

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 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 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

KEY TO LANDSCAPING

Hard Landscaping

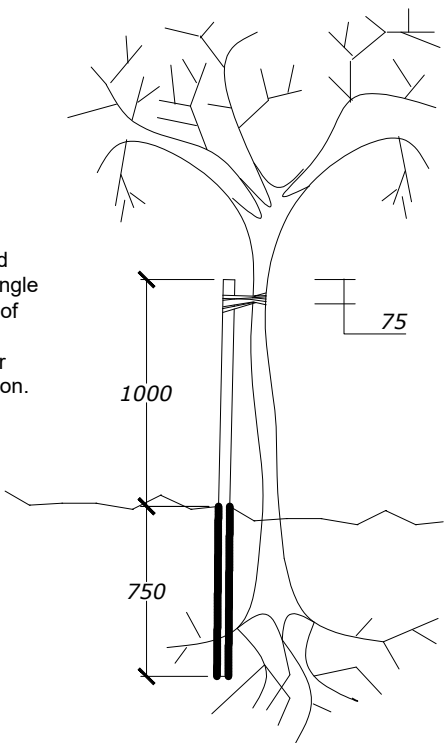
- 1.8m (1.2m forward of rear building line) Close boarded fencing with Timber Posts and feather edge boards, colour Brown, to site boundary
- 600mm² Marshalls Saxon concrete paving slabs. Colour Buff
- Parking bays to be Marshalls Driveline Piora block pavers. Colour Brindle. Manoeuvring area in front of plots 8-10 as parking bays, colour Charcoal.
- Access road to be porous black tarmac.

Soft Landscaping

- Existing Trees
- Proposed Trees
- Tree protection fence. 2.0m Heras to B.S 5837
- Planting. See Plant Schedule
- Grassed Area
- Bollard lighting, see detail

Support using short stake extending 1m above ground level and 0.75 below ground, depending on ground conditions, supported by a single reinforced tie 75mm from top of stake.

Remove stake at on set of, or during second growing season.



Staking for New Trees

TREES		
Bp	Betula Pendula	TREES TO BE STANDARDS 12-14cm GIRTH
Sa	Sorbus Aucuparia	

Existing planting to be retained within and adjacent to the site boundary shall be protected in accordance with BS 5837:2008. Temporary fencing to be 2000mm high heras fencing

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

It is the responsibility of the developer to design foundations to acomodate all proposed and any existing tree planting and reference should be made to NHBC Standards Volume 1 Parts

The developer is responsible for the careful stripping, storage, protection and/ or supply and spreading of good quality topsoil in accordance with BS 5882:1994, 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

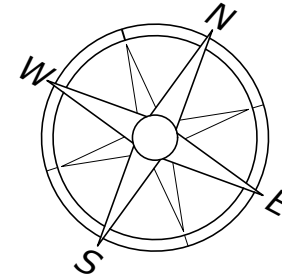
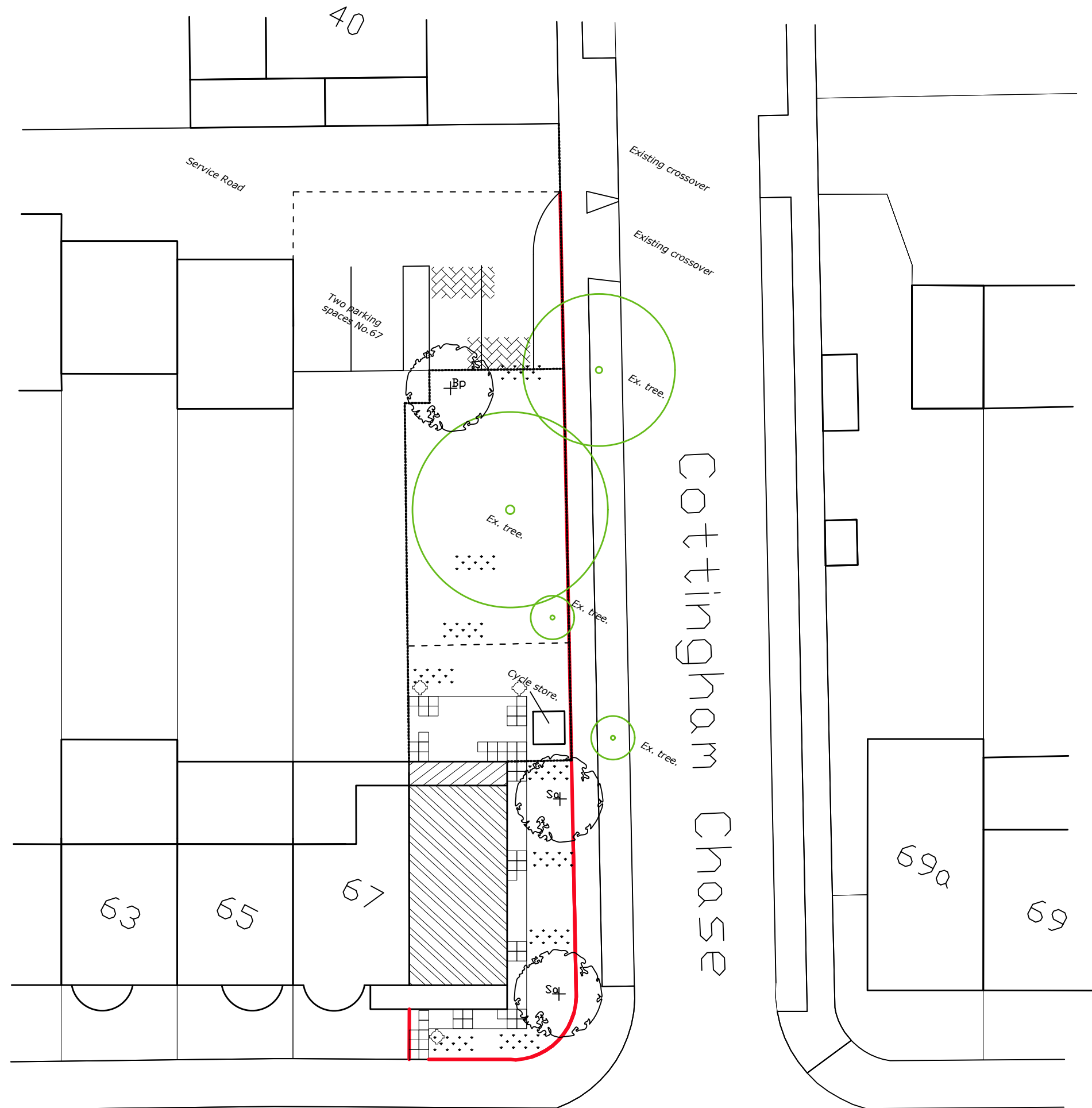
Topsoiled areas are to be 50mm higher than kerbs. Footpaths and adjacent sites after settlement. Topsoil to be evenly graded and free from subsoil contamination and debris. Tree pits to be 1m x 1m x 600mm deep for standard trees.

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 5956:1980 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

The grass seeding within front gardens is to be carried out by the developer.



Dartmouth Road

LANDSCAPE PLAN

0 10m 20m

67 DARTMOUTH ROAD, RUISLIP.

W J Macleod
ARCHITECT
70b High Street Northwood Middlesex HA6 1BL
phone 01923 840600

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