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Estate Grounds Maintenance

Specification and Schedule of Works

1. Lawns

a) Cutting. All lawns are to be cut weekly / or alternative weeks throughout the cutting season. Normally March until October, however, this may vary depending on the climate. Clippings are to be collected and placed in a nominated area or removed from site. Machines used may be rotary or cylinder type, however, rollers and collection boxes are essential.

b) Edges. Edges to borders are to be kept sharp and clipped while paths and gravel boards are to be edged as required.

Strimming is to be carried out around obstacles and upstandings.

c) Fertilization. Lawns should be fertilized throughout the year with specific N.P.K. levels being noted depending on season; in addition moss control should be carried out as required. Normally 2 Autumn/ Winter applications and 3 Spring/ Summer applications. All cost by agreement.

d) All lawns should be treated for weed regularly; a minimum requirement is twice per year being Spring and Summer/ Autumn when the weed is growing actively.

e) Scarification/ Aeration. Scarification should take place with poor areas being repaired and infilled with seed or turf with top dressing. Aeration should take place predominately on the compacted areas but all lawns will benefit. All cost by agreement.

f) Watering. Lawns will normally require watering during dry months; it is essential to keep lawns moist and watered before grass turns brown. Provision should be made to enable watering of all areas. All cost by agreement.

During periods when lawns are not cut leaves should be collected.

2. Borders

a) Soil. All exposed soil areas should be prepared and left clean and turned at all times. Regular forking/ hoeing should be carried out.

b) Weeding. Weeds should be controlled and removed at all times. Chemical application may be necessary to obtain this, with additional turning and hoeing. Clear definitions should be made between desired planting and unwanted material. All unwanted plants should be removed if not part of the planting scheme.

c) Plants. Existing planting schemes should be kept in good order. Dead or dying plants should be removed and replaced at cost. Quotations for alternative planting schemes can be provided if existing schemes are considered unsuitable.

d) Pruning. Selective pruning should take place throughout the year according to the seasonal requirements of the plant (normally pruning after flowering). The shape, size and formality should be clearly determined by the contractor. Hedges should be kept clipped and tidy throughout the year; more informal planting may require pruning only once per year. Any variegated forms that have reverted back to single colours should have those stems removed; older plants should have older stems removed to promote new growth where applicable. Roses should be pruned as recommended by the R.H.S. and frequently deadheaded.

e) Fertilization. All boarders should be fed regularly with slow release fertilizer; specialist fertilizer should be used if boarders contain predominantly one type of plant i.e. roses or acid/ alkaline type.

3. Trees

It is considered an important part of the maintenance to monitor all trees within the boundary or overhanging the boundary of the estate.

Dead, dying or dangerous forms of any kind must be reported immediately along with any suggestions to improve maintenance.

It is not considered part of the maintenance contract to carry out any major work on trees, however, working alongside appointed tree surgeons and reporting on their operations is considered essential.

Leaves, fallen debris, branches etc. should be cleared away throughout the year. Large items may have to be stored temporarily within a designated area before collection.

Ivy should not be allowed to climb trees and should be removed.

Woodland Areas. It is important that any wooded or densely populated areas do not encroach on the gardens; any clearing should be maintained and remain accessible. Ivy may remain as ground cover but must not be allowed to climb trees or shrubs. Deadwood should be collected.

General maintenance will be required with removal of branches and weed etc.

Areas bordering woodland and garden should be kept under control and treated as borders, being pruned and reduced when required.

4. Roads & Paths

All hard surfaces should be kept clean and tidy. Kerbs should be kept swept and moss should be removed and treated when required.

Weed. "Total" herbicides should be used to eliminate weed and grass growth in all areas with caution being exercised to surrounding lawns and plants.

Paths. All shingle paths should be kept weed free and raked when required. Any damaged gravel or kick boards should be reported to enable repair.

5. Special Features

Annual beds and planters are to be prepared for each season- cleared, turned, fertilized and planted with approved planting schemes. (as specified at cost)

Ponds/ Water Features. Marginal plants are to be cut back as and when required.

Pump filters are to be cleaned out regularly.

6. Attendance

The works will be executed by 52 visits (weekly) annually.

