



SEAWARD PROPERTIES LTD

LAND OFF CANAL MEWS BARNHAM, WEST SUSSEX

Hard and Soft Landscape Specification

Planning Issue

Prepared by	GL
Checked by	KM
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Revision	00

1.0 SECTION A PRELIMINARIES

A10 Project Particulars

110 *The Project*

- Name: Land Off Canal Mews
- Nature: Hard and Soft Landscape Works
- Location: Canal Mews, Barnham, West Sussex
- Timescale for completion of the 'Construction Work': To be advised

120 *Client*

- Name: Seaward Properties Ltd
- Address: Metro House, Northgate, Chichester PO19 1BE
- Contact: David West - Development Director

140 *Landscape Architect*

- Name: Lizard Landscape Design & Ecology
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A13 Description of the Work

120 The Work

- The Work Consists of the following elements of works:

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125 Drawings and Documents

The Hard and Soft Landscape Scheme Package includes the following drawings and documents:

LLD2201-LAN-DWG-100 Hard and Soft Landscape General Arrangement;

LLD2201-LAN-DWG-200 Infrastructure Planting;

LLD2201-LAN-DWG-201 Ornamental Planting;

LLD2201-LAN-SCH-001 Detailed Planting Schedule and Specification.

A33 Quality Standards / Control

Accuracy / Setting Out Generally:

320 **Setting Out**

- General: Submit details of methods and equipment to be used in setting out the Works.
- Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
- Inform: When complete and before commencing construction.

330 **Appearance and Fit**

- Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - Submit proposals; or
 - Arrange for inspection of appearance of relevant aspects of partially finished work.
- General tolerances (maximum): To *BS 5606:1990 'Guide to Accuracy in Building'*, tables 1 and 2.

340 **Critical Dimensions**

- Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.
- Location: Detailed on drawings.

360 **Record Drawings**

- Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the contract and hand over on completion.

Supervision / Inspection / Defective Work:

525 **Access**

- Extent: Provide at all reasonable times access to the Works and to other places of the Contractor or subcontractors where work is being prepared for the Contract.
- Designate: Project Manager.

540 **Defects in Existing Work**

- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
 - Hinder access to defective products or work; or
 - Be rendered abortive by remedial work.

560 **Tests and Inspections**

- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
- Records: Submit a copy of test certificates and retain copies on site.

610 Defective Products / Executions

- **Proposals:** Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- **Acceptability:** Such proposals may be unacceptable and contrary instructions may be issued.

Work at or After Completion:**710 Work Before Completion**

- **General:** Make good all damage consequent upon the Works.
- **Temporary markings, coverings and protective wrappings:** Remove unless otherwise instructed.
- **Cleaning:** Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- **Cleaning materials and methods:** As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- **COSHH dated data sheets:** Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
- **Minor faults:** Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- **Moving parts of new work:** Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 Security at Completion

- **General:** Leave the Works secure with, where appropriate, all accesses closed and locked.
- **Keys:** Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

730 Making Good Defects

- **Remedial work:** Arrange access with Project Manager.
- **Rectification:** Give reasonable notice for access to the various parts of the Works.
- **Completion:** Notify when remedial works have been completed.

A34 Security / Safety / Protection**150 Security**

- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
- Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

170 Occupied Premises

- Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
- Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorized in advance.

Protect Against the Following:**330 Noise Control**

- Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
- Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Restrictions: Do not use radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 Pollution

- Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.
- Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

345 Fuel, Lubricants and Hydraulic Fluids**Restrictions:**

- Storing, handling and refuelling: On hard standing or other approved areas. Keep away from watercourses, drains, soil, planting and grassed areas.
- Vehicles and equipment: Ensure there is no leakage or spillage. If spillage occurs, inform immediately and take appropriate emergency action.

350 Pesticides

- Use: Only where specified or approved, and then only suitable products listed on www.pesticides.gov.uk.
- Containers: Comply with manufacturer's disposal recommendations. Remove from site immediately empty or no longer required;
- Competence: Operatives must hold a BASIS Certificate of Competence, or work under supervision of a Certificate holder.

360 Nuisance

- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes;
- Surface water: Prevent hazardous build up on site, in excavations and to surrounding areas and roads.

390 Smoking on site

- Smoking on site: Not permitted.

400 Burning on site

- Burning on site: Not permitted.

