



Soft Landscape Specification

Site Address – Land off School Road – Hurst – Reading – RG10 0DR

For: KP HOLDING GROUP LTD

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Company: Harwood Landscape

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GENERAL

1.0 INTRODUCTION

- 1.1 Harwood Landscaping & Construction Ltd are appointed by KP Holding Group Ltd to provide the soft landscape specification for site off School Road – Hurst – Reading – RG10 0DR
- 1.2 This document outlines the specification of quality and workmanship for the implantation of the soft landscape scheme as prepared by Harwood.
- 1.3 Best practise working procedures will be adhered to at all times during the construction works, and key works will be undertaken by fully trained operatives. A copy of this document will be kept on Site where it will be available at all times.

2.0 CONTRACTOR SCOPE OF WORKS

- 2.1 All planting works will be carried out by the Landscape Sub-contractor in accordance with the approved drawings and implemented in accordance with the phased programme of works.
- 2.2 The soft landscape proposals are shown on drawings:

HAR-LAN-250017-D-L-0001
HAR-LAN-250017-D-L-0002
HAR-LAN-250017-D-L-0003
HAR-LAN-250017-D-L-0004
HAR-LAN-250017-D-L-0005
HAR-LAN-250017-D-L-0006

- 2.3 The main contractor is responsible for the preliminary external works package to include:

Site clearance works including areas of existing vegetation which is necessary and agreed.
Erection of protective fencing to all existing trees, hedges and structural vegetation as shown on the Tree Protection Plan (TPP) by others.
Completion of hard landscape works.
Installation of play areas and street furniture.
Soil stripping and stock piling as necessary in accordance with BS3882:2015.
Removal of subsoil as necessary.
Preparation of sub-grade and main excavation works.

- 2.4 The Landscape Sub-contractor is responsible for the following:

Supply, delivery and storage of the specified plants as listed in the approved landscape drawings.
Preparation of the subsoil to all planting areas and tree pits.
Supply and delivery of the approved topsoil, and confirmation of the soil analysis and amelioration.
Topsoil spreading, grading and profiling.
Drainage medium to tree pits.
Carrying out of all planting works including associated works.
Carrying out of seeding and/or turfing to grass areas.
12 months rectification period and maintenance and management post Practical Completion for trees and planted areas.

- 2.5 The Landscape Sub-contractor should report to the Site Agent where necessary for clarifications on this document.

3.0 LANDSCAPE SPECIFICATION

GENERAL

- 3.1. All plants should be supplied in accordance with BS 3936 Specification for Nursery Stock and the HTA 'National Plant Specification'. Delivery and handling of all plant material to be in accordance with BS 3936: Part 1, Part 4, Part 5. All planting is to be undertaken in accordance with BS 4428 Code of Practice for General Landscape Operations.
- 3.2. Excavation for planting beds and subsequent planting should not take place during periods of bad weather, if the ground is waterlogged or frozen to avoid damaging the soil structure.
- 3.3. The Landscape Sub-contractor should make themselves aware of the proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
- 3.4. The Landscape Sub-contractor should minimise tracking over the Site or storage of materials prior to planting to avoid damage to the existing soil conditions.
- 3.5. All existing trees and vegetation to be retained within the Site should be protected in accordance with BS5837, (2012) Trees in Relation to Design, Demolition and Construction. Refer to Arboriculturist's drawings, reports and method statements for details of tree protection and methods of construction close to retained trees.
- 3.6. Except where otherwise specified, all materials and workmanship shall be in accordance with the appropriate British Standards.

PREPARATION

3.7. Site clearance:

- 3.7.1. Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- 3.7.2. Remove stones with any dimension exceeding 50mm.
- 3.7.3. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- 3.7.4. Clear any scrub and vegetation to ground level by flail mowing and remove arisings; retain and protect trees as indicated on drawings.
- 3.7.5. Large roots: grub out and dispose of without undue disturbance of soil and adjacent areas.

3.8. Subsoil:

- 3.8.1. In areas where subsoil is retained for required profiles and levels this should be in accordance with BS 8601 '*Specification for subsoil*' and requirements for use.
- 3.8.2. When 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 subgrades: Lightly scarify to promote free drainage.
 - Wet conditions: Do not loosen subsoils.
 - Compacted areas: rip and de-compact to promote free drainage.
- 3.8.3. Immediately before spreading topsoil, remove stones larger than 50 mm.
- 3.8.4. Remove from Site and arisings, contaminants, debris and builders' rubble.

