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Planting and Maintenance Schedule

For the Proposed Development at

**The Scout Hut
Ladygate Lane
Ruislip
HA4 7QS**

Planning Application Ref:

London Borough of Hillingdon Reference: 702/APP/2018/4224

March 2021

For

Ruislip Real Estate Ltd

Description of the Work

This is the site of historical Scout Club used. The original hut remains and most of the vegetation most of which will be retained and subjected to restoration work. The majority of the trees are Limes with high crowns and epicormic growth as is usual for mature trees. There are hawthorns and Norway Maple. The hedge is good and full of different types of local vegetation. Gaps in these will be filled with Hornbeam whips for their winter colour and host to local bugs. Most of the site is grass.

NOTE: There are blank walls to 2 of the properties shown in long black hash marks, These cannot be used by these owners (ingress of water etc) so we suggest 2 internal screens as indicated to support climbers espalier of shrubs, so that the view is less static and providing habitats for small birds AND look good.

The site is overall level and the finished landscape levels are to be led by the levels at which the Limes, Hawthorns and other existing trees to be retained, protrude from the ground. The soil must be pretty played out so will be approved as the following specification where there is to be new planting.

Lighting has been indicated on Plan: Hunza lighting suggested for style and reliability.

Proposal:

No existing vegetation is to be destroyed or removed from site.

The wonderful architectural grasses, Calamagrostis, Miscanthus and Carex provide winter interest when the leaves go russet and yellow also providing cover and shade for small mammals. The dead stalks provide nesting materials for birds. All in line with current wildlife demands.

Attention shall be given to the safety of all small mammals, birds and water inhabitants.

The Tree Survey reveals that the existing wildlife hedges already contain ash, elm, honeysuckle, vine, holly, yew and pyracantha.

The temporary timber fence to the south will be replaced with a smart modern open metal work fence and gate, suggested in the Appendix. This will give light in both directions and will give interest to both views. This modern framework is also supporting the current fashionable planting, this chosen as well for its wildlife friendly qualities,

strong shapes and structure while still providing movement in the plant material.

3 bird boxes will be fitted on the existing lime trees.

Special attention has been given to maximize in the small exterior spaces allowed, private and attractive areas and seating.

The Prunus, Malus and Tulip tree have generous blossom producing nectar as well as habitats, Amelanchier, Prunus and Malus and many of the other grasses and shrubs change colour in the autumn producing bright reds and yellows.

Birches have extreme bark peeling which not only look stunning but act as a bug hotel, the light leaves do not impose much shade and help to bring the existing height of the Lime canopies down to eye level.

Pebble Areas:

20-30mm diameter smooth rounded Scottish beach pebbles laid 75mm deep on 75mm MOT Type2. All laid on weed proof Terram sheet. 5% larger stones of 70-100mm are included for interest in the private areas. These act as a vertical French drain.

Paving: Kashmir Yellow Limestone: 285 x 570 x25mm natural stone, hand dressed and tumbled supplied by Silverlands Stone in Chertsey Tel: 01932 569277
Silverlandstone.co.uk

Drainage by levels into the pebble areas to be dispersed gradually and evenly over the site.

Timber Fence to rear of site Greenheart available from Ashwell Recycling Ltd, Wick Place Farm, Brentwood Road, Bulphan, Upminster RM14 3TL
01375 892576 ALL RECYCLED TIMBER.

Special Requirements:

Services to the Landscape: Ductwork for Lighting/Irrigation/Electrical sockets/WIFI to be laid prior and beneath paving and so as not to disturb perfectly finished work. Extra ducts will be a good idea.

Generally

All work including sizes and descriptions of materials, contained in this Specification where not shown or described in the Contract Drawings or any subsequent drawings or details issued by the CA must be verified by the Contractor with the CA before ordering or embodying the Works.

Public and Privately-owned Services

The Contractor is responsible for contacting the Main Contractor and the Statutory Undertakers prior to work starting to confirm the location of all services affecting the works. The Contractor is responsible for any damage to existing services whether overhead or underground, public or private

The Contractor shall immediately report to the CA any damage done to any underground plant, equipment, apparatus or works and subject to the full implementation of safety measures and precautions, and where so ordered by the CA and without cost to the Client effect the repairs without delay.

Should the Authority or owner of the damaged plant equipment, apparatus or works carry out the repair, the Contractor shall supply immediately any facilities or assistance necessary to repay to the authority or owner the full cost of the remedial works

If any privately-owned service for water, electricity, drainage etc passing through the site is affected by the Works then form satisfactory alternative service before cutting the existing service.

