



## St Leonards Landscapes Limited

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## Planting and Maintenance Schedule

For the Proposed Development at

**141 Long Lane  
Hillingdon  
Uxbridge  
UB10 9JN**

### Description of the Work

The site at present contains a 1920's single storey bungalow and detached garage which are to be demolished and replaced with a two storey, 4 bed, detached dwelling with associated parking and amenity space.

### Hard Landscaping

The front garden currently has a central area of grass flanked by narrow planting beds. There is a single car width concrete driveway on the south side and a concrete path on the North side. A brick wall with wrought iron inserts divides the garden from the pavement.

### Soft Landscaping

The planting beds contain a mix of small and medium shrubs, there are no trees.

All of the existing hard and soft landscaping in the front garden will be removed during re-development and replaced with the proposed scheme shown in the planting plan and plant schedule.

### Fencing

There is existing quality fencing along both sides of the front garden site boundaries, and this will remain.





## **General**

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



### **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

### **Defects 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 another 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

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

### **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 to 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.

### **Establishing the Tree protection Zone (New planting)**

No oil, diesel fuel, tar, bitumen cement, weed killers or any other chemicals shall be stacked, spilled, mixed or applied 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.

### **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 with protected areas. In particular trenches for services should be located as far away from trees 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 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.



## **Espalier Trees**

These three varieties of trees, chosen in the nursery and ordered as a 'matching set' should be carefully planted so that the lateral 'arms' as in branches meet to produce an final sculptural and classic shape. Insurance to be made that each plant is well anchored so that movement is not a problem. A skeleton support can be built to support these but generally it is not necessary- after a year or two of maintenance they can be linked up with bamboo etc.

Trained Ilex specimens should be maintained in shape and trimmed after berries have gone (visually good but also food for birds )

## **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

Apply herbicide (as specified) to perennial weeds and allow period of time recommended by the manufacturer to elapse before digging

Extra ericaceous topsoil to be supplied to planting of Trachelospermum.

## **Contamination**

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

## **Cultivation**

Loosen subsoil/ or excavate down to 450 below ground level prior to top soiling and ensure that it is free from tree roots, rubbish and hardcore which shall be removed from site. Ensure good drainage before proceeding with topsoil. Break down and spread subsoil and rake to fine tilth and to smooth and flowing contours before adding the topsoil.

## **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. Topsoil to be delivered in one cubic metre bulk bags stored in 'soft landscape' single layer and un-stacked.

### **Spreading**

Light machinery shall only be used in top soiling operations and these only with written approval of the CA. Heavy machinery shall not be allowed to cross areas already top soiled. The edges are to run smoothly into adjoining levels.

All inspection chambers manholes etc shall be kept free from soil /covers shall not be covered by soil or left projecting above it. The relationship of soil and cover is the same as from soil to paving levels. Spread topsoil (other than lawn specification) over prepared subsoil in layers not exceeding 150mm and firm each layer before spreading the rest. Topsoil depths as follows:

Planted areas to a minimum of 450mm deep

Tree pits as specification

Ensure all areas have good drainage including for French drains as necessary

### **Backfilling Tree pits**

During planting, thoroughly mix approved topsoil with Fisons Tree Planting and mulching Compost 4 bags to each pit

Slow release fertilizer (140 day) to be added to each pit as planting commences

Mulch of 100mm depth well rotted compost or horse manure to be laid to diameter of 1.5m around each tree where space allows

### **Edges**

Finished levels of topsoil to be set 30mm above adjacent paving levels

### **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.

### **Lawn Grass**

#### **Turf**

To be agreed but allow for Rolawn Medallion

Allow for herbicide to areas to be turfed.

Do not use turf that has been grown on mesh

#### **Storage**

Do not stack turves in piles of more than 1M and do not leave for more than 24 hours. Lay turves in autumn or early winter preferably. If laid at any other times, ensure that the new lawn will be adequately irrigated to approval of CA



### **Laying**

Lay turf with broken joints, well butted up working from planks laid on previously laid turves

Adjust levels by raking out or infilling with fine topsoil under turves

Consolidate by lightly and evenly firming with wooden beaters as the laying proceeds. Do not use rollers

### **Edges**

Use whole turves and trim to clean line

### **Joints**

Dress turf with finely sifted topsoil / sand and brush well in to completely fill joints

### **Watering Cutting and Protection**

During the establishment of the grass 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**

### **Important note**

Fruit Trees and roses- Clean Up Afterwards When the crop is in, and winter is knocking on the door, rake up the fallen leaves and twigs from under your fruit trees. Then BURN them or take them to the DUMP. Do not compost them. More fungal infections overwinter on fallen fruit leaves than anywhere.

