

Landscape Specification Notes

Project:	Land rear of 5 Woods Road, Caversham, RG4 6NA
Client:	Bockmer Developments Ltd.
Job No:	20.65
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Revision:	Summary of Changes:	Date:
A	Amended to reflect consultation comments.	04.09.24
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GENERAL MATTERS:

All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management. The quality of all landscape work to comply with the following:

B.S. 3936: 1992 (Part 1) 'Nursery Stock'

B.S. 4428: 1989 'Code of practice for general landscape operations'

B.S. 8545: 2014 'Trees: from nursery to independence in the landscape'

B.S. 5837: 2012 'Trees in relation to design, demolition and construction'

Soft landscaping works shall be carried out in the nearest planting season (1st October to 31st March) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner.

Specification to be read in conjunction with Landscaping Drawing 20.65-120.

SOILS:

- No topsoil should be removed from site until the contractor has demonstrated that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
- Any imported topsoil is to be to B.S. 3882: 2015, well drained and generally free from stones over 50mm diameter.

NEW WORKS:

- Prior to any planting, all respective planting areas to be carefully cleared of all grass and weed growth by hand. All debris and stones, concrete etc., exceeding 50mm in diameter to be removed. Soil to be dug and thoroughly loosened, to the minimum required planting depth as detailed below. Areas where there had been hardcore or unsuitable materials for plant growth should be excavated and backfilled with topsoil to the appropriate planting depth.
- New planting areas beneath the canopies of existing trees need to be prepared by hand, taking care to avoid any damage to tree roots.
- All plants to be planted in pits adequately sized to accommodate their root systems, without any disturbance. Topsoil depths to be 100mm in grassed areas, 400mm in planted areas and 600mm in tree pits (900mm for large trees).
- Service corridors adjacent to hedge/tree planting to be lined with suitable geo-textile approved by respective utilities authority.
- Grass areas to be generally planted with Germinal Emerald MultiScape or similar quality lawn seed. Germinal Shade Area seed mix to be used where necessary. Emorsgate Seeds EM6 Meadow Mixture for chalk and limestone soils special purpose meadow mix to be used where indicated.
- Where grass seeding is impractical provide 50mm depth bark mulch, or 25mm pea shingle/gravel in narrow utility areas.
- All plant material (shrubs/trees) shall be of a quality compatible with B.S. 3936: 1992 'Nursery Stock'.
- All plant material to be container grown.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50mm depth after planting.

SHRUB PLANTING:

- Excavate a planting hole 150mm wider than the root spread and to a depth suitable for the specified plant.
- Plants to be positioned upright. Carefully return excavated topsoil, packing around evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
- Apply medium grade bark mulch to a min. depth of 50mm to the planted areas (or seasoned chipped wood).

TREE PLANTING:

- Excavate pit of 800mm diameter by 600mm deep, or 150mm wider than root spread, with the base lightly broken up and free draining, remove all excavated material.
- Tree pit to be filled with subsoil to 400mm below surface and topsoil used only for the top 400mm to avoid anaerobic growing conditions.
- Plant tree at same depth from which it was lifted at the nursery.
- Any imported topsoil to be to B.S. 3882: 2015 in layers not exceeding 100mm and lightly consolidate.
- Install root barriers as required adjacent to hard surfaced areas to prevent the new tree roots from damaging the hard surfaces.
- Ordinary nursery stock trees to be supported by No. 1, 50mm round stake, 1300mm long, driven in to a depth of 800mm, stakes should extend no higher than 400-500mm above ground level. Fix tree using one Toms cushioned tree tie no more than 25mm from top of stake fixed (using single nail).
- Tree to have 1500mm diameter base area kept clear of all grass growth, weeds, or scrub vegetation. Area to be covered with 50mm medium grade bark mulch.

IRRIGATION:

- Generally during the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
- In periods of drought second class water supplies should be obtained.
- Plants should receive regular watering not just during period of dry weather.
- Trees to be watered once a week for the first 3 growing seasons (approximately April and October) regardless of the weather conditions. The rate of application shall be 20 litres for 10-12cm girth trees and 25 litres for 12-14 cm girth trees.

MAINTENANCE:

- For a period of 5 years, any shrubs/trees that are removed seriously damaged or diseased, shall be replaced with the same or approved alternative.

All planting beds to be maintained weed free, healthy and tidy for a period of 5 years undertaking the following maintenance works.

- Keep all mulched areas free of weeds.
- Top up mulch to 50mm depth as necessary to maintain cover.
- Treat against pests as and when necessary.
- All beds to incorporate appropriate slow release, non-bulky organic fertiliser to aid plant establishment.

- Adjust ties on the trees as necessary (max every 12 months) and remove the stakes and ties 2-3 years after planting.
- Responsibility of landscape management passes fully to the residents from occupation.

Hedge maintenance:

- Hedge pruning to be carried out outside of the bird nesting season (March to August).

5 year maintenance schedule for soft landscaping establishment;

Month/Time	Task	Completed
Year 1		
All Year Round	Hand weed. Check stakes and guards on a regular basis. Check for damage and replace any shrub, hedge plant or tree failures. Water as necessary.	
April to October	Regular watering of lawn/meadow grass, shrubs, hedges and trees.	
Six-week Intervals	Regular mowing of lawn/meadow grass and remove arisings. Hand pull any vigorous weed species.	
Year 2		
November to March	Check for damage and replace any shrub, hedge plant or tree failures.	
April to October	Regular watering of lawn/meadow grass, shrubs, hedges and trees. Hand weed. Check stakes and guards on a regular basis.	
September to February	Lightly trim top growth of shrubs and hedges to encourage low growth.	
April to July	Lawn/meadow grass, hand pull any vigorous weed species. Sow fresh seeds in any bare patches.	
March to April	Mow meadow grass.	

Year 3		
November to March	Check for damage and replace any shrub or tree failures.	
April to October	Regular watering of lawn/meadow grass, shrubs, hedges and trees. Hand weed. Adjust or remove stakes and guards on vigorous plants.	
March to April	Mow meadow grass.	
September to February	Lightly trim hedges around the edge as necessary to maintain form.	
Year 4		
November to March	Check for damage and replace any shrub or tree failures.	
April to October	Hand weed. Adjust or remove stakes and guards on vigorous plants.	
March to April	Mow meadow grass.	
September to February	Lightly trim hedges around the edge as necessary to maintain form.	
Year 5		
November to March	Check for damage and replace any shrub or tree failures.	
April to October	Hand weed. Adjust or remove stakes and guards on vigorous plants.	
March to April	Mow meadow grass.	
September to February	Lightly trim hedges around the edge as necessary to maintain form.	