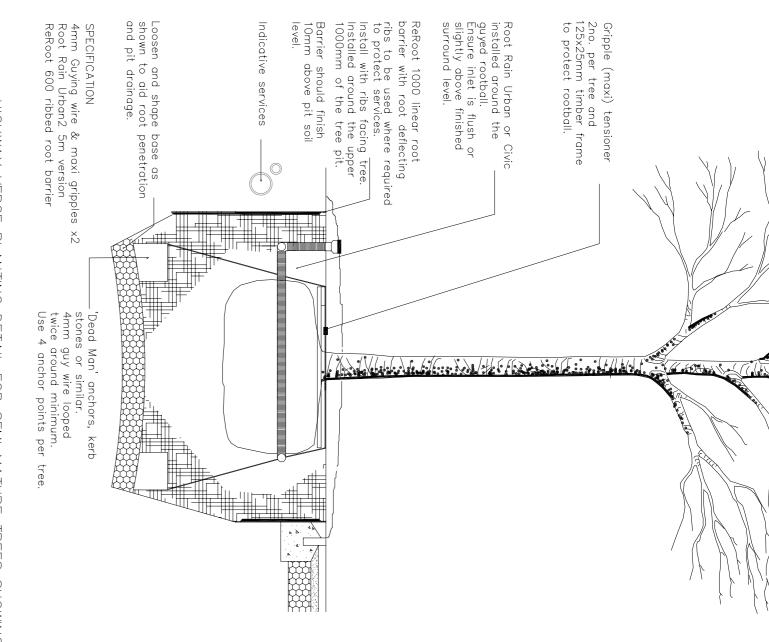


HIGHWAY VERGE PLANTING DETAIL FOR EXTRA HEAVY STANDARD INCORPORATING ROOT PROTECTION & ROOT RAIN URBAN LARGE DIAMETER WATERING SYSTEM THIS DETAIL ALLOWS FOR A DOUBLE INLET TO ENCOURAGE A THROUGH—FLOW OF AIR TO THE ROOT ZONE



HIGHWAY VERGE PLANTING DETAIL ROOT BARRIER REROOT 1000, ROOT FOR SEMI MATURE TREES SHOWING OUTING AND ROOT RAIN URBAN

# Landscape Specification - Proposed New Housing at the Former South Tyneside College Site

All plant material, setting out and finished grading is to be checked and approved by the Employers Agent prior of planting.

All planting is to be carried out during the first appropriate planting season following completion of all hard works. are to be planted in the late Autumn - early Spring to ensure healthy establishment. In particular, trees

No planting should take place whilst ground is frozen or water logge

All areas are to be thoroughly stone picked by hand before and after cultivations, with all sto deleterious arisings. Any remaining roots from previously planted areas are also to be removed.

All planting should arrive to site free of any pernicious weeds/moss/lichens All soft landscaped areas should remain free from waste material and rubbish at all times

All plant material is to be thoroughly watered before packaging for delivery, on the day of plimmediately following planting using a fine rose sprinkler to the full depth of the roots. All areas construction and during the defects/maintenance period. lanting (before plar shall remain weed d again during

more detailed information all landscape works should comply fully with the following British Standards: BS 3882:2007 - Specifications for Top Soil BS 4043:1989 - Recommendations for Transplanting Root Balled Trees BS 4428:1989 - Code of Practice for General Landscape Operations BS 5837:2012 - Trees in Relation to Construction

Sub Soil Preparation Loosen light, non-cohe

yht, non-cohesive soils with a fine 3 tine ripper, 300mm deep at 600mm centres in two oblicohesive sub-soils with a single tine ripper, 450mm deep at 100mm centres in two oblique ique direct

**Top Soil Preparation** Spread topsoil over prepared sub-soil in layers not exceeding 150mm depth and firm each layer before spreading the next. Overall minimum depths after firming and settlement shall be:

Amenity Grass Areas 150mm
Shrub Areas 450mm
Tree Areas 800mm (minimum)
Imported top soil shall be to BS 3882:2007 Premium Grade from a source approved by the Employer's Agent. A analysis including relevant parameters given in BS 3882 shall be submitted to the Employer's Agent prior to delivery to

Existing Trees on Site

Existing trees on site are protected by a Tree Preservation Order. Tree Root Protection Areas (RPA) to retained trees are shown on the proposal drawings, as is the location of Tree Protective Fencing (to BS5837:2012), as shown in the Arboricultural Report by Elliot Consultancy Ltd, 2013. Within the RPAs, the Contractor is to ensure that there is no root disturbance or compaction of roots by vehicles or excavators.

