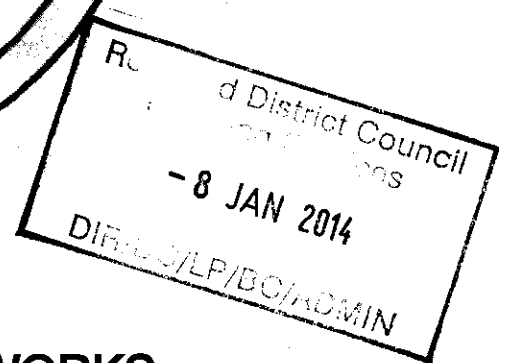


DISCHARGE DOCS
13/00072/FUL



**SPECIFICATION
FOR SOFT LANDSCAPE WORKS**

**120 – 122
Raweth Lane
Rayleigh
Essex**

20 December 2013

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SPECIFICATION FOR SOFT LANDSCAPE WORKS
120 – 122 Raweth Lane, Rayleigh, Essex

1 PRELIMINARIES

- 1.1 All materials and workmanship must comply with the relevant British Standards and recognised Codes of Practice for the landscape industry.
- 1.2 The contractor will be deemed to have visited the site and to have carried out any investigations necessary on all conditions affecting the work, as no claim on the grounds of lack of knowledge will be entertained.
- 1.3 Before commencing the works the contractor will inform the client of their timetable of operations, and shall continue to contact them to inform of variations.
- 1.4 The contractor will be held responsible for any damage to trees, shrubs or hedges caused by his negligence. In the case of minor superficial damage, the contractor shall arrange for any necessary surgery to be carried out by an approved tree surgeon. Should damage to any tree, shrub or hedge result in its death or serious disfigurement it shall be removed and replaced as the client may direct, to give the same density of cover as previously. All costs at contractors own expense.
- 1.5 The contractor shall protect all pipes, ducts, sewers, service mains etc, and make good at his own expense any damage caused by carrying out the works. Notwithstanding information, which the client may make available to the contractor regarding the position of the existing services, it shall be the responsibility of the contractor to satisfy himself as to then- accurate location and condition.
- 1.6 The contractor must take adequate precautions to ensure protection of streams and waterways from pollution caused by carrying out the works.
- 1.7 The contractor shall take all necessary measure to protect the works until handed over on completion.

2 SPECIFICATION

2.1 GENERAL CLAUSES

- 2.1.1. All plants supplied by the contractor shall be obtained from a reputable nursery. Before stock is purchased the client reserves the right to inspect the nursery or to approve samples. All material supplied will be similar in size and quality to the approved samples and in accordance with the relevant parts of BS 3936.
- 2.1.2. All plants shall be true to name as specified, i.e. variegated, lacinated varieties etc. Any variations or substitutions, unless agreed to in writing by the client must be replaced at the contractors own expense. However, the submission of a tender shall imply that the contractor is able to obtain all the materials specified in the contract documents.
- 2.1.3. The contractor is to ensure that all plant material is to be handled in accordance with the Plant Handling Code, from collection at the nursery to planting on site.
- 2.1.4. All areas to be turfed or planted will be roughly graded and top soiled by the main contractor, with a minimum depth of soil (including subsoil) of 900mm to trees, 600mm for shrubs and 450mm for grass. Topsoil shall be supplied and handled in accordance with BS 3882. If the area is to be seeded, a good quality seed is to be used which is suitable for the site conditions and agreed with by the client. Levels will be even and flowing making sure there are no hollows or raised areas out of proportion to the site layout and finish.
- 2.1.5. The main contractor will also carry out ripping of subsoil to relieve compaction and allow free drainage. The existing ground levels within the root protection area of existing trees shall not be varied. The landscape contractor is to satisfy himself that the soil levels and quality are adequate before work commences.
- 2.1.6. Attention must be paid to watering, particularly to containerised material before, during and after planting and to grassed areas, notwithstanding any restrictions by the Statutory Authorities on the use of water for plants which may prevail at the time.

