

**PROPOSED DEVELOPMENT,
LAND AT 17-23 HIGH STREET,
RUISLIP**

Specification for Landscape & Horticultural Works

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1. INTRODUCTION

- 1.1.1. The following guidance has been produced for the implementation and specification of the soft landscape and planting areas associated with the proposed development at Land at 17-23 High Street, Ruislip. The purpose of this report is to;
 - a) discharge the landscape related conditions that form part of the permission granted
 - b) act as a briefing document for the landscape contractors.
- 1.1.2. It has been compiled by Aspect Landscape Planning Ltd for our developers, and should be read alongside other related documents and information including the Landscape Management Plan and the proposed Planting Plans prepared by Aspect Landscape Planning Ltd (drawing ref 7514.LP.1.0).

2. SPECIFICATION OF MATERIALS AND WORKMANSHIP

2.1. General Clauses

- 2.1.1. All materials incorporated in the Works shall be new, unless otherwise specified as permitted.
- 2.1.2. In addition to any specified requirements, all materials and workmanship are to be in accordance with good current practice including all relevant provisions of British Standards Institute's documents last before issued at the date of tender, unless specifically stated otherwise, and are to be suitable for the purposes which are shown or described in the contract documents or in any Employer's Agent's Instruction or which can reasonably be inferred therefrom.
- 2.1.3. The Contractor shall provide on request, samples of any materials (top soil, turf, mulch etc.) to be used on the works to the Employer for their approval.
- 2.1.4. Where specifically referred to within the Specification or requested by the Employer the Contractor should provide control areas for shrub, tree, &

hedge planting or laying of new lawns that demonstrate the standards of workmanship to be provided. Such sample areas may, if appropriate, comprise the first part of the finished work.

- 2.1.5. The Contractor shall obtain written approval from the Employer of each sample area / sample material, before proceeding with the relevant work.
- 2.1.6. The Contractor shall provide, at his own expense, a tip for all surplus material, stones, weeds, rubbish, prunings, grass cuttings and the like, and allow for all transportation costs to the tip.
- 2.1.7. All planting works will be carried out in accordance with the approved drawings, implemented at the conclusion of the building works as agreed in the programme of implementation.
- 2.1.8. Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur of the structure of the soil.
- 2.1.9. The areas to be planted are given in the schedule of planting on the attached plan. However, the Contractor should satisfy himself of the area to be planted on site, and the proximity to underground services, overhead cables, buildings and boundaries.
- 2.1.10. The Contractor shall minimise tracking over the site, to avoid damage to existing vegetation cover and grass areas. The Employer's Agent reserves the right to suspend work during adverse conditions.
- 2.1.11. All plants are to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants are to be planted in accordance with BS3936. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I,II and III and BS8545.
- 2.1.12. The Contractor should satisfy himself and the client of the quality of tree and shrub stock delivered, and if in his opinion it does not meet the requirement of the

original specification or is unsuitable or defective in any other way, it should be rejected.

- 2.1.13. All arisings from the planting, including containers, wrapping, paddings, ties, fastenings and bags shall be collected immediately by the Contractor and removed to a tip off site.
- 2.1.14. The Employer's Agent reserves the right to insist on the proper protection of completed works.
- 2.1.15. The Contractor shall reinstate all damaged or partly damaged areas during the course of the contract. The affected areas shall be treated as described for maintenance of existing grassland.
- 2.1.16. The Contractor shall ensure that the entire landscape scheme is completed for the final completion or opening of the development.

3. SITE PREPARATION

3.1. Vegetation Cutting and Clearance

- 3.1.1. Unless otherwise stated the Contractor shall collect and remove to the Contractor's tip off Site all rubbish, debris, surface stones, etc, exceeding 75mm in any dimension from planting plots or beds and areas indicated in the Contract.
- 3.1.2. Prior to planting preparation the Contractor shall apply a total herbicide to kill areas of vegetation to those areas indicated on the Drawings.
- 3.1.3. The treatment for total herbicide control shall kill all treated growth, including their root systems. The Contractor shall ensure that no residual herbicides are used on areas designated for planting.
- 3.1.4. Unless otherwise agreed by the Employer's Agent, the Contractor shall not commence any excavation or cultivation of the areas where herbicide has been applied until the vegetation has been effectively controlled.

