



SOFT LANDSCAPE SPECIFICATION NOTES:

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

IMPORTED SUBSOIL
Any imported subsoil to planting areas to be in accordance with BS8401:2013 multi purpose grade specification as defined in table 1 of the British Standard.

Existing subgrade should be broken up to relieve compaction and aid drainage prior to sub-soiling.

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
For light and non cohesive soils: 300mm
For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones and debris larger than 50mm in any direction.

IMPORTED TOPSOIL
All areas of planting to receive imported topsoil to BS 3882:2015 to multi purpose grade specification as defined in table 1 of the British Standard. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds.
Contractor to provide declaration of analysis including information detailing each of the relevant parameters given in table 1 of the BS prior to importation of material to site. Samples to be submitted for approval prior to importation of topsoil onto site.
Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 450mm
Areas for grass: minimum 150mm

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Topsoil should not be handsoiled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

CUMULATIVE CONDITIONS
Topsoiling should be carried out in the driest conditions possible - cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handsoiled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within soft landscape areas to be planted in separate pits in accordance with tree planting details.

SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.
All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.

NATIVE WHIP PLANTING
Areas to receive whip planting be cleared of all vegetation and cultivated as described above. Rotovate areas to a minimum depth of 300mm to form an open draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting.
Each transplant to be fitted with an appropriate rabbit guard for the size and species and 500 x 500mm biodegradable GI Ecomat by Green-Tech or similar approved.

MULCH
75mm depth of 8.35mm ornamental bark mulch to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

SUBSTITUTIONS
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING
Landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works / car park areas in accordance with the following:
Native and ornamental trees: During dormant winter period - Late October to late March
Bare root native transplants: During dormant winter period - Late October to April
Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favorable.

SPECIES RICH WILD FLOWER GRASSLAND:
All emerging existing vegetation to be killed off by applying a proprietary herbicide and allowing time to elapse as recommended by the manufacturer before commencing any cultivation works.
Areas to be finely graded to bring to a uniform and even grade to the correct finished level and to remove all minor hollows and ridges.
If time permits, a 'stale seed bed' is to be established, by allowing the graded areas to colonise with weeds from the existing soil seed bank following initial cultivation / rotovating and an additional application of proprietary herbicide applied to remove any weed growth.

CULTIVATION:
Seeded areas are to consist of min. 200mm depth existing retained topsoil (free from weeds) / subsoil mix (40:60) over existing decompressed subsoil layer. No imported topsoil should be used in the formation of wildflower grassland areas.
Cultivate areas to be seeded to a minimum depth of 200mm or to a depth of 75mm on batters steeper than 1 in 3 and grade to existing running levels. All vegetation, stones & debris exceeding 50mm in any direction to be picked and removed from site. Lightly and uniformly firm the cultivated surface and reduce to a fine finish up to 25mm in depth by raking, or harrowing with a spike and chain harrow.

SEEDING:
Approved wildflower seed mixture to be sown during suitable calm weather conditions at the recommended rate prescribed by the seed supplier. Seeding to be carried out in equal sowings in reverse directions after which the ground should be lightly raked and rolled to ensure contact of the seeds with the soil to promote germination.
Wildflower seeding is to be undertaken preferably in Spring (Early March to late June) or if not feasible in Autumn (Mid August to October). Where sowing rates are low and sowing is to be undertaken by hand broadcast seeding, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mixture. Seeding by this method should only be undertaken on calm days with no wind, after seeding, areas are to be hand raked and lightly rolled.
No pre-seeding fertiliser shall be applied.

ESTABLISHMENT:
The contractor shall ensure that all seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

IMPLEMENTATION OF SOFT LANDSCAPE WORKS
Soft landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works to car park, service yard and access road in accordance with the times of year for planting notes above.

MAINTENANCE PERIOD
All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. Site to be visited minimum once per month to carry out required maintenance to all soft landscape areas.
Generally, during the first 12 months:
- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- All stakings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

TREE & SHRUB REPLACEMENTS
All trees and shrubs that, within 5 years after planting, die or become seriously damaged or diseased, are to be replaced in the next planting season with others of the same size and species as originally approved, unless alternatives are agreed in writing with the Local Planning Authority.

WARNING:
Following the 12 month maintenance period and initial establishment, external landscaping and specified planting to rely solely on precipitation for watering.