The Contractor shall take all measures required by any Statutory Undertaker or Public Authority for support and full protection of the pipes cable s and other apparatus during the progress of the Works

Noise Control

The Contractor shall comply with the general recommendations set out on BS 5228 Code of Practice on Noise Control on Construction and Demolition Sites and the Control of Pollution Act 1974 together with any specific requirements described in the Contract

Noise should not in any case exceed the maximum equivalent continuous sound level of neighbourhood noise as defined in Clause 3 of BS 5228 when measured one metre from the outside of any window of any occupied property by means specified in appendix E of BS 5228 shall not exceed

Weekdays between 0700-1900 Hours	75dBA
Weekdays between 1900-0700 Hours	65dBA when permitted
Sundays	65dBA when permitted

Limitation of Working Hours

Working outside normal working hours

0900-1800 Monday to Friday

0800-1300 Saturdays

Will only be permitted with prior agreement with the Client

Work should only be carried out in months in which Birds, Squirrels, Hedgehogs, Bees, Insects and any other wildlife will not be Disturbed.

General Quality of Workmanship

Operative must be appropriately skilled and experience for the type and quality of work.

Site foreman

Provide a competent Site Foreman to assist in the co-ordination of all the works and ensure that this foreman is fully conversant with all aspects of the project. Throughout the Contract period the Foreman shall have in his possession whilst on site, up to date copies of the Contract drawings and Specification and will present them to the CA if requested

Health and Safety

Allow for the provision of all material and equipment to enable compliance with Health and Safety at Work Act 1974 the Factories Act 1961 and related legislation, to ensure that adequate provision is made for Health, safety and welfare of your employees and all people who may be affected by operations in the execution of the Contract

Suitable Equipment

Carry out all operations described in the Specification by suitable approved machines, where machine works are impractical handwork must be used therefore the Contractor allow for this in the rates

Samples

Supply samples of plant material and topsoil and other materials prior to installation. Before delivery to site supply CA with details of Plant suppliers
Do not confirm orders or use materials until approval has been supplied in writing from the Client/CA

Dust, odours or other emissions: Measures should be taken to limit the release of dust, odours and other emissions caused by the works that may create a health nuisance. Guidance on control measures given in 'The control of dust and emissions from construction and demolition: best practice guidelines' Greater London Authority November 2006

Migrating landfill gas: Where there is a possibility of this contact local Environmental Unit

General Protection and Reinstatement

The Contractor shall allow for safeguarding and protection against damage due to the carrying out of the Contract all existing and completed works (by others) on the site such as fencing and gates, paving, manhole covers and kerbs. In this connection the Contractor shall particularly note when visiting the site, the width and construction of any existing carriageways, canal side edgings, construction and verges, and the nature and construction of other existing works. The Contractor will be held responsible for

maintaining the nature of the existing verges, embankments cuttings terraces and the like. Should any damage or loss be caused to any existing or completed works due to or arising from the performance of the Contract then the Contractor will be required to reinstate and make good such damage or loss at his /her own expense and to the satisfaction of the CA

All fences, walls footpaths and other routes which may be damaged during the execution of the works, shall be properly restored to the satisfaction of the CA

The Contractor shall also reduce the amount of dust by suitable timing of his operations and by keeping the site watered as and when necessary

Whenever ground is temporarily disturbed by the Contractor during the course of the Contract operations it will be restored by the Contractor during the course of his Contract operations, it will be restored by him to its original state and form or to such other appropriate state and form as shall be approved by the CA

Handover of completed Works

The Landscape Contractor shall allow in his rates for keeping the individual areas adequately maintained until the whole has been completed

Temporary Works

The Contractor shall provide maintain and remove on completion of the works all temporary works necessary for the carrying out of the Contract, shall make them safe and suitable in every respect to carry out all plant required for the work or for providing access and to secure adequate protection of the general public in their legal use of the adjacent works

Defect's liability Period

The maintenance of all soft landscaped areas as specified shall be carried out from the commencement of the works / time of planting and turfing through to the end of the Defects Liability Period.

The Contractor shall make good any defects in hard or soft landscaping as directed during the Defects Liability Period

Water for the Works

The Contractor shall provide and maintain water for the works and temporary arrangements for storing and distribution about the site/if provision on site is not available.

The Contractor shall allow for making necessary enquiries and arrangements with the appropriate Water Supply Authority for the provision maintenance and metering etc of any temporary water supplies suitable and necessary for the Works and shall comply with any restrictions and regulations of that Authority and shall pay all charges.