415 Surface Water

- Duty: Prevent hazardous build up including temporary conveyance and disposal from existing structures and the site during the course of the Works.

410 Moisture

- Wetness or dampness: Prevent, where this may cause damage to the works.
- Drying out: Control humidity and the application of heat to prevent:
 - Blistering and failure of adhesion.
 - Damage due to trapped moisture.
 - Excessive movement.

430 Waste

- Includes: Rubbish, debris, spoil, containers and surplus material.
- General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
- Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

450 Laser Equipment

- Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.
- Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.
- Class 3A and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.

470 Invasive Species

- General: Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or Works economically, environmentally or ecologically.
- Duty: Report immediately any suspected invasive species discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe eradication or removal.

Protect the Following:**510 Existing Services**

- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
- Before starting work: Check and mark positions of mains / services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
- Work adjacent to services:
 - Comply with service authorities / statutory undertakers recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities / statutory undertakers or other owners.
- Identifying services:
 - Below ground with signboards, giving type and depth, and overhead with headroom markers.
 - If disturbed during site operations replace marker tapes or protective covers to service authority's / statutory undertakers recommendations.
- Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority / statutory undertakers or other owner as appropriate.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
 - Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

530 Existing Topsoil / Subsoil

- Duty: Prevent over compaction of existing topsoil and subsoil in those areas, which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
- Protection: Before starting work submit proposals for protective measures.

531 **Protection and Retention of Existing Vegetation**

- The Contractor shall exercise extreme care when performing operations beneath the canopy of existing mature trees and vegetation and within the specified Root Protection Areas designated for protection and avoid at all times damage to the roots, trunk and branches.
- All excavations, cultivation and grading beneath the canopy of existing mature trees; 1.0 m outside the canopy and within the Root Protection Areas (as calculated in accordance with *BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'*) of the trees and vegetation shall be carried out using hand tools, taking care not to damage or disturb any existing tree roots.
- All trees to be retained on site shall be protected with fencing erected around the area of mature vegetation in accordance with *BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'*. The fencing shall be installed, protected and maintained during the main works by the Contractor who shall be responsible for protecting any area beneath the canopy of the existing trees; and 1.0 metres outside the canopy and within Root Protection Areas.
- The fencing is to be erected prior to the commencement of all works on site and retained in place throughout construction. The fencing is to comprise of a minimum 2.0 m high scaffolding framework, with uprights at maximum 3.0m spacing's, braced to the ground with 45 degree supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'Tree Protection Zone – Keep Out' or similar notices to be attached to every fifth panel.
- Fencing to be fixed to fences, walls, knee rails where possible to provide a complete protected area.
- Day-Glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the fencing to ensure that the fencing is clearly visible during the works. Fencing shall be used to enclose the full canopy spread of any tree; 1.0m outside the canopy of the trees with 1.5m on either side of any hedge, and to the edge of tree Root Protection Areas.
- All such fencing shall be maintained for the full contract period. All necessary excavations, earthworks and cultivation beneath the canopy spread of any existing tree; shrub or hedge shall be undertaken by hand. Repositioning of the protective fencing during the course of the contract as the contract works progress shall need to be agreed on site with the Landscape Architect.
- At the end of the contract period the Contractor shall remove protective fencing from site. All retained vegetation shall be healthy and thriving at the handover date;
- Within the protected area the following activities must not take place.
 - No vehicles are to be used in the fenced off areas.
 - No materials are to be stockpiled or stored.
 - No chemicals are to be stored.
 - No excavation or increase in the soil level shall occur.
 - No fires shall be lit on site.

532 Removal of Existing Vegetation

- All tree work and removal shall be carried out in accordance with *BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'* and *BS 3998: 2010; 'Tree Work – Recommendations'*. Trees designated for removal and felling shall be marked on site with white paint. Prior to the removal and felling of trees, the required work and tree positions shall be agreed on site with the Landscape Architect. Trees shall be felled prior to the erection of the tree protective fencing. Care should be taken to avoid damage to trees, which are designated to be retained.
- Stumps shall be removed and cut away so that the top of the stump shall be at least 450 mm below the final topsoil level in order that the site can be levelled and grassed over. Stumps are to be treated with an approved herbicide to be agreed with the Landscape Architect. Where the depth is greater than 450 mm the areas backfill areas with topsoil to the required level.

