

## PECIFICATION

Applies to all Plot landscape operations.

### GENERAL

#### 1.1 Preliminaries

ee and hedgerow protection, subsoil cultivation, topsoiling and levelling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise.  
ees in hard surfaces will require engineered tree pits which will require construction when surfaces and service routes are being installed. Reference should be made to the appropriate tree pit detail owing provided by the engineers.  
here tree pits are within 5m of roads and services, and within 3m of other paved surfaces a linear root barrier is to be installed in accordance with the manufacturer's instructions. The barrier should be near as possible to the surface or service route to be protected to provide as much rooting area for the tree as possible.

#### 1.2 Soft landscaping considerations

I soft landscaping should be carried out by specialist landscape sub-contractor who is a member of the British Association of Landscape Industries (BALI).  
I plants shall conform to the specification details shown on this drawing, be in accordance with the National Plant Specification and to the relevant section of BS 3936, and trees to the most current BS 4428.  
I applying nurseries shall be registered under the HTA Nursery Certification Scheme.  
I plants shall be packed, transported and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of as to the most current BS 8545. All planting, seeding and turfing operations are to be in accordance with latest BS4428 Code of practice for general landscape operations.  
It is recognised that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised due to these seasonal availability, however any substitutions should be a suitable alternative of comparable size to meet the schedule requirements and should be approved by the Bloor Homes Landscape Design Team, and any plant material not approved will be rejected or replaced at the landscape Contractor's own expense.  
nting shall not be carried out when the ground is waterlogged, frost-bound or during periods of cold drying winds.

**RETENTION OF EXISTING TREES AND HEDGEROWS**  
eautions must be taken to ensure that trees and hedges shown for retention remain undisturbed with roots and branches protected with robust barriers in accordance with the most current BS 5837.  
y tree surgery work should be in accordance with the most current  
3998 'Recommendation for Tree Work' and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate.  
ference must be made to Tree Protection Drawings.

#### PRE-PLANTING AND PRE-TURFING GROUND PREPARATION

##### 3.1 Subsoil Cultivation

or to any topsoiling all subsoil should be thoroughly 'ripped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth shown below.

##### 3.2 Imported and Stored Topsoil

topsoil and all topsoiling and storage operations are to be carried out in accordance with the current BS 3882. Topsoil spreading should be carried out to the depths shown below and all topsoiled areas could be cleared of all extraneous matter such as perennial weeds, plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site.  
ished firmed soil levels for seeded areas are to be at least 10mm above adjacent paving / paths.

Minimum depths of topsoil after firming and of subsoil cultivation to be achieved:		
pe of Soft Landscaping	Topsoil Depth	Depth of subsoil to be broken up
anted areas*	300mm	150mm
ass Areas	150mm	150mm

Remove extraneous matter within cultivated subsoil above 75mm in any dimension.

##### 3.3 Levelling/Grading

ished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 50mm depth bark mulch is specified with bio-degradable membrane the soil should be added down to adjacent roads or grass surfaces to 65mm below the depth of bark mulch with 15mm clearance. Where 40mm depth stone mulch is specified with 10-textile membrane grade to 55mm below paving or grass within 500mm. For turfed areas final soil levels should be flush with the adjacent paving ready to receive the turf and for seeded areas at at 10mm above. The landscape contractor should allow for any necessary adjustments in levels prior to planting and turfing works.

##### 3.4 Weed Treatment

ly where necessary, because significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. Herbicide should be used strictly in accordance with Control of Pesticide Regulations 1986 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association.  
move small amounts of weed growth within shrub beds by hand at time of planting.

### PLANTING

#### 4.1 Ground Preparation

general purpose organic slow release fertilizer at the rate of 100g/m<sup>2</sup> is to be incorporated into the top 150mm of topsoil during final cultivations.  
ee pits are to be excavated to a minimum of 1m X 1m X 600mm with the sides well scarified to prevent smearing, the base of tree pits are to remain undisturbed and should only be broken up if there is drainage problem and/or soil pan. If conditions make drainage necessary this should be provided away from the tree, with the base of the pit sloped to direct water into a drainage pipe.  
here planting beds are to receive mulch over weed suppressant membrane this should be fixed in place prior to setting out plants. See mulch specification below.

#### 4.2 Setting out

nts and hedges are to be set out as shown on the drawing at the specified densities and centres. Ornamental hedges are to be planted in a single row unless otherwise stated.  
ees are to be planted in the positions shown on the drawing ensuring that they are at the correct distances from adjacent buildings and 1.5m from drainage runs. It is the contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation to avoid damage to any underground services or cables.