Drought Conditions

If water supply is or is likely to be restricted by emergency legislation, the Contractor is to inform the CA without delay and ascertain availability and additional cost of second-class water from sewerage works or approved source. If planting has not been carried out, then the Contractor shall not do so unless instructed

Fire

Burning on site of material arising from the works or of any other materials will not be permitted under any circumstances

Weather

The work shall be carried out in suitable weather conditions throughout the working period. No planting shall be carried out when the ground is frozen to depth of 4mm when the air temperature is below -0 degrees or in drought conditions. Planting shall be suspended when the ground is waterlogged, the Contractor shall inform the CA within 24 hours when planting is suspended stating the reason for the suspension of the works

Inclement Weather

If for any reason the Contractor is obliged to carry out planting during periods of persistent cold. Agreement should be obtained from the CA.

Damage to existing vegetation

Accidental damage which occurs during the execution of the works shall be carefully repaired without delay. Any such repair work shall be carried out to conform with BS 3998 (2010) Tree Work and the satisfaction of the Client

Protection of Planting

The Contractor shall allow for the safeguarding of the Works, materials and Plant material from theft and damage.

Chemicals

Chemicals used shall not be toxic to human beings, birds and animals when applied as directed by the Manufacturer. Chemicals shall comply with The Agricultural Chemical Approval Scheme and be on the current list of approved products. All chemicals to be stored in a secure compound with protection from the weather if required. Any leakage to be completely removed to approval of CA, The Contractor shall be responsible for any damage caused by the use of chemicals both within the area of work and its surrounds. Manufacturer's instructions for storage handling and application of fertilizers and herbicides to be strictly followed.

Rubbish

All rubbish and arisings from the works shall be cleared away and removed from the site as they accumulate. At completion the site shall be left clean and in good order. The Contractor is to allow for immediately cleaning the highway of deposits or droppings from vehicles used in the works

Site acceptance

Immediately upon accepting the whole or part of the site, the Contractor shall be responsible for removing noxious substances and persistent weeds. He shall maintain the site thus, keeping it neat, clean and safe throughout the working period until practical Completion.

Lighting and Power for the Works

Provide and maintain adequate artificial lighting together with temporary arrangements for distribution around the site (all temporary electrical installations to comply with BS CP 1017)

The Contractor shall at his own expense provide artificial lighting to ensure that normal weekly working hours shall be worked on site despite the loss of natural light

The Contractor shall allow for making all necessary enquiries and arrangements with the appropriate electrical supply authority for the provision maintenance metering etc of any temporary lighting and power supplies suitable and necessary for the works and shall comply with any necessary restrictions and regulations of the Authority and shall pay all charges and expenses

The Contractor shall supply install and connect up all necessary temporary cables switches fuses etc from such point or points and in such a manner as may be approved by the CA and shall also install a Check Meter on site for monitoring electricity used for the Contract Works.

The Contractor shall clear away any such temporary services on completion of the Works and make good. The Contractor shall bear the cost of all such installation and removal of same.

All connections to the permanent installation shall be agreed with and the work shall be carried out to the satisfaction of the CA and shall comply with the latest edition of the Institute of Electrical Engineers Regulations for Electrical Installations.

TOPSOIL SPECIFICATION

To comply with the following parameters:

Ph between 5.0-6.0 ericaceous

Electrical conductivity (salinity) 1:2.5 Extract between 100 and 1500 Siemens

Texture

Sand Content Max 75% Min 60%

Silt Content Max 20% Min 5%

Clay content Max 20% Min 5%

Stone Content Maximum size in any dimension 37mm Maximum content (2-50mm) 35% by dry weight of which the fraction 2-5mm must not exceed 20% by dry weight

Organic matter content minimum 4.5%

Major plant nutrients nitrogen min 0.2%

Extractable phosphorus min 45MG/KG

Extractable Potassium min 240MG/KG

Extractable Magnesium min 80MG/KG

To be free from bricks rubble wood subsoil roots and seeds pernicious weeds deleterious and toxic substances.

Contractor to supply current certificate no older than one month of analysis within the parameters mentioned above and from an approved source. All to BS3882:2007

Ericaceous topsoil to be generously applied to areas of Trachelospermum planting.

To be free from bricks rubble wood subsoil roots and seeds pernicious weeds deleterious and toxic substances.

Apply approved herbicide to perennial weeds and allow period of time recommended by the manufacturer to elapse before digging

Contamination

Do not use soil contaminated with subsoil, rubbish, oil-based products or other materials toxic to plant and animal life. Dispose of contaminated soil off site

Top soiling Operations

No soiling or cultivation shall be carried out in wet weather, when the soil is waterlogged or frozen or under any other circumstances when damage to the soil structure may occur. If work needs to be done under such inappropriate conditions, the CAs approval needs to be obtained.

