

towers

Landscape Management &
Maintenance Specification

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A General Description, Principles and Scope

The site is comprises of shrub and planting around this small residential building and along the site boundaries.

Scope of soft landscape works comprises of top soiling, shrub and hedge planting.

B Aims and Objectives

The landscape is designed to:

- Soften the building edge and frontage with semi ornamental shrubs

C Boundaries and fencing

As shown on the plans

D Watering

Any watering required will be by hoses & water butts from water points

E Management Objectives - Short Term

Ornamental Shrubs

Shrubs are planted at close centers (400 - 600mm centers) in order to achieve coverage of the ground in 1-2 years after planting. Any plants that die (leaving obvious gaps) within 5 years would be replaced.

The ground around the plants is bark mulched to conserve moisture and reduce weed growth. This mulch would be retained until there is cover of the ground. Weed growth would be removed to avoid competition with the planted shrubs

Management Objectives - Long Term

Ornamental Shrubs

Weed growth would be removed to avoid competition with the planted shrubs.

Shrubs would be pruned to prevent one species encroaching on another or onto paths and roads, and to keep the correct shape.

F Management Regimes

Ornamental Planting: Shrubs and hedges are maintained by:

- Fertilising for continued healthy growth
- Pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads
- Weed control
- Watering
- Checking of underground tree anchors

G Maintenance - General

Standard of Work

The Landscape Maintenance is to be carried out to a good standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state.

Protection to Property

The Owners shall prevent damage to and protect as necessary existing paving, buildings, fitments, utilities and all existing plants.

Protection to People

The Owners shall ensure that any chemical application is undertaken by a trained operative who has the NPTC certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. He shall ensure at all times that the public, store employees and his own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day. He will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

Cleanliness

At the end of each day of each visit, the Owners shall remove from site all rubbish, trimmings and superfluous materials, leaving the works in a clean and tidy condition.

Particular attention shall be paid to ensuring all areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant prunings

Operating Conditions

The Owners shall order their works to take account of any specific ground and weather conditions required for maintenance works.

Chemical applications shall only be undertaken in suitable weather conditions as described by the manufacturers.

Watering

The Owners shall be responsible for ensuring that all planting is sufficiently watered to maintain healthy growth. When necessary, water using hoses until full depth of topsoil is saturated.

Pest and Disease

The Owners shall be responsible for rectifying all of any pest or disease problems occurring which affect the vegetation on site. They shall implement appropriate treatment as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings, etc shall be removed from site and burnt.

Replacements

The Owners shall replace all trees and plants found to be dead, dying, vandalised or not growing in a vigorous condition.

In September or each year, the Owners shall check the condition of all trees and plants that are dead or dying from any cause other than malicious, accidental damage or vandalism. These are to be replaced during the November - December of the same year or for evergreens April/May of the following year. All plants shall be planted at the size as shown in the Planting Schedule.

All replacement planting shall be in accordance with the Specification/Planting Schedule as scheduled in the hard and soft landscape drawing accompanying this report.

Site Visits

The Owners shall visit the site sufficient enough to carry out the maintenance duties, as specified in this document and a minimum of once every month and once every two weeks April to October.

Mulching

Mulched areas are to be topped up once per year using the same material as was originally specified to maintain 50mm depth until such time as canopy closure occurs.

Fertilizing

The Owners shall make in March/April an application of slow release fertiliser to all ornamental shrub/grass areas and tree pits - 400 gr/tree and 100gr/sqm for shrubs/groundcover of Vitax Q4 or equal approved

In March an application of 15:10:10 spring turf fertilizer at 35 g/m² or equivalent to all grass areas.

Weed Control

In the course of the routine maintenance, the Owners shall undertake the weed control necessary to keep the site in a neat and tidy and weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, by machine, by herbicide or by a combination of all three consistent with the other requirements of this maintenance specification. Where a herbicide is to be used, it is the Team's responsibility to ensure that the herbicide he proposes to use is appropriate for the purpose and location. Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to Health (COSHH) regulations. Unless otherwise approved only contact/trans-located herbicides shall be used.

