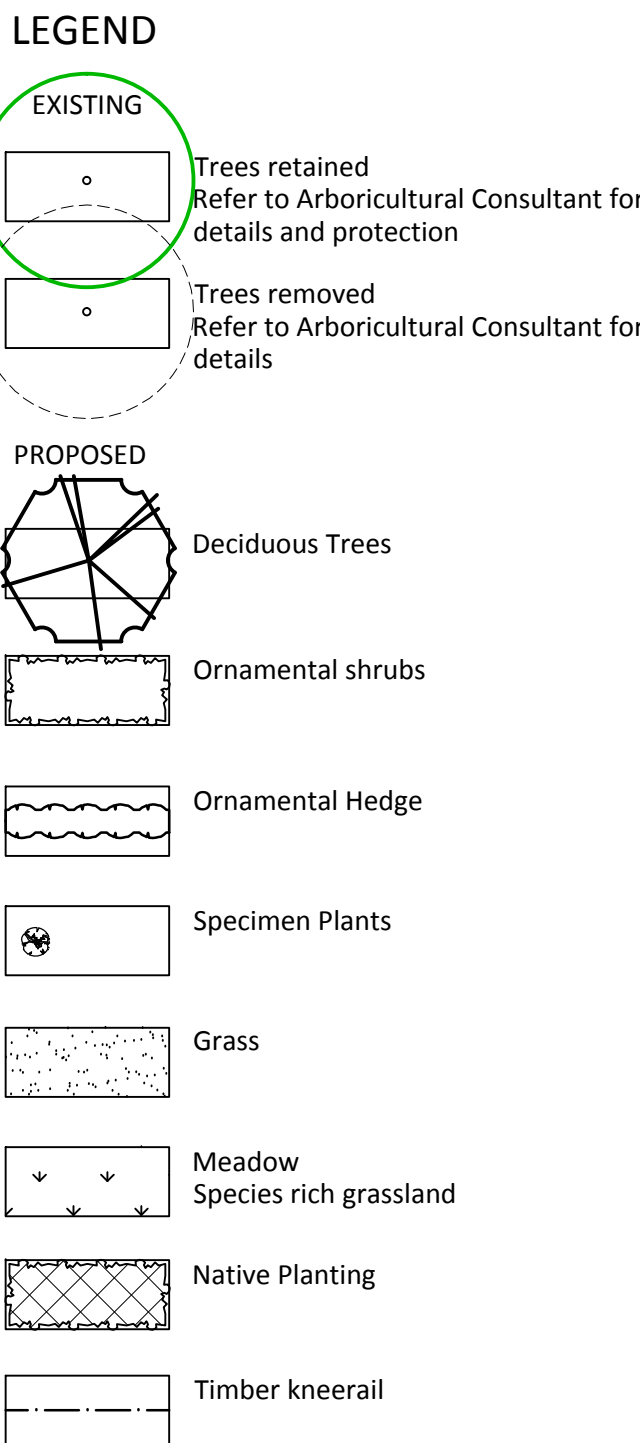
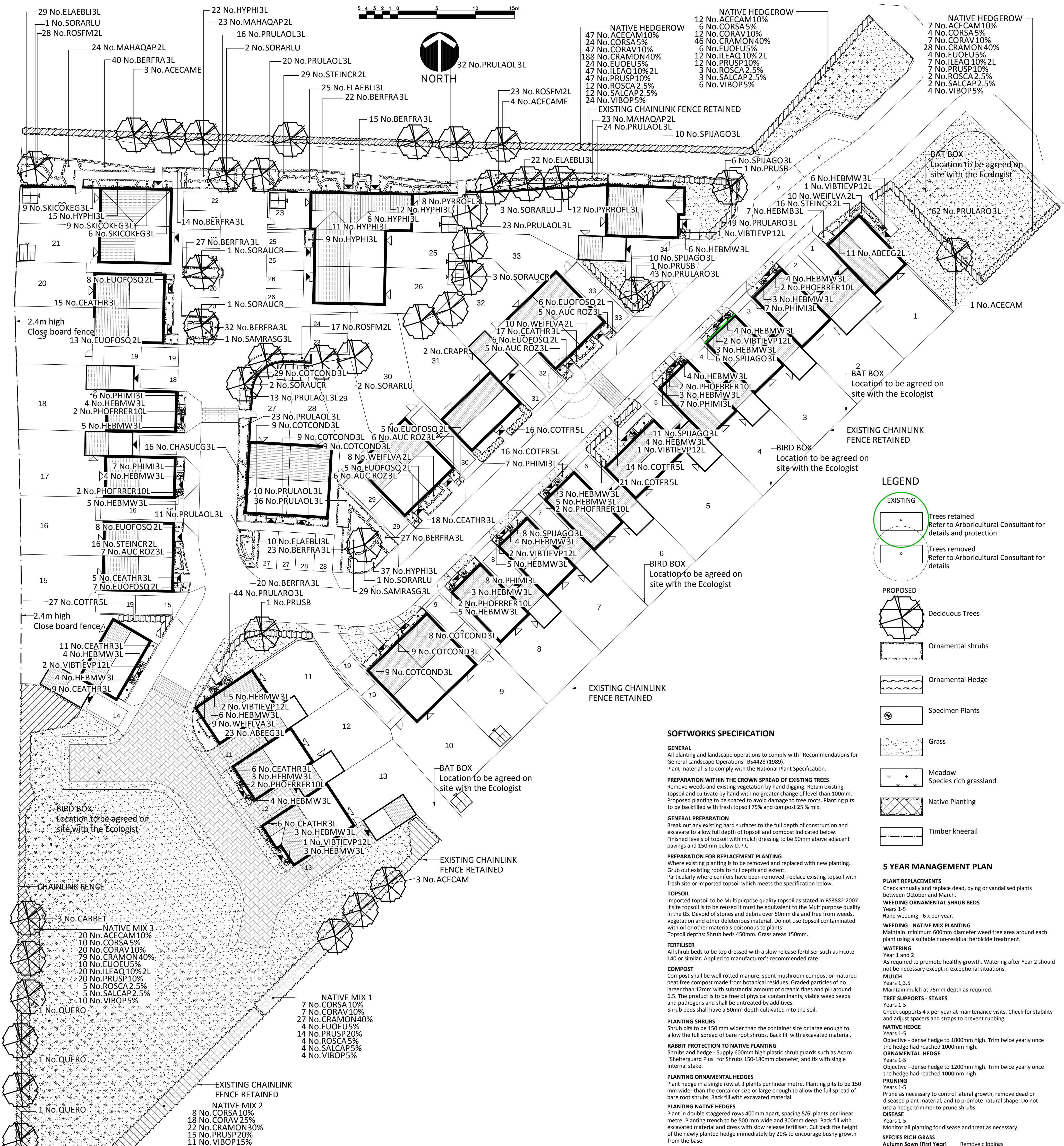




