

SOFTWORKS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas. In order to comply with UK legislation in regard to the Wildlife and Countryside Act 1981 (as amended), any tree or vegetation removal and/or management must take place outside of the bird nesting season (March to September inclusive). Where this cannot be achieved, nesting bird checks must be undertaken by a suitably qualified ecologist within 24 hours of the works.

Works within the root protection area (RPA): There shall be no trafficking of machinery, cultivation, ripping or harrowing of the soil, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPA's, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Web (or similar approved) to be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted.

Imported soil material - To BS 3882:2015. Import as necessary to make up any deficiency of topsoil existing on site and to complete the work. Classification: Multipurpose. Grade: 5-10mm. Locally sourced.

Topsoil requirements - Existing topsoil to be retained and reused on site within the landscape scheme where possible. Where there is no existing topsoil, topsoil to be spread from site stockpile to the following minimum depths after settlement. Grass areas 150mm. Planted areas 450mm. Trees 300mm. All top soil to be screened to remove large stones and other deleterious materials, such as plant roots, leaves and clay. Note: Meadow & wildflower seeding to be sown on subsoil.

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882:2015 to determine available nutrients, texture, organic matter content and pH. Where require, existing soils are to be improved in accordance with BS 3882:2015

Cultivation - Earth works vehicles to be small scale and tracked to minimise compaction. Flail existing ruderal vegetation to ground level and remove arisings prior to cultivation. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be tine ripped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilth and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction.

Finished levels of topsoil after settlement: Above adjoining paving or kerbs: 20 mm, within root spread of existing trees: Unchanged. Adjoining soil areas: Marry in. Thickness of turf or mulch: Included.

Compost to trees/shrub pits - Shall be well rotted sterilised spent mushroom compost max. pH 6.8 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into the tree pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mix together.

Fertiliser to ornamental shrub beds - apply slow release fertiliser, Scotts 'Enmag' 4.19.10 NPK or equivalent approved at a rate of 50 gms/sq. metre over topsoil surface and fork into top 225mm spit.

Planting - Minimise trafficking of graded slopes. All plants to be preferably planted between Nov. - March. Nursery stock trees and shrubs to be in accordance with BS 3936 and BS 8545:2014, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control: Provide as necessary.

Shrub/Hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots/toughs when fully spread and 75 mm deeper than root system. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow release fertiliser per planting pit. Where existing planting and roots are present plants are to be notch planted to minimise disruption/root damage. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Tree pit sizes - Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage.

Tree pit treatment: Soil ameliorant worked into pit bottoms. Pit sides: Scarify. Backfilling material: Topsoil as per specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for trees in hard landscape and in public areas. Trees to be staked using 1m long x 75mm dia. round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed 75mm x 25mm (larger trees will need large cross members). Locate proprietary Hessian ties on cross member to secure tree and prevent rubbing. Short stakes (<1.0m high) with biodegradable Hessian ties are recommended to encourage wind tolerance and prevent rubbing. Tree pit accessories by Green Tech or similar. Underground guying and perforated plastic irrigation/ventilation pipe to landscape architects approval.

Tree pit root barrier to be used wherever the installed rootball will be within 2m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards should be confirmed prior to installation). Root barrier by Green Tech or similar to be installed vertically to supplier/landscape architect recommendations.

Rabbit/Deer proof fencing around the perimeter of the newly planted areas or individual biodegradable plastic free spiral guards to be installed around all planting where required. Where areas are fenced, mesh to be 1m min above ground and buried 300mm below ground.

Mulch - Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max. 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds and water soil before applying mulch. All planting areas should receive an even 75mm depth of bark mulch. Top of mulch to be 15mm min. below adjacent hardstanding to avoid spillage. 50mm depth is only suitable for higher quality ornamental bark (<5% fines, 5-35mm size etc.). All bark should be FSC certified. Option to use biodegradable mulch mats can be used to control moisture, soil temperature, erosion and weeds.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marring in of levels where required. Evenly distribute seeds at an application rate of 35g/m². Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

Where cutting planting beds into existing grassed areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area. Seed mixes: John Chambers Prize Lawn seed or similar approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged.