### **General**

The deliveries of the 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**

Well-rotted manure or similar compost to be used as fertiliser. Top up areas around trees and hedges to 100mm. Allow for one treatment to general planted areas during this two-year period 50mm deep.

### **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. Miscanthus can be fed with well-rotted manure or similar at planting to retain some moisture and every year thereafter.

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 150mm, the straws and old grass/seed heads maintained throughout the winter – visually beautiful and of use to the birds and small mammals.

### **Extra fertilization to shrubs, trees, hedges and climbers.**

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

### **Clipping to formal hedges, topiary and *Cupressus sempervirens pyramidalis*:**

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

### **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 life 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 weed 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**

No herbicides 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.

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



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.

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

### **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 fixed with professional vine eyes on horizontal stainless-steel wires fixed at 300mm vertical centres to height of 2 metres or to height to suit the conditions (walls). Width of wires to be at least 2 metres or 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 the work and plants from damage by weather traffic and other causes

Smaller 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.



### **Partially planted areas**

will 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 trunks 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.

Excavate to dimensions to ensure the pits are at least 250mm deeper and 600 mm wider than the root ball. Break up the base of the tree pit to a depth of 250mm to ensure good drainage.

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.

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.

Inspect all trees on planting and completion. Prune back broken branches and pare back areas of damage bark to sound tissue and treat as directed by the CA. Treat similarly damage and bruising of the bark.

### **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

All broken twigs and branches or parts of branches to be removed as specified in tree works. 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.

### **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

### **Hedges and espalier plants**

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

### **Extra fertilisation**

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 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 espalier trees 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 as follows or by other approved means. Root balled trees and plants to be placed closed together and cover root ball with sand and moist straw or similar.

No bare root plants on site.

All plant material to be stored in a secure compound.

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.



**Lawn Maintenance** as below in Post Practical Completion.

**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.

### **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 **60 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.



## **Lawn Maintenance**

Maintain the grass levels required with an approved machine so that it is never longer than 40mm reducing the height to 25mm. Make approximately 20 cuts a year typically as shown below

Trim edges of all grass areas and remove arisings from site

Top dress grass in spring with sifted topsoil and sand mix and aerate

January	0	
February	0	
March	1	
April	2	
May	3	
June	4	
July	4	
August	3	
September	2	
October		1
November	0	
December	0	

## **Repair**

All damaged eroded and settled areas by re-turfing and /or over seeding in the autumn

## **Mowing Machinery**

To be suitable for the site and ground conditions, to be sharp and well adjusted

## **Weather Conditions**

Do not cut grass during or immediately after rain or when there is a ground frost

## **Grass edges against hard areas**

Mow over on to edges of the hard areas. If grass is laying flat over the hard areas push up with hard brusher to mowing. If grass extends over the hard area more than 75mm, cut back to the hard edge with a sharp edging tool

## **Litter and leaves**

Remove all litter and leaves regularly throughout. Grass cuttings shall be collected up from all grass areas and cart off site

## **Herbicide**

Apply an approved herbicide and selective weed killer to grass areas once a year when directed and at a rate to Manufacturer's instructions. Areas of lawns to be treated shall be marked off with plastic road marking tapes for a specified period until the area is safe for re-use by children pets and babies.

## **Fertilizer**

Apply an approved lawn fertilizer as directed by manufacturers instruction each year

**Aeration** to lawn as required.





## **PLANTING**

**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

### **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

A report shall be issued to the CA after each visit

### **Weeding**

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. 100mm compost layer to be maintained throughout the Maintenance period.

### **Espalier trees and hedges**

The shape these to be well clipped back to remove any wayward twigs and branches and develop plants to desired height; minimum prune twice a year. ALL TOP BRANCH HEIGHTS TO THE THREE VARIETIES OF ESPALIERS VARIETIES TO BE MAINTAINED LEVEL WITH EACH OTHER TO GIVE A UNIFIED APPEARANCE.

