

Outline Specification

General

All operations will be carried out by a competent and qualified landscape contractor in line with best practice methods suitable for the works as outlined below:
In addition to those standards listed within the specification, all works to conform to the following British Standards:-
BS 3882 - Specification for Topsoil
BS 3969 - Recommendations for Turf for General Purposes
BS 3998 - Recommendations for Tree Work
BS 4043 - Recommendations for Transplanting Root-Balled Trees & Trees in Grilles
BS 4428:1989 - General Landscape Operations Excluding Hard Surfaces
BS 5837 - Trees in Relation to Construction - Recommendations
BS 7370: Part 1: 1991 - Grounds Maintenance Soft Landscaping

Vegetation Protection

All existing vegetation to be retained in line with the recommendations of BS 5837. The position of the fencing will be as set out with submitted Arboricultural Assessment and method statement and remain in place until all site works are complete.

Site Preparation

Soils

Existing soil to be utilised on site where possible and should be to the following minimum depths:-

Trees - 400mm topsoil 600mm subsoil
Shrubs - 300mm topsoil 300mm subsoil
Grass area - 150mm topsoil 150mm subsoil

Should depths of soils not fall within these minimum standards soils depths will be increased using imported soil to BS 3882 or existing approved soil from elsewhere on site.
Any topsoil brought onto site must conform to BS 3882 and be approved by the Landscape Architect.
The top 300mm layer of compacted topsoil in planting beds shall be broken up prior to planting. Compacted topsoil in areas to be grass seeded shall be broken up to full depth. No digging or soil cultivation shall be carried out within the root spread of trees and shrubs to be retained.
All plants in containers will be watered prior to planting.
All planting areas will be hand stone picked before planting commences.

Storage of Soil

Site won topsoil will be stored in locations as agreed by the Site Manager and in line with the British Standards.

Tree and Shrub Planting

Timing of tree planting

Rootballed trees to be planted November to April. Conifers/ Evergreens to be planted September/ October or April/ May.
Containerised trees to be planted any time of year.

Preparation of tree pits

Approximately 1.0m x 1.0m x 1.0m deep, or sufficient to allow 500mm clearance around the roots. The soil at the base of the pit to be broken up before the rootball is positioned.
All tree pits shall be backfilled with a previously prepared mixture of topsoil excavated from the pit and additional topsoil as required.

Stakes to trees

Stakes to be supplied, machine rounded, pointed and tanalised, 1.75m long with 1m below ground. Stakes to be fixed using a buckle, tree tie and spacer.

Underground Guying to trees

All proposed trees shall be secured with large anchor strap system with drive in large heavy-duty anchors, incorporating a suitable root irrigation/ aeration system, to be installed to manufacturer's specification.

Root Barriers

Root barriers shall be provided at the time of planting, in order to constrain the growth of roots where there is a risk that proposed trees or shrubs would damage, or prevent the normal operation/maintenance of, adjacent utilities, buildings or other susceptible structures.
Root barriers shall be supplied and installed in accordance with the manufacturer's instructions.

Timing of shrub planting

Deciduous shrubs to be planted late October to late March. Evergreen shrubs to be planted September/ October or April/ May.
Containerised plants, to be planted any time of year.

Shrub planting pits

Size of pit wide enough to accommodate roots when fully spread and 75mm deeper than root system.
Break up base of pit to a depth of 150mm, incorporating 25g slow release fertiliser per plants pit. Backfilling material: re-use excavated material.

Watering

All trees and planted areas will be watered as appropriate after planting.

Mulch

All trees (other than in hard surfaces) and ornamental shrubs to have a coarse grade bark mulch spread over the entire soil area at a depth of 50mm, to protect root systems, prevent surface crust and suppress weeds. Care shall be taken to avoid covering low growing species. Mulch shall have a natural appearance, and shall not deplete the nitrogen content of the soil.

Seeding

Timing of seeding

Seeding work will be carried out in the appropriate growing season and when weather conditions are suitable.

Preparation for turf and seeding.

The Contractor shall ensure that all grass seeded areas develop into a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease. They shall form a closely knit, continuous ground cover of even density, height and colour.
All soiled areas will be rotary cultivated to at least 300mm, stone picked and raked level prior to seeding/ turfing. Any areas where machinery cannot gain access will be prepared by hand. Seeded and turfed areas will be rolled with a lawn roller, to ensure a level surface after establishment of the grass as set out in the guidance given in BS 4428.
No digging or soil cultivation shall be carried out within the root spread of trees and shrubs to be retained.

Watering

All grass areas will be watered as necessary until established.
Newly laid turf is to be immediately well watered, with level of watering dependant on time of year/ weather conditions when turf laid with more watering required during summer/ hot times. Watering should continue until water has soaked through to the soil beneath the turf. Turf should be continued to be watered every day for the first 2 weeks post laying.

Maintenance

Schedule of Landscape Maintenance

Generally visits will be made on regular, bi-monthly bases i.e. 6 visits per year and include operations set out below. A satisfactory certificate of completion will be required on every visit.

Litter Collection

Whole site to be kept in a clean and tidy condition throughout the establishment period. All litter, debris and other deleterious material to be removed from site.

Plant Replacements

As per Planning Condition 8 of the Planning Concent for this development, within the first 10 years of planting being installed, all dead and defective plants are to be replaced in the next appropriate planting season.

Watering

Water all planting areas ensuring the full depth of topsoil is fully wetted. Water as necessary to ensure the establishment and continued thriving of all planting.

Weeding

Apply a general herbicide spray over all planting areas during the maintenance period to achieve and maintain 0.5m diameter of bare ground around each plant, 1.0m diameter for trees. Herbicide to be used strictly in accordance with the manufacturers instructions and current legislation. Areas to be hand weeded as necessary.

Turf Mowing

Complete first turf cut once it has rooted and cut to a high height setting initially to prevent stressing the grass. Height can then be reduced for subsequent mows to between 15mm-35mm.

Pruning

Pruning of all trees, native and ornamental shrubs as required.

Firming In

All tree stakes loosened by planting operations, wind or frost shall be firmed in.

Mulch

Topping-up of bark mulch as needed.

Grass cutting

All arisings to be removed from site. All edges of grass to be kept neat by use of hand/ mechanical edge strimmer.

