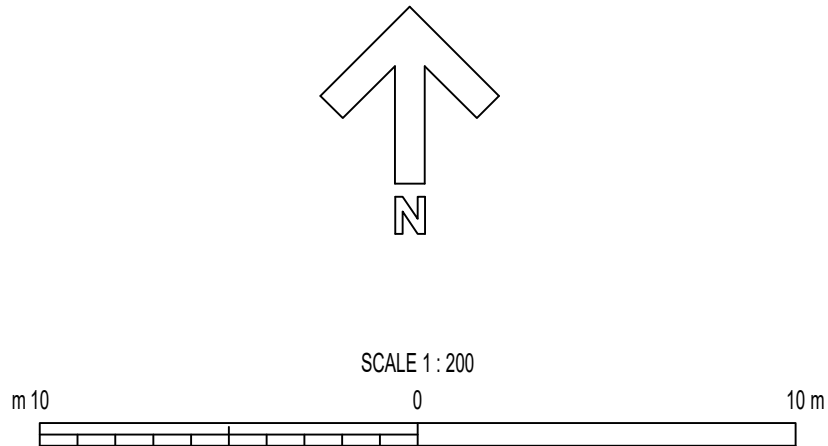


NOTES

- All to architect's and engineer's details.
- All works to be DDA compliant.
- Tree replacement numbers based upon AECOM AIA report March 2022.

PROJECT ENGINEER OR SERVICE ENGINEER TO ADVISE ON ROOT PROTECTION REQUIREMENTS AROUND THE PROPOSED PLANTING TO PROTECT SERVICES/BUILDING FOUNDATIONS.

LOCATION PLAN N.T.S.



PLANTING SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoil
Grass cultivation shall be in accordance with BS 4343:1988 section 4. Subsoil that is to receive topsoil shall, whether obviously more compacted or not, be thoroughly broken up by hand, by heavy rotavator, or by subsoiler or other equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, pavement waste, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoiling/grading
Subsoil shall only be graded after loosening as above and this shall be undertaken by the use of a tractor and blade grade on large areas and by hand on small areas. The ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
Where it is anticipated to lay firm material levels, this shall be lightly consolidated and be broken up to receive topsoil. Imported BS material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 25mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3462:2015, Recommendations and Classification for Topsoil, clause 4.1a. The soil shall be a free, weed, root or perennial weeds, peat, disease, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down at a rate of 100mm per 100mm.

Temporary topsoil heaps
The disposal of temporary heaps of topsoil shall be so arranged that suitable damage to existing grass, plants, trees and shrubs is avoided. Unless otherwise agreed by the Landscape Architect, temporary topsoil heaps shall be on compacted ground. Such protection shall take the form of a concrete or stone wall, or a similar structure. If damage does occur, it shall be made good at the contractor's 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 permitted.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 50mm. Areas to be seeded or sowed shall be covered to topsoil 100mm thick and areas to be planted 400mm 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 throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent test areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Planting areas
Planting areas shall be returned to a depth of 225mm in the original ground, or where the ground is compacted, ripped and retailed. Pick off stones, bricks, litter and all other debris among which there are any dimensions greater than 50mm and remove off site to tip. Do not compact across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated by turning into the top 150mm. Fertilisers, organic or inorganic shall be added to the top 25mm.

Rejection of plants
All incoming material shall comply with the minimum requirements of BS 3005:1992 Specification for trees and shrubs and BS 3036:2007 Specification for trees and shrubs. Any plant material which is the property of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, or is rejected. The minimum size of the plant materials will be strictly enforced. The contractor shall remove all plants rejected at the site.

Planting
All plant material shall be generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the specified season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be clearly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted shall be to vary and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428:1988 section 7. All plants shall be planted at same depth or very slightly deeper, than as they were grown. Roots shall not be bent, broken or forced to occupy pits or notches. Plants shall be upright, firm in soil and compact, with no air pockets around the roots. All pits and notches shall be carefully removed prior to planting. All pit and notches along side shall be removed and the soil packed up and stored ready for removal to tip. Plants shall be planted at the specified centres. On sloping aspects this shall be in the horizontal measure.

Tree planting within soft landscape areas
Trees shall conform to BS 3095:1999, and shall be planted in tree pits of the following sizes unless otherwise directed:
Feathered trees - 3000x3000x3000mm
Selected standards - 1000x1000x1000mm
Heavy standards - Extra heavy standards - 1200x1200x1200mm
Feathered standards or shrubs shall be carried off site to tip. The top 300mm of pit shall be backfilled with imported topsoil as specified unless directed otherwise.

