

5757: Twickenham Fire Station

**Application:
20/1842/FUL**

LT09A Hard and Soft Landscaping Required (B)

PLANTING (SOFTWORKS) SPECIFICATION AND LANDSCAPE MANAGEMENT PROPOSALS

GENERAL

All planted areas to comply with B.S.4428 (1989) 'General Landscape Operations'.

Subsoil Surface Preparation.

General: Excavate and/ or place fill to required profiles and levels.

Loosening:

- Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm.
- Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450mm.
- Rock and chalk sub-grades: Lightly scarify to promote free drainage.

Stones: Immediately before spreading topsoil, remove stones larger than 50mm.

Remove: Arisings, contaminants and debris, builder's rubble and the like.

Plant Substitutions

Any plant substitutions shall be agreed with the Landscape Architect prior to planting.

Foundation Design / Below Ground Services

The landscape drawing is to be passed to the project engineer for checking in terms of proximity of proposed planting in relation to foundation design, drainage and services.

IMPORTED TOPSOIL FOR LANDSCAPE WORKS

Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.

Grade: To BS 3882:2015, [General Purpose Grade].

Source: Submit Proposals

Contamination

Foreign matter: On visual inspection soil shall be 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.

General: 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.

Give notice: If any evidence or symptoms of soil contamination are discovered on the site, or in topsoil to be imported.

Handling Topsoil

Aggressive weeds: Give notice and obtain instructions before moving topsoil.

Plant: Select and use plant to minimise disturbance 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 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.

Spreading Topsoil

Layers:

- Layer Depth (minimum): 150 mm.
- Gently firm each layer before spreading the next.

Depths after firming and settlement (minimum)

Ornamental shrub planting : 350mm

Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

Loose Tipping of Topsoil:

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.

Finished levels of topsoil after settlement

Above adjoining paving or kerbs: [30] mm.

Below dpc of adjoining buildings: Not less than [150] mm.

Thickness of turf or mulch: Included.

Where the Contractor elects to use chemical herbicides, insecticides or fungicides, he / she must do so strictly in accordance with the manufacturers written instructions and at his / her own risk.

TREES

The tree is to have a well-developed and well-balanced crown. Height and container size to be as detailed on the planting schedule.

Tree Pit

Tree pit to have a diameter at least 500mm greater than that of the rootball in all directions.

Under no circumstances should the roots be compressed to fit the tree pit.

Pit bottom: With slightly raised centre. Break up to a depth of 150mm.

Pit sides: Scarify

Tree Staking

Staking: Softwood chestnut, larch, oak, straight, free from projections and large or edge knots and with pointed lower end.

Secure tree with 1no. 75mm diameter tanalised softwood stake, driven a min 600mm into ground, vertically. Tree to be secured to stake with proprietary spacer and tie.

Topsoil backfill to tree pits shall incorporate proprietary slow release balanced fertiliser at manufacturer's recommended rates, and proprietary tree planting and mulching compost in the ratio 5 parts topsoil:1 part compost, all well mixed.

SHRUBS

All shrubs to comply with B.S. 3936 Pt 1 (1980) & Pt 2 (1990) and to have 3-5 branching shoots and schedule specification sizes. Minimum stem diameters to be 7mm. Heights to be measured from root collar and does not include pot or roots.

Shrub to be planted into prepared beds, into excavated pits large enough to take the rootball of the shrub. Backfill for shrub pits to be well-mixed excavated soil and peat free planting compost mixed in the respective ratios of 5:1

MULCH

Mulch to be applied to all planting beds and to bases of newly planted trees (1m dia).

Mulch is not to be applied to areas of ground cover periwinkle.

Material - Approved medium grade bark chip

Purity - Free of pests, disease, fungus and weeds

Preparation - Clear all weeds and water soil thoroughly

Coverage - To achieve a uniform depth of 50mm (1m³ per 20m²)

WATER

All plants to be watered well in after planting operations and immediately before mulch is applied.

Application: Do not damage or loosen plants.

Compacted soil: Loosen or scoop out, to direct water to rootzone.

Water Restrictions: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

FERTILISER

All planted areas and tree pits are to receive an application of proprietary slow release balanced fertiliser, at manufacturer's recommended rates. Fertilise all areas once on completion of planting and once on handover at completion of maintenance period.

5-YEAR LANDSCAPE MANAGEMENT PLAN

All soft landscape areas to be properly maintained following planting, through the establishment period and into maturity (minimum 5 years).

The landscape management objective shall be to ensure all planted develop to full establishment, and thereafter are maintained to ensure vitality and health.

Routine inspections of the landscape works are to be undertaken twice monthly during the spring and summer (April to October) and once monthly for the remainder of the year. Maintenance works will involve:

- Planted areas and tree pit to be maintained in a clean, rubble and weed-free state making good to finished levels any depressions in tree pits or surface levels

- Maintaining edges

- Applying fertiliser in spring

- Inspecting plants twice annually and formative pruning to remove dead, diseased or dangerous wood, or to improve density and shape

All plants to be inspected regularly and after periods of stormy or otherwise inclement weather

- Watering plants to avoid water stress

- Firming plants and checking and re-firming plant ties and stakes etc.

- Removal of litter

- Reapplication of mulch in spring to 50mm depth.

- Plants that fail to thrive shall be replaced in the first planting season following failure (end of October to end of February).

The Contractor is to remove all arisings in a responsible manner: removing from site (where appropriate) to a suitable recycling, composting or waste facility.

PROGRAMME OF IMPLEMENTATION

All softworks are to be implemented during the first planting season (end of October to end of February) following completion of construction work.