

SOFTWORKS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas.

Works within the root protection area (RPA) - All existing trees to be protected to BS 5837. There shall be no trafficking of machinery, cultivation, ripping or harrowing of the soil, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notched.

Imported soil material - To BS 3882:2015. Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Classification: Multipurpose. Grade: 5-10mm. Locally sourced.

Topsoil requirements - To BS3882:2015 Where there is no existing topsoil, spread topsoil from site stockpile to the following depths after settlement: Grass areas 150mm; Grass areas 150mm; Planted areas 450mm; Trees 900mm.

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS3882:2015 to determine available nutrients, texture, organic matter content and pH.

Cultivation - Earth works vehicles to be small scale and tracked to minimise compaction. Flail existing ruderal vegetation to ground level and remove arising prior to cultivation. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be fine tilled to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilt and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction.

Finished levels of topsoil after settlement. Above adjoining paving or kerbs: 20 mm, within root spread of existing trees: Unchanged. Adjoining soil areas: Marry in. Thickness of turf or mulch: Included.

Compost to tree/shrub pits - Shall be well rotted sterilised spent mushroom compost max. pH 6.8 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into tree pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mix together.

Fertiliser to ornamental shrub beds - apply slow release fertiliser, Scotts 'Enmag' 4.19.10 NPK or equivalent approved at a rate of 50 gms/sq. metre over topsoil surface and fork into top 225mm spit.

Planting - Minimise trafficking of graded slopes. All plants to be preferably planted between Nov. - March. Nursery stock trees and shrubs to conform to BS3936, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/ October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control: Provide as necessary.

Shrub/Hedge/Herbaceous planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system. Pit bottom improvement: Break up to a depth of 150 mm, incorporating 25 g of slow release fertiliser per planting pit. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilt with gentle cambers and no hollows.

Tree pit sizes - Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage.

Tree pit treatment: Soil ameliorant worked into pit bottoms. Pit sides: Scarify. Backfilling material: Topsoil as per specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for trees in hard landscape and in public areas.

Trees to be double staked using 1.8m long x 75mm dia. round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed min. 75mm x 25mm (larger trees will need large cross members). Locate proprietary Hessian tie on cross member and hessian ties to manufacturer's instructions.

Tree pit accessories by Green Blue Urban or similar: Underground guying and perforated plastic irrigation/ventilation pipe to landscape architects approval.

Tree pit root barrier to be used wherever the installed rootball will be within 5m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards should be confirmed prior to installation). Root barrier by Green Blue Urban or similar to be installed vertically to supplier/landscape architect recommendations. Root barriers around blocks of understorey planting should be considered in close proximity to buildings.

Mulch - Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max. 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds and water soil before applying mulch. All planting areas should receive an even 50mm depth of bark mulch. Top of mulch to be 15mm min. below adjacent hardstanding to avoid spillage.

Seeding and making good existing grass areas. After cultivating, grading and fertilizing prepare seed bed to fine, firm till with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at an application rate of 35g/m2. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

Where cutting planting beds into existing grassed areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area.

Seed mixes: Germinal - A6 (Supreme Shade) or similar and approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged.

Arrange phased delivery timescales to avoid need for excessive stacking. Stacking height 1m (max). Do not use dried out or deteriorated turf.

After cultivating, grading and fertilizing prepare seed bed to fine, firm till with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.

Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf.