#### 4.3 Planting

nting shall not be carried out when the ground is waterlogged, frost-bound or during periods of cold drying winds.  
re rooted and root balled stock to be planted between mid-November and end-February.  
nts are to be pit planted into the prepared soil cutting a cross in the weed suppressant membrane, incorporating Peat Free Tree and Shrub Compost in quantities shown below and firmed in. Planting : sizes should be relative to the container size or root ball of the plant and shall be sufficiently large enough to accommodate the plants without root damage and to allow for backfill of topsoil and jnting compost. Backfill of tree pits: 150mm layer of topsoil followed by 150mm layer of topsoil with compost etc. as shown below.  
ot flare of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or by mulch.

quantities of Peat Free Tree and Shrub Planting Compost:

3L Shrubs and Herbaceous	3 Litres
10L Shrubs	5 Litres
4L Specimens	10 Litres
ees	20 Litres plus 100g/m <sup>2</sup> organic slow release fertiliser and 150ml mycorrhizal dressing such as 'Rootgrow'

sure trees in hard surfaces and in restricted areas are planted in accordance with the appropriate tree planting detail with sufficient volumes of tree soil.

#### 4.4 Tree Support

I trees shall be double staked with 100mm diameter stakes and a half-round timber cross-brace fitted to the windward side of the tree within 25mm of the top of the stakes ensuring that the tree is critical and straight. Stakes are to be securely driven into the ground prior to planting to a height above ground level that is sufficiently low enough to allow free movement of the crown. Secure tree to oss-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake). Each tree should be fitted with a tree irrigation/aeration system unit fitted to fully surround e root ball in accordance with the details. Refer to specific tree planting details.  
ear root barriers where required should be installed as near to the surface or service route to be protected as possible to provide as much rooting area for the trees as possible. Ensure that there are sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface on the tree side with no growing medium over the top of the barrier. re-lapping ends should be joined by taping both sides with jointing tape.

#### 4.5 Climber Support

ecimen twining climber supports are to consist of 3 no. galvanised wires fixed to, and tensioned by, stainless steel vine eyes screwed to the wall or fence in a fan shape. The base vine eye is to be 40mm from the ground and the top of the wires are to be just below top of the wall or fence. Supporting canes supplied with climbers are to be carefully removed and the climbers are to be fanned out of tied into the support wires with appropriate plant ties.  
ecimen self-clinging climbers are to be trained to 1no. vertical, galvanised wire tensioned between 2no. stainless steel vine eyes screwed to the wall or fence, 1no. 250mm from the ground and 1no. 40mm from the top.

I trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch.

#### 4.6 Mulch

sure the area to be mulched is entirely free from annual and perennial weeds and has been watered prior to applying an even spread of mulch to planting areas to control weeds and retain moisture.  
less instructed otherwise apply good quality bark mulch to a depth of 50 mm over Hy-Tex Ecotex Bio Mulch Mat or equivalent to planting beds, ornamental hedging and tree stations using overlapping eets as required and peg down using Hy-Tex Bio Pegs at a minimum of 500mm centres (300mm at edges) where a 200mm flap should be buried.  
here stone mulch is requested by the regional office apply 40mm of stone over Plantex Geotextile membrane or equivalent pegging down with metal pegs.  
ished mulch levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages.

### GRASS

#### 5.1 Preparation

ie area to be turfed shall be cultivated to a minimum depth of 150mm removing all weeds, debris and stones over 25mm diameter and removing from site. The surface shall be raked to smooth flowing rtours with a fine tith, incorporating pre-seeding, pre-turfing fertiliser at 50 g/m<sup>2</sup>.

#### 5.2 Delivery and Storage

rf shall be supplied in accordance with the most current BS 3969  
rf shall be cultivated high grade turf. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turf rolls shall be regular in shape, 300mm wide and of uniform ickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.  
rf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Any turf deemed to be substandard shall be placed at the landscape sub-contractor's cost.

#### 5.3 Turf

rfing operations shall be in accordance with the most current BS 4428.  
rf should be laid when weather conditions are suitable and not during exceptionally frosty or dry weather conditions.  
rf is to be laid with staggered joints, well butted together, working from planks positioned on turves already laid.  
ie turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.  
here trees are planted in turfed areas a 750mm diameter circle around each tree is to be kept clear of turf.