Spreading

Topsoil areas to be a minimum of 600mm deep

Tree Pits 1200mm cube, rake over base of pit to allow water penetration and escape.

Ensure all areas have good drainage.

Backfilling Tree pits

Slow-release fertilizer (140 day) to be added to each tree as planting commences.

Fallow Period

During the period when the topsoil is left fallow prevent growth and seeding of weeds by further cultivation or by the application of herbicide

Watering Cutting and Protection

During the establishment of the planted areas ensure sufficient water is applied to maintain healthy growth. Water with fine rose sprinkler until the full depth of the topsoil is saturated

Maintenance of Ornamental grasses

Ornamental grasses should be fed lightly or not at all as overfeeding encourages them to grow out of character and prone to diseases. If feeding is required, then the rate should be about one quarter of that given to other plants.

Mulching works well using a nutrient free crushed bark or gravel / pea shingle which will work into the ground improving the drainage

The grasses can cope with dry conditions, but stress should be avoided

It is important that the grass heads are kept clear of seed and weed heads, so these should be removed as soon as they appear.

Grasses should only be cut back in Spring to height of approximately 300mm, the straws and old grass/seed heads maintained throughout the winter – visually beautiful and of use to the birds and small mammals.

Tree Works

All Tree work to be agreed with the Client prior to any being carried out. All branches and trees to be removed will be easily identified by marking with yellow or white waterproof paint so that no mistakes can be made

All Tree Works to be carried out in accordance with BS 3998 (2010)

Time of planting generally from the end of September of the end of March unless adverse conditions persist such as frost and excessive water, however containerised trees can be planted outside this period with extra care and attention paid to speed of transference of the material from the nursery to the site/ continual watering until established, and heat and frost protection to all parts of the trees.

The most vulnerable part of the tree during site construction is the one hidden below the ground - the root system which is reliant on free and ready flow of oxygen and water. The chief threat to this underground environment is compaction from heavy loading, root severance through site stripping, utility trench excavations and chemical pollutants such as fuel oils and cement and additive run-off. For this reason, the British Standard 'Trees in relation to Construction' (BS 5837 2012) requires a Tree Protection Area and/or superimposed ground protection.

not be accepted and the contract is to maintain all such areas in a tidy and weed free condition until all trees shrubs and all other plants have been planted and the work completed.

Labelling

All plants or group of plants to be clearly labelled for identification until the plant is planted.

Workmanship

Defects Period

Shrubs and herbaceous plants	1 year
Semi mature trees	2 years

Any trees shrubs and other plants which are dead, dying or otherwise defective at practical completion of the main contract works or six weeks after the first leafing of plant or tree material, whichever is later will be regarded as defected due to materials and workmanship, not in accordance with the Contract. They must be replaced with approved equivalent material unless otherwise instructed.

Planting Trees

Wrap trucks of trees with Hessian before operations and maintain wraps until agreed with CA to remove them. Each tree should be wrapped down to lower branches if required with double thickness canvas tarpaulin, waterproof crape paper or other approved wrapping to 2.5 metres height of each tree and secured. Multi-stems will be protected during planting in a similar fashion to satisfaction of CA as smaller branches particularly vulnerable to damage.

The strips should over wrap with double thickness and shall be bound with strong cord. Orientation of trees to be agreed on site with the CA

Cut back any broken or diseased roots to a healthy growth, treat wounds over 25mm if necessary (see previous note in Tree Works) with a fungicidal treatment to conform with Arboricultural practice. Treat similarly damage and bruising of bark.

Plant trees to original soil depth with underground guys to satisfaction of CA. Assume a high specification here and time for tree placement with the CA. Remove all cages, platforms, ties etc. Remove all impervious wrappings.

Backfill and water as specified elsewhere.

Pruning

All trees shall be pruned as necessary to remove all damaged diseased and dead growth. Also, all broken growth, any crossing and/or rubbing growth, shoots and suckers

The operative is to ensure that when pruning has taken place the crown of each tree is properly balanced

All pruning is to be carried out in accordance with good horticultural practices

The trees are to be encouraged to form balanced and open shapes by judicious pruning. Damaged bark to be identified and appropriate action taken as directed by CA applied

All Trees to be watered to saturation point of the full depth of the tree pit for the first 2 years of maintenance to aid the establishment of the trees.

