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## LANDSCAPE AND PLANTING SPECIFICATION HALLSTEADS, DOVE HOLES

Ref L558 / L04 October 2015

Re: Land to rear of Hallsteads Dove Holes Easting 407871 Northing 378642



### SPECIFICATION

#### GROUND PREPARATION

##### GENERAL

Subsoil that is to receive topsoil shall be thoroughly broken up by hand, heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a minimum depth of 150mm. All large stones, bricks, perennial weeds, tree roots (except that of living retained trees), coarse vegetation and other extraneous matter shall be removed.

##### SUBSOIL GRADING

Subsoil shall only be graded after loosening as above, and this shall be undertaken by use of a small mechanical grader or by hand on this small area. Ground shall at no time be traversed by heavy machinery, grading or any other purpose after subsoiling and/or topsoiling has taken place to retain soil structure.

##### MAKING OF 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 metal, concrete or organic material with any one dimension greater than 100mm (4"). All imported fill material shall be approved by the landscape architect prior to spreading on site. Soil (topsoil and/or subsoil) should be readily available from the existing property to fulfil all soiling requirements. Attention must be given to topsoil harvesting and storage (See TEMPORARY TOPSOIL HEAPS section).

##### SUPPLY OF TOPSOIL

Any additional topsoil to be supplied shall be approved by the landscape architect and details of source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2007, clause 4, 1a. The soil shall be free of weeds, roots or perennial weed, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter. Topsoil shall be capable of being broken down to a fine tilth. Soil (topsoil and/or subsoil) should be readily available from the existing property to fulfil all soiling requirements. Attention must be given to topsoil harvesting and storage (See TEMPORARY TOPSOIL HEAPS section).

##### TEMPORARY TOPSOIL HEAPS

The depositing of temporary heaps of topsoil shall be arranged so that possible damage to existing grass, plants, trees, tarmac, paving etc... is avoided. Unless otherwise agreed by the landscape architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar coverings. If damage does occur to any retained plants, trees or hardstanding surfaces, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off-loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible. Ideally in this project all topsoil materials could be stored in medium piles within the

northern section of the field in which the development is to take place. A good proportion of the topsoil should be reserved for the making good of any verges along leading to the site. Any residual soil can be transported off (assuming they are free of contaminants).

#### **SPREADING TOPSOIL**

Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm (3"). Areas to be seeded or turfed shall be covered by topsoil 100mm (4") thick and areas to be planted shall be covered by topsoil 400mm (16") 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 (2") throughout its depth. The finish topsoil level shall be 25mm (1") above adjacent hard landscaped surfaced areas, unless stated otherwise. No topsoil shall be spread until the subsoil grade has been inspected by the landscape architect.

#### **PLANTING**

##### **REJECTION OF PLANTS**

Any plant materials, which in the opinion of the landscape architect, does not meet the requirements of the specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced, specifically the tree girth sizes and container grown plants. The contractor shall replace all plants rejected at his own cost.

##### **PLANTING**

All planting materials shall generally be planted between the planting season of November – March in open cool weather. Planting shall not be undertaken during periods of heavy frost or snow. Planting should not be carried out in ground experiencing heavy waterlogged conditions. Torn damaged roots and branches shall be cleanly pruned prior to planting. All pots/containers are to be collected immediately and removed from site. All packaging, pots/containers should be recycled where applicable.

##### **TREE PLANTING**

Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise: Standard 900x 900x 450-600mm (3'x 3'x 18"-2'). Excess excavated subsoil or stone shall be removed from area of works and placed into designated site soil area. The bottom of the pit shall be dug and broken up. Backfill shall be good topsoil mixed with tree and shrub planting compost.

##### **COMPOST FOR PLANTING PITS**

Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Where directed compost shall be added to and mixed with topsoil backfill at the rate of 1 bag (approximately 80 Litres) per planting pit.

