

# **LANDSCAPE SPECIFICATION**

**Bank Lane, Tintwistle, SK13 1NQ**

**April 2025**

## Table of Contents

|          |                                                                                                                    |           |
|----------|--------------------------------------------------------------------------------------------------------------------|-----------|
| <b>1</b> | <b>Ground Preparation.....</b>                                                                                     | <b>3</b>  |
| 1.1      | Site Clearance.....                                                                                                | 3         |
| 1.2      | Site Preparation .....                                                                                             | 3         |
| 1.3      | Topsoil .....                                                                                                      | 3         |
| 1.4      | Ground Conditioning.....                                                                                           | 3         |
| <b>2</b> | <b>Tree Planting.....</b>                                                                                          | <b>4</b>  |
| 2.1      | Unloading and preparing the tree for planting.....                                                                 | 4         |
| 2.2      | Planting the tree .....                                                                                            | 4         |
| 2.3      | Planting Pits.....                                                                                                 | 4         |
| 2.4      | Staking Trees .....                                                                                                | 5         |
| 2.5      | Planting generally.....                                                                                            | 5         |
| 2.6      | Management and maintenance.....                                                                                    | 6         |
| <b>3</b> | <b>Hedgerows .....</b>                                                                                             | <b>6</b>  |
| 3.1      | Proposed native hedges to the north west and south west of the property – single species Carpinus betulus. ....    | 6         |
| 3.2      | Proposed hedge to the front of the property – single species Elaeagnus x ebbingeiError! Bookmark not defined. .... | 6         |
| 3.3      | General planting of hedgerows.....                                                                                 | 6         |
| 3.4      | Management and maintenance of proposed hedgerows .....                                                             | 7         |
| <b>4</b> | <b>Turfing .....</b>                                                                                               | <b>7</b>  |
| 4.1      | Grassed areas .....                                                                                                | 7         |
| 4.2      | Wildflower Turf .....                                                                                              | 8         |
| <b>5</b> | <b>Plant and Planting Specification .....</b>                                                                      | <b>8</b>  |
| 5.1      | Substitutes .....                                                                                                  | 8         |
| 5.2      | Plant Stock.....                                                                                                   | 8         |
| 5.3      | Mulch .....                                                                                                        | 9         |
| 5.4      | Planting generally.....                                                                                            | 9         |
| <b>6</b> | <b>Hard Landscaping .....</b>                                                                                      | <b>9</b>  |
| 6.1      | Lawn retainer .....                                                                                                | 9         |
| 6.2      | Paving .....                                                                                                       | 10        |
| 6.3      | Construction for permeable paving .....                                                                            | 11        |
| 6.4      | Asphalt driveway.....                                                                                              | 11        |
| <b>7</b> | <b>General Maintenance .....</b>                                                                                   | <b>12</b> |
| 7.1      | Watering.....                                                                                                      | 12        |

|     |                       |    |
|-----|-----------------------|----|
| 7.2 | Waste Management..... | 12 |
|-----|-----------------------|----|

## **1 Ground Preparation**

### **1.1 Site Clearance**

- Site clearance to be undertaken outside the bird nesting season (March to the end of August).
- Any trees scheduled for retention under the development proposals should be protected during construction in accordance with BS5387:12 (Trees in relation to design, demolition and construction – Recommendations).
- Remove any rubbish, concrete, metal, glass, decayed vegetation, contaminated substrate and stones with largest dimension exceeding 100mm. Contamination includes steel, concrete, rubble, fuel, lubricants or other substances injurious to plant growth. Materials arising are to be removed from site to an appropriately licensed tip that the Contractor shall provide at his own expense for all extraneous matter arising from the execution of the works.
- Any mature trees and boundary hedging to be retained site should be protected during construction following BS5387:12.

### **1.2 Site Preparation**

- Subsoil shall meet the specification: BS 8601:2013.