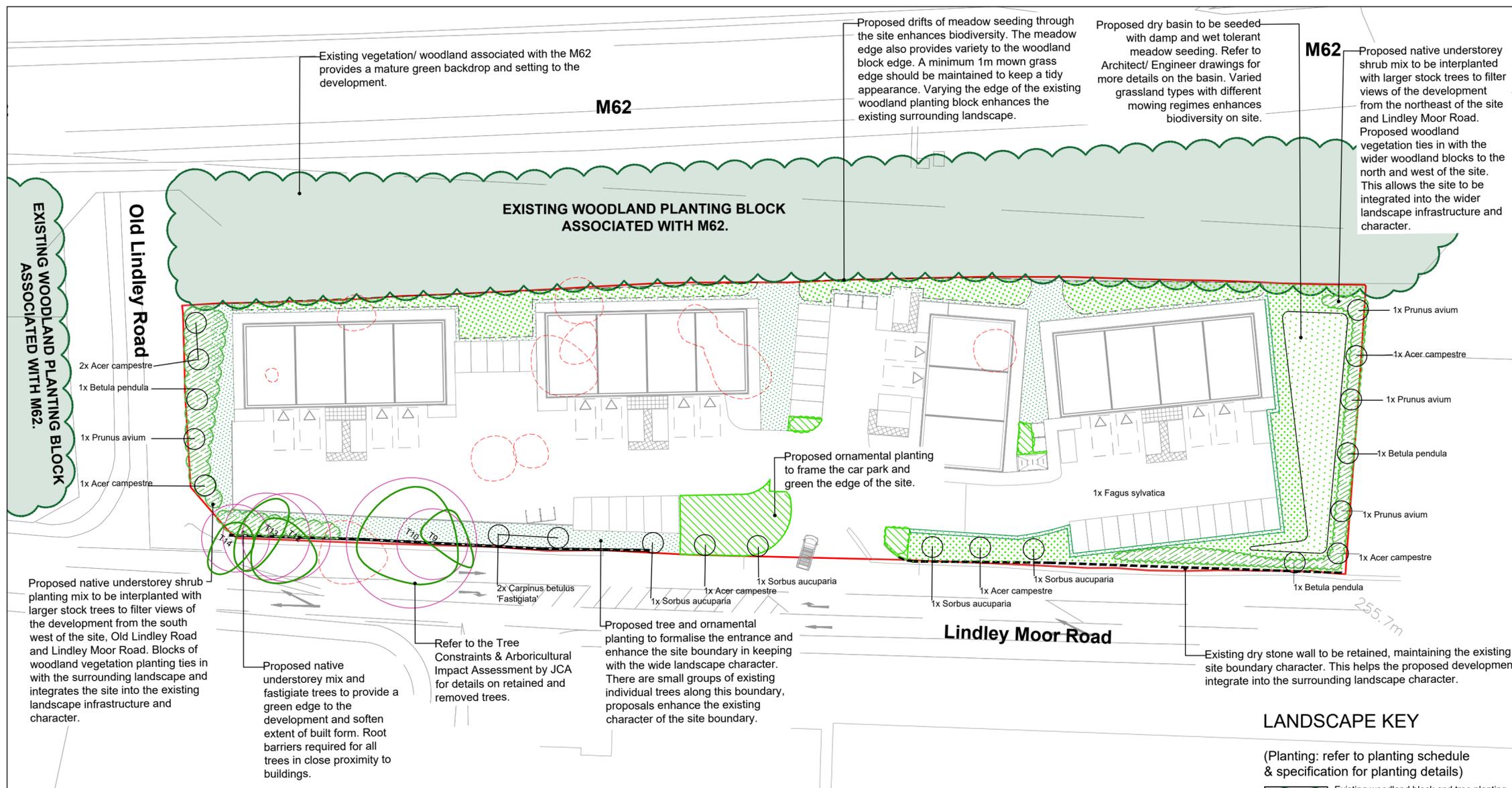
Turf laid with broken joints, well butted up. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a true line.

Remove high spots and fill hollows with fine soil to adjust levels. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m2 and brushed in to completely fill joints.

Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (To BS 3969).

Seed Preparation and Implementation for Wildflower Areas. After cultivating and grading prepare seed bed to fine, firm till with good crumb structure (Depth: 25 mm) Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding. Seed onto subsoil.

Maintenance - 1 year Defects Liability Period applies. All dead or failing plants to be replaced the following growing season. Maintain a minimum 600mm dia minimum around individual trees and shrubs. Herbicide shall be non-residual translocated and applied with spray guard all to approval of SEPA as required. Prior to spraying ensure all spirals are tight to ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control: Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.



PLANTING SCHEDULE:

Trees:
Species are to be selected from schedules included.
The schedules provide an indicative but not exhaustive list.

TREES				
Total	Species	Height	Girth	Spec.
7	Acer campestre	425-600	14-16	EHS RB, clear stem 175-200mm
2	Carpinus betulus 'Fastigiata'	425-600	14-16	EHS RB, clear stem 175-200mm
4	Prunus avium	425-600	14-16	EHS RB, clear stem 175-200mm
3	Betula pendula	425-600	14-16	EHS RB, clear stem 175-200mm
4	Sorbus aucuparia	425-600	14-16	EHS RB, clear stem 175-200mm

NATIVE UNDERSTOREY SHRUB MIX				
Species	% of mix	Size	Spacing	Spec.
Prunus spinosa	25	40-60cm	1-1.5m centres	BR
Corylus avellana	20	40-60cm	1-1.5m centres	BR
Ilex aquifolium	5	40-60cm	1-1.5m centres	BR
Rosa Canina	25	40-60cm	1-1.5m centres	BR
Crataegus monogyna	25	40-60cm	1-1.5m centres	BR

Ornamental Planting:

Species are to be selected from schedules included.
The schedules provide an indicative but not exhaustive list.

