



SOFT LANDSCAPE SPECIFICATION

**TOWNHOUSE FARM
CHURCH LANE
ARDINGLY
HAYWARDS HEATH
WEST SUSSEX**

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LANDSCAPE SPECIFICATION

INTRODUCTION.

A. Contract Documents: the following specification is to be read in conjunction with the wider contract and tender documents supplied during the tender process.

B. Drawings: this specification is to be read in conjunction with the following drawings.

PJC/1277-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN PACK

PJC/1277-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN PACK

PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK

Landscape plan (as above) showing location, orientation of proposed new residential barn style units with associated private rear landscaping & proposed new shared parking and driveway.

C. Setting Out: Landscape features are to be set out on site as arrangements shown on current (Tender Issue) Landscape Plans.

PJC/1277-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN PACK

PJC/1277-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN PACK

PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK

The project landscape designer should verify any variations in the positions of trees or large shrubs at soft landscaping mobilisation if any unforeseen ground conditions or services are discovered during installation.

D. Contract Administrator (CA): (Client)



Creation & Implementation.

1. SITE PREPARATION WORKS

1.1 Site preparation includes the following works;

1.2 Removal of all debris from the site that may be left over from earlier ground works, land forming and the construction phases. Ensure that all temporarily hard standing ground surface material has been removed following the construction phases prior to landscape mobilisation with appropriate depth of BS topsoil applied at planting bed locations as referenced within landscape plans.

PJC/1277-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN PACK

PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK

1.3 All waste material is to be removed from site during these preparation works prior to soft landscape installation phases.

1.4 Works Order: The programme for the landscaping works is to be set by the progress of the construction phases. Upon completion of each major construction phase, areas of Hard Landscaping should be completed. Areas stated as to required BS Topsoil should be applied to correct depths at each location.

Once suitably prepared, each area of planting can be installed with its soft landscaping elements.

Final surface finishes to pathways and patios should be completed once all 'heavy' soft works are completed where possible. [Tree planting / planting delivery / installation to prevent damage to any newly laid finished surfaces.

Mulch application of 75mm depth and final soft works dressing should complete the site works.



2. PLANTING SPECIFICATION

To be read alongside:

PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK

2.1 PLANTING SCHEDULE -

TREES						
QUANTITY	SPECIES	HEIGHT (cm)	GIRTH	FORM / TYPE		
Planted at marked position each with two post and timber crossbar installed with arb strapping and clear spiral rabbit guard.						
3	Acer campestre subsp. Elsrijk	350-450	12-14	Std / CG		
5	Prunus 'Spire'	350-450	12-14	Std / CG		
		[200cm clear stem height]				
SPECIMEN SHRUBS						
LARGE SHRUB - MULTI-STEM						
Planted at marked position each with a single post system.						
2	Osmanthus aquifolium	150-160	CG	Multi-stem		
UK NATIVE MIX SPECIES HEDGE - Total length of mixed hedge throughout the scheme: 102 lin m						
Double staggered row - 5 per metre for bareroot stock. All whip planting to be installed with Mint Rainbow Treebio Biodegradable Vole Spiral Guard and 900mm canes with the exception of Ilex aquifolium & Taxus baccata which should be installed with plastic mesh guard and sawn timber stake. Dressed with 75mm organic bark mulch each at base.						
QUANTITY	SPECIES	PERCENTAGE	HEIGHT (cm)	SIZE	TYPE	SPACING
84	Acer campestre	20%	80-120	-	BR	5 per linear metre
125	Crataegus monogyna	30%	80-120	-	BR	
125	Ilex aquifolium	30%	60-80	3lt	CG	
20	Malus sylvestica	5%	60-80	-	BR	
20	Rosa canina	5%	40-60	-	BR	
41	Taxus baccata	10%	40-60	2lt	CG	



