



LAP P0090 DOC 01

Landscape specification for the development at

215 Hockley Road, Rayleigh

Presented to M & D Building Services

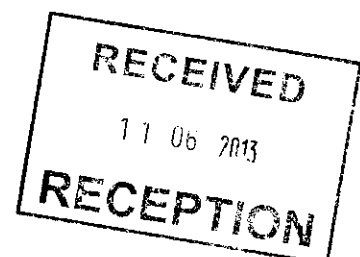
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1.0 Setting Out and Preparation

1.1 Setting Out

Planting shall be set out as shown on drawing numbers;

LAP-P0090-01 Detailed Planting Plan

Measured from existing fixed points. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

Any substitutions to the landscape scheme, once formally agreed, will only be made following revision and subsequent formal agreement by the Local Planning Authority.

1.2 Subsoil

Subsoil shall be locally sourced so as to have similar structure and PH levels to that of existing subsoil on site. This is to help protect buried archaeological deposits particularly those containing organic matter. Subsoil to be free from toxic substances, weed seeds, plastic, metals etc. Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

1.3 Topsoil

Topsoil shall be locally sourced so as to have similar structure and PH levels to that of existing subsoil on site. This is to help protect buried archaeological deposits particularly those containing organic matter. Imported topsoil shall be General Purpose Grade, Topsoil Characteristics of BS 3882: 2007 Specification for Topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps of reused or imported soil 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 or frosty weather.

All soils to be inspected prior to spreading. Imported soils are to have a certificate of analysis on suitability from an approved soil science laboratory, testing a 1kilo sample to every 500m³. Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive, flammable, hazardous to human or animal life, detrimental to healthy plant growth. Subsoil in areas to receive topsoil, do not use subsoil contaminated with the above materials. Give notice if any evidence or symptoms of soil contamination are discovered on the site, or in topsoil to be imported. Contamination levels to be in accordance with soil guidelines values for residential developments.

1.4 Finished levels

Final grading of the top 150 mm is to be carried out to ensure a true specified level and slope to avoid any dishing or other depression where water may collect. Soil should finish 50mm below all finished surfaces allowing 25mm for shrinkage and settlement leaving a clear depth of 75mm or 50mm from finished surface level to take specified mulch. The

Contractor should liaise with the Landscape Architect while carrying out the works in order to ensure that the correct profiles are achieved. Cultivation of the top 50 mm of topsoil should be carried out in accordance with BS 4428 (Section 3. 9. 2) to obtain a fine crumb size.

2.0 Plant and Planting Specifications

2.1 Plant schedule

Schedule also found on the drawing mentioned above

Planting Schedule

Trees

abbrev	Plant Name	Container	Height cm	Girth	Density	Quantity
Acer camp	Acer campestre	RB	4-4.5cm	18-20cm	N/A	3
Pru avi 'P'	Prunus avium 'Plena'	RB	4-4.5cm	18-20cm	N/A	3

Ornamental Shrub Planting

abbrev	Plant Name	Container	Height cm	Breaks	Density	Quantity
Heb rak	Hebe rakaiensis	3ltr	20-30cm	5-7	5/m2	59
Lav ang 'H'	Lavandula angustifolia 'Hidcote'	3ltr	20-30cm	5-7	5/m2	25
Vib tin 'EP'	Viburnum tinus 'Eve Price'	3ltr	40-60cm	5-7	5/m2	153
Heb 'MW'	Hebe 'Mrs Winder'	3ltr	20-30cm	5-7	5/m2	54

Ornamental Perennial Planting

abbrev	Plant Name	Container	Height cm	Breaks	Density	Quantity
Ajug rep	Ajuga Reptans	2ltr	10cm	N/A	8m2	37
Hell arg	Helleborus argutifolius	2ltr	10cm	N/A	8m2	38
Berg cord	Bergenia cordifolia	2ltr	10cm	N/A	8m2	29
Ger pra 'PC'	Geranium pratense 'Plenum Caeruleum'	2ltr	10cm	N/A	8m2	29
Pers aff 'S'	Persicaria affinis 'Superba'	2ltr	10cm	N/A	8m2	63
Stach off	Stachy officinalis	2ltr	10cm	N/A	8m2	5

Ornamental Hedge Planting

abbrev	Plant Name	Container	Height cm	Breaks	Density	Quantity
Prun laur	Prunus laurocerasus	3ltr	60-80cm	N/A	5/ml	134

Turf

Quantity

408m2

2.2 Plant Specification

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs.

BS 3936: 1981 Part 10 Nursery Stock. Ground Cover Plants.

