

Zone 02
Skimmingdish Lane
Bicester

RFM-14-228-S01
Landscape Specification
for Planning

August 2017

re-form
landscape architecture

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Q

Paving/Planting/Fencing/Site furniture

Q28

Topsoil and soil ameliorants

Q28 Topsoil and soil ameliorants

To be read with Preliminaries/ General conditions.

SYSTEM OUTLINE

155A MULCHING AND TOP DRESSING SYSTEM To all hedge planting and amenity shrub planting areas

- Product: Greenfix Mulch Mat - Type 10 Mulch Mat, or similar approved
- Supplier: Greentech or similar approved

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PRODUCTS

300 PREPARATION MATERIALS GENERALLY

- Purity: Free of pests and disease.
- Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
- Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
- Objectionable odour: None.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

315A IMPORTED TOPSOIL TO All planting areas as per drawing RF14-228-L21 & RF14-228-L22

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard: To BS 3882.
- Classification: Multipurpose.
 - Soil textural class to BS 3882, Figure 1: Loamy sand.
- Source: Contractor's choice.
 - Product reference: Contractor's choice.

EXECUTION

620 IMPORTING TOPSOIL

- Give notice: Before stripping topsoil for transfer to site.
 - Notice period: 2 days.

650 NOTICE

- Give notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
- Period of notice: 2 working days.

655 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

690 TOPSOIL STORAGE HEAPS

- Location: Contractor's choice.
- Height (maximum): 2.0 m.
- Width (maximum): 4.0 m.
 - Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
- Protection:
 - Do not place any other material on top of storage heaps.
 - Do not allow construction plant to pass over storage heaps.
 - Prevent compaction and contamination, by fencing and covering as appropriate.

700 GRADING OF TOPSOIL

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
- Give notice: If required levels cannot be achieved by movement of existing soil.

705 HANDLING TOPSOIL

- Standard: In accordance with BS 3882.
- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2.

- 710 SPREADING TOPSOIL ON
- ORNAMENTALSHRUB PLANTING BEDS;
 - AMENITY PLANTING AREAS; and
 - WOODLAND PLANTING AREAS
 - Standard: In accordance with BS 3882.
 - Temporary roads/ surfacing: Remove before spreading topsoil.
 - Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.
 - Depth after firming and settlement: 400 mm.
 - Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.
- 715 LOOSE TIPPING OF TOPSOIL
- Standard: In accordance with BS 3882.
 - General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.
- 720 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT
- In relation to adjoining paving, kerbs or hard surfaces: 50 mm below .
 - In relation to dpc of adjoining buildings: Not less than 150 mm below.
 - In relation to adjacent grass areas: 50 mm below.
 - Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
 - Sportsfields: To even levels and within the following permitted deviations:
 - From levels or gradients shown on drawings: ± 75 mm.
 - From line between boning rods 30 m apart: ± 25 mm.
 - Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
 - Adjoining soil areas: Marry in.
 - Thickness of turf or mulch: Included.

Q30
Seeding/turfing

Q30 Seeding/turfing

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/REQUIREMENTS

115 SEEDED AND TURFED AREAS

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

146 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As specified in the Landscape Maintenance schedule.

150 WATER RESTRICTIONS

- Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

PREPARATION

210 HERBICIDE For all planting areas

- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration: 3 weeks.

SEEDING

310A GRASS SEED FOR GRASS AREAS AS PER DRAWINGS RF14-228-L21 & RF14-228-L22

Product: A4 Grass seed mix

Supplier: Gemrinal Seeds

- Mixture:
 - CORAIL Strong Creeping Red Fescue 40%
 - JOANNA Chewings Fescue 40%
 - MENTOR Hard Fescue 15%
 - HIGHLAND Bent Grass 5%.
- Application rate: 35 g/m².

312A WILDFLOWER SEED MIXTURE FOR SWALE AREAS AS PER DRAWINGS RF14-228-L21 & RF14-228-L22

- Supplier: Emorsgate.
 - Mixture reference: EG8, Meadow grass mixture for wetlands.
- Application rate: 5 g/m².

320 QUALITY OF SEED FOR ALL GRASSED AREAS

- Freshness: Produced for the current growing season.
- Certification: Blue label certified varieties.
 - Standard: EC purity and germination regulations and Department for Environment, Food and Rural Affairs Higher Voluntary Standard.
 - Official Seed Testing Station certificate of germination, purity and composition: Submit when requested.
- Samples of mixtures: Submit when requested.

330 SOWING

- General: Establish good seed contact with the root zone.
- Method: To suit soil type, proposed usage, location and weather conditions during and after sowing.
 - Distribution: 2 equal sowings at right angles to each other.

335 GRASS SOWING SEASON

- Grass seed generally: April to June or August to October.

336 WILDFLOWER SOWING SEASON

- Wildflower seed generally: March to May or August to October.

PROTECTING/CUTTING

510 PROTECTIVE FENCING

- Fencing type: Chestnut pale fencing to BS 1722-4.
 - Height: 1.2 m.
- Erection: On completion of seeding/ turfing.
- Removal: After grass is well established. Fencing will remain the property of the Contractor.

550 AREAS NOT TO BE CUT

- Do not cut:
Meadow grass containing wildflowers. All grass areas are to be left long and are not to be cut between spring and autumn.