3.9. Topsoil:

- 3.9.1. Existing topsoil stock-pilled on Site should be sampled in accordance with BS3882 '*Specification for Topsoil*', to ensure it is suitable for the intended use.
- 3.9.2. Where imported topsoil is used the Landscape Sub-contractor should ensure that the topsoil supplier provides the topsoil specification in accordance with BS3882. Documentation for all Imported topsoil should be submitted prior to starting work.
- 3.9.3. A report detailing soil analyst's recommendations should be submitted to the Client with any recommendations from the soil analyst for soil amelioration and/or soil handling to be approved by the Client or Client's representative.
- 3.9.4. Topsoil should be stored in heaps in an appropriate location in accordance with BS3882. Formation should be loose tip and shape from the side only, without running machinery on the heap at any time. Where necessary it should be fenced and covered to avoid contamination and compaction.

3.10. Topsoil handling:

- 3.10.1. In accordance with BS 3882.
- 3.10.2. Do not contaminate topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- 3.10.3. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- 3.10.4. Keep multiple handling to a minimum. Use or stockpile topsoil immediately after stripping to no more than 1m high to avoid nutrients leeching and anaerobic conditions forming.
- 3.10.5. 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 less 3%, to BS 1377-2.

3.11. Topsoil depths:

- 3.11.1 Planting/grassed areas should not exceed 450mm depth. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depths. Minimum rooting depths should be as follows:
 - 450mm for amenity and sports grassed areas (150mm of topsoil).
 - 450mm for wildflower grassed areas (cultivated subsoil only or specific growing medium for wildflower meadows). E.G Field no 30 Wildflower soil - link [here](#)
 - 600mm for pit planted bare root stock, specimen shrubs, ornamental shrubs, perennials, herbaceous, ornamental grasses and hedgerows (300-450mm of topsoil).
 - Notch planted bare root stock (no topsoil).
 - Trees planted in pits, marginal and aquatic planting as specified separately.

3.12. Spreading topsoil:

- 3.12.1. Carry out spreading activities in accordance with BS3882.
- 3.12.2. Temporary roads/ surfacing: Remove before spreading topsoil.

3.12.3. Layers:

Gently firm each 150mm layer before spreading the next.
Ensure correct planting depth is achieved after firming and settlement.

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

3.12.5. Soil levels should be 50mm lower than adjacent kerbs and paving after settlement, and not less than 150mm below DPC of adjoining buildings.

3.13. Fertiliser:

3.13.1. Prior to cultivation, apply organic soil ameliorant for all grassed areas and shrub beds to a depth of 150mm, at a reasonable rate.

3.13.2. A suitable fertilizer should be applied to proposed areas of seeding/turfing 3-5 days before final cultivation according to manufacturer's instructions.

3.13.3. A suitable fertilizer should be applied generally to proposed planting areas immediately before final cultivation.

3.13.4. Fertiliser should be spread evenly in traverse directions.

3.13.5. Fertiliser must not be used on proposed areas of wildflower seeding.

3.14. Weed Control:

Use herbicide to suppress perennial weeds, if necessary, no more than 2 weeks prior to final cultivation.

SEEDING/TURFING

3.15. Turfing:

3.15.1. Extents of areas outside of plot frontages to be turfed to be determined by the Client.

3.15.2. Timing: Autumn or early winter.

3.15.3. Cultivated turf for all grassed areas should be Rowlawn Medallion or equivalent, produced on a well-drained sandy loam.

3.15.4. Following cultivation operations, lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Stacking height should be maximum of 1m. Dried out or deteriorated turf should not be used.

3.15.5. Lay turf preferably along a straight side in a row, butting closely end to end. On subsequent rows, stagger the joints in brickwork fashion. Do not leave gaps between the turf.

3.15.6. Use planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.

3.16. Seeding general:

- 3.16.1. Timing: Between March and October, where possible in calm weather conditions. In areas prone to waterlogging preferably before late autumn.
- 3.16.2. Seeds to be purchased fresh for each growing season and be of local provenance. Suggested supplier Emorsgate (Tel: 01553 829028), or similar approved.
- 3.16.3. Seeding shall be repeated as necessary until an evenly distributed dense sward is established over the seeded area to the satisfaction of the Client. The Landscape Sub-contractor should allow for protection, maintenance, management and cutting of all grass areas until this is achieved.
- 3.16.4. Wildflower meadows seeded to suppliers specifications and aftercare.

