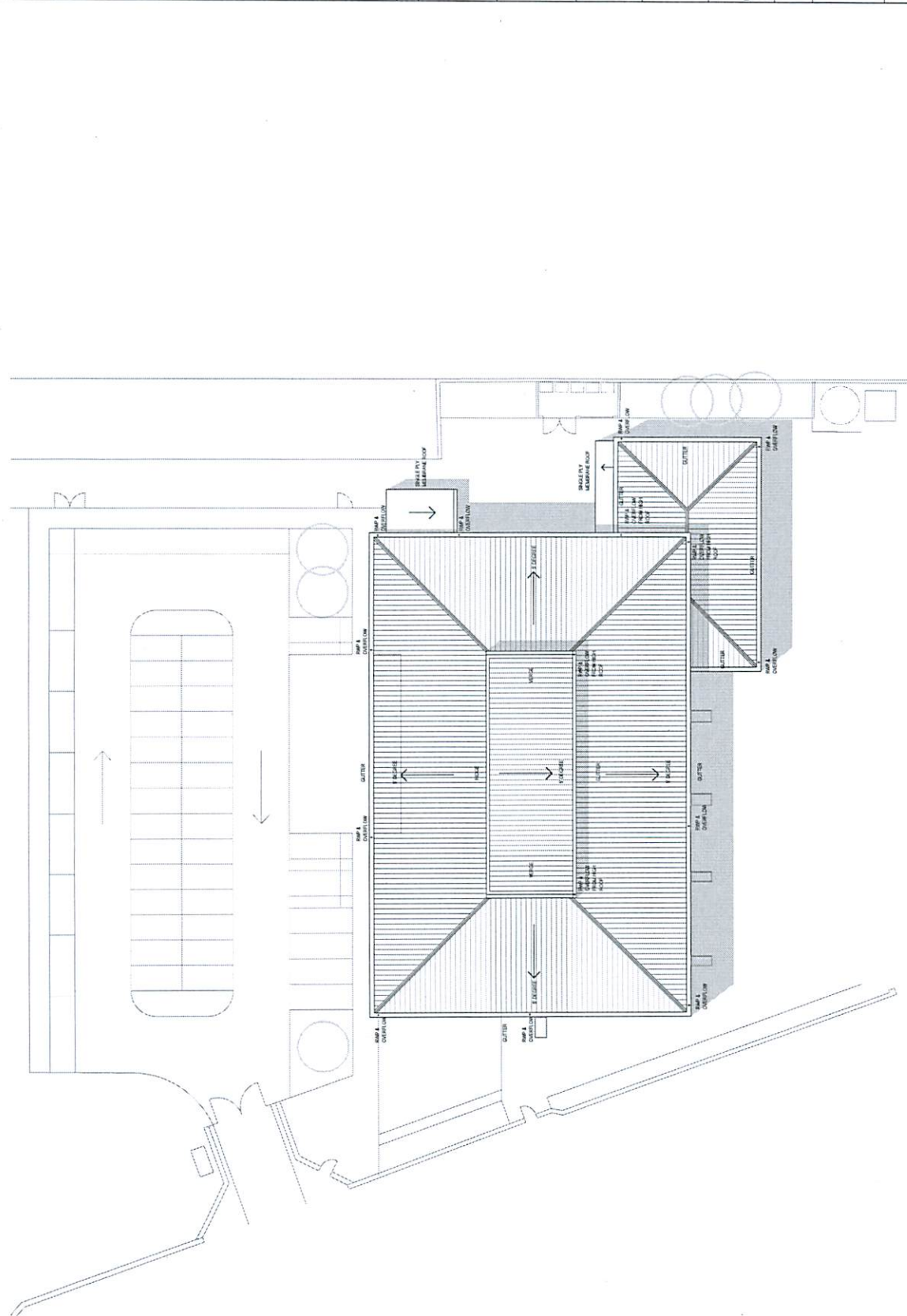
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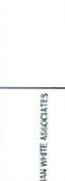
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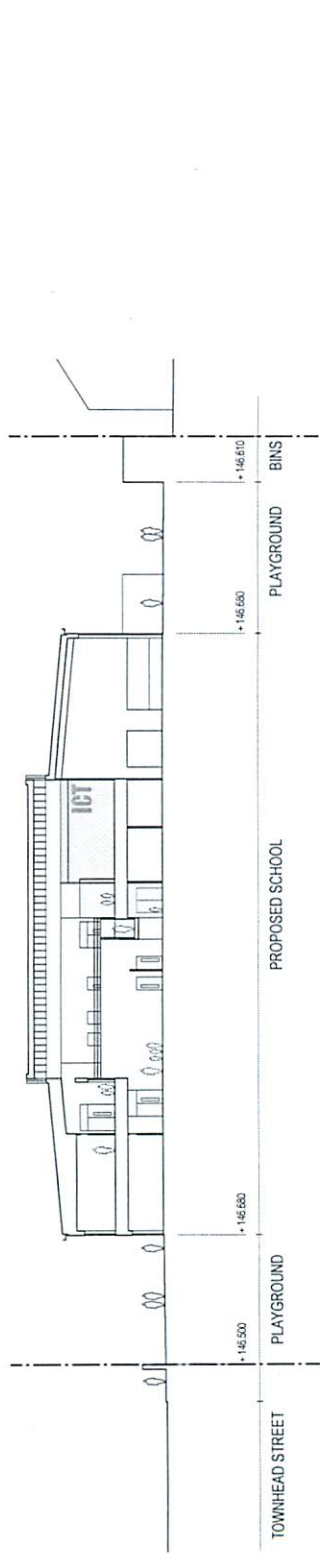
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PROJECT: South Lancashire Council Primary School Modernisation Programme

