

SPECIFICATION FOR SOFT LANDSCAPE WORKS, MAYFLOWER WAY, ANGMERING

1 PRELIMINARIES

- 1.1 All materials and workmanship must comply with the relevant British Standards and recognised Codes of Practice for the landscape industry.
- 1.2 The contractor will be deemed to have visited the site and to have carried out any investigations necessary on all conditions affecting the work, as no claim on the grounds of lack of knowledge will be entertained.
- 1.3 Before commencing the works the contractor will inform the Landscape Architect of his timetable of operations, and shall continue to contact them to inform of variations.
- 1.4 The contractor will be held responsible for any damage to trees, shrubs or hedges caused by his negligence. In the case of minor superficial damage, the contractor shall arrange for any necessary surgery to be carried out by an approved tree surgeon. Should damage to any tree, shrub or hedge result in its death or serious disfigurement it shall be removed and replaced as the Landscape Architect may direct, to give the same density of cover as previously. All costs at contractors own expense.
- 1.5 The contractor shall protect all pipes, ducts, sewers, service mains etc, and make good at his own expense any damage caused by carrying out the works. Notwithstanding information which the Landscape Architect may make available to the contractor regarding the position of the existing services, it shall be the responsibility of the contractor to satisfy himself as to their accurate location and condition.
- 1.6 The contractor must take adequate precautions to ensure protection of streams and waterways from pollution caused by carrying out the works.
- 1.7 The contractor shall take all necessary measure to protect the works until handed over on completion.

2 SPECIFICATION

2.1 GENERAL CLAUSES

- 2.1.1 All plants supplied by the contractor shall be obtained from a reputable nursery, and shall be from approved suppliers of native stock where specified. Before stock is purchased the Landscape Architect reserves the right to inspect the nursery or to approve samples. All material supplied will be similar in size and quality to the approved samples and in accordance with the relevant parts of BS 3936:Nursery stock specification for trees and shrubs
- 2.1.2. All plants shall be true to name as specified, i.e. variegated, laciniated varieties etc. Any variations or substitutions, unless agreed to in writing by the Landscape Architect must be replaced at the contractors own expense. However, the submission of a tender shall imply that the contractor is able to obtain all the materials specified in the contract documents.
- 2.1.3. The contractor is to ensure that all plant material is to be handled in accordance with the Plant Handling Code, from collection at the nursery to planting on site. All work is to be carried out in accordance with BS 4428: 1989 Code of Practice for General Landscape Operations, and trees are to be handled as specified in BS 5845: Trees from Nursery to Independence in the Landscape.
- 2.1.4. All areas to be grassed or planted will be roughly graded and topsoiled by the main contractor, with a minimum depth of soil of 600mm-1000mm to trees and 450mm for shrubs. Subsoil shall comply with BS8601:Specification for subsoil. Topsoil shall be supplied and handled in accordance with BS 3882:2007
- 2.1.5 The main contractor will also carry out ripping of subsoil to relieve compaction and allow free drainage. The existing ground levels within an area up to 3m beyond the branch spread of existing trees shall not be varied. The landscape contractor is to satisfy himself that the soil levels and quality are adequate before work commences.
- 2.1.6 Attention must be paid to watering, particularly to containerised material before, during and after planting and to grassed areas, notwithstanding any restrictions by the Statutory Authorities on the use of water for plants which may prevail at the time.

2.2 SEEDED AREAS

- 2.2.1 Existing topsoil shall be scraped from the areas to be seeded. The areas will then be rotavated to a depth of 100mm, cross harrowed with a chain harrow to produce a fine tilth and consolidated lightly with a cambridge roller and all stones removed from the surface.
- 2.2.2 No fertiliser or weedkiller is to be used on the wild flora lawn.
- 2.2.2 Unless otherwise stated, finished levels of grassed areas shall be 50mm above adjoining paving or kerb levels, 150mm below the damp proof course of adjoining buildings and married in with previous soil levels adjoining existing trees and shrubs. Levels shall be arranged to give gentle falls for drainage and any hollows developing after completion of cultivation shall be made good. The finished surface shall have a smooth and even fall.
- 2.2.3 The specified grass seed shall be applied in accordance with the manufacturers instructions and when weather and soil conditions are suitable
- 2.2.4 The contractor is to carry out the first cut of seeded areas, not allowing for any future maintenance which may be agreed.
- 2.2.5 The contractor shall make good, at his own expense, all areas of grass which fail to establish, other than where failure is due to vandalism, and for making good depressions and sinkages which appear in the first twelve months.

