



KEY

- PROPOSED TREE PLANTING
- HEDGE PLANTING
- NATIVE HEDGE PLANTING
- ORNAMENTAL/ HERBACEOUS SHRUB PLANTING
- SPECIMEN SHRUB PLANTING
- TURF (CLOSE MOWN)

ONE SPARROW TERRACE AND ONE BAT BOX SHALL BE INSTALLED. THE BOXES SHOULD BE AT LEAST 4 METRES FROM GROUND LEVEL ON BUILDINGS OR EXISTING TREES. BIRD BOXES SHOULD IDEALLY BE SITED NORTH TO EAST, TO AVOID EXPOSURE TO DIRECT SUNLIGHT. BAT BOXES SHALL BE SITED AWAY FROM ARTIFICIAL LIGHT.

EXAMPLE PLANTING SCHEDULE

Abbreviation	Species	Height	Ornith	Specification	Pot Size
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x18	
MS	Malus sylvestris	350-425cm	12-14cm	Heavy Standard: 3x18	

Abbreviation	Species	Specification	Height	Pot Size	Density
CAR	Carpinus betulus	Double staggered row	60-80cm	B	6/m

Abbreviation	Species	Specification	Height	Pot Size	Percentage Contribution
CORAV	Corylus avellana	Transplant	60-80cm	B	20%
CM	Crataegus monogyna	Transplant	60-80cm	B	20%
ILEA	Ilex aquifolium	C	60-80cm	3L	10%
PRUSP	Prunus spinosa	Transplant	60-80cm	B	20%
ROSAR	Rosa arvensis	Transplant	60-80cm	B	10%
ROSCA	Rosa canina	Transplant	60-80cm	B	10%
VIBOP	Viburnum opulus	Transplant	60-80cm	B	10%

PLANTING TO BE AS INSTRUCTED BY THE CLIENT

GRASS SEED - To be sown at a rate of 50g/M². A22 Hard Wearing, Low Maintenance, Available from Germinal GB Ltd. Tel: 01522 868714 (or similar approved)

GROUND PREPARATION - GENERAL

Preparing for topsoil
Grading and cultivation shall be in accordance with BS 4281 1999 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or tread equipment with adequate passes made to thoroughly break up the surface to a depth of 500mm. Absence of all large stones, bricks, concrete waste, tree roots (including long tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or hand on small areas. Grading shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or hand on small areas. Grading shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or hand on small areas.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be applied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspectors may be made before delivery commences. Topsoil shall conform to BS 3883: 2013. Background conditions and classification for topsoil, clause 4.1a. This soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, rocks, subsoil and foreign matter and shall be capable of being broken down to a fine BS 3883.

Temporary topsoil heaps
The spreading of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, bromus, dandelion, etc. is avoided. Unless otherwise agreed by the Landscape Architect, temporary topsoil heaps shall be on protected ground. Such protection shall take the form of trench, sheet piling, etc. and shall be approved by the Landscape Architect. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the same treatment shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permitted.

Spreading topsoil
Prior to topsoil replacement the formation level shall be checked for all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be spread shall be broken up by topsoil 100mm thick and areas to be planted shall be covered by topsoil 200mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 20mm above adjacent water level. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

Planting

Cultivation
Planting areas shall be cultivated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and cultivated. Pick of stones, bricks, litter and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improver
Where selected composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotavating, into the top 150mm. Fertilisers, organic or inorganic, shall be mixed into the top 20mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3091: 1992 Specification for trees and shrubs and BS 3883-4: 2007 Specification for trees and BS 6824: 2014 Trees from Nursery to Independence in the Landscape. Any material which is in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or in any other way will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at the own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, and if certain, the plants may be planted outside the specified season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of white, transparent and stable
The nature of the soil to be planted shall be checked and the contractor shall allow for planting to be properly carried out in all cases as detailed in BS 4281: 1999 Section 4.1b. The contractor shall ensure that the plants are protected from frost, herbivores and birds. All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into mechanical holes or vertical. Plants shall be upright and standing with any roots around the plant. All back and root wrappings shall be carefully removed prior to planting. All pots and wrappings around plants immediately be packed up and stored ready for removal to tip. Plants shall be planted in the specified centres. On steep slopes this shall be in the horizontal plane.

