Priory Centre, St Neots

Planting specification and maintenance guide

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INTRODUCTION

This specification sets out the requirements for quality, workmanship and associated maintenance for the planting scheme for The Priory Centre. The scheme comprises limited planting areas including shrub, herbaceous, and climbing plants, designed to compliment the venue and provide benefit to nature. The planting design has been completed by Matthew Halsall Design Studio Ltd

PLANNING CONTEXT

This specification is one of a suite of documents that addresses planning condition 07 Part a:

'(a) Indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;'

The Specification should be read alongside:

MHDS124_PL01	Planting plan
MHDS124_ST01	Planting schedule

NOTES & PRELIMINARIES

REFERENCE DOCUMENTS - OTHERS

In addition, this document should be read in conjunction with those by others:
- Civil Engineering plan
- Existing topographic survey
- Below ground radar survey and statutory providers information
- Supplier installation information
- Architect's proposals

MAINTENANCE

MAINTENANCE - The specification covers the first 2 years of establishment maintenance

NOTES ON READING THE SPECIFICATION

- All named products: 'or equal approved by Client'
- Any discrepancies to be raised in writing with The Client
- Document to be read in conjunction with design drawings and consultant team's information
- Where photos of products are included in this specification, they are intended only as supporting context and may not be accurate as to the exact product, colour, finish and application.
- All product datasheets and warranties must be provided to the Client in digital copy in a timely and organised manner

Q - LANDSCAPING

Q10 - KERBS,EDGES & CONTAINERS

Q10.2 E01 METAL EDGE

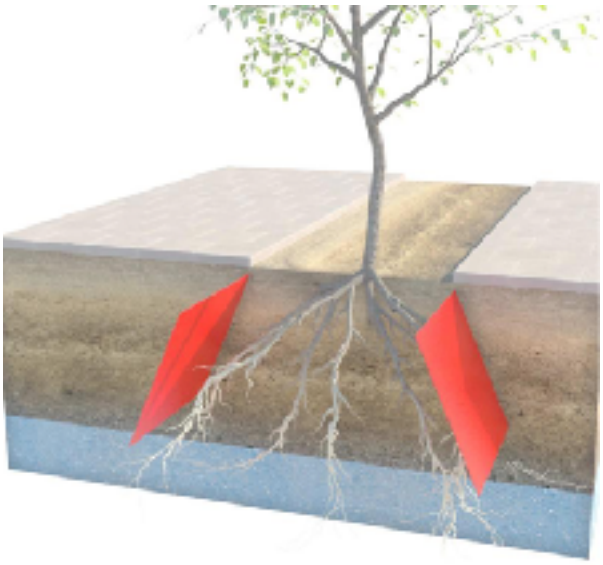
1. Location: Zone 01 and Zone 03
2. Description: Upstand metal Edging between path/hard surfacing and soft landscape
3. Product: Rigid steel edging 100mm x 3mm thickness
4. Finish: Powder coated - RAL to match colour of building fenestration (architect to provide RAL code)
5. Supplier: Kinley
6. Edge set back 20mm from adjacent hard surface with 20mm width x 100mm depth grit layer flush to paving to promote drainage
7. Laid: 50mm upstand to adjoining hard surface
8. Foundation: Pinned in situ using provided pins
9. Corners: 90degree corner pieces provided bespoke fabricated with corners already formed
10. Supplier to provide suitable detail and product based on spec



Example of a metal edge with small grit gap for drainage

Q10.3 E02 ROOT PROTECTION BOUNDARY

1. Location: Zone 03
2. Description: Below ground root protection layer
3. Product:Root barrier 260 permeable https://www.green-tech.co.uk/hard-landscaping/tree-pit-root-barriers/root-barrier-260-permeable?_gl=1*11323xx*_up*MQ..*_gs*MQ..&gclid=EAIaIQobChMIt6qEjeLyiwMV15JQBh1FAxlXEAAYAiAAEgJoRvD_BwE&gbraid=0AAAAAD7vrP6o3dtosbzsRR3qpuzWnXYch
4. Supplier: Greentech
5. Applied: Locally around tree offset from trunk 1m on all sides. 50mm below surface of mulch



