



SOFT LANDSCAPE SPECIFICATION

**LAND ADJACENT TO 12 WILLOW AVENUE
BARNES
LONDON
SW13 0LT**

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This report has been prepared by
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on behalf of
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Table of Amendments:			
SECTION / PARAGRAPH	REVISION	DESCRIPTION	DATE



CONTENTS

LANDSCAPE SPECIFICATION

INTRODUCTION

Creation & Implementation

1. PREPERATION WORKS

2. SOFT LANDSCAPE PLANTING

REFERENCES:

1. PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN
2. PJC/1264-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN
3. PJC/1264-003 – LANDSCAPE DETAILED PLANTING PLAN
4. PJC/1264-004 – SOFT LANDSCAPE SPECIFICATION
5. PJC/1264-005 – LANDSCAPE MAINTENANCE & MANAGEMENT PLAN



LANDSCAPE SPECIFICATION

INTRODUCTION.

A. Contract Documents: the following specification is to be read in conjunction with the wider contract and tender documents supplied during the tender process.

B. Drawings: this specification is to be read in conjunction with the following drawings.

PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1264-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN

PJC/1264-003 – LANDSCAPE DETAILED PLANTING PLAN

Landscape plans (as above) showing location, orientation of proposed new residential units and landscape arrangement including proposed soft landscape planting within Rain Garden drainage strategy beds.

C. Setting Out: Landscape features are to be set out on site as arrangements shown on current (Tender Issue) Landscape Plans.

PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1264-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN

PJC/1264-003 – LANDSCAPE DETAILED PLANTING PLAN

The project landscape designer should verify any variations in the positions of large shrubs at soft landscaping mobilisation if any unforeseen ground conditions or services are discovered during installation.

D. Contract Administrator (CA): **CHARTWAY PARTNERSHIP GROUP** (Client)



Creation & Implementation.

1. SITE PREPARATION WORKS

1.1 Site preparation includes the following works;

1.2 Removal of all debris from the site that may be left over from earlier ground works, land forming and the construction phases. Ensure that all temporarily hard standing ground surface material has been removed following the construction phases prior to landscape mobilisation with appropriate depth of BS topsoil applied at planting bed locations as referenced within landscape plans

PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1264-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN

PJC/1264-003 – LANDSCAPE DETAILED PLANTING PLAN

1.3 All waste material is to be removed from site during these preparation works prior to soft landscape installation phases.

1.4 Works Order: The programme for the landscaping works is to be set by the progress of the construction phases. Upon completion of each major construction phase, areas of Hard Landscaping should be completed. Areas stated as to required BS Topsoil should be applied to correct depths at each location.

Once suitably prepared, each area of planting can be installed with its soft landscaping elements.

Final surface finishes to pathways and patios should be completed once all 'heavy' soft works are completed where possible. [Planting delivery / installation to prevent damage to any newly laid finished surfaces.

Mulch application of 75mm depth and final soft works dressing should complete the site works.



2. PLANTING SPECIFICATION

To be read alongside:

PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1264-003 – LANDSCAPE DETAILED PLANTING PLAN

2.1 PLANTING SCHEDULE -

SHRUB & HERBACEOUS PERENNIALS				
QUANTITY	SPECIES	HEIGHT (cm)	POT SIZE (lt)	SPACING
41	Ajuga reptans	10	2 lt	400
6	Bergenia 'Silberlicht'	30-40	2 lt	400
12	Campanula glomerata	20-40	2 lt	600
6	Cornus sanguinea	40-60	3 lt	800
15	Eupatorium cannabinum	40-60	2 lt	600
39	Helleborus foetidus	20-30	2 lt	600
5	Hydrangea arborescens 'Annabelle'	40-60	5 lt	800
12	Inula hookeri	30-40	2 lt	600
2	Iris pseudacorus	30-40	2 lt	400
14	Rudbeckia birta	20-30	2 lt	400
12	Tiarella 'Spring Symphony'	20-30	2 lt	400
2	Viburnum Opulus Multi Stem	125-150	5 lt	800
GRASSES				
QUANTITY	SPECIES	HEIGHT (cm)	POT SIZE (lt)	SPACING
15	Carex divulsa	20-30	2 lt	600
30	Luzula nivea Snowflake	30-40	2 lt	600
9	Miscanthus sinensis 'Kleine Fontäne'	40-60	5 lt	800
FERNS				
QUANTITY	SPECIES	HEIGHT (cm)	POT SIZE (lt)	SPACING
21	Dryopteris erythrosora 'Brilliance'	30-40	2lt	600

Fth: Feathered
 Std: Standard
 CG: Container Grow



LIVING ROOFS - GREEN ROOF – FLAT

Bauder Wildflower Blanket (UK Native wildflower & herbs)
 Substrate Depth: 100mm (saturated weight of 120kg/m²)

BROWN ROOF SUBSTRATE:

Bauder Biodiverse Substrate to a depth of 100mm.