533 Tree Surgery

- Any significant defects found in the trees during the course of the scheduled work shall be reported to the Landscape Architect. All work shall be undertaken by an approved and qualified Tree Surgeon in accordance with *BS 3998: 2010; 'Tree Work – Recommendations'*.
- Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections. All arising's shall be transported and disposed of away from site to the Contractor's tip.

540 Retained Trees / Shrubs / Grassed Areas

- Protection: Prevent damage and preserve, except those not required;
- Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

550 Retained Trees

- Protected area: Unless agreed otherwise do not:
 - Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk, and within the specified Root Protection Areas.
 - Sever roots exceeding 25 mm in diameter. If unintentionally, severed give notice and seek advice.
 - Change level of ground within an area 3.0 m beyond branch spread.

555 Wildlife Species and Habitats

- Protected habitats and species: Upon discovery immediately advise. Do not proceed until instruction is received.
- Education: Ensure employees and visitors to the site receive suitable instruction and awareness training.

560 Existing Features

- Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
- Protect: Existing trees, existing hedges, and existing fence lines.

570 Existing Work

- Protection: Prevent damage to existing work, structure or other property during the course of the work.
- Removal: Minimum amount necessary.
- Replacement Work: To match existing.

620 Adjoining Property

- Precautions: Prevent trespass of work people and take precautions to prevent damage to adjoining property.
- Precautions:
 - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - Pay all charges.
 - Remove and make good on completion or when directed.
- Damage: Bear cost of repairing damage arising from execution of the Works.

A36 Facilities / Temporary Work / Services

110 ***Spoil Heaps, Temporary Works and Services***

- Location: Give notice of intended siting.
- Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

Temporary Works:

330 ***Temporary Protective Fencing to Existing Trees / Vegetation***

- Temporary Protective Fencing: Erect before starting work in accordance with BS 5837: 2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*'.
 - Type of fencing: 'Heras' Welded Wire Mesh Panels.
 - Height of fencing: 2.0 metres minimum height.
- The fencing is to be erected prior to the commencement of all works on site and retained in place throughout construction. The fencing is to comprise of a 2.0m high (minimum) scaffolding framework, with uprights at maximum 3.0m spacings, braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600 mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE – KEEP OUT' or similar notices to be attached to every fifth panel.
- All trees to be retained on site shall be protected with fencing erected around the area of mature vegetation in accordance with BS 5837: 2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*'.
- The fencing is to be positioned to the outside edge of the Tree Root Protection Areas specified. All tree protection to be in accordance with BS 5837:2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*'.
- All such fencing shall be maintained for the full contract period. Repositioning of the protective fencing during the course of the contract as the contract works progress shall need to be agreed with the Landscape Architect.
- Protected area: Locate fencing in accordance with the specified Root Protection Areas.
- Integrity of fencing: Maintain for the duration of the works.
- On the completion of the works: remove fencing and make good disturbed area.

2.0 SECTION C DEMOLITION / ALTERATION / RENOVATION

C20 Demolition

To be read with Preliminaries / General Conditions.

General Requirements

150 Features to be retained

- General: Keep in place and protect the following: Trees noted on drawings; protect in accordance with *BS 5837:20, Trees in relation to design, demolition and construction – Recommendations*.

Services Affected by Deconstruction / Demolition

210 Services Regulations:

- Work carried out to or affecting new and/ or existing services: Carry out in accordance with the byelaws and/ or regulations of the relevant Statutory Authority.

220 Location of Services:

- Services affected by deconstruction/ demolition work: Locate and mark positions. Mains services marking: Arrange with the appropriate authorities for services to be located and marked.
 - Marking standard: In accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities' apparatus'.

270 Services to be Retained:

- Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition. Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.

3.0 SECTION D GROUNDWORK

D20 Excavating and Filling

To be read with Preliminaries / General Conditions.

Generally / The Site

145 Variations in Ground Water Level

- Give notice: If levels encountered are significantly different from levels in the site investigation report or previously measured.

Clearance / Excavating

164 Tree Roots

- Protected area: Do not cut roots within the calculated tree Root Protection Area (RPA) in accordance with *BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- Outside protected area: Give notice of roots exceeding 25 mm and do not cut without approval.
- Excavation in protected area:
 - Method: By hand.
 - Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
- Cutting:
 - Make clean smooth cuts with no ragged edges.
 - Pare cut surfaces smooth with a sharp knife.
- Backfill: Imported topsoil to BS 3882:2015 '*Specification for Topsoil and Requirements for Use*'; Multi-purpose Topsoil.

