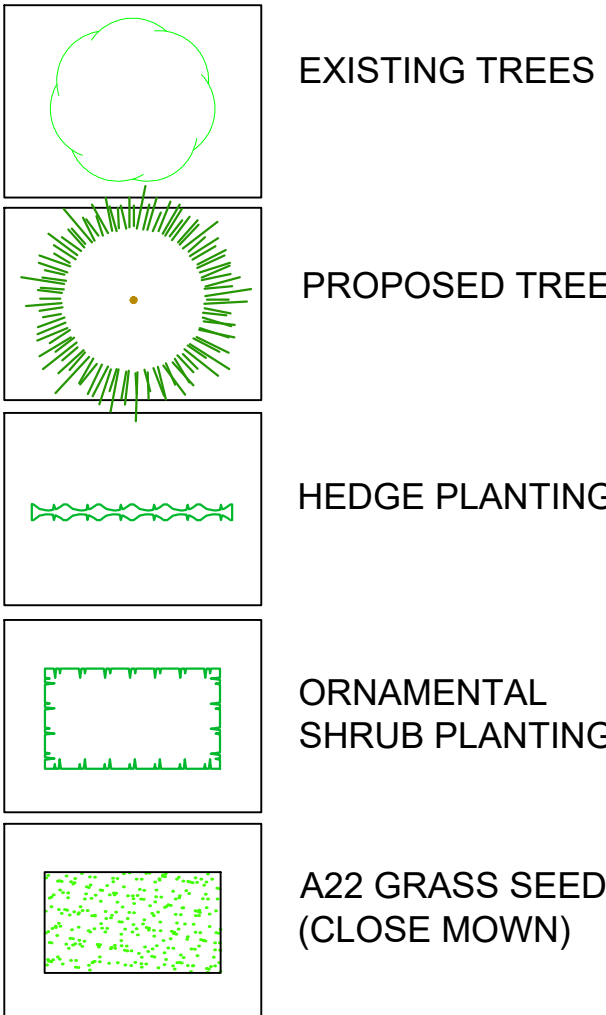
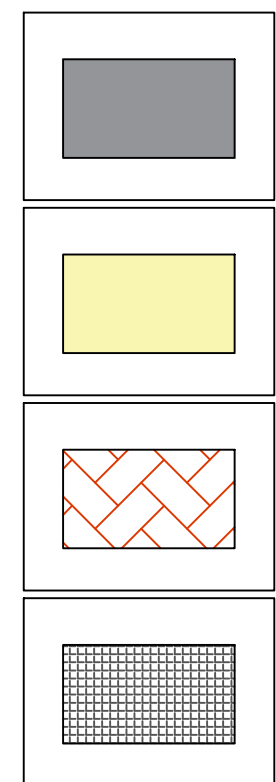


KEY



KEY HARD LANDSCAPE



Black Tarmac

Grey 600mm x 900mm Paving slabs

Grey Block Paving

Grey Tegula Setts

See engineers external works details for sub-base build up

Planting Schedule

Trees						
Abbreviation	Species	Height	Grth	Specification	Pot Size	Number of Plants
ACST	Acer campestre 'Street Wise'	350-425cm	12-14cm	Heavy Standard	3x B	3
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard	3x RB	3
MS	Malus sylvestris	350-425cm	12-14cm	Heavy Standard	3x B	15
SA	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard	3x B	9
SaSS	Sorbus aucuparia 'Sheenwater Seedling'	350-425cm	12-14cm	Heavy Standard	3x B	1
						Total 34

Hedges

Abbreviation	Species	Specification	Height	Pot Size	Density	Number of Plants
BS	Buxus sempervirens	Double staggered row	30-40cm	3L	6/m	120
BTA	Berberis thunbergii 'Atropurpurea Nana'	Double staggered row	30-40cm	3L	6/m	387
FS	Fagus sylvatica	Double staggered row	60-80cm	B	6/m	1957
HCT	Hebe 'Carl Teschner'	Double staggered row	25-30cm	5L	6/m	291
						Total 2765

Shrubs

Abbreviation	Species	Specification	Density	Height	Pot Size	Number of Plants
BCO	Bergenia cordifolia		6/m ²	20-30cm	3L	130
CET	Ceanothus thyrsiflorus repens		6/m ²	20-30cm	3L	97
EAB	Escallonia 'Apple Blossom'		4/m ²	40-60cm	3L	87
EEL	Elaeagnus x ebbingei 'LimeLight'		4/m ²	40-60cm	5L	8
ESQ	Eunymus fortunei 'Silver Queen'		4/m ²	30-40cm	3L	123
EUEG	Eunymus fortunei 'Emerald Gaiety'		6/m ²	20-30cm	3L	473
HEP	Hebe pinguifolia 'Paget'		6/m ²	30-40cm	3L	52
HMW	Hebe 'Mrs Winder'		6/m ²	30-40cm	3L	205
PE	Potentilla fruticosa 'Elizabeth'		6/m ²	30-40cm	3L	140
PR	Potentilla fruticosa 'Red Ace'		6/m ²	30-40cm	3L	50
VD	Viburnum davidii		6/m ²	30-40cm	3L	183
						Total 1428

AMENITY GRASS SEED MIX - To be sown at a rate of 50g/M².

