

Estate Grounds Maintenance
Specification and Schedule of Works

1. Lawns
a) **Cutting.** All lawns are to be cut weekly / or alternative weeks throughout the cutting season. Normally March until October; however, this may vary depending on the climate. Clippings to be collected and placed in a nominated area or removed from site. Mowers used may be rotary or cylinder type, however, rollers and collection boxes are essential.

b) **Edges.** Edges to borders are to be kept sharp and clipped while paths and gravel boards are to be edged as required.

Strimming is to be carried out around obstacles and upstandings.

c) **Fertilization.** Lawns should be fertilized throughout the year with specific N.P.K. levels being noted depending on season; in addition moss control should be carried out as required. Normally Autumn/Winter applications and 3 Spring/Summer applications. All cost by agreement.

d) **Alms.** Lawns should be treated for weed regularly a minimum requirement is twice per year being Spring and Summer/Autumn when the weed is growing actively.

e) **Scarification/Aeration.** Scarification should take place with poor areas being repaired and infilled with seed or turf with top dressing. Aeration should take place predominately on the compacted areas but all lawns will benefit. All cost by agreement.

f) **Watering.** Lawns will normally require watering during dry months; it is essential to keep lawns moist and watered before grass turns brown. Provision should be made to enable watering of all areas. All cost by agreement.

During periods when lawns are not cut leaves should be collected.

2. Borders
a) **Soil.** All exposed soil areas should be prepared and left clean and turned at all times. Regular forkings/ hoeing should be carried out.

b) **Weeding.** Weeds should be controlled and removed at all times. Chemical application may be necessary to obtain this, with additional turning and hoeing. Clear definitions should be made between desired planting and unwanted material. All unwanted plants should be removed if not part of the planting scheme.

c) **Plants.** Existing planting schemes should be kept in good order. Dead or dying plants should be removed and replaced with appropriate planting schemes can be provided if existing schemes are considered unsuitable.

d) **Pruning.** Selective pruning should take place throughout the year according to the seasonal requirements of the plant (normally pruning after flowering). The shape, size and frequency should be clearly determined by the contractor. Hedges should be kept clipped and maintained to the required height and shape. Pruning should be carried out only once per year. Any variegated forms that have reverted back to single colours should have variegated stems removed; older plants should have older stems removed to promote new growth and appearance. Roses should be pruned as recommended by the R.H.S. and frequently deadheaded.

e) **Fertilization.** All borders should be fed regularly with slow release fertilizer; specialist fertilizer should be used if borders contain predominantly one type of plant i.e. roses or acid/ alkaline type.

3. Trees
It is considered an important part of the maintenance to monitor all trees within the boundary or overhanging the boundary of the estate.

Dead, dying or dangerous forms of any kind must be reported immediately along with any suggestions to improve maintenance.

It is not considered part of the maintenance contract to carry out any major work on trees; however, working alongside appointed tree surgeons and reporting on their operations is considered essential.

Leaves, fallen debris, branches etc. should be cleared away throughout the year. Large items may have to be stored temporarily within a designated area before collection. Ivy should not be allowed to climb trees and should be removed.

Woodland Areas. It is important that any wooded or densely populated areas do not encroach on the gardens; any clearing should be maintained and remain accessible. Ivy may remain as ground cover but must not be allowed to climb trees or shrubs. Deadwood should be collected.

General maintenance will be required with removal of branches and weed etc.

Areas bordering woodland and garden should be kept under control and treated as borders, being pruned and reduced when required.

4. Roads & Paths
All hard surfaces should be kept clean and tidy. Kerbs should be kept swept and moss should be removed and treated when required.

Weed. Total herbicides should be used to eliminate weed and grass growth in all areas with caution being exercised to surrounding lawns and plants.

Paths. All shingle paths should be kept weed free and raked when required. Any damaged gravel or kick boards should be reported to enable repair.

5. Special Features

Annual beds and planters are to be prepared for each season- cleared, turned, fertilized and planted with appropriate planting schemes. (as specified at cost)

Ponds/ Water Features. Marginal plants are to be cut back as and when required.

Pump filters are to be cleaned out regularly.

6. Attendance
The works will be executed by 52 visits (weekly) annually.

7. Variations

1) **Lawns.** Cutting weekly or fortnightly as required
Fertilization/scarification/ watering on request only at cost

2) **Borders.** Fertilization on request only at cost

4) **Roads & Paths.** Moss treatment on request at cost

PLANT SCHEDULE

TREES
Trees planted into 900x900x600mm topsoil tree pits. Trees to be Standards 12-14cm girth.

TOTALS SPECIES	POT SIZE (L)	SIZE (cm)
HEDGE MIX 1		
30 Bp Betula Pendula 'Orange Glow'	2L	40-60 Equal numbers. Double staggered
30 Ilex Aquifolium	2L	20-30 row 450mm between rows, 450mm between plants within rows.
30 Berberis Stenophylla	2L	40-60
HEDGE MIX 2		
15 Hedera Helix 'Albo Variegata'	3L	40-60 Equal numbers. Double staggered
15 Buxus Sempervirens	2L	20-30 row 450mm between rows, 450mm between plants within rows.
15 Philadelphus 'Manteau Hermine'	2L	40-60
MIX NO1		
4 Amelanchier Lamarckii	2L	60-80 Equal numbers. Spacing at 3/m ²
4 Cornus Alba 'Sibirica'	3L	40-60
4 Cotoneaster Simonsii	2L	30-40
4 Viburnum Tinus	3L	
MIX NO2		
12 Hedera Helix 'Red Robin'	2L	40-60 Equal numbers. Spacing at 3/m ²
12 Symplocos 'Hancock'	2L	3 breaks
MIX NO3		
6 Cornus Officinalis	2L	30-40 Equal numbers. Spacing at 3/m ²
6 Lonicera Pileata	2L	20-30
6 Rosa 'White Bells'	2L	3 breaks
MIX NO4		
24 Viburnum Calycinum	3L	30-40 Equal numbers. Spacing at 3/m ²
24 Rosa 'Iceberg'	2L	3 breaks
MIX NO5		
20 Osmanthus Decora	3L	30-40 Equal numbers. Spacing at 3/m ²
20 Sarcococca Humilis	3L	30-40

