

**SOFT LANDSCAPE SPECIFICATION**

**AND**

**LANDSCAPE MANAGEMENT**

**Dale Road, Buxton**

**for**

**HB Villages Developments Ltd**

**Nov 2015**

## **Contents**

- 1. Soft Landscape Specification**  
**Q31 External Planting**  
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- 2. Landscape Maintenance Specification**
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## **Q28 Topsoil and Growing Media**

### **GENERAL INFORMATION**

- 140 EXCAVATE TREE PITS: Set out tree pit locations and obtain approval before excavation. Excavate tree pits to dimensions described in clause Q31/505. Break up bottom of pits to a depth of 150  
Dispose of excavated subsoil by spreading under general areas
- 150 Backfill with top soil from spoil heaps/imported topsoil and compost as per Q31/5865  
On completion clearly mark each tree pit with a stake or peg for later identification by the landscape subcontractor

### **PRODUCTS**

Q28/315 Imported topsoil BS 3882: Quantity: provide as necessary to make up any deficiency of topsoil existing on site and to complete the work  
Standard: To BS 3882  
Source: To be approved and sample provided prior to approval  
Classification: Multipurpose.  
Source: Contractors choice  
Submit: Declaration of analysis in accordance with BS 3882, Annex E.

## **Q30 TURFING**

To be read with Preliminaries/General conditions.

### **GENERAL INFORMATION/REQUIREMENTS**

- 110 TOPSOIL: At the time of starting the subcontract work, the areas to be turfed will be covered by either:
- Undisturbed topsoil prepared as necessary by the Main Contractor so that it is in a suitable state for the cultivation operations specified in this section, or
  - Topsoil 150\_ mm thick provided and spread by the Main Contractor.
- 120 CLIMATIC CONDITIONS: Carry out the work while soil and weather conditions are suitable. Carry out seeding during April to October.
- 130 MACHINES AND TOOLS: Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.
- 142 WATERING GENERALLY:
- Ensure the full depth of topsoil is thoroughly wetted.
  - Use a fine sprinkler or oscillating spray.
- 145 WATERING:
- Water as necessary to ensure the establishment and continued thriving of all seeding/turfing.
- 150 WATER RESTRICTIONS: If water supply is or is likely to be restricted by emergency legislation do not carry out turfing until instructed. If turfing has been carried out, obtain instructions on watering.
- 160 NOTICE TO CA: Make advance arrangements with CA to give him the opportunity of being present during:  
Setting out

Application of herbicide  
 Application of fertilizer  
 Preparation of seed bed  
 Turfing  
 Each site visit during maintenance period.

- 170 SETTING OUT: Clearly mark boundaries of seeding/turfing areas and obtain approval before starting work.
- 190 SUITABILITY OF TOPSOIL:
- Before commencing work the Subcontractor must confirm (through the Main Contractor) to the CA that the topsoil, after the specified preparation, will be suitable for seeding/turfing.
  - Seeding/turfing will be taken as further acceptance by the Main Contractor and the Subcontractor of the suitability of topsoil.

## PREPARATION

- 205 PREPARATION MATERIALS GENERALLY:
- Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
  - Imported topsoil shall be a suitable medium for growing the ordinary range of grasses and cultivated plants under satisfactory conditions of management. Topsoil must be "as-dug" soil from an approved source, obtained from the top 150mm of ground. A manufactured or composite screened topsoil will not be acceptable. A sample of not less than 5 cubic metres load shall be approved by the Contract Administrator and retained for comparison with subsequent loads. Topsoil shall be stored on site in mounds not exceeding 2M high.

## Physical and Chemical Properties.

Texture-Medium loam:	max 75%
Sand (0.05-2.00mm)	min 20%
Silt (0.002-0.05mm)	max 60%
	Min 5%
Clay (less than 0.002mm)	max 30%
	Min 5%
Soil Reaction	6.0-7.5pH
Stone Content	2mm-50mm 35% by dry weight, of which the fraction of 2mm-5mm must not exceed 20% by dry weight.
Max Stone Size	50mm, any direction
Electrical Conductivity	<1500 S/cm 1:2.5 (w/v) extract
Extractable Nitrogen (N)	Not less than 0.2%
Extractable Phosphorous (P)	Not less than 45ppm
Extractable Potassium (K)	Not less than 240ppm
Extractable Magnesium (Mg)	Not less than 80ppm
-207	

- 210 HERBICIDE: Apply a suitable type to perennial weeds and allow period of time to elapse as recommended by manufacturer before cultivation.

- 250 CULTIVATION:
- Break up any compacted topsoil to full depth.
  - Reduce top 100 mm of all topsoil to a tilth suitable for blade grading (10 mm down particles).
  - Remove undesirable material brought to the surface including stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.
- 260 GRADING:
- When topsoil is reasonably dry and workable grade to smooth, flowing contours, with falls for adequate drainage, removing all minor hollows and ridges.
  - Unless otherwise stated, finished levels after settlement to be 25 mm above adjoining paving, kerbs, manholes etc.
  - Topsoil levels may be adjusted by blade grading ensuring that there is nowhere less than 150mm mm of topsoil. If the required levels cannot be achieved by movement of the existing soil, obtain instructions.
- 275 FERTILIZER: Three to five days before seeding/turfing and before final cultivation apply 15:15:15 NPK or similar approved fertiliser evenly over cultivated land at 300 Kg/ha
- 280 FINAL CULTIVATION:
- After grading and fertilizing carry out further cultivation to reduce top 25 mm to a fine firm seed bed with good crumb structure.
  - Rake with chain harrow, drag mat or hand rake to a true, even surface, lightly firmed but not over compacted, removing all stones and earth clods more than 50 mm in any dimension on general areas and 25 mm on fine lawns.
  - Extend cultivation into any adjacent existing grass areas to ensure full marrying in of levels.
  - Obtain approval of appearance of prepared soil areas before seeding/turfing.