3.17. Lawn amenity grass and Wildflower Meadow:

- 3.17.1. Specification: Emorsgate EG22 Strong Lawn Mix and Emorsgate EG22C Strong Lawn Mix with added Clover sown at a rate of 25g/m².
- 3.17.2. Following cultivation operations detailed above, seed shall be spread evenly at the rates specified in two equal sowings in transverse directions.
- 3.17.3. After sowing the ground should be lightly raked or harrowed and subsequently firmed with a lightweight roller.
- 3.17.4 Wildflower Mix LWXP Dual Purpose can be found [here](#)

PLANTING

3.18. Times of year for planting

Deciduous trees and shrubs: Late October to late March.

Conifers and evergreens: September/October or April/May.

Perennial and herbaceous plants (including marginals): September October or March/April.

Container grown plants: At any time if ground and weather conditions are favourable.

Watering and weed control: Provide as necessary.

Wildflower plugs: Late August to mid-November or March/April.

Wildflower Meadow – as per manufacturers [guidelines](#)

3.19. Plants/Trees general:

- 3.19.1. Condition: Materially undamaged, sturdy, healthy and vigorous.
- 3.19.2. Appearance: Of good shape and without elongated shoots.
- 3.19.3. Hardiness: Grown in a suitable environment and hardened off.
- 3.19.4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.

3.19.5. Budded or grafted plants: Bottom worked.

3.19.6. Root system and condition: Balanced with branch system.

Standard: The relevant parts of BS3936.

3.19.7. Species: True to name.

3.19.8. Origin/Provenance: British grown, not imported where possible.

3.19.9. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

3.20. Container grown plants/trees:

3.20.1. Peat free growing medium: With adequate nutrients for plants to thrive until permanently planted.

3.20.2. Plants: Centred in containers, firmed and well watered.

3.20.3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.

3.20.4. Hardiness: Grown in the open for at least two months before being supplied.

3.20.5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

3.21. Labelling and information:

3.21.1. General: Provide each plant/tree or group of plants/trees of a single species or cultivar with supplier's labelling to BS3936 for delivery to Site, showing:

- Full botanical name.
- Total number.
- Number of bundles.
- Part bundles.
- Supplier's name.
- Employer's name and project reference.
- Plant specification, in accordance with scheduled National Plant Specification categories.

3.22. Plant handling, storage transport and planting:

3.22.1. Standards to be kept in line with CPSE Code of Practice for 'Handling and Establishing Landscape Plants, Parts I, II and III.

3.22.2. Protect plants from frost.

3.22.3. Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.

3.23. Planting Shrub/Herbaceous:

3.23.1. Timing: Late October to late March. Or where container grown at any time where weather conditions are favourable.

3.23.2. Following cultivation, weed control and fertilizer operations described above plants should be laid out as per the Planting Plans.

3.23.3. In accordance with BS4428 planting holes should be approximately 150mm wider than the root spread. The shrubs should be set in the holes so that the soil level, after settlement, will be at the original root collar level on the stem of the shrub.

3.23.4. The holes should be backfilled to half their depth and should be firmed by treading. The remainder of the topsoil should then be returned and again firmed by treading in.

3.24. Planting Hedgerows:

3.24.1. Specification: Native hedgerow bareroot to be planted in double staggered rows, 45cm centres with a 35cm offset. Potted hedgerows at suitable spacing for each plant supplied.

3.24.2. Timing: Late October to late March.

3.24.3. Following cultivation, weed control and fertilizer operations described above hedgerow plants are to be planted into a trench with a minimum depth of 450mm and a width of between 750- 1000mm.

3.24.4. Plants to be set out evenly with consideration given for an even spread of species where a hedgerow mix is specified.

3.25. All shrubs specified as part as Native or Wildlife Friendly hedgerow mixes in public open space (POS) are to be protected from rabbit damage by using Green Tech 'Treebio' 75x50cm biodegradable guards, secured using stakes and ties.

3.25. Planting Trees:

3.25.1. If planting is not carried out immediately after delivery, root ball trees should be placed close together and the ball or container should be covered with sand or moist peat to prevent drying out and freezing in accordance with BS4428.

3.25.2. Tree pit excavations should be at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

3.25.3. Break up subsoil to the sides of the pit and replace excavated subsoil with topsoil.

3.25.4. Ensure trees are planted at the original root collar soil depth by observing the soil mark on the stem.

3.25.5. Backfill soil around the tree and lightly firm to ensure close contact with the roots.

3.25.6. Root barriers: refer to approved drawings for details. As a minimum, a 600mm deep barrier should be installed where the root ball is within 2m of a building foundation or within 3m of an existing underground service route.

