

Prepared by

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1.0 Landscape

- 1.1 This landscape specification has been produced as part of the Planning Application at 70 Ringlet Road Whitefield. The development poses a unique opportunity to create a new residential space supported by a network of tree planting. This will not only provide visual amenity to the private / public realm, but also provides ecological, biodiverse and climatic benefits. A mixture of tree species have been selected to ensure seasonal variety and resilience to disease. Trees will be planted within soft landscape for optimal rooting space, irrigation and aeration to the tree pits. Where additional rooting space is required, tree pits will be detailed with additional cell systems to extend the tree pit beneath the adjacent paved surface to ensure the best conditions for successful tree establishment.
- 1.2 It is proposed that the area outlined in Appendix 1(a) should have the trees and shrubs shown planted to screen the site but still allow some views from within the site. The plants chosen are sufficiently hardy and should be able to establish in the environmental conditions as well as augmenting a net gain in biodiversity. The list of plants and sizes are collated within the planting schedule at Appendices 2 (a).

2.0 Contractors instructions:

These specifications shall be adhered to throughout the planting operation. The following landscape specification and management plan has been prepared for the purpose of enabling the landscaper to establish the plants on site.

- 2.1 The Contractor will not commence any works until receipt of a "Notice to Proceed" which will be issued once the Client is satisfied with the Contractors bid and his ability to complete the contract, and subject to any post tender negotiations.
- 2.2 The Contractor shall provide and install trees and shrubs in accordance with the landscape plan and specifications
- 2.3 "Practical Completion" shall mean that point in time when all requirements of project drawings are completed, including any bullet point items identified, to the satisfaction of the Client. The Contractor shall be notified in writing of practical completion by a Client representative.
- 2.4 "Maintenance Period" or "Warranty Period" will commence upon issue of Practical Completion, and continue for a thirty six (36) month period, or any other period as agreed in writing with the Client. This period will be known as the "Defects Liability Period".

- 2.5 "Final Maintenance Inspection" shall occur at the end of the Defects Liability Period.
- 2.6 "Healthy, vigorous condition" shall mean live foliage out to the tips of all branches and stems, and a trunk calliper that is bigger, 12 months after planting, than at planting.
- 2.7 Stock provided shall be true to its botanical name and legibly tagged.
- 2.8 The Clients representative shall inspect for quality assurance and approve plant material at either nursery or project location, prior to installation.
- 2.9 The Contractor must protect plant material from desiccation during transport and installation period. In most instances, this means daily irrigation. The Contractor will be expected to be familiar with, and adhere to the Horticultural Trades Association Plant Handling Guidelines.
- 2.10 The Contract must be substantially completed within sixty (60) days from notice to proceed. Work under this awarded bid shall commence not less than 10 days after notice to proceed and shall be completed in an orderly, business-like fashion. Once work has begun, it shall continue on consecutive working days until it has been completed. Sundays, Saturdays, holidays and stoppages due to inclement weather or delays caused by the customer shall be excluded.
- 2.11 The Contractor must provide tree protection to existing trees within the scope of work.
- 2.12 **Inspection of Site**
- 2.13 The Contractor shall visit the site so as to familiarise themselves with existing conditions and supplied products, i.e. soil, drainage, topography, buildings, towers, poles and overhead and underground utilities and services, etc.
- 2.14 If the Contractor finds any site condition at variance with the plans or specifications, he shall notify the Client and obtain clarification and approval of changes required.
- 2.15 The Contractor is responsible for identifying and protecting utilities, paving, and other facilities from damage during landscape installation.
- 2.16 The Contractor must familiarise themselves with existing project conditions, e.g., utilities, soil types, drainage, and sight-lines, prior

to installation. Conflicts should be addressed with the CLIENTS representative.

2.17 Ground Preparation and Soil Specification: Before any planting takes place the site should be cleared of any detritus and weeds should be sprayed off with a proprietary weed-killer fully complying with COSH regulations.

2.18 The planting and post planting management should comply with the following.

Soil: for containers -

The soil shall meet the following specification:

Texture 5-50% clay

PH 6-7.5

Stones <20%

And is to be free from toxic substances, weed seeds, plastic, metals etc.