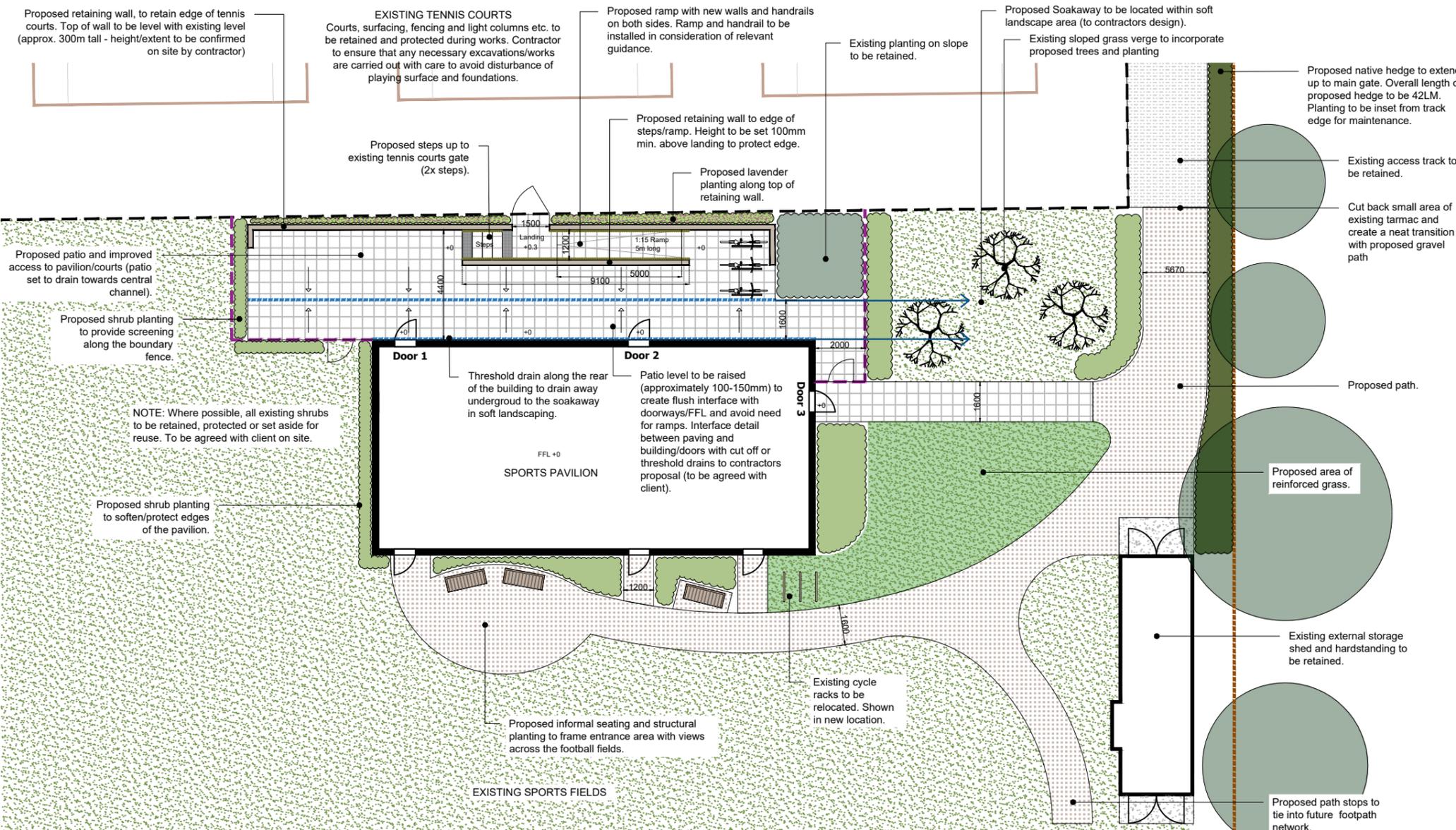
Arrange phased delivery timescales to avoid need for excessive stacking. Stacking height 1m (max). Do not use dried out or deteriorated turf. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full marring in of levels.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf.

Turf laid with broken joints, well butted up. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a true line. Remove high spots and fill hollows with fine soil to adjust levels. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m² and brushed in to completely fill joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (To BS 3969).

Seed Preparation and Implementation for Wildflower Areas After cultivating and grading prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm) Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marring in of levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

Maintenance - 1 year Defects Liability Period applies. All dead or failing plants to be replaced the following growing season. Maintain a weedfree bare earth area 600mm dia minimum around individual trees and shrubs. Herbicide shall only be used where necessary and if use is required it should be a non-residual translocated herbicide and spot applied/applied with spray guard. Application and use to be in accordance with EA guidance. Prior to spraying ensure all spirals are tight to ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control: Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.



KEY:

SOFT LANDSCAPE

- Existing trees and vegetation To be retained and protected to BS 5837:2012. Where appropriate, plants to be reused with in the proposed scheme.
- Proposed heavy standard tree planting (12-14cm girth) See schedules for more details. To be planted as per specification.
- Proposed mixed native hedge See schedules for more details. To be planted as per specification.
- Proposed structural planting See schedules for more details. To be planted as per specification.
- Proposed lavender planting See schedules for more details. To be planted as per specification.
- Grass to be retained To made good where required.
- Reinforced grass system Contractors proposal to client approval.