BS 4428: 1989 Recommendations for general landscaping operations.

BS 3936-9: 1998 Nursery Stock - Specification for bulbs, corms and tubers.

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

Plants not covered by BS 3936 shall be healthy specimens of good shape and balanced branch structure with abundant fibrous roots. Plants are to show vigour of growth within the growing season prior to lifting.

2.3 Plant Stock

Plant stock to be supplied in accordance with the size and description specified on the plant schedule. Plant stock shall be healthy, vigorous, and 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. All Bulbs to be sourced from British suppliers and will be of good condition, firm, not dried and free of pests, disease and fungus.

2.4 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).

3.0 Implementation

All planting and turfing contained in the approved landscape scheme shall be carried out in the first planting seasons after the commencement of the development. If this is not deemed possible contact the Landscape Architect.

All works shall be carried out in accordance with this specification and no variation shall be allowed unless specifically authorised by the landscape architect in writing.

Any substitutions to the landscape scheme, once formally agreed, will only be made following revision to the scheme and subsequent formal agreement by the Local Planning Authority.

All landscape works are to be carried out in accordance with BS 4428: 1989 Recommendations for general landscaping operations.

Implementation of landscape schemes and maintenance of landscape feature protection will be regularly and professionally monitored by the Landscape Architect. Contact details shown below.

Full Name: Siobhan Daniels
E-mail- Siobhan@dfclark.co.uk
Telephone: 01621 740 876

A pre-commencement site meeting between the landscape architect, landscape contractor, site manager, and engineer to clarify responsibilities will take place prior to works starting.

Written notification will be given to the Landscape Planning Officer by the inspecting professional on commencement and completion of the landscape works.

4.0 Tree Pits

4.1 Tree Pits in Soft Landscape Areas

Principal tree positions are confirmed as being compatible with and taking precedence over service requirements.

Dimensions of tree pit to be; 1200 x 1200 x 800mm deep. The base of the pit to be loosened to a depth of 150mm. Ensure the bottom of the pit is level and remove any sharp objects from the sides. Lay geotextile over gravel before installing tree or backfill. 'Terram minipak' or similar approved. Fiberweb Geosynthetics Ltd, Blackwater Trading Estate, The Causeway, Maldon, Essex, CM9 4GG.

Post-construction soil de-compaction measures will comprise soil ripping sufficient to break any subsoil pan.

Tree pits to be back filled with clean top soil and a slow release fertiliser such as fish blood and bone to be added.

Trees should be watered as necessary to ensure the establishment and continued thriving of all trees. Wet to full depth of topsoil.

All trees in soft landscape areas to be mulched with a 75 mm layer of ornamental 'TMA Bark Supplies' or similar grade bark mulch when planting work has been completed.

TMA Bark Supplies or similar approved
Mill Farm Bungalow, Mill Street, Elsing Nr Dereham, Norfolk, NR20 3EQ

4.2 Stakes and Ties

In line with good arboricultural practice & BS4428 newly planted trees to be adequately supported.

Trees are to be double staked using two no 2.1m length and 100 mm round treated posts. Posts are to be driven down on either side of the root ball ensuring the stake is not going to penetrate through any part of the root ball.

The stakes should both run in line with the prevailing wind direction and must not be higher than 30 mm below the lowest branch of the tree and the uppermost tie to be 30 mm below the top of the stake

Stakes to be driven into the excavated pit prior to planting and the tree

Secure the tree to the stake immediately after planting.

The tree shall be secured to the stake using 2 No. plastic buckle type adjustable tie and one plastic or rubber spacer per tie. Nailed securely to the stake

Stakes must not chafe against any part of the tree and great care must be taken not to damage the roots during planting. Stakes must not be higher than 30 mm below the lowest

branch of the tree to be staked and the uppermost tie to be 30 mm below the top of the stake.

4.3 Tree Irrigation and Aeration System

An irrigation and aeration system as manufactured by 'Greenleaf' is to be installed into each tree pit at the time of planting, RRM3 'Root rain' in soft landscape areas or similar. The irrigation pipe is to be placed so that 75% of the rootball is beneath it, thereby allowing a downward movement of water over the root system. The top of the irrigation pipe is to sit 50mm above the finished surface level including mulch.

Greenleaf or similar approved
Haywood Way, Hastings, East Sussex, TN35 4PL.
Sales and Service: 01424 717797
Technical Assistance: 01424 4332

5.0 Tree Planting

Tenderer's are advised that only well - branched trees with symmetrical crowns and straight stems and leaders will meet with approval of the Landscape Architect. Trees of the same species shall be uniform in size, shape and in good condition.