## **TURFING**

- 400 CULTIVATED TURF FOR ALL AREAS
- Supplier and reference: Sportsmans turf or similar approved, supplied by Turfland (tel 01928 719 336) or approved equivalent.
  - Properties of soil used for turf production: The Contractor is to supply topsoil to the approval of the Contract Administrator. It should apply with BS 3882; 1965 –“Specification of Topsoil” and shall also comply with the following specification.
- 420 DELIVERY AND STORAGE:
- Take all necessary precautions to avoid drying out and deterioration of turf.
  - Arrange supply of turf to avoid excessive stacking.
  - Do not stack to a height of more than 1 m.
  - Use turf which shows any signs of deterioration without delay or lay out on topsoil and keep moist.
- 423 SAMPLE TURF: Make arrangements for CA to inspect turf for defects and obtain approval before delivery.
- 425 SAMPLE AREA: Lay a sample of 1sqm of turf and obtain approval before proceeding. The approved sample may form part of the permanent work.
- 430 TURFING GENERALLY:
- Lay turf during the appropriate seasons and whilst soil and weather conditions are suitable, avoiding periods of excessive wet, which may result in water logging and damage to the natural (crumb) structure of the soil.
  - Lay turf within 18 hours of delivery in spring or summer and within 24 hours of delivery in autumn or winter.
  - Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
  - Lay turf with broken joints, well butted up, working from planks laid on previously laid turf. Do not stretch turf.
  - Use whole turves at edges. Trim to a true line.

- Adjust levels by raking out or infilling with fine soil, and ensuring full contact with the substrate.
- Consolidate by lightly and evenly firming with wooden beaters as the laying proceeds. Do not use rollers.
- Dress turf with finely sifted topsoil/peat/sand and brush well in to completely fill all joints.
- Thoroughly water the completed turf immediately after laying. Check by lifting a corner of turf that water has penetrated to the soil below.

### **Q31 EXTERNAL PLANTING**

To be read with Preliminaries/General conditions.

#### **GENERAL INFORMATION/REQUIREMENTS**

- 110 TOPSOIL: At the time of starting the subcontract work, the areas to be planted will be covered by either:
- Undisturbed topsoil prepared as necessary by the Main Contractor so that it is in a suitable state for the cultivation operations specified in this section, or
  - Topsoil 450mm thick, provided and spread by the Main Contractor.
- 112 SITE CLEARANCE:
- Remove rubbish, concrete, metal, glass, decayed vegetation, contaminated topsoil, and stones with largest dimension exceeding 50mm.
  - Contamination includes subsoil, rubble, fuel, lubricants or other substances injurious to plant growth.
  - Grub up and dispose of large roots without undue disturbance of soil and adjacent areas.
  - Apply a suitable non residual herbicide to all planting areas this should be applied strictly in accordance with the general herbicide specification. No cultivation is to occur for 20 days from the time of spraying. All tall weed growth is to be cut down and removed from the site to the contractors tip.
- 118 SOIL CONDITIONS:
- Cultivate and plant into moist friable soil that is not waterlogged.
  - Do not plant into frozen or snow covered soil without prior approval of the CA. Provide adequate additional root protection and prevent planting pit sides and bases and backfill materials from freezing.
- 120 CLIMATIC CONDITIONS: Carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Deciduous trees and shrubs: Late October to late March.
  - Conifers and evergreens: September/October or April/May.
  - Herbaceous plants (including aquatic and marginal): September/October or March/April.
  - Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.
- 130 MACHINES AND TOOLS: Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.
- 144 WATERING GENERALLY:
- Ensure the full depth of topsoil is thoroughly wetted.
  - Use a fine rose where appropriate to avoid damaging or loosening plants.
- 145 WATERING: Water as necessary to ensure the establishment and continued thriving of all planting.

