
Soft landscaping & Planting Specification

Site – Cobbins End Farm, Cobbins End Road, Waltham Abbey EN9 2AA

Client – Martyn Pattie Associates

Contact – Martyn Pattie Architects & Designers,

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To be read in conjunction with – Landscape proposals drawing number HBF/STJ/01

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Site Preparation

1 De-compaction and grading of sub soil

- 1.1 Prior to the spreading of any topsoil, the sub soil is to be graded to smooth flowing contours.
- 1.2 Areas of compaction are to be treated as follows:
 - 1.2.1 Compaction zones within the root protection area of existing trees are to be carried out with a compressed air lance, should it be required.
 - 1.2.2 For areas of open ground 5m or wider, a tractor mounted sub-soiler may be used, where access permits. A sub soiling tine to a depth of 450mm and at 600mm centres should be used.
Where the beds are less than 5m, the area is to be de-compacted by hand breaking up the sub soil to a depth of 450mm with a fork.
 - 1.2.3 Decompaction within the root zone of a protected tree shall be by hand or with a compressed air lance to avoid root damage.

2 Top soiling

- 2.1 Topsoil to conform to *BS3882, 1994*. Topsoil is to be free from rocks over 50mm in diameter, pernicious weeds, wire, roots and bricks.
On planted areas topsoil to be a minimum of 300 mm deep. Tree pits to be minimum 750 x 750 x 750mm. All levels to be flush with any adjacent kerbs or hard surfaces after settlement, and not less than 150mm below the damp proof course of adjacent buildings.
Topsoil should not be handled after heavy rainfall or when it is wetter than the plastic limit defined by BS3882, annex N2
Over areas that have received de-compaction treatment topsoil is to be spread with a low ground pressure tracked machine.
Top soiling would not be required within the crown spreads of the protected trees, where existing ground levels are to be retained.

3 Setting Out

- 3.1 Planting shall be laid out in line with drawing number MP/CEF//01 and measured from existing fixed points.
The supervisor is to check that all beds conform to the plan, prior to cultivation. Failure to do so may result in rejection of the work by the client, making good will be at the contractor's own cost.

4 Cultivation

- 4.1 Planted areas are to be cultivated to a minimum depth of 300mm, in line with *BS4428:1989 Code of practice for general landscape operations*. This is to be carried out by hand where beds are less than 5m wide. A tractor mounted rotavator with low ground pressure may be used on beds 5m or wider where access permits. The beds are to be levelled or graded to an evenly running fall and finish flush with adjacent hard surfaces. All weeds, grass and rubbish exposed during cultivation are to be removed from site.
- 4.2 Turfed or seeded areas are to be cultivated to a minimum depth of 100mm, by hand or with a mechanical rotavator for areas 5m wide or less. A tractor mounted rotavator with low ground pressure may be used on beds 5m or wider where access permits. Finished levels are to be 25mm higher than surrounding hard surfaces.
- 4.3 Cultivation within the root area of protected trees will be carried out by hand to minimise damage to roots.

Planting

5 Standard Trees

- 5.1 All trees to be of the size specified, true to type and free of pests and diseases. The trees are to be planted in the locations shown on drawing number MP/CEF//01.
- 5.2 The plants are to conform *BS 3936:1980 Nursery stock specification for trees and shrubs*. Planting to be in line with *BS4043:1989 Recommendations for transplanting root balled trees*. All trees are to be container grown during the months of March – November, or root balled during the months of December to February.
- 5.3 Trees are to be planted in hand dug pits a minimum of 750mm x 750mm x 750mm or 300mm larger than the spread of the roots. An area of 1m x 1m x 500mm deep will be excavated and filled with good quality topsoil in the location of each tree pit, to reduce the potential for compaction around proposed tree planting. The bottom and sides of the pit are to be broken up using a fork. The tree is to be planted to the depth of the root-collar and the pit back filled, with the soil firmed in layers of 150mm. All trees are to receive an application of slow-release fertiliser to manufacture's specifications.
- 5.4 All trees are to be single staked and tied, with a biodegradable tie, to a height of no more than a third of the tree. Stakes are to be peeled timber that has been pressure treated.