### **1.3 Topsoil**

- Imported topsoil OR site won topsoil all supplied, stored, placed to BS3882:2015. Topsoil to be in accordance with BS8545:2014 Appendix B 2.4 (drainage) and 2.5 (compaction) to ensure topsoil is suitable for planting use. Ensure topsoil is not firmed, consolidated, or compacted when laying by tipping and grading to approximate levels in one operation with no trafficking by plant in line with Landscape National Building Specification. Storage to be in low mounds < 1.5m to minimise compaction risk. Heaps shall be graded to shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.
- Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- Topsoil shall be laid to the following minimum depths:
  - 150mm below new grass areas
  - 400mm beneath new planting areas.
- Finished levels, after settlement, shall be as follows:
  - 25mm above adjacent paving from new grassed areas.
  - 75mm below adjacent paving and grass for mulched planting beds.

### **1.4 Ground Conditioning**

- 40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all planting beds, excluding grassed areas.

## 2 Tree Planting

### 2.1 Unloading and preparing the tree for planting

- When unloading, trees should only be lifted by the root ball as lifting from the stem can cause considerable damage.
- Remove any plastic packaging or bags from the root ball before planting. If trees are dispatched wrapped with hessian and wire mesh do not remove the hessian and wire mesh as they help reduce root damage when planting. They are bio-degradable and will start to decompose quickly, releasing the roots.
- Untie the head of the tree, and gently tease the branches back into position.

### 2.2 Planting the tree

- All trees and shrubs are to be planted in pits, the sizes of which are specified below.

|                                | Diameter (mm)                | Depth (mm) |
|--------------------------------|------------------------------|------------|
| Shrubs, hedges and groundcover | 150mm wider than root spread |            |
| Cell grown/rootrainers         | 300 x 300                    | 300        |
| Transplants                    | 300 x 300                    | 300        |
| Feathered                      | 600 x 600                    | 600        |
| Standard                       | 600 x 600                    | 600        |
| Selected Standard              | 750 x 750                    | 700        |
| Heavy Standard                 | 900 x 900                    | 750        |
| Extra Heavy Standard           | 1000 x 1000                  | 750        |

- Tree pit sizes should be increased where necessary to ensure pits are at least 300mm wider and 75mm deeper than the tree root system when fully spread.
- Fork over the bottom of feathered tree pits to a depth of 150mm and other tree pits to a depth of 225mm and leave slightly domed to assist drainage. Roughen any smooth sides to pits. Topsoil excavated from planting pits is to be mixed with compost and used for backfilling. Any subsoil excavated is to be removed and used on site on, for instance on the raised bed to the rear of the site.
- Backfill mixture to be lightly firmed in by treading. Sufficient topsoil/compost mixture shall be returned to the pit to raise the surface level to a minimum of 50mm and a maximum of 70mm above the adjacent surface level unless otherwise stated.

### 2.3 Planting Pits

- Cell grown/rootrainers, transplant tree and shrub pits: Backfill topsoil mixed with 4.5 litres of tree and shrub planting compost.
- Whip tree pits: Backfill topsoil mixed with 10L of tree planting compost and backfill the pit, lightly firming by treading.

- Feathered tree pits: Backfill topsoil mixed with 20L tree planting compost, and lightly firm by treading. Sufficient topsoil/compost mixture shall be returned to the pit to raise the surface level to a minimum of 75 mm. and a maximum of 150 mm. above adjacent surface levels.
- Standard and selected standard tree pit: Backfill topsoil mixed with 80 litres of tree planting compost to be provided by the Contractor, and lightly firm by treading. Return sufficient topsoil/compost mixture to the pit to raise the surface level as specified for Feathered tree pits.
- Extra Heavy and Heavy Standard tree pits: Over the area of each planting pit, remove all turf to one side for re-use. Excavate pit 1 to the dimensions given in the table above. Break up the soil forming the base of the pit to a depth of 150 mm. Refill pit with topsoil mixed with 100 litres of tree planting compost. Return sufficient topsoil/compost mixture to the pit to raise the surface level as specified for Feathered tree pits.