SHRUB & HERBACEOUS PERENNIALS				
Planting to include species of value to wildlife & pollinators, including species for foraging bat habitat. All planting areas to be dressed in Medium Grade ornamental bark mulch following planting.				
QUANTITY	SPECIES	HEIGHT (cm)	POT SIZE (lt)	SPACING
3	Acer palmatum 'Bloodgood'	80-100	10	600
32	Agapanthus campanulatus 'Cobalt Blue'	20-30	2	600
50	Alchemilla mollis	20-30	3	400
6	Bergenia 'Bressingham Ruby'	30-40	2	400
3	Bergenia 'Silberlicht'	30-40	2	400
22	Bistorta affinis 'Superba'	10-15	1	800
6	Brachyglottis compacta	30-40	2	800
2	Cornus sanguinea	30-40	2	400
27	Erysimum bicolor 'Bowles's Mauve'	20-30	2	600
52	Gaura 'Whirling Butterflies'	20-30	2	800
6	Hebe addenda Katrina	30-40	3	600
2	Helleborus niger	20-30	2	600
2	Heuchera 'Caramel'	15-20	2	400
3	Heuchera 'Plum Pudding'	15-20	2	400
9	Hydrangea macroph 'Madame Emile Mouillère'	40-60	5	800
6	Hydrangea macrophylla 'Zebra'	40-60	5	800
6	Hylotelephium telephium 'Autumn Joy'	20-30	2	400
14	Lavandula angustifolia 'Hidcote'	20-30	2	400
42	Lavandula angustifolia 'Munstead'	20-30	2	400
13	Liriope muscari 'Monroe White'	15-20	2	400
3	Osmanthus burkwoodii	30-40	2	800
8	Pachysandra terminalis 'Green Carpet'	15-20	2	400
4	Philadelphus 'Manteau d'Hermine'	20-30	3	800
1	Pittosporum tenuifolium 'Golf Ball'	30-40	5	800
9	Rosa Kent	30-40	2	600
1	Rose KEW GARDENS®	30-40	5	800
4	Rosmarinus officinalis 'Miss Jessopp's Upright	30-40	2	600
14	Salvia 'Amistad'	20-30	2	800
17	Sarcococca hook var. digyna 'Purple Stem'	30-40	2	800
4	Skimmia × confusa 'Kew Green'	30-40	5	800
28	Tiarella 'Spring Symphony'	20-30	2	400
56	Verbena bonariensis 'Lollipop'	30-40	2	600
11	Veronica rakaiensis	20-30	3	600



GRASSES				
QUANTITY	SPECIES	HEIGHT (cm)	POT SIZE (lt)	SPACING
9	Anemanthele lessoniana	40-60	3	600
9	Carex testacea 'Prairie Fire'	20-30	2	400
3	Hakonechloa macra 'Albo aurea'	20-25	3	400
12	Miscanthus sinensis 'Kleine Fontäne'	30-60	3	800
28	Molinia caerulea 'Poul Petersen'	30-40	2	600
16	Stipa tenuissima	20-30	2	400
FERNS				
QUANTITY	SPECIES	HEIGHT (cm)	POT SIZE (lt)	SPACING
8	Dryopteris erythrosora 'Brilliance'	20-30	2	600
9	Polypodium vulgare	10-20	2	400

Fth: Feathered
 Std: Standard
 CG: Container Grown
 Multi: Multi-stem

GENERAL INFORMATION / REQUIREMENTS

2.2 SITE CLEARANCE GENERALLY

Remove all rubbish, concrete, metal, dead grass, decayed vegetation and any contaminated topsoil from planting areas.

Stone picking: Remove stones from planting areas, which exceed 75mm

Contamination: Remove any material containing toxins, pathogens, controlled species or other extraneous substances harmful to plant, animal or human life.

Vegetation: Clear all / any scrub within planting areas to ground level by flail mowing with all arisings removed from the area prior to planting.

Remove any remnants of old fence posts, wire and mesh disturbed by scrub clearance.

2.3 SOIL CONDITIONS

Topsoil within planting beds should be cultivated prior to planting to ensure Moist, friable and not waterlogged conditions for planting.



Frozen or snow covered ground. Ensure planting pit sides and backfill materials are NOT frozen at time of planting. See planting plans for required subsoil and topsoil removal depths and replacement clean subsoil and topsoil depths as stated within contamination report.

2.4 CLIMATIC CONDITIONS

General: Only carry out planting works while weather and soil conditions are favourable for healthy establishment of planted stock.

Waterlogged soils: Do not plant within waterlogged ground conditions to prevent soil structure damage.

2.5 TIMES OF YEAR FOR PLANTING

Deciduous trees and shrubs: Late October to late march. (Root stock dependant)

Conifers and evergreens: September / October to April.

Herbaceous plants September / October or March / April.

Container grown plants: Year round, providing ground and weather conditions are favourable.

Note: Additional watering and weed control may be required. Provide as necessary,

2.6 MECHANICAL TOOLS

Proximity restrictions around existing and newly planted trees, shrubs, herbaceous plants.

Exclusion zone of 150mm.

2.7 WATERING

Water application to full-saturated depth of topsoil.

Method: Apply evenly and without damage to soils around plants root.

Frequency: Weather dependant.

