

SPECIFICATION

- Applies to all landscape operations.

1.1 Preliminaries

Health and Safety considerations are as the Bloor Homes Trade Specification.

The following specification is in-line with the Trade Specification, however where there are specific requirements, these notes take precedence over the general guidance outlined within the Trade Specification.

The Site Manager should assess and distribute information to the relevant contractors regarding all underground services, engineering, drainage, lighting and ecological constraints and current proposed landscaping prior to external works and landscaping.

Tree and hedge protection, subsoil cultivation, topsoiling and levelling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise.

Trees in hard surfaces will require engineering tree pits which will require construction when surfaces and service routes are being installed. Reference should be made to the appropriate tree pit detail drawing provided by the engineers and on the landscape drawings where applicable.

Where tree pits are within 5m of roads and services, and within 3m of other paved surfaces* a linear root barrier is to be installed in accordance with the manufacturer's instructions. The barrier should be as near as possible to the surface or service route to be protected to provide as much rooting area as possible for the tree.

*distances may vary according to requirements.

1.2 Soft Landscaping Considerations

All soft landscaping should be carried out by specialist landscape sub-contractor who is either British Association of Landscape Industries (BALI) accredited or can demonstrate a proven track record.

All plants shall conform to the specification details shown on this drawing, which are taken from the National Plant Specification, and must be well rooted, healthy stock. Plants required for hedging or massing must be uniform in every way.

Plants must be in accordance with the relevant section of the current BS 3936 Nursey Stock Specification, and trees to the most current BS 8545 Trees: From Nursey to Independence in the Landscape.

Supplying nurseries shall be registered under the HTA Nursey Certification Scheme.

All plants shall be packed, transported and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of trees to the most current BS 8545.

Any variance from the specification stated on each landscape drawing may result in a request to replace planting, at the contractors expense.

Landscape Contractors are required to tender and implement as per the schedule and specification.

It is recognised that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised. However any substitutions should be with a suitable alternative of comparable size to meet the schedule requirements, and should be approved by the Bloor Homes Landscape Design Commercial Department.

All landscape implementation will be audited. Material not approved will be rejected and replaced at the Landscape Contractor's own expense, as stated in 1.2.

The site should be found in a condition as described in the Ground Workers' Trade Specification document which includes the removal of all builder's debris and the hardcore base set for scaffolding.

2 RETENTION OF EXISTING TREES AND HEDGEROWS

Precautions must be taken to ensure that trees and hedges shown with retention remain undisturbed with roots and branches protected with robust barriers in accordance with the most current BS 5837 Trees in Relation to Design, Demolition and Construction. Any tree surgery work should be in accordance with the most current BS 3998 Recommendation for Tree Work and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate.

Reference must be made to Tree Protection Drawings.

3 PRE-PLANTING AND PRE-TURFING GROUND PREPARATION (Groundworking)

3.1 Subsoil Cultivation

Prior to any topsoil all subsoil should be thoroughly 'ripped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth of 150mm.

3.2 Imported and Stored Topsoil

Wherever possible store and re-spread existing topsoil to POS areas to encourage re-generation of localised native species. Topsoil, all topsoil and soil storage operations are to be carried out in accordance with the current BS 3882 Specification for Topsoil. Topsoil spreading should be carried out to the depths shown below and all topsoiled areas should be cleared of all extraneous matter such as perennials weeds, plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site to a licensing facility.

Minimum depths of topsoil after firming and of subsoil to be broken up:

Type of Soil Landscaping Topsoil Depth Depth of subsoil to be broken up

Planted areas* 300mm 150mm

Grass Areas 150mm 150mm

Rear Gardens 150mm 150mm

* Remove extraneous matter within cultivated subsoil above 75mm in any dimension.

3.3 Leveling/Grading

In flat grass areas and finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down towards adjacent paved or grass surfaces to 50mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. For turfed areas final soil levels should be 10mm above the adjacent paving ready to receive the turf and for seeded areas at least 30mm above.

3.4 Weed Treatment

Only where necessary, because significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. Herbicide should be used strictly in accordance with The Pesticides Act 1999 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association.

Remove small amounts of weed growth within shrub beds by hand at time of planting.