3.2. Subsoiling

- 3.2.1. Subsoiling is required for areas of compacted ground that is to be used for soft landscaping in order to reduce compaction or unfavourable soil structure extending to depths greater than 300mm. This will improve aeration and infiltration of water, and create a greater volume for the development of roots.
- 3.2.2. Prior to the subsoiling operation, the Contractor shall mark out the extent of the Works for the approval of the Employer's Agent.
- 3.2.3. Unless otherwise stated, the minimum treatment depth shall be 450mm or less, as advised by the Employer's Agent.

- 3.2.4. Prior to loosening, grade the subsoil to smooth flowing contours to achieve the specified finished levels of the topsoil, excavating locally as necessary to allow for specified top soil depths required for, tree, hedge shrub and turfed areas.
- 3.2.5. Loosen subsoil consisting of light, non-cohesive material with a 3 tine ripper, drawn 300 mm deep at 600 mm centres in two directions obliquely across the slope / preparation area, when ground conditions are reasonably dry.
- 3.2.6. Loosen subsoil consisting of stiff clays or other cohesive material with a single tine ripper, driven 450 mm deep at 1m centres in two directions obliquely across the slope / preparation area, when ground conditions are reasonably dry.
- 3.2.7. Following loosening the Contractor shall reinstate areas of heave by hand or mechanical means (via direct loading / impact or cutting methods), in order reduce the soil clod size and provide a more level tilth, suitable for the application of the top soil. Any stones and the like over 75mm in any dimension brought to the surface as a result of the sub soil loosening should be removed from site.

3.3. **Topsoiling**

- 3.3.1. No imported topsoil shall be used which is derived from sites contaminated with pernicious weeds. Imported topsoil should be of 'General Purpose' grade with low stone content and shall be in accordance with BS3882:2015 Specification for Topsoil.
- 3.3.2. The following criteria should be used as a guide against a 'Soil Analysis Report,' which should be presented to the Employer together with a physical soil sample for inspection:
General Purpose Grade:
 - pH= 5.0 – 8.2
 - Phosphorous (P) Index min = 2
 - Potassium (K) Index min = 2
 - Magnesium (Mg) Index min = 1

3.3.3. Site won top soil that is to be reused on site, should be treated with a suitable translocated non-residual herbicide at least two weeks prior to excavation and stockpiling. Ensure that topsoil is not mixed with subsoil, rubbish or other materials that are:

- Corrosive, explosive or flammable
- Hazardous to human or animal life
- Detrimental to healthy plant growth.

3.3.4. Topsoil storage heaps should not exceed 1m in height or 3m in width and stored in agreed locations with the Employer. Do not place any other material on top of storage heaps. Do not allow construction plant to pass over storage heaps. Prevent compaction and contamination, by fencing and covering as appropriate. Storage heaps should be treated with a suitable translocated non-residual herbicide at least two weeks prior to spreading.

3.3.5. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading the next. Soil levels shall be 30mm higher than adjacent kerbs and paving after settlement. Where required, larger clods of top soil should be broken up via the use of a mechanical rotavator in order to provide a friable soil texture with separate visible crumbs. Stones or site material over 75mm in size in any orientation should be removed from the topsoil should they be present.

3.4. Vegetation Control

3.4.1. Unless otherwise stated, the Contractor shall carry out vegetation control during the period 1 March to 31 October to areas designated for soft landscaping within the relevant planting plans to ensure that planting areas are kept clear of weeds.

3.4.2. The Contractor shall ensure that any application of translocated non-residual herbicides shall be completed within the period stated by the manufacturers of the product. If, as a result of weather or other causes beyond his control, the Contractor cannot complete this vegetation control, he shall notify the Employer in writing.

3.4.3. Areas around the base of shrubs should be kept weed free. Vegetation controls to be carried out by the Contractor to cultivated beds shall comprise of an initial treatment to kill or remove all growth, including root systems. Subsequent treatments shall ensure that the treated areas are kept weed-free, including the absence of seedling growth.

3.5. **Soil Improvers: Mycorrhiza Root Dip**

Mycor Root dip shall be incorporated onto the root systems of bare root materials by dipping the roots immediately prior to planting. Product shall be applied in compliance with the manufacturer's instructions.