2.8 WATERING RESTRICTIONS

If emergency legislation restricts water supply, seek instruction from contract administrator prior to likely watering requirements.



2.9 NOTICE

Give notification to contract administrators prior to the following actions.

- Herbicide application
- Setting out
- Delivery of plant / machinery and planting stock to site
- Planting operations
- Watering
- Maintenance visits.

Period of notice: One full working week at a minimum.

2.10 PLANTS / TREES – GENERAL

Condition: Sturdy, Healthy – free of pests and diseases, signs of vigorous growth and undamaged.

Appearance: Good uniform shape with no elongated ‘leggy’ shoots showing signs of stress

Hardiness: Grown in a suitable environment and hardened off prior to supply.

Health: No sign of discolouration, growing medium free from weed growth and free from pests. Root system: Signs of balanced root system with good form branch structure.

Species: Label true match to species.

Origin / Provenance:

- **Region 405** where reasonably possible.
- British provenance. **Trees Must have 12 months confirmed quarantine.**

2.11 PLANTS / TREES – SPECIFIC.

Name, form, dimensions and root type to match specified schedules within Landscape Planting Plan.

2.12 CONTAINER GROWN PLANTS / TREES

Growing Medium: Supplied with nutrients to allow plant to thrive until permanently planted into the landscape.

Plants: Centred centrally within containers, firmed and well watered.

Root growth: Good substantial pot filling and in a condition allowing successful removing from pot and planting. Not Root Bound.



Hardiness: Grown in the open at nursery for a minimum of 2 months prior to supply.

Containers: Grown and supplied in containers with adequate drainage holes.

2.13 PLANT / TREE SUBSTITUTIONS

Approval to be sought from contract administrator prior to any substitutions.

Alternatives to be proposed with any cost difference highlighted.

2.14 PLANT HANDLING, STORAGE, TRANSPORT AND PLANTING

Frost: Suitable protection from frost to be in place during storage and transport.

Handling: Plant stock to be handled with care to reduce shock and damage. Protect from mechanical damage during transport – loading / unloading.

Packaging of bulk quantities: Box pallets sealed with polyethylene and shrink wrapped for short time frames only. Maximum wrapped duration of 48 hours if possible.

Planting: Plant stock to be positioned with best side to front to an upright angle.

2.15 SURPLUS MATERIAL

Subsoil, stones, debris, wrapping material, canes, ties, labelling, rubbish, prunings and any other arisings to be removed from the area upon planting completion.

PREPARATION OF PLANTING BEDS / PLANTING MATERIALS

2.16 CULTIVATION

Compacted topsoil: Break up and cultivate all soil to full depth prior to planting.

Cultivation: Aerate soils with particles broken to approx. 2-8mm where possible.

Timing: within 48 hours of planned planting.

Weather: Suitably dry.

Undesirable material brought to the surface: Roots, large stones, weeds to be removed as waste. Soil with root spread. Do not dig or cultivate existing roots.



PLANTING SHRUBS & HERBACIOUS PERENNIALS

2.17 SHRUB & HERBACIOUS PLANTING PITS

Timing: excavate a maximum of 48 hours prior to planting.

Pit sizes: 150mm wider than root ball and a minimum of 300mm in depth.

Pit bottom: Improved with 25g of slow release fertilizer per planting pit and soil broken up.

2.18 HEDGES

Timing: excavate trench a maximum of 48 hours prior to planting.

Trench sizes: 150mm wider than proposed hedge width and a minimum of 300mm in depth.

No trench excavations within tree RPAs. (See Arboriculture report for details as required)

Trench bottom: Improved with 100g of slow release fertilizer per linear metre with soil broken up.

2.19 AFTER PLANTING

Watering: Immediately following planting.

Firming: Firm soil around plants with a gentle camber. Ensure no Air hollows are present.

2.20 MULCHING HEDGEROWS

Material: Medium grade organic ornamental bark mulch.

Free from debris and foreign materials.

Preparation: Clear all weeds prior to mulch application.

Water ground thoroughly. Depth: 75mm

2.21 HEDGEROW PLANTING PROTECTION RABBIT GUARDS – SPIRALS

BAREROOT BROADLEAF HEDGE STOCK ONLY WITH SPIRALS

All broadleaf whip planting to be installed with clear spiral guard and supported with cane with the exception of Ilex and Taxus which should be installed with plastic mesh guard and sawn timber stake. Mulch application to base of hedge.

Rabbit Guard: YES

Cane: Dimensions: Min height 900mm for whip stability at planting using horticultural tie or string to secure each whip to cane.