168 Site Clearance

- Timing: Before topsoil stripping, if any.
- General: Clear site of rubbish, debris and vegetation. Do not compact topsoil.
- Treatment: Apply a suitable non-residual herbicide to areas to receive planting.

170 Removing Small Trees, Shrubs, Hedges and Roots

- Identification: Clearly mark trees to be removed;
- Small trees, shrubs and hedges: Cut down
- Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
- Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group safety leaflets.

180 Chipping and Shredding

- General: Permitted, remove arisings from site.

220 Stripping Topsoil

- General: Before beginning general excavation or filling, strip topsoil from areas where there will be regrading, buildings, pavings / roads and other areas shown on drawings.
- Depth:
 - Remove to an average depth of between 100 mm and 250 mm where possible and keep separate from excavated subsoil.
 - Give notice where the depth of topsoil is difficult to determine.
 - Depth of existing topsoil to be agreed on site with the Landscape Architect prior to topsoil stripping.
- Handling: Handle topsoil for reuse or sale in accordance with clause 225.
- Around trees: Do not remove topsoil from below the spread of trees to be retained.
- Site storage: Keep separate from excavated sub-soil.

221 Treating Topsoil

- Treatment: Apply a suitable translocated non-residual herbicide.
- Timing: Not less than two weeks before excavating topsoil.

225 Handling Topsoil

- Standard: To *BS 3882:2015 'Specification for Topsoil and Requirements of Use'*.
- Aggressive weeds:
 - Species: Included in the Weeds Act, section 2 or the Wildlife and Countryside Act, Schedule 9, part II.
 - Give notice: Obtain instructions before moving topsoil.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other soil or material containing aggressive weeds, sharps, plastics and non-soil forming materials and notifiable animal or plant diseases.
 - Oil, fuel, cement or other substances harmful to plant growth.
 - Other classifications of topsoil.
- Multiple handling: Keep to a minimum. Use topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit as defined by *BS 3882:2015 'Specification for Topsoil and Requirements of Use'*.

240 Adjacent Excavations

- Requirement: Where an excavation encroaches below a line drawn at an angle from the nearest formation level of another higher excavation, the lower excavation, all work within it and backfilling thereto, must be completed before the higher excavation is made.
- Angle of line below horizontal: 45°
- Backfill material: Compacted general filling as clause 626.

250 Permissible Deviations from Formation Levels

- Beneath mass concrete foundations: ±25 mm.
- Beneath ground bearing slabs and r.c. foundations: ±15 mm.
- Embankments and cuttings: ±50 mm.
- Ground abutting external walls: ±50 mm, but such as to ensure that finished level is not less than 150 mm below DPC.

255 Accuracy - Linear Dimensions

- Permissible deviations from linear dimensions generally: ±5 mm.

260 Inspecting Formations

- Give notice: Make advance arrangements for inspection of formations for foundations and pavings.
 - Notice (minimum): 3 days.
- Preparation: Just before inspection remove the last 150 mm of excavation.
- Trim to required profiles and levels, and remove loose material.
- Seal: Within 4 hours of inspection, seal formations with Concrete / Type 1 Granular Fill.

270 Foundations Generally

- Give notice if:
 - A natural bearing formation of undisturbed subsoil is not obtained at the depth shown on the drawings.
 - The formation contains soft or hard spots or highly variable material.

275 Foundation Bearing

- Requirement: Foundations are designed to bear on:
 - Safe bearing capacity (minimum): To civil engineer's design and specification.
- Give notice: If the material at the design depth of the foundation does not comply with this description, or contains soft or hard spots or highly variable material.

280 Trench Fill Foundations

- Excavation: Form trench down to formation in one operation.
- Safety: Prepare formation from ground level.
- Inspection of formations: Give notice 48 hours before commencing excavation.
- Shoring: Where inspection of formation is required, provide localised shoring to suit ground conditions.
- Concrete fill: Place concrete immediately after inspection and no more than four hours after exposing the formation.

290 Foundations in Made Up Ground

- Depth: Excavate down to a natural formation of undisturbed subsoil.
- Discrepancy: Give notice if this is greater or lesser than depth given.

