



SITE PLAN
ESC:1/100



Maintenance Specification

Maintenance

The following specification items are to be addressed within long term landscape maintenance responsibilities of the land owner of areas falling within the public realm of the site. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his or her expertise in relating these to the objectives above in producing annual programmes of work.

Maintenance to accord with requirements of BS 7370:1991

- Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: monthly during growing season.

Amenity Grassed Areas:

- Cuts: Grass will be cut annually a minimum of 12 times, with 2 cut May to September.
 - Generally:
 - Maintenance of grass in a manner appropriate to the intended use
 - Maintenance of grass between 50-100mm
 - Insurance that grass does not become compacted or waterlogged
 - Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scorch and wilt
 - Repair of grassed areas damaged by trampling, abrasion or scalping during mowing
 - Regular removal of litter and fallen leaves to maintain a neat appearance
 - Remedial Works:
 - Top dress and make good of gully erosion, slip and depressions
 - Re-seeding of the above areas
 - Grass Cutting:
 - Remove litter, rubbish and debris from grass before mowing
 - Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft
 - Trim grass edges around the base of columns and furniture
 - Sweep adjacent hard surfaces clear of cuttings and arising

Trees, hedges and shrubs

- Watering
 - All planting to receive watering for at least the first 2 growing seasons
 - Ensure sufficient water is applied to maintain healthy growth, taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May and June)
 - Quantity: Feathered trees (Wet soil to full rooting depth) and shrubs (Wet soil to full rooting depth)
 - Weed Control

*Plant and Soil Selection

- * Plants have been selected suitable for the soil type
- * Imported topsoil will be in accordance with BS 3882:2007 specification for Top Soil
- * Topsoil will be stocked in piles no higher than 1m and positioned away from existing trees and previously identified root protection zones

Preparation of the planting areas

- * Any debris and weed will be cleared from the planting areas prior to the soil preparation
- * New areas to be planted outside of tree protection zones will be prepared using machinery to a depth of at least 0.5m. A rotovator will then be used to turn over existing soil and mix in new top soil.
- * A layer of bark chip mulch, 50mm in depth will be applied following planting in accordance with the landscape design to reduce the colonisation of weeds and assist with moisture retention.

Nursery stock protection

- * All plants will be purchased from a reputable supplier and be clearly labelled
- * Plants will be free from pests and diseases and show no signs of damage.
- * All plants will be inspected on delivery to the site.
- * Exposure to adverse weather conditions will be avoided. Plants will not be allowed to dry out and will be stored away from strong winds.
- * Bare rooted plants will have protective wrapping removed and will be firmly heeled into a prepared trench and covered with topsoil.
- * All plants will be appropriately maintained until used and be kept away from possible sources of contamination or damage. The drying out of all plants will be avoided by watering of the roots if necessary.

Water management

- * Trees to be watered once every fortnight during first two years of planting.

- All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieved by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the Methods used will cause a minimum of damage to adjacent planted areas.

- Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass and weed-free area around the base of each tree, min diameter 1000mm.

- Hand weeding: Hoe and loosen soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimize disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

- Tree Stakes/Ties
- Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self supporting, remove fixing and fill holes with lightly compacted soil.

- Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

- Pruning generally
- Pruning to be carried out in accordance with good horticultural and arboricultural practice.

- Standard: BS 7370.4, clauses 3.6.3 to 3.6.5

- Agreement: Before starting work agree which trees, shrubs and hedges are to be pruned or removed

- Do not use growth retardants, fungicides or sealant unless instructed

- Dispose of arising, compost on site within specified areas in the open space

- Thinning and pruning of young trees and whips up to 3m high

- After 3 years full growing seasons; selectively thin, re-space and crown raise feathered trees

- Prune between leaf fall and mid winter

- Reinstatement

- Remove dead plants and shrubs as soon as possible and replace in the next scheduled round of replacement planting

Maintaining a safe, clean and secure environment

- Litter/dog waste
- Collect litter as necessary to maintain a clean, litter-free environment
- Include clear signage against dog fouling and litter at entrances
- Report fly tipping
- Fences and gates
- Undertake regular conditions surveys. Report any problems.
- Problems creating health and safety concerns to be resolved immediately and reported.

SCHEDULE OF ANNUAL MAINTENANCE

MONTH	FERTILISER	MOWING
January		
February		
March	1 visit	2 visits
April		2 visits
May		4 visits
June		4 visits
July		4 visits
August		4 visits
September		4 visits
October		2 visits
November		1 visit
December		1 visit

0 1m 2 3 4 5 6 7 8 9 10m

SCALE BAR 1:100