

0503- 20 Blyth Road – Hayes

Re: Landscaping

1. Soft landscaping attached
 - 1a. Planting plan attached
 - 1b. Written specification of planting and cultivations works to be concluded upon agreement of the extensive planting species for the development. The cultivation will be dependent upon the time
 - 1c. Schedule on the planning plan attached
2. Details of hard landscaping attached
 - 2a. Refuse storage show on GA drawings attached
 - 2b. Secure cycle storage shown on GA drawings attached
 - 2c. Means of enclosure / boundary treatments shown on drawings attached
 - 2d. Car Parking layout (20% served by electrical charging points)
 - 2e. Hard surfacing materials shown on drawings attached
3. Living Roofs – shown on drawings attached
 - 3a. Living roof detail and spec
4. Details of Landscape Maintenance
 - 4a. Landscape maintenance schedule min 5 years
 - 4b. Replacement plant/ tree/ shrub strategy
5. Schedule for implementation
6. Other ;
 - 6a. Existing and proposed functional services above and below ground as detailed on all attached documentation.
 - 6b. Proposed finishing levels and contours as detailed on all attached documentation.

Landscape Specification

Table of Contents

Q Paving/Planting/Fencing/Site furniture

Q28 Topsoil and growing media	4
Q30 Seeding/turfing	9
Q31 External planting	13
Q35 Landscape maintenance	29

Q

Paving/Planting/Fencing/Site furniture

Q28

Topsoil and growing media

Q28 Topsoil and growing media

Ensure that suitable membrane and full spec from artificial grass supplier approved prior to installation.

340 IMPORTED TOPSOIL TO BS 3882

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard: To BS 3882.
- Grade: General purpose.
- Source: Contractor's choice as approved by LA
- Submit: Declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2.
- Additional analyses: Not required.

355 COMPOST

- Standard: In accordance with PAS 100.
- Supplier: Submit proposals.
- Product reference: Submit proposals.
- Type: Sanitized and stabilized compost.
- Horticultural parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% a 10 mm screen mesh aperture.
 - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.

- Composting Association certification: Required.
- Submit: Declaration of analysis.
- Additional analyses: Not required.
- Samples: Not required.
- Application rate: In accordance with manufacturers instruction.
- Timing: Apply prior to cultivation.

Depth – refer to planting schedules on drawings for plant types

395 PEAT

- Peat or products containing peat: Do not use.

690 HANDLING TOPSOIL

- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- 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 as defined by BS 3882, Annex N2.

700 SPREADING TOPSOIL

- Temporary roads/surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm to grass area, 450mm to shrub area, 800 mm to tree
 - Gently firm each layer before spreading the next.
- Depths after firming and settlement (minimum): 150 mm to grass area, 450mm to shrub area.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

710 LOOSE TIPPING OF TOPSOIL

- General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.
- Depths after settlement (minimum): as above Clause 700.

910 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving, decking or kerbs: 25 mm.
- Below dpc of adjoining buildings: Not less than 150 mm.
- Shrub areas: Higher than adjoining grass areas by 50 mm.
- Within root spread of existing trees: Unchanged.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

Q30

Seeding/turfing

Q30 Seeding/turfing

GENERAL INFORMATION/REQUIREMENTS

115 SEEDED AND TURFED AREAS

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

150 WATER RESTRICTIONS

- Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

160 NOTICE

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Preparing seed bed.
 - Seeding or turfing.
 - Visiting site during maintenance period.
- Period of notice: tbc

170 SETTING OUT

- Boundaries: Mark clearly.
- Delineation: In straight lines or smoothly flowing curves as shown on drawings.

PREPARATION

205 PREPARATION MATERIALS

- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certification of source, analysis, suitability for purpose and absence of harmful substances:

Submit.

- Certified materials: Sanitized and stabilized compost.

Give notice: before ordering or using.

210 HERBICIDE FOR ALL GRASSED AREAS- seek prior approval from the Landscape Architect (where applicable)

- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.

Duration: As manufacturer's recommendation.

212 SEED BED CLEANING BEFORE SOWING ALL GRASSED AREAS

- Operations: Remove weeds by hand weeding and hoeing, Kill pernicious weeds with selective contact herbicide.