Root protection boundary - typical laying example

Q10.5 F01 PLANTING CONTAINER

1. Description: Glass reinforced plastic container
2. Dimension:
   2.1. F02a - 1500x500x450mm height
   2.2. F02b - 1000x500x450mm height
3. Assembly: bespoke off site
4. Product:
5. Supplier: Meristem
6. Granular drainage layer to base
7. Accessories:
   7.1. Internal impermeable liner to sides and base
   7.2. Internal water reservoir with surface pipe
   7.3. Base of container elevated approx 75mm off floor to allow forklift movement
   7.4. Allowance for flange fixing to surface - Client to determine if planters should be fixed down to deck surface
8. Infill:
   8.1. Mulch: 30mm mineral mulch - refer **Q28.5 Gravel Mulch**
   8.2. Soil: refer **Q28.1 Ameliorated soil**
   8.3. Base: 100mm granular material - Pea shingle 30mm dia; with filter fleece over top
9. NOTE will be used for food growing - ensure no contamination of soils or toxic timber treatments
10. Warranty: Submit to client



Q28 - TOPSOIL & GROWING MEDIUMS

Q28.1 AMELIORATED SOIL

1. Application: All planting beds (Zone 1,2,3)
2. Description: a bespoke soi suitable for low fertility planting: 50% topsoil; 30% grit; 20% leaf mould
3. Soil handling:
    - 3.1. Do not cross contaminate/mix topsoil with other material
    - 3.2. Keep multiple handling to a minimum
    - 3.3. Storage heaps: maximum height 1m; avoiding compaction/contamination
    - 3.4. Topsoil levels - generally compacted level with adjacent existing ground
    - 3.5. Topsoil specification:
        - 3.5.1. Depth Generally: 300mm
        - 3.5.2. Product: Low fertility topsoil https://www.buryhilltopsoilandlogs.co.uk/topsoil-and-subsoil/specific-purpose-soils/low-fertility-topsoil
        - 3.5.3. Standard: to comply: BS3882:2015
        - 3.5.4. Ameliorant: Mix in horticultural grit as 30% of total soil volume
        - 3.5.5. Ameliorant: Mix in leaf mould as 20% of total soil volume
        - 3.5.6. Condition: Friable, uncompacted
        - 3.5.7. Performance: able to support vegetation and allow surface water filtration
        - 3.5.8. Peat: All products peat -free
        - 3.5.9. Condition: weed and seed free, free of contaminants, suitable for growing edible plants
    - 3.6. Certification: testing from past 6 months to be supplied for approval 3 weeks prior to delivery to site to Client for approval



Sandy loam topsoil - to be mixed with grit and leaf mould

Q28.5 GRAVEL MULCH

1. Description: gravel mulch to limit weed growth - used for Zone 1,2,3 planting
2. Application: Phase 1A planting beds
3. Material:Decorative stone surface
   - 3.1. Depth: 30mm
   - 3.2. Product: Cotswold chippings 10mm
   - 3.3. Size: 10mm
   - 3.4. Colour: Cream
   - 3.5. Shape: angular
   - 3.6. Specification: BS EN 1260
   - 3.7. Level:Generally 15mm below edging surfacing level
   - 3.8. Laying: Lightly compacted and smooth surface
   - 3.9. Condition: weed and seed free
   - 3.10. Colour: white/light grey
   - 3.11. Particle size: ranging: 8-20mm
   - 3.12. Installation: only after all planting including bulbs has been installed
4. Topping up: Yearly in spring (after any new planting installed)
5. Sample - to be submitted to Client 14 days prior to delivery for approval



Cotswold buff chippings

Surface preparation

Q28.10 GRADING SUBSOIL

1. General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
2. Areas of thicker topsoil: Excavate locally.

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

1. Loosening:
   - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
   - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
   - Rock and chalk subgrades: Lightly scarify to promote free drainage.
2. Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
3. Remove Arisings, contaminants and debris and Builders rubble.

Q28.11 INSPECTING FORMATIONS

1. Give notice: Before spreading topsoil for lawn areas and planting beds.

- Notice period: 7 days.

Topsoiling materials

Q28.12 TOPSOIL ANALYSIS - IMPORTED SOIL

1. Soil to be analysed: Imported topsoil.
2. Samples: Collect in accordance with BS 3882.
3. Submit 3 weeks in advance of supply to site:

- Declaration of analysis: Chemical analysis and contaminants and Nutrient content, pH value and textural classification.

Q28.13 PREPARATION OF UNDISTURBED TOPSOIL

Standard: In accordance with BS 4428.