## 2.4 Staking Trees

- Standard and Feathered trees shall be supplied with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Stakes shall be whole sections of softwood timber 50 mm to 75 mm top diameter, peeled and pressure treated in accordance with BS 4072. Tree to be secured with one tree tie with a spacer shall be positioned approximately 50 mm. from the top of the stake to hold the tree, ensuring that tree and stake do not touch in any place.
- Heavy standard trees shall be provided with two tree stakes. The overall length of the stakes shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Each stake shall be whole sections of softwood timber of 75 mm top diameter, peeled and pressure treated in accordance with BS 4072. A 100mm x 30mm section cross spar shall be fixed to the posts with galvanised nails. Tree tie shall be a rubber strap overlapped and fixed to the timber cross spar by galvanised clout nails. A rubber collar shall ensure that tree and stake do not touch in any place.
- Extra heavy standard trees shall be secured using Arbofix underground tree anchoring system from <http://www.arboa.com>, or Platipus Anchor System from [www.platipus-anchors.com](http://www.platipus-anchors.com) (or similar approved) installed to the manufacturers recommendations. Ensure tree is straight and firm in ground with no movement of rootball. An irrigation system such as RootRain Urban, black plastic finish, code ref RRURB2 by Greenleaf, or similar approved shall also be installed in the pit of extra heavy standard trees. Install in accordance with the manufacturer's recommendations: loop the 60mm irrigation pipe around shoulder of rootball (250mm below ground level). Connect securely to tee piece. Cut vertical piece of pipe to length if necessary to ensure that inlet is flush or slightly proud (25mm max) of final pit surround.
- Surplus material: All subsoil, stones, debris, prunings and other arisings / rubbish to be used for the raised area alongside the garage if appropriate or removed from site.

## 2.5 Planting generally

- Excavate topsoil to a sufficient depth and width to accommodate the cell plug / container or allow roots to be spread without cutting or bending. Spread friable backfill mixture over the roots in successive layers, working plant up and down between each layer to ensure a distribution of soil between all roots and an intimate contact between roots and soil particles.

- Firm the soil by treading with the heel and add more soil if necessary to bring the surface level to that of adjacent areas and also to the mark on the plant stem which indicates the nursery planted level. Do not leave any roots or cell plugs exposed to the air.
- Mycorrhizae should be added to the tree planting pit to manufacturers recommended rates to aid establishment. Water in same day with 36 litres per tree.

## **2.6 Management and maintenance**

- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove unsafe branches that could fail in adverse weather conditions or are overhanging paths and seating areas.
- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Adjust stakes and ties as necessary.

## **3 Hedgerows**

### **3.1 Proposed hedges**

- Native hedges to the north west and south west of the property – single species *Carpinus betulus*. 29 linear metres in total. 87 no plants 130-160cms high 4L pot, or bareroot. 3 plants per metre (every 33cm) single row.
- Non native to the front of the property – single species *Elaeagnus x ebbingei*. 11.5 linear metres. 22 no plants 10L, 60-90cms high, 22 plants, 2 per metre single row.
- Weed control membrane
- Any existing native trees/shrubs along the hedge line, if in good condition, can be retained and incorporated into the hornbeam hedgerow (and reduce the number of *Carpinus betulus* plants purchased).

### **3.2 General planting of hedgerows**

- The best time for planting the hedge is mid autumn to late winter. The ground shouldn't be frozen or waterlogged. Prepare the soil, removing weeds from the planting area and loosen the soil to ensure good drainage.
- Set back hedge line a little from the boundary line to accommodate increase in width of plants.
- Snip a few inches off the top of the whip to encourage the development of lateral branches.
- Protect whips with biodegradable guards and canes.
- Plant in a trench or holes that are twice the size of the plant's base and large enough to take full spread of roots.

- Make sure top of root system or root ball is just below the level of the soil surface then backfill the hole with soil pressing gently to secure the soil. Water.
- Keep base of plants free from weeds with a thick mulch.

### **3.3 Management and maintenance of hedgerows**

- The proposed hedgerows should be managed as a broad corridor to retain the semi natural setting and to provide a wildlife corridor as part of the wider network of hedgerows and to provide enclosure. Developing and maintaining a continuous, dense base provides the best cover for nesting birds.
- Prune once or twice a year to keep shape, once hit maturity. Do not prune in winter or in bird nesting season (September to December). Maintain height as requested by client.
- Plant up gaps in hedges with appropriate native/non native species. Create internal structure by pruning from the centre of the hedge and removing unwanted shrubs. Undertake any planting during the early winter, provided the ground is not frozen and some moisture is available. Plant in a weed free area with biodegradable guards to protect the new plants.
- Biodegradable guards remaining after 5 years should be removed.