4 PLANTING

4.1 Ground Preparation

Planting shall not be carried out when the ground is waterlogged, frost-bound or during periods of cold drying winds.

All planting, seeding and turfing operations are to be in accordance with latest BS 4428 Code of Practice for General Landscape Operations.

A general purpose organic slow release fertilizer at the rate of 100g/m² is to be incorporated into the top 150mm of topsoil during final cultivations.

4.2 Setting Out

Circle and cross stakes are to be set out as shown on the drawing at the specified densities and centres. The operatives carrying out the works should be able to interpret drawings, set out landscaping areas and communicate any discrepancies with our Site Manager.

Ornamental hedges are to be planted in a single row unless otherwise stated.

Trees are to be planted in the positions shown on the drawing ensuring that they are at the correct distances from adjacent buildings and 1.5m from drainage runs.

It is imperative that trees are planted with the correct species and location as specified in the drawings in accordance with the NHBC Standards Chapter 4.2, or the LABC Standards, whichever is applicable.

It is the contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation to avoid damage to any underground services or cables.

4.3 Planting

Bare rooted and root balled stock to be planted between mid-November and end-February.

Planting pit sizes should be relative to the container size or root ball of the plant and shall be sufficiently large enough to accommodate the plants without root damage and to allow for backfill of topsoil and planting compost.

All ornamental hedgerow/ boundary plants are to be 'topped' cut to form a level hedge across each section of new hedging.

Plants are to be planted into the prepared soil incorporating peat free tree and shrub compost in quantities shown below, and firm in.

Quantities of peat free tree and shrub planting compost:

2-3L Shrubs and Herbaceous 3 Litres

5-10L Shrubs 5 Litres

25L Specimens 10 Litres

Trees 20 Litres plus 100g/m² organic slow release

fertiliser and 15mm mycorrhizal dressing such as 'Rootgrow'

All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

4.4 Tree Planting

Tree planting operations should be in accordance with part 10 of the current BS 8545 Trees from Nursey to Independence in the Landscape.

Tree pits are to be excavated to a minimum of 1m x 1m x 00mm with the sides well scarified to prevent smearing, the base of tree pits are to remain undisturbed and should only be broken up if there is a drainage problem and/or soil pan. If conditions make drainage necessary this should be provided away from the tree, with the base of the pit sloped to direct water into a drainage pipe.

Backfill of tree pits should be in layers of 150mm at a time starting with subsoil followed by layers of topsoil with compost etc. as shown above.

Root flare of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or mulch.

Ensure trees in hard surfaces and in restricted areas are planted in accordance with the appropriate tree planting detail with sufficient volumes of tree soil.

All trees are to be watered thoroughly, immediately after planting. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

Each tree is to receive at least 30 gallons when watered.

4.5 Tree Support

All trees up to 100mm standard size and over shall be double staked with 100mm diameter stakes and a half-round timber cross-brace fitted to the windward side of the tree within 25mm of the top of the stakes ensuring that the tree is vertical and straight. Stakes are to be securely driven into the ground prior to planting to a height above ground that is one third of the height above ground of the tree when planted to allow free movement of the crown. Secure street trees to cross-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to the stake).

Secure POS trees with a bio-degradable hessian tree tie, wrapping the material round itself to form a spacer and nailing it to the stake or cross-brace.

Each tree should be fitted with a tree irrigation/irrigation system unit fitted to fully surround the root ball in accordance with the details. Refer to specific tree planting details.

Linear root barriers where required should be installed as near to the surface or service route to be protected as possible to provide as much rooting area for the trees as possible. Ensure that there are no sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface on the tree side with no growing medium over the top of the barrier. Overlapping ends should be joined by taping both sides with jointing tape.

4.6 Shrub Planting

All trees up to 100mm standard size and over shall be double staked with 100mm diameter stakes and a half-round timber cross-brace fitted to the windward side of the tree within 25mm of the top of the stakes ensuring that the tree is vertical and straight. Stakes are to be securely driven into the ground prior to planting to a height above ground that is one third of the height above ground of the tree when planted to allow free movement of the crown. Secure street trees to cross-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to the stake).

Secure POS trees with a bio-degradable hessian tree tie, wrapping the material round itself to form a spacer and nailing it to the stake or cross-brace.

