

OUTLINE SOFT SPECIFICATION NOTES

Nursery Stock and Selection

All trees and planting are to be selected and tagged by the landscape architect prior to any stock being delivered to site. All planting should comply with the requirements specified in BS 3882:1989 'Nursery Stock' (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All delivered stock is to be inspected by the landscape architect prior to any planting being carried out. The landscape architect reserves the right to reject trees and nursery stock that do not meet specifications as set out in the requirements and guidelines in BS 3836:1992 or in accordance with the landscape architect's drawings. If a particular defect or substandard element can be corrected easily, appropriate remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of shrub roots in containers or rootball can be carried out on site if required.

Tree Handling

It is recommended that companies that do not have experience with handling large trees or the required equipment to do so seek advice from the landscape architect or tree supplier. Furthermore, specialist hauliers are to be used who will have the correct lifting equipment to deal with unloading large trees. The landscape contractor must follow the industry guidance method for handling trees. Below are recommended industry standards.

Dormant trees sizes of 12-16cmg

These can be lifted and unloaded using a root hook and net. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading maintaining the lifting weight on the root hooks.

Dormant trees sizes of 18-20cmg - 25-30cmg

These can be lifted and unloaded using a 3 tonne sling in combination with a chain and root hooks. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.

Tree Planting

The tree supplier is to be approved by landscape architect prior to any ordering of stock. All trees are to be planted in the first available planting season after construction as root balled stock unless otherwise specified and agreed with the client. All tree pits are to be excavated 24 hours prior to delivery to reduce the time the rootball is out of the ground. All tree pits are to be excavated under favourable weather conditions to avoid deterioration of the soil structure and gelling. All excavations are to be carried out using a toothed bucket ensuring tree pit walls are not glazed, the walls of the tree pit can never also be loosened with hand held tools. Tree pit dimensions are subject to soil conditions, soil report provided by agronomist and rootball size. Tree pits can be excavated too deep in an unrestricted space (open ground), however they can be too deep.

All trees are to be planted at the correct height which is the same depth as the tree was growing on the nursery. The root collar must remain visible. Tree pit sizes are to be agreed with landscape architect prior to excavations. All tree pits are to be inspected by the landscape architect prior to planting. All tree pits are to have suitable irrigation pipes and end caps and aeration tubes if required (aeration tubes tend to be required for trees planted in a hard landscape environment). They are only required for the first two years after they are superfluous. All irrigation pipes are to be placed as high as possible not at the base of the rootball. The tree would also benefit from an earth reservoir around the rootball on the surface to aid watering. The reservoir is best backfilled with bark mulch to avoid soil glazing on the surface.

Note: Trees may sink after planting due to soil settlement. With sandy soils generally there will be a settlement of 10% and clay soils 20%, this will need to be considered by the landscape contractor when planting and therefore the tree may need to be planted slightly higher to accommodate soil settlement.

Note: Never excavate deeper than the highest water table to ensure organic matter does not come in contact with groundwater resulting in anaerobic degradation within the soil.

All hessian and wire supports around the rootball are to remain in place when planting (in some case it may be required to loosen the hessian and wire). The hessian will quickly decompose. The wire will oxidize and also disappear in the soil eventually.

Trees planted within hard landscape areas are to have tree grilles and guards where specified. Subterranean cellular product is to be used to ensure the tree has a minimum of 6m³ growing area. Type and manufacture is to be agreed with the client and landscape architect prior to installation. The landscape architect is to inspect all tree pits prior to planting.

Trees are to be supported either by high anchoring, low anchoring or underground anchoring systems. The type of anchoring system is to be agreed with the landscape architect and detailed within the specification of works. For trees that are <10-12cmg use 1no untreated softwood stake at min 10cm diameter driven into the ground at least 1m depth (30cm of which must be in undisturbed ground), the stake is to be placed on the side of the prevailing wind. Trees >10-12cmg use 2no untreated softwood stakes at min 10cm diameter driven into the ground at least 1m depth with horizontal bracing bar. Trees >25-30cmg use 3no stakes in a triangle around the tree (1.4m above ground level) with horizontal bracing bars, tree bands are to be secured to the posts with galvanised nails.