Gunnera manicata: Dying leaves of these plants to be placed over the crown centre of plant to protect them from extreme winter conditions.

Underground guying: All trees are to be under-ground guyed, and the Maintenance Contractor should check the stability and repose of each tree, firming in where necessary

Trained climbing plants, hedges and formal trees:

Clip late summer early autumn and any odd flyaway sprigs at any time to maintain shape. Mulching as specified elsewhere for new planting for first 2 years only

Clipping to formal hedges:

As soon as possible after planting a batter should be established that is the base of the hedge should be wider than the top and evenly angled front and back. The general principle for this is that the slope should be 50mm for every 300mm of height. This would mean that a 1.8M hedge which is 750mm across the base should be 450mm across the top

A horizontal line should be strung to maintain a straight line. This is essential to maintain the appearance.

See Plan for distribution of clipped hedges and natural unclipped plantings. Hedges of a single species should be tight clipped.

Clip late summer early autumn and any odd flyaway sprigs at any time to maintain shape. Mulching as specified elsewhere for new planting for first 2 years only

NOTE: On this site the hedge can be allowed to grow on in height (probably not enough room for width) to the Client's approval.

Extra fertilization

In spring as treatment of Vitax VN2 to Manufacturer's instruction

Generally

During the maintenance period the contractor shall be responsible for all the hard and soft landscape areas implemented in this contract. The contractor is to allow for keeping the entire planted area weed free and watered and all areas free from rubbish of any description, windblown refuse, domestic refuse, fly tipping, contractor debris from the works. The contractor shall also ensure all climbing wires are adjusted and that the trees are also maintaining a stable position and adjusted when necessary. All rubbish and dead leaves to be removed from site. Special attention to be given to the stability and desired sculptural effect of the vines and their horizontal connections: design needs to be agreed with the landscape Architect.

Storage

Plants which are not to be planted on day of delivery to site shall be stored in a secure compound. Root balled trees and plants to be placed close together and the root covered with sand and moist straw or similar.

No bare root plants unless appropriate in the wild species hedge shall be used on site.

Attention after visits:

Prune material as directed by CA

Maintain mulch cover to all areas

Tidy up all areas and leave them in a clean and tidy condition on completion of the final visit

Any concerns/dead diseased or dying plants/ invasion of noxious species e.g. Japanese Knotweed/ to be relayed to the Client without delay.

Maintenance up to Handover

Carry out all necessary weeding, watering, and other works to maintain the health of the plants and cleanliness and tidiness of the site up to Handover at the Contractors own expense.

Handover of the site: When all the works have been completed, arrange a meeting with the CA. All snagging identified by the CA. All snagging items identified by the CA for example plant failures, poor workmanship, items not in accordance with the Specification to be rectified to the satisfaction of the CA as soon as possible. No substitutions to be allowed or sizes changed without agreement with the CA.

Failures

All plant failures up to Handover to be rectified after assessment by the CA at the Landscapers own expense

Vandalism

Up to handover, all theft and malicious damage etc outside all the good practice by the Landscape Contractor to be reported immediately to the CA and shall not be the financial responsibility of the Landscape Contractor This does not negate responsibilities during the Defects period. Advise CA of total cost of Vandalism repair work. Await instruction before carrying out these works and liaise works with regular site visits. A secure compound / temporary secure structure should be provided to store unplanted material and loose items.

Existing works

Take extreme care not to damage previously completed works. Work off boards' tarpaulins etc. if replacing plants adjacent to hard landscape areas/ to protect the paving.

Establishing the Tree protection Zone

No oil, diesel fuel, tar, bitumen cement, weed killers or any other chemicals shall be stacked, spilled, mixed or applies within 10 metres or up the slope from the base of any tree or other protected vegetation. This is in order to prevent seepage through the soil which will cause damage to the roots.

Ground protection can be implemented prior to the commencement of works. Root protection material should be added around trees if they are planted close to pipes. This can be provided by the Nursery

Cables wires signs and fencing

Trees shall not be used for convenient supports for any of these. They may cause damage resulting in breakage and decay. Under no circumstances shall trees be used as anchors for winches as this may cause instability

Water Course

It is important not to divert, alter or culvert existing water courses which are adjacent to trees as this may cut off water supply to the roots. **On this site the water courses not to be interfered with in any way.**

Excavations

No excavations of any kind including those for foundations and statutory services should be carried out where damage to roots may occur, except where agreed in advance and never within protected areas. **In particular trenches for services should be located as far away from trees and water courses as possible and aligned to minimize the extent of disturbance. At all costs avoid excavations on more than one side and to no more than 25% of a tree root area and hand dig where tree roots may be exposed.**