SOFTWORKS SPECIFICATION

GENERAL
All planting and landscape operations to comply with "Recommendations for General Landscape Operations" BS4428 (1989).
Plant material is to comply with the National Plant Specification.

PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES
Remove weeds and existing vegetation by hand digging. Retain existing topsoil and cultivate by hand with no greater change of level than 100mm. Proposed planting to be spaced to avoid damage to tree roots. Planting pits to be backfilled with fresh topsoil 75% and compost 25 % mix.

GENERAL PREPARATION
Break out any existing hard surfaces to the full depth of construction and excavate to allow full depth of topsoil and compost indicated below.
Finished levels of topsoil with mulch dressing to be 50mm above adjacent pavings and 150mm below D.P.C.

PREPARATION FOR REPLACEMENT PLANTING
Where existing planting is to be removed and replaced with new planting. Grub out existing roots to full depth and extent.
Particularly where conifers have been removed, replace existing topsoil with fresh topsoil or imported topsoil which meets the specification below.

TOPSOIL
Imported topsoil to be Multipurpose quality topsoil as stated in BS3882:2007. If site topsoil is to be reused it must be equivalent to the Multipurpose quality in the BS. Devoid of stones and debris over 50mm dia and free from weeds, vegetation and other deleterious material. Do not use topsoil contaminated with oil or other materials poisonous to plants.
Topsoil depths: Shrub beds 450mm. Grass areas 150mm.

FERTILISER
All shrub beds to be top dressed with a slow release fertiliser such as Flocote 140 or similar. Applied to manufacturer's recommended rate.

COMPOST
Compost shall be well rotted manure, spent mushroom compost or matured peat free compost made from botanical residues. Graded particles of no larger than 12mm with substantial amount of organic fines and pH around 6.5. The product is to be free of physical contaminants, viable weed seeds and pathogens and shall be untreated by additives.
Shrub beds shall have a 50mm depth cultivated into the soil.