Each tree should be fitted with a tree irrigation/irrigation system unit fitted to fully surround the root ball in accordance with the details. Refer to specific tree planting details.

Linear root barriers where required should be installed as near to the surface or service route to be protected as possible to provide as much rooting area for the trees as possible. Ensure that there are no sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface on the tree side with no growing medium over the top of the barrier. Overlapping ends should be joined by taping both sides with jointing tape.

All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

Ensure the area to be mulched is entirely free from annual and perennial weeds and has been watered prior to applying an even spread of mulch to planting areas to control weeds and retain moisture.

Unless instructed otherwise apply good quality bark mulch to a depth of 75mm to planting beds, hedge rows and tree stumps.

Where stone mulch is requested by the regional office apply 40mm of stone over Plantex Geotextile membrane or equivalent pegging down with metal pegs.

Finshed soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down towards adjacent paved or grass surfaces to 90mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance.

Where 40mm depth stone mulch is specified with geo-textile membrane grade to 50mm below paving or grass within 50mm.

Finshed mulch levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages.

4.7 Whi Planting

Bare root plants to be notched planting, ensuring the notch is vertical and deep enough for the roots to hang freely. The notch is to be closed and the soil well firmed around the roots. Any container grown or root balled plants are to be planted with a 60mm minimum size clear plastic spiral rabbit guard secured to a bamboo cane, or with a tree shelter secured to a stake as appropriate.

4.8 Native Hedge Planting

Hedges are to be trench planted in a trench 450mm wide x 300mm deep planting in a double staggered row at 330mm centres with 300mm between rows, backfilling with the excavated material incorporated with a general purpose slow release fertilizer at a rate of 100g/m². Each plant is to be fitted with a clear plastic spiral rabbit guard secured to a bamboo cane support. Any container grown or root balled plants are to be fitted with a suitable tree shelter secured to a stake.

5 GRASS

5.1 Turf Preparation

The area to be turfed shall be cultivated to a minimum depth of 150mm removing all weeds, debris and stones over 25mm diameter which should be placed in waste skips provided or as directed by the site manager. The surface shall be raked to smooth flowing contours with a fine tilt, incorporating pre-turfing fertiliser at 50g/m².

5.2 Delivery and Storage

Turf shall be supplied in accordance with the most current BS 3999 Recommendations for Turf for General Purposes.

Turf shall be supplied high grade turf well rooted seeded turf free from stones, weeds and coarse grasses. It shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Any turf deemed to be substandard shall be replaced at the landscape sub-contractors cost.

5.3 Turf

Turfing operations shall be in accordance with the most current BS 4428.

Turf should be laid when weather conditions are suitable and not during exceptionally frosty or dry weather conditions.

Turf is to be laid with staggered joints, well butted together, and in firm contact with the soil working from planks positioned on turves already laid. At no time should freshly laid turf be walked on without the use of boards.

The turf shall be watered immediately on completion. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

Any unevenness should be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

Where trees are planted in turfed areas a 750mm diameter circle around each tree is to be kept clear of turf.

5.4 Seeding Preparation

The area to be seeded shall be cultivated to a minimum depth of 150mm removing all weeds, debris and stones over 25mm diameter which should be placed in waste skips or as directed by the site manager. The surface shall be raked to smooth flowing contours with a fine tilt, incorporating pre-seeding fertiliser at 50g/m² unless otherwise stated and work into top 50mm during final cultivation.

PROPOSED TREE PLANTING DETAIL

- Fruit Trees

All wildflower seed mixes are to be from a certified source with local provenance seed stock. Ground preparation to be as supplier's specification/ guidance. Sowing applications may vary but are likely to be carried out in early spring or late autumn. After sowing lightly rake the seed into intimate contact with the soil.

The contractor should factor in 12 months of repeat visits, sufficient for the establishment and aftercare of all planting. None private areas can be identified for each site.

Private plot landscaping will be handed over to the householders and when each house is occupied, the site will be responsible for watering until handover.

Each tree to be kept weed free by hand weeding unless otherwise specified. Providing adequate mulch, as specified, should aid this. Mulch should also be topped up as required.

6 Litter Clearance

All areas are to be kept litter free.

6.3 Watering

Watering to planted areas is to be undertaken as necessary to ensure