310 Unstable Ground

- Generally: Ensure that the excavation remains stable at all times.
- Give notice: Without delay if any newly excavated faces are too unstable to allow earthwork support to be inserted.
- Take action: If instability is likely to affect adjacent structures or roadways, take appropriate emergency action.

320 Recorded Features

- Recorded foundations, beds, drains, manholes, etc: Break out and seal drain ends.
- Contaminated earth: Remove and disinfect as required by Local Authority.

330 Unrecorded Features

- Give notice: If unrecorded foundations, beds, voids, basements, filling, tanks, pipes, cables, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.

360 Excess Excavation

- Excavation taken wider than required: Backfill with hardcore as Clause 710.
- Excavation taken deeper than required: Backfill: Underground bearing slabs as Clause 710.

370 Underground Structures in Landscape Areas

- Generally: Remove walls, roads, foundations, disused services, drains, manholes and the like to minimum depth.
- Minimum depth below finished levels:
 - Grass, ground cover and perennial planting: 500 mm.
 - Shrub planting: 750 mm.
 - Within 2.0 m of tree planting: 1000 mm.

Disposal of Materials**410 Excavated Topsoil Storage**

- Storage: Stockpile in temporary spoil heaps. Topsoil storage location to be agreed on site with the Landscape Architect.

415 Excavated Topsoil Removal

- General: Remove from site.

420 Topsoil Storage Heaps

- Location: Topsoil heaps to be agreed on site with the Landscape Architect;
- Standard: To BS 3882:2015 '*Specification for Topsoil and Requirements of Use*'.
- Height (maximum): 1.0 m height.
- Width (maximum): to be agreed on site with the Landscape Architect.
- Protection:
 - Do not place any other material on top of storage heaps.
 - Do not allow construction plant to pass over storage heaps.
 - Prevent compaction and contamination.

421 Topsoil Storage Heap Treatment

- Treatment: Apply a suitable herbicide at appropriate times to prevent seeding of weeds.

441 Surplus Subsoil

- Excavated material: Stockpile in temporary storage heaps.
- Retained material: Spread and level surplus subsoil on site.
 - Protected areas: Do not raise soil level within root spread of trees that are to be retained.
- Remaining material: Remove from site.

450 Water

- Generally: Keep all excavations free from water until:
 - Formations are covered.
 - Below ground constructions are completed.
 - Basement structures and retaining walls are able to resist leakage, water pressure and flotation.
- Drainage: Form surfaces of excavations and fill to provide adequate falls.
- Removal of water: Provide temporary drains, sumps and pumping as necessary.

454 Ground Water Level, Spring or Running Water

- Give notice: If it is considered that the excavations are below the water table.
- Springs/ Running water: Give notice immediately if encountered.

457 Pumping

- General: Do not disturb excavated faces or stability of adjacent ground or structures.
- Pumped water: Discharge without flooding the site or adjoining property.
- Sumps: Construct clear of excavations. Fill on completion.
 - Locations: Contractor's choice.

Filling**500 Proposed Fill Materials**

- Details: Submit full details of proposed fill materials to demonstrate compliance with specification, including:
 - Type and source of imported fill.
 - Proposals for processing and reuse of material excavated on site.
 - Test reports as required elsewhere.
- Timing: At least 21 days before starting filling.

510 Hazardous, Aggressive or Unstable Materials

- General: Do not use fill materials which would, either in themselves or in combination with other materials or ground water, give rise to a health hazard, damage to building structures or instability in the filling, including material that is:
 - Frozen or containing ice.
 - Organic.
 - Contaminated or noxious.
 - Susceptible to spontaneous combustion.
 - Likely to erode or decay and cause voids.
 - With excessive moisture content, slurry, mud or from marshes or bogs.
 - Clay of liquid limit exceeding 80 and / or plasticity index exceeding 55.
 - Unacceptable, class U2 as defined in the Highways Agency 'Specification for Highway Works', Clause 601.

512 Limitation of Sulfate Content in Fill Materials

- Test specification to *BS 1377-3:1990 'Methods of test for soils for civil engineering purposes. Chemical and electro-chemical tests'*.
- Refer to *BS EN 13285:2010 'Unbound Mixtures – Specifications'. Volume 1 Specification for Highway Works. '801 General Requirements for Unbound Mixtures', clauses 1, 2 and 3.*
- Sulfate content: Expressed as SO₄
 - Water soluble sulfate (maximum): 1500mg/L in 2:1 water/ soil extract.
- Certificates of test result: Submit.

