

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.
For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations* - Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:
Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.

Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.

The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.

Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.

During or shortly after heavy precipitation

When soil is in a waterlogged condition

When the ground is frozen or covered by snow

When there are pools of water on the grounds surface.

Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas
- 400mm beneath new shrub areas
- For wildflower areas a mixture of topsoil and selected subsoil (about 50:50) for a depth of about 150 mm. Selected subsoil alone can be used but if the structure is poor and the fertility very low there will be a very slow establishment of wildflowers and frequently domination by plants such as clovers which do not depend on nitrogen in the soil for their growth.

Finished levels, after settlement, shall be as follows:

25mm above adjacent paving from new grassed areas and non-mulched shrub beds

75mm below adjacent paving and grass for mulched planting beds.

150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) 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:

BS 8545:2014 *Trees*: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably 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. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, *"Plant Handling"* (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Mulch:

All shrub beds to a settled depth of 50mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Backfill each plant with a 3:1 mix of an approved topsoil with compost. Middle/ centre area of plant beds to be 50mm above previous ground level creating a slightly domed shape to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm. Firm backfill by treading, ensuring the ground is not overly compacted and that each plant is positioned upright.

Mycorrhizae:

For ornamental shrubs in containers, Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots. Products to be supplied by Green-tech or similar approved.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum LT7 Festival Landscape Turf (or similar approved). 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.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear Gardens:

Rear gardens to be optional turf dependant on resident's preference.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions.
- Adjust stakes and ties as necessary.
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) within beds to 50mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

New Shrub Planting:

Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the end of each growing season during the maintenance period.

Fertilising:

Apply Pro Flora Tablets to all plants, as per manufacturers specification. Apply once during years 2 and 4 after planting.

Application rate for shrubs

- 10-20 height - 1 per plant - 15g; 20-40 height - 2 per plant - 30g; 40-60 height - 3 per plant - 45g; 60-80 height - 4 per plant - 60g; 80-100 height - 5 per plant - 75g; 100+ height - 5 per plant - 75g

Fertilising products to be supplied by Green-tech or similar approved.

Plant Schedule

Shrubs	Number of Plants	Abbreviation	Species	Specification	Height	Diameter	Pot Size	Density	Area
25 -	ERI PIN		Erica carnea 'Springwood Pink'	Bushy: C		3L	8/m²	3.1m²	
12 -	ERI WHI		Erica carnea 'Springwood White'	Bushy: C		3L	8/m²	1.5m²	
27 -	EVO QUE		Euonymus fortunei 'Silver Queen'	Bushy: 5 brks: C	20-30cm	20-30cm	3L	5/m²	5m²
42 -	HEBGG		Hebe 'Green Globe'	Bushy: 7 brks: C	15-20cm		3L	9/m²	4.6m²
45 -	MAH APO		Mahonia aquifolium 'Apollo'	Branched: 2 brks: C	20-30cm		3L	5/m²	8.6m²
21 -	SAR CON		Sarcococca confusa	Bushy: 6 brks: C	20-30cm		3L	4/m²	4.9m²
14 -	SAR HUM		Sarcococca humilis	Bushy: 6 brks: C	20-25cm		3L	4/m²	3.3m²
18 -	VIB DAV		Viburnum davidii	Bushy: 3 brks: C	20-30cm		3L	3/m²	5.8m²
28 -	VIN VAR		Vinca major 'Variegata'	Several Shoots: 3 brks: C		30-40cm	2L	8/m²	3.4m²
Total :232 -									Total :40.2m²



DO NOT SCALE FOR CONSTRUCTION PURPOSES

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Landscape Layout Key:

- Site Boundary
- Existing trees to be retained and protected during the works.
- Existing trees and hedgerow to be removed.
- Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.

- Front gardens to be turf.
- Rear gardens to be optional turf.