Specific areas where weed control will be necessary include weeds/moss in paving areas, weeds in tree/hedge/shrub/groundcover beds

Weeds and other debris will be removed from site at the end of each visit

Litter

The Owners shall remove all litter from planted areas and cart to a tip. The Team shall concentrate particularly on the removal of litter and debris within planting beds.

H Maintenance - Specific

Shrubs /Ground Cover

Pruning

Pruning shall be carried out as required to maintain good form and vigor, to encourage bushiness and to remove dead, diseased or dying branches. Some shrubs need to be cut back hard to encourage growth from the base. Cyclical pruning shall be carried out to maintain an attractive shrub bed where necessary.

Shrubs shall be cut back where they encroach on pedestrian and vehicle routes. Pruning shall be in accordance with good horticultural practice and in the appropriate month/season to maintain flowering and fruiting.

I Responsibilities

The maintenance is the responsibility of Owner

APPENDIX A - MAINTENANCE SCHEDULES

PLANTING, ROADS AND GARDENS														
No	Task	J	F	M	A	M	J	J	A	S	O	N	D	Notes
1.0.1	Litter collection and removal from site	*	*	*	*	*	*	*	*	*	*	*	*	Keep litter free at all times. Litter to include seasonal leaf fall
1.0.2	Weed Control (by hand)		x	*	x	*	*	*	*	*	x	*		And as necessary
1.0.3	Weed Control (chemical)				*		*							
1.0.4	Fertiliser to trees, shrubs, herbaceous	*												
1.0.5	Watering			*	*	*	*	*	*	*	*			Daily if required in summer
1.0.6	Top up mulch				*					*				To 75mm as required
1.0.7	Firm up plants		*							*				
1.0.8	Check ties, supports, guying etc		*							*				
1.0.9	Pest & disease control		x	X	x	x	x	x	x	x	x			As required
1.0.10	Pruning to shrubs	x	x	x	x	x	x	x	x	x	x	x		As required for species
1.0.11	Dead head shrubs / herbaceous		*			*	*	*	*	*				Weekly as required. Plant specific, retain only decorative flower/seed heads over winter.
1.0.12	Thin out planting									*				As required
1.0.13	Lift / divide herbaceous									*				As required for species
1.0.14	Replacement planting (all plant types)	x	x	x							x	x		By agreement as above
1.0.15	Works to trees		x											
1.0.16	Clip hedging				*			*		*				To a height of 1200mm
1.1.1	Sweep mulch and seasonal leaf fall from all hard areas		x		x		x		x		x	x		As required
1.1.2	Treat any weeds in paving or edge of paving				x		x		x		x			As required
1.1.3	Sweep / wash paved areas				*						*			Twice a year minimum
1.1.4	Brush and wash all resin bound surface to remove accumulated dust and soil							*						Once a year minimum
1.1.5	Inspect and repair damaged paving	*	*	*	*	*	*	*	*	*	*	*	*	On going inspection/reports
1.1.6	Clean lens on light fittings	x		x		x		x		x		x		As required
1.1.7	Replace bulbs in lights, re-secure bollards	x	x	x	x	x	x	x	x	x	x	x		As required
1.1.8	Removal/cleaning of graffiti	x	x	x	x	x	x	x	x	x	x	x		As required
1.1.9	Clearing of areas near storm water drainage channels to avoid potential blockages	x	x	x	x	x	x	x	x	x	x	x		As required
1.1.10	Inspect, clean, maintain and report damage to all signage, lighting furniture, play equipment and fencing	*	*	*	*	*	*	*	*	*	*	*	*	On going inspection/reports
1.2.1	Mowing to 30mm max length			*	*	*	*	*	*	*	*	*		14-18 cuts per season
1.2.2	Trim /neaten edges					*			*		*			Spray 100mm around fence
1.2.3	Selective translocated herbicide					*								
1.2.4	Approved turf fertiliser	*			*									
1.2.5	Monitor/maintain irrigation system head units	x	x	x	x	x	x	x	x	x	x	x		As required shut down over winter in accordance with irrigation suppliers advise.

* Critical months for operations

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Operations to take place subject to site requirements