- 150 WATER RESTRICTIONS: If water supply is or is likely to be restricted by emergency legislation do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.
- 160 NOTICE TO CA: Provide 7 days notice of the following operations, to give the CA the opportunity of being present:  
Setting out  
Application of herbicide  
Application of fertilizer  
Delivery of plants  
Planting of shrubs  
Planting of trees into previously dug pits  
Watering  
Each site visit during maintenance period.
- 165 PREPARATION, PLANTING AND MULCHING MATERIALS GENERALLY:  
- Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life, except as specified elsewhere.  
- Submit to the CA a supplier's certificate for the following materials and obtain approval before ordering or using the materials: All plant material, fertilisers, composts and mulch material.  
The certificate(s) must provide the following information:  
Source of supply  
Analysis of content  
Confirmation of suitability for proposed purpose  
Confirmation of absence of harmful substances.
- 200 TREES/PLANTS GENERALLY:  
- Materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots.  
- Grown in a suitable environment and hardened off.  
- Free from pests, diseases, discoloration, weeds and physiological disorders.  
- Budded or grafted plants to be bottom worked, unless otherwise specified or approved.  
- With balanced root and branch systems, root system and condition in accordance with the relevant part of the National Plant Specification.  
- True to name.  
Origin and Provenance have the meaning given in the National Plant Specification.
- 215 TREES/PLANTS: Name, forms, dimensions and other criteria as scheduled and defined in the National Plant Specification.
- 235 CONTAINER GROWN PLANTS:  
- Supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted.  
- Centered in the container, firmed and well watered.  
- With root growth substantially filling the container, but not root bound, and in a condition conducive to successful transplanting.  
- Grown in the open for at least two months before being supplied.  
- Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
- 245 LABELLING AND INFORMATION:  
- Provide each tree/plant or group of trees/plants of a single species or cultivar with supplier's labeling for delivery to site, showing:  
- The full botanical name  
- Total number  
- Number of bundles  
- Part bundles  
- Supplier's name  
- Employer's name and project reference  
- Plant specification, in accordance with the scheduled National Plant Specification categories

- 250 **SUPPLY OF TREES/PLANTS:** Unless specified otherwise, obtain trees/plants from suppliers listed in the Horticultural Trades Association Nursery Certification Scheme.
- 260 **SUBSTITUTES:** If specified plants are unobtainable or known to be likely to be unobtainable at the time of ordering, submit alternatives to the CA, stating price and how they differ from the specification. Such substitutions may not be acceptable and submission of further alternatives may be required. Obtain approval before making any substitution.
- 265 **PLANT/TREE HANDLING STORAGE AND TRANSPORT:**
- Comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.
  - Protect plants/trees from frost.
  - Handle plants/trees with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
  - Plant packaging: black polythene bags
  - Packaging of bulk quantities: may use pallets or bins sealed with polythene and shrink wrapped.
- 270 **PLANTING GENERALLY:**
- Comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.
  - Plant upright or well balanced with best side to front.
- 280 **TREATMENT OF TREE WOUNDS:**
- Keep wounds as small as possible and cut cleanly back to sound wood using sharp, clean tools. Set cuts so that water will not collect on cut area.
  - Do not apply fungicide or sealant unless instructed by the CA.
- 285 **PROTECT EXISTING GRASS** during planting operations by laying boards or tarpaulins. Do not place excavated material directly on to grass.
- 290 **SURPLUS MATERIAL**, including subsoil, stones, debris, wrapping material, canes, ties, temporary labelling and pruning's to be removed from site.

#### **PREPARATION OF PLANTING BEDS/PLANTING MATERIALS**

- 300 **HERBICIDE FOR ALL PLANTING AREAS.\_**  
Prevent weeds from seeding and perennial weeds from becoming established, by applying a suitable herbicide. Allow period of time to elapse as recommended by manufacturer before cultivation.
- 305 **WEED CONTROL FOR PLANTING BEDS**  
Prevent weeds from seeding and perennial weeds from becoming established, by applying an approved herbicide as required.
- 335 **GENERAL FERTILIZER:**
- Manufacturer and reference: Compound fertilizer, Growmore supplied by Bentleys Ltd (Tel 01469 532 000) or similar approved.
  - Apply evenly over all planting areas at 75 g/sq m.
- 341 **PEAT:** Do not use peat or products containing peat.
- 355 **SOIL CONDITIONER/AMELIORANT:** One of the following spread over all planting areas at 1 cu m of material per 20sq m prior to cultivation:
- Composted bark, cocoa shell or coir.
  - Mushroom compost: Spent mushroom beds containing only well rotted manure, chalk and residual mushroom growth.
  - Leaf mould: Well rotted broad leaves from deciduous trees but not ash, poplar or sycamore leaves.
  - Other well rotted organic material, subject to approval.

- 375 CULTIVATION:
- Break up any compacted topsoil to full depth.
  - Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300 mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8 mm.
  - Leave surface regular and even, with levels as required in section D20 and within +or-50mm of levels specified on drawings.
  - Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.
  - Do not dig or cultivate within the root spread of trees and shrubs to be retained.

## **PLANTING SHRUBS/HERBACEOUS PLANTS/BULBS**

- 405 SHRUB PLANTING PITS:
- Excavate not more than 2 days before planting and retain topsoil for re-use where specified. Size(s): as indicated on drawing specification 1/002
  - Break up bottoms of pits to a depth of 150mm
  - Backfilling material: Previously prepared thorough mixture of:
    - 50% by volume topsoil excavated from the pit and additional topsoil as required.
    - 50% by volume approved peat free planting compost such as "Greenwaste" supplied by Trident (Tel 01925 756071) or similar approved compost.
- 470 HEDGES:
- Shrubs for hedges: As specified, consistent in species, cultivar and clone to ensure a uniform hedge.
  - Plant shrubs in trenches large enough to take full spread of roots. Set out plants evenly as scheduled.
- 480 AFTER PLANTING:
- Water plants thoroughly immediately after planting, using a fine rose or sprinkler where necessary to avoid damaging plants.
  - Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with approved gentle cambers and no hollows.
- 485 MULCHING PLANTING BEDS:
- Material: British conifer bark with even particle size distribution between 5-35mm. The mulch shall contain less than 5% wood, free of pests, disease, fungus and weeds.
  - Clear all weeds, water soil thoroughly, and mulch the whole surface of planting beds with a minimum depth of 50mm.

