

LANDSCAPE MANAGEMENT SPECIFICATION

Issue No.1: 05-06-2018

Issue No.2: 17-08-2018

SPECIFICATION

1. Targeted Quality for Landscaped Areas

- 1.1 The management of areas with public access shall be maintained at a quality that meets the criteria of the Green Flag Awards, a scheme administered by the Department for Communities and Local Government.

2. Management Programme

- 2.1 The following Management Schedule shall be carried out for five years following completion of the planting scheme.

3. Maintenance generally

- 3.1 Provide a maintenance programme sufficient to ensure all planted and grassed areas are kept well watered and weed free throughout the year, and shrubs pruned following their flowering periods.
- 3.2 The frequency of visits shall be determined by the season. Allow a minimum 17 visits per year to be increased in hot dry periods for additional watering.

4. Amenity Grass Areas

- 4.1 Cut grass to 50mm height on fortnightly visits to commence when the grass reaches 100mm in height during the growing season.
- 4.2 Replace any damaged grass by cutting effected area to a clean rectangular shape and replace with ornamental quality turf.
- 4.3 All arisings to be removed to the Contractor's tip.

5. Wildflower & Grass Areas

- 5.1 Allow 2 cuts per year. One cut following early Summer flowering and the second cut at the end of September.
- 5.2 Remove all arisings to the Contractor's tip.

6. Bulb Planting

- 6.1 Remove flower heads after flowering.
- 6.2 Do not mow areas planted with Spring bulbs until the flowering has completed and the foliage is in an advanced stage of wilt.

7. Watering

- 7.1 Throughout May and October inclusive, irrespective of weather conditions, the grass areas and the soil around the plants shall be kept in such a moist condition that the grass and plants flourish. The exception being in periods of official drought as defined by the local regional water authority, when the authority places restrictions on the use of water.
- 7.2 Trees shall be flooded via the irrigation pipe installed surrounding the rootball.

8. Weeding

- 8.1 Ensure all planted and amenity grass areas are maintained clear of weeds.
- 8.2 Weeding shall be the complete removal of each weed by handlifting, easing out the whole root by the use of a trowel.
- 8.3 All arisings to be removed to the Contractor's tip.

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9. *Herbicide*

- 9.1 Do not apply herbicide without the permission of the Estate Management.
- 9.2 Herbicide shall only be applied to control the spread of grasses into plant beds.
- 9.3 Herbicide shall only be applied by qualified operatives wearing appropriate clothing and using applicators fit for the purpose.

10. *Weeds notifiable under the Wildlife & Countryside Act.*

- 10.1 Monitor the site for any growth of pernicious weeds such as Japanese Knotweed, Giant Hogweed and Marestalk. Advise the Estate Management of any evidence and submit a Method Statement for its eradication.

11. *Mulch*

- 11.1 Replenish bark mulch to 50mm depth on all plant beds where the ground is exposed during April/ May visits.
- 11.2 Bark mulch to be 35-75mm size and wood content no greater than 14%.

12. *Litter Collection and Stone Picking*

- 12.1 Remove all objects over 75mm in size to the Contractor's tip.

13. *Trees*

- 13.1 Adjust stakes and ties in the first two growing seasons.
- 13.2 Remove all tree stakes and ties in the third planting season unless there is evidence that the root system has not sufficiently developed into the surrounding ground.
- 13.3 Trees in Paved Areas: Crown lift canopies to ensure 2.4 metres clearance.
- 13.4 Remove deadwood and crossing limbs
- 13.5 Maintain a strong central stem by removing any competitive double leader.

14. *Replacement planting*

- 14.1 Replace tree and shrubs not in a vigorous and thriving condition with container grown stock of the same species and cultivar.
- 14.2 Replacement during the first year to be carried out under warranty by the Landscape Contractor.
- 14.3 Seek approvals from the Estate Management prior to any replacement in the second and later years.

15. *Fertiliser Application*

- 15.1 Apply a general fertiliser during April/ May to all grass and plant beds such as 7:7:7 NPK or a comparable slow release fertiliser for general purposes.
- 15.2 Do not apply fertiliser in Wildflower areas

16. *Pruning of specific species and plant beds*

- 16.1 Euonymus japonicus, Photinia, Ilex and Escallonia hedges: Prune to 700mm height by secateurs. No machine cutting or shears allowed.
- 16.2 Beech hedges: Prune to 1.5m height
- 16.3 Prunus lusitanica hedges: Prune to 1.5m height
- 16.4 Pyracantha and Laurel hedges: Prune to 1.8m height
- 16.5 North Hyde Gardens native species boundary hedgerow: To be maintained at 3.0 metres height. Layer where possible to provide a dense screen
- 16.6 Amelanchier and Viburnum "Onondaga": Prune out lower branches to allow an understorey of groundcover plants to flourish.
- 16.7 Ensure a defined edge between plant beds and gravel strips.
- 16.8 Miscanthus, Pennisetum and Stipa: Remove dead stems in February/ March.
- 16.9 Salix, Cornus and Hippophae: Prune back by two thirds in February/ March.
- 16.10 Brachyglottis and Symphoricarpos "Hancock": Cut out deadwood and prune to 600mm height in February/ March.
- 16.11 Prune groundcover shrubs off adjacent paving and kerbs

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17. *Pesticide*

- 17.1 Pesticide shall not be applied except with the written permission of the Estate Management.
- 17.2 To be applied by qualified operatives using a product on the approved register of the Pesticides Safety Directorate.
- 17.3 Apply pesticide suitable for Viburnum leaf beetle to Viburnum davidii and tinus twice a year in June and August.