Underground anchoring systems are to be used for large compact rootballs or trees within hard landscape with tree grilles to BS 4043:1989 'Recommendations for Transplanting Root-Balled Trees'. The type of anchoring system is to be agreed with the landscape architect. Biodegradable anchoring straps are to be used to ensure the straps do not grow into the trunk.

Note: There are benefits to using low level anchoring as field trials have demonstrated that the tree becomes independent in the ground quicker as a result of the wind routing the tree that encourages root growth. However, this method is not recommended in exposed conditions or coastal locations due to a greater risk of the trunk breaking. Ties and stakes are to be checked and adjusted every six months or after periods of strong wind and rain.

All topsoil is to conform to BS 3882:2015 or similar approved by an agronomist. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required. All backfilled material is to include an organic slow release fertilizer to ensure there is no adverse affect on soil organisms (Vitas Q4HN) or similar approved at a ratio of 10-7.5-10.2 + TE. The second application to be made 10-16 weeks after planting depending on soil type and weather conditions.

Tree pit root barrier are to be installed to all trees within 3m of any underground service routes or within 2.0m of kerb lines & hard surfaces & building foundations. Type of root barrier material is to be agreed with the landscape architect. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NUG specification and requirements are to be referred too. All trees to be planted in accordance with BS 8542:2014 'Trees: from nursery to independence in the landscape'.

Guidance for Tree Pit Sizes within Soft Landscape Areas

Final tree pit size will vary dependent on size of rootball, tree stock and soil type. Below are general guidance sizes only. The landscape contractor is to speak to the grower to obtain exact sizes prior to delivery. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:		
	Rootball Size	Tree pit size (length, width, depth)
Tree size		
10-12 cmg	40x40cm	70x70x65cm
12-14 cmg	50x50cm	80x80x65cm
14-16 cmg	50x50cm	80x80x65cm
16-20 cmg	60x60cm	90x90x65cm

Proposed Ornamental Shrub / Perennial Planting

To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2015 in the first available planting season after construction.

- All shrubs are to be planted as container stock unless otherwise specified (5 or 10 litre), all stock is to be well rooted into the container but not bound.
- All shrubs are to be planted with a slow release organic fertilizer (vitas or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Species	Common Name	%Mix
Actinella millefolium	Yarrow	0.3
Centaurea nigra	Common Knapweed	3.5
Daucus carota	Wild Carrot	1.3
Galium verum	Lady's Bedstraw	3
Hieracium	Field Scabious	0.5
Leonodon hispidus	Rough Hawkbit	0.2
Oxyeye daisy	Oxyeye Daisy	0.5
Lolium corniculatus	Birdfoot Trefoil	0.5
Musk Malva	Musk Malva	2.5
Plantago lanceolata	Ribwort Plantain	1
Primula veris	Cowslip	1
Prunella vulgaris	Selheal	1.7
Ranunculus acris	Meadow Buttercup	1.5
Rhinanthus minor	Yellow Rattle	2.5

Grasses (80%)	Species	Common Name	%Mix
Agrostis capillaris	Common Bent	8	
Cynosurus cristatus	Crested Dogtail	40	
Festuca rubra	Slender-creeping Red-fescue	28	
Pleium beteronii	Smaller Cat's-tail	4	

Proposed Meadow Grassland (GT3)

Supplier: Emorgane Seeds or similar approved

Sow rate: 5 g/m²

Description: EG1 meadow grassland mixture is a combination of low growing grasses that produce a short, open 'tower-friendly' sward. This grass mixture used alone has many applications in low maintenance naturalistic landscaping. The mix ratio and specification are to be considered and approved by the EA and LPA.

Grasses (100%)	Species	Common Name	%Mix
Agrostis capillaris	Common Bent	10	
Cynosurus cristatus	Crested Dogtail	50	
Festuca rubra	Slender-creeping Red-fescue	35	
Pleium beteronii	Smaller Cat's-tail	5	

Proposed Hedge Planting

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5litre), all stock is to be well rooted into the container. All hedge are to be planted in double staggered rows.
- All shrubs are to be planted with a slow release organic fertilizer (vitas or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Planting Guidelines

- All planting and landscape operations should comply with the requirements specified in BS 3836-4:2007 'Nursery Stock' (Part One) and BS4428:1989 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
- All topsoil and testing to conform to BS 3882:2015 'Specification for Topsoil and Requirements for Use'.
- All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of phytotoxicity.
- Nurseries to provide protocols for ensuring that plant stock is free of invasive species.
- No planting is to be carried out when the site is covered by frost.
- Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
- All new planting to be protected from mammal grazing by individual guards or stock proof fencing.
- If planting is to be carried out outside the growing season, all bareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

Proposed Lawn Turf (GT1)

All amenity grass areas to be Mediation turf as supplied by 'Rolawn' or similar and approved.