6 Native hedge planting

- 6.1 Bare root planting is to be carried out during the first available planting season of November to March, after completion of the residential areas.
- 6.2 All plants to be true to the type and to be bare root or container grown to the size specified on drawing numbers MP/CEF//01. No substitutions are to be accepted unless previously agreed with the landscape architect. Plants are to be of local provenance where possible.
- 6.3 Plants will be spaced at 1m centres or shrub areas. Hedges to be planted in a double staggered row 450mm apart at 5 per liner meter. Planted in groups of 3-5 plants per species.
Any plants that are rejected are to be replaced by the contractor at his own cost. For all bare root material, the roots are to be kept covered at all times to stop desiccation.
Holes are to be hand excavated to a sufficient size to take the entire container or root system. The plant is to be planted to the depth of the root-collar.
The soil is to be back filled and then firmed around the plant. Slow-release fertiliser to manufacture's recommendations is to be mixed with the back filled topsoil. The surface of the bed is to be left cultivated and free from weeds, debris and stones

7 Container shrubs

- 7.1 All plants to be true to the type and to be container grown to the size specified on drawing number MP/CEF//01. No substitutions are to be accepted unless previously agreed.
Any plants that are rejected are to be replaced by the contractor at his own cost.
All shrubs and herbaceous material are to be in line with *BS 3936:1980 Nursery stock specification for trees and shrubs*, planting operations to be in line with *BS4428:1989 Code of practice for landscape operations*.
- 7.2 Immediately before planting the pots are to be well watered.
Holes are to be hand excavated to a sufficient size to take the entire container. The plant is to be planted to the depth of the root-collar.
The soil is to be back filled and then firmed around the plant.
The surface of the bed is to be left cultivated and free from weeds, debris, and stones.
Any broken or unhealthy growth to be pruned from the plant after planting.
All plants are to be watered in thoroughly to field capacity of the soil, directly after planting.
Planted areas are to receive an application of slow-release fertiliser, to manufacture's specifications.

8 Mulching

- 8.1 All shrub beds to be mulch to a depth of 100mm with bark mulch.

Grass Areas

9 Seeding

- 9.1 The area will be sown with a native low maintenance grass, or wildflower seed and grass mix for wildflower meadows where this is shown. Remove all weed growth. Cultivate to a depth of 100mm to create a fine tilth. The area is to be raked to level, in line with the existing contours.
- 9.3 The grass seed mix will be sown at a rate of in line with manufacturer's recommendations and rolled after seeding.
- 9.4 Sow the wildflower area between March and November. The wildflower and grass seed mix will be sown with a traditional wildflower and grass seed mix 20/80 such as Boston seeds traditional wildflower meadow seed BSM1 (see appendix 1 for mix). This will be sown at 5g/m sq or 1kg per 200m sq.

10 Turfing

- 10.1 Areas are to be cultivated in line with section 4 of this specification.
Turf is to be cultivated in origin, weed and disease free in line with *BS3969: 1998 Recommendations for turf for general purposes*. Laying of the turf to be in line with *BS4428:1989 Code of practice for landscape operations*.
The area is to be raked to level, in line with the existing contours and prepared to a fine tilth. Slow-release fertiliser is to be applied prior to laying the turves.
Turves are to be laid from boards on to the prepared ground, with the edges butted together firmly. The joints are to be staggered, in a stretcher bond between rows. The turf is to be compacted with a turf thumper once laid.
It is then to be watered in thoroughly to field capacity until the turf has rooted.

Maintenance for the establishment period of 5 years

11 Tree planting

- 11.1 All trees are to be watered once a fortnight during the growing season of April to September, this may need to be adjusted during extreme climatic conditions.
Tree stakes and securing systems are to be checked once a month throughout the year.
All trees are to be formatively pruned annually if required during the winter months.
Dead or dying trees are to be replaced during the planting season of November to March and are to be of the same size and species as the original specification for the first 3 years
Tree stakes and ties are to be removed after 2 years.

12 Shrub planting

- 12.1 Maintain an area 1m in diameter weed free around each plant by applying a translocated, contact herbicide to weed growth in May and September in line with manufacturers guild lines and current herbicide regulations.
Remove all litter fortnightly
Dead or dying shrubs are to be replaced during the planting season of November to March and are to be of the same size and species as the original specification for the first 5 years

13 Turfed Areas

- 13.1 Areas of newly laid turf are to be watered as required during establishment, dependant on climatic conditions. Ground is to be watered to field capacity.
Grass areas are to be mown fortnightly throughout the growing season. After mowing all adjacent hard surfaces are to be swept clean of cuttings.
Grass edges abutting planting beds are to be edged on each occasion with edging shears and with a half-moon edging tool twice during the growing season in May and September.
A spring and autumn application of fertiliser is to be applied to all grass areas. Remove all litter fortnightly.