#### 5.4 Seeding

I Grass seed shall be sown in March / April or September during calm weather conditions and not when the ground is frost bound or waterlogged. Bring topsoil to a fine tilth; remove stones over 25mm, ightly pre-seeding fertiliser at a rate of 50g/m<sup>2</sup> unless otherwise stated and work into top 50mm during final cultivation. Seed shall be sown in two equal sowings in traverse directions at 35g/m<sup>2</sup> total (less otherwise stated). After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

### MAINTENANCE

ie landscape contractor shall maintain all landscape areas for a period of 12 months following practical completion to ensure successful establishment. All stock deemed to be dead, dying or diseased thin the 12 months defects period shall be replaced by the contractor at own cost. Maintenance of plot landscaping will be handed over to the householders as and when each house is occupied.

#### 6.1 Weed Clearance

I planting areas are to be kept weed free by hand weeding unless otherwise specified.

#### 6.2 Litter Clearance

I areas are to be kept litter free.

#### 6.3 Watering

atering to planted areas is to be undertaken as necessary to ensure plants become established, watering to bring up to field capacity. Trees in particular should be watered regularly and in response to ather conditions. Each tree is to receive at least 30 gallons when watered.

#### 6.4 Checking Ties

I tree ties and stakes are to be checked, adjusted (if too loose, too tight or if chaffing is occurring) and replaced if damaged or missing. Any broken stakes are to be replaced.

#### 6.5 Formative Pruning

ry damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens. Shrubs grown r their coloured stems, such as Cornus, are to be cut back each spring to encourage new growth.  
I hedges are to be clipped to help form hedge to dimensions on drawing. Cut back off pavement & kept to a maximum height of 1.2m unless specified otherwise.

#### 6.6 Turfed and Seeded Areas

hen newly turfed & seeded areas reach 50mm they should be lightly rolled and cut to a height of 40mm. All arising's shall be removed. Any bare patches shall be made good at this time. Lawn areas could then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Watering, weeding and repair of all erosion and settlement with re-seeding or turfing shall be ertaken as required to establish a uniform and healthy stand of grass.

## PLANTING SCHEDULE

- All Plot areas

PROPOSED TREES				
Number	Abbreviation	Species	Girth	Height
10 No.	BETUTJ	Betula utilis jacquemontii	12-14cm	350-425cm
12 No.	PRUSNG	Prunus 'Snow Goose'	12-14cm	350-425cm
7 No.	SORAUFA	Sorbus aucuparia 'Fastigiata'	12-14cm	350-425cm
9 No.	MABASP	Malus baccata 'Street Parade'	14-16cm	400-450cm
8 No.	ACECAME	Acer campestre 'Eclairik'	14-16cm	400-450cm
5 No.	CARBETTF	Carpinus betulus 'Frans Fontaine'	14-16cm	400-450cm
2 No.	PRUSUAUR	Prunus x subhiirella 'Autumnalis Rosea'	14-16cm	400-450cm
Total :29 No.				

PROPOSED TREES -Extra Heavy Standard				
Number	Abbreviation	Species	Girth	Height
8 No.	ACECAME	Acer campestre 'Eclairik'	14-16cm	400-450cm
5 No.	CARBETTF	Carpinus betulus 'Frans Fontaine'	14-16cm	400-450cm
9 No.	MABASP	Malus baccata 'Street Parade'	14-16cm	400-450cm
2 No.	PRUSUAUR	Prunus x subhiirella 'Autumnalis Rosea'	14-16cm	400-450cm
Total :24 No.				

PROPOSED TREES - Heavy Standard				
Number	Abbreviation	Species	Girth	Height
10 No.	BETUTJ	Betula utilis jacquemontii	12-14cm	350-425cm
12 No.	PRUSNG	Prunus 'Snow Goose'	12-14cm	350-425cm
7 No.	SORAUFA	Sorbus aucuparia 'Fastigiata'	12-14cm	350-425cm
Total :29 No.				

SHRUBS - Specimen				
Number	Abbreviation	Species	Height	Diameter
10 No.	PHOYEW	Phormium 'Yellow Wave'	60-80cm	25L
4 No.	PHOFRRR	Photinia x fraseri 'Red Robin'	125-150cm	25L
Total :14 No.				

CLIMBERS - Specimen				
Number	Abbreviation	Species	Height	Pot Size
8 No.	HEDHESL	Hedera helix 'Glacier'	150cm	10L
11 No.	LONBRDRS	Lonicera x brownii 'Dropmore Scarlet'	100-150cm	10L
Total :19 No.				