PLANTING TREES

BS8545:2014

Trees: from nursery to independence in the landscape – Recommendations.

2.22 See

PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK

TREE PIT POSITIONS

Approx. positioning of tree pit system below ground dependant on local ground conditions and services.

M&E engineer & site contractor to have final positioning.

2.23 TREE SUPPORT

As specified within **PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK**

Tree pit ancillaries available from Green Blue Urban: <http://www.greenblue.com/gb/>

Staking System: 5 x Large kits required in total:

5 x Double round stake kits with half round cross bar, rubber Arb block and strapping.

See **PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK**

2.24 TREE PIT ACCESSORIES

PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK

Tree Pit Irrigation System:

5 x Garden/Metro kit [RR1]: Irrigation pipe system with a fixed inlet, particularly suited to open space, gardens and roadside verge tree planting in softscape.

Spec. Length: 1.25m Diameter: 35mm Inlet: plastic

Approx. positioning of tree pit system below ground dependant on local ground conditions and services.

M&E engineer & site contractor to have final positioning.

2.25 TREE PIT BACKFILL MATERIAL

Backfill material: Minimum 400mm depth of specific purpose free draining topsoil to BS 3882:2015 & 500mm subsoil to BS8601:2013 mixed with 30% incorporated organic composting materials and slow release feed.



Fertilizer: Organic

Application: to manufactures / suppliers recommendations.

2.26 MULCHING TREES

Material: Medium grade organic ornamental bark mulch.

Free from debris and foreign materials.

Preparation: Clear all weeds prior to mulch application.

Water ground thoroughly.

Depth: 75mm

PROTECTING / MAINTAINING / MAKING GOOD DEFECTS

2.27 MAINTENANCE

Duration of maintenance: From the completion of planting until the end of the rectification period. 12 months.

2.28 FAILURES OF PLANTING

Defects due to materials or workmanship not in accordance with Contract:

Trees, shrub and herbaceous perennial plantings that have failed to thrive within first 12 months following planting.

Exclusions: Theft or malicious damage after completion.

Rectification: Replace with equivalent tree / shrub / whip.

Replacements: To match size of adjacent plants of same species.

Timing: Make good failures during the next suitable planting season.

2.29 CLEANLINESS

Soil and arisings: Remove from surrounding grass areas.

General: Leave the works area in a clean tidy condition at completion and after any maintenance operations.

2.30 PLANTING MAINTENANCE GENERALLY

Weed Inc. Grass control: Maintain a weed free area around each planted tree / shrub.

Diameter: a min of 1 metre from each stock item.



Precautions: Ensure that no damage is caused to planted stock by the use of mowers, nylon cord or similar powered tools.

Staking / Guying: Check condition of canes, rabbit guards / guying at each maintenance visit. Broken or missing items should be replaced at time of discovery.

Rubbing: prevent any rubbing or restrictions caused by guards. Adjust or prune where required. Frequency: at each scheduled maintenance visit.

Firming: Gently firm any loosened soil around the base of planted stock.

Straighten any leaning stock.

Watering: as required allowing plants to thrive.

2.31 PLANTING MAINTENANCE – PRUNING

General: prune to promote healthy growth and natural shape.

Dead, dying, diseased wood and suckers should be removed.

Timing: In accordance with best practice guidelines and maintenance schedules.

Arisings: to be removed from site.

3. GRASSWORKS

GENERAL INFORMATION / REQUIREMENTS

3.1 GRASS AREAS

Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, diseases and weeds.

3.2 CLIMATIC CONDITIONS

General: Carry out the works while weather conditions are suitable and soil temperatures are within manufactures / suppliers guidelines.

3.3 WATERING

Water application to full-saturated depth of topsoil.

Method: Apply evenly and without damage to soils level.

Frequency: As necessary to ensure healthy establishment and continued development of all seeding.



3.4 WATERING RESTRICTIONS

If emergency legislation restricting water supplies are applied, seek instruction from contract administrator prior to likely watering requirements.

3.5 NOTICE

Give notification to contract administrators prior to the following actions.

Herbicide application

Setting out

Delivery of plant / machinery and planting stock to site

Watering / Maintenance visits.

Period of notice: One full working week at a minimum.

3.6 SETTING OUT - **PJC/1277-003 - LANDSCAPE DETAILED PLANTING PLAN PACK**

Boundaries: Clearly defined and marked prior to turfing area cultivation / preparation / application.