Exposed Tree Roots

All exposed tree roots should be immediately covered with wet Hessian or similar porous material and kept wet at all times and protected from drying by waterproof tarpaulin or Visqueen or similar to prevent transpiration in hot weather. All until the roots can be recovered with topsoil and well watered in. The time lapse between exposing the roots and recovering them with Hessian and then Topsoil to be as short as is practically possible. Seek advice from Landscape Architect/Site Agent/Client

Pruning

Where branches are removed, they will be cut back to leave the final surface as close to the tree as possible without exaggerating the size of the wound. This will usually coincide with the limit of the branch buttressing.

Sterilization of Equipment

All tools to be sterilized after contact with diseased areas of trees or where disease is suspected, to prevent the spread of infection.

Wound treatment

Recent research has placed doubt on the value of proprietary tree paints specified as standard. Proprietary wound sealants should only be used for protecting the cambial zone from drying out. Where sealants are desired for cosmetic purposes, then a thin layer should be used. Type of sealant to be approved by Client

Bark Wounds

Un-calloused bark wounds to be pared back to undamaged live tissue. Badly cut stumps to be re-cut.

Spraying/Injecting

Carried out to Manufacturer's Instructions with Chemicals as specified

Inspections

On completion of Inspection, the Contractor will submit a detailed report of his observations and indicate suitable treatment.

Tree Feeding

Place the fertilizer in optimum positions and in a form suitable to the needs of the tree. Possible methods employed may include direct cultivation, spot insertion, liquid and foliar feeding. In each case particular methods, materials and application rates will be specified in the Schedule of Work or agreed with the Client.

Soil Aeration

The relief of soil compaction to be applied by breaking up the surface layer with hand tools only and allowing air and water to reach the tree rooting area beneath; normally carried out by hand forking or the use of a soil auger. Method depth and area to be covered will be specified in the Schedule of Work or agreed with Client.

Trained Ilex Nellie Stevens specimens and wall trained items should be maintained in shape and trimmed after berries have gone

Apply approved herbicide to perennial weeds and allow period of time recommended by the manufacturer to elapse before digging

Extra ericaceous fertilizer support to be supplied to planting of *Trachelospermum*.

Contamination

Do not use soil contaminated with subsoil, rubbish, oil-based products or other materials toxic to plant and animal life. Dispose of contaminated soil off site-

Top soiling Operations

No soiling or cultivation shall be carried out in wet weather, when the soil is waterlogged or frozen or under any other circumstances when damage to the soil structure may occur. If work needs to be done under such inappropriate conditions, the CAs approval needs to be obtained.

Spreading

Topsoil areas to be a minimum of 500mm deep
Ensure all areas have good drainage.

Backfilling Tree pits

Slow-release fertilizer (140 day) to be added to each tree as planting commences.

Fallow Period

During the period when the topsoil is left fallow prevent growth and seeding of weeds by further cultivation or by the application of herbicide

Watering Cutting and Protection

During the establishment of the planted areas ensure sufficient water is applied to maintain healthy growth. Water with fine rose sprinkler until the full depth of the topsoil is saturated

PLANTING

The deliveries of all plant lorries to be met by the Landscape Architect or experienced Landscaper and all defective or undersized or unrooted plants to be left on the lorry and returned to the relevant depot. These need to be replaced by the Nurseries at no extra cost to Client. This does not include changes of mind.

Replacements Substitutions will not be acceptable unless agreed in writing by the CA. All Plant material shall be of the best quality nursery stock and be of the height and description as specified with several stems emanating from or near ground level, to be well grown and established and of reasonable bushiness. Roots shall fill the pots.

Fertiliser Allow for one treatment to general planted areas during this two-year period. In spring as treatment of Vitax VN2 to Manufacturer's instructions to all areas.

Chemicals generally

All use of chemicals shall be done by properly trained professionals with the current and appropriate certification. All chemicals shall be harmless to all forms of animal like and be of a type recommended for the purpose in the current list of Agricultural Chemical Approval Scheme. All application rates shall be in accordance with Manufacturer's instructions also included are Storage and handling

Protective spray guards shall be used where newly planted and existing vegetation meet. The Operative shall ensure that the herbicide application shall be confined to weak growth only and shall not damage any planted material. Any plant material damaged in this way shall be replaced at the operative's own expense.

All chemicals shall be stored in tightly sealed containers correctly and accurately labelled and shall be kept locked away from general access in an approved chemical store. Use-by dates shall be checked, and old chemicals removed to appropriate dump.