2.2 GRASSED AREAS

- 2.2.1 All topsoil areas including undisturbed ground to be grassed shall be cleared of weeds and rubbish then rotavated to a depth of 100mm, cross harrowed with a chain harrow to produce a fine tilth and consolidated lightly with a Cambridge roller and all stones removed from the surface. Do not carry out ploughing, ripping or tipping of soil within the branch spread of existing trees and hedges, but prepare the ground in a suitable manner so as not to damage roots but to allow turfing/seeding to take place.
- 2.2.2 Unless otherwise stated, finished levels of grassed areas shall be 50mm above adjoining paving or kerb levels, 150mm below the damp proof course of adjoining buildings and married in with previous soil levels adjoining existing trees and shrubs. Levels shall be arranged to give gentle falls for drainage and any hollows developing after completion of cultivation shall be made good. The finished surface shall have a smooth and even fall.
- 2.2.3 The contractor shall supply and spread a pre-germination fertiliser (for turfed areas only) at the manufacturers recommended rate and method. The Landscape Contractor reserves the right to inspect and approve cultivations before turfing is carried out, and the contractor is to supply a certificate of analysis if required.
- 2.2.4 If necessary, an approved herbicide shall be applied to the top soiled areas in accordance with the manufacturer's instructions.
- 2.2.5 The contractor shall supply turf in accordance with BS 3969.
- 2.2.6 Turves from the stack should be wheeled to turf layers on planks laid closely side by side. Adequate planks should be provided to support workmen and barrows and provide access. Turves should be laid on the prepared soil bed and firmed into position in consecutive rows with broken joints closely butted and to the correct levels. The turves should be laid off planks working over previously laid turf. Where necessary the turves should be lightly and evenly firmed with wooden beaters. A dressing of fine sandy soil should be applied and brushed into the joints. Any inequalities in finished levels due to variations in turf thickness or uneven consolidation of soil should be adjusted by raking and packing fine soil under the turf. A roller should not be used. Turf edges and margins should be laid with whole turves. The client reserves the right to suspend turfing operations when weather conditions are considered unsuitable. If shrinkage occurs, fine sandy topsoil shall be brushed in the joints and well watered.
- 2.2.6 All necessary watering is be carried out with oscillating sprays or sprinklers to avoid washing soil from joints.

2.2.7 If seed is to be used to create grass areas the following procedure is to be undertaken:

Light harrow area and flat roll alternatively 2 times in two directions crosswise, to produce a level, fine, smooth formed seedbed.

Collect all surface stones exceeding 10 mm. (1/2") in any direction and cart away from site.

Apply the appropriate pre-seeding fertiliser for the time of year, or its equivalent. The application rate is to be what the manufacturers indicate.

Sow the specified grass seed at the prescribed rate using an efficient seed broadcaster. The seed quantity must be halved and applied in two equal sowings in transverse directions.

Lightly harrow the seed 2 times in two directions crosswise into the immediate surface.

Collect and remove from the site all surface stones exceeding 10 mm. in any direction and any other rubbish arising as a result of this harrowing.

Finally roll 2 times with a light flat roller.

2.2.8 The contractor shall make good, at his own expense, all areas of grass which fail to establish, other than where failure is due to vandalism, and for making good depressions and sinkages which appear in the first twelve months.

2.3 PLANTING GENERALLY

- 2.3.1 Planting areas shall be pegged out in accordance with the planting plans, using figured dimensions if given, or otherwise scaled dimensions.
- 2.3.2 Where the shrub beds are to be created, the beds will be hand weeded and rubbish removed.
- 2.3.3 On newly top soiled areas or undisturbed ground, beds shall be dug by hand or cultivated by machine to a depth of 300mm. Break down all lumps, fork and rake, collect and remove from site all weeds and debris to a cambered surface 50mm below surrounding levels. Well rotted farmyard manure or other approved organic material shall be spread at a rate of 1m³ per 20m² and thoroughly incorporated.
- 2.3.4 Any additional topsoil required for making up levels and backfilling shall be free from weeds, roots and stones over 50mm diameter, and shall conform to BS 3882.
- 2.3.5 Planting shall be carried out in the correct season and weather conditions as BS 4428, 8.2. The client reserves the right to suspend planting when the ground is frozen or waterlogged.