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 to site and the details of the product shall be supplied. Compost planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 40 litres
Selected standards - 60 litres
Heavy standards - Extra heavy standards - 80 litres.

Stakes for trees
Stakes shall be pointed round hardwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and building. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (1 stake / 1 tree)
Selected standards - 500mm (2 stakes / 1 tree each)
Heavy standards - Extra heavy standards - 1200mm (2 stakes / 1 tree each or underground guyed as specified).
The stakes shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties for bare-root trees, shall be approved rubber nodule type with customised spacer such as Toms or other equal approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Ltd, Wheeler Street, Huddersfield, West Yorkshire, HD7 8BN.
Feathered - Type 04 (1 tie)
Selected standards - Type 04 (1 tie)
Heavy standards - Extra heavy standards - Type 04 (1 tie per stake).

Tree ties
Ties for rooted and container grown trees shall be 50mm rubber tree ties in a figure of eight around the tree. Fixed to the stakes with flat head galvanised nails.
Feathered - 1 tie
Selected standards - 2 ties
Heavy standards - Extra heavy standards - 2 ties.

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compact topsoil medium, backfilled, backfilled, should be done to ensure close contact between roots and topsoil by firming in layers. The soil shall be level and tidy, any exposed stumps, bricks or stones over 50mm arising, collected and carried off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed of the tree in the case of standard trees within grass shall be in the form of a circle 500mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 200mm diameter circle around the base of the tree. Where trees are planted within grass a circular tree mulch mat is required beneath the layer of mulch at the diameters stated above, secured with living plants. The tree pit surface shall be as top grass possible.

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Laying
The turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even 80mm and firmness. Turves from the stock shall be returned to the turf suppliers or plants laid closely side by side. Adequate better plants shall be used to support operatives and lawns and provide access. The turf shall be laid in a continuous way with joints between joints and joints, closely butted and to be covered evenly. The turf shall be laid off plants working over turves previously laid. Where necessary the turves shall be tightly and evenly fitted with wooden battens. The bottom battens shall be frequently checked and accumulated soil or dirt. If during of heavy other loads shall be applied and brushed to the joints. Any irregularities in framed levels coming to variations of 1 full thickness or uneven continuation of the soil shall be adjusted by raising, and/or packing fine material to the surface to a depth of 150mm, cleared of all large stones, bricks, pavement waste, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter. Turves adjoining buildings, walls and fences shall be taken to the face of the structure, giving complete soil cover.

Laying ground trees
Turf shall not be laid to within 200mm of any tree trunk.

Warning
The contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating nozzles not to be used on wet soil or turf. A drainage course and joint open, the topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES
General
The recommendations in BS 5837:2012, 'Tree or Shrub in Danger, Demolition of Construction must be completed with at all times. No pruning, topping, lopping or removal of roots to leave plants without prior consent of the local authority. All work to existing trees to be carried out by suitably qualified arboricultural / tree surgeon. The position and construction of protection fencing shall be agreed with the local authority prior to any site works commencing. Under no circumstances shall any material be stored under the canopy of existing trees and no removal, clear or cut down any tree from them. No vehicles shall pass under the canopy of existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees. Under no circumstances shall trees around existing trees be either raised or reduced. Subsoiling may only be carried out in protected areas if it is done in accordance with BS 5837. Any excavations around existing trees shall be done by hand.

MAINTENANCE
General
All maintenance to be carried out up to and after the adopting authority / client / householder from the date of planting and tending to ensure successful establishment. All dead, diseased, damaged plants must be replaced during the time under the local Planning Authority is in writing, any variation to this.

Wedding
All beds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approach carbeners with no hollow.

Pruning
At the appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
The site is to be kept free of litter.

Grass cutting
The initial cut shall be carried out when the first growth is apparent, blades cut 30mm above ground level. The contractor shall continue cutting operations at appropriate intervals during the growing season and maintain a 50mm high sward until grass areas are seeded over. Watering, weeding cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until the contractor is satisfied.

WILDFLOWER SEEDING AND MAINTENANCE
Soil preparation and cutting
Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 100mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raised to produce a 80mm 25mm deep. Allow 10mm for cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's expense.

Seed mix
The seed mixes as specified, shall be installed as per suppliers recommendations. Grass seed shall be of the composition, purity and germination as specified in BS 4428:1988. Certificate of purchase shall be provided for all deliveries prior to the sowing of grass seed. Staying sown, mixture, purity and germination percentage. Alternative culture of the above mix species may only be used if approved by the Landscape Architect.