Herbicide and fertilizer application in wind and rain

None to be used in these conditions

Existing works

Take extreme care not to damage previously completed works. Work off boards tarpaulins etc. if replacing plants adjacent to paving.

Prune material as directed by CA

Maintain mulch cover to appropriate areas

Tidy up all areas and leave them in a clean and tidy condition on completion of the final visit

Vandalism to be assessed by CA at the Defects meeting and notified to same in writing. This does not negate responsibilities during the Defects period. Advise CA of total cost of Vandalism repair work. Await instruction before carrying out these works and liaise works with regular site visits.

Handover

Arrange a meeting with the CA on site at the end of the final Maintenance visit to offer site for handover. All works to have been completed prior to this to the satisfaction of the CA.

Climbers

Support wires where appropriate fixed with professional vine eyes on horizontal stainless-steel wires at 300mm vertical centres to height of 2 metres or to height to suit the conditions (walls). Width of wires to be continuous where appropriate. Wires to be kept very taut with tighteners at each end.

Trees

To be checked and agreed by the CA/Landscape architect in the Nursery prior to delivery to site.

Protect

Adequately protect all plant material in an upright position: plants and shrubs to be delivered in covered lorries. Trees and Shrubs delivered in open wagons to be well watered to soil capacity prior to carriage. Roots and stems to be covered with damp hessian and further polypropylene sheeting to limit transpiration and overheating/freezing weather. Branches to be supported and wrapped in ribbons, hessian or similar approved and protected from abrasion.

Trees and Shrubs generally

Trees must not be subjected to the adverse conditions such as frost, wind or over heating in plastic bags etc at any time between lifting them from the nursery and planting them on site. Hard roots should be kept moist from the time of lifting to the time of planting. Tree pits to have been dug and topsoil/tree and shrub planting compost to be provided prior to the delivery of all trees on site.

All plants and trees to be adequately packed and protected to survive transport by whatever means to the site without damage in transit or loading.

Water all trees each week for the first two years to saturation which will help survival and the re-growth of new roots to replace those lost during transportation

Pests

The contractor shall include without any additional costs any measures such as dusting or spraying necessary to control pests, diseases or defects in the plant material or turf supplied.

Mulch

In planted areas scrape back the mulch; carry out re-planting then re-spread mulch to original depth

Defects generally

Carry out all defects with material and workmanship to the original specification. Plant material to be exactly the same species as supplied originally, all trees and specimen plants to be from the same sources as previously to ensure conformity on site.

End of Defects and Maintenance Periods

The CA is to certify in writing the date of Completion of defects and commencement of the Maintenance period once site has been completed to his/her satisfaction. It is the Contractors responsibility to maintain the site until this date, even if this is later than the time period from Practical Completion

Defects / Final Visit

The Contractor is to inform the CA at least 48 hours in advance of defect works being carried out so that he/she can visit the site

Maintenance operations post Practical Completion

The Maintenance Contract will be for a period of 24 months from the date of Practical Completion to run concurrently with the Defects liability Period

The Contractor shall program his visits so as to carry out required maintenance operations during the Maintenance Period. He shall allow for at least 12 visits during the growing period for all the tree and shrub areas.

Vandalism/Plant theft

The Contractor shall immediately upon discovery report any vandalism, theft or suspicion of either to the CA

Replacements

Replace all dead and defective plant material to the original specification and to the approval of the Landscape Architect

Water

Water planting as and when required with a fine rose sprinkler to encourage satisfactory establishment and growth.

Generally

After the Handover of the site to the Client, the general maintenance of the site shall be carried out to maintain all trees and plants in an optimum healthy condition. The site shall be in a clean and pristine condition with no dead hanging twigs and branches or dead plants in view.

All Climber wires and tree anchorage to be checked and adjusted,

All hard surfaces shall be kept clean and swept including fascias to plant containers.

Check lighting wiring, irrigation and good drainage.

Areas and depth of mulch to be assessed and maintained.

The site shall be kept weed free at all times by hand weeding to approval of the CA.

Wastepaper and other detritus to be removed. All arisings to be removed from site.

Maintenance of Trees

The landscaper to allow for maintaining a weed free base to newly planted trees by hand weeding. The shape these trees to be well clipped back to remove any wayward twigs and branches and to develop the desired height and shape as first planted, minimum prune twice a year.

Firming in

The operative shall ensure that all plants, shrubs and trees are firmed in, especially after frost heave strong winds and ground disturbance

Pruning

All trees shall be pruned as necessary to remove all damaged diseased and dead growth.