PLANTING SCHEDULES:

Ornamental Trees:

Name	Abb.	Form	Age	Height (cm)	Clear stem	Root	Quantity
Acer campestre 'Sireathwise'	ACS	Standard extra heavy	3x	18-20	min 450	min 200	RB 2
Alexis incana aurea	AA	Standard extra heavy	3x	18-20	min 450	min 200	RB 1
Pyrus calleryana 'Chanticleer'	PC	Standard extra heavy	3x	18-20	min 450	min 200	RB 2
Quercus Palustris	QP	Standard semi mature	4x	20-25	min 450	min 200	RB 1
Tilia cordata 'Greenspire'	TCG	Standard extra heavy	3x	18-20	min 450	min 200	RB 2

Native Trees:

Name	Abb.	Form	Age	Height (cm)	Clear stem	Root	Quantity
Acer campestre	Ac	Standard extra heavy	3x	18-20	min 450	min 200	RB 1
Betula pendula	Bp	Standard extra heavy	3x	18-20	min 450	min 200	RB 3
Salix caprea	Sc	Standard extra heavy	3x	18-20	min 450	min 200	RB 5
Quercus robur	Qr	Standard extra heavy	3x	18-20	min 450	min 200	RB 1

Ornamental Planting:

Name	Abb.	Height	Root	Container	Habit	Breaks	Density	Quantity
Cornus alba 'Spathe'	CaS	60-80	C	3L	Branched	3	3/m ²	120
Eunymia fortunei 'Emerald in Gold'	EEG	20-300	C	3L	Bushy	7	5/m ²	296
Eunymia fortunei 'Silver Queen'	ESQ	20-300	C	3L	Bushy	7	5/m ²	454
Hebe rakaisensis	HR	30-400	C	5L	Bushy	5	5/m ²	339
Hebe 'Mrs Winder'	HMW	30-400	C	5L	Bushy	5	5/m ²	128
Lonicera nitida 'Magdalen'	LNM	30-400	C	3L	Bushy	6	5/m ²	430
Morhania aquilium 'Appollo'	MAA	30-40	C	3L	Branched	3	4/m ²	92
Prunus laurocerasus 'Olemy Brandy'	PLB	60-80	C	5L	Bushy	5	5/m ²	60
Prunus laurocerasus 'Olio Lykeni'	PLC	30-40	C	3L	Bushy	3	4/m ²	298
Prunus lusitanica	PL	100-120	C	7.5L	Bushy	6	4/m ²	20
Vincetoxicum 'Argenteovariegata'	VmA	/	C	3-4L	V	/	6/m ²	88
Viburnum lina 'Eve Peice'	VIP	30-40	C	3L	Bushy	4	4/m ²	135

Specimen Shrubs:

Name	Abb.	Height	Root	Container	Habit	Breaks	Quantity
Amorpha fruticosa 'tamara'	AF	175-200	C	25-30L	Multistem	3-5 stems	1
Phormium 'Yellow Wave'	FW	/	/	C	10-12L	Triple Crown	3
Phormium cookianum 'Tricolor'	PCT	100-125	C	15L	Triple Crown	/	0

Mixed Native Hedge Planting:

Species	Abb.	% Mix	Root Condition	Height (cm)	Specification	Quantities
Acer campestre	Ac	10%	BR	60-100	1+2 Transplant	80
Corylus avellana	Ca	10%	BR	60-80	1+1 Transplant	80
Castanea monogyna	CM	75%	BR	60-100	1+2 Transplant	602
Ilex aquifolium	Ia	5%	C (3L)	60-90	Leader & Lateral	40

Notes: Hedge species to be planted in double staggered rows @ 500mm centres (400mm spacing between rows)
Each transplant to be fitted with rabbit guard / shrubs shelter appropriate to the species
and biodegradable mulch mats.
Species to be mixed throughout the areas and planted in random groups of 1, 3, 5, & 7 of each species

Hedge Planting

Name	Abb.	Height (cm)	Root	Specification	Centre Spacing	Quantity
Prunus lusitanica 'Angustifolia'	PLA	60-100	BR	Bushy, Clipped sides	50cm centres	74

* Hedge plants to be planted in single rows at 50cm
* Hedge to be maintained at 1.2m high

Soft Landscape Key:

- Existing tree / group to be retained
- Existing vegetation to be retained
- Existing tree / vegetation to be removed in order to facilitate the proposed development
- Proposed ornamental tree
- Proposed native tree
- Proposed specimen shrub planting
- Proposed shrub planting
- Proposed evergreen hedge planting
- Proposed mixed native hedge planting
- Proposed amenity grass seeding
- Proposed species rich grassland

Revisions table:

Revisions	Description	Drawn	Checked
01	Proposed Development		

Project Title: Capitol Park Junction 37 - M1 Higham Lane Barnsley

Client: CDP

Scale: 1:250

Drawn by: JMC

Checked by: AS

Date: 06/2017

Project No: V14120-L03

DRAFT

vector design concepts

LANDSCAPE DESIGNERS

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