Any dead, damaged or diseased branches or roots to be removed prior to planting using a sharp knife or secateurs. Pruning is to be carried out in such a manner as not to change the natural habit or shape of the trees. All tree work shall comply with the recommendations set down in BS. 3998: 1989 Recommendations for tree work. Arising's from tree works shall be carted off site to tip at the Contractors own expense.

All trees to be planted with slow release fertiliser such as fish blood and bone.

All trees to be watered immediately prior to mulching.

6.0 Shrub and Herbaceous Perennial Planting

40 litres of compost to be incorporated into the top 200mm of each square meter of topsoil for all ornamental beds. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out. A slow release fertilizer such as fish blood and bone shall be added to planting holes and back filled after planting and firmed down. All plants shall be watered after planting.

Pits for shrubs shall be of a sufficient size to take rootlets without breaking them or roots without bending or cramping. Planting pits shall be excavated 100 mm wider than the root spread.

Bottom of planting pits to be forked over to a forks depth to alleviate and compaction.

All plants to be watered immediately prior to mulching.

All planting to be carried out in the next available planting season.

7.0 Hedging

Hedging to be planted in double staggered rows at 5 per linear meter.

Planted as ornamental shrub specification above.

8.0 Failures of Planting

Plants that have failed to thrive will be replaced with equivalent plants.

Replacements to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.

Reasons for replacement will include:

- Significant change in location without contractor's prior consent.
- Prolonged non availability of running water.
- Significant changes in prescribed temperature range.
- Significant changes in quantity and duration of light levels.
- Watering and/or maintenance carried out other than by those specified under the Contract.
- Theft or malicious damage.

9.0 Mulching

All trees in soft landscape areas to be mulched with a 75 mm layer of ornamental 'TMA Bark Supplies' or similar grade bark mulch when planting work has been completed.

All shrub, herbaceous and hedge planting in soft landscape areas to be mulched with a 50 mm layer of ornamental 'TMA Bark Supplies' or similar grade bark mulch when planting work has been completed.

TMA Bark Supplies or similar approved

Mill Farm Bungalow, Mill Street, Elsing Nr Dereham, Norfolk, NR20 3EQ

10.0 Turf Areas

Grass areas should be a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease. In appearance, a closely knit, continuous ground cover of even density, height and colour.

All turfing operations to conform with 'British Standard 3969:1998 Recommendations for Turf for General Purposes'. Turf to be laid on day of delivery. Turf to be supplied in rolls, not dried out or yellowed, to be undamaged without holes or torn or ripped edges. Turf grown on any nylon matting will not be accepted. Turf will be weed free and of a uniform size and thickness. Turf must be laid from suitably sized running boards. Walking over or standing on the turves will not be allowed until fully established.

Turf areas should be watered as necessary to ensure the establishment and continued thriving of all seeding/turfing. Wet to full depth of topsoil.

Fencing erected on completion of turfing to communal areas. Chestnut pale fencing to BS 1722-4, 1.2 m high. Removal after grass is well established. The fencing will remain the property of the contractor.

First cut of grassed areas when grass is reasonably dry. Initial growth height 40-75mm. Remove debris and litter, stones and earth clods larger than 25mm. Height of first cut to be 40mm. Remove arising from site

11.0 Maintenance.

To be carried out until the end of rectification period.

Replace and rectify turfed areas and tree and shrub planting that has failed to thrive. Make good in the next suitable planting season.

Grass cutting until the end of rectification period. Cut at maximum height of 50mm to 25mm. Remove arisings. Do not cut bulb areas until foliage has died down.

Gently re-firm plants and any loose soil around the base of plants.

Apply a slow release fertiliser such as 'Fish Blood and Bone' to manufacturer's instructions to tree, shrub, herbaceous and hedge planting. Spot treat the planting beds applying only at the base of shrub in spring.

Prune tree and shrub planting to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. Remove suckers by cutting back level with the source stem or root.

Weed checks are to be carried out as necessary, removing all visible plant material approximately once a month in the winter months, once a fortnight in the spring and autumn and once weekly in the summer months subject to weather conditions. Damp, warm autumn and springs will see vigorous weed growth where as dry summers will see insignificant weed growth.

During particularly long dry spells during the summer months, observations should be kept and where appropriate, using an appropriate source, watering should occur.

Keep mulch topped up to 75mm for tree planting and 50mm for shrub and herbaceous and hedge planting areas.