A22 - Hard Wearing, Low Maintenance.
www.germinallamenity.com/a22-low-maintenance

Available from Germinall GB Ltd. Tel: 01522 868714 (or similar approved)

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether directly or indirectly, be broken up to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading

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

Making up 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. Impacted fill material shall be retained and shall be capable of being broken up by hand or by heavy machinery. The bottom of the pit shall be backfilled with BS 6801:2013. The top 200mm of the pit shall be backfilled with BS 6801:2013. The top 200mm of the pit shall be backfilled with BS 6801:2013.

Supply of topsoil

Topsoil to be supplied 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 3882:2015. Recommendations and classification for topsoil, clause 4.1. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken up by hand or by heavy machinery.

Temporary topsoil heaps

The depositing of temporary heaps of topsoil shall be arranged that possible damage to existing grass, plants, trees, shrubs, etc., is avoided. Unless otherwise agreed by the Landscape Architect, temporary topsoil heaps shall be on temporary grass. Such protection shall take the form of a 100mm thick layer of straw or similar material. If the topsoil is to be used on a slope, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the straw covered shall be covered with temporary off loading areas. If the bottom of the excavation has been loosened, loading on these areas is permissible.

Spreading topsoil

Prior to being redeposited the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 200mm thick. Topsoil shall be spread in an even consolidated layer and 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 50mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

Planting

Cultivation
Planting areas shall be cultivated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and cultivated. Risk of erosion, bricks, broken up soil and other debris which have any dimension greater than 50mm shall be removed off site to tip. Do not cultivate across any drains 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 rotavating, into the top 150mm. Fertilisers, organic or inorganic, shall be added into the top 20mm.

Rejection of plants

All plants must comply with the minimum requirements in BS 3090-1:1992 Specification for trees and shrubs and BS 3090-4:2007 Specification for forest trees and BS 6841:2014 Trees from Nurseries to Independence in the Landscape. Any plant material, which is the opinion of the Landscape Architect, does not meet the requirements of the above standards, is unsuitable, or defective in any way, may be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting

All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in heavy, stormy, or frosty weather. The details of the product shall be approved by the Landscape Architect. The contractor shall ensure adequate watering shall be supplied. Top or damaged roots and branches shall be clearly ground prior to planting.

Planting of whips, transplants and shrubs

Plants shall be planted in accordance with the minimum requirements in BS 3090-1:1992 Specification for trees and shrubs and BS 3090-4:2007 Specification for forest trees and BS 6841:2014 Trees from Nurseries to Independence in the Landscape. Any plant material, which is the opinion of the Landscape Architect, does not meet the requirements of the above standards, is unsuitable, or defective in any way, may be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Tree planting within soft landscape areas

Trees shall conform to BS 3090-1:1992 and be planted in three pits of the following sizes unless directed otherwise:
Fastest trees - 200 x 600 x 450
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra heavy standards - 1200 x 1200 x 800
Equivalent detail of trees shall be detailed off site to the bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (ade or imported) to comply with BS 6801:2013. The top 200mm of the pit shall be backfilled with BS 6801:2013.

Compost for planting pits

Compost shall be a proprietary product, bark based incorporating fertilisers, and improving additives. The type of compost used shall be approved before its delivery on site, and the details of the product shall be approved by the Landscape Architect. Where directed compost shall be added to and mixed with topsoil to the following rates:
Fastest trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees

Stakes shall be peaked round arched pointed, minimum diameter 15mm. The stakes shall be driven into the base of the tree prior to placing the tree and backfilling.
Stakes shall be general level to the ground and the details of the product shall be approved by the Landscape Architect. The bottom of the pit shall be backfilled with subsoil (ade or imported) to comply with BS 6801:2013. The top 200mm of the pit shall be backfilled with BS 6801:2013.

Tree ties

Ties for bare-rooted trees, shall be approved rubber not on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be fast headed galvanised and shall hold the tie securely into the stake. Ties shall not be tight on the new stems. Ties available from J Toms Limited, Whitwell Street, Haslemere, Surrey, GU27 2PH.

Planting of trees

The tree shall be set upright and at the same depth as given in the nursery, the roots shall be spread out (bareroot) and the soil followed by compact around roots, backfilled. Backfilling should be done to ensure close contact between roots and by bringing in loams (bareroot). The subsoil shall be level and dry, any subsoil, rocks or stones over 50mm shall be collected and control off site.