10 Hedera Helix 11 40-60

NOTES

EXISTING PLANTING
Existing planting to be retained within and adjacent to the site boundary shall be protected in accordance with BS 5837:2005. Temporary fencing to be 2000mm high hessian fencing to be supplied and erected beyond canopy spread of trees and maintained throughout the duration of the building phase.

TREES AND FOUNDATIONS
It is the responsibility of the developer to design foundations to accommodate all proposed and any existing tree planting and reference should be made to NHBC Standards Volume 1 Parts 4.2 and 4.3 regarding trees and foundations.

TOPSOIL
The developer is responsible for the careful stripping, storage, protection and/ or supply and spreading of good quality topsoil in accordance with BS 5882:1994, General Purpose Grade or better.

Depth required: All planting areas 400mm. All areas for grass 150mm.
To allow for the required topsoil depth, the developer shall sufficiently reduce and break up compacted subsoil prior to topsoiling.

Topsoiled areas: are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement. Topsoil to be evenly graded and free from subsoil contamination and debris, free pits to be 1m x 1.00m deep for standard trees.

PLANTS AND PLANTING
All landscape works to be in accordance with British Standard BS 4428:1989 Code of practice for general landscape operations.

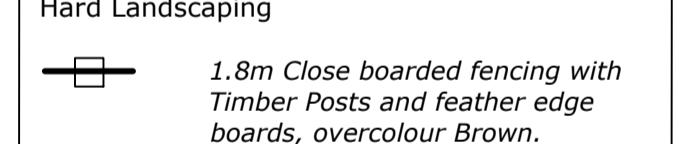
All plant materials to be supplied to BS 5936:1980 Parts 1-10 and handled in accordance with the Horticultural Trades Association's Code of Plant Handling booklet 1985.

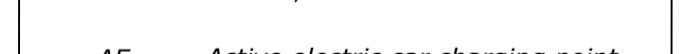
The position of services, paths, drives etc., may affect and slightly alter the exact position of planting.

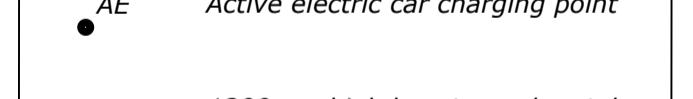
The grass seeding within front gardens is to be carried out by the developer.

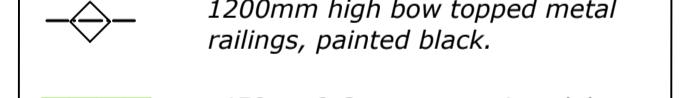
KEY TO LANDSCAPING

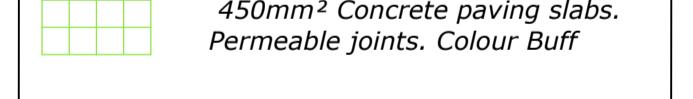
Hard Landscaping

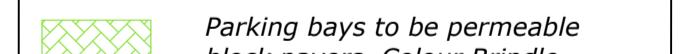
 1.8m Close boarded fencing with Timber Posts and feather edge boards, overcolour Brown.

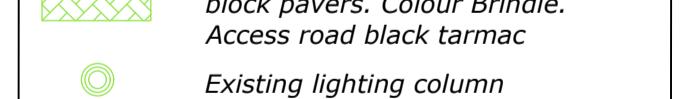
 Active electric car charging point

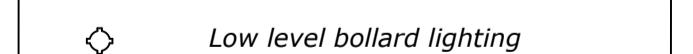
 1200mm high bow topped metal railings, painted black.

 450mm² Concrete paving slabs. Permeable joints. Colour Buff

 Parking bays to be permeable block pavers. Colour Brindle. Access road black tarmac

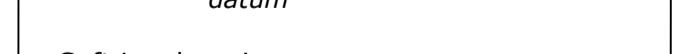
 Existing lighting column

 Low level bollard lighting

 Existing spot height above OS datum

Soft Landscaping

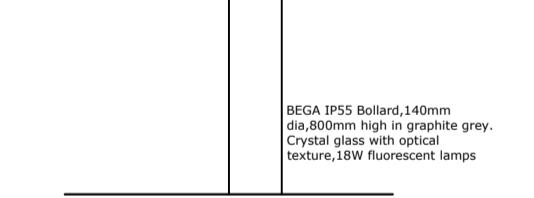
 Existing Trees

 Proposed Tree

 Planting - See Plant Schedule

 Grassed Area

Bow Top Fencing

 BSGA PS5 Bow topped 1200mm high in graphite grey. Crystal glass with optical texture, 18W fluorescent lamps

Bollard lighting detail

 Fitter to direct light downwards.

 BSGA PS5 Bollard 1200mm

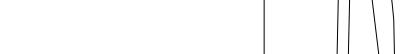
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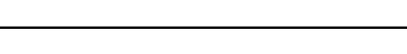
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