590 CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

Q31
External planting

Q31 External planting

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/ REQUIREMENTS

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.
 - Strong winds: Do not plant.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic plants: May/ June or September/ October.

130 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

200 PLANTS/ TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
 - Standard: The National Plant Specification.
- Species: True to name.
- Origin/ Provenance: Grown in the United Kingdom for at least one growing season, unless otherwise approved.
Definition: Origin and Provenance have the meaning given in the National Plant Specification.

- 235 CONTAINER GROWN PLANTS/ TREES
- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
 - Plants: Centred in containers, firmed and well watered.
 - Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
 - Hardiness: Grown in the open for at least two months before being supplied.
 - Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
- 245 LABELLING AND INFORMATION
- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.
 - Additional information: Submit on request:
 - Country of origin;
 - Date supplied and consignment details or reference;
 - Impact of pest/ disease; and
 - Name or designation of rootstock of budded or grafted plants.
- 246 LABELLING AND INFORMATION
- Standard: To BS 3936.
- 260 PLANT/ TREE SUBSTITUTION
- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants/ trees.
 - Approval: Obtain before making any substitution.
- 280 TREATMENT OF TREE WOUNDS
- Cutting: Keep wounds as small as possible.
 - Cut cleanly back to sound wood using sharp, clean tools.
 - Leave branch collars. Do not cut flush with stem or trunk.
 - Set cuts so that water will not collect on cut area.
 - Fungicide/ Sealant: Do not apply unless instructed.
- 285 PROTECTION OF EXISTING GRASS
- General: Protect areas affected by planting operations using boards/ tarpaulins.
 - Excavated or imported material: Do not place directly on grass.
 - Duration: Minimum period.
- 290 SURPLUS MATERIAL
- Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

300 HERBICIDE TO CLEAR OVERGROWN BEDS

- Locations: All planting areas.
- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration (minimum): Two weeks.

385A MULCH MATTING/ GEOTEXTILE FABRIC As per clause Q28.155A

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

401A REGULAR PLANT LAYOUT To amenity shrub planting areas

- Density: 6/m².

405 SHRUB PLANTING PITS

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system.
- Pit bottom improvement Not required.

471 NATURALIZED HEDGES

- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

486A SHRUB & WHIP PROTECTION

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- General: Ensure that protection methods do not impede natural movement of shrubs or restrict growth. Protection to be specified by contractor to protect plants and trees against damage by rabbits

PLANTING TREES

505 TREE PITS

- Sizes: 75 mm deeper than root system and wide enough to accommodate roots when fully spread.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
- Pit bottoms: Excavate with slightly raised centre: Break up base to a depth of 200 mm.
 - Treatment: Not required.
- Pit sides: Scarify.
- Backfilling material: Topsoil, as section Q28.315A.

530 ABOVE GROUND GUYING FOR

- EXTRA HEAVY STANDARD TREES;
- HEAVY STANDARD TREES; and
- STANDARD TREES
- SEMI MATURE TREES.
- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Guy lines: Stainless steel with rubber collars.
- Anchoring system: Contractor's choice.
- Installation: Ensure tree is positioned correctly and vertically and that no rubbing occurs with guy lines prior to tightening guy line tensioners.

535 TREE STAKES

- Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
 - Preservative treatment: Contractor's choice.
- Stake size (minimum): 75 mm diameter.
- Stake length (minimum): 2100 mm.

550 DOUBLE STAKING FOR

- ALL TREES;
- EXTRA HEAVY STANDARD TREES;
- HEAVY STANDARD TREES; and
- STANDARD TREES
- Staking:
 - Position: Either side of tree position and perpendicular to wind direction.
 - Driving: Vertically at least 300 mm into bottom of pit before planting.
 - Backfilling: Consolidate material around stake.
 - Firming: Sufficiently firm to prevent movement of the rootball/ rootstock.
- Height of stakes: Cut off just below lowest branch of tree.
- Horizontal bracing: Contractor's choice.
 - Fixing: Contractor's choice.
- Ties: Adjustable.
- Tying: Contractor's choice.
- Nails for fixing ties, belts and webbing: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Nails for fixing cross bars: To BS 1202-1, galvanized round wire, minimum 75 mm long and 3.75 mm gauge.

570 TREE SPATS/ MULCH MATS

- Manufacturer: Greentech or similar approved.
 - Product reference: Ecot mat or similar approved.
 - Material: Biodegradable flax.
 - Size: 1000 x 1000 mm.
- Recycled content: Contractor's choice.
- Watering: Water soil thoroughly before laying.
- Laying: In close contact with the soil surface.
 - Fitting: Neatly and closely around tree stem, where necessary cutting a slit or flap.
 - Fixing: Galvanized steel pins, where necessary.
 - Overlay: Not required.

WOODLAND/ MATRIX/ BUFFER ZONE PLANTING

600 WOODLAND WORK GENERALLY

- Services: Check for below and above ground services, including land drainage, in the vicinity. Give notice if they may be affected and obtain instructions before proceeding.
- Safety: Comply with Arboriculture and Forestry Advisory Group Safety leaflets.

635 NOTCH PLANTING IN UNCULTIVATED GROUND

- Notching: Make a vertical 'I', 'L', 'T' or 'H' notch.
 - Depth: To accommodate full depth of roots.
- Planting: Plant tree, close notch with root collar at ground level and firm the soil.