Tree Planting

All trees should be planted between the 1st of October and 31 March. Tree planting should not take place until all hard works are complete. Where practicable trees pits should be excavated to provide continuous length of improved quality tree backfilling material as detailed below. Pits within soft landscape areas should be excavated to the following size:

• 1000mm x 1000mm x 800mm deep

Please refer to the tree pit detail on drawing. Once tree pits have been dug they are to be capped using temporary semi permeable membrane on tree pit surface to allow soil to breathe, water to permeate tree pit and prevent contamination during further construction works.

rees should be double short staked and secured with cushioned tree ties. Tree stakes shall be straight, pointed and with no projections, snags or burrs, in tanalised softwood. Tree stakes shall be of sufficient length to be driven into the ground finishing 1400mm below finished soil level for extra heavy standard, with 600mm length above the ground. Minimum diameter of stakes shall be 75mm. Stakes shall be inserted before planting and are to be on the windward side of the tree.

Abrasion shall be avoided by using a rubber / plastic buffer between the tree and stake. Ties shall be checked during the rectification period and adjusted/replaced as necessary to allow for growth. All tree pits to be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser/ameliorant and moisture retentive granules to the following quantities per tree pit:

250L Tree Planting Compost 150gms Scott's Enmag 800gms Broadleaf P4

Backfill mixture shall be prepared away from moistened to between 30-40% water content. planting ⊒. sufficient quantity efficient handling/

**Strimmer Guards** All trees being planted in Adoptable Areas are to be fitted with a strimmer guard at ground level to prevent trunk damage by strimmers/mowers. Strimmer guards to be 125mm diam, 225mm ht by Toms Tree Ties or equal approved, in brown.

Root Barriers

The locations of proposed root barriers are shown on the drawings. Root barriers are to be Re-Root 1000 by GreenBlue Urban, The locations of proposed root barriers are shown on the drawings. Root barriers are to be Re-Root 1000 by GreenBlue Urban, (formerly Greentech), or similar approved. Root barrier to be installed as per manufacturers instructions, when the tree pit has been fully excavated and before any back filling has taken place. Any barrier joins are to have an overlap of 100mm min. and be secured with Re-Root jointing tape to both sides of the join. GreenBlue irrigation systems (urban) to be included within package.

Garden Hedging
New ornamental he allowing for 5nr plants per linear metre. Plants are to be planted

## Shrub/Herbaceous Planting As scheduled, all ornamental

New ornamental hedges are to at 40cm centres, with rows 30c planted in double staggered rows, apart, see detail on drawing.

As scheduled, all ornamental planting is to be planted evenly to the densities indicated. Rotovate and/or double dig 400mm deep (shrub areas), 800mm deep (tree areas) remove stones, clay balls exceeding 50mm width, roots, grass, tufts, and foreign matter.

Each pit shall be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser/ameliorant and moisture retentive granules to the following quantities per each plant:

## namental Shrubs/Herbaceous: 10L Tree Planting Compost 30gms Scott's Enmag 30gms Broadleaf P4

- Specimen shrubs:
  40LTree Planting Compost
  70gms Scott's Enmag
  100gms Broadleaf P4

The above backfill mixture sha compost shall be moistened to ll be prepared away from the planting area and in sufficient quantity for efficient handling and use. All between 30-40% water content.

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Grassed Areas
(a) Turf to Front Gardens
Compacted top soi sak up compacce ceeding 50mm width, roots, g rface; remove surface stones to full depth; reduce top 100mm to tilth (10mm down to particles); remove surface stones, clay balls grass tufts and foreign matter; further reduce top 25mm to a fine tilth; rake to true, even, lightly firmed s and clay balls exceeding 25mm width.

Turf to front gardens is to be Rowlawn Medallion. Prior to rolling out turves, lightly water the soil. Start laying along a straight edge, butting closely end to end. Each row should be offset by 300mm, brickwork style. Immediately after laying, water ensuring that water percolates through to underlying soil. The first cut should be made after the turf has rooted to a height of 60mm. Following this, grassed areas shall be cut as required so grass does not exceed, a height of 50mm. All arisings are to be collected and taken off site to a local recycling plant.