2.3 TURFED AREAS

- 2.3.1 All topsoil areas including undisturbed ground to be grassed shall be cleared of weeds and rubbish then rotavated to a depth of 100mm, cross harrowed with a chain harrow to produce a fine tilth and consolidated lightly with a cambridge roller and all stones removed from the surface.
- 2.3.2 Unless otherwise stated, finished levels of grassed areas shall be 50mm above adjoining paving or kerb levels, 150mm below the damp proof course of adjoining buildings and married in with previous soil levels adjoining existing trees and shrubs. Levels shall be arranged to give gentle falls for drainage and any hollows developing after completion of cultivation shall be made good. The finished surface shall have a smooth and even fall.
- 2.3.3 The contractor shall supply and spread a pre-germination fertiliser at the manufacturers recommended rate and method. The Landscape Contractor reserves the right to inspect and approve cultivations before turfing is carried out, and the contractor is to supply a certificate of analysis if required.
- 2.3.4 If necessary, an approved herbicide shall be applied to the topsoiled areas in accordance with the manufacturers instructions.
- 2.3.5 The contractor shall supply turf in accordance with BS 3969.

- 2.3.6 Turves from the stack should be wheeled to turf layers on planks laid closely side by side. Adequate planks should be provided to support workmen and barrows and provide access. Turves should be laid on the prepared soil bed and firmed into position in consecutive rows with broken joints closely butted and to the correct levels. The turves should be laid off planks working over previously laid turf. Where necessary the turves should be lightly and evenly firmed with wooden beaters. A dressing of fine sandy soil should be applied and brushed into the joints. Any inequalities in finished levels due to variations in turf thickness or uneven consolidation of soil should be adjusted by raking and packing fine soil under the turf. A roller should not be used. Turf edges and margins should be laid with whole turves. The Landscape Architect reserves the right to suspend turving operations when weather conditions are considered unsuitable. If shrinkage occurs, fine sandy topsoil shall be brushed in the joints and well watered.
- 2.3.7 Banks exceeding 30 degree slope; lay turves diagonally or horizontally and secure with pointed softwood pegs, 25mm square and 200mm long. Remove pegs when turf is established.
- 2.3.8 All necessary watering is to be carried out with oscillating sprays or sprinklers to avoid washing soil from joints.
- 2.3.9 The contractor is to carry out the first cut of turfed areas, not allowing for any future maintenance which may be agreed.
- 2.3.10 The contractor shall make good, at his own expense, all areas of grass which fail to establish, other than where failure is due to vandalism, and for making good depressions and sinkages which appear in the first twelve months.
- 2.3.11 Levels shall be arranged to give gentle falls for drainage and any hollows developing after completion of cultivation shall be made good. The finished surface shall have a smooth and even fall

2.5 PLANTING GENERALLY

- 2.5.1 Planting areas shall be pegged out in accordance with the planting plans, using figured dimensions if given, or otherwise scaled dimensions.
- 2.5.2 Where the shrub beds are weedy, the beds will be hand weeded and rubbish removed.
- 2.5.3 On newly topsoiled areas or undisturbed ground, beds shall be dug by hand or cultivated by machine to a depth of 300mm. Break down all lumps, fork and rake, collect and remove from site all weeds and debris to a cambered surface 50mm below surrounding levels. Well rotted farmyard manure or other approved organic and peat free material shall be spread at a rate of 1m³ per 20m² and thoroughly incorporated.