All turf to be laid on 150mm depth approved topsoil to BS 3882:2015.

Proposed Wildflower Meadow (GT2)

Supplier: Emorgane Seeds or similar approved

Sow rate: 4 g/m²

Description: EM2 meadow mixture contains species that are characteristic of traditional meadows across a wide range of soil types. The mix ratio and specification are to be considered and approved by the EA and LPA.

Wild Flowers (20%)

Species	Common Name	%Mix
Actinella millefolium	Yarrow	0.3
Centaurea nigra	Common Knapweed	3.5
Daucus carota	Wild Carrot	1.3
Galium verum	Lady's Bedstraw	3
Hieracium	Field Scabious	0.5
Leonodon hispidus	Rough Hawkbit	0.2
Oxyeye daisy	Oxyeye Daisy	0.5
Lolium corniculatus	Birdfoot Trefoil	0.5
Musk Malva	Musk Malva	2.5
Plantago lanceolata	Ribwort Plantain	1
Primula veris	Cowslip	1
Prunella vulgaris	Selheal	1.7
Ranunculus acris	Meadow Buttercup	1.5
Rhinanthus minor	Yellow Rattle	2.5

Grasses (80%)		
Species	Common Name	%Mix
Agrostis capillaris	Common Bent	8
Cynosurus cristatus	Crested Dogtail	40
Festuca rubra	Slender-creeping Red-fescue	28
Phleum bertolonii	Smaller Cat's-tail	4

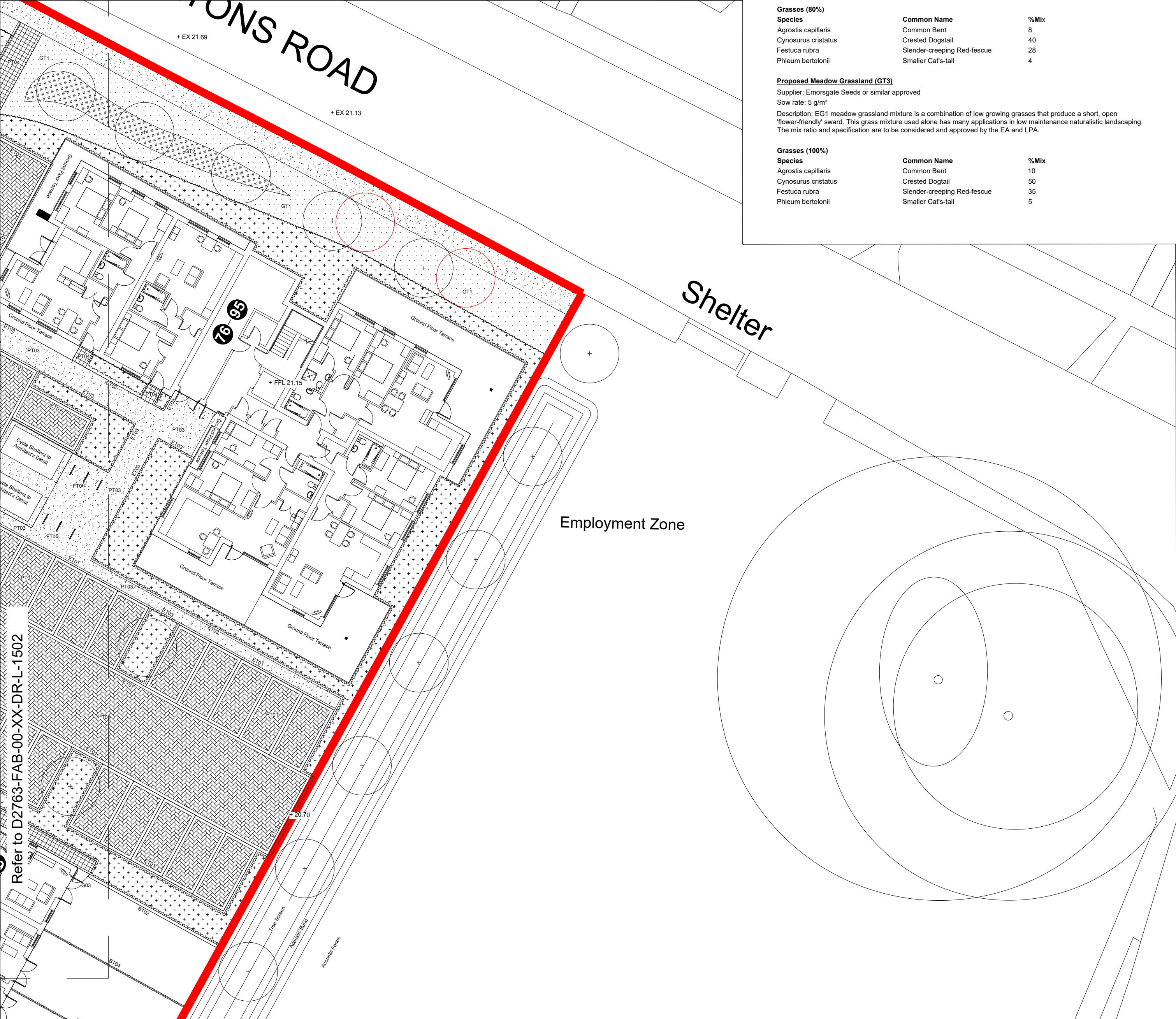
Proposed Meadow Grassland (GT3)