4. PLANTING

4.1. General

- 4.1.1. Planting and associated operations shall comply with this Clause and with BS 4043, BS4428, BS 5837.
- 4.1.2. Unless otherwise stated, planting of shrubs shall be carried out during the period 1 November to 31 March.
- 4.1.3. Planting shall not be carried out when the ground is frozen or waterlogged.
- 4.1.4. All arisings from the planting, including containers, wrapping, paddings, ties, fastenings and bags, shall be collected immediately by the Contractor and removed to the contractor's own tip off Site.
- 4.1.5. Unless otherwise described, the planting depths shall be to the original nursery mark shown on the plant.
- 4.1.6. Unless otherwise described, the size of plant groups, mixtures, planting distances and layout shall be as stated on the Drawings.

4.2. Plant Material

- 4.2.1. Plant material shall comply with BS 3936: Part 1, Part 4, Part 5 and with any other special requirements stated.

4.3. Plant Handling

- 4.3.1. Guidance on the lifting, packing and handling of all plants shall be taken from BS 3936 and in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I,II and III and BS8545.
- 4.3.2. Prior to planting, all plant material shall be stored and sorted at a location

approved by the Employer's Agent.

- 4.3.3. Bare root plants shall be well grown, healthy and with a compact, fibrous root system. They shall be nursery grown and have been regularly watered.
- 4.3.4. When a shrub cannot be planted as soon as it is delivered, it should be stored upright, in a position where it will be protected from damage and unnecessary movement. Throughout the period of storage the root system / root ball should be protected from freezing or drying out, using materials or techniques (such as using sand or wet straw) that will not damage the shrub. Rootballed and bare root plants shall be placed close together whilst being stored.
- 4.3.5. Container grown specimen shrubs should be moved with their root balls intact within their containers. The growers instructions should be followed.

4.4. Mulching

- 4.4.1. All planted areas are to be mulched with a 50mm minimum depth of chipped natural British forest biomass. The mulch shall be free of pest, disease or weed contamination. The mulch shall be topped up to give a minimum depth of 70mm at handover.

4.5. Watering

- 4.5.1. The Contractor shall water the planting once planted so that the entire planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased. Water as necessary to ensure the establishment and continued thriving of all planting.

4.6. Shrub Planting:

- 4.6.1. Shrub planting is to be made up of container pots (unless otherwise indicated) laid out and planted as specified within the detailed planting plans.

- 4.6.2. Exact distances between plants may vary. Subject to areas within proposed planters.
- 4.6.3. All new planting shall be watered to field capacity following planting, and pruned to create a dense hedgerow and ensure successful establishment. All planters are to be provided with drainage holes to ensure suitable growing conditions.
- 4.6.4. Planters are to be positioned in place and filled with suitable growing medium with a 100mm drainage granular layer at the bottom.
- 4.6.5. Planters shall be thoroughly filled with appropriate growing medium and the surface shall be left even, without localised humps or depressions. The edges shall be straight or to soft curves, clean with no debris spilt on the surrounding ground.
- 4.6.6. The location of planting beds for shrubs shall be as shown on the Drawings.

5. AFTERCARE PERIOD & GENERAL/SPECIFIC MANAGEMENT

- 5.1. Ongoing maintenance is the responsibility of the appointed landscape contractor following completion of the works and during the maintenance / rectification period. During this period the landscape contractor is responsible for carrying out regular pre-arranged maintenance visits and should employ best practice to ensure the successful establishment and ongoing thriving of all planting stock
- 5.2. It is the responsibility of the landscape contractor to replace at their expense any planting failures during the maintenance period, which is confirmed in writing by the Employer. Replacement planting should be of the same size, density and species as that which is being replaced. If this is not possible, suitable alternatives should be agreed with and approved / instructed in writing by the Employer.
- 5.3. Following each maintenance visit the Contractor should ensure that all arisings, pruning's, grass cuttings, plant packaging etc. are removed from site, and that all maintained areas are left in a presentable manner in keeping with the associated high quality development.
- 5.4. Details of general/specific management are included within the accompanying Landscape Management Plan.

6. COMPLETION

6.1. Final Clearance

- 6.1.1. All areas shall be cleared of any rubbish, left tidy and weed free to the satisfaction of the Employer's Agent prior to the final inspection at completion of defects.

6.2. Final Inspection

- 6.2.1. The completed works may be offered for final inspection provided that all work and maintenance operations have been completed to the Employer's

Agent's satisfaction.

6.2.2. Should the works fail to achieve the standards required by the specification and drawings, the Contractor shall rectify any deficiencies and continue maintenance operations at his own expense until remedial work has been completed to the Employer's Agent's satisfaction.

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