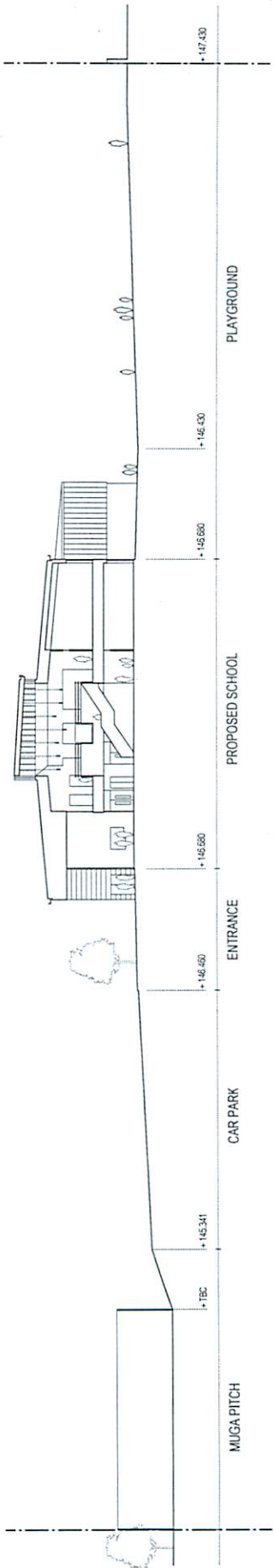
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DRAWING TITLE: Proposed Site Sections