1. Grading and cultivation: To suit cultivation operations specified in Q30 and Q31.
2. Hard ground: Break up thoroughly.
3. Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
4. Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
5. Fallow period (minimum): Two months.
6. Weed control: submit proposals. Use of herbicide should be a last resort

Q28.14 IMPORTED TOPSOIL

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

1. Standard: To BS 3882.
2. Classification: **Multipurpose**.
3. Source: Contractor's choice.
4. Submit: Declaration of analysis in accordance with BS 3882, Annex E.
5. Additional analyses: Not required.

6.

Q28.16 PEAT

1. Peat or products containing peat: Do not use

Q28.17 SAMPLE LOAD OF IMPORTED TOPSOIL

1. General: Deliver to site a sample load of not less than 2 m3
2. Give notice: Allow inspection before making further deliveries to site. Retain for comparison with subsequent loads.
   - Notice period: 7 days.

Q28.18 CONTAMINATION

1. 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.

2. Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.
3. Give notice: If any evidence or symptoms of soil contamination are discovered on the site,or in topsoil to be imported.

Q28.19 TOPSOIL STORAGE HEAPS

1. Height (maximum): 1.0 m.
2. Width (maximum): 3.0 m.
3. Protection:

- Do not place any other material on top of storage heaps.
- Do not allow construction plant to pass over storage heaps.
- Prevent compaction and contamination, by fencing and covering as appropriate.

Q28.20 HANDLING TOPSOIL

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

1. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
2. Contamination: Do not mix topsoil with:
   - Subsoil, stone, hardcore, rubbish or material from demolition work.
   - Other grades of topsoil.

3. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
4. 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.

Q28.21 SPREADING TOPSOIL

1. Temporary roads/surfacing: Remove before spreading topsoil.
2. Layers:

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

3. Depths after firming and settlement (minimum): Refer Planting schedule
4. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

Q28.22 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

1. Above adjoining paving or kerbs: 30 mm.
2. Below dpc of adjoining buildings: Not less than 150 mm.
3. Shrub areas: Higher than adjoining grass areas by 50 mm.
4. Within root spread of existing trees: Unchanged.
5. Adjoining soil areas: Marry in
6. Thickness of turf or mulch: Included.

Q28.23 DOCUMENTATION

1. Timing: Submit at handover.
2. Contents:
   - Full description of all soil components.
   - Record of source for all soil components.
   - Analyst's report for each test carried out.
   - Record drawings showing the location and depth of all soils by type and grade.
   - Supplier's declaration of compliance with BS 3882.
3. Number of copies: 2.

Q31 - PLANTING

Q31.1 BULB PLANTING

4. Planting timing: October -November
5. Planting:
   - 5.1. Refer: **MHDS124_PL01_Planting plan**
   - 5.2. Plant in single- species clumps of 5, 7 or 9 in random arrangements in between shrub and herbaceous planting ensuring even mix of different species clumps of varying size throughout area in order to achieve a natural effect
   - 5.3. Depth: refer to species - specific requirements by supplier
   - 5.4. Replace and firm soil
   - 5.5. Timing: Bulbs to be planted prior to application of Gravel mulch

Q31.4 SHRUB & HERBACEOUS PLANTING

1. Planting time of year: late October - March
   - 1.1. Avoid planting during excessively-cold periods or during ground-frosts
2. Prior to planting:
   - 2.1. Plant within five days of stock-delivery, ensuring that plants are suitably stored according to best horticultural practice, with soil kept moist
3. Planting: Installation: refer planting plan
   - 3.1. Planting pit: approx 300x300mm plan with soil broken up
   - 3.2. Plant into excavated hole with ground loosened. Ensure plant is flush to existing surface level
   - 3.3. Ensure roots gently teased out prior to planting. Planting firmly placed without over-compaction/ trampling
   - 3.4. Ensure all tags, ties and supports associated with supply are removed
4. Notification:
   - 4.1. Notification to Client and Landscape Architect at least 5 days in advance of delivery of planting stock to site in order that stock can be inspected prior to planting

Q31.51 TREE PLANTING

1. Location: Single crabapple tree planted to raised planter to south of building
2. Pit Dimension: 900x900 plan x 900mm depth
3. Existing ground thoroughly broken up below pit to depth 200mm
4. Base of tree pit: 50/50 mix sand and topsoil
5. Growing medium: backfilled with loamy topsoil to depth 400mm,
6. Base drainage layer: 75mm layer of 20mm clean stone with ground broken up below
7. Ensure all tags, ties and supports associated with supply are removed
8. **Accessories**: Double tree stakes 1200mm with flexible straps - fixed 600mm above ground - protruding 600mm below ground