2.19 Imported topsoil shall be of General Purpose Grade as described in Table 2, Topsoil Characteristics of BS 3882: 2007 Specification for Topsoil. Heaps shall be graded to shed water and avoid ponding and maintained in a weed-free condition and protected from contamination or trespass by heavy machinery. The topsoil shall be lightly consolidated in layers not exceeding 150mm. Works shall not be undertaken in periods of wet weather.

The topsoil shall be laid to the following minimum depths in containers :

200mm beneath new tree / shrub areas

2.20 Ground conditioning: To ensure optimum growing conditions 10 litres of compost is to be incorporated into the top 200mm of each square metre of topsoil for all tree planting pits.

3.0 Plant and planting specification

All plant stock, plant handling and planting is 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.

BS5236: Recommendations for cultivation and planting of trees in the advanced nursery stock category.

BS 4428: 1989 Recommendations for general landscaping operations.

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

- 3.1 Plant Stock: The stock is to be supplied in accordance with the size and description specified on the plant schedule (Appendices 2 and 4) and the position suggested on the Plans at Appendices 1 and 3.
- 3.2 The plant stock shall be healthy, vigorous, 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. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, Form of Trees.
- 3.3 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) and relevant sections of BS 4043: 1989.
- 3.4 Planting: All trees / plants are to be planted within one week of delivery.
- 3.5 The trees are to be centrally located in their containers and the stem placed in an upright position. The pit is then to be back-filled with a 3:1 mix of an approved topsoil / compost, and backfilled firmly to 50mm above previous pot level to allow for settlement. The collar between the root and the stem is to be at the same height as the finished soil level.
- 3.6 It is essential that all plants are sheltered from drying winds during their first winter and growing season. If the weather conditions are particularly severe or the site is subject to strong prevailing winds a protective windbreak should be erected, for example windbreak netting. This will help to prevent the plants drying out before their roots are established.

All works shall be carried out to the minimum standard according to:-

BS 3936: 1980 Nursery Stock. Specification for Trees and Shrubs

BS 5236: 1975 Recommendations for the cultivation and planting of trees in the advanced nursery stock category. Planting of Root-balled trees, section 3.1 and section 3.2.3-3.2.5.

3.7 The newly planted trees are to be watered the same day with 36 Litres per tree. All works shall be carried out to the minimum standard according to:-

BS 3936: 1980 Nursery Stock. Specification for Trees and Shrubs.

BS 5236: 1975 Recommendations for the Cultivation and planting of trees in the advanced nursery stock category.

4.0 Mulch

- 4.1 All planting containers shall be spread with medium grade mulch to a maximum settled depth of 200mm but it is suggested that a general depth of 75mm will be adequate. The mulch is to be free from fines, weeds, disease and contaminants. The use of Mulch: Areas around trees should be mulched to inhibit weed growth, reduce evaporation, resist compaction, enable gaseous exchange and water penetration to roots, and reduce maintenance requirements. The mulch material should be weed-free, non-matting, easy to apply, containable within the area of application and readily available. Fine particle organic mulch forms a more complete soil cover than a coarse, loose material.
- 4.2 Care should be taken to ensure that the material does not form an impermeable mat nor inhibit gaseous exchange to the bark of the tree or soil. Organic mulches should, therefore, not be spread up to the stem but leave a 75mm gap. Appropriate depth of mulch should be between 50 mm and 75 mm depending on the material and the design context. The area around the tree /plant should be well-watered prior to the application of mulching material.
- 4.3 The use of peat should be avoided for reasons of sustainability. Non-composted organic materials such as grass cuttings, leaves, straw, sawdust or wood chips should not be used as these extract nitrogen from the soil as they decompose and may promote weed or harmful forms of fungal growth. Black plastic matting should not be used around trees / plants as it inhibits water penetration and gaseous exchange, although permeable geo-textile mats can be beneficial in controlling weeds. Calcareous rock chippings (i.e. limestone) should not be used as these may raise the pH of soils to the detriment of most tree species.
- 4.4 Compost / Mulch standards; With consideration to the above all compost should meet the requirements of the British Standards Institution Publicity Available Specification (PAS) 100 (October 2002) that will guarantee an appropriate and safe product. PAS 100 covers the range of materials used to make the compost, their quality and traceability, the minimum requirements for the process of composting and the quality of the end product. The PAS 100 specification is a minimum specification and other requirements can be added by the specifier. The compost shall meet the minimum standards of PAS 100, and the PAS 100 specification limits on stones, weed seeds and physical and chemical contaminants. The compost shall contain no substances toxic to animals or plants and

