

OUTLINE SPECIFICATION (FOR PLANNING)

Site Clearance
Planting areas shall be free from old foundations, concrete bases and other similar obstructions. Before topsoiling the formation is to be loosened to a depth of 150mm by harrowing or ripping to assist in natural draining of the land. All coarse rubble, and artifacts greater than 75mm in diameter exposed by ripping operations shall be removed to a licensed facility.

Subsoil
Subsoil grading of the site shall leave landscape areas with smooth flowing contours to achieve the specified finished levels when topsoiled. Prior to topsoiling, subsoil formation should be ripped and loosened to a minimum depth of 450mm. Imported subsoil shall be in accordance with BS3882 for amenity use.

Topsoiling
Topsoil to general planting and grass seeded areas to be to BS 3882:2015 - Multipurpose Grade.

Topsoil must be free from pernicious weeds and roots, clay lumps, non-soil materials, brick or other building materials, foreign matter and chemical contamination. Topsoil should be spread evenly over areas to be seeded and planted. Minimum topsoil depths after settlement shall be: Grass-150mm, Shrubs - 450mm and Trees - 750mm. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading the next. At the time of laying, both material and weather should be reasonably dry. Soil levels should be 30mm higher than adjacent kerbs and paving after settlement and married in with existing soil levels.

Weed Treatment
All areas to be planted are to be treated with Roundup a minimum of 10 days prior to planting. Planted areas are to be kept weed free with the use of herbicides. Following the use of herbicides remove dead vegetation.

Planting General
All plant material to be supplied in accordance with HTA National Plant Specification. All planting to be local provenance wherever possible and from local supplier.

General Planting Notes
All plants to be healthy, hardened-off and with good fibrous root systems and to comply with the requirements of BS3936 Specification for Nursery Stock. All planting to be undertaken in accordance with BS4428 Code of Practice for General Landscape Operations. All plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting and to be well watered in. No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during droughts, hot sunshine or persistent dry or cold winds. All plant material to receive enough water to ensure healthy establishment.

Times of year for planting/ seeding:
Deciduous trees and shrubs: Late November to late March.

Soil Conditioner/ Ameliorant
Soil analysis shall be completed by a reputable laboratory to determine any nutritional requirements, and any pH and organic matter adjustments necessary. Once determined, the soil shall be appropriately amended to a range suitable for the species to be established.
Locations: All new trees.
• Type: Compost that conforms to the Numerical Product Specification for Landscape Compost.
• Reference/Description/Grading: Compost shall be produced from biodegradable materials and shall fall within the recommended ranges for the horticultural parameters outlined in the specification table, as well as fall within the limits for contaminant parameters in PAS 100.
• Coverage: Plant beds - Uniformly apply a (25mm-50mm) layer over the area to be treated. trees - incorporate into backfill 1:3 mixture of compost and topsoil, grass seeding / turf cover the entire treatment area at an average depth of 25 to 50 mm, then incorporate it to a minimum depth of 150 mm using a rotovator or other appropriate equipment
• Timing: Apply prior to cultivation.

Compost: typical specification.
Horticultural Parameters Reported as (units of measure) Recommended Range
pH units (1:5 water extract) 7.0 – 8.7
Electrical Conductivity µS/cm or mS/m (1:5 water extract) 2000 µS/cm or 200 mS/m max
Moisture Content % m/m of fresh weight 35 – 55
Organic Matter Content % dry weight basis >25
Particle Sizing % m/m of air-dried sample passing 99% pass through 25mm screen the selected mesh aperture size 90% pass through 10mm screen
C:N Ratio 20:1 maximum
Contaminant Parameters Various Meet BSI PAS 100* Criteria

Cultivation
Cultivate the soil of all areas prior to planting. This should include loosening, aerating and breaking up soil into particles 2-8mm to depth of 150mm. Remove any undesirable material brought to surface to a depth of 100mm including visible weeds, roots and large stones or clay balls with any dimension exceeding 30mm. Final Cultivation prior to seeding topsoil shall be brought to a fine tilth by approved mechanical means or by hand raking, and if necessary regrading of the surface will be carried out to conform to the prescribed finished levels.

Tree Planting
Trees to be pit planted with root access to a minimum 7m³ area of topsoil. Minimum pit size to be 300mm greater than rootball in all directions. Excavate tree pits with slightly raised centre. Retain topsoil for reuse. Dig a hole which is substantially bigger than the volume of roots to be accommodated. Break up and loosen the base and sides of the pit. The trees will be planted to the same depth as they were in the nursery. Back fill the pit in stages, whilst firming up the soil around the roots until the original ground level is restored.
Tree pits to be filled with 1:3 mixture of compost and topsoil. Topsoil to contain peat free organic matter and Growtab fertiliser to be incorporated into each pit.

Tree Support
Extra heavy standard trees: short treble stakes and adjustable rubber ties. Stakes to be first grade pressure impregnated round timber with chamfered tops. Position stake close to tree and drive vertically at least 300mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level. Tying: secure tree firmly but not rigidly to stake with ties within 25mm of top of stake.

Tree Accessories
Rootbarrier: Trees adjacent to hard surfacing and/or services to have growing area defined by Greenleaf Reroot 1000 high density root barrier, or similar approved, in accordance with manufacturer's and Engineer's guidance.
Irrigation: Trees in soft landscape (EHS and Standard trees) - All trees to receive a Greenblue Rootrain Metro irrigation pipe, or similar and approved.