Q31.6 NOTICE

1. Give notice to Client and Landscape architects at least 5 days prior to:
   1.1. Setting out (including levels and earthworks)
   1.2. Final levelling/earthworks play area mounds& topography
   1.3. Delivery of planting/trees/topsoil
   1.4. Planting of trees & shrubs
   1.5. Visiting site for maintenance

Q31.7 WATERING

1. Quantity: Full depth wet topsoil
2. Application: Even and without damaging or displacing plants or soil -all planting beds and tree pits
3. Frequency: As necessary to ensure establishment
4. If water supply is likely to be restricted by emergency legislation: obtain instructions - do not carry out planting until instructed

Q31.8 TREES & PLANTING STOCK GENERALLY:

1. Provenance: Grown from seed or cutting in UK, not delivered or transplanted from overseas
2. Appearance: of good shape and without elongated shoots
3. Hardiness: grown in a suitable environment and hardened off
4. Health: free from pests, diseases, discolouration, weed and physiological disorder
5. Budded or grafted plants: bottom worked
6. Root system and condition: according to NPS best practice: Balanced with branch system, not root-bound
7. Species: true to name as per planting schedule. Notify client if any proposed changes to be approved
8. Quantities: to be checked against area takeoff on plan, based on densities provided. Quantities where given are indicative and should be checked through measurement

Q31.9 CONTAINER GROWN PLANTS/TREE STOCK

1. Growing medium: With adequate nutrients for plants to thrive until permanently planted.
2. Plants: Centred in containers, firmed and well watered.
3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
4. Hardiness: Grown in the open for at least two months before being supplied.
5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Q31.10 CONTAINER GROWN PLANTS/TREE STOCK

1. Condition: Firm, entire, not dried out or shrivelled.

2. Health: Free from pests, diseases and fungus.
3. Handling: Remove from packaging immediately.
4. Storage: Permitted only when necessary.
   - Location: Well ventilated, dark, covered, rodent proof container, away from exhausts and fruit.
   - Duration: Minimum period.

Q31.11 PLANT/ TREE SUBSTITUTION

1. Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering:
2. Submit alternatives, stating:
   - Price
   - Difference from specified plants/ trees.
3. Approval: Obtain before making any substitution.

Q31.12 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING.

4. Frost: Protect plants from frost.
5. Handling: Handle plants with care. Protect from mechanical damage and do not subject to
6. shock, e.g. by dropping from a vehicle.
7. Planting: Upright or well balanced with best side to front.

Q31.13 TREATMENT OF TREE WOUNDS

1. Cutting: Keep wounds as small as possible.
   - Cut cleanly back to sound wood using sharp, clean tools.
   - Leave branch collars. Do not cut flush with stem or trunk.
   - Set cuts so that water will not collect on cut area.
2. Fungicide/ Sealant: Do not apply unless instructed.

Q31.14 SURPLUS MATERIAL

1. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

Preparation of beds:

Q31.20 SITE CLEARANCE GENERALLY

1. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
2. Stones: Remove those with any dimension exceeding 50 mm.
3. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
4. Vegetation: Remove including roots
5. Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas

Q31.21 SOIL CONDITIONS

1. Soil for cultivating and planting: Moist, friable and not waterlogged.
2. Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

Q31.22 TIMES OF YEAR FOR PLANTING

1. Deciduous trees and shrubs: Late October to late March.
2. • Conifers and evergreens: September/ October or April/ May.
3. • Herbaceous plants: September/ October or March/ April.
4. • Container grown plants: At any time if ground and weather conditions are favourable (ensuring watering & weeding regime appropriate to time of year).
5. Dried bulbs, corms and tubers: September/ October.
6. Wildflower plugs: Late August to mid November or March/ April.