PLANTING SHRUBS
Shrub pits to be 150 mm wider than the container size or large enough to allow the full spread of bare root shrubs. Back fill with excavated material.

RABBIT PROTECTION TO NATIVE PLANTING
Shrubs and hedge - Supply 600mm high plastic shrub guards such as Acorn "Shelterguard Plus" for Shrubs 150-180mm diameter, and fix with single internal stake.

PLANTING ORNAMENTAL HEDGES
Plant hedge in a single row at 3 plants per linear metre. Planting pits to be 150 mm wider than the container size or large enough to allow the full spread of bare root shrubs. Back fill with excavated material.

PLANTING NATIVE HEDGES
Plant in double staggered rows 400mm apart, spacing 5/6 plants per linear metre. Planting trench to be 500 mm wide and 300mm deep. Back fill with excavated material and dress with slow release fertiliser. Cut back the height of the newly planted hedge immediately by 20% to encourage bushy growth from the base.

PLANTING TREES WITH FULL HEIGHT DOUBLE STAKES
Supports: Double full length minimum 75mm dia/sq. Position stakes close to the rootball and drive stakes at least 300mm into the bottom of the pit before planting. Cut off stake just below the lowest branch. Fit with crossbar and rubber webbing with cushion.

Planting - Excavate pit 150mm deeper and 500mm wider than the rootball. Break up base of pit. Backfill with 70% excavated material, 30% tree planting compost by volume. Dress with slow release fertiliser to manufacturer's recommendations.

TREE ROOT MANAGEMENT
Trees planted adjacent to public footpaths/highways or on site shallow services and utilities should have a linear root barrier fitted such as Greenleaf "Nerox" 600 or 1000 depending on the depth of the adjacent services. Install to manufacturer's recommendations. Tel 01424 717797.

WATERING
Immediately after planting, water all trees and shrubs thoroughly. Allow for watering to promote healthy growth throughout the maintenance period.

MULCH
Spread 75mm depth of good quality bark mulch 8-65mm in any dimension. Free from pests, disease, fungus, weeds, sticks, leaves and rubbish and rested for 90 days.

REPLACEMENTS
The landscape contractor carries a defects liability for 12 months following completion of the planting. He shall be required to replace any plants in the first growing season following planting, which are dead or dying.

TURF
Areas proposed for new grass to be treated with suitable herbicide and cultivated, levelled and stones etc removed. Turf to be laid in spring or autumn and a suitable irrigation system made available throughout the establishment period. Turf to be Row lawn "Medallion" or similar general purpose, cultivated turf big roll. The Contractor is to maintain the grass until the end of the defects liability period.

GRASS SEED AREAS
Areas proposed for new grass to be treated with suitable herbicide and cultivated, levelled and stones etc removed. Ground to be cultivated to a fine tilth and treated with an application of pre-seeding fertiliser N:P:K 6:9:6. Areas to be seeded in spring or autumn and a suitable irrigation system made available throughout the establishment period. Seed mix to be British Seedhouses A19 or similar mix of 30% Perennial Ryegrass, 40% Creeping Red Fescue, 25% Chewings Fescue, 5% Browntop Bent, @ 20-25gm/m2. The contractor is to maintain the grass until the end of the Defects Liability Period.

SPECIES RICH GRASSLAND
Areas proposed for new grass to be treated with suitable herbicide and cultivated, levelled and stones etc removed. Ground to be cultivated to a reasonably fine tilth. Areas to be seeded in spring or autumn and a suitable irrigation system made available throughout the establishment period. Seed mix to be British Seedhouses RE2 Lowland Meadow, suitable for moist soils, to encourage insects and birds. Sown @ 3-5gm/m2. The contractor is to maintain the grass until the end of the Defects Liability Period.

IMPLEMENTATION TIMETABLE
Soft landscape works to be implemented in the first suitable growing season following completion of the construction works.

- **BARE ROOT AND ROOT BALLED PLANTS** - November to March
- **CONTAINER GROWN PLANTS** - as above, or at any time if ground and weather conditions are favourable, and a water supply is available for watering in prolonged periods of warm, dry weather.
- **GRASS SEEDING** - April to October, if ground and weather conditions are favourable, or a water supply is available for watering, if required.
- **TURFING** - at any time, but preferably Autumn. A water supply must be available in Spring and Summer.