### **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.

### Plant List – Front Garden

Plant	Type	Quantity	Size
<b>Bed 1</b>			
<b>Acer Campestre</b>	<b>Tree</b>	<b>1</b>	<b>2 m (H)</b>
<b>Fatsia Japonica</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Camellia</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Rhododendron 'Cosmopolitan'</b>	<b>Shrub</b>	<b>2</b>	<b>15L</b>
<b>Chosiya ternata</b>	<b>Shrub</b>	<b>1</b>	<b>15L</b>
<b>Viburnum opulus</b>	<b>Shrub</b>	<b>2</b>	<b>15L</b>
<b>Euphorbia robbiae</b>	<b>Shrub</b>	<b>12</b>	<b>5L</b>
<b>Euphorbia wulfenii</b>	<b>Shrub</b>	<b>22</b>	<b>5L</b>
<b>Lavendula angustifolia 'Munstead'</b>	<b>Shrub</b>	<b>5</b>	<b>7.5L</b>
<b>Salvia Viola</b>	<b>Herbaceous</b>	<b>4</b>	<b>3L</b>
<b>Sedum Red Cauli</b>	<b>Herbaceous</b>	<b>4</b>	<b>3L</b>
<b>Bed 2</b>			
<b>Choisy Aztec Pearl</b>	<b>Shrub</b>	<b>1</b>	<b>10L</b>
<b>Ribes White Icicle</b>	<b>Shrub</b>	<b>1</b>	<b>7.5L</b>
<b>Lavendula angustifolia 'Munstead'</b>	<b>Shrub</b>	<b>2</b>	<b>7.5L</b>
<b>Euphorbia robbiae</b>	<b>Shrub</b>	<b>4</b>	<b>3L</b>
<b>Salvia Viola</b>	<b>Herbaceous</b>	<b>8</b>	<b>3L</b>



<b>Sedum Red Cauli</b>	<b>Herbaceous</b>	<b>4</b>	<b>3L</b>
<b>Molinia c. Edith Dudzus</b>	<b>Herbaceous</b>	<b>6</b>	<b>3L</b>
<b>Molina c. Heidebraut</b>	<b>Herbaceous</b>	<b>6</b>	<b>3L</b>
<b>Buxus sempervirens</b>	<b>Shrub Balls</b>	<b>4</b>	<b>60cm</b>
<b>Bed 3</b>			
<b>Euphorbia robbiae</b>	<b>Shrub</b>	<b>6</b>	<b>3L</b>
<b>Euphorbia wulfenii</b>	<b>Shrub</b>	<b>6</b>	<b>3L</b>
<b>Ceanothus - California Lilac</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Lavendula angustifolia 'Munsead'</b>	<b>Shrub</b>	<b>4</b>	<b>10L</b>
<b>Berberis darwinii</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Salvia Viola</b>	<b>Herbaceous</b>	<b>4</b>	<b>3L</b>
<b>Sedum Red Cauli</b>	<b>Herbaceous</b>	<b>4</b>	<b>3L</b>
<b>Bed 4</b>			
<b>Euphorbia robbiae</b>	<b>Shrub</b>	<b>4</b>	<b>3L</b>
<b>Euphorbia wulfenii</b>	<b>Shrub</b>	<b>4</b>	<b>3L</b>
<b>Lavendula anugustiflia</b>	<b>Shrub</b>	<b>4</b>	<b>10L</b>
<b>Berberis darwinii</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Cornus florida</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Virburnum macrocephalum</b>	<b>Shrub</b>	<b>1</b>	<b>20L</b>
<b>Anemone</b>	<b>Perennials and Bulbs</b>	<b>10</b>	
<b>Dicentra spectabilis - Bleeding Heart</b>	<b>Perennials and Bulbs</b>	<b>10</b>	
<b>Calla Lilly</b>	<b>Perennials and Bulbs</b>	<b>10</b>	
<b>Bed 5</b>			
<b>Lavendula angustifolia 'Munstead'</b>	<b>Shrub</b>	<b>2</b>	<b>7.5L</b>



<b>Euphorbia robbiae</b>	<b>Shrub</b>	<b>4</b>	<b>3L</b>
<b>Salvia Viola</b>	<b>Herbaceous</b>	<b>8</b>	<b>3L</b>
<b>Sedum Red Cauli</b>	<b>Herbaceous</b>	<b>4</b>	<b>3L</b>
<b>Molinia c. Edith Dudzus</b>	<b>Herbaceous</b>	<b>6</b>	<b>3L</b>
<b>Molina c. Heidebraut</b>	<b>Herbaceous</b>	<b>6</b>	<b>3L</b>
<b>Buxus sempervirens</b>	<b>Shrub Balls</b>	<b>5</b>	<b>70cm</b>

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.