7. Variations

1) Lawns
Cutting weekly or fortnightly as required
Fertilization/scarification/ watering on request only at cost

2) Borders
Fertilization on request only at cost

4) Roads & Paths
Moss treatment on request at cost

PLANT SCHEDULE

TREES
Trees planted into 900x900x600mm topsoil tree pits. Trees to be Standards 12-14cm girth.

Totals	SPECIES	POT SIZE(l)	SIZE(cm)	
	HEDGE MIX 1			
30	Pyracanthea 'Orange Glow'	2l	40-60	Equal numbers. Double staggered row 450mm between rows, 450mm between plants within rows.
30	Ilex Aquifolum	2l	20-30	
30	Berberis Stenophylla	2l	40-60	
	HEDGE MIX 2			
39	Berberis Thunbergii	3l	40-60	Equal numbers. Double staggered row 450mm between rows, 450mm between plants within rows.
39	Buxus Sempervirens	2l	20-30	
39	Philadelphus 'Manteau Hermine'	2l	40-60	
	MIX No1			
12	Amelanchier Lamarckii	2l	60-80	Equal numbers. Spacing at 3/m²
12	Cornus Alba 'Sibirica'	3l	40-60	
12	Cotoneaster Simonsii	2l	40-60	
12	Viburnum Tinus	3l	30-40	
	MIX No2			
12	Hedera Hibernica	2l	40-60	Equal numbers. Spacing at 3/m²
12	Rosa 'Red Blanket'	2l	3 breaks	
12	Symphoricarpus 'Hancock'	2l	40-60	
	Mix No3			
13	Genista Lydia	2l	30-40	Equal numbers. Spacing at 3/m²
13	Lonicera Pileata	2l	20-30	
13	Rosa 'White Bells'	2l	3 breaks	
	Mix No4			
18	Hyperricum Calycinum	3l	30-40	Equal numbers. Spacing at 3/m²
18	Rosa 'Iceberg'	2l	3 breaks	
	Mix No5			
11	Osmanthus Decora	3l	30-40	Equal numbers. Spacing at 3/m²
11	Sarcococca Humilis	3l	30-40	
6	Hedera Helix	1l	40-60	