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SECTION A



SECTION B







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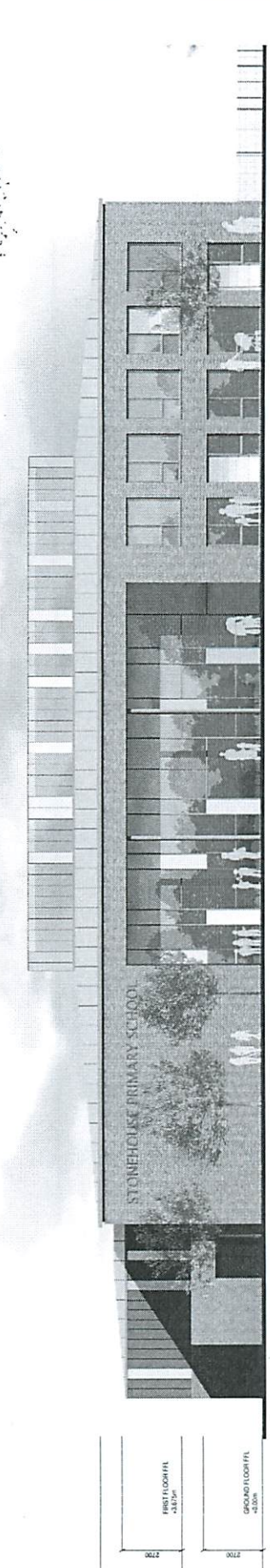
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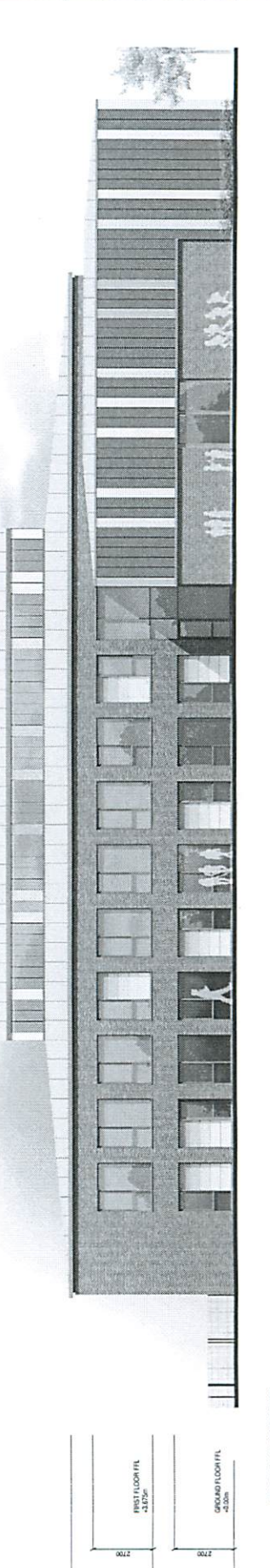
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  - 2. FACED BRICK - GREY TBC
  - 3. FACED BRICK - RED TBC WITH WALKING
  - 4. PVC ALUMINIUM GLAZED WINDOWS
  - 5. PVC ALUMINIUM GLAZED DOORS
  - 6. STEEL DOORS
  - 7. PVC ALUMINIUM DOORS
  - 8. PVC ALUMINIUM DOORS
  - 9. ALUMINIUM STANDING SEAM ROOFING