Manufacture: Bauder Ltd. (or similar approved)
 70 Landseer Road,
 Ipswich,
 Suffolk
 IP3 0DH

(0)1473 257671 info@bauder.co.uk bauder.co.uk

LIVING ROOF / GREEN ROOF SCHEDULE – WILDFLOWER BLANKET

Total area: 15 m²

UK WILDFLOWER BLANKET.

Bauder wildflower blanket includes approx. 40 species of native wildflowers and herbs with less than 10% grass species. RHS Certified perfect for pollinator.

Manufacture: Bauder Ltd. (or similar approved)
 70 Landseer Road,
 Ipswich,
 Suffolk
 IP3 0DH

(0)1473 257671 info@bauder.co.uk bauder.co.uk

UK NATIVE SPECIES WILDFLOWER BLANKET PLANTS			
SPECIES		FULL HEIGHT (cm)	
Achillea millefolium		8-40	
Armeria maritima		5-20	
Bellis perennis		3-12	
Campanula glomerata		3-30	
Campanula rotundifolia		15	
Centaurea cyanus		20-50	
Centaureum erythrea		10-40	
Dianthus deltoides		15-30	
Echium vulgare		30-60	
Galium verum		15-60	
Geum rivale		20-40	
Linaria vulgaris		20-40	
Lotus corniculatus		10-20	



Lychnis flos-cu-culi		50-60	
Papaver rhoes		20-60	
Pilosella aurantiaca		20-60	
Prunella vulgaris		5-20	
Rhianthos minor		30-50	
Saponaria officianalis		20-40	
Scabiosa columbaria		15-50	
Sedum acre		5-10	
Silene uniflora		8-25	
Silene vulgaris		50-50	
Thymus polytricus		4-10	

GENERAL INFORMATION / REQUIREMENTS

2.2 SITE CLEARANCE GENERALLY

Remove all rubbish, concrete, metal, dead grass, decayed vegetation and any contaminated topsoil from planting areas.

Stone picking: Remove stones from planting areas, which exceed 75mm

Contamination: Remove any material containing toxins, pathogens, controlled species or other extraneous substances harmful to plant, animal or human life.

Vegetation: Clear all / any scrub within planting areas to ground level by flail mowing with all arisings removed from the area prior to planting.

Remove any remnants of old fence posts, wire and mesh disturbed by scrub clearance.

2.3 SOIL CONDITIONS

Topsoil within planting beds should be cultivated prior to planting to ensure Moist, friable and not waterlogged conditions for planting.

Frozen or snow covered ground. Ensure planting pit sides and backfill materials are NOT frozen at time of planting. See planting plans for required subsoil and topsoil removal depths and replacement clean subsoil and topsoil depths as stated within contamination report.

2.4 CLIMATIC CONDITIONS

General: Only carry out planting works while weather and soil conditions are favourable for healthy establishment of planted stock.

Waterlogged soils: Do not plant within waterlogged ground conditions to prevent soil structure damage.



2.5 TIMES OF YEAR FOR PLANTING

Deciduous trees and shrubs: Late October to late March. (Root stock dependant)

Conifers and evergreens: September / October to April.

Herbaceous plants September / October or March / April.

Container grown plants: Year round, providing ground and weather conditions are favourable.

Note: Additional watering and weed control may be required. Provide as necessary,

2.6 MECHANICAL TOOLS

Proximity restrictions around existing and newly planted trees, shrubs, herbaceous plants.

Exclusion zone of 150mm.

2.7 WATERING

Water application to full-saturated depth of topsoil.

Method: Apply evenly and without damage to soils around plants root.

Frequency: Weather dependant.

2.8 WATERING RESTRICTIONS

If emergency legislation restricts water supply, seek instruction from contract administrator prior to likely watering requirements.

2.9 NOTICE

Give notification to contract administrators prior to the following actions.

- Herbicide application
- Setting out
- Delivery of plant / machinery and planting stock to site
- Planting operations
- Watering
- Maintenance visits.

Period of notice: One full working week at a minimum.



2.10 PLANTS / TREES – GENERAL

Condition: Sturdy, Healthy – free of pests and diseases, signs of vigorous growth and undamaged.

Appearance: Good uniform shape with no elongated ‘leggy’ shoots showing signs of stress

Hardiness: Grown in a suitable environment and hardened off prior to supply.

Health: No sign of discolouration, growing medium free from weed growth and free from pests. Root system: Signs of balanced root system with good form branch structure.

Species: Label true match to species.