## **PLANTING TREES**

- 505 TREE PITS:
- Excavate with slightly raised centre. Retain topsoil for re-use where specified. In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout. Size(s): 1000mm x 1000mm x 1000mm deep
  - Break up bottoms of pits to a depth of 150mm and scarify sides.
  - Backfilling material: A previously prepared thorough mixture of
    - 50% by volume topsoil excavated from the pit and additional as required.
    - 50% by volume approved peat free planting compost such as "Greenwaste" or similar approved.
  - Accessories: Root Irrigation Type RRCIVIC1 by Greenleaf (Tel 01424 717797)
  -
- 515 TREE PIT DRAINAGE: Where shown on drawings/schedules:
- Increase depth of excavation from specified size to allow for aggregate layer, with base slightly

falling to outlet.

- Lay 200mm deep clean gravel or broken stone, with no fines, graded 40 to 20 mm.
- Lay geotextile filter over aggregate before completing backfilling.

**535 STAKING GENERALLY:**

- Stakes: Softwood, peeled chestnut, larch or oak, free from projections and large or edge knots and with pointed lower end.
- Nails: To BS 1202: Part 1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Minimum stake sizes:

Tree/shrub	Overall length	Cross section
Size/type:	of stake:	of stake:
Standard	1200	100

**585 BACKFILLING MATERIAL:** A previously prepared mixture of topsoil excavated from the pit and additional topsoil as required, together with: see clause 405

**590 MULCHING TREES:**

- Material: see clause 485

**PROTECTING/MAINTAINING/MAKING GOOD DEFECTS**

**710 MAINTENANCE:**

- Carry out the following operations from completion of soft landscaping works or as instructed by the CA.
- Make visits at approximately monthly intervals during the growing season and as necessary to fulfill the requirements of this specification.

**720 FAILURES OF PLANTING:**

- Excepting theft or malicious damage after practical completion, any trees/shrubs/plants that have failed to thrive, which are apparent during the period stated in clause 710, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Unless otherwise instructed they must be replaced by approved equivalent trees/shrubs/plants
- Replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater. For a period of 5 years after initial planting

**740 CLEANLINESS:** At completion and at each visit, remove soil and other debris from all hard surfaces and grassed areas and leave the works in a clean tidy condition.

**750 PLANTING MAINTENANCE GENERALLY:**

- Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit. Keep planting beds clear of weeds, by carefully hand weeding not disturbing plants and mulch material, leaving the area in a neat, raked, clean condition. Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.
- Ensure that trees and shrubs are not damaged by the use of mowers, nylon filament rotary cutters and similar powered tools.
- Every six months check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust if necessary to allow for growth and prevent rubbing of bark. Cut back any damaged bark.
- Spray crown of trees when in leaf during warm weather. Carry out in the evening.

- 755 PLANTING MAINTENANCE - FERTILIZER: In March or April, evenly spread a compound fertilizer (15:15:15) fertilizer, carefully incorporating below mulch materials as recommended by manufacturer.
- 760 PLANTING MAINTENANCE - PRUNING: Prune at appropriate times, to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape. Prune trees to favour a single central leading shoot, unless specified otherwise.
- 765 PLANTING MAINTENANCE - WATERING: Water in accordance with clause(s) 144,145,150, using a fine rose or sprinkler until full depth of topsoil is saturated.
- 780 MAINTENANCE INSTRUCTIONS: Before the end of the period stated in clause 710 submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year.
- 790 FINAL MULCHING: At the end of the period stated in clause 710:
- Ensure that the soil is thoroughly moistened prior to remulching, applying water where necessary.
  - Remulch the whole surface of planting beds as specified in clause 485 at 1 cu m of material per 15 sq m.
  - Remulch trees as specified in clause 590 (min75 mm cover).

### **Q30 TURFING**

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#### **GENERAL INFORMATION/REQUIREMENTS**

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  - Topsoil 150\_ mm thick provided and spread by the Main Contractor.
- 120 CLIMATIC CONDITIONS: Carry out the work while soil and weather conditions are suitable. Carry out seeding during April to October.
- 130 MACHINES AND TOOLS: Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.
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- Use whole turves at edges. Trim to a true line.
- Adjust levels by raking out or infilling with fine soil, and ensuring full contact with the substrate.
- Consolidate by lightly and evenly firming with wooden beaters as the laying proceeds. Do not use rollers.
- Dress turf with finely sifted topsoil/peat/sand and brush well in to completely fill all joints.
- Thoroughly water the completed turf immediately after laying. Check by lifting a corner of turf that water has penetrated to the soil below.

450 NEWLY PLANTED TREES: Neatly cut away turf to a diameter of 800 mm around individual trees and leave soil exposed.

### **PROTECTING/WATERING/CUTTING**

510 PROTECTIVE FENCING: Protect newly seeded/turfed areas with chestnut pale where shown on drawings. Maintain fencing until grass is well established then remove and reinstate ground. Make good any damage to grass until area is accepted. The fencing will remain the property of the Contractor.

520 WATERING: During establishment of grass areas ensure that sufficient water is applied using a fine sprinkler or oscillating spray to maintain healthy growth.