(b) Grass Seeding to Areas to be Adopted or where areas are made good
Topsoil to new open spaces to be a minimum depth of 100mm. Following rotovation and a thorough stone pick to remove any remaining construction detritus over 25mm diam. Areas are to be seeded with British Seed Houses Low Maintenance Mix A22 at a rate of 50g/m². (NB. No Rotovation within Root Protection Areas.)

Where turf / grass seeding is in stand proud of the surrounding the vicinity of utility covers, ensure adjacent topsoil is carefully graded so that the cover does not grass, so there is no risk of tripping or mower damage.

## **Making Good** All adjacent grassed areas are to be made good following construction works.

Rectification Period

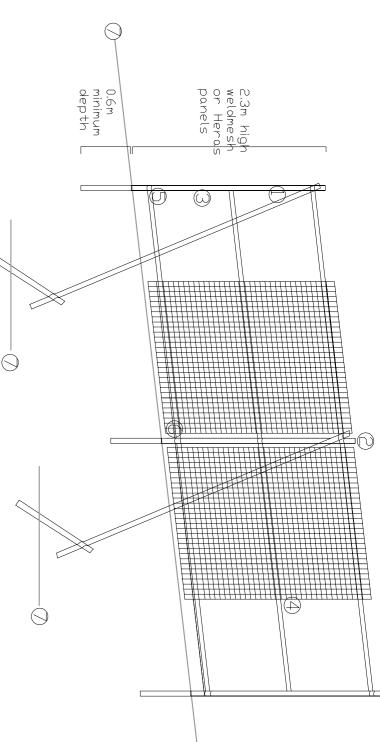
Bare areas and areas of dead grass will be regarded as defects due to materials and workmanship; they must be made good by Bare areas and areas of dead grass will be regarded as defects due to materials and re-cultivation and re-seeding/re-turfing. Dead/failing shrubs and trees shall also be regarded as defects due to materials and workmanship and shall be replaced. When 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** Maintenance is to be undertaken in accordance with the maintenance schedule provided by the employer.

Additional Maintenance Notes:
 Grass in public areas is only to be cut after bulbs have died back in the spring.
 Watering of trees in adoptable areas is to be carried out by the maintaining contractor whenever required in order to ensure trees establish and thrive successfully.
 The contractor carrying out the landscape maintenance is to carry out visual checks of all trees in public areas on an annual basis in the early spring and after very high winds to ensure they remain in a healthy and safe condition. In addition, existing trees within public areas are to be checked by an arboriculturalist every five years to identify any diseased trees and whether any pruning is

required.

New trees are to have ties and strimmer guards checked to ensure they remain secure/in place. Any missing guards / ties are to be replaced within 2 days of identification. A 1m radius area around trees is to be sprayed with a non residual herbicide to minimise weeds.



affold clan

**Ground Protection**Where it has been agreed during the design stage and shown on the tree protection plan, where it has been agreed during the design stage and shown on the tree protection plan, that vehicular or pedestrian access for the construction operation may take place within the root protection area (RPA), the possible effects of construction activity should be addressed by a combination of barriers and ground protection. The position of the barrier may be shown within the RPA at the edge of the agreed working zone but the soil structrure beyond the barrier to the edge of the RPA should be protected with ground protection. . Ground level . Approx. 0.6m anels on rubber ıld not be used

wheeled or tracked construction traffic movements within the RPA the ground action should be designed by an engineer to accommodate the likely loading and may we the use of proprietary systems or reinforced concrete slabs.