2.4 TREES

- 2.4.1 Tree stakes shall be set out on site according to the plan and approved by the agent to avoid damage to drainage and service runs. The client also reserves the right to adjust the exact position of the trees.
- 2.4.2 Tree pits shall be 1000mm diameter and 600mm deep for selected or heavy Standard trees. The bottom of the pits shall be broken up to 150mm deep and backfilled with 50% Planting Compost. Planting shall be in accordance with BS 4428, 7:7.
- 2.4.3. Stakes shall be straight, pointed softwood stakes, 75mm diameter maximum, 1.8m above ground level and 600mm below ground.

- 2.4.4 Toms rubber tree ties or other approved ties shall be fixed, 50mm down from the top of the stake, two ties to heavy standard trees, and one tie to others.
- 2.4.5 The contractor shall apply 100mg of Enmag or another such suitable fertilizer around the base of each tree, immediately after planting.
- 2.4.6 Where trees are planted in grass they are to have an area of 500mm diameter around the base free of grass and weeds, and mulched with a minimum of 75mm mulch immediately after fertilising. Soil to be covered must be moist and if not, should be thoroughly saturated with water before mulching. The bark must have been stacked for an appropriate period to allow toxic tanins to break down. The mulch must not contain wood strips or peelings and must be of a uniform colour.

2.5 Native Hedge Mix

- 2.5.1 Whips shall be set out in accordance with the planting drawing in a staggered double line formation with 50cm spacing's with 4 plants per linier metre, and planted as detailed in BS 4428, 8.5.1. And shall be set out in accordance with the planting detail listed below, and planted with a hand trowel, carefully firming the roots
- 2.5.2 The contractor is to apply 25gm of Enmag or another such suitable fertilizer around the base of each plant immediately after planting.
- 2.5.3 Mulch is to be applied the same as for trees as noted in 2.4.6.

3 COMPLETION AND MAINTENANCE

- 3.1 The contractor shall be responsible for maintaining all trees and shrub beds, including carrying out any necessary watering, until such time as the client accepts the site as complete.
- 3.2 The landscaping will not be accepted as complete if for any of the following reasons the work is not up to standard;
 - i) if the grass is uneven or in poor condition or if the planting is not satisfactorily complete,
 - ii) if the grass or planted areas are damaged by failure to carry out maintenance operations,
 - iii) if any sinkage below finished level has occurred,
 - iv) If the area has not been cleared of stones, weeds or rubbish,
 - v) if the sward or planted areas do not comply with the specification or drawings.
- 3.3 The contractor shall continue to maintain the landscaped areas until the defects have been rectified. Once defects have been corrected the site will be accepted for Practical Completion.
- 3.4 The contractor will be responsible for maintaining the site until all the planting is complete and to the satisfaction of the client.
- 3.5 At the end of the contract, the contractor shall be responsible for replacing all trees and other plants which are not in a thriving condition due to the effects of weather, including late frost, lack of water or any cause other than vandalism. Losses will be judged on whether the plants are actively growing during late summer when a check will be made. The entire cost of replacement, other than losses caused by vandalism, shall be at the contractor's expense.

4 Measured Works

Works indicated in the following items are listed in outline only. Each item must be read, priced and carried out in accordance with the specification. Every clause in the specification is deemed to be included in the following items and must be included in the contractor's rates.

Tree Pits

Prepare tree pits including cultivation and staking as per specification.

Supply and spread 75mm depth of organic mulch.

Hedge Beds

Prepare hedge beds, 600mm wide, width to increase in smooth flowing line to 1.2m around trees and specimen shrubs. Including herbicide application, cultivation and soil level adjustments.