ORNAMENTAL PLANTING			
Species	Spec.	Pot Size	Density
lavandula angustifolia	C	3L	4/m ²
Salvia officinalis purpurascens	C	3L	4/m ²
Hebe albicans	C	3L	4/m ²
Salvia nemorosa	C	3L	4/m ²
Ilex crenata 'convexa'	C	3L	3/m ²
Carex morrowii variegata	C	3L	4/m ²
Choisya ternata 'Sun Dance'	C	3L	3/m ²
Cornus alba	C	3L	3/m ²
Cornus sanguinea 'Midwinter Fire'	C	3L	3/m ²
Viburnum davidii	C	3L	3/m ²

Seeding Mixes:

(To be sown at a rate of 5g/m² as per suppliers recommendations)

WILDFLOWER MIX	
John Chambers Pro Basic 16 80% Grass Seed Wildflower Mix	
Low Maintenance Grass Seed, Lady's Bedstraw, Common Bird's Foot Trefoil, Salad Burnet, Meadow Buttercup, White Campion, Wild Carrot, Oxeye Daisy, Common Knapweed, Black Medick, Ribwort Plantain, Selfheal, Yellow-Rattle, Yarrow, Common Sorrel, Red Campion, Kidney Vetch	

(To be sown at a rate of 2g/m² as per suppliers recommendations)

WET AND DAMP TOLERANT MEADOW MIX	
John Chambers Pro Wet and Moist Soils 100% Wildflower Seed Mix	
Greater Bird's Foot Trefoil, Meadow Buttercup, Meadowweet, Purple Loosetife, Ragged-Robin, Red Campion, Selfheal, Teasel, Water Avens, Yellow Iris, Gipsywort	

(To be sown at a rate of 25g-35m² as per suppliers recommendations)

AMENITY GRASS MIX	
John Chambers Premier Lawn Turf	
Strong Creeping Red Fescue, Chewings Fescue, Hard Fescue, Browntop Bent	

(To be sown at a rate of 5g/m² as per suppliers recommendations)

FLOWERING LAWN	
John Chambers Heritage Flowering Lawn 80% Grass Seed Wildflower Mix	
Lady's Bedstraw, Common Bird's Foot Trefoil, Bulbous Buttercup, Cat's Ear, Red Clover, White Clover, Cowslip, Common Daisy, Common Dandelion, Harebell, Autumn Hawkbit, Rough Hawkbit, Black Medick, Common Mouse-Ear, Field Pansy, Wild Pansy, Hoary Plant	

LANDSCAPE KEY

(Planting: refer to planting schedule & specification for planting details)

- Existing woodland block and tree planting shown indicatively within and around the site to be retained. All existing trees to be protected to BS 5837.
- Existing trees to be retained and associated RPA's. Refer to 16987 Tree Constraints Plan by JCA for further detail.
- Existing trees to be removed. Refer to 16987 Tree Constraints Plan by JCA for further detail.
- Proposed tree planting.
- Proposed ornamental planting.
- Proposed native understorey shrub mix planting.
- Proposed flowering lawn meadow seed mix.
- Proposed wildflower meadow drifts.
- Proposed wet and damp tolerant meadow mix. Seeding to the extent of the dry basin.

Project: Wappy Springs	Client: Frank Marshall Estates	04 12/09/23	Amendments in line with client comments.	JM	LW	LW
Title: Outline Landscape Plan & Specification	Drawn: JM	Chk'd: LW	App'd: LW	03 22/04/21	Amendments in line with client comments.	SS SH SH
Drawing Number: PWP.538.001	Revision: 04	Drawing Scale: 1:500@A2	02 21/04/21	Amendments in line with client comments.	SS SH SH	SS SH SH
			01 21/04/21	Amendments in line with client comments.	SS SH SH	SS SH SH
			00 09/08/20	Issued for comment	SS SH SH	SS SH SH
			Rev	Date	Detail	Made Chk'd App'd

- Notes:**
- Not for construction all dimensions to be confirmed on site.
 - Based on Layout Drawing - 2002 Rev A Proposed Site Plan.
 - Refer to architects/engineers drawing for site levels, drainage, retaining walls, services and utilities.
 - Build ups/footings to engineers specification.
 - Location of services to be confirmed by contractor prior to installation of any planting.
 - All existing trees to be protected to BS 5837.



PWP Design Ltd
Unit 1, Whiteley Court
Pool Road
Otley
LS21 1FR

0113 4572508
info@pwpdesign.co.uk