Mulching

A 20mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 1% fines, shall be spread to a 100mm thickness having existing grass to be left in place. The mulch shall be spread in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular ferny mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree of surface shall be as long as possible.

Turfing

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to contractor's tip, and be brought to a new tip. Allow for hand cultivation where machine work is not possible.

Turf

Turf shall be extra-quality meadow turf and shall comply to BS 3699:1989 A1:2013 and shall be laid in accordance with BS 4428:1989 section 5. Turfing. The contractor shall supply a variety of turf to be laid in accordance with the approved plan. Landscape Architect and shall ensure that all turves are similar to the approved sample. The contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to laying.

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.

Delivery and stacking

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

Laying

No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even level and firmness. Turves from the stock shall be wheeled to turf layers on plants laid closely side by side. Adequate timber planks shall be used to support operatives and turves, and provide access. The turves shall be laid in consecutive rows with joints (where necessary), closely butted and to the correct levels. The turf shall be laid off plants working over turves previously laid. Where necessary, the turves shall be lightly and evenly pressed with wooden beaters, then be firmly pressed. Turves being frequently spaced clear of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any irregularities or freeness levels existing in turves shall be corrected by the use of a hand tool and shall be adjusted by taking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees

Turf shall not be laid to within 300mm of any tree trunk.

Watering

The contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837:2012, Trees in Relation to Design, Demolition & Construction must be complied with at all times.
No pruning, lopping, lifting or severance of roots is to take place without prior consent of the local authority.
Any work to the existing trees is to be carried out in accordance with the approved plan.
The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees.
No trees should be cut in close proximity to existing trees.
No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be either raised or reduced.
Soil falling may only be erected within protected areas if it is done in accordance with BS 5837.
Any excavations under existing tree canopy trenches shall be done to hand.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be approved by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a fine 25mm depth. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding

Seeding shall be carried out during calm weather. All seeding is at the contractor's own risk and any areas where germination has not taken place shall be the contractor's own expense.
The operation should be carried out in equal rows and transverse directions and the seed shall be sown or harrowed in. Seeding shall be at the rate of 50 grammes per sq. m, and coverseed shall be at a rate of 25 grammes per sq. m.

Seed Mix

The seed mix shall be A22 mix, obtained from Germinall Seeds GB.
Grass seed shall be of the composition, purity and germination as specified in BS 4428:1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed during season, mixture, purity and germination percentage. Alternative culture of the above species may only be used if approved by the Landscape Architect.

Protection of Newly Seeded Areas

All reseeder procedures shall be carried out to ensure that pedestrians and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious 'short cutting' is occurring, the contractor shall erect an approved temporary fence 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 so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raised off and taken off site.

Second Cut

When the grass is 60mm high a second cut shall be carried out using a roller mower. No more than one third 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 as directed.

Mowing Cost

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 will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of drainage, watering, areas, transport of materials excepting those areas which are specifically defined and measured in the contract.

MAINTENANCE

All maintenance to be carried out up to handover to the stipulating authority/homeowner from the date of planting and turfing to ensure successful establishment. All seed, disease, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding

All weeds to be kept weed free by hand weeding. Weeds to be forked over as necessary to keep soil loose to approved carriers with no follow.

Pruning

At 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

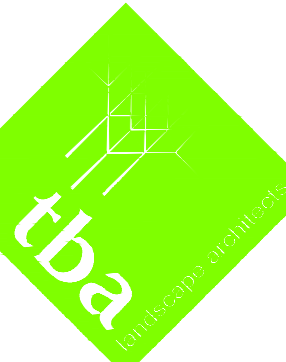
Site to be kept free of litter.

Grass cutting

The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high second cut grass areas are mowed over. Weeding, watering, cutting, repair of erosion and settlement, and re-seeding as necessary to establish a uniform and healthy lawn of grass shall continue until handover to the homeowner.

Amends to latest layout	13.05.24	DOB	G
Amends to latest layout	04.03.24	JW	F
Amends to clients comments	23.01.24	JW	E
Amends to latest layout	04.12.23	DOB	D
Amends to latest layout	20.11.23	DOB	C
Hedge removed to the SW of the site	08.04.22	KR	B

As discussed or as stated from this drawing	Date	Drawn	Rev
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Landscape Architecture

Trevor Bridge Associates Ltd

14000 Old Bells

Stamford Street West

Nottingham

LANCS OLS 77V

Tel: 0161-804 2099

E-mail: info@trevorbridge.co.uk

Project

BRUNSWICK STREET, HEYWOOD

Title

LANDSCAPE PROPOSALS

Date

Dec 21

Scale(s)

1:200

Dwg no

6725.01

Rev

G