Supply and spread 75mm depth of organic mulch.

Turf / Seeded Areas

Prepare ground including drainage, herbicide application and cultivation. Turf / seeded areas as shown on plan.

Maintenance

Carry out the maintenance items listed in the specification as necessary to ensure the site is tidy and soft landscape items establish. The contractor is responsible for maintenance once planting is complete; this is then the responsibility of the site owner.

Supply and plant and the following shrubs and trees: NB all plants to be obtained from suppliers registered with the HTA Nursery Certification Scheme, in accordance with the National Plant Specification. Sizes of plants have been specified to provide instant impact for screening purposes and to present an established environment to the scheme to compensate for the vegetation lost.

Trees

Species	Quantity	Girth Cm	Pot size litres	Comments
Betula 'Pendula' (Silver Birch)	2	12 – 14	Root Balled	Native specimen, provides seasonal interest, not over bearing and produces little in terms of leaf litter etc.
Sorbus Aucuparia (Rowan)	1	12- 14	Root balled	Native tree, good autumn colour, berries provide autumn food for birds.
Crateagus monogyna 'Paul Scarlet'	1	12- 14	Root balled	Native tree, good spring colour, berries provide autumn food for birds.
Amelanchier	1	12 – 14	Root balled	Good autumn colour, berries provide food for birds.

Shrubs

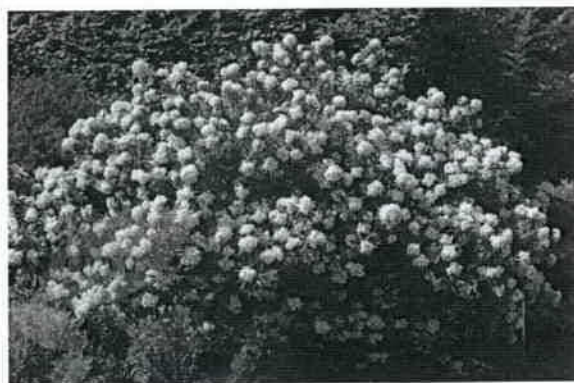
Specimens	Spacing	Pot size litres
Escallonia 'Apple Blossom'	4/m	5
Photinia 'Red Robin'	4/m	5
Choisya 'Aztec Pearl'	4/m	5
Viburnum Tinus	4/m	5
Hebe 'Midsummer Beauty'	4/m	5
Pyracantha 'Orange Glow'	4/m	5

Native Hedge

Species	% of species	Height cm
Crateagus monogyna (Hawthorn)	60	90 - 120
Field Maple (Acer Campestre)	20	90 - 120
Holly (Ilex aquifolium)	10	90 - 120
Dog Rose (Rosa cania)	10	90 - 120

Note: To be planted evenly throughout hedge planting to provide a balanced mix in a double row with 4 plants / linier metre.

Examples of Species



Choisya 'Aztec Pearl'