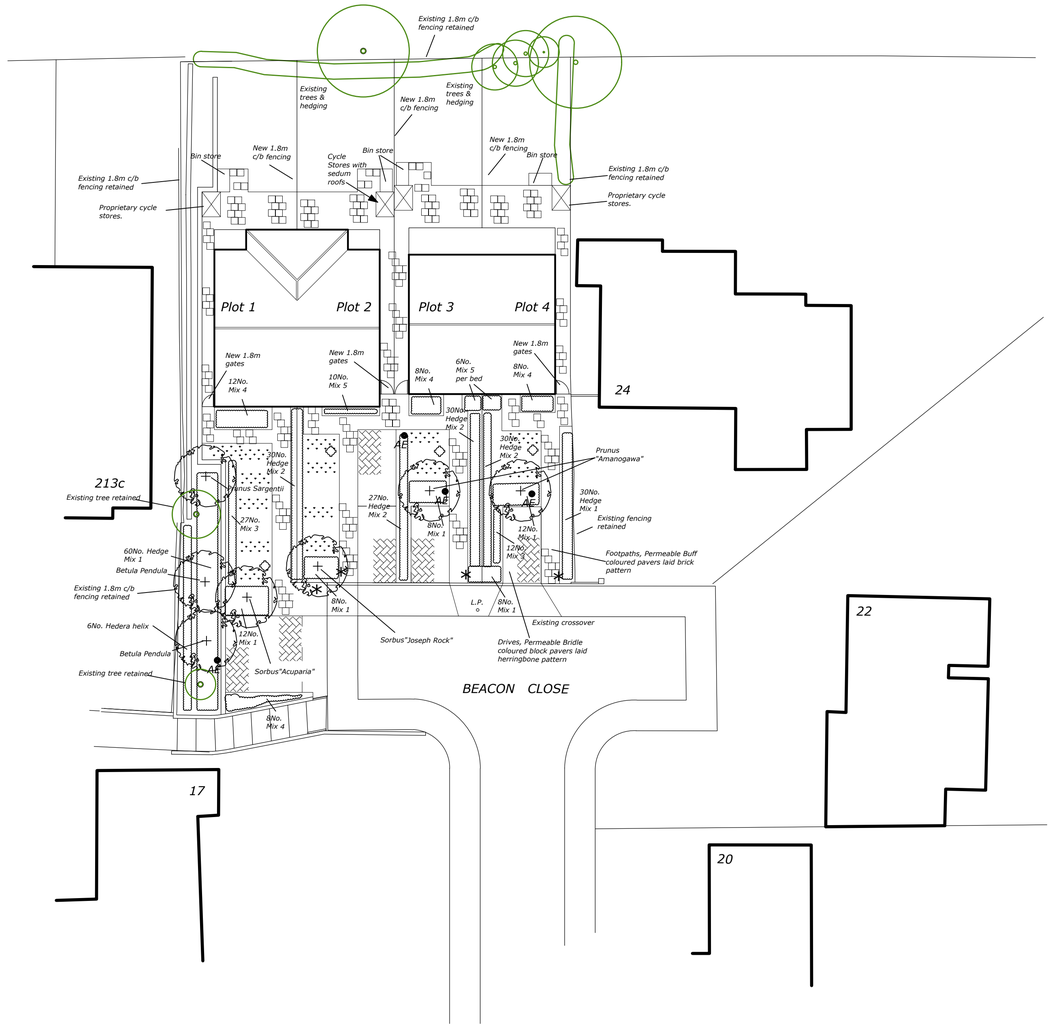
NOTES

EXISTING PLANTING
Existing planting to be retained within and adjacent to the site boundary shall be protected in accordance with BS 5837:2005. Temporary fencing to be 2000mm high heras fencing to be supplied and erected beyond canopy spread of trees and maintained throughout the duration of the building phase.

TREES AND FOUNDATIONS
It is the responsibility of the developer to design foundations to accomodate all proposed and any existing tree planting and reference should be made to NHBC Standards Volume 1 Parts 4.2 and 4.3 regarding trees and foundations.

TOPSOIL
The developer is responsible for the careful stripping, storage, protection and/ or supply and spreading of good quality topsoil in accordance with BS 3882:1994, General Purpose Grade or better.
Depths required: All planting areas 400mm. All areas for grass 150mm.
To allow for the required topsoil depths, the developer shall sufficiently reduce and break up compacted subsoil prior to topsoiling.
Topsoiled areas are to be 50mm higher than kerbs, footpaths and adjacent sites after settlement. Topsoil to be evenly graded and free from subsoil contamination and debris. Tree pits to be 1m x 1m x 600mm deep for standard trees.

PLANTS AND PLANTING
All landscape works to be in accordance with British Standard BS 4428:1989 Code of practice for general landscape operations.
All plant materials to be supplied to BS 3936:1980 Parts 1-10 and handled in accordance with the Horticultural Trades Association's Code of Plant Handling booklet 1985.
The position of services, paths, drives etc., may affect and slightly alter the exact position of planting.
The grass seeding within front gardens is to be carried out by the developer.



KEY TO LANDSCAPING

Hard Landscaping

600mm² Marshalls Saxon concrete paving slabs. Colour Buff

Parking bays to be Marshalls Driveline Priora permeable block pavers. Colour Brindle.

AE *Active electric car charging point 7Kw capacity*

Low level bollard lighting

Refuse & recycling bags to be put out on collection days

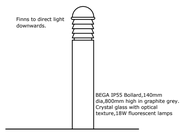
Soft Landscaping

Existing Trees

Proposed Tree

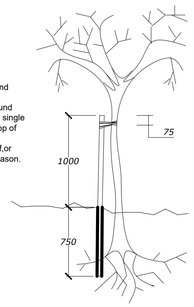
Planting - See Plant Schedule

Grassed Area



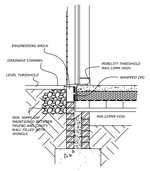
Bollard lighting detail

Support using short stake extending 1m above ground level and 0.75 below ground,depending on ground conditions,supported by a single reiforced tie 75mm from top of stake.
Remove stake at on set of,or during second growing season.



TREES TO BE STANDARDS 12-14cm GIRTH

Staking for New Trees



ENTRANCE DETAIL

0 — 20m

REV A Bin stores added 24-09-25

LAND AT 19 BEACON CLOSE, UXBRIDGE.

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