Also, all broken growth, any crossing and/or rubbing growth, shoots and suckers

The operative is to ensure that when pruning has taken place the crown of each tree is properly balanced

All pruning is to be carried out in accordance with good horticultural practices

Litter and leaves

Remove all litter and leaves regularly throughout and brush clean all hard surfaces

A report shall be issued to the Client after each visit

Maintenance up to Handover

Carry out all necessary weeding, watering, and other works to maintain the health of the plants and cleanliness and tidiness of the site up to Handover at the Contractors own expense.

Handover of the site: When all the works have been completed, arrange a meeting with the CA. All snagging identified by the CA. All snagging items identified by the CA for example plant failures, poor workmanship, items not in accordance with the Specification to be rectified to the satisfaction of the CA as soon as possible. No substitutions to be allowed or sizes changed without agreement with the CA.

Failures

All plant failures up to Handover to be rectified after assessment by the CA at the Landscapers own expense

Vandalism

Up to handover, all theft and malicious damage etc outside all the good practice by the Landscape Contractor to be reported immediately to the CA and shall not be the financial responsibility of the Landscape Contractor This does not negate responsibilities during the Defects period. Advise CA of total cost of Vandalism repair work. Await instruction before carrying out these works and liaise works with regular site visits. A secure compound / temporary secure structure should be provided to store unplanted material and loose items.

Finally

Prune material as directed by CA

Maintain mulch cover to all areas

Tidy up all areas and leave them in a clean and tidy condition on completion of the final visit

Any concerns/dead diseased or dying plants/ invasion of noxious species e.g., Japanese Knotweed/ to be relayed to the Client without delay.

A report shall be issued to the Client.

Lighting Details:

HUNZA LIGHTING

Light Ideas International

Heath House

Bewdley Business Park

Long Bank

Bewdley

WORCS DY12 2TZ

01299-269950

info@lightideas.co.uk

Plant Schedule

Trees and specimens to be checked in nursery prior to delivery. All balanced and of 360-degree interest.

All plants to be healthy and free from noxious weeds particularly Japanese Knotweed, Couch grass, Convolvulus, Ground elder and Vine Weevil. Fully rooted pots.

All to be A1 Garden Centre Quality. All to BS 3936-1:2013

No substitutions without agreement with the Landscape Architect.

‘Matching set’ means usually same trees are picked from the same row in a particular nursery-

Top height of plant or tree is constant along the row/as in the case of espaliers is the bottom level of the branching. So that the whole appears as a strong and dynamic shape.

Trees

Multi-stems / always a minimum of three stout stems

5	Amelanchier x lamarckii multi-stem	Cloud trained 2.5-3M	AM
1	Betula albo-sinensis Fascination	ftd standard	BA
2	Betula nigra multi-stems	feathered	BN
1	Cercidiphyllum japonicum multi-stem	2.5-3M	CJ
1	Clerodendron fargesii Multi-stem	2.5-3M	CF
5	Dicksonia antarctica	10 feet before leaves	
2	Dicksonia antarctica	8 feet before leaves	
	The reason for height is that one third gets planted underground.		
1	Gleditsia triacanthos Sunburst	multi-stem half standard	GT
1	Liriodendron tulipifera	feathered standard 16-18cm	LT
1	Malus Toringo cloud- trained multi-stem	2-2.5M	MR
1	Prunus x avium Plena low branching	14-16CM	PA

Hedge

30	Carpinus betulus whips to infill gaps in the existing hedges	CB
	feathered 1.5-1.8M cut back	
23	metres Lonicera nitida tight hedge from Ready hedge	LN
	or similar quality instant hedging suppliers 900mm-1.2M	

Shrubs

25	Aruncus dioicus	3L	AD
23	Fargesia Red Panda	1.5-1.8M min 5 stems	FJ
12	Grevillea johnsonii	5L	GJ
41	Hydrangea aspera Villosa	3L	HA
16	Hydrangea quercifolia	5L	HQ

Herbaceous

75	Anemone x hybrida Honorine Jobert	0.5L	AH
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Grasses and ferns

100	Dryopteris affinis (FERN)	0.5L	DA
54	Carex Ice Dance	1L	CI
105	Miscanthus sinensis Malepartus	2L	MS

Climbers – minimum of 3 stems

8	Akebia quinata	2M+	AQ
6	Lonicera x heckrottii American Beauty		LH
3	Rosa Alberic Barbier	1,8-2M	RA
8	Trachelospermum jasminoides	2-2.5M	TJ