HARD LANDSCAPE, BOUNDARIES & FURNITURE

- Concrete paving (re-use existing slabs) Existing slabs to be lifted, cleaned, new sub-base to be installed and paving to be set to proposed levels and drainage principles. (Contractor to quote on: Option 1 - rigid build up, Option 2 - flexible build up). New concrete pin kerb edges.
- Bound gravel surface with treated timber edge 50mm thick Breedon Golden Amber Gravel 12mm to dust (Build up suitable for pedestrian use as per manufacturers recommendations).
- Existing hard-standing concrete to storage area to be retained
- Existing tarmac access path to be retained
- Proposed access steps Steps to be faced in concrete pavers/step units. 400mm wide concrete corduroy tactile paving to top and bottom, by Marshalls or similar approved. Galvanised steel handrails. Fixings to be detailed by contractor to manufacturers recommendations. Steps, tactuals and handrails to be installed in consideration of relevant guidelines.
- Proposed retaining walls Coping to be formed by brick on edge detail. Double skin wall, concrete block back, class B engineering brick faced, cavity filled with concrete, french drain behind, weep holes in bottom course every 3m. (Footings to be detailed by contractor).

- Existing tennis court fence to be retained
- Proposed 1.2m high fence to secure patio area Galvanised steel bow top fencing by Jackson's fencing or similar approved. Contractors proposal to client approval. Attachment detail to manufacturers recommendations.
- Proposed self-closing gates (with offset hinges) Galvanised steel gates. To match proposed metal fencing. Contractors proposal to client approval. Attachment detail to manufacturers recommendations.
- Existing fence to be retained along Fulford School boundary
- Indicative drainage location Spec: Aco ASI050 Discrete channel or similar approved. Patio to take surface water to soak away in soft landscape.
- Proposed benches Broxap's Roslin grey finish metal seat or similar approved. Root fixed (attachment detail to manufacturers recommendations).
- Existing cycle stands to be relocated Attachment detail to manufacturers recommendations.
- Proposed cycle stands Galvanised hoop cycle stand such Broxap's Harrogate Cycle Stand or similar approved. Root fixed (attachment detail to manufacturers recommendations).

PLANTING SCHEDULES:

Trees

TREES					
Total	Species	Height	Girth	Size	Spec.
3	Crataegus laevigata Pauls Scarlet	350-400	12-14	HS	RB Clear stem 150-175mm

Mixed Native Hedge

MIXED SPECIES NATIVE HEDGE					
Name	% of mix	Size	Spec	Notes	
Crataegus monogyna	50	90-120cm	BR	5 plants per metre in a double staggered row	
Mix of 3 other native species	50	90-120cm	BR	5 plants per metre in a double staggered row	

Structural Planting

STRUCTURAL PLANTING				
Species	Spec.	Pot Size	Density	
Berberis thunbergii var. atropurpurea	C	3L	4/m ²	
Pyracantha 'Orange Glow'	C	3L	4/m ²	
Rosa rubiginosa	C	3L	4/m ²	

Lavender Planting (to top of retaining wall)

LAVENDER PLANTING				
Species	Spec.	Pot Size	Density	
Lavandula angustifolia	C	3L	4/m ²	

Seeding (for making good)

AMENITY MIX	
John Chambers Grass Seed	Low Maintenance
Sowing rate @ 35g/m ²	
Amenity PRG, Strong Creeping Red Fescue, Chewings Fescue, Hard Fescue, Browntop Bent.	

Project: Fulford Community Sports Club		Client: Fulford Community Sports Club	
Title: Landscape Proposals Plan		Drawn: BF	Chk'd: SH
Drawing Number: PWP 570 001	Revision: 02	Drawing Scale: 1:200 @ A3	
Rev	Date	Detail	Rev
02	09/09/21	Issued for tender	BF SH SH
01	23/08/21	Updated for client review	CP SH SH
00	09/08/21	First issue for client comment	BF SH SH
			BF SH SH
			Made Chk'd App'd

- Notes:**
- For Design & Build Tender purposes (Not for construction all dimensions and levels to be confirmed on site).
 - Based on drawing Existing Survey PF/01 - GS.
 - Build ups/footings to engineers/contractors specification.
 - Contractor to be fully satisfied with locations of services prior to excavations.
 - All existing trees to be protected to BS 5837:2012.
 - All furniture/fence fixings to be tamper proof.
 - Contractor to ensure suitable falls are accommodated in paths/patios to allow for drainage.



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