

Existing planting to be retained within and adjacent to the site boundary shall be protected in accordance with BS 5857:2005. Temporary fencing to be 2000mm high heras fencing

canopy spread of trees and maintained throughout the duration of the building phase.

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 NBC Standards Volume 1 Parts

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 2 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.** Scarification should take place with poor areas being repaired and treated with seed or turf with top dressing. Aeration should take place predominantly 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 hoeing should be carried out.

b) **Weeding.** Weeds should be removed at all times. Chemical application may be necessary for this, with addition of hoeing 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 unsatisfactory.

d) **Pruning.** Pruning should be carried out 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 plants that have reverted back to single colour should have new growth 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 borders should be fed regularly with slow release fertilizer; specialist fertilizer should be used if borders 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 twigs, 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 woody 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 only at cost

The developer is responsible for the careful stripping, storage, protection and/ or supply and spreading of good quality topsoil in accordance with BS 3852:1994, General Purpose Grade or

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

Topsoiled areas are to be 30mm 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.

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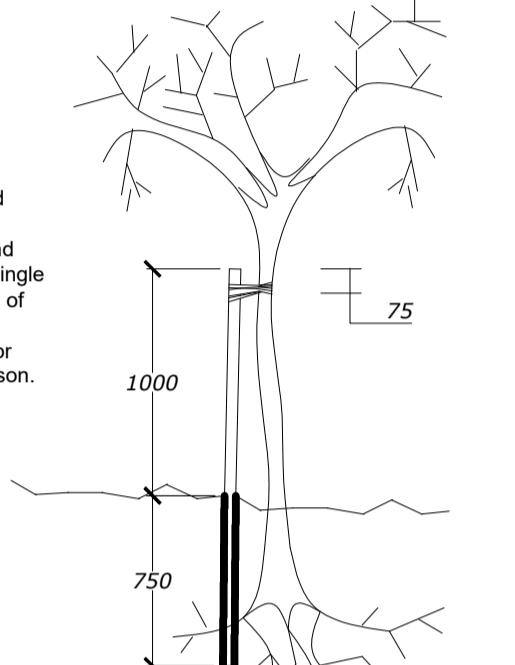
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Staking for New Trees

TREES
BP Betula Pendula
Sa Sorbus Aucuparia

TREES TO STANDARDS 12-14cm GIRTH

KEY TO LANDSCAPING

Hard Landscaping

1.8m(1.2m forward of rear building line) Close boarded fencing with Timber Posts and feather edge boards, colour Brown, to site boundary
600mm² Marshalls Saxon concrete paving slabs. Colour Buff

Soft Landscaping

Existing Trees
Proposed Trees

Tree protection fence. 2.0mHeras to B.S 5837
Planting. See Plant Schedule
Grassed Area
Bollard lighting, see detail



Dartmouth Road

LANDSCAPE PLAN

0 10m 20m

Drawing Number	16 / 3434 / 50	Revision
Date	29 / 07 / 20	Drawn by
Scale	1:200 at A1	Draw Ref.

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