226A COMPOST FOR ALL GRASSED AREAS

- Type: Sanitized and stabilized compost or as advised by LA.
- Standard: In accordance with PAS 100.
- Supplier: Submit proposals.
- Product reference: Contractor's choice.
- Standard: To PAS 100.
- Horticultural parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter content (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing 10 mm screen mesh aperture.
 - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.
- Composting Association certification: Required.
- Declaration of analysis: Submit
- Samples: Not required.
- Application rate: 25 mm thick layer.
- Timing: Apply prior to cultivation.

ALL PLANT MATERIAL WILL CONFORM TO BS3936 PART 1 AND BS4428.

250 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Soil ameliorant/ Conditioner/ Fertilizer: Fully incorporate into topsoil to a depth of 150 mm.
- Tilth: Reduce topsoil to a tilth suitable for blade grading.
 - Depth: 150 mm.
 - Particle size (maximum): 10 mm.
- Material brought to the surface: Remove stones and clay balls larger than 20 mm in any dimension, roots, tufts of grass, rubbish and debris.

260 GRADING NOT BIORETENTION AREAS

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
- Finished levels after settlement: 25 mm above adjoining paving, decking, kerbs, manholes etc.
- Blade grading: May be used to adjust topsoil levels provided depth of topsoil is nowhere less than 150 mm .
- Give notice: If required levels cannot be achieved by movement of existing soil.

280 FINAL CULTIVATION

- Timing: After grading and fertilizing.
- Seed bed: Reduce to fine, firm till with good crumb structure.
 - Depth: 25 mm.
 - Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.
 - Remove surface stones/earth clods exceeding:
General areas: 20 mm.
- Adjacent levels: Ensure full marrying in of levels.

Q31

External planting

Q31 External planting

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE GENERALLY

NOT APPLICABLE AS NEW PLANTING AREAS ON PODIUM ROOF DECK,
AND NEW PLANTERS AT VARIOUS OTHER LOCATIONS REFER TO PLANS.

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (excepting aquatic/ marginal planting) not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.
- Strong winds: Do not plant.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic plants: May/ June or September/ October.

130 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

150 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

160 NOTICE

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Delivery of plants/ trees.
 - Planting shrubs.
 - Planting trees into previously dug pits.
 - Watering.
 - Visiting site during maintenance period.

200 PLANTS/ TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
- Standard: The National Plant Specification.
- Species: True to name.
- Origin/ Provenance: Local provenance.

Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: Refer to the planting drawings.

216 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

235 CONTAINER GROWN PLANTS/ TREES

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

245 LABELLING AND INFORMATION

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:

- Full botanical name.
- Total number.
- Number of bundles.
- Part bundles.
- Supplier's name.
- Employer's name and project reference.
- Plant specification, in accordance with scheduled National Plant Specification categories.

- Additional information: Submit on request: additional information as requested by the landscape architect, may include the following: date supplied (including consignment details or reference), type of container, potting dates, propagation method and date, pruning date, details regarding origin or provenance (including country of origin), name or designation of rootstock of budded or grafted plants..

246 LABELLING AND INFORMATION

- Standard: to HTA Code of Practice on labelling potentially harmful plants.

260A PLANT/ TREE SUBSTITUTION

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering:

Submit alternatives, stating:

- Price.
- Difference from specified plants/ trees.

- Approval: Obtain the approval of the landscape architect before making any substitution.

Proposed substitution may not be acceptable and submission of further alternatives may be required.

265 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

- Standard: To HTA 'Handling and establishing landscape plants'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Coextruded polyethylene bags with black interior and white exterior.
- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
- Planting: Upright or well balanced with best side to front.

280 TREATMENT OF TREE WOUNDS

- 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.
- Fungicide/ Sealant: Do not apply unless instructed.

285 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by planting operations using boards/ tarpaulins.
- Excavated or imported material: Do not place directly on grass.
- Duration: Minimum period.

290 SURPLUS MATERIAL

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

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

300 HERBICIDE For Amenity / shrub/ tree planting

- Locations: as directed by landscape architect.
- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.

Duration (minimum): As manufacturer's recommendation.

