

DETAILED LANDSCAPE SPECIFICATION

For:

**THE ORACLE SHOPPING
CENTRE LIMITED**

At:

THE ORACLE READING

For:

HOUSE OF FRASER SUBDIVISION

URB-OR A6 90 02-D00

13TH NOVEMBER 2019

UrbanEdge Architecture Limited
One Scotgate Mews
Scotgate
Stamford
Lincolnshire
PE9 2FX

URBANEDGE
architecture / landscape / masterplanning

Revision	Description	Date
----------	-------------	------

D00	Issued for Planning	01.11.2019

1.0 GENERAL

- 1.1 All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
- 1.2 All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.
- 1.3 Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.
- 1.4 The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

2.0 SETTING OUT

- 2.1 Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using radii scribed on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.
- 2.2 All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall recultivate them to the specified width at his own expense.

3.0 GROUND PREPARATION

- 3.1 Pre-planting herbicide application:
Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage

caused by spray drift, from incorrect usage or spillage shall be rectified at the contractor's own cost. Replant as necessary to ensure complete kill and rake off all dead material from site.

- 3.2 Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of 'Nutricote 180' slow release fertilizer, or similar, in accordance with the manufacturer's instruction. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered. Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m².
- 3.3 Determine before submitting a tender, the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces (90mm below where agrotexile set mulch is not specified), within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed, then the soil level shall be flush (maximum 10mm below - but never proud) of adjacent paved surfaces, to receive rain water run-off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.
- 3.4 Imported topsoil (where specified and sanctioned by the employer) for making up ground shall conform to BS 3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

4.0 PLANTING

- 4.1 All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting and standard trees, and also for maintenance requirements.
- 4.2 No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes, (3L pots are 19cm diameter and 15cm deep, 5L pots are 22.5cm diameter and 18cm deep). All shrubs (other than ground

cover), shall be 40-60mm height and spread, or otherwise specified for the pot size by the HTA National Plant Specification and be bushy, healthy, disease free stock, not pot bound, leggy or spindly. There should be a minimum of 5 breaks per shrub. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect, shall be lifted and replaced at the contractor's expense. All bulbs should be healthy, disease free stock. Bulbs to be planted as shown on plan, in random clumps of about 5 bulbs per metre square. When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit is loose.

- 4.3 All shrubs, herbaceous plants, bulbs, whips and transplants shall be watered in on planting with 20 litres per square metre to thoroughly soak all root areas, trees shall be watered in with 45 litres per tree position. Water twice a week for the first twelve weeks after planting and thereafter during the contract period at weekly intervals, apply sufficient water to field capacity. In the first two seasons after planting, in exceptionally dry periods, allow for watering every other day.

5.0 MULCH

- 5.1 Unless specified otherwise, supply and spread biodegradable sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting and peg down with suitable pegs at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed.
- 5.2 Following planting supply and spread evenly mulch to a depth of 50mm (75mm if no sheet mulch specified) over all planted areas. Finished mulch levels shall be no more than 15mm below pavement or grass levels to avoid any spillage onto pavements or lawns.
N.B. It is essential to supply a coarse grade with no fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

6.0 BS CODES

- 6.1 All workmanship and materials shall conform to the following standards and regulations:

- 6.1.1 BS 4428:1989 - General landscape operations (excluding hard surfaces).

- 6.1.2 Standards relating to trees:

- 5837:2012 - Trees in relation to design, demolition and construction - Recommendations.
- 3998:2010 - Tree works - Recommendations.
- Standard Conditions of Contract and Specifications of Tree Works 2008.

- 6.1.3 Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled 'National Plant Specification 2001'. Plants shall conform to:

- BS 3936-1: 1992 Nursery Stock – Specification for Trees and Shrubs
- BS 3936-2: 1990 Nursery Stock – Specification for roses + AMD 6628
- BS 3936-5: 1985 Nursery Stock – Specification for poplars and willows.
- BS 3936-9: 1998 Nursery Stock – Specification for bulbs, corms and tubers.
- BS 3936-10: 1990 Nursery Stock – Specification for ground cover shrubs.

- CPSE - Committee for Plant Establishment, Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to 6.6.
- BS 3969:1998+A1:2013 - Recommendations for turf for general purposes.

6.1.4 BS 8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations.

6.1.5 BS 3975-4:1966 - Glossary for Landscape Works – Plant Description.

6.1.6 Seeding- EEC Regulations 2011.

6.1.7 BS 3882:2015 - Specification for topsoil.

6.1.8 Pesticides:

- Control of Pesticides Regulations 1997.
- The Health and Safety at Work Act 1974.
- COSHH Regulation 2002.
- COSHH sheet Water Supply (Water Quality) Regulations 2018.
- Control of Pollution Act 1974.
- Hedgerow Act 1997.
- Wildlife and Countryside Act 1981.

7.0 TREE PROTECTION

7.1 Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or stress from changes of soil level. The landscape contractor is, however, responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall replace at once any tree damaged on site, supplying and planting a tree of the same species and size, at his own cost. Suitable protective measures shall be chestnut paling fixed firmly to a rigid timber or scaffolding frame positioned no closer to the trunk than the drip line of the tree's canopy.

8.0 GROUND WORK

8.1 Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die.

8.2 Top soil spread from on site should be to the following minimum depths:

- Shrub beds - 600mm,
- Tree Pits – 1000mm.

Allow for excavation of 665mm of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch, (90mm below where sheet mulch is not to be used). Tree pits will be dug by the landscape contractor.

Settlement shall be no greater than the tolerances given or problems will be encountered with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered.

For raised planters with retaining walls excavate to a depth of (varies where the height of planter changes) e.g. 350mm for 300mm upstand planter. Back fill to a total depth of 600mm (minimum 500mm where constraints appear) of imported topsoil.

- 8.3 Existing topsoil and imported soil shall conform to BS 38821: 2007, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots debris, oil, cement and builders' rubble. Soil shall have a clay content of less than 20%.