##### **STAKES & TIES FOR TREES**

Stakes shall be peeled round pressure treated or untreated softwood stakes. Stakes should be pointed and of a minimum approximate diameter of 75mm (3"). The stakes shall be driven into the base of the tree pit prior to placing the bare root tree. The positioning of the stake should be towards the prevailing wind. The landowner should be consulted on the direction of the wind especially this close to water. Tree should be placed with a 'V' within its root system accepting the stake yet keeping a small distance from the stake to allow for the spacer block. Backfill pit so as to avoid major root damage once tree is in place. Stakes shall in general have a clear height above the finished ground level of 1200mm (4'). Only 1x stake is required for these standard (8-10cm girth size) trees.

Tree ties shall be approved nail-on type or the rubber buckle tree ties (preferred option) with cushioned spacer blocks. Nails shall be flat headed galvanised and shall hold ties securely into the stake.

##### **PLANTING OF TREES**

Trees shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the compost/topsoil mixture backfilled. Backfilling should be firmed in layers to ensure close contact between roots. The soil shall be left even and tidy, any subsoil clods, bricks or stones over 50mm (2") arising from pit excavation shall be removed from area of works and placed into designated site areas.

##### **SHRUB PLANTING**

Planting should be set out prior to planting to check for spacing. An area is set aside to form a small thicket of native shrubs and trees. All shrub planting is to be planted at the correct depth assuming the area/s will be mulched.

## **MULCHING**

A 50mm (2") compacted layer of landscaping grade bark, with a particle size of not more than 100mm (4") and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the shrub planting bed. In the case of the trees and hedging it is advised that a 50-75mm (2"-3") compacted layer is applied at a width of 450-600mm (1½'-2') along the entire length of hedging, incorporating the trees. This is advised but not essential. However, the land owner should make provisions with regards to maintenance and keeping the lower section of newly introduced hedging free from weeds and grasses for approximately 2 years or until the planting can be considered established.

## **RABBIT GAURDS**

If rabbits are present on site the addition of rabbit guards is required. 600mm (2') clear spiral rabbit guards should be used. Holly plants will be particularly susceptible to rabbit damage and should be protected within a tube shrub guard 600mm (2') with a diameter of 144-200mm (5½"-8").

## **TURFING**

### **SITE SPECIFIC**

In regards to this specific project the application of turf or seeding of lawn areas applies to the renovation and 'making good' of the verges along the access road/s to the site. All verges should be assessed and made good once ALL construction trades have finished on site (coordinating with season).

### **SOIL PREPARATION AND CULTIVATION**

All areas to be turfed shall be cultivated to a depth of at least 100mm (4"), all weeds, stones and debris larger than 50mm (2") shall be removed to main contractors tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible. All verges should be assessed for the need to re-sculpt the original verge shape due to heavy or excessive use by vehicles. The soil reserves held on site should be used to reinstate the verge shape prior to turf/seed application.

### **TURF**

Turf shall be good quality turf and comply to BS 3969. The contractor shall supply a sample of the turf they propose to use for approval from the landscape architect. The contractor is to make sure that all turves used throughout the development are derived from the same or similar seed mix to ensure continuity to the verge areas. The contractor shall inform the landscape architect of the location of the supply, so that the turf can be inspected prior to lifting.

### **SEASON**

Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The making good of damaged verges should only be carried out once ALL trades have finished works within the construction and set-up of the project.

### **DELIVERY AND STACKING**

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

### **LAYING OF TURF**

No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. The turves shall be laid in consecutive rows with broken joints (stretcher bond formation), closely butted and to the correct levels and contours of the verge. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. Turf edges and margins shall be laid with whole turves. Turves adjoining fences, hedges or ditches shall be taken to the face of the item, giving complete soil cover unless stated otherwise.

### **WATERING OF TURF DURING & AFTER APPLICATION**

Every effort should be made to install turf at the autumn side of the season in order that lower temperatures and adequate rainfall help the turf to establish. If any major problems occur with turf establishing then these areas should be re-turfed at the nearest convenience for one time only. All properties should ideally be fitted with external taps. Lawn areas within the property remit should be installed on entrance of the occupant. This will ensure that the occupant is able to water the lawn (if required) during the first vulnerable weeks.

## **MAINTENANCE**

All maintenance to be carried out on the permission of the land owner. Maintenance to the shrubs, hedging and trees is not really required for the first two seasons of growth. After that the shrubs/hedges will need to be trimmed to the desired height and width.