Mulch and Compost Materials
General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
Submit certification of source, analysis, suitability for purpose and absence of harmful substances.
Certified materials: Sanitized and stabilized compost and Spent mushroom compost. Mulch to be fine grade bark mulch.
Purity: Free of pests, disease, fungus and weeds. Preparation: Clear all weeds. Water soil thoroughly.
Mulch: ornamental fine grade mulch to all trees in grass, sustainable UK produced biomulch to base of hedgerow (Melcourt Ornamental Bark Mulch or similar).
Coverage: ornamental trees to 75 mm depth.
Trees in grass: 500mm radius from trunk.
Finished level of mulch: 30 mm below adjacent grassed or paved area.
As part of good horticultural practice, use peat-free composts, mulches and soil conditioners.

5 YEAR MAINTENANCE SCHEDULE (for Planning purposes only)

Replacements (general)
Any plants that fails to establish within a period of 5 years from the completion are to be replaced in the next planting season with others of similar size and species unless written consent is provided by the Local Authority to vary the approved details.

Component	Management Objectives	Code	Operation(s)	Time of Year	Frequency (per Year)	Year 1-5			
1. General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	A	Inspection	March-September	Annually.	x			
		B	Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds	Annually. In Year 5- Remove.	x			
		C	Watering - during establishment and to ensure continued thriving	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April-September	x			
		D	Reform new tree / shrub planting	February and after strong winds	Annually and as required following inspection.	x			
		E	Removal of debris and litter	Throughout	Each maintenance visit.	x			
		F	Plant replacements and reinstatement to Year 5 when instructed	November to March	Annually next following planting season.	x			
		G	Fertiliser	March	Annually.	x			
2. New tree planting	To ensure that trees establish and remain in a healthy condition.	H	Top up mulch to 60mm or 75mm depth (bark or gravel - refer to specification)	November	Annually.	x			
		A	Establishment maintenance (weed control, fertiliser, tree guy wires, re-forming, formative pruning)	As necessary following inspection	As required.	x			
		B	Maintain 1m diameter weed free area, adjust soil and maintain depth of mulch	As necessary following inspection	As required.	x			
		3. Existing Trees	To ensure continued healthy growth of trees and safety of the site	A	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition	Late spring/summer and following severe weather (heavy snow, strong wind)	Annually.	x	
				B	Tree management operations or removal as required (observing Tree Preservation Orders and Conservation Areas as well as wildlife legislation)	As necessary in winter or immediately following receipt of inspection report if urgent action is required	As required.		
				C	Pruning to encourage best display of given species, taking into account of natural habit and form:				
		4. Existing Shrubs and Groundcover on bund.	To ensure continued healthy growth of planting.	a)	Winter flowering	Prune Spring	Annually	x	
b)	Shrubs flowering between March and July			Prune immediately after flowering	Annually	x			
c)	Shrubs flowering between July and October			Prune back to old wood in winter	Annually	x			
B	Thinning			As necessary following inspection	Annually if required	x			
C	Weed Control			March- September	As required	x			
D	Soil aeration			April	When required	x			
E	Soil level readjustment/ edging			Spring	Annually	x			
5. Amenity Grassland	Good sward of even colour and smooth gradients. Height maximum 50mm.			A	Reinstatement of eroded / damaged areas:	May-September	As required	x	
				B	Cutting, remove arisings, trim edges and collect trimmings- remove	April-October	15 visits. Maintain 50-70mm height. Note: allow six weeks between end of flowering to cutting bulbs areas. Note: Ox-Eye Daisy drifts from end of May do not cut until end of August.	Approx. every 2 weeks in growing season	x
				C	Re-forming edges to paths	Autumn	Annually	x	
D	Fertiliser- Spring	April	Annually	x					
E	Fertiliser- Autumn	October	Annually	x					
F	Light scarification / raking	March	Annually (if required)	x					
G	Weed control	March - October	As required	x					

PLANT SCHEDULE

TREES

QTY	CODE	PLANT NAME	STOCK FORM	GIRTH/HEIGHT	SPECIFICATION
4No.	ACE QE xhs14	Acer campestre 'Queen Elizabeth'	RB STD	14-16cm	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks; 400-450cm ht

NOTES AND ABBREVIATIONS:

FORM = Shape of tree as supplied by the nursery.
RB = Rootballed (balled and wrapped).
Std = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.

New trees to be planted in the next available planting season (late November - late March). Trees to be planted at Extra Heavy Standard size at 4-4.5m high when planted. Tree species to be Acer campestre 'Queen Elizabeth' with mature height of 10-12m and mature spread of 8-8m.

Maximum storage height not to exceed limits agreed in key to ensure that visibility from properties is not compromised. Storage height to be agreed following expiry of FUL/2016/0369.

GENERAL NOTES

- Drawing for Planning purposes only
- Design based on measurements, observations and photographs gathered on site and aerial photograph.
- Setting out on site to be agreed with Landscape Architect
- Check all dimensions on site.
- Do not scale from this drawing
- Report any discrepancies and omissions to Ecus Ltd
- This drawing is Copyright
- All levels indicative only. Extrapolated from site levels. All require to be checked.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Ecus Ltd can accept no liability for its context or accuracy.

TREE NOTES:
Note that all tree locations are subject to coordination with services, to be undertaken by others.



VIEW 1 PHOTOMONTAGE AT YEAR 1 TREE PLANTING



VIEW 1 PHOTOMONTAGE WITH ESTIMATED GROWTH AT 5 YEARS AFTER PLANTING



VIEW 2 PHOTOMONTAGE AT YEAR 1 TREE PLANTING



VIEW 2 PHOTOMONTAGE WITH ESTIMATED GROWTH AT 5 YEARS AFTER PLANTING

A	23.06.16	KM	Ecus	Preliminary
Rev	Date	Initials	Checked	Revision
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Job EARLPLACE, COVENTRY				
Title Landscape Specification, Schedules and Photomontages				
Drawn by	Date	Scale	Drg. no.	
KM	June 2016	1:200 at A1	L8186/03	