Paving Key:

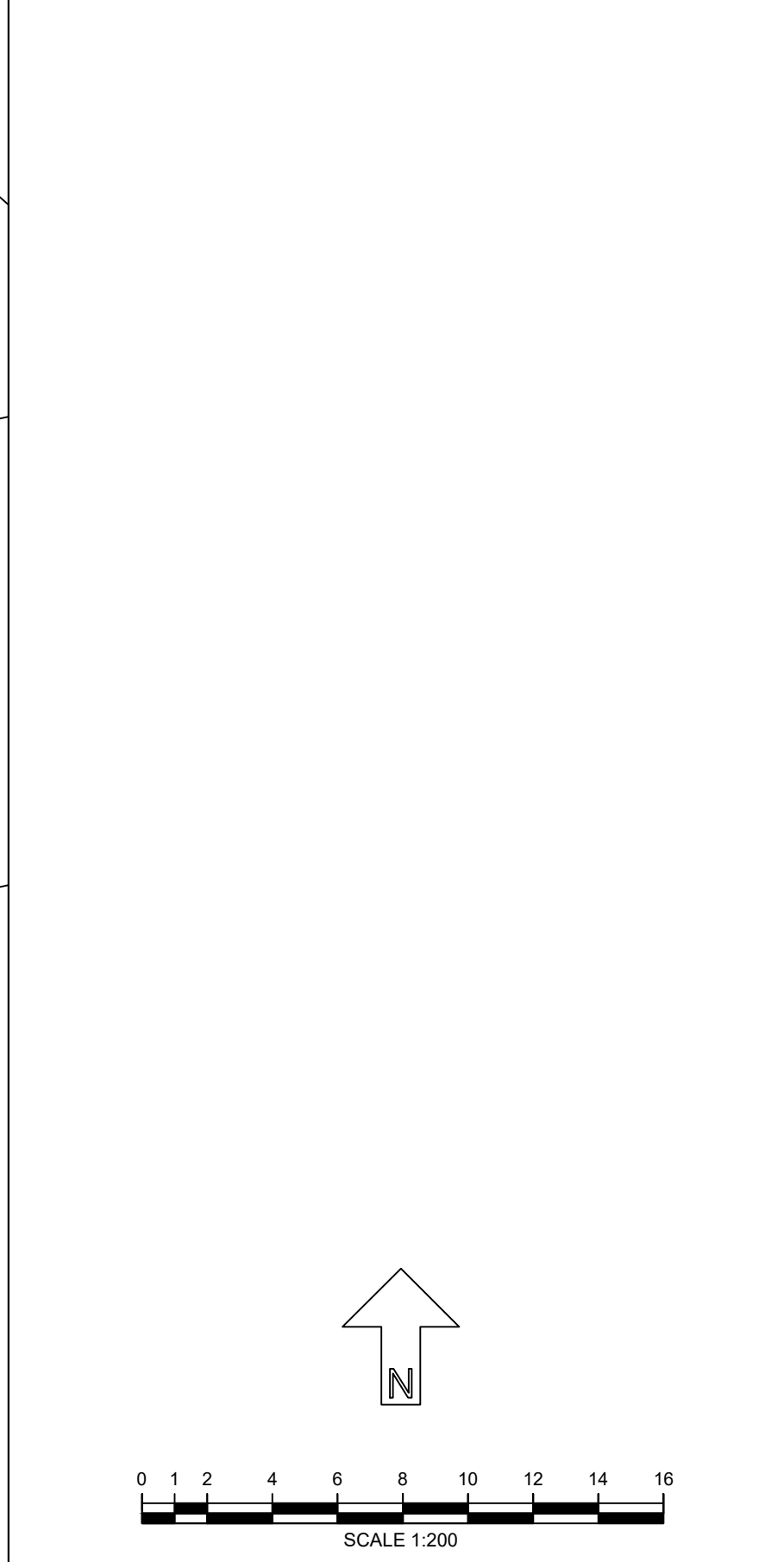
- Existing black asphalt to be retained.
- Proposed private drives to be black asphalt. Thickness and substrates to detailed by engineer.
- Plot parking spaces in concrete block paving in 'Brindle', with contrasting blocks in 'Charcoal' to demark parking spaces or similar approved. Thickness and substrates to detailed by engineer.

- Private pathways and patios to be Slab concrete paving slabs in 'Buff' or similar approved. Thickness and substrates to detailed by engineer.
- Graveled areas, 20mm limestone chippings

Boundary key:

- Existing 1.8m high brick wall to be retained
- Proposed 1m wall top fencing to be KP engineering or similar approved. Bricks 600mm, ralling 400mm.
- Existing 1.8m timber paling fence to be retained
- Proposed 1.8m high close board timber fencing by Barlow's Woodyard or similar approved.
- Proposed 1m bifold gates, to be Gates and Fences UK or similar approved

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.



B	Minor amendments	SW	15/10/26
A	Minor amendments	SW	14/10/26
REV	DESCRIPTION	BY	DATE

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