ORNAMENTAL HEDGE				
Number	Abbreviation	Species	Height	Diameter
341 No.	ELAEBCGE	Elaeagnus x ebbingei 'Gilt Edge'	60-80cm	10L
375 No.	ELAEBCAS	Elaeagnus x 'Apple Blossom'	60-80cm	10L
194 No.	PHOFRRR	Photinia x fraseri 'Red Robin'	60-80cm	10L
Total :910 No.				

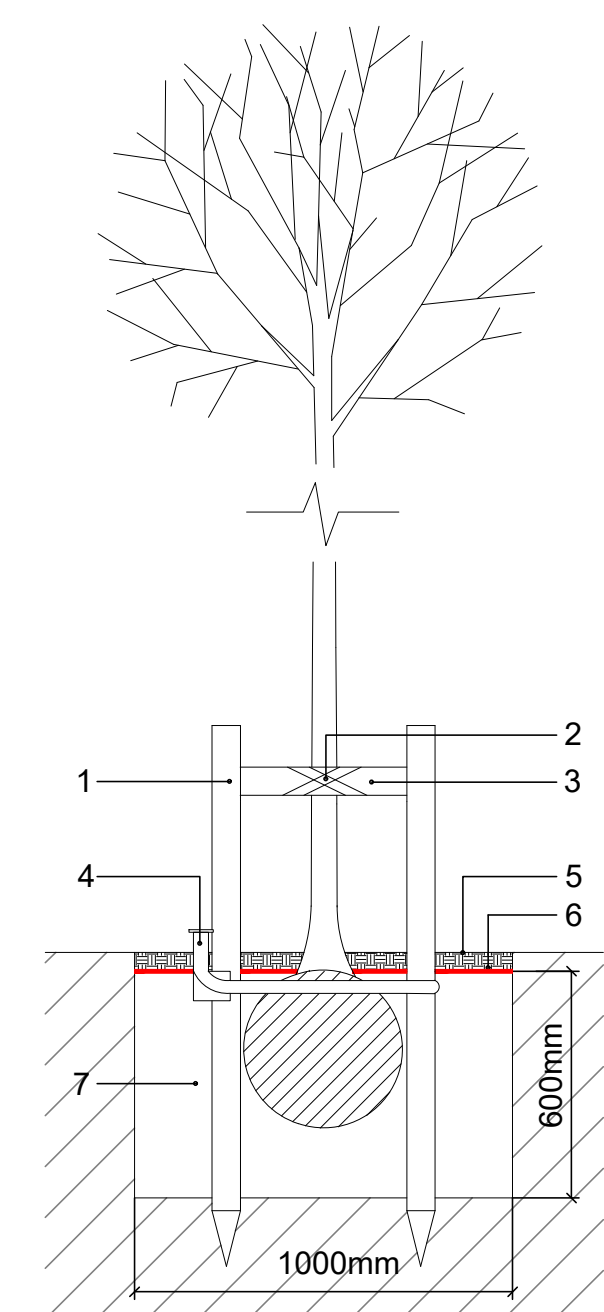
GROUND COVER SHRUBS AND PERENNIAL PLANTS - Shrubs				
Number	Abbreviation	Species	Height	Diameter
17 No.	AUCJACR	Aucuba japonica 'Crotanifolia'	60-80cm	10-15L
57 No.	BRASU	Brachyglottis 'Sunshine'	40-60cm	5-7.5L
69 No.	CHOAP	Choisya 'Aztec Pearl'	40-60cm	10L
38 No.	EUIPODEG	Eunonymus fortunei 'Emerald Gaiety'	25-30cm	5-7.5L
28 No.	EUIJOAOA	Eunonymus japonicus 'Ovatus Aureus'	60-80cm	10L
10 No.	GRILI	Griselinia littoralis	60-80cm	10L
43 No.	HEBGO	Hebe 'Great Orme'	40-60cm	10L
83 No.	HEBMW	Hebe 'Mrs Winder'	40-60cm	10L
29 No.	LAV(AN)HI	Lavandula angustifolia 'Hidcote'	38-40cm	7.5L
38 No.	LONNIBG	Lonicera nitida 'Baggesen's Gold'	40-60cm	10L
49 No.	PHOFRRR	Photinia x fraseri 'Red Robin'	60-80cm	10L
40 No.	PITTEIT	Pittosporum tenuifolium 'Tom Thumb'	30-40cm	10L
68 No.	ROSOF	Rosmarinus officinalis	40-60cm	5L
32 No.	SKUJAPU	Skimmia japonica 'Rubella'	40-60cm	10L
38 No.	VIBTI	Viburnum tinus	60-80cm	10L
Total :640 No.				