- 2.5.4 Any additional topsoil required for making up levels and backfilling shall be free from weeds, roots and stones over 50mm diameter, and shall conform to BS 3882.
- 2.5.5 Planting shall be carried out in the correct season and weather conditions as BS 4428, 8.2. The Landscape Architect reserves the right to suspend planting when the ground is frozen or waterlogged.
- 2.5.6 If specified the contractor shall supply and erect a 1.2m high cleft chestnut pale fence to BS 1722 part 4, to all exposed edges of shrub planting as indicated on the planting plans.

2.6 TREES

- 2.6.1 Timber stakes shall be set out on site according to the plan and approved by the agent to avoid damage to drainage and service runs. The Landscape Architect also reserves the right to adjust the exact position of the trees.
- 2.6.2 Tree pits shall be 1000mm x 1000mm square and minimum 800mm deep. The bottom of the pits shall be broken up to 150mm deep and backfilled with 50% of suitable peat free compost and 50% site topsoil. Planting shall be in accordance with BS 4428, 7:6 and 7.7. and BS 8545.
- 2.6.3 Selected standard trees, shall have one stake 600mm below ground level and 1.2m above ground level and heavy standard trees and Advanced Nursery Stock shall have two stakes, 1.8m above ground level and 600mm below ground.
- 2.6.4 The contractor shall apply 100mg of Enmag around the base of each tree, immediately after planting.
- 2.6.5 Where trees are planted in grass they are to have an area of 1m diameter around the base free of grass and weeds, and mulched as the shrub bed specification.

2.7 SHRUBS

- 2.7.1 Shrubs shall be set out in accordance with the planting drawing at uniform densities, and planted as detailed in BS 4428, 8.5.1.
- 2.7.2 Climbing plants shall be planted in pits 600x600x450mm deep and backfilled with topsoil. Self-clinging climbers should have the supporting cane removed. Climbers requiring support should have the cane retained or have shoots fanned out and tie to supports or wires with soft rot proof twine.
- 2.7.3 Herbaceous plants shall be set out in accordance with the planting plan, and planted with a hand trowel, carefully firming the roots.
- 2.7.4 The contractor is to apply 25gm of Enmag around the base of each plant immediately after planting.

- 2.7.5 Shrub beds are to be covered with a minimum of 75mm mulch immediately after fertilising. Soil to be covered must be moist and if not, should be thoroughly saturated with water before mulching. The bark must have been stacked for an appropriate period to allow toxic tanins to break down. The mulch must not contain wood strips or peelings and must be of a uniform colour. A sample must be submitted for the approval of the Landscape Architect if requested, prior to delivery on site.

3 COMPLETION AND MAINTENANCE

- 3.1 The contractor shall be responsible for maintaining all trees and shrub beds, including carrying out any necessary watering, until such time as the site is accepted as complete by the Landscape Architect.
- 3.2 The landscaping will not be accepted as complete if for any of the following reasons the work is not up to standard;
- i) if the grass is uneven or in poor condition or if the planting is not satisfactorily complete,
 - ii) if the grass or planted areas are damaged by failure to carry out maintenance operations,
 - iii) if any sinkage below finished level has occurred,
 - iv) if the area has not been cleared of stones, weeds or rubbish,
 - v) if the sward or planted areas do not comply with the specification or drawings.
- 3.3 The contractor shall continue to maintain the landscaped areas until the defects have been rectified. Once defects have been corrected the site will be accepted for Practical Completion.
- 3.4 The contractor will be responsible for maintaining the site for twelve months after Practical Completion.
- 3.5 At the end of the twelve months Defects Period, the contractor shall be responsible for replacing all trees, shrubs or other plants which are not in a thriving condition due to the effects of weather, including late frost, lack of water or any cause other than vandalism. Losses will be judged on whether the plants are actively growing during late summer when a check will be made. The entire cost of replacement, other than losses caused by vandalism, shall be at the contractors expense.

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