## **4 Turfing**

### **4.1 Grassed areas**

- To be specified and laid in accordance with BS. 3936:1998. The turf for the grassed areas should be hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.
- Turfing should be carried out while soil and weather conditions are suitable, not during periods of frost, strong winds, heavy rain or drought.
- When turf arrives, stack rolls in a shady spot and if they appear dry, sprinkle with water.
- Do not stack turfs higher than 1m.
- Aim to lay the turf within a day of delivery, if laying is delayed open the rolls and water.
- After the garden has been cleared, beds as shown on landscape plan created and planted then area to be turfed should be levelled by flattening humps and filling hollows. Fork over the site and rake level to leave a fine finish. Firm the soil by walking over, placing weight on your heels and rake again. Sprinkle a granular fertiliser over the soil and lightly rake into the soil and water well.
- Lay your first row along a straight edge, slowly unrolling turf to avoid damaging. Butt each piece up closely to the last and ensure good contact with the soil by tamping down firmly with the back of the rake. Lay the next row, making sure the pieces of turf are pushed right up to the first row.
- Stagger this and subsequent rows in a brickwork pattern until the area has been covered. Lay turf so it runs beyond the area of your new lawn and trim edges with a straight edged board and a half-moon cutting tool.
- After cutting, scoop up handfuls of soil and put under the edges of the turf to prevent it drying out. If possible set up a sprinkler to water or soak thoroughly with several doses from a watering can.

- Try not to walk on newly laid turf until it has rooted into the soil, which could take several weeks. If the weather is mild over winter the grass will begin to grow. Trim it lightly, keeping the mower blades set high.

#### **4.2 Wildflower Turf**

- Follow manufacturer's instructions. Lindum have Preparation, Laying and Maintenance guidelines but is broadly inline with the guidance above.
- End of season cut and collect any time after flowering has finished and the seed has set and been shed. Cut the plants back to 2 to 3 inches (50-75mm) to ensure re-growth will continue year on year.
- A cut can be done at any time of the year. Cutting in spring when the plants have started to put on foliage will promote later flowering and can also create more compact planting if site conditions result in vigorous growth and leggy plants.

### **5 Plant and Planting Specification**

- All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
  - Nursery Stock to BS 3936-1: 1992
  - Recommendations for general landscaping operations in accordance with BS4428: 1989
  - Comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Parts I, II and III.
  - Protect plants / trees from frost.
  - Handle plants / trees with care. Protect from mechanical damage and do not subject to shock eg. by dropping from a vehicle.
  - Packaging of bulk quantities: may alternately use pallets or bins sealed with polythene and shrink wrapped.
  - Peat: Do not use peat or products containing peat.

#### **5.1 Substitutes**

- If specified plants are unobtainable or known to be likely to be unobtainable at the time of ordering, submit alternatives stating the price and how they differ from the specification. Such substitutions may not be acceptable and submission of further alternatives may be required. Obtain approval before making any substitution.

#### **5.2 Plant Stock**

- Plant stock to be supplied in accordance with the size and description specified on the Planting Schedule and position indicated on the Landscape Proposals plan.
- Plant stock shall be of local provenance as far as possible and be healthy, vigorous, free from pests and diseases and hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds.
- Container grown plants should be moist when received and watered before and on completion of planting. The root growth should substantially fill the containers but not be root bound.

- Bulbs/corms to conform to BS3936-9 or the National Plant Specification. They should be free from pests, diseases and fungus, be firm, entire, not dried out or shrivelled.
- All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planting in accordance with the procedures and methods illustrated in the publication, 'Plant Handling (Horticultural: Trades Association).
- Plant stock shall be watered in the same day with 5 litres per plant.

