

Planting & Maintenance Specification

for

35 Midhurst Gardens Uxbridge, UB10 9DL

General

The following standards apply:

Horticultural Trades Association National Plant Specification and the Handling & Establishing of Landscape Plants.

BS 3882: 2007 Specification for Topsoil

BS 3936: pt 1 Trees and Shrubs

BS 3969: 1998+A1:2013 Recommendations for Turf and General Landscape Purposes

BS 4428: 1989 Code of Practice for General Landscape Operations

Planting shall take place during the between November and March in suitable weather conditions (when approved by the Landscape Architect) but not when the ground is frozen and/or when the air temperature is below -2°C. Planting shall also be suspended when the ground is waterlogged or when instructed by the Landscape Architect.

Prior notice should be given to the Landscape Architect to attend: setting out and arrival of plant stock.

All planting stock shall be inspected and approved by the Landscape Architect prior to planting. All stock should be pest and disease free.

Major damage to plants should be reported immediately to the Landscape Architect. The plant shall remain unplanted but protected until an inspection is made.

All bare roots shall be protected during the planting operation. Plants whose roots show signs of damage or drying out will be rejected.

The contractor is not responsible for malicious damage after Practical Completion.

If after Practical Completion any vandalism is observed it must be reported to the Landscape Architect.

Plant substitutes will only be allowed if approved by the Landscape Architect beforehand.

Soils & Turf

Following the laying and preparation of subsoil, the importation, storage, handling and laying of General-Purpose Grade topsoil shall be in accordance with BS 3882: 2007.

Depth requirements:

- Shrub Areas: 300mm
- Grass Areas: 150mm

Finished Levels of Topsoil After Settlement:

- (a) Above adjoining paving or kerbs: 30mm or as indicated on drawings.
- (b) Below DPC of adjoining buildings: Not less than 150mm.
- (c) Within root spread of existing trees: Unchanged.
- (d) Adjoining soil areas: Marry in.
- (e) Thickness of turf or mulch: Included.

Turf Laying at the rear and Preparation:

- (a) Import and lay a general-purpose turf in accordance with BS 3969 and should be composed of grass varieties or cultivars suitable for the intended use of the area to be laid.
- (b) Turfing shall not be carried out in exceptionally dry, frosty or waterlogged soil.
- (c) Apply and rake into the topsoil a suitable pre-turfing fertilizer in accordance with the manufacturer's application recommendation.
- (d) The surface of the ground to receive turf should be lightly and uniformly firmed and contoured to true running levels. Test for soft areas by foot and ensure the area is firm but not compact.
- (e) The area should be raked to a fine tilth 25mm in depth and all stones above 25mm in any dimension should be removed.
- (f) Turf to be laid stretcher bond.

Turf Aftercare Following Installation:

- (a) Water the turf within 30 minutes of installation. Check the water has seeped through the turf and onto the soil below.
- (b) Water twice a day until the turf has established. If laid during a hot, dry period, water at least three times a day. Water as required if turf begins to dry out.
- (c) Once established the turf should be mowed on the highest setting ensuring that a maximum one third of its height is removed.
- (d) Mow frequently and once well-established grass height can be reduced as required.

Shrubs

All shrubs shall be well watered before planting. Water must be applied so that the soil is moistened to the depth of the root zone.

For hedging, each shrub shall be planted into a double staggered row 400mm apart, 350mm between each shrub. For shrubs beds, each shrub shall be planted randomly in the bed.

A hole shall be dug for each shrub and shall be of sufficient size to accommodate the spread of the roots. Each shrub shall be removed from the container and set into the ground up to the soil mark at which it was previously growing. Soil should be carefully closed over the roots and the shrub firmed ensuring an upright position.

A slow-release fertiliser (bonemeal or similar) shall be mixed into the soil at the time of planting at manufacturers recommended rates.

Damaged twigs should be cleanly cut back to sound wood.

Bark Mulch

After planting and watering lay 75mm of bark mulch around each shrub to retain moisture and suppress weed growth. Bark shall only be applied when the soil is wet.

Aftercare General

A minimum five-year maintenance period is required. Monthly visits during the growing season are required (Mid-March to Mid-November). The Landscape Architect shall be informed at least three days in advance of any operations to be undertaken.

A site inspection shall be undertaken in the final year of maintenance during July / August and reported to the Landscape Architect by 31st August. At the end of the five-year maintenance period, if in the opinion of the Landscape Architect any shrub which is dead, showing die-back or making insufficient growth they shall be replaced by approved equivalent stock at the next available planting season (Oct – March inclusive) unless otherwise instructed.

Aftercare of Grass

Prior to cutting, all areas shall be cleared of litter and debris. All operations shall be carried out using machinery appropriate to the task and when weather and ground conditions are suitable.

The contractor shall cut adjacent to fences, walls, kerbs, paths or other obstacles. Strimmer shall not be used around the base of shrubs.

The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. The sward height shall not exceed 75mm in height. The height of cut shall be 30cm.

All debris and grass clippings shall be collected and swept from hard surfaces and removed from the site to the contractor's tip.

Aftercare of Shrubs (including Hedges)

The following operations shall be checked:

1. Prune shrubs to remove dead, dying or diseased wood to promote healthy growth and natural shape. Pruning should take place between November and the end of February or early July to early August. For hedging, prune after flowering in late Spring to attain 1m in height and to promote healthy growth and formal shape.
2. Vandalised and hanging branches/twigs shall be removed immediately.
3. The planting bed shall be kept weed free by hand or by approved herbicides.
4. Re-firm shrubs loosened by wind or frost.
5. Watering.
6. Check and top up bark mulch if necessary.
7. Check for pests and diseases.

Watering

During the first twelve months it is the Contractors responsibility to water all planted areas, if necessary, to ensure the establishment of strong, healthy shrubs.

An allowance of at least 10 litres for each shrub at fortnightly intervals during 1st May to 30th September should be made. It may be necessary to commence watering earlier during a dry spring.

A proactive rather than reactive approach to watering should be adopted to ensure establishment and long-term growth.

Pest / Disease Treatment

If there is a disease or pest attack on any shrub it is the contractor's responsibility to apply a suitable chemical spray.

The Landscape Architect should be informed prior to application. The contractor shall supply the Landscape Architect with a copy of the operators Pesticides Certificates beforehand.

The Contractor must comply with all requirements under the current legislation relating to pesticide use. The Contractor should supply a copy of the COSHH site assessment form.

Appropriate warning signs should be displayed before and during application.

NEW DWELLING

Shrubs @6 Plants/m ²	Pot Size	Height/Size	Bed A	Bed B	Bed C	Bed D	Total
			1.2 m ²	3.2 m ²	6 m ²	6 m ²	
Genista Lydia		30-40cm	1	1	5	5	12
Hebe albicans Red Edge		20-30cm	2	2	2	2	8
Lavendulan Hidcote		20-30cm	3	3	3	3	12
Potentilla Day dawn		20-30cm		3	5	6	14
Total Plants			7	9	15	16	47

Turf Grass (Area) New – 78.8 m².