## Typical detail for Tree Protective Fencing to BS5837 201, 1:20 @ A1

## Planting Schedule - South Tyneside College

Trees					
Number	Species Name	Height Girth		Pot Size	Specification
5 No.	Acer campestre	500-550cm 25-30cm	-30cm		Semi-Mature: 4x: RB: Clear Stem min. 200cm
23 No.	Acer platanoides 'Deborah'	450-650cm 25-30cm	-30cm		Semi-Mature: 4x: RB: Clear Stem min. 200cm
1 No.	Acer platanoides 'Deborah'	450-650cm 25-	-30cm	80 x 50cm	450-650cm 25-30cm 80 x 50cm Semi-Mature: 4x: RB: Clear Stem min. 200cm
50 No.	Alchemilla mollis			3L	Full Pot: C
3 No.	Betula pendula	5.0-5.5m 20-	20-25cm		RB; 3x; Semi-mature; clear stem minimum 200cm
327 No.	Carpinus betulus	1.0-1.2m			BR; 1+2; Transplant - seed raised
4 No.	Carpinus betulus 'Frans Fontaine'	400-450cm 14-16cm	.16cm		Extra Heavy Standard: 5 brks: RB: Clear Stem 175-200cm
7 No.	Carpinus betulus 'Frans Fontaine'	550-600cm 25-30cm	-30cm		Semi-Mature: 4x: RB: Clear Stem min. 200cm
10 No.	Crataegus monogyna	400-450cm 14-16cm	-16cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
13 No.	Crataegus x prunifolia	400-450cm 14-16cm	-16cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
17 No.	Malus 'Evereste'	400-450cm 14-16cm	-16cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
1 No.	Sorbus aria 'Lutescens'	400-450cm 16-18cm	·18cm		Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
18 No.	Sorbus aucuparia 'Sheerwater Seedling'	400-450cm   14-16cm	16cm		RB; 3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks
32 No.	Spiraea japonica 'Firelight'	30-40cm		3L	Bushy: 6 brks: C
12 No.	Tilia cordata 'Greenspire'	550-600cm 25-30cm	-30cm		Semi-Mature: 4x: RB: Clear Stem min. 200cm
7 No.	Tilia cordata 'Greenspire'	400-450cm 14-16cm	.16cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
3 No.	Tilia x europaea	400-450cm 14-16cm	.16cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
3 No.	Tilia x europaea	550-600cm 25-30cm	-30cm		Semi-Mature: 4x: RB: Clear Stem min. 200cm
Total:536 No.					
Shribe					

					~14 2020: 1°+°±
Counted	Bushy: 7 brks: C	40-60cm	10L	Viburnum tinus 'Eve Price'	5 No.
1/m²		30-40cm	5-7.5L	Viburnum davidii	16 No.
3/m²	Bushy; 4 breaks	30-40cm	5-7.5L	Viburnum davidii	192 No.
3/m²	Bushy: 6 brks: C	30-40cm	3L	Spiraea japonica 'Firelight'	14 No.
3/m²		30-40cm	3L	Prunus laurocerasus 'Otto Luyken'	38 No.
5/m	Bushy; 4 breaks	30-40cm	<u>3</u> L	Potentilla fruticosa 'Goldstar'	232 No.
3/m²	Bushy; 4 breaks	30-40cm	<u>3</u> L	Potentilla fruticosa 'Goldstar'	49 No.
Counted	Branched: 7 brks: C	60-80cm	10L	Photinia x fraseri 'Red Robin'	2 No.
3/m²	Bushy: 3 brks: C	30-40cm	3L	Perovskia 'Blue Spire'	32 No.
No.	Bushy: 3 brks: C	30-40cm	3Ľ	Perovskia 'Blue Spire'	30 No.
4/m²	Several shoots; 9 breaks	15-20cm	3 <u>L</u>	Pachysandra terminalis	324 No.
4/m²	Bushy; 4 breaks	30-40cm	3Ľ	Olearia haastii	212 No.
Counted	Branched; 5 breaks	60-80cm	15L	Magnolia stellata	12 No.
5/m	Bushy: 6 brks: C	30-40cm	3 <u>L</u>	Lonicera nitida 'Maigrün'	412 No.
5/m	Bushy; 5 breaks	20-30cm	32	Lavandula angustifolia 'Hidcote'	379 No.
3/m²	Bushy; 5 breaks	20-30cm	<u>3</u> L	Lavandula angustifolia 'Hidcote'	68 No.
Counted	Leader with Laterals: C	80-100cm	10L	llex aquifolium	4 No.
$3/m^2$	Bushy; 5 breaks	30-40cm	3L	Hypericum 'Hidcote'	122 No.
3/m²	Bushy: 5 brks: C		3L	Hebe pinguifolia 'Sutherlandii'	184 No.
4/m²	Bushy: 5 brks: C		3L	Hebe 'Red Edge'	157 No.
3/m²	Bushy: 5 brks: C	20-30cm	3L	Hebe 'Autumn Glory'	162 No.
3/m	Bushy: 4 brks: C	40-60cm	3L	Escallonia 'Apple Blossom'	42 No.
m/5	Bushy: 4 brks: C	40-60cm	3L	Escallonia 'Apple Blossom'	516 No.
$3/m^2$		40-60cm	3L	Escallonia 'Apple Blossom'	17 No.
Counted	Bushy: 6 brks: C	60-80cm	10L	Escallonia 'Apple Blossom'	1 No.
2/m²	Branched: 3 brks: C	40-60cm	3Ľ	Cornus alba 'Sibirica'	117 No.
Counted	Bushy: 6 brks: C		10L	Ceanothus 'Blue Mound'	3 No.
2/m	Branched; 3 breaks	60-80cm	3Ľ	Amelanchier canadensis	8 No.
5/m	Branched; 3 breaks	60-80cm	3L	Amelanchier canadensis	375 No.
Counted	Branched: 6 brks: C	100-125cm	10L	Amelanchier canadensis	2 No.
Density	Specification	Height	Pot Size Height	Species Name	Number
					Shrubs

