



**Key**

- New woodland and parkland including areas of rough grassland
- Courtyard
- Wedding garden woodland and sports bar
- Waterside
- Winter woodland
- Entrance, approach and parking

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DATE: 18/02/2018

**Indicative Planting Specifications**

**Generally**  
Prior to planting, all earth works associated with landscape operations are to be made good, top soil levels are to be graded to 20mm above back of bank after settlement and recorded in appropriate as-constructed drawings in accordance with landscape design. All existing good quality top soil is to be incorporated into the landscape proposals where practicable.

All planting material, setting out and finished grading is to be checked and approved by the Employer's Agent prior to commencement of planting.

All planting is to be carried out during the first appropriate planting season following completion of all hard landscape works.

All areas are to be thoroughly stone picked by hand before and after cultivation, with all stones less than 20mm removed along with all deleterious arising.

All landscape areas should remain free from waste material and rubbish at all times. No covering should be used where ground is frozen or waterlogged.

All planting should arrive to the field of any penicillium weeds/moss/lichen.

All planting material is to be thoroughly watered before packaging for delivery on the day of planting (before planting) and again immediately following planting using a fine rose suitable to the full depth of the roots.

All areas shall remain weed free both during construction and during the defects/maintenance period.

For more detailed information all landscape works should comply fully with the following British Standards:  
BS 5882:2007 Specification for top soil  
BS 5816: part 1:1992 Nursery stock  
BS 6471:1989 Recommendations for transplanting root balled trees  
BS 6472:1989 Code of practice for general landscape operations  
BS 5517:2005 Trees in relation to construction

**Sub Soil Preparation**  
General: 100mm topsoil subsoil with a fine 3 hole tiler, 300mm deep at 600mm centres in two oblique directions, broken stiff clays and other cohesive sub-soils with a single fine tiler, 450mm deep at 100mm centres in two oblique directions.

**Top soil preparation**  
Spread topsoil over prepared sub-soil in layers not exceeding 100mm depth and firm each layer before spreading the next. Overall minimum depths after forming and settlement shall be:  
Amenity grass areas, 100mm  
50% to 60% grass/Turf areas (Boschm) 100mm  
100% grass/Turf areas (Boschm) 100mm  
Invoiced top soil shall be BS 5816 premium grade from a source approved by the Employer's Agent. A declaration of analysis including relevant parameters given in BS 5816 shall be submitted to the Employer's Agent prior to delivery on-site.

**Root Barrier Installation**  
Main contractor is to install root barriers as required during construction and installation of all new services. Root barriers are to be installed in line with any proposed tree within 3m of services or highways. Root barriers are to be installed as close as possible to all services.

All root barriers are to be installed in accordance with the following guidance from GreenBlue Urban Ltd, Landscape Products:  
Root barrier installations are designed to protect the tree (preventing delicate root systems from being damaged by excavation machinery) as well as the utility infrastructure. We specify the use of a proven high strength (minimum thickness 3mm), Roll-top GreenBlue HDPE root barrier in all locations. The barrier should be installed as close to the utility as possible (maximising rooting area for the tree) and if possible, in one service infrastructure projects, be installed in the same trench (against the side of the trench nearest the tree) at the same time as the utility is being laid.

All all lines should be protected (in accordance with the following depth guidance) with the exception of electrical cabling concealed within solid plastic conduits which does not usually require protection. Generally the majority of root growth if found within the top 600mm of the soil surface, therefore all utilities up to a maximum depth of 600mm should have root barrier protection below street level appropriate for both services and the trees themselves. For services at a depth of between 600mm-900mm a root barrier should be installed at the same depth as the street level.

Trees are not commonly found deeper than 900mm below the surface however, in some circumstances this can occur. Therefore services at a depth of 900-1000mm should be protected only where specifically required by the individual service provider, and using a root barrier installed at a depth equal to the street level. Lastly, utilities deeper than 1000mm only require protection in extreme circumstances and where specifically requested.

**Tree Planting**  
All tree pits within all landscape areas should be excavated to the sizes below:  
18-20cm dia. x 80-100cm dia. x 750mm deep  
30-35cm dia. x 1200mm dia. x 750mm deep  
14-16cm dia. x 350mm deep

All tree pits should be prepared and soil cells/bags installed at the appropriate time during construction to avoid adverse works. Once tree pits have been constructed they are to be capped with temporary permeable membranes on top of surface to allow soil to breathe, water to permeate tree pit and prevent contamination during the construction works.