530 FIRST CUT OF TURFED AREAS.

- When grass is 50mm high remove debris, litter and all stones and earth clods larger than 25 mm in any dimension, and when grass is reasonably dry, cut to approximately 25mm high, using 5-bladed cylinder box.
- Arisings: Removed from site to the contractors tip.

590 CLEANLINESS: Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition at Practical Completion and after any maintenance operations.

### **MAINTENANCE**

605 MAINTENANCE: Carry out the following operations from completion of turfing until 12 months after start date or as instructed by the CA.

610 FAILURES OF TURFING: Bare areas, areas of dead grass and wild flowers that have failed to thrive, which are apparent during the period stated in clause 605, will be regarded as defects due to materials or workmanship not in accordance with the Contract and must be made good by recultivation and reseeding/returfing at times agreed with the CA.

620 GRASSED AREAS:

- The height of growth must not exceed 50mm mm at any time. Cut as and when necessary to a height of 25mm, using a 5 blade cylinder mower and remove from site\_ all arisings.
- Before each cut remove all litter and debris.
- At the time of each cut, trim all grass edges round the base of trees, manholes, etc. and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
- Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
- Water in accordance with clause(s) 520

680 FERTILIZER FOR TURFED AREAS.

- In March apply 15:10:10 Spring turf fertilizer at 35 g/sq m or equivalent.
- In September apply 5:10:10 Autumn turf fertilizer at 50 g/sq m or equivalent.

## **Landscape Maintenance Specification Dale Road, Buxton**

### **Q35 LANDSCAPE MAINTENANCE**

To be read with Preliminaries/General conditions.

The following specification should be implemented over a 12 month maintenance period.

There shall be 1 maintenance visit a month. However, during the summer months the grass should be cut up 3 times a month to ensure a neat appearance and during spring and autumn the grass should be cut twice a month if necessary.

### **100 PREAMBLES- SOFT LANDSCAPE MAINTENANCE**

101 The Contractor shall be responsible for the maintenance of all soft landscape works and shall strictly comply with the procedural requirements for monitoring as set out below.

Maintenance shall be of previously planted and maintained areas. The option will be clearly defined under the terms of the contract. With specified start and end dates.

102 MAINTENANCE RECORDS: The Contractor shall keep full records of all maintenance visits indicating the date and time of all visits, the operations carried out, any machinery used for the operations, the number of staff employed, weather and possible future requirements.

103 The Contractor shall also keep record of any problems encountered during maintenance and any vandalism, theft etc, on site.

104 Maintenance visit record sheets will be provided to the Contractor. Payment will not be made for maintenance unless these records are submitted to the Supervising Officer countersigned as necessary upon completion of each maintenance site visit.

105 Maintenance Visit Notice. The Landscape Contractor shall advise the Supervising Officer, giving at least 48 hours notice, prior to carrying out any maintenance visits.

### **GENERALLY**

301 NOTICE TO CA: Provide 3 days notice of the following operations, to give CA the opportunity of being present:  
Each site maintenance visit.

302 REINSTATEMENT: Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work, to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.

303 CONTROL OF MAMMALIAN PESTS: Employ only approved firms and methods.

304 WATERING GENERALLY:

- Obtain CA's approval before using a supply other than potable mains water.
- Ensure the full depth of topsoil is thoroughly wetted.
- Use a fine rose or low pressure hose where appropriate to avoid damaging or loosening plants.
- Where necessary, loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

305 WATERING: Water as necessary to ensure the continued thriving of all planting.

306 DISPOSAL OF ARISING GENERALLY: unless specified otherwise, dispose of arisings from all specified operations by carting off site.

- 307 CHIPPING OR SHREDDING ON SITE of materials arising from the work will not be permitted.
- 308 LITTER COLLECTION: Collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris.
- 309 PROTECT EXISTING GRASS during maintenance operations by laying boards or tarpaulins. Do not place excavated material directly on to grass.
- 310 CLEANLINESS: Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.

## **GRASSED AREAS**

- 311 MAINTENANCE OF GRASSED AREAS: Carry out operations in the following clauses as necessary in order to:
- Maintain grass height within the specified range.
  - Maintain ornamental turf and lawns reasonably free from moss, thatch, weeds, frost heave, worm and mole casts, and with neat well defined edges.
  - Ensure that soil and grass does not become compacted or waterlogged.
  - Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scorch or wilt.
  - Repair grassed areas damaged by trampling, abrasion or scalping during mowing.
  - Remove litter and fallen leaves regularly to maintain a neat appearance.
  - Maintain turf in a manner appropriate to the intended use
  - Indication of number of grass cuts in each month: March-2 cuts, April-1/ 2 cuts, May-2 cuts, June-3/4 cuts, July-3/4 cuts, August-3/4 cuts, Sept-2 cuts , Oct-1/2 cuts, Nov-1 cut, Dec-0 cuts, Jan-0 cuts, Feb-0 cuts.
- 312 ESTABLISHMENT OF GRASSED AREAS – WATERING: Water in accordance with clause 105
- 313 GRASS CUTTING GENERALLY:
- Remove litter, rubbish and debris from grassed areas before mowing.
  - Cut to a neat even finish, without rutting or compaction of the surface, especially when ground conditions are soft.
  - Leave edges neat and well defined.
  - Neatly trim all grass edges round the base of lighting columns, manholes, and the like.
  - Sweep adjoining hard areas clear of arisings and remove.
  - Do not cut during periods of drought, or when ground conditions or grass are wet, without the prior agreement of the CA.
- 314 TREE STEMS: Do not allow mowing machinery closer than 100 mm to any tree stem. Avoid damage to tree stems by nylon filament rotary cutters or other mechanical tools.
- 315 GRASS CUTTING MACHINES must be appropriate to the grass cutting operation required, taking due regard to grass type, mowing specification, ground contour and condition. Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.
- 316 LEAF REMOVAL: Remove fallen leaves by hand from all grassed areas.
- 317 MOWING LAWNS: Maintain height of grass between 25mm and 40mm. Cut when necessary using appropriate mower and remove arisings.
- 318 ROLLING: Roll with self propelled or gang roller to consolidate turf and reduce frost heave.
- 319 SPIKING: Spike with tractor drawn or self propelled spiker to aerate the soil to a depth of 300mm.
- 320 RE-FORMING GRASS EDGES:

- Re-form edges abutting paths, borders, manhole covers and the like with a suitable edging tool, to clean straight lines or smooth flowing curves. Form a clean edge, sloping slightly back from vertical.
  - Draw back soil from edges to permit the use of edging shears and remove arisings.
- 321 SPOT WEEDKILLING: Walk through grass areas with a suitable portable applicator and spot treat weeds with a suitable herbicide.
- 322 FERTILIZER – SPRING APPLICATION: Apply spring turf fertilizer at manufacturer rates.
- 323 FERTILIZER – AUTUMN APPLICATION: Apply autumn turf fertilizer at manufacturer rates.
- 324 REINSTATEMENT OF LAWNS: Reinstate worn areas as follows:
- Remove the damaged turf cultivate to a fine tilth and:
  - Returf using turf of a quality and appearance to match existing, or:
  - Provide protection and watering to promote successful germination and/or establishment.

### **SHRUBS/TREES/HEDGES**

- 325 ESTABLISHMENT OF NEW PLANTING: During the initial establishment of newly planted trees and shrubs, carry out maintenance of the planted areas as follows:
- Keep planting beds clear of weeds, by herbicide application and hand weeding Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.
  - Spray crown of trees when in leaf during warm weather. Carry out in the evening.
- 326 ESTABLISHMENT OF NEW PLANTING – FERTILIZER: In March or April, evenly spread granular compound fertilizer (15:15:15) at manufacturer's rates carefully incorporating below mulch materials:
- 327 TREE STAKES AND TIES: Inspect all staked trees, and carry out the following:
- Check stakes for looseness, breaks and decay and replace as necessary to original specification. If a tree with a defective stake has grown sufficiently to become self-supporting, inform CA and, if instructed, remove stake(s) and fill the hole(s) with lightly compacted soil.
  - Adjust, reaffix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
  - Where stakes are longer than half the height of the clear stem of the tree, cut the stake to this height in spring and retie to tree firmly but not tightly with a single tie.
  - Remove redundant tapes, tags, ties, labels and other encumbrances.
  - Remove stakes and ties after 2 growing seasons
- 329 REFIRMING: Ensure that trees and shrubs remain firmly bedded after strong winds, frost heave and other disturbances. Refirm by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and refirmed.
- 330 PRUNING GENERALLY:
- Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice.
  - Thin, trim and shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
  - Use clean sharp secateurs, hand saws or other tools approved by the CA. Trim off ragged edges of bark or wood with a sharp knife.
  - Remove branches without damaging or tearing the stem.
  - Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.

- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
  - Notify the CA of any disease or fungus. Do not apply growth retardants, fungicide or sealant unless instructed by the CA.
- 331     **FORMATIVE PRUNING OF YOUNG TREES:**
- Do not prune whips or feathered trees.
  - Do not prune during the late winter/early spring sap flow period, unless specified otherwise.
  - Crown prune young trees up to 4 m high by removing dead branches and reducing selected side branches by one third to preserve a well balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
  - Extensive pruning of young trees and any surgery to larger trees must be carried out by a member of the Arboricultural Association or a specialist approved by the CA.
- 332     **PRUNING ORNAMENTAL SHRUBS:**
- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
  - Remove all suckers by cutting back level with the source stem or root.
- 333     **PRUNING FLOWERING SPECIES of shrubs and roses:** Unless otherwise specified or instructed, prune:
- Winter flowering shrubs in spring.
  - Shrubs flowering between March and July immediately after the flowering period.
  - Shrubs flowering between July and October back to old wood in winter.
  - Rose bushes in early spring to encourage basal growths and a balanced, compact habit.
- 335     **REMOVAL OF DEAD PLANT MATERIAL:** At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- 336     **REMOVE DEAD PLANTS** as soon as possible, and replace in the next scheduled round of replacement planting.
- 337     **REINSTATEMENT OF SHRUB/HERBACEOUS AREAS:**
- Remove dead and damaged plants as identified by the CA
  - Carefully move any mulch/matting materials to one side and dig over the soil, leaving it fit for replanting. Take care not to disturb roots of adjacent plants.
  - Replace plants, using pits and plants to the original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
  - Agree details of replacement plants with CA before ordering.
- 338     **WEED CONTROL GENERALLY:**
- Remove and/or prevent plant growth that is not required in the landscape to achieve the objectives of the landscape management strategy.
  - Ensure that the methods used cause the minimum of damage to adjacent plants, trees or grass.
- 339     **HAND WEEDING:** Remove all weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to trees, plants, mulched surfaces and bulbs and leaving the area in a neat, raked, clean condition.
- 340     **TREE AND PLANT STEMS:** Do not allow nylon filament rotary cutters or other mechanical tools closer than 100 mm to the stem of any tree or plant. Complete operations close to stems using hand tools.
- 341     **WEED CONTROL WITH WINTER HERBICIDE:**
- Apply a suitable residual soil acting herbicide.
  - Re-apply as necessary to maintain required level of weed control.
  - Allow the recommended period before clearing arisings.
  - Unless otherwise agreed with the CA, complete before 31 March.