SEGRO PARK HAYES
SCHEDULE OF MAINTENANCE OPERATIONS

Item Ref	Item	Relevant Areas/ Type	Operation	Timing	Frequency	Notes
1.1	Cleanliness	Whole Area	Remove Soil and Arisings from hard surfaces	As necessary	As necessary	Leave the works in a clean and tidy condition at completion and after any maintenance operation
1.2	Litter	Bins and all surfaces	Empty the public area bins and remove litter from paved and planted areas	AYR (All year round)	Weekly	Or such other period as necessary to reflect useage
1.3	Litter	Trees & Soft Landscape Areas	Plant beds, grass areas and branches should be checked regularly for plastic bags and other litter, especially after strong winds, and removed	AYR	Once per month	
1.4	Litter Bins	Canalside	Wash and clean bins	AYR	Once per month	Replace inner sleeve if required.
1.5	Seats	Canalside	Wash and clean seats. Inspect for loose fixings. Remove stains.	AYR	Once per month	Advise the estate management of any damage.
1.6	Lifebuoy	Canalside	Check integrity of lifebuoy, including lanyards and housing. Check security seal, replace if required, and lifebuoy is in working order.	AYR	Once per month	Advise the estate management of any damage.
1.7	Fitness equipment	Nestle Avenue Trim Trail	Check for shakes and wood splinters. Inspect for loose fixings.	AYR	Once per month	Replace damaged parts and advise the estate management
1.8	Self binding gravel	Trim Trail and exercise areas	Surcharge any depressions and settlement with matching gravel and fully compact	As necessary	1 x per year	Check for no water ponding on the surface.
1.9	Fly Tipping	Whole Area	Check the site for fly tipping, and depending on size of items, bag and remove or arrange for removal with a skip	AYR	As necessary	Target must be removed within 24 hours
1.10	Leaf Fall	Under trees and windblown in the Area	Sweep up leaf fall	November and January	2 visits	Adjust frequency to reflect the time of year or in spells of windy or frosty weather
1.11	Detritus	Paving	Sweep, to remove all dust and debris	AYR	Weekly	

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1.12	Weeds	Between paving and around base of trees	Hand weed areas of weed growth	March to November	Once per month	
1.13	Disposal of arisings	All	Dispose of arisings as follows: Biodegradable – Remove to a recycling facility Grass cuttings - Remove to a recycling facility Tree roots and stumps – Remove from site Shrub and Tree prunings - Remove to a recycling facility Litter and non-biodegradable arisings – Remove from site	As necessary	As necessary	Chipping and shredding not permitted on site
1.14	Disposal of Containers	All	Rinse and recycle	As necessary	As necessary	Containers to be rinsed 3 times and the rinse used on the relevant application. Containers should then have their labels removed and placed in recycling bins.
1.15	Disposal of Containers (which cannot be rinsed) and canisters	All	Dispose of	As necessary	As necessary	
1.16	Protection of existing grass	All existing grass areas	Protect area effected by maintenance operations using boards/ tarpaulins. Do not place excavated or imported materials directly on the grass.	As necessary	As necessary	

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2.9	Bitumen Stains	All paving	Allow bitumen to cool down before removing it with a paint scraper or similar. If it is particularly resistant, the use of ice to make the bitumen brittle prior to scraping from the paving. Any residue should be removed with an abrasive powder and finally the whole area rinsed with clean water. Certain proprietary cleaning agents are available to remove bitumen but these must be tested on an inconspicuous area of paving before use.	AYR	As necessary	
2.10	Chewing Gum	All paving	Remove all chewing gum from all paving. Newly discarded gum can be scraped off by using a mechanical scraper but hardened prior to removing by both freezing the gum and chiselling it from the surface of the paving, or utilising a hot water/steam cleaner.	March to September	Once a month	For specific advice on chewing gum removal, it is recommended specialist contract cleaning companies be contacted directly for further details.
2.11	Fouling	All paving	Use deodorisers and digesters to deal with fouling	As necessary	As necessary	
2.12	Fly Posting	All surfaces	Check for and remove posting	As necessary	As necessary	