335 GENERAL FERTILIZER Sanitized and Stabilized Compost

- Locations: Shrub and tree planting pits.
- Manufacturer: Submit proposals.
- Product reference: Submit proposals.
- Application: Spread evenly.
- Timing: Immediately before cultivation.
- Rate: as manufacturers recommendation.

341 PEAT

- Peat or products containing peat: Do not use.

361 COMPOST : Sanitised and Stabilized Compost

- Locations: Shrub beds.
- Type: Sanitized and stabilized compost.
- Manufacturer/ Supplier: Submit proposals.
- Product reference: Submit proposals.
- Standard: To PAS 100.
- Horticulture parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter content (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing 10 mm screen mesh aperture.
 - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.

- Objectionable odour: None.
- Composting Association certification: Required.
- Application: Spread evenly.
- Timing: Apply prior to cultivation.
- Rate: 25 - 50 mm thick layer.
- Other requirements: None.

375 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.
- Depth: top 350 mm of planting beds.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 25 mm above adjoining paving or kerbs.
- Undesirable material brought to the surface: Remove visible weeds, roots and large stones with any dimension exceeding 50 mm.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

401 REGULAR PLANT LAYOUT : As shown on landscape architect drawing, refer to 001-ND020-D and 002-ND020-D.

- Spacing: As planting schedule.
- Density: As planting schedule.

405 SHRUB PLANTING PITS

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: 150 mm wider than roots when fully spread and 200 mm deep.
- Pit bottom improvement fork over, incorporating soil ameliorant/ conditioner at 50 g/m².
- Backfilling material: Reuse excavated material..

435 CLIMBING PLANTS GENERALLY

- Planting:
 - Wire supports already installed: Retain
 - Arrangement: Spread stems.
- Fixing: Pinned to ground to ensure good contact.

476 SHRUB, HERBACEOUS BACKFILLING MATERIAL

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required:
 - Ameliorant/ Conditioner: Sanitized and stabilized compost to Ornamental planting.
 - Application rate: To manufacturer's/ supplier's recommendations.

480 AFTER PLANTING

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- 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.
- Top dressing: Not required.

Depth: -. Refer to spec / drawings

485 MULCHING PLANTING BEDS WITH ORNAMENTAL SHRUBS AND TREES:

- Material: Medium grade bark mulch.
- Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 50 mm depth.
- Finished level of mulch: 30 mm above adjacent grassed or paved areas.

486 SHRUB PROTECTION:

Manufacturer: <http://www.acorn-planting-products.com/pages/product-range/spiral-shelters-guards.php>

- Product reference: Spiral Shelters / Rabbit Guards for tree protection for all shrubs

Type: [spiral].

Material: [Polyethylene].

Size: To match tree size and species

Colour: [Green-tinted].

Support: [Bamboo cane / Single timber stake].

General: Ensure that protection methods do not impede natural movement of shrubs or restrict growth.

PLANTING TREES

505 TREE PITS

- Sizes: 75 mm deeper than root system and wide enough to accommodate roots when fully spread.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: With slightly raised centre. Break up to a depth of 150 mm.
 - Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scarify.
- Backfilling material: Urban Tree Soil tree backfilling material.
- Accessories: see clauses 510, 512, 515 and 575 .

510 TREE PIT ROOT BARRIERS

- Locations: Wherever the installed rootball will be within 2.0 m of a building foundation ,Wherever the installed rootball will be within 3.0 m of an existing underground service route or for trees planted within hard surface .
- Manufacturer: Submit proposals.
- Product reference: Submit proposals.
- Depth of top of root barrier below finished soil level: to be confirmed.
- Installation: With sides vertical.

512 TREE PIT DRAINAGE TO ALL TREES IN HARD STANDING

- Manufacturer: Greanleaf horticulture .
 - Product reference: RRPREC-GR1-rootrain CIVIC irrigation system
- Position: Lay over aggregate before installing tree or backfill
Completed pits: Test for free drainage before planting

515 TREE PIT UNDERGROUND GUYING

- Method statement for underground guying to be prepared by Landscape Contractor for approval.
 - Manufacturer: Greanleaf horticulture.
 - Product reference: ARBORGUY rootball guying system or similar
- Below ground anchoring: Triple stake with tensioning wire:
In accordance with manufacturers instruction. Use thin plastic strips to protect rootball
against anchors
cables as approved and not timber frame.