Q31.23 MECHANICAL TOOLS

1. Restrictions apply: refer to landscape architects' drawings and arboricultural reports/surveys. Use of mechanical tools is restricted in vicinity of existing trees in order to prevent damage to tree & roots

Q31.30 PEAT

1. Peat or products containing peat: Do not use

Q31.32 CULTIVATION

1. Compacted topsoil: Break up to full depth.
2. Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.
   - Depth: 450 mm.
   - Timing: Within a few days before planting.
   - Weather and ground conditions: Suitably dry.
3. Surface: Leave regular and even
4. Undesirable material brought to the surface: Remove visible weeds, roots and large stones with any dimension exceeding 50 mm.
5. Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

Planting shrubs/herbaceous plants/bulbs

Q31.50 RANDOM PLANT LAYOUT TO ALL BEDS

1. Spacing: Evenly, avoiding straight lines.
2. Density: As plant schedule.

Q31.52 PLANTING BULBS/ CORMS/ TUBERS

1. Depth: Top of bulb/ corm/ tuber at a depth of approximately twice its height, base in contact with bottom of hole.
- Backfilling: Finely broken soil. Lightly firm to existing ground level
2. Scattering: Random. Plant bulbs/ corms/ tubers where they fall.

Q31.53 AFTER PLANTING

1. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
2. 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.

Protecting/maintaining/making good defects

Q31.70 MAINTENANCE

1. Duration: Carry out the operations in the following clauses from completion of planting until the end of the defects liability period.
2. Frequency of planting maintenance visits:
   - October-February - Every 2months
   - March - May - Monthly
   - June-August - Forntightly
   - September - Monthly

Q31.71 FAILURES OF PLANTING

1. Defects due to materials or workmanship not in accordance with the Contract: Plants/
2. trees/ shrubs that have failed to thrive.
   - Exclusions: Theft or malicious damage after completion.
   - Rectification: Replace with equivalent plants/ trees/ shrubs.
3. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
4. Timing of making good: In accordance with an agreed defects rectification programme.

Q31.72 CLEANLINESS

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

Q31.73 PLANTING MAINTENANCE GENERALLY

1. • Weed control: Keep al bed free of weeds.
   - Diameter (minimum): The larger of 1 m or the surface of original planting pit.
   - Keep planting beds clear of weeds: By hand picking.

2. 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.
3. Precautions: Ensure that trees and shrubs are not damaged by use of nylon filament rotary cutters and similar powered tools.
4. Staking: Check condition of stakes, ties, guys and guards.
   - Broken or missing items: Replace.
   - Rubbing: Prevent.
- Ties: Adjust to accommodate growth.
- Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
- Frequency of checks: At each scheduled maintenance visit.
5. Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/shrubs.
6. Watering: As required to maintain healthy growth.
7. Mineral mulch - top-up yearly to preserve 30mm mineral mulch layer and maintain clean appearance

Q31.74 PLANTING MAINTENANCE - PRUNING

1. General: Prune to promote healthy growth and natural shape.
   - Dead, dying, diseased wood and suckers: Remove.
   - Timing: As appropriate to the species.
   - Trees: Favour a single central leading shoot.
2. Arisings: Remove.

Planting maintenance schedule Years 1-2

	Dormant season		Growing season						Dormant season		
	January	February	March	April	May	June	July	August	September	October	November	December
Mulching	Monthly: any mineral mulch migrated outside bed - sweep back to planting backmound		Yearly: Replenish mineral mulch in planting bed to designated level									
Irrigation yrs 1-2	Year 1: As required first year only following planting utilising on-site tanks			Irrigation as required weekly during establishment using water up during growing period utilising on-site tanks ensuring full depth of topsoil wetted								
Irrigation yrs 3-5				Irrigation as required as determined by fortnightly inspection utilising on-site tanks ensuring full depth of topsoil wetted								
Firming/ground re-levelling	Daily: firm any loose soil/mulch											
Replacement of dead/dying stock		Replacement of dead/dying stock								Year 1: Planting of bulbs if not planted during main planting period: once		
Grasses		Cut back all grasses to 10cm above ground and remove arisings								Remove any untidy growth		
Herbaceous/ perennials		Remove any remaining dead stems/ seed heads								Remove any untidy of foliage/ stems. Make if in good condition to create winter display: monthly		
Shrubs			Cut back to woody growth and maintained under 0.6m height							Prune back to woody growth		
Shrubs			Cut back to woody growth and maintained under 1.2m height							Cut back to woody growth and maintained under 1.2m height		
Climbing plants										Retrained to support as necessary. Prune back to old growth, thin out in order to prevent growth from becoming dense		
Weeding		Weekly/bi monthly: Thorough weeding of all beds								Weeding		
Trees		Maintenance of tree restraints								Yearly: Tree pruning. End of year 2 - remove tree restraints		
Removal of leaves/debris/ other dead vegetation										2-Weekly Removal of fallen leaves, sticks and other fallen vegetation arisings from surfaces		