Delineations: Smoothly flowing curves as shown on Landscape General Arrangement Plan

PREPARATION OF GRASS AREAS – TURF

3.7 CLEARANCE BEFORE GRASS / TURF APPLICATION

Operations: Clear all ground debris and evenly level across all directions.

3.8 FINAL CULTIVATION

Timing: After grading of surface material.

Turf Areas: Reduce to fine, firm tilth with good crumb structure suitable for direct turf application. Depth: 25mm

Surface preparation: Rake to a true, even surface, with no compaction.

Removal: Clear surface stones over 50mm in diameter.

Adjacent levels: Extend cultivation into existing adjacent grassed areas to sufficient grade to ensure full marriage of levels. (where appropriate)



WILDFLOWER PREP / CULTIVATION

Do not rotovate or cultivate the soil surface if possible to ensure you do not stimulate the existing weed seed burden in the soil.

Lay the Wildflower pre-seeded soil on the soil surface.

Installation time is best between March to May, and August to September.

3.9 GENERAL LANDSCAPE TURF

Coverage Area: Approx. 600 m²

Supplier: [DLF Trifolium](http://www.dlf.co.uk) – 01386 791102 – www.dlf.co.uk

PRO TURF 3 (WITH RYE ECONOMY) - DLF TRIFOLIUM - ***or approved similar***

- | | | |
|-----|------------|------------------------------|
| 30% | Stravinsky | - perennial ryegrass |
| 45% | Rossinante | - strong creeping red fescue |
| 25% | Wagner | - chewings fescue |

3.10 WILDFLOWER GRASSLAND TREATMENT - UK NATIVE PERENNIAL WILD FLOWER MIX

Coverage Area: 817 m²

Supplier: [Wildflowerturf](http://www.wildflowerturf.co.uk) – 01256274680 – www.wildflowerturf.co.uk

Product code: **WFT-Meadowscape Pro-Landscape-34** – [wildflower banks]

Product code: **WFT-Wildflower Turf Landscape-34** – [green roof over garage entrance]

[NON REGULAR MANAGEMENT OF GRASSLAND PROPOSED]

Wild Flowers - 80%

Latin name	Common name
Autumn Hawkbit	(Scorzoneroide autumnalis)
Betony	(Stachys officinalis)
Birds-foot Trefoil	(Lotus corniculatus)
Bladder Campion	(Silene vulgaris)
Cat's ear	(Hypochaeris radicata)
Common Knapweed	(Centaurea nigra)
Common Sorrel	(Rumex acetosa)
Common Toadflax	(Linaria vulgaris)
Common Vetch	(Vicia sativa)



Cowslip	(Primula veris)
Field Scabious	(Knautia arvensis)
Kidney Vetch	(Anthyllis vulneraria)
Lady's Bedstraw	(Galium verum)
Meadow Buttercup	(Ranunculus acris)
Meadow Cranesbill	(Geranium pratense)
Meadowsweet	(Filipendula ulmaria)
Musk Mallow	(Malva moschata)
Ox Eye Daisy	(Leucanthemum vulgare)
Perforate St John's Wort	(Hypericum perforatum)
Ragged Robin	(Lychnis flos-cuculi)
Red Campion	(Silene dioica)
Ribwort Plantain	(Plantago lanceolata)
Rough Hawkbit	(Leontodon hispidus)
Salad Burnet	(Sanguisorba minor)
Self-heal	(Prunella vulgaris)
Tufted Vetch	(Vicia cracca)
White Campion	(Silene latifolia)
Wild Carrot	(Daucus carota)
Wild Marjoram	(Origanum vulgare)
Wild Red Clover	(Trifolium pratense)
Yarrow	(Achillea millefolium)
Yellow Rattle	(Rhinanthus minor)

3.11 QUALITY FOR ALL GRASSWORK AREAS

Certification: Seed /Turf supplied with certificate of quality from suppliers.

3.12 CLEANLINESS

General: Leave the works area in a clean tidy condition at completion and after any maintenance operations.



3.13 FAILURES OF GRASSWORKS – TURF & SEEDING

Duration: Carry out the following operations from completion of turfing until: The end of 12 months defects / maintenance period.

Defective materials or workmanship: Areas that have failed to thrive.

Exclusions: Theft or malicious damage.

Method of making good: Recultivation and seed patching as required.

Timing of making good: Next suitable planting season.



BRITISH STANDARDS OF NOTE.

- BS 4428:1989 Guide of practice for general landscape operations (excluding hard surfaces)
- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS8545: 2014 Trees: From nursery to independence in the landscape.
- BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.
- Standard Specification for Topsoil Used for Landscaping Purposes



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