535 STAKING GENERALLY

- Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
- Preservative treatment: Not required.
- Nails: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Stake size (minimum): 50 mm diameter.

545 SHORT SINGLE STAKING FOR: LIGHT STANDARD/ STANDARD TREES

- Staking: Position stake close to tree on windward side and drive vertically at least 400 mm

into bottom of pit before planting.

- Backfilling: Consolidate material around stake.
- Height of stakes: Cut off just below lowest branch of tree.
- Ties: Submit proposals.
- Tying: Secure tree firmly but not rigidly to stake with at least two ties. Use three ties if necessary to prevent tree touching stake.

Position: Top tie within 25 mm of top of stake and lower tie approximately halfway down.

575

Flexible webbing within 25mm of top of stake

Cushioned ties

586 TREE BACKFILLING MATERIAL

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required.
- Fertilizer: Slow Release fertiliser.

590 MULCHING ORNAMENTAL TREES

- Material: Medium grade bark mulch.
- Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 50 mm depth.
- Finished level of mulch: 30 mm below adjacent grassed or paved areas.

PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS

710 MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until the end of the defects liability period.
- Frequency of maintenance visits: Monthly during growing season .

720 FAILURES OF PLANTING

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
 - Exclusions: Theft or malicious damage after completion.
 - Rectification: Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: During the next suitable planting season.

730A PROTECTIVE FENCING LOCATION (IF ANY) TO BE CONFIRMED BY LA

- Fencing type: Post and wire fence with Netting.
 - Height: 1100 mm.
- Erection: On completion of planting.
- Removal: Fencing will remain the property of the Contractor. Remove and refill post holes following acceptance of rectified defects.

740 CLEANLINESS

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

750 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub.
- Diameter (minimum): The larger of 1 m or the surface of original planting pit.
- Keep planting beds clear of weeds: By hoeing / By maintaining full thickness of mulch.
- 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.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- 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: Every 3 months.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
- Timing: After dusk.
- Watering: As necessary to ensure establishment and continued thriving of planting.

760 PLANTING MAINTENANCE - PRUNING

- 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.
- Arisings: Remove.

780 MAINTENANCE INSTRUCTIONS

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the defects liability period.

790 FINAL MULCHING

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water

where necessary.

- Planting beds: Remulch.

Depth (minimum): 50 mm.

- Trees: Remulch.

Depth (minimum): 50 mm.

Q35

Landscape maintenance

Q35 Landscape maintenance

GENERALLY

105 MAINTENANCE OBJECTIVES

- Location: All Landscaped areas.
- Duration: 5 years.
- Aims: Enhanced landscape quality and Improved landscape visual amenity.
- Restrictions: N/A.
- Results: Adequate establishment in accordance with the contract.

110 NOTICE

- Give notice before:
 - Application of herbicide.
 - Application of fertilizer.
 - Watering.
 - Each site maintenance visit.
- Period of notice: 7 days.

130 REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstall to original condition.

155 WATERING

- Supply: Potable mains water.
- Quantity: Wet full depth of topsoil .
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.

160 WATER RESTRICTIONS

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

170A DISPOSAL OF ARISINGs to be advised

- General: Unless specified otherwise, dispose of arising as follows:
 - Biodegradable arising: Remove to recycling facility unless otherwise instructed.
 - Grass cuttings: seek advice about removing from or spreading on site.
 - Tree roots and stumps: seek advice about removing from or spreading on site
 - Shrub and tree prunings: seek advice about removing from or spreading on site.
 - Litter and non-biodegradable arising: Remove from site unless otherwise instructed.

181 MECHANICAL EQUIPMENT

- General: Minimise due to being surrounded and above residential dwellings, noise, vibration to be avoided where possible.
- Prohibited equipment: tbc access to landscaping levels to podium, upper second and ninth is via the residential stair access , care must be taken to be able to transport by hand where possible, larger equipment outside the parameters of stairs and lifts may not be able to be accommodated past construction phase.
- Timing: tbc reasonable care to be taken so as not to cause disruption to residents eg weekends, early mornings and evenings. Where prolonged use of equipment is required prior notification of residents may be necessary.