- 342 WEED CONTROL WITH SUMMER HERBICIDE:
- Apply a suitable foliar acting herbicide.
  - Re-apply as necessary to maintain required level of weed control.
  - Allow the recommended period before clearing arisings.
- 343 SOIL AERATION: Prick up trodden or otherwise compacted soil surfaces within planting beds to aerate the soil of root areas. Do not damage plants and their roots.
- 344 SOIL LEVEL ADJUSTMENT: Reduce the level of the soil/mulch at the edges of beds to 50 mm below the adjacent grass or hard surface. Spread arisings evenly over the bed.
- 345 MAINTENANCE OF MULCH:
- Top up with ornamental grade bark mulch to thickness of 75 mm.
  - Sweep up and replace mulch spilling onto adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.
  - Remove weeds growing on or in mulch by hand weeding or herbicide.

#### **HARD LANDSCAPE AREAS/FENCING**

- 900 SNOW CLEARANCE:
- Clear from specified areas pedestrian footpaths and vehicular access.
  - Spread rock salt over specified areas at a rate of 50 g/sq m
- 910 HARD SURFACES:
- Apply suitable foliar acting or residual herbicide. Allow recommended period before clearing arisings.
  - Sweep hard surfaces to keep free of litter, leaves and other debris.
  - Remove mud, silt and debris from surface gutters and channels in hard surfaces and empty drainage gullies.
  - Rake gravel areas to remove litter, leaves and other debris and to reduce potential for weed growth. Leave gravel level.

# **Landscape Management Strategy**

## **Dale Road, Buxton**

### **1.0 INTRODUCTION**

- 1.1 The following report is intended to satisfy Planning Approval Conditions relating to long-term landscape management.
- 1.2 This report should be read in conjunction with landscape drawings prepared by Outer Space Design.

### **2.0 LANDSCAPE MANAGEMENT**

- 2.1 The long-term development of the landscape is to follow the management principles as set out below:
- 2.2 Management Principles for Hedge Planting and Individual Trees
  - 2.2.1 To ensure satisfactory establishment and development over time.
  - 2.2.2 To ensure a strong planting structure for the site.
  - 2.2.3 To maintain all plants in a healthy and attractive condition.
  - 2.2.4 To ensure successful establishment and continuity of the design concept.
- 2.3 Management Principles for Ornamental Shrub Planting
  - 2.3.1 To ensure satisfactory establishment and development.
  - 2.3.2 To maintain all plants in a healthy and attractive condition.
  - 2.3.3 To ensure successful establishment and continuity of the design concept.
  - 2.3.4 To maximise particular plant relationships and the overall planting effect.
- 2.4 Management Principles for Short Mown Grass
  - 2.4.1 To ensure satisfactory establishment.
  - 2.4.2 To maintain a healthy and attractive sward.
  - 2.4.3 To demonstrate a sense of care and pride.
- 2.5 These management principles shall be achieved through a number of maintenance operations implemented throughout the year.

### **3.0 MAINTENANCE OPERATIONS**

- 3.1 Maintenance operations shall be carried out in accordance with the following:
- 3.2 Maintenance Operations for Hedge Planting: During Establishment Period (5 Years after planting)
  - 3.2.1 New hedge is to have a 1m weed free strip sprayed out using an approved herbicide. Spraying is to be carried out each spring and repeated if unsuccessful or if new weed growth appears. Additional sprays are to be implemented on written instruction from the Contract Administrator.
  - 3.2.2 Plants will be firmed regularly especially following severe weather conditions.
  - 3.2.3 A granular compound fertiliser (15:15:15) shall be applied each spring.
  - 3.2.4 Watering is to be carried out as necessary to ensure establishment and healthy growth.