Tree planting within soft landscape areas
Trees shall conform to BS 3836: 1992 and be planted in tree pits of the following sizes unless detailed otherwise:
Fastest trees 1000 x 1000 x 400
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra heavy standards - 1200 x 1200 x 600
Excavated subsoil or stone shall be carried off site to tip. The bottom 200mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil or imported to comply with BS 3883: 2013. The top 200mm of the pit shall be backfilled with imported topsoil as specified unless detailed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its use on site, and the details of the product shall be supplied. Compost planting compost shall be approved. Where detailed compost shall be added to and mixed with topsoil backfill at the following ratios:
Fastest trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees
Stakes shall be pegged round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to planting the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless detailed otherwise:
Fastest trees - 750mm (one stake, one per each)
Selected standards - 1200mm (2 stakes, one per each)
Heavy standards/Extra heavy standards - 1200mm (2 stakes, one per each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties for bare-root trees, shall be approved rubber nail-on type with cushioned spacer such as Torns, or other equal approved. Nails shall be hot headed galvanised and shall hold the tree securely into the stake. The stake shall not be on the tree stem. Ties available from: Torns Limited, Wheeler Street, Haslemere, Surrey, GU27 9SA.
Fastener Type - 10 (one tie per stake)
Selected standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree bands in a figure of eight around the tree. Fixed to the stake with two stainless steel bolts.
Fasteners - one bolt
Selected standards - Type - two bolts
Heavy standards/Extra heavy standards - two bolts

Planting of trees
The tree shall be set upright and at the same depth as given in the nursery, the roots shall be spread out (bareroot) and the soil followed by compact topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and soil filling in layers (bareroot). The soil shall be set level and top tip, any subsoil, bricks or stones over 50mm arising, collected and carried off site.

Matching
A 75mm composite layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of bare-root trees within grass areas and in the form of a circle of 600mm diameter around the base of the tree. Whites and transparents shall be matched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular berm of mulch shall be required between the layer of bark and bareroots raised stone, secured with heavy pegs. The tree pit surface shall be as flat as possible.

Turfing

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm. All weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tip. Allow for soil cultivation where machine work is not possible.

Turf
Turf shall be well-graded, medium turf and shall comply to BS 3369: 1998 A1: 2013 and shall be laid in accordance with BS 4281: 1999 section 6. Turfing. The Contractor shall supply a sample of the turf to be proposed to use for approval of the Landscape Architect and shall ensure that all turfs are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to laying.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, performance should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even 8th and firmness. Turves from different sources shall be mixed and laid in layers on plants laid clearly side by side. Adequate steps shall be used to support operations and barrow, and provide access. The turves shall be laid in consecutive rows with broken joints (interior), closely butted and to the correct levels. The turf shall be laid off plants working over any previously deposited plants or accumulated debris. Turves shall be fully and evenly covered by soil to the specified depth. Any irregularities in finished levels arising in variation in turf thickness or surface shall be corrected by soil being added to the surface of the turf. Turves shall not be laid on a surface which is not level. The finished surface of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves shall be laid with joints or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprayers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES
The recommendations in BS 5837: 2012, Trees in Relation to Design, Demolition & Construction must be complied with at all times. No work to existing trees to be carried out by a qualified tree surgeon.
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No tree should be cut in close proximity to existing trees.
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MAINTENANCE
All maintenance to be carried out to handover to the adopting authority/householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during the time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All weeds to be kept weed free by hand weeding. Beds to be formed over as necessary to keep soil loose to approved centers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades well 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high mowed grass areas. Hand over. Weeding, watering, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy grass of grass shall continue until handover to the householder.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be approved by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to a depth of 100mm, and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and level to produce a 25mm deep. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding
Seeding shall be carried out during calm weather. All seeding to be at contractor's own risk and any areas where germination fails shall be remedied at the contractor's own expense. The operation should be carried out in equal seedings and traverse directions and the seed shall be rolled or harrowed. In sowing shall be at the rate of 50 grammes per sq.m. and overseeding shall be at a rate of 50 grammes per sq.m.

Seed Mix
The seed mix shall be A22 mix, obtainable from Germinal Seeds GB.
Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed. Seeding source, mixture, purity and germination percentage. Alternative culture of the above species may only be used if approved by the landscape architect.

Protection of Newly Seeded Areas
All necessary precautions shall be taken to ensure that potential soil erosion does not occur on the grass areas during cultivation, seeding or until grass is established. Where erosion does occur, the contractor shall erect an approved temporary fence so as to prevent the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut
When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cutting shall be carried off and taken off site.

Second Cut
When the grass is 60mm high a second cut shall be carried out. No more than one third of the foliage must be removed.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a reel lawnmower, until the end of the maintenance period, or longer if directed. The grass shall be cut on a regular basis as directed.

Making Good
Any areas which suffer an shortage, spreading, or other damage or disease shall be made good and re-seeded all as above.

Damage to Existing Grass
The contractor shall be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials exceeding those areas which are specifically defined and measured in the contract.
Any areas, which in the opinion of the Landscape Architect, are considered during the course of these works, shall be reinstated with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

AMENDS TO LATEST LAYOUT
20 dimensions to be issued from this drawing
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Scale: 1:200
Date: JAN 22
Dwn: KR
Chk: NC

Rev: A
Dwg no: 6791.02

Project: MOOREND, CHATBURN, CLITHEROE
J H HOMES

Title: LANDSCAPE PROPOSAL - 9 PLOTS

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