Supplier: Emorgane Seeds or similar approved

Sow rate: 5 g/m²

Description: EG1 meadow grassland mixture is a combination of low growing grasses that produce a short, open 'tower-friendly' sward. This grass mixture used alone has many applications in low maintenance naturalistic landscaping. The mix ratio and specification are to be considered and approved by the EA and LPA.

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Species	Common Name	%Mix
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Phleum bertolonii	Smaller Cat's-tail	5

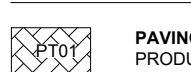


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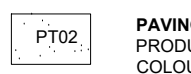


PLANNING APPLICATION SITE BOUNDARY

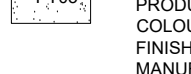
PAVEMENT FINISHES



PAVING TYPE 1
PRODUCT: TEGULA CONCRETE SETT PAVING
COLOUR: HEATHER
FINISH: AGED FINISH
SIZE: 208/173/138mm (L) x 173mm (W) x 60mm (D)
MANUFACTURER: TOBERMORE OR SIMILAR APPROVED



PAVING TYPE 2
PRODUCT: MACADAM ASPHALT ROAD SURFACE
COLOUR: BLACK
FINISH: TO ENGINEERS SPECIFICATION
MANUFACTURER: TO ENGINEERS SPECIFICATION



PAVING TYPE 3
PRODUCT: MACADAM ASPHALT PEDESTRIAN WALKWAY SURFACE
COLOUR: BLACK
FINISH: TO ENGINEERS SPECIFICATION
MANUFACTURER: TO ENGINEERS SPECIFICATION



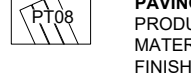
PAVING TYPE 4
PRODUCT: CONCRETE PAVING SLABS
COLOUR: JURA GREY
FINISH: GROUND FINISH
SIZE: 300mm (L) x 300mm (W) x 60mm (D)
MANUFACTURER: TOBERMORE OR SIMILAR APPROVED



PAVING TYPE 5
PRODUCT: TEGULA CONCRETE SETT PAVING
COLOUR: CHARCOAL
FINISH: AGED FINISH
SIZE: 100mm (L) x 100 (W) x 50mm (D)
MANUFACTURER: TOBERMORE OR SIMILAR APPROVED



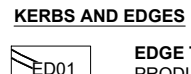
PAVING TYPE 6
PRODUCT: CONCRETE TACTILE PAVING
COLOUR: BUFF
FINISH: BLISTER
SIZE: 400mm (L) x 400mm (W) x 50mm (D)
MANUFACTURER: TOBERMORE OR SIMILAR APPROVED



PAVING TYPE 7
PRODUCT: COMPACTED AGGREGATE
COLOUR: GOLDEN
FINISH: WASHED
SIZE: 12mm TO FINE
MANUFACTURER: TOBERMORE OR SIMILAR APPROVED