Origin / Provenance:

- **Region 405** where reasonably possible.
- British provenance. **Trees Must have 12 months confirmed quarantine.**

2.11 PLANTS / TREES – SPECIFIC.

Name, form, dimensions and root type to match specified schedules within Landscape Planting Plan.

2.12 CONTAINER GROWN PLANTS / TREES

Growing Medium: Supplied with nutrients to allow plant to thrive until permanently planted into the landscape.

Plants: Centred centrally within containers, firmed and well watered.

Root growth: Good substantial pot filling and in a condition allowing successful removing from pot and planting. Not Root Bound.

Hardiness: Grown in the open at nursery for a minimum of 2 months prior to supply.

Containers: Grown and supplied in containers with adequate drainage holes.

2.13 PLANT / TREE SUBSTITUTIONS

Approval to be sort from contract administrator prior to any substitutions.

Alternatives to be proposed with any cost difference highlighted.



2.14 PLANT HANDLING, STORAGE, TRANSPORT AND PLANTING

Frost: Suitable protection from frost to be in place during storage and transport.

Handling: Plant stock to be handled with care to reduce shock and damage. Protect from mechanical damage during transport – loading / unloading.

Packaging of bulk quantities: Box pallets sealed with polyethylene and shrink wrapped for short time frames only. Maximum wrapped duration of 48 hours if possible.

Planting: Plant stock to be positioned with best side to front to an upright angle.

2.15 SURPLUS MATERIAL

Subsoil, stones, debris, wrapping material, canes, ties, labelling, rubbish, prunings and any other arisings to be removed from the area upon planting completion.

PREPARATION OF PLANTING BEDS / PLANTING MATERIALS

2.16 CULTIVATION

Compacted topsoil: Break up and cultivate all soil to full depth prior to planting.

Cultivation: Aerate soils with particles broken to approx. 2-8mm where possible.

Timing: within 48 hours of planned planting.

Weather: Suitably dry.

Undesirable material brought to the surface: Roots, large stones, weeds to be removed as waste.

Soil with root spread. Do not dig or cultivate existing roots.

PLANTING SHRUBS & HERBACIOUS PERENNIALS

2.17 SHRUB & HERBACIOUS PLANTING PITS

Timing: excavate a maximum of 48 hours prior to planting.

Pit sizes: 150mm wider than root ball and a minimum of 300mm in depth.

Pit bottom: Improved with 25g of slow release fertilizer per planting pit and soil broken up.

2.18 AFTER PLANTING

Watering: Immediately following planting.

Firming: Firm soil around plants with a gentle camber. Ensure no Air hollows are present.



2.19 MULCHING

Material: Medium grade organic ornamental bark mulch.

Free from debris and foreign materials.

Preparation: Clear all weeds prior to mulch application.

Water ground thoroughly. Depth: 75mm

PROTECTING / MAINTAINING / MAKING GOOD DEFECTS

2.20 MAINTENANCE

Duration of maintenance: From the completion of planting until the end of the rectification period. 12 months.

2.21 FAILURES OF PLANTING

Defects due to materials or workmanship not in accordance with Contract:

Trees, shrub and herbaceous perennial plantings that have failed to thrive within first 12 months following planting.

Exclusions: Theft or malicious damage after completion.

Rectification: Replace with equivalent tree / shrub / whip.

Replacements: To match size of adjacent plants of same species.

Timing: Make good failures during the next suitable planting season.

2.22 CLEANLINESS

Soil and arisings: Remove from surrounding grass areas.

General: Leave the works area in a clean tidy condition at completion and after any maintenance operations.

2.23 PLANTING MAINTENANCE GENERALLY

Weed Inc. Grass control: Maintain a weed free area around each planted tree / shrub.

Diameter: a min of 1 metre from each stock item.

Precautions: Ensure that no damage is caused to planted stock by the use of mowers, nylon cord or similar powered tools.

Staking / Guying: Check condition of canes, rabbit guards / guying at each maintenance visit.

Broken or missing items should be replaced at time of discovery.



Rubbing: prevent any rubbing or restrictions caused by guards. Adjust or prune where required. Frequency: at each scheduled maintenance visit.

Firming: Gently firm any loosened soil around the base of planted stock.

Straighten any leaning stock.

Watering: as required allowing plants to thrive.

2.24 PLANTING MAINTENANCE – PRUNING

General: prune to promote healthy growth and natural shape.

Dead, dying, diseased wood and suckers should be removed.

Timing: In accordance with best practice guidelines and maintenance schedules.

Arisings: to be removed from site.



BRITISH STANDARDS OF NOTE.

- BS 4428:1989 Guide of practice for general landscape operations (excluding hard surfaces)
- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS8545: 2014 Trees: From nursery to independence in the landscape.
- BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.
- Standard Specification for Topsoil Used for Landscaping Purposes

PJC



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