## PLANTING DETAILS

- Applies to all Plot landscape operations.

## PROPOSED TREE PLANTING DETAIL

- Plot Trees in Soft Landscaping

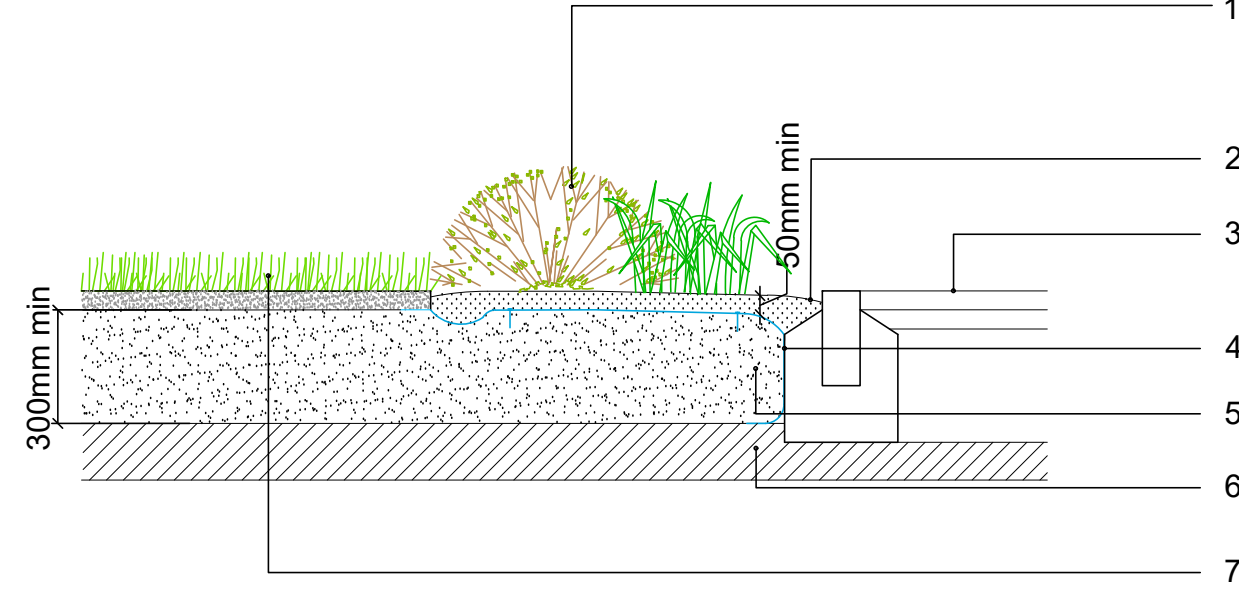


- 2x Timber tree stake - 1000 x 1.8m long (tanalised)
- Adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to brace)
- FSC Timber cross brace
- Irrigation System - nail to stake with 50mm galvanised nails. Ensure filler cap finishes slightly above mulch level
- Mulch layer - 50mm Ornamental Bark Nuggets 15-65mm
- Biodegradable Mulch Mat secured with pegs
- Topsoil, compost and fertiliser. Base of tree pit to remain undisturbed, sides scarified

NOTE: Where trees are within 5m of roads and services and within 3m of footpaths linear root barrier with root deflecting ribs, is to be installed in accordance with manufacturers instructions. Barrier is to be adjacent to the surface or service route to provide maximum rooting area.

## PROPOSED PLOT PLANTING DETAIL

- Shrubs/Herbaceous/Grasses



- PLANTING
- MULCH LAYER - Ornamental Bark Nuggets 15-65mm, 50mm min depth.  
- finished levels 15mm below adjacent surfaces.
- HARD SURFACE
- HY- TEX ECOTEX BIO MULCH MAT - pegged and edges buried.
- TOPSOIL - compost and fertiliser  
- graded down to below 65mm below the paving or grass
- SUBSOIL
- TURF

# HOUSE FARM

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPERATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

Revision	Date
Job:	Holmer House Farm, Hereford
Title:	Site Landscaping Specification
Scale:	1:200 @A0
Date:	June 2020
Drawn:	PmJ
Checked:	
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