Tree planting is to take place until all hard works are completed.  
Where practicable tree pits should be excavated to provide continuous length of improved quality tree building material as detailed below.

Trees should be delivered in full accordance with details and specification provided. Abrasion should be avoided by using a buffer of soil or plastic between the tree and stake. This shall be checked during the defects period and adjusted/replaced as necessary to allow for growth.

All tree pits are to be backfilled with approved quality top soil, mixed with tree planting/mulching compost and fertiliser to the following quantities per each tree pit:  
250L Tree Planting Compost  
150gms S45 Fertiliser

The above S45 fertilizer must be prepared away from the planting area and in sufficient quantities for efficient handling and use. All compost shall be maintained between 30-40% water content.

As scheduled, all ornamental planting is to be planted over to the densities indicated on the approved planting plan. Where noted are shown individual species within these are to be planted in groups of 3:1.  
Netsown and/or double dig 400mm deep (break area) 800mm deep (tree area) removing stones, clay balls exceeding 500mm width, roots, grass tufts and foreign matter.

Each pit shall be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser (as per above) to the following quantity for each plant:  
100L Tree Planting Compost  
100gms S45 Fertiliser  
100gms S45 Fertiliser  
100gms S45 Fertiliser

The above S45 fertilizer must be prepared away from the planting area and in sufficient quantities for efficient handling and use. All compost shall be maintained between 30-40% water content.

**Amenity grass areas**  
Break up compacted top soils to full depth, reduce top 100mm to 100mm (20mm down in particles), remove surface stones, clay balls exceeding 50mm width, roots, grass tufts and foreign matter;

Further reduce top 20mm to a fine 10mm rate to true, even, lightly firmed surface; remove surface stones and clay balls exceeding 50mm width.

Planting schedule will allow amenity mix with proposed rate of sowing required. Pre-sowing fertilizer to topped amended areas, 6.6-6.8 NPK at 40gms/m<sup>2</sup>, spread two to three days before sowing, not on day of sowing.

An initial cut, which shall be the responsibility of the contractor, shall be carried out when the grass has reached a height of approximately 100mm.

Immediately after cutting all zones more than 20mm in any dimension shall be removed by hand. All arising shall be removed from site. Prior to the initial cut a mowing and weeding necessary. Following this, grassed areas shall not exceed a height of 50mm.

**Specific Rich Grass Areas**  
Delicate species rich grass areas are to be established on areas of bare ground which have been subject to construction works care should be taken to decompact the soil layers. Most species rich grass mixed prior to be sown to subsoil but can tolerate 0-100mm depth if required refer to manufacturer recommendations.

Remove surface stones, clay balls exceeding 50mm width, roots, grass tufts and foreign matter and also to a true, even, lightly firmed surface. Seed to be sown in two overlapping passings to achieve an even sward. Seed to be firm into soil bed using a roller or similar to provide good contact. Species rich grass areas containing wildflowers to only be cut once a year, in October allowing seed heads to develop and cast to the following year.

**Subs Planting**  
Balls should be planted in accordance with the densities in the supplied schedule. It is preferable for balls to be chosen in areas where they are to be located and placed where they land in order to create a subsoil effect. Balls to be planted to depth in accordance with the species requirements.

**Defects Liability**  
Bare areas and areas of dead grass will be regarded as defects due to materials and workmanship; they must be made good by re-cultivation and re-sowing/harding. Dead falling sticks and trees shall also be regarded as defects due to materials and workmanship and shall be replaced. Where planting is carried out by the Contractor post Practical Completion, subject to the approval of the Employer, the landscaping defects liability period will commence from the date of completion of the additional works.

**Maintenance**  
The landscape contractor will have five year maintenance responsibility to coincide with 1 years initial defects notification period. Maintenance is to be undertaken in accordance with standard maintenance schedule as provided by the employer.

Download from the Building Regulations (Approved Document) Database

**Client**  
James Hogg & Hayley Abdelbattar

**Project**  
Sandburn Hall

**Drawing title**  
Indicative planting proposal balling

**Scale**  
1:500 (A3) or 1:1000 (A2)

**Drawn by**  
GSL 17 February 2018

Lizze Telford  
Garden Design