5 YEAR MANAGEMENT PLAN

PLANT REPLACEMENTS
Check annually and replace dead, dying or vandalised plants between October and March.

WEEDING ORNAMENTAL SHRUB BEDS
Years 1-5
Hand weeding - 6 x per year.

WEEDING - NATIVE MIX PLANTING
Maintain minimum 600mm diameter weed free area around each plant using a suitable non-residual herbicide treatment.

WATERING
Year 1 and 2
As required to promote healthy growth. Watering after Year 2 should not be necessary except in exceptional situations.

MULCH
Years 1,3,5
Maintain mulch at 75mm depth as required.

TREE SUPPORTS - STAKES
Years 1-5
Check supports 4 x per year at maintenance visits. Check for stability and adjust spacers and straps to prevent rubbing.

NATIVE HEDGE
Years 1-5
Objective - dense hedge to 1800mm high. Trim twice yearly once the hedge had reached 1000mm high.

ORNAMENTAL HEDGE
Years 1-5
Objective - dense hedge to 1200mm high. Trim twice yearly once the hedge had reached 1000mm high.

PRUNING
Years 1-5
Prune as necessary to control lateral growth, remove dead or diseased plant material, and to promote natural shape. Do not use a hedge trimmer to prune shrubs.

DISEASE
Years 1-5
Monitor all planting for disease and treat as necessary.

SPECIES RICH GRASS
Autumn Sown (First Year) Remove clippings
March Cut to 40-70mm if there is sufficient material
May Cut to 40-70mm in early May
September Cut to 40-70mm after flowering.

Maintenance thereafter Remove clippings
March/April Cut to 40-70mm to remove excess grass
September/October Cut to 40-70mm after flowering.

Spring Sown (First Year) Remove clippings
Ewks after sowing Cut to 40-70mm if there is sufficient material
May Cut to 40-70mm in early May if sufficient material
September Cut to 40-70mm after flowering.

Maintenance thereafter Remove clippings
March/April Cut to 40-70mm to remove excess grass
September/October Cut to 40-70mm after flowering.

NEW PLANTING SCHEDULE

Number	Abbreviation	Species	Girth	Height	Specification	Density
4 No.	ACECAM	Acer campestre	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	Counted
7 No.	ACECAM	Acer campestre 'Elsrijk'	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	Counted
7 No.	CARBET	Carpinus betulus	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
2 No.	CRAPR	Crataegus x prunifolia	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
3 No.	PRUSB	Prunus 'Sunset Boulevard'	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
4 No.	QUERO	Quercus robur	10-12cm	300-350cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted
1 No.	SORARLU	Sorbus aria 'Lutescens'	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
7 No.	SORAUCR	Sorbus aucuparia 'Cardinal Royal'	12-14cm	350-425cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
Total: 38 No.						