- 3.2.5 All dead, dying or diseased specimens shall be removed and replaced by the end of the defects liability period.
- 3.2.6 Pests and diseases shall be controlled as necessary.
- 3.2.7 Mulch shall be topped up annually to ensure a minimum depth of 50mm.
- 3.3 Maintenance Operations for Hedge Planting: Following Establishment Period (5 Years after planting).
  - 3.3.1 The hedge shall be maintained in a weed free condition through a combination of hand weeding and herbicide applications.
  - 3.3.2 Mulch shall be topped up annually to ensure a minimum depth of 50mm.
  - 3.3.3 Any dead, dying or diseased specimens shall be removed and replaced if the loss is to the detriment of the visual or physical qualities of the hedge.
  - 3.3.4 The hedge shall be maintained at the desired height and width by once annual clipping during spring. Any additional clipping is to be carried out upon written instruction from the Contract Administrator. The hedge shall be prevented from encroachment on to footpaths and car park bays and the required highway visibility splays shall be kept clear at all times.
- 3.4 Maintenance Operations for Individual Trees: During Establishment Period (5 years after planting)
  - 3.4.1 Each tree in grass is to have a 1m weed free ring maintained around its trunk. This is to be achieved via hand weeding operations.
  - 3.4.2 At every maintenance visit, each tree is to be checked for firmness and any required adjustments made to the supporting stakes and ties. Stakes and ties are to be removed at the end of the establishment period.
  - 3.4.3 A granular compound fertiliser (15:15:15) shall be applied each spring.
  - 3.4.4 Watering is to be carried out as necessary to ensure establishment and healthy growth.
  - 3.4.5 All dead, dying, diseased and crossing wood including suckers is to be removed from each tree at the end of the growing season.
  - 3.4.6 All pests and diseases shall be controlled as necessary.
  - 3.4.7 All dead, dying or diseased specimens shall be removed and replaced by the end of the defects liability period.
- 3.5 Maintenance Operations for Individual Trees: Following Establishment Period (5 years after planting)
  - 3.5.1 Carry out formative pruning and removal of suckers once annually to produce a well-balanced crown typical of the species.
  - 3.5.2 Pests and diseases shall be controlled as necessary.
  - 3.5.3 Any dead, dying or diseased specimens shall be removed and replaced if the loss is to the detriment of the visual or physical qualities of the scheme.
- 3.6 Maintenance Operations for Ornamental Shrub Planting: During Establishment Period (5 years after planting)
  - 3.6.1 Mulched areas shall be topped up annually to ensure a minimum depth of 50mm.
  - 3.6.2 All shrub areas shall be kept weed free through a combination of hand weeding and herbicide applications.
  - 3.6.3 A granular compound fertiliser (15:15:15) shall be applied each spring.
  - 3.6.4 All plants shall be checked for firmness and re-firmed at each maintenance visit.
  - 3.6.5 Watering shall be carried out as necessary to ensure healthy growth.
  - 3.6.6 Three stages of pruning per annum should be allowed
    - i) Winter flowering shrubs are to be pruned in March – April prior to new growth.
    - ii) March – July flowering shrubs are to be pruned after flowering.
    - iii) Autumn flowering shrubs are to be pruned in March – April prior to new growth.
  - 3.6.7 All dead, dying or diseases wood is to be pruned out at the end of the growing

- season.
- 3.6.8 All pests and diseases shall be controlled as necessary.
- 3.6.9 All dead, dying or diseased specimens shall be removed and replaced by the end of the defects liability period.
- 3.7 Maintenance Operations for Ornamental Shrub Planting: Following Establishment Period  
Period (5 years after planting)
  - 3.7.1 Mulched areas shall be topped up annually to ensure a minimum depth of 50mm.
  - 3.7.2 All shrub areas shall be kept weed free through a combination of hand weeding and herbicide applications.
  - 3.7.3 Three stages of pruning per annum should be allowed
    - iv) Winter flowering shrubs are to be pruned in March – April prior to new growth.
    - v) March – July flowering shrubs are to be pruned after flowering.
    - vi) Autumn flowering shrubs are to be pruned in March – April prior to new growth.
  - 3.7.4 All dead, dying or diseased wood is to be pruned out at the end of the growing season.
  - 3.7.5 All pests and diseases shall be controlled as necessary.
- 3.8 Maintenance Operations for Close Mown Grass: During Establishment  
Period (5 years after planting)
  - 3.8.1 Maintenance tasks to ensure the initial establishment of a grass sward will be part of the implementation contract.
- 3.9 Maintenance Operations for Close Mown Grass: Following Establishment Period  
Period (5 years after planting)
  - 3.9.1 Using a rotary mower maintain the grass sward at a height of between 30-60mm throughout the year.
  - 3.9.2 Trim all edges around obstacles at each mow.
  - 3.9.3 Trim all edges to shrub beds on every other visit after mowing.
  - 3.9.4 Apply a selective herbicide to control broad leaf weeds as directed by the Contract Administrator.
  - 3.9.5 Water as necessary to maintain a healthy sward.
  - 3.9.6 Apply a suitable grass fertiliser in March and September.
  - 3.9.7 Reinstate damaged, worn or failed areas annually.
  - 3.9.8 Edge all grass areas with a half moon cutter once annually.
  - 3.9.9 Spike once annually at the end of the growing season to aerate the root zone.
  - 3.9.10 Remove all fallen leaves from grass and paved areas during autumn.
- 3.10 The maintenance programme for Nairn Street shall be based on 12 visits per annum with the frequency increasing during the spring and summer months and decreasing during autumn and winter. The Contract Administrator may instruct additional visits.

#### **4.0 LONG-TERM LANDSCAPE MANAGEMENT**

- 4.1 To ensure that the original design concept is maintained it will be necessary in the long term to rejuvenate and/or renew ornamental shrub areas. This process should begin at around 10 years after planting and should continue at 5 year intervals there after.
- 4.2 Such long-term management is likely to require the removal and replacement of large areas of over-mature shrubs, thinning of over crowded planting and the hard pruning of some species.
- 4.3 The time scale as to when planting will need to be replaced is dependent on the plant species and the level of ongoing maintenance.