possess no objectionable odours. The compost shall be of a friable texture and without excessive moisture, so that it can easily be blended and applied. No fertilisers or other conditioners shall be added to the compost unless specified.

4.5 Lawns - Where it is shown on the landscape plan (appendix 1(a)) that a lawn is to be laid then it shall be turfed with Common Bent (*Agrostis capillaries*)

4.6 Site Preparation - The Main Contractor is required to grade the planting area to finish grades and allowed for a smooth and uniform level. The Main Contractor is required to roll, scarify, rake and level so to obtain the even planting area. All loose stones, gravel, tree stumps in which is not desirable is required to remove from site. To lay 50mm thick layer of approved black vegetable soil / top soil before turf.

4.7 Close Turfing - Turfing shall be carried out at all the terrace and slope area as specified (refer to the construction drawing). The grass sod used for close turfing shall be cut and supplied at approximate size of 300mm square and minimum thickness 50mm with original sod adhering to the roots. The sods shall be comprised of *Agrostis capillaries* (Common Bent). Close turfing shall consist of approximately 300mm square turfing laid side by side with gaps not exceeding 30mm. If necessary, each sod shall be stack with 200mm peg through the sod into the soil base, to prevent soil erosion. The sods shall be laid onto the surface of the prepared ground with leaf turfs upwards, but jointed as closely as possible to achieve a uniform cover. The turf shall be laid off planks working over turns previously laid. The whole area should present an even smooth surface when completed. Top dressing of the turf area shall be carried out immediately after the turf is laid and monthly intervals thereafter.

4.8 Watering - Watering shall be carried out immediately after the completion of planting. The completed areas shall be lightly sprayed with water to keep the areas moist.

4.9 Maintenance - Maintenance shall begin immediately after each portion of turfed and planting area is installed and shall continue for the period of maintenance as specified commencing from the date of acceptance. Maintenance shall include watering, fertilising, spraying and mowing.

5.0 Planting season

- 5.1 Planting shall be undertaken if possible during the dormant season, normally October 1st to March 31st. Should it be necessary to alter the aforementioned time spans to accommodate un-seasonal weather, written permission should be requested from the Client prior to planting.
- 5.2 Planting may take place outside of the dormant period but only using container grown stock. This will be at the written discretion of the Client only.
- 5.3 No planting shall be done during abnormally hot weather or when there is a frost.

5.4 Maintenance and management

- 5.5 Maintenance of planted material shall be the responsibility of the Contractor during the installation and the Defects Liability Period during which time the following operations shall be carried out:

Monthly maintenance visits to include the following operations:

- *Hand weed planting beds*
- *Remove litter*
- *Sweep mulch spillage*
- *Re-firm plant stock as necessary*
- *Adjust stakes and ties as necessary*
- *Prune plant stock as required to encourage good form*

Check all plant stock and report signs of pests, disease, death and damage.

- 5.6 Watering: Plant stock to be watered as required and each plant should receive 10 litres of water during drought periods (drought period being defined as 5 or more successive days without rain. It is anticipated that the architects will as specify an irrigation system for each container.
- 5.7 Mulch: Replenish mulch annually.
- 5.8 Plant and Tree replacements: All dead, dying and vandalised plant stock shall be replaced at the end of each growing season throughout the maintenance period of 10 years.

6.0 Conclusion:

- 6.1 By following these method statements it is believed that the newly planted trees and shrubs will have a far greater chance of establishing thus providing the site with the vertical green architecture and visual amenity and screening parts of the development.