16 No.	Viburnum davidii 5-	5-7.5L 3	30-40cm	Bushy; 4 breaks	breaks
5 No.	Viburnum tinus 'Eve Price' 10L		40-60cm	Bushy: 7 brks: C	brks: C
Total :3727 No.				,	
Herbaceous					
Number	Species Name	Pot Siz	Pot Size Specification		Density
60 No.	Bergenia cordifolia	3L	Full Pot: C	i: C	No.
213 No.	Euphorbia amygdaloides robbiae	3L	Full Pot: C		5/m²
15 No. E	Euphorbia amygdaloides robbiae	3L	Full Pot: C	i: C	No.
50 No.	⊣osta 'Royal Standard'	3L	Full po	Full pot; 2 buds No.	No.
2 No.	Hosta 'Royal Standard'	3L	Full po	Full pot; 2 buds Counted	Counted
35 No. 1	Nepeta x faassenii	2L	Full Pot: C		No.
25 No.	Rudbeckia fulgida sullivantii 'Goldsturm'   2L	-' 2L	Full Pot: C		<b>N</b> o.

Herbaceous				
Number	Species Name	Pot Size	Pot Size Specification	Density
60 No.	Bergenia cordifolia	3L	Full Pot: C	No.
213 No.	Euphorbia amygdaloides robbiae	3L	Full Pot: C	5/m²
15 No.	Euphorbia amygdaloides robbiae	3L	Full Pot: C	No.
50 No.	Hosta 'Royal Standard'	3L	Full pot; 2 buds	No.
2 No.	Hosta 'Royal Standard'	3L	Full pot; 2 buds	Counted
35 No.	Nepeta x faassenii	2L	Full Pot: C	No.
25 No.	Rudbeckia fulgida sullivantii 'Goldsturm'   2L	2L	Full Pot: C	No.
14 No.	Tiarella cordifolia	3L	Full Pot: C	No.
1 No.	Tiarella cordifolia	3L	Full Pot: C	Counted
Total : 415 No				

Bulbs			7 F
Number	Species Name	Specification Density	Density
1250 No.	Narcissus pseudonarcissus Grade 5/6		35/m²
Total :1250 No.			

Ferns				
Number	Species Name	Pot Size	Pot Size Specification	Density
15 No.	Dryopteris filix-mas	3L	Full Pot: C	No.
55 No.	Dryopteris filix-mas	3L	Full Pot: C	$2/m^2$
51 No.	Polystichum setiferum	1 3L	Full Pot: C	No.
30 No.	Polystichum setiferum  3L	3L	Full Pot: C	$3/m^{2}$
Total:151 No.				

Marginal / Aquatics	Υ		
Number of Plants	Number of Plants Species Name	Specification Density	Density
141 No.	Iris pseudacorus Full pot		$3/m^2$
Total 141 No			
Crassos	,		

Number 87 No.	Species Name Carex oshimensis 'Evergold'	Pot Size Density	Dens 4/m²
87 No.	Carex oshimensis 'Evergold' 3L	3L	$4/m^2$
19 No.	Liriope muscari	3L	No.
30 No.	Liriope muscari	3L	$3/m^2$
Total 136 No			

	he made to the Health and Safety Plan
	statement. This is not an exhaustive list and reference should
	contractor, working where appropriate, to an approved method
	It is assumed that all works will be carried out by a competent
	1. No abnormal risk
	Decommissioning / Demolition
	1. No abnormal risk
	Maintenance / Cleaning
	1. No abnormal risk
	Construction
	types of work detailed on this drawing, note the following:
	In addition to the hazards / risks normally associated with the
	SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
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					Bellway Homes	Client.
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1:200@A1	<b>Date.</b> 06/15	Tel 019	Tel 0191 440 0034		221 Durham Road Low Fell	am Road Low Fell
<b>6.</b> 867/104	Rev.	studio@s	studio@southerngreen.co.uk	en.co.uk		NE9 5AB

Drawing No.