### **5.3 Mulch**

- All planting beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

### **5.4 Planting generally**

- Excavate topsoil to a sufficient depth and width to accommodate the cell plug / container or allow roots to be spread without cutting or bending. Spread friable backfill mixture over the roots in successive layers, working plant up and down between each layer to ensure a distribution of soil between all roots and an intimate contact between roots and soil particles.
- Firm the soil by treading with the heel and add more soil if necessary to bring the surface level to that of adjacent areas and also to the mark on the plant stem which indicates the nursery planted level. Do not leave any roots or cell plugs exposed to the air.

## **6 Hard Landscaping**

Below is an indication of the suggested materials for the hard landscaping

### **6.1 Lawn retainer**

- Steel retainer is an option for edging to retain lawn from planting beds.

- ✿ Flexibility – lovely sweet curves with no ‘threepenny bit’ knuckles
- ✿ Durability – tough, resilient and long-lasting. Core LP offer a 25 year guarantee
- ✿ Discretion – barely noticeable when installed
- ✿ Decorative finishes – for when you do want the edging to be seen



Figure 1 – Steel edging Source: Paving Expert

## 6.2 Paving

- Paving around house (36.4m<sup>2</sup>)

It would be advisable to see samples of paving to better gauge the colours and texture. This is sawn patio paving, loosely coloured-selected resulting in a more random colour variation. This comes in various sizes, all pavers the same size, or the project pack as shown here.



Figure 2 Towngate grey multi paving – Marshalls

Edging: Marshalls Fairstone sawn sandstone setts in silver birch.

Other options include Yorkstone Supplies:



Figure 3 Brighthouse Sawn Paving



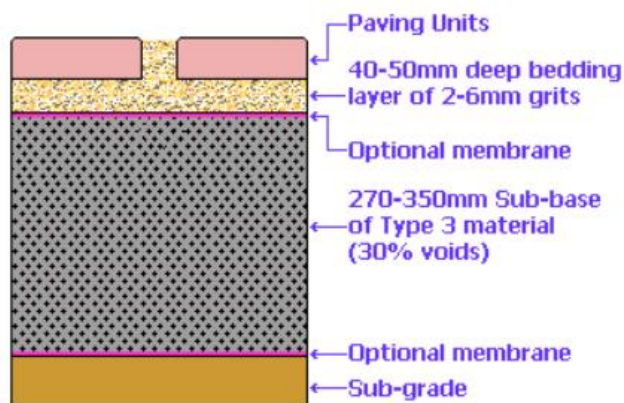
Figure 4 Hebden Sawn Paving

- Paving for bin store



Figure 5 Marshalls Pendle Utility paving in Natural

### 6.3 Construction for permeable paving



Idealised construction for permeable paving

Figure 6 Hebden Sawn Paving Source: <https://www.pavingexpert.com>

### 6.4 Asphalt driveway

- Porous tarmac, also known as porous asphalt, is designed to allow water to drain through the surface into the ground below, rather than running off. This makes it a suitable option for driveways, especially in areas where there's a need to manage stormwater runoff or where

there are concerns about flooding. Check that the one chosen is SUDS compliant. These are available in a variety of colours including Buff Gravel. Noted on <https://www.softsurfaces.co.uk/>.

## **7 General Maintenance**

- Weed control: Maintain a weed free area around each plant and keep beds free of weeds.
- Keep plants free of pests and diseases by application of appropriate biological measures.
- Remove leaf litter from amenity grassed areas.
- Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.
- Staking: Check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust if necessary to allow for growth and prevent rubbing of bark. Cut back any damaged bark.
- Refirming: Plants that have become loosened in their planting pits shall be set upright and refirmed.
- Bulbs, corms and tubers: Dead heads removed after flowering, remove leaves only after discolouration is evident.
- Ornamental Grasses: Cut back in early spring before new growth appears.
- Sweep mulch spillage
- Plant replacements - all dead, dying plant stock should be replaced at the end of each growing season. Replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater.
- Trim ground cover plants to prevent encroachment into adjacent areas.
- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
  - Winter flowering shrubs: Spring.
  - Shrubs flowering between March and July: Immediately after the flowering period.
  - Shrubs flowering between July and October: Back to old wood in winter.

### **7.1 Watering**

- Ensure plant stock is well watered during the growing season.

### **7.2 Waste Management**

- Note the compost area to the north west of the site could also incorporate wood piles.