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2.13	Graffiti and Paint Stains	All surfaces	Check for and remove graffiti from around the site. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a de-greasing agent, taking care in the disposal of the run-off material.	As necessary	As necessary	Paint manufacturers may often be able to give more detailed advice on the removal of paint and graffiti. They should be contacted directly for specific recommendations.
2.14	Obstruction	Drainage channels and paved areas	Check for obstructions and remove. Clean out drainage channels	AYR	Check weekly. Clean at 6 month intervals	
2.15	Epoxy & Polyester Stains	All surfaces	Areas of solidified epoxy or polyester resin can be removed by carefully burning off the area with a blowtorch. Care must be taken not to inhale any fumes. If after burning a black stain remains, this can be removed by scrubbing with detergent and hot water. Grit blasting may have to be considered for larger areas.	As necessary	Check weekly	

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Item Ref	Item	Relevant Areas/ Type	Operation	Timing	Frequency	Notes
3.1	Trees		First Year inspection – cut back broken or diseased branches - Check for general health Second Year inspection -check stakes and replace as necessary - Check for general health Third Year inspection -Remove tree tie and stake -cut back broken/ diseased branches - Check for general health Fifth Year inspection -cut back broken/ diseased branches - Check for general health	March and August August August	2 x per year 1 x per year 1 x per year	Identification: Before starting work, agree which trees, shrubs and hedges are to be removed or pruned. Protection: Avoid damage to neighbouring trees, plants and property. Standards: Treework to BS3998 and Health & Safety Executive (HSE) "Forestry and arboriculture safety leaflets" Removing branches on newly planted trees: Hand prune Removing branches on established trees: Cut as shown in Arboricultural Association Leaflet No.8 "Mature tree maintenance". Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater. Appearance: Leave trees with a well balanced natural appearance. Chainsaw work: Operatives must hold a Certificate of Competence. Tree Work: To be carried out by an approved member of the Arboricultural Association.
3.2	Watering	Trees and Plant Beds	Water the full depth of topsoil after planting and thereafter, with regard for hosepipe bans.		As necessary	Carry out weekly inspections of soil conditions to determine watering takes place when necessary and well before it is critical.
3.3	Replacing	Trees and Plant Beds	Replace as necessary	November to March	As necessary	
3.4	Fertilising	Plant Beds	Apply general purpose fertiliser to manufacturers recommendations	April	1 x per year	Do not apply fertiliser to Wildflower areas

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Item Ref	Item	Relevant Areas/ Type	Operation	Timing	Frequency	Notes
3.5a	Mowing	Grass Areas	Cut when length exceeds 50mm	March to October	On a 10 day cycle	Ensure edges are neat and well defined. Sweep clear and remove arisings from adjoining hard areas. Obtain instructions during drought or wet conditions. Do not allow filament rotary cutters and other mechanical tools closer than 100mm to the stem of any tree.
3.5b	Mowing	Wildflower Areas	Cut to 100mm height after the flowering period and at the end of Summer	Mid June and mid September	2 x per year	Remove all arisings from the surface.
3.6	Spiking	Grass areas	Aerate the soil and improve surface water penetration.	September	Annually	Depth: 100mm into soil
3.7	Scarifying	Grass areas	Relieve thatch conditions and remove dead grass	September	Annually	Depth: 15mm into soil
3.8	Mulching	Plant Beds	Top up or renew mulch to a depth of at least 75mm	Spring and Autumn	2 x per year	
3.9	Weeding	Plant Beds	First year – handweed Second to Fifth years - handweed		1 x per month 1 x per 3 months	If mulching schedule is adhered to, there should be little demand for weeding or watering after establishment
3.10	Snow removal	All areas	Remove snow from evergreen plants	As necessary	As necessary	To BS7370-4, clause 3.5.15: Snow to be cleared within 24 hours of snowfall.

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3.11	Shrubs	All planted areas	First and Second years: Prune Cornus, Sambucus and Ulex Third year: Trim all shrubs as necessary and according to individual species and characteristics	Autumn and Spring	2 x per year	Salix, Cornus, Sambucus and Ulex: Prune back all laterals and stems by two thirds in February/ March. Acer campestre, Crataegus, Ilex, Prunus spinosa and Viburnum opulus hedgerow: Prune to maintain at 2800mm height Prunus lusitanica and Photinia: Prune to maximum 1.5m height and clear of adjacent path. Rosa and Hedera: Prune back from path edges.
3.12	Pesticide and fungicide	Plant Beds	To be applied where there is evidence of leaf damage	As necessary	As necessary	Pesticide and fungicide shall not be applied except with the written permission of the Local Authority. To be applied by qualified operatives using a product on the approved register of the Pesticides Safety Directorate
3.13	Weeds notifiable under the Wildlife & Countryside Act.	All areas	Monitor the site for any growth of pernicious weeds such as Japanese Knotweed, Giant Hogweed and Marestail.		Each visit	Advise the landowner of any evidence and submit a Method Statement for its eradication

Issue No.1: 17-08-2018