190 LITTER

- Extraneous rubbish not arising from the contract work: Collect and remove from site.

195 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

197 CLEANLINESS

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

GRASSED AREAS

210 MAINTENANCE OF GRASSED AREAS

Bear in mind there are artificial grass areas defined which will need identifying in order to prevent works which could cause potential damage eg mowing.

210 MAINTENANCE OF ORNAMENTAL GRASSED AREAS

- General: Maintain in a manner appropriate to the intended use.
- Soil and grass:
 - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
 - Waterlogging and compaction: Prevent.
 - Damage: Repair trampling, abrasion or scalping.
- Ornamental grasses: Maintain reasonably free from moss, excessive thatch, weeds.
- Litter and fallen leaves: Remove regularly to maintain a neat appearance.

211 MAINTENANCE OF GRASSED AREAS

- Standard: Carry out maintenance appropriate
 - Mowing methods: To BS 7370-3, table 3. **NOT APPLICABLE AS ORNAMENTAL GRASSES**

225 TREE STEMS

- Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

226 TREE STEMS

- Precautions: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree.
- Operations close to stems: Complete using hand tools.

250 LEAF REMOVAL

- Operations: Collect fallen leaves.
- Special requirements: None.
- Disposal: Remove from site for recycling unless otherwise instructed.

330 SELECTIVE HERBICIDE

- Location: As recommended.
- Herbicide: Suitable for suppressing perennial weeds.
- Areas not to be sprayed: -.

502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Organic-Sanitized and Stabilized Compost.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
- Application rate: As manufacturer's recommendations.

510 TREE STAKES AND TIES

- Inspection/ Maintenance times: Every three month, Immediately after strong winds.
- Stakes:
 - Replace loose, broken or decayed stakes to original specification.
 - If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Ties: Adjust, re fix or replace loose or defective ties, allowing for growth and to prevent chafing.
 - Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Removal of stakes and ties: During spring when no longer required to support the tree.
 - Fill stake holes with lightly compacted soil.

520 REFIRMING OF TREES AND SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Re firming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and re firm.

530A TREE / SHRUB SHELTERS

- Loose or defective shelters: Adjust, re fix or replace to original specification and to prevent chafing.
- Removal: During spring when no longer required to protect the tree.

540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and arboricultural practice.
- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled
so that water will not collect on cut area.
- Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge
or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location,
season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged
edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 PRUNING OF EXCESSIVE OVERHANG

- Timing: As instructed .
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs,
sightlines and road lighting luminaires.
- Special requirements: None.

550 PRUNING OF EXCESSIVE HEIGHT

- Timing: As necessary, seek advice from Landscape Architect or CA.
- Operations: Remove excessive height As instructed.

555 PRUNING TREES AND SHRUBS

- Standard: To BS 7370-4.
- Special requirements: Remove excessive height as instructed.

570 FORMATIVE PRUNING OF YOUNG TREES

- Standard: Type and timing of pruning operations to suit the plant species.
- Time of year: Do not prune during the late winter/ early spring sap flow period.
- Young trees up to 4 m high:
 - Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader.
 - Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- Whips or feathered trees: Do not prune.
- Operatives: Member of the Arboricultural Association or Approved specialist contractor.

575 PRUNING ORNAMENTAL SHRUBS

- General: Prune to encourage healthy and bushy growth and desirable ornamental features,
e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.

580 PRUNING FLOWERING SPECIES OF SHRUBS

- Time of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.

620 REMOVAL OF DEAD PLANT MATERIAL

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

630 DEAD AND DISEASED PLANTS

- Removal: As soon as possible.
- Replacement: In the next suitable planting season.

635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS

- Dead and damaged plants: Remove.
- Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
- - Do not disturb roots of adjacent plants.
- Replacement plants:
 - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
- Additional requirements: None.
- Dressing: Slow release fertilizer:
 - Type: Organic.
 - Application rate: 50 g/m².