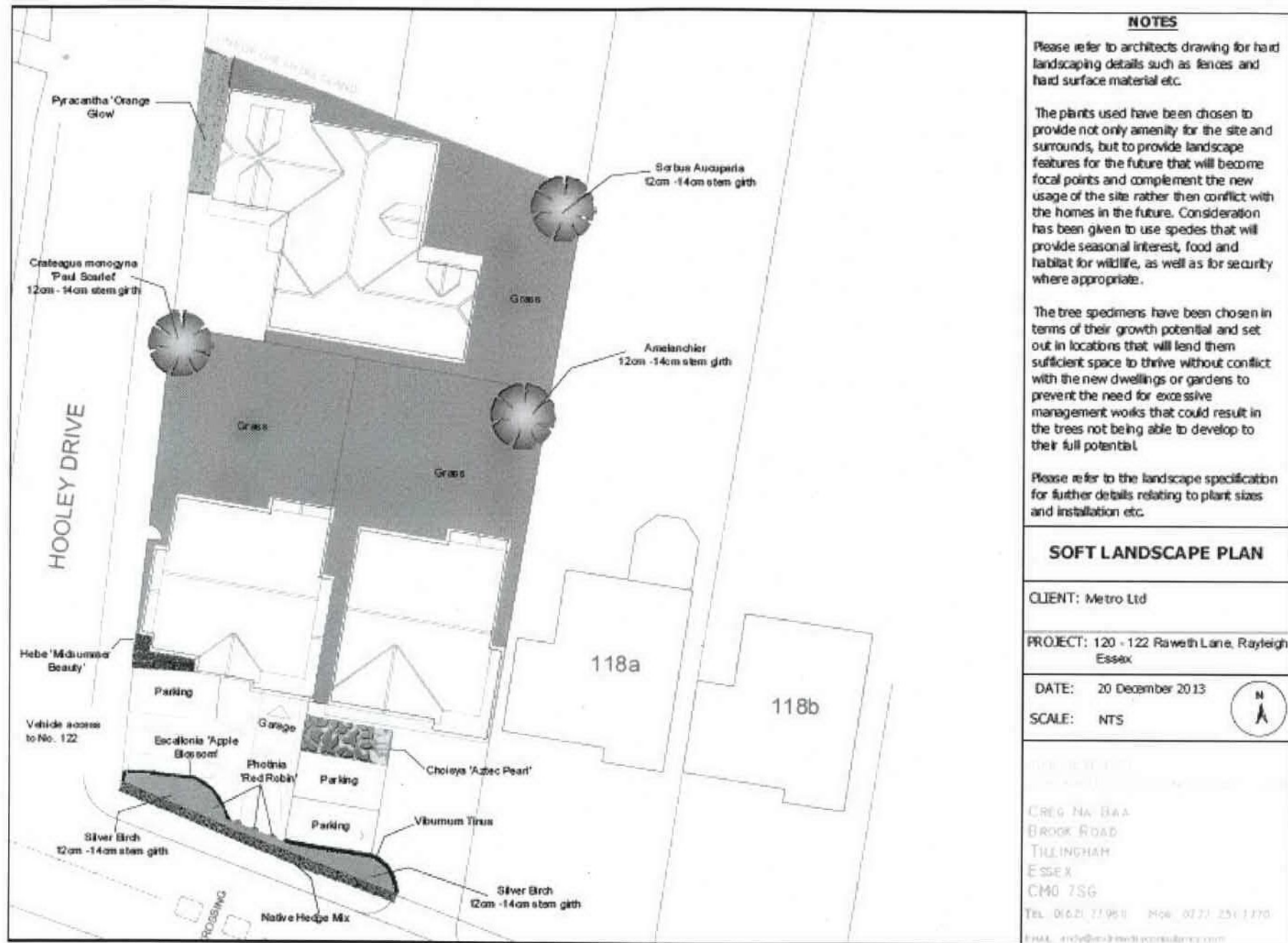
Escallonia 'Apple Blossom'



Photinia 'Red Robin'



Pyracantha 'Orange Glow'



For reference only, please refer to separate A3 plan for clear image

Ref 0809: 120 - 122 Raweth Lane, Rayleigh, Essex



NOTES

Please refer to architects drawing for hard landscaping details such as fences and hard surface material etc.

The plants used have been chosen to provide not only amenity for the site and surrounds, but to provide landscape features for the future that will become focal points and complement the new usage of the site rather than conflict with the homes in the future. Consideration has been given to use species that will provide seasonal interest, food and habitat for wildlife, as well as for security where appropriate.

The tree specimens have been chosen in terms of their growth potential and set out in locations that will lend them sufficient space to thrive without conflict with the new dwellings or gardens to prevent the need for excessive management works that could result in the trees not being able to develop to their full potential.

Please refer to the landscape specification for further details relating to plant sizes and installation etc.

SOFT LANDSCAPE PLAN

CLIENT: Metro Ltd

PROJECT: 120 - 122 Raweth Lane, Rayleigh, Essex

DATE: 20 December 2013

SCALE: NTS



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