Protection of newly seeded areas
All reasonable precautions shall be undertaken to ensure that pestiferous and other traffic does not cause the grass during cultivation, seeding or until the grass is established. Where obvious short cuts are appearing, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First cut
When the grass is 100mm high, it shall be cut down to 50mm as to avoid root pulling. If the grass has been allowed to grow longer than 100mm then the cuttings shall be raised off and taken off site.

Second cut
When the grass is 65mm high a second cut shall be carried using a rotary mower. No more than one thirds of the foliage must be removed.

Subsequent cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flat type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.

Mowing good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to existing grass
The contractor shall be responsible for cultivating, seeding and maintaining as above all areas of existing turf that are damaged during the course of the works or reasons of storage, working areas, transport of materials exceeding those areas which are specifically defined and measured in the contract. Any areas which in the opinion of the Landscape Architect are considered during the course of these works, shall be treated with a top or other suitable implement to ensure adequate drainage through the sub soil.

WILDFLOWER SEEDING & MAINTENANCE
Preparation for seeding
No topsoil shall be imported into the wildflower areas and seed should be sown into good quality, fine free sub soil. The area shall be cultivated to 100mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raised to produce a 80mm 25mm deep and left for 2-3 weeks to allow existing weeds in the seed bank to germinate. After 2-3 weeks any of the newly germinated weeds shall be carried out, allowed to lie back and then rolled off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed, lightly watering area before seeding. Seed shall be sown late August or September, if this is not possible during April to May.

Wildflower seed
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's expense. The operation should be carried out in equal rows and in between directions. The contractor must ensure that the grass and wildflower seed is thoroughly mixed throughout sowing. The seed mix shall be sown at the rate specified by the supplier and then rolled into the soil surface and lightly rolled.

Wildflower seed mix
The wildflower seed specified as specified. Certificate of purchase shall be provided for all deliveries prior to the sowing of the wildflower seed mix, staying sown, mixture, purity and germination percentage. Success must be of indigenous source.

Protection of newly seeded wildflower area
All reasonable precautions shall be undertaken to ensure that pestiferous and other traffic does not cause the wildflower areas during cultivation, seeding or establishment. Where obvious short cuts are appearing, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First cut of wildflower meadow
Areas seeded August to September shall be lightly cut in the following spring using a flat mower or strimmer, when the meadow reaches a height of 100mm. Areas seeded during April to May shall be cut in October when flowering is over.

Subsequent cuts
Hereafter cutting shall be undertaken with a flat mower or strimmer when flowering is over, annually during September to October. All cuttings shall be piled up and removed from site.

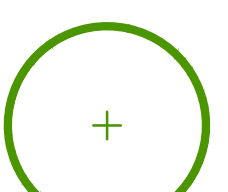
Mowing good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded as above.

PLANT SCHEDULE

1.0 TREES						
REF.	SPECIES.	NUMBER	GIRTH cm	SIZE Cm	TYPE	NOTE
1.1	Tilia Cordata Greenspire	2	16-18	NA	RB	Underground guyed.
1.2	Betula pendula.	7	16-18	NA	RB	Underground guyed.
1.3	Betula pubescens	3	16-18	NA	RB	Underground guyed.
1.4	Acer platanoides	3	16-18	NA	RB	Underground guyed.
1.5	Acer pseudoplatanus	2	16-18	NA	RB	Underground guyed.
1.6	Pinus sylvestris.	7	250-275	NA	RB	Underground guyed / Feathered.
1.7	Carpinus betulus	8	16-18	NA	RB	Underground guyed.
2.0 NATIVE HEDGE PLANTING						
	Tilia cordata greenspire	130	10	75		Planted in 100cm biodegradable grow tube / stake.
	Alnus glutinosa.	65	5	75		Planted in 100cm biodegradable grow tube / stake.
	Betula pubescens.	185	15	75		Planted in 100cm biodegradable grow tube / stake.
	Carpinus betulus.	370	30	75		Planted in 100cm biodegradable grow tube / stake.
	Acer platanoides	260	20	75		Planted in 100cm biodegradable grow tube / stake.
	Acer pseudoplatanus	65	5	75		Planted in 100cm biodegradable grow tube / stake.
	Populus tremula.	120	10	75		Planted in 100cm biodegradable grow tube / stake.
	Taxus baccata.	65	5	50		

The above to be planted at 2 plants per m2.

KEY



NATIVE TREE PLANTING