3.25.7. Young stand-alone trees specified within the public realm are to be protected from damage from pests by using Green Tech 'Bio-Earth' 120x10x10cm biodegradable tree shelter guards, secured using stakes and ties.

3.25.8. Unless otherwise detailed on approved drawings or is particular conditions require it, tree pits in soft landscaped areas dimensions should be as follows: Extra Heavy Standards – 1500x1500x900mm.

3.26. Tree Stakes:

3.26.1. Stakes to be minimum 50mm diameter, 1800mm length and softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.

3.26.2. Extra heavy standards trees to be secured in position using two stakes, a cross bar and adjustable tree ties made of PVC or rubber in accordance with Figure 8 in BS4428.

3.26.3. Prior to planting stakes to be driven into position on the prevailing windward side of the tree as close to the tree as possible but ensuring clearance of the root ball to a minimum depth of 300mm below the bottom of the pit. Following planting pin stakes with cross bar and attach ties where centre of cross bar and tree meet.

3.27. Mulching:

- 3.27.1. Clear all weeds and water soil thoroughly prior to mulching.
- 3.27.2. Spread medium grade bark of 100% recycled content to BS EN ISO 14021, free of pests, disease, fungus and weeds.
- 3.27.3. The minimum depth should be 70mm over all planted areas. Stand alone trees to be mulched of a least 1m diameter centred around the base of the trunk.
- 3.27.4. Finished level of mulch should be 30mm below adjacent grassed or paved areas.

3.28. Watering:

- 3.28.1. During establishment of landscaped areas ensure that sufficient water is applied using a fine rose sprinkler to maintain healthy growth.
- 3.28.2. Thoroughly water completed turfed areas immediately after laying. Check that water has penetrated into the soil below and do not allow to dry out until established.
- 3.28.3. Thoroughly water areas of shrub and tree planting following planting and in periods of unseasonably dry weather to ensure successful establishment. Allowance for watering should be incorporated in any the Landscape Sub-contractors' scope of work and fees.

4.0 PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS

GENERAL

4.1. Maintenance

- 4.1.1. Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
- 4.1.2. Frequency of maintenance visits: In accordance with the agreed maintenance schedule

4.2. Failures of planting

- 4.2.1. Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
- 4.2.2. Exclusions: Theft or malicious damage after completion.
- 4.2.3. Rectification: Replace with equivalent plants/ trees/ shrubs.
- 4.2.4. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- 4.2.5. Timing of making good: During the next suitable planting season.

4.3. Cleanliness

- 4.3.1. Soil and arisings: Remove from hard surfaces and grassed areas.
- 4.3.2. General: Leave the works in a clean and tidy condition at completion and after any maintenance operations.

4.4. Planting maintenance generally

4.4.1. Weed control: Maintain weed free area around each tree and shrub.

4.4.2. Diameter (minimum): The larger of 1 m or the surface of original planting pit.

4.4.3. Keep planting beds clear of weeds: By use of approved non-residual herbicides.

4.4.4. Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.

4.4.5. Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.

4.4.6. Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.

4.4.7. Trees: Spray crown when in leaf during warm weather.

4.4.8. Timing: After dusk.

4.4.9. Tree accessories: Check condition of stakes, ties, guys, guards and irrigation and ventilation systems.

4.4.10. Broken or missing items: Replace.

4.4.11. Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.

4.4.12. Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.

4.4.13. Ties: Adjust to accommodate growth and prevent constriction or abrasion.

4.4.14. Damage to bark: Cut back neatly with sharp knife. Prevent further damage.

4.4.15. Frequency of checks: At each scheduled maintenance visit

4.4.16. Watering: As required for healthy establishment, depending on weather conditions

4.5. Planting maintenance – pruning

4.5.1. General: Prune to promote healthy growth and natural shape.

4.5.2. Dead, dying, diseased wood and suckers: Remove.

4.5.3. Timing: In accordance with the agreed maintenance schedule

4.5.4. Trees: Favour a single central leading shoot.

4.5.5. Arisings: Remove.

4.6. Maintenance instructions

4.6.1. General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

4.7. Final mulching

4.7.1. Timing: At end of the maintenance period.

4.7.2. Watering: Ensure that soil is thoroughly moistened prior to re-mulching, applying water where necessary.

4.7.3. Planting beds: Remulch.

4.7.4. Depth (minimum): 70 mm

4.7.5. Trees: Remulch.

4.7.6. Depth (minimum): 70 mm