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

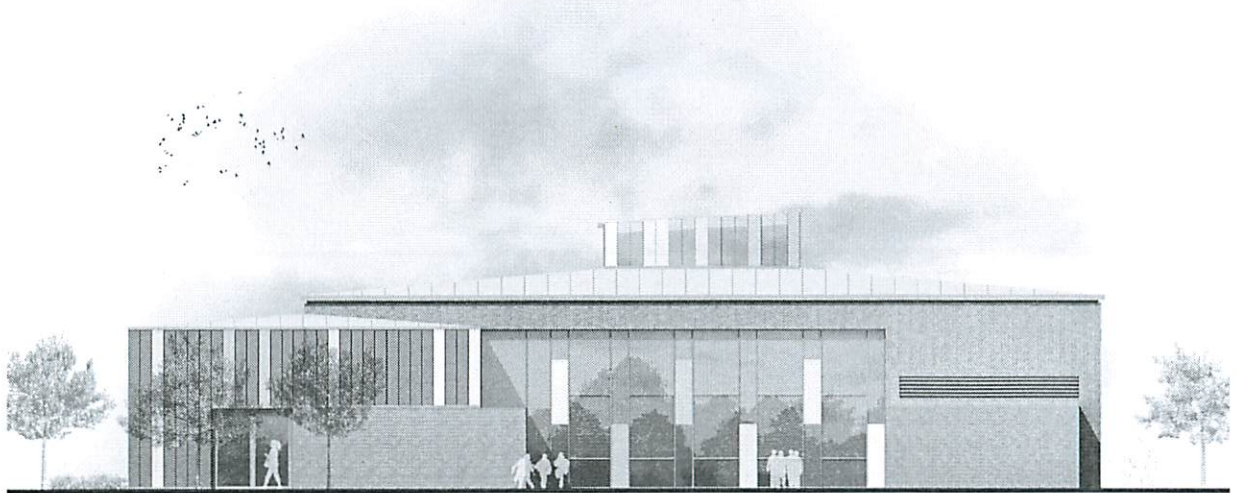
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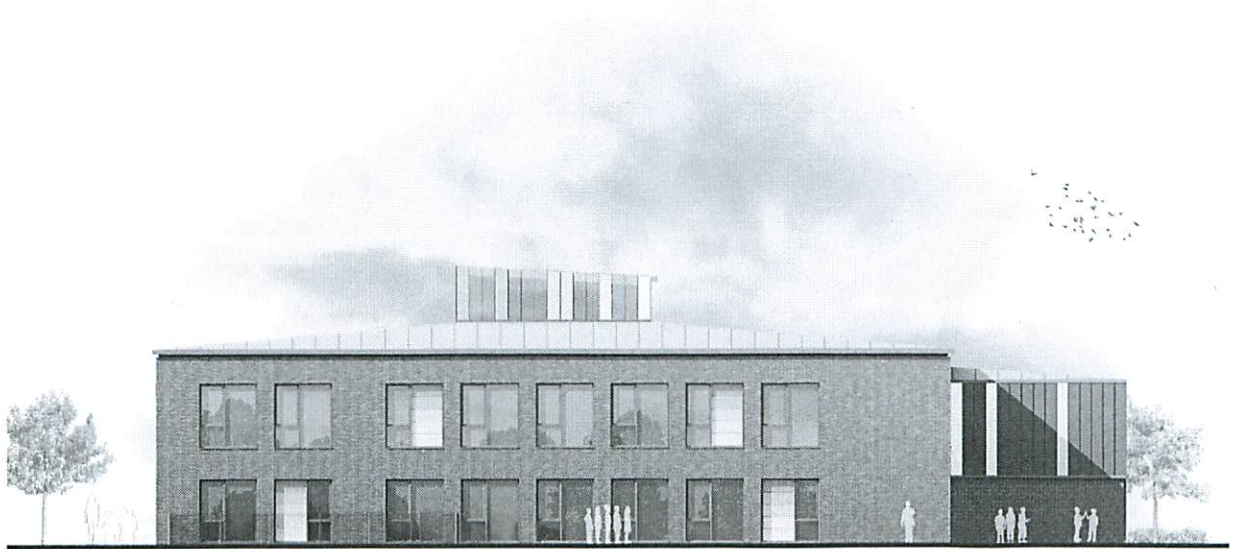


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  4. PPC ALUMINIUM GLAZED WINDOWS
  5. PPC ALUMINIUM GLAZED DOORS
  6. STEEL DOORS
  7. PPC ALUMINIUM LOUVERES
  8. FLANK CLADDING (EUROBOARD HANSPAN)
  9. ALUMINIUM STANDING SEAM ROOFING

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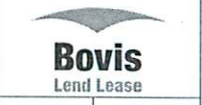
**SOUTH ELEVATION**



**NORTH ELEVATION**

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PROJECT  
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 Primary School Modernisation  
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SCHOOL TITLE  
 Stonehouse Primary School

DRAWING TITLE  
 Proposed Elevations  
 (Page 2 of 2)

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SCHOOL TITLE  
 Stonehouse Primary School

DRAWING TITLE  
 View Towards Main Entrance  
 of School

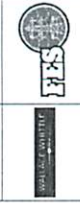
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NUMBER  
 AP (09) 100

STATUS  
 PLANNING

Section trees (Black)  
 Section trees (Green)  
 Road hedge  
 Bush hedge  
 Groundcover planting  
 Assembly grass  
 Asphalt  
 Sidewalk  
 Paved path  
 Truckee area and work block  
 Truckee area only