14 Seeded Areas

14.1 Grass areas

Year 1 the sward is to be mown when it reaches 5-7cm tall between March and September. All the cuttings to be removed.
Year 2 onwards, cut fortnightly through the growing season or when it reaches 5-7cm and remove cuttings.

14.2 Wildflower seed mix

Year 1 remove any weed species. Mow the grasses in March and May to a height of 5-7cm tall and remove the cuttings. In September/ October cut the area to 10cm, leave the cuttings in place for 1 week then remove.
Year 2 mow in March and again in September. For the autumn cut leave the cuttings in situ for 1 week then collect. Do not cut from mid spring through the summer to allow flowers to mature and seed.

Appendix 1 – Wildflower seed mix

[← Back to Boston Seeds](#)

BS1M General Purpose 80/20 Wildflower Meadow

bostonSEEDS

BS1M contains twenty two native British wildflowers and grasses typically found in meadows across a diverse range of soil types.

Consisting of 80% grass and 20% wildflowers, BS1M creates a permanent meadow with flowers from May to October. Suitable for creating habitats in areas containing a range of micro climates or where there are no particular conditions to overcome.

BS1M supports bees, butterflies and other pollinators as 75% of the wildflowers included in this mixture are recommended by the Royal Horticultural Society (RHS) as 'Perfect for Pollinators'.



Mixture Contents:

Common Name	Latin Name	Quantity	Flowers	Height	Type
1 Bedstraw, Lady's	Galium verum	1.2%	Jun - Sep	50 - 80cm	Perennial
2 Black Medick	Medicago lupulina	1.4%	May - Oct	15 - 80cm	Annual
3 Burnet, Salad	Sanguisorba minor	1.6%	Jun - Sep	15 - 50cm	Perennial
4 Buttercup, Meadow	Ranunculus acris	1.2%	May - Jun	30 - 100cm	Perennial
5 Campion, Red	Silene dioica	1.2%	Apr - Sep	60 - 90cm	Perennial
6 Campion, White	Silene alba	1%	May - Oct	50 - 100cm	Perennial
7 Carrot, Wild	Daucus carota	0.8%	Jun - Oct	30 - 100cm	Perennial
8 Catchfly, Night-Flowering	Silene noctiflora	1%	Jun - Aug	20 - 100cm	Annual
9 Clary, Wild	Salvia verbenaca	1%	May - Aug	30 - 40cm	Perennial
10 Cowslip	Primula veris	0.2%	Apr - May	15 - 30cm	Perennial
11 Daisy, Ox-eye	Leucanthemum vulgare	0.6%	May - Sep	20 - 100cm	Perennial
12 Forget-me-not, Field	Myosotis arvensis	0.8%	May - Jul	20 - 40cm	Annual
13 Foxglove, Wild	Digitalis purpurea	0.8%	Jun - Aug	50 - 100cm	Biennial
14 Goat's-beard	Tragopogon pratensis	0.8%	Jun - Sep	20 - 60cm	Biennial
15 Knapweed, Common	Centaurea nigra	1.2%	Jun - Sep	30 - 80cm	Perennial
16 Knapweed, Greater	Centaurea scabiosa	0.8%	Jun - Sep	50 - 90cm	Perennial
17 Musk Mallow	Malva moschata	0.6%	May - Sep	20 - 150cm	Perennial
18 Self-heal	Prunella vulgaris	1%	Jun - Sep	15 - 30cm	Perennial
19 Sorrel, Common	Rumex acetosa	1%	May - Jul	30 - 100cm	Perennial
20 St John's-wort, Common	Hypericum perforatum	0.4%	Jun - Sep	30 - 90cm	Perennial
21 Yarrow	Achillea millefolium	0.4%	Jun - Oct	20 - 100cm	Perennial
22 Yellow Rattle	Rhinanthus minor	1%	Jun - Sep	20 - 50cm	Annual
Bent, Common	Agrostis castellana	4%		50 - 100cm	Grass
Crested Dogtail	Cynosurus cristatus	20%		30 - 60cm	Grass
Fescue, Sheeps	Festuca ovina	16%		15 - 50cm	Grass
Fescue, Slender Creeping Red	Festuca rubra, litoralis	24%		10 - 20cm	Grass
Meadow Grass, Smooth Stalk	Poa pratensis	6.4%		30 - 90cm	Grass
Timothy, Small Leaved	Phleum pratense ssp. Bertoloni	9.6%		50 - 100cm	Grass

Contains:



Sowing Rate: 5g/sqm