All dead, diseased, damaged plants must be replaced at the nearest seasonal convenience within a 3 year period from the date of planting completion.

A visit should be undertaken after very strong winds soon after planting to check the plum of all the trees and right them if necessary.

## WEEDING

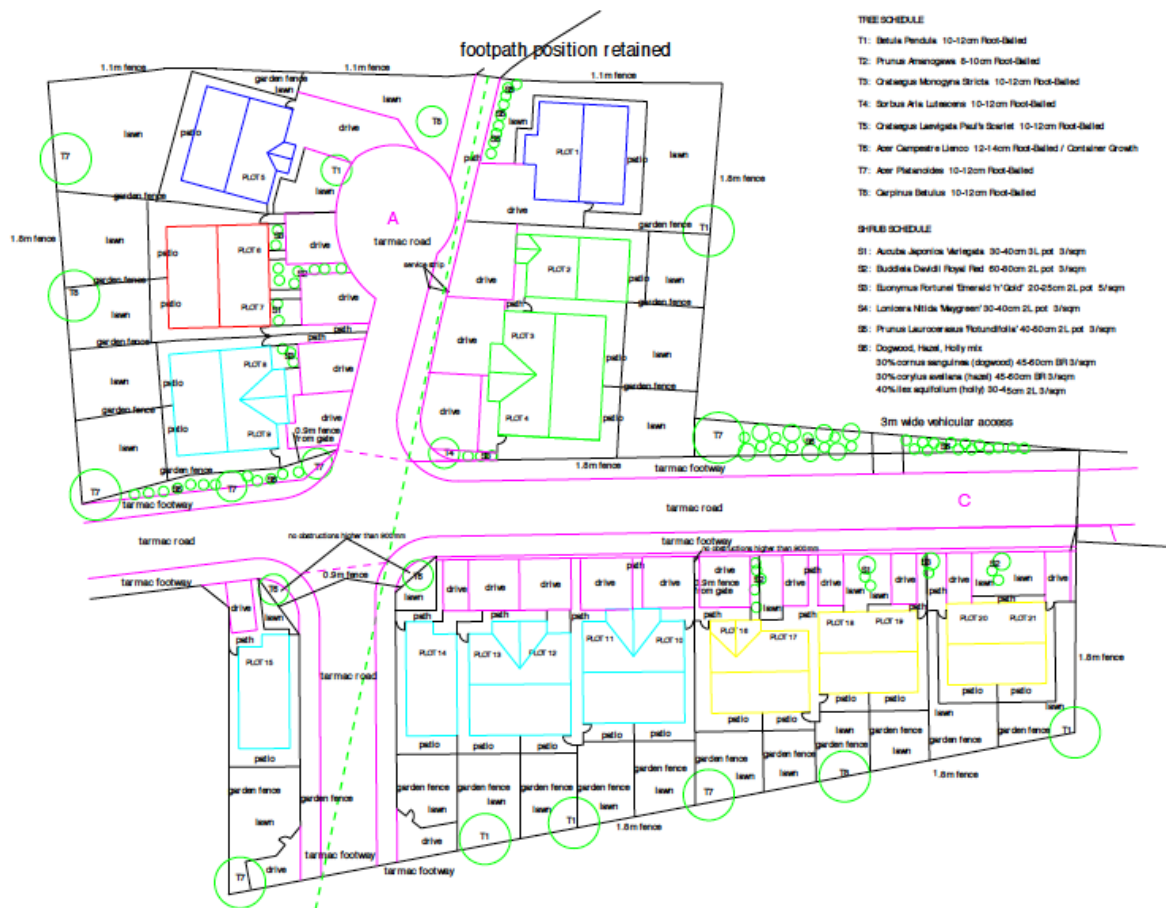
Newly planted areas are to be kept weed free by cultivation, application of approved herbicides and/or mulch.

## PRUNING

All plants can be pruned to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape within the first year. All plants can be pruned to maintain overall shape after establishment.

## WATERING

Efforts should be made for planting within the seasonal parameters allowing for natural establishment from rainfall only. All properties should be fitted with external taps to allow new home owners to water the shrubs if required.



Landscape plan