640 THINNING BY REMOVAL OF SURPLUS PLANTS

- Plants to be thinned: as advised by Landscape architect
- Standard: BS 7370-4.
- Timing: as advised by Landscape architect
- Roots:
 - Disturbance to adjacent plants: Minimise.
 - Soil: Refill holes with topsoil to leave an even graded surface.
 - Mulch: Maintain mulch as original specification.
 - Adjacent plants: Make good any minor damage immediately.
- Plants for retention: Select plants with a strong healthy habit.
- Mature planting density: as advised by Landscape architect.

645 WEED CONTROL GENERALLY

- Weed tolerance: Weed to clear ground every two weeks.
- Adjacent plants, trees and grass: Do not damage.

650 HAND WEEDING

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstall to original depth.

655 WEED CUTTING BY HAND OR MACHINE

- Undesirable grass, brambles and herbaceous growth: Cut down cleanly to a maximum height of 25 mm.
- Herbicides: As specified in previous clauses Q28, Q30, Q31; Give notice before use.

657 HERBICIDE TO KILL REGROWTH

- Type: Suitable foliar acting herbicide to kill regrowth.
- Timing: Allow recommended period for herbicide to take effect before clearing dead wood.

665A WEED CONTROL WITH WINTER HERBICIDE Confirm with Landscape Architect

- Type: Suitable residual soil acting herbicide.
- Time of year: Unless otherwise agreed, complete before end of March.
- Timing: Allow recommended period for herbicide to take effect before clearing dead wood.

670A WEED CONTROL WITH SUMMER HERBICIDE, Confirm with Landscape Architect

- Type: Suitable foliar acting herbicide.
- Timing: Allow recommended period for herbicide to take effect before clearing dead wood.

685 SOIL LEVEL ADJUSTMENT

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
- Arisings (if any): Spread evenly over the bed.

690 MAINTENANCE OF LOOSE MULCH

- Thickness (minimum): 50 mm.
- Top up: Every 12 weeks.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

TREE WORK

810 TREE WORK GENERALLY

- 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: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Removing branches: Cut as Arboricultural Association Leaflet 'Mature tree management'.

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.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

815 ADDITIONAL WORK

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

820 PREVENTION OF WOUND BLEEDING

- Standard: To BS 3998, clause 8.

825 PREVENTION OF DISEASE TRANSMISSION

- Standard: To BS 3998, clause 9 and Appendix B.

830 CLEANING OUT AND DEADWOODING

- Remove:
 - Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies.
 - Rubbish, wind blown or accumulated in branch forks.
 - Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. swings.

835 CUTTING AND PRUNING GENERALLY

- Tools: Appropriate, well maintained and sharp.
 - Final pruning cuts:
 - Chainsaws: Do not use on branches of less than 50 mm diameter.
 - Hand saws: Form a smooth cut surface.
 - Anvil type secateurs: Do not use.
 - Removing branches: Do not damage or tear the stem.
 - Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
 - Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only with prior approval.
- Remove in small sections and lower to ground with ropes and slings.
 - Dead branches and stubs: When removing, do not cut into live wood.
 - Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
 - Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

865 BARK DAMAGE

- Wounds:
 - Do not attempt to stop sap bleeding.
 - Bark: Remove ragged edges using a sharp knife.
 - Wood: Remove splintered wood from deep wounds.
 - Size: Keep wounds as small as possible.
- Liquid or flux oozing from apparently healthy bark: Give notice.

920 FENCING / BOUNDARY TREATMENTS

- Fences: Inspect and repair to maintain protection against intruders.

925 MAINTENANCE PROGRAMME, POST MAINTENANCE VISIT REPORTS, RECORDING OF FAILED PLANTS

Prior to the commencement of the maintenance period the contractor must submit a programme of maintenance. The contractor must also submit a report of work undertaken after each maintenance visit and notify the LA of any problems and any failed plants.

IMPLEMENTATION OF ALL LANDSCAPING ELEMENTS WILL BE IN ACCORDANCE WITH CONSTRUCTION PROGRAMME AND PROGRESS AND IS RELIANT UPON THE WEATHER ELEMENTS AS OUTLINED WITHIN THE SPECIFICATION.

ALL ELEMENTS ARE SUBJECT TO THE APPROVAL OF THE PLANT TYPES AS SUBMITTED TO THE LOCAL AUTHORITY FOR CONDITIONAL DISCHARGE ON 15TH JANUARY 2014.