PAVING TYPE 8
PRODUCT: TIMBER BOARDWALK
MATERIAL: HARDWOOD TIMBER SLEEPERS
FINISH: NATURAL
NOTE: ANTI SLIP STRIPS TO BE INCLUDED

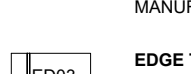


PAVING TYPE 9
PRODUCT: TEGULA CONCRETE SETT PAVING
COLOUR: BRACKEN
FINISH: AGED FINISH
SIZE: 208/173/138mm (L) x 173mm (W) x 60mm (D)
MANUFACTURER: TOBERMORE OR SIMILAR APPROVED



PAVING TYPE 10
EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD

KERBS AND EDGES



EDGE TYPE 1
PRODUCT: STANDARD ROAD KERB
MATERIAL: CONCRETE
COLOUR: SILVER GREY
FINISH: SMOOTH
SIZE: 915mm (L) x 125mm (W) x 255mm (H)
NOTE: 125mm UPSTAND HEIGHT
MANUFACTURER: MARSHALLS PLC OR SIMILAR APPROVED

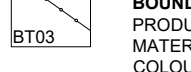


EDGE TYPE 2
PRODUCT: STANDARD ROAD KERB
MATERIAL: CONCRETE
COLOUR: SILVER GREY
FINISH: SMOOTH
SIZE: 915mm (L) x 125mm (W) x 255mm (H)
NOTE: FLUSH UPSTAND HEIGHT
MANUFACTURER: MARSHALLS PLC OR SIMILAR APPROVED

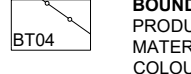


EDGE TYPE 3
PRODUCT: EDGING PIN KERB
MATERIAL: CONCRETE
COLOUR: NATURAL COLOUR
FINISH: SMOOTH
SIZE: 914mm (L) x 50mm (W) x 150mm (H)

BOUNDARY TYPES



BOUNDARY TYPE 01
PRODUCT: BRICK WALL
COLOUR: BRICKWORK TO MATCH ARCHITECTS PROPOSALS
SIZE: 1000mm (H)
TO ARCHITECTS SPECIFICATION



BOUNDARY TYPE 02
PRODUCT: BRICK WALL
COLOUR: BRICKWORK TO MATCH ARCHITECTS PROPOSALS
SIZE: 1800mm (H)
TO ARCHITECTS SPECIFICATION



BOUNDARY TYPE 03
PRODUCT: SENTRY GARDEN RAILING
MATERIAL: METAL
COLOUR: BLACK
FINISH: POWDER COATED
SIZE: 1600mm (W) x 1000mm (H) x 50mm (D)
MANUFACTURER: JACKSONS FENCING OR SIMILAR APPROVED



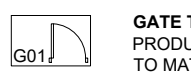
BOUNDARY TYPE 04
PRODUCT: TIMBER FEATHERBOARD FENCE
MATERIAL: TREATED SOFTWOOD
COLOUR: NATURAL COLOUR
FINISH: NATURAL
SIZE: 1830mm (W) x 1800 (H) x 50mm (D)
MANUFACTURER: JACKSONS FENCING OR SIMILAR APPROVED



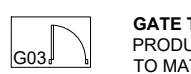
BOUNDARY TYPE 05
PRODUCT: TIMBER FEATHERBOARD FENCE
MATERIAL: TREATED SOFTWOOD
COLOUR: NATURAL COLOUR
FINISH: NATURAL
SIZE: 1830mm (W) x 2400mm (H) x 50mm (D)
MANUFACTURER: JACKSONS FENCING OR SIMILAR APPROVED



BOUNDARY TYPE 06
PRODUCT: TIMBER POST AND RAIL FENCE
MATERIAL: TREATED SOFTWOOD
COLOUR: NATURAL COLOUR
FINISH: NATURAL
SIZE: 1500mm (H)
MANUFACTURER: JACKSONS FENCING OR SIMILAR APPROVED



BOUNDARY TYPE 07
PRODUCT: DIAMOND WOOD RAIL FENCING
MATERIAL: TREATED SOFTWOOD
COLOUR: NATURAL COLOUR
FINISH: PLAINED
SIZE: 900x100mm
MANUFACTURER: JACKSONS FENCING OR SIMILAR APPROVED