SHRUBS

Number	Abbreviation	Species	Height	Diameter	Specification	Density	Pot Size
23 No.	ABEEG	Abelia 'Edward Goucher'	40-60cm		Bushy: 3 brks: C	3/m ²	3L
11 No.	ABEEG	Abelia 'Edward Goucher'	20-30cm		Bushy: 3 brks: C	4/m ²	2L
20 No.	ACECAM	Acer campestre	60-80cm		1+1: Transplant - seed raised: B	1/m ²	
66 No.	ACECAM	Acer campestre	80-100cm		1+1: Transplant - seed raised: B	0.4ctr Double Staggered at 0.4m offset	
29 No.	AUCROZ	Aucuba japonica 'Rozanne'	30-40cm		Bushy: 3/6 brks: C	3/m ²	3L
220 No.	BERFRA	Berberis x 'Fikarti' 'Amstelveen'	25-30cm		Bushy: 4 brks: C	3/m ²	3L
87 No.	CEATHR	Ceanothus thyrsiflorus repens	30-40cm		Bushy: 5 brks: C	3/m ²	3L
16 No.	CHASUCG	Chaenomeles x 'superba' 'Crimson & Gold'	40-60cm		Branched: 2 brks: C	3/m ²	3L
45 No.	COAV	Corvulus avellana	60-80cm		1+2: Transplant - seed raised: Branched: 4 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
66 No.	CORAV	Corvulus avellana	80-100cm		1+2: Transplant - seed raised: Branched: 4 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
25 No.	CORSA	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
34 No.	CORSA	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
32 No.	COTCOND	Cotoneaster conspicuus 'Decorus'	30-40cm		Branched: 3 brks: C	3/m ²	3L
94 No.	COTFR	Cotoneaster franchetii	80-100cm		Bushy upright suitable for hedging: 3/6 brks: C	3/m ²	5L
128 No.	CRAMON	Crataegus monogyna	60-80cm		1+1: Transplant - seed raised: B	1/m ²	
262 No.	CRAMON	Crataegus monogyna	80-100cm		1+2: Transplant - seed raised: B	0.4ctr Double Staggered at 0.4m offset	
86 No.	ELAEBLI	Elaeagnus x 'ebbinges' 'Limelight'	60-80cm		Branched: 3 brks: C	15/m ²	3L
14 No.	EUOEU	Euonymus europaeus	60-80cm		1+2: Transplant - seed raised: Branched: 5 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
34 No.	EUOEU	Euonymus europaeus	60-80cm		1+2: Transplant - seed raised: Branched: 5 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
58 No.	EUOFOSQ	Euonymus fortunei 'Silver Queen'	20-30cm	15-20cm	Bushy: 3 brks: C	5/m ²	2L
7 No.	HEBMB	Hebe 'Midsommer Beauty'	30-40cm		Bushy: 5 brks: C	3/m ²	3L
112 No.	HEBWM	Hebe 'Mrs Winder'	30-40cm		Bushy: 5 brks: C	3/m ²	3L
112 No.	HYPHI	Hypericum 'Hidcote'	30-40cm		Bushy: 5 brks: C	3/m ²	3L
20 No.	ILEAQ	Ilex aquifolium	40-60cm		Leader with Lateral: C	1/m ²	2L
70 No.	MAHAQAP	Mahonia aquifolium 'Apollo'	40-60cm		Leader with Lateral: C	1/m ²	2L
42 No.	PHIMI	Philadelphus microphyllus	30-40cm		Bushy: 6 brks: C	3/m ²	2L
14 No.	PHOFRER	Photinia x 'Fraseri' 'Red Robin'	30-40cm		Half Standard: Clipped: C	Counted	10L
208 No.	PRULAO	Prunus laurocerasus 'Otto Luyken'	80-100cm		Bushy: 3/6 brks: C	3/m ²	3L
49 No.	PRUSP	Prunus spinosa	60-80cm		1+1: Transplant - seed raised: Branched: 2 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
66 No.	PRUSP	Prunus spinosa	80-100cm		1+2: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
20 No.	PYRROFL	Pyracantha rogersiana 'Flava'	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
4 No.	ROSCA	Rosa canina	40-50cm		1+0: Seedlings: Branched: B	1/m ²	
17 No.	ROSCA	Rosa canina	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
68 No.	ROSFM	Rosa 'Fire Meidiland'	60-80cm		Roses - Cutting: Bush: Strong: C	3/m ²	2L
17 No.	SALCAP	Salix caprea	80-100cm		0/2: Cutting: Branched: 2 brks: B	0.4ctr Double Staggered at 0.4m offset	
29 No.	SAMRASG	Sambucus racemosa 'Sutherland Gold'	40-60cm		Branched: 3 brks: C	2/m ²	3L
1 No.	SKICOEG	Skimmia x confusa 'Kew Green'	40-60cm		Branched: 3 brks: C	40ctr	3L
51 No.	SPIJAGO	Spiraea japonica 'Goldflame'	30-40cm		Bushy: 6 brks: C	3/m ²	3L
61 No.	STEINCR	Stephanandra incisa 'Grdispa'	20-30cm		Branched: 3 brks: C	4/m ²	2L
25 No.	VIBOP	Viburnum opulus	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
14 No.	VIBOP	Viburnum tinus 'Eve Price'	80-100cm		1+2: Transplant - seed raised: Branched: 3 brks: B1/m ²	0.4ctr Double Staggered at 0.4m offset	
28 No.	WEIFLVA	Weigela florida 'Variegata'	30-40cm		Branched: 3 brks: C	3/m ²	2L
9 No.	WEIFLVA	Weigela florida 'Variegata'	40-60cm		Branched: 5 brks: C	3/m ²	3L
Total: 2778 No.							