1 of 1 sheets  
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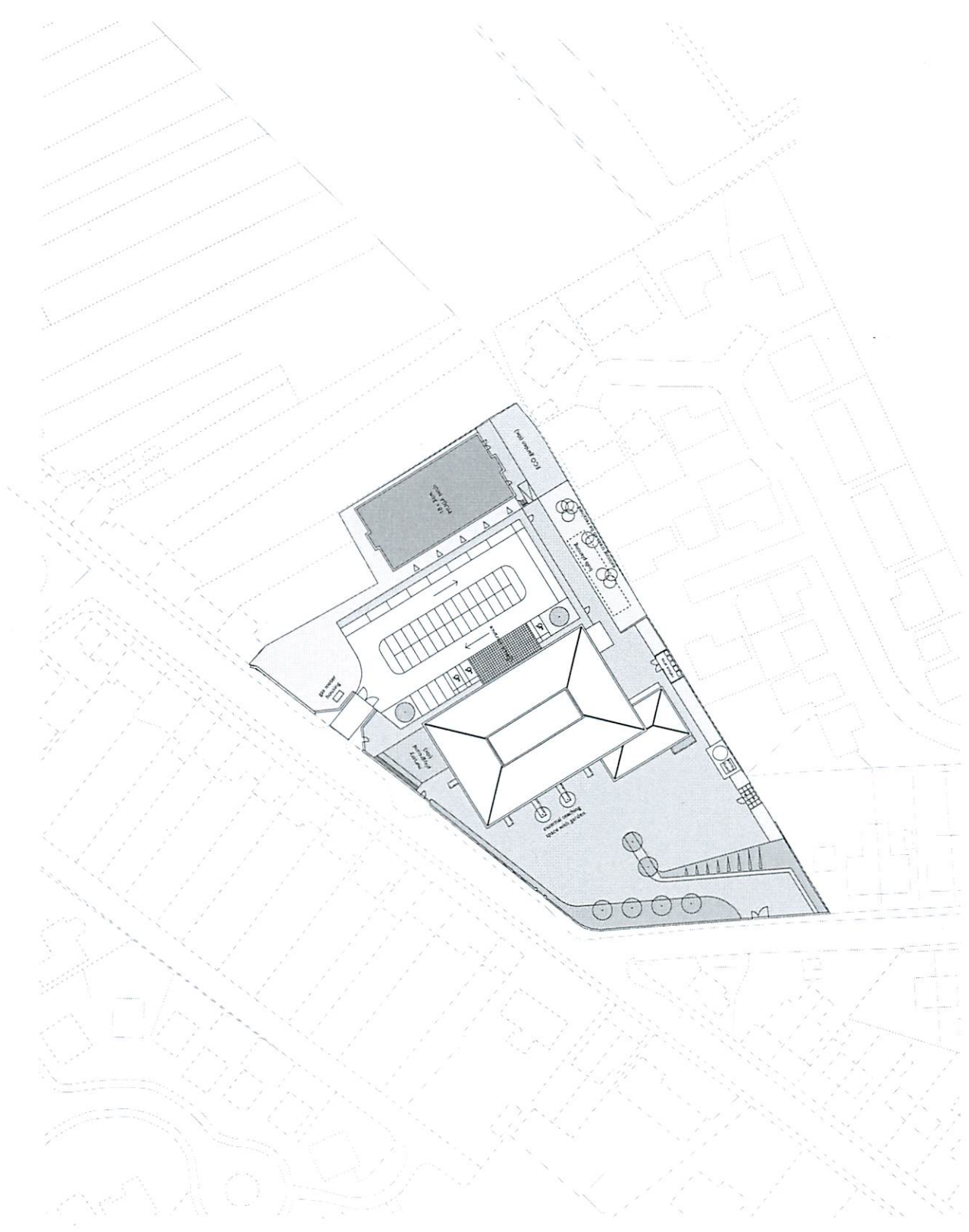
INCHQUARTER  
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PROJECT  
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 Primary School Modernisation  
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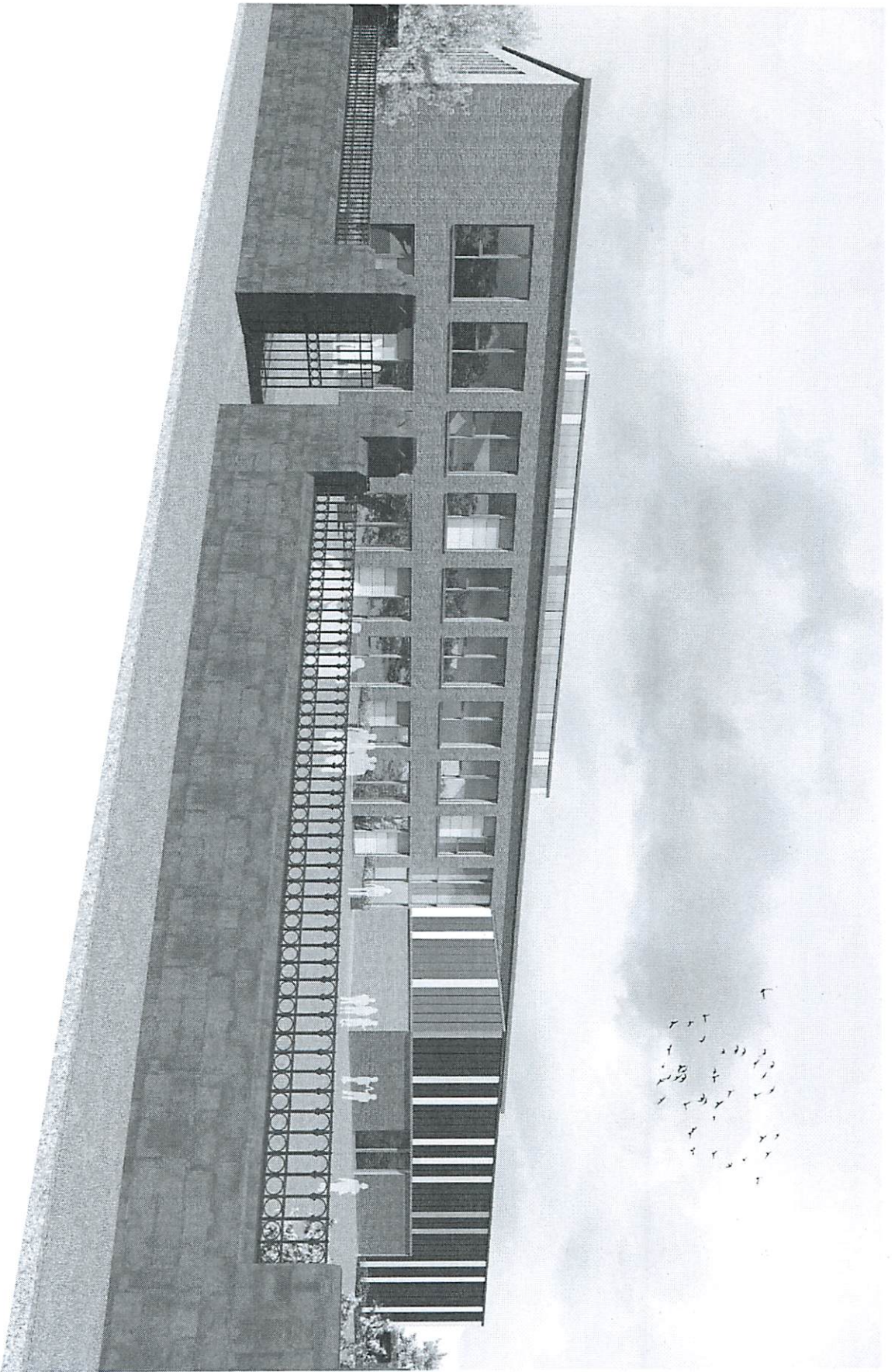
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ORGANISATION:  
 Holmes Partnership

PROJECT:  
 South Lanarkshire Council  
 Primary School Modernisation  
 Programme

WORK TITLE:  
 Stonehouse Primary School

DRAWING TITLE:  
 View Towards School from  
 Towhead Street

SCALE: 1:1000  
 DATE: 11/11/11

SHEET:  
 AP (09) 101  
 STAGE:  
 PLANNING