BOUNDARY TYPE 08
PRODUCT: BRICK RETAINING WALL
TO ARCHITECTS & ENGINEERS SPECIFICATIONS

GATE TYPES



GATE TYPE 01
PRODUCT: METAL SENTRY GARDEN GATE
TO MATCH BT03 SPECIFICATIONS



GATE TYPE 02
PRODUCT: TIMBER FEATHERBOARD GATE
TO MATCH BT04 TIMBER FEATHERBOARD



GATE TYPE 03
PRODUCT: BRICK & TIMBER GATE
TO MATCH BT02 BRICK WALL
TO ARCHITECTS DETAILS

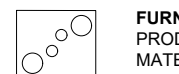
FURNITURE TYPES



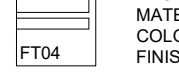
FURNITURE TYPE 1
PRODUCT: COLLAPSIBLE METAL BOLLARDS
COLOUR: HEATHER
FINISH: GALVANIZED
SIZE: 710mm (H) x 101mm (D)
MANUFACTURER: MARSHALLS PLC OR SIMILAR APPROVED



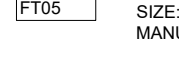
FURNITURE TYPE 2
PRODUCT: NATURAL PLANT, TIMBER TREE TRUNKS
MATERIAL: HARDWOOD TIMBER
COLOUR: NATURAL
FINISH: NATURAL



FURNITURE TYPE 3
PRODUCT: NATURAL PLANT, TIMBER STEPPING STONES
MATERIAL: HARDWOOD TIMBER
COLOUR: NATURAL
FINISH: NATURAL



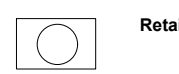
FURNITURE TYPE 4
PRODUCT: FEASTING TABLE
MATERIAL: HARDWOOD TIMBER
FINISH: NATURAL



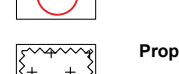
FURNITURE TYPE 5
PRODUCT: WESTLEIGH TIMBER SLATTED LITTER BIN
MATERIAL: STEEL FRAME WITH HARDWOOD TIMBER SLATS
FINISH: GALVANIZED STEEL AND TREATED HARDWOOD SLATS
SIZE: 79L - 980mm (H) x 570mm (W) 304mm (D)
MANUFACTURER: BROXAP OR SIMILAR APPROVED



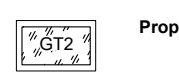
FURNITURE TYPE 6
PRODUCT: SHEFFIELD STYLE CYCLE STAND
MATERIAL: STEEL
FINISH: GALVANIZED
SIZE: 715mm (W) x 800mm (H) x 48mm (D)
MANUFACTURER: BROXAP OR SIMILAR APPROVED



FURNITURE TYPE 7
PRODUCT: SHEFFIELD STYLE CYCLE STAND
MATERIAL: STEEL
FINISH: GALVANIZED
SIZE: 715mm (W) x 800mm (H) x 48mm (D)
MANUFACTURER: BROXAP OR SIMILAR APPROVED



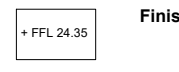
FURNITURE TYPE 8
PRODUCT: SHEFFIELD STYLE CYCLE STAND
MATERIAL: STEEL
FINISH: GALVANIZED
SIZE: 715mm (W) x 800mm (H) x 48mm (D)
MANUFACTURER: BROXAP OR SIMILAR APPROVED



FURNITURE TYPE 9
PRODUCT: SHEFFIELD STYLE CYCLE STAND
MATERIAL: STEEL
FINISH: GALVANIZED
SIZE: 715mm (W) x 800mm (H) x 48mm (D)
MANUFACTURER: BROXAP OR SIMILAR APPROVED



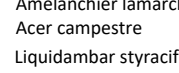
FURNITURE TYPE 10
EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



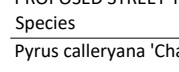
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EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



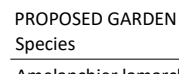
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EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



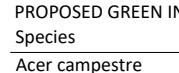
FURNITURE TYPE 13
EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



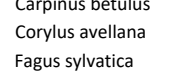
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EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



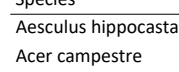
FURNITURE TYPE 15
EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



FURNITURE TYPE 16
EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



FURNITURE TYPE 17
EXISTING CONCRETE STEPS TO BE RETAINED AND MADE GOOD



FURNITURE TYPE 18
EXISTING CONCRE