520 Frost Susceptibility

- General: Except as allowed below, fill must be non-frost-susceptible as defined in Highways Agency 'Specification for Highway Works', clause 801.8.
- Test reports: If the following fill materials are proposed, submit a laboratory report confirming they are non-frost- susceptible:
 - Fine grained soil with a plasticity index less than 20%.
 - Coarse grained soil or crushed granite with more than 10% retained on a 0.063 mm sieve.

- Crushed chalk.
- Crushed limestone fill with average saturation moisture content in excess of 3%.
- Burnt colliery shale.
- Frost-susceptible fill: May only be used: *Where frost heave will not affect structural elements.*
 - At depths below the finished ground surface greater than 300 mm.
 - Within the external walls of buildings below spaces that will be heated. Protect from frost during construction.
 - Where frost heave will not affect structural elements.

525 *Testing of Suitability of Fill Materials before Start of Filling*

- Laboratory: UKAS/ NAMAS accredited laboratory.
- Submit report to: Civil Engineer (two copies).
 - Timing: 21 days before starting filling.
- Samples: Deliver to laboratory as required.
 - Additional requirements: Also deliver 25 kg samples to offices of structural engineer. On request, collect and dispose.
- Tests: As directed.
- Frequency: Submit with tender proposed rate and frequency of testing to demonstrate continuing compliance of imported or reprocessed fill with specified properties.

530 *Placing Fill*

- Surfaces of excavations and areas to be filled: Free from loose soil, topsoil, organic material, rubbish and standing water.
- Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.
- Adjacent structures, membranes and buried services:
 - Do not overload, destabilize or damage.
 - Submit proposals for temporary support necessary to ensure stability during filling.
 - Allow 14 days (minimum) before backfilling against in situ concrete structures.
- Layers: Place so that only one type of material occurs in each layer.
- Earthmoving equipment: Vary route to avoid rutting.

535 *Compaction Generally*

- General: Compact fill not specified to be left loose as soon as possible after placing.
- After compaction: Surface of each layer must be well closed, showing no movement under compaction plant, and without cracks, holes, ridges, loose material and the like.
- Defective areas: Remove and recompose to full thickness of layer using new material.

540 *Benching Infill*

- Adjacent areas: If, during filling the difference in level between adjacent areas of filling exceeds 600 mm, cut into edge of higher filling to form benches 600 mm minimum width and height equivalent to depth of a layer of compacted filling.
- New filling: Spread and compact to ensure maximum continuity with previous filling.

550 Geo-textile Sheet

- Manufacturer: Geo-textile to be 'Terram 1000' or equal and approved; Fiberweb Geosynthetics Ltd, Blackwater Trading Estate, The Causeway, Maldon, Essex, CM9 4GG; Tel: 01621 874200; Fax: 01621 874299.
- Product reference: 'Standard Filter/Separator: T1000' or equal and approved.
- Jointing: overlapping joints 300mm ensuring that sufficient geo-textile protrudes beyond the anticipated pit excavation to allow for final trimming.
- Protect from:
 - Exposure to light, except for five hours (maximum) during laying.
 - Contaminants.
 - Materials listed as potentially deleterious by geo-textile manufacturer.
 - Protect from damage until fully covered by fill.
 - Wind uplift, by laying not more than 15.0 m before covering with fill.
- Preparation: take care not to puncture the underlying geo-textile membrane whilst installing the sub-base design.
- Preparation of subgrade: Before laying sheet, remove humps and sharp projections. Fill hollows.

610 Compacted Filling for Landscape Areas

- Fill: Material capable of compaction by light earthmoving plant.
- Filling: Layers not more than 200 mm thick. Lightly compact each layer to produce a stable soil structure.

615 Loose Tip Filling for Landscape Areas

- Filling: Do not firm, consolidate or compact when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

617 Highways Agency Type 1 Bound Mixture

- To Engineer's Specification.

619 Highways Agency Type 3 Unbound Mixture

- To Engineer's Specification.

620 Subgrade Improvement Layer (Capping)

- To Engineer's Specification.

626 Compacted General Fill

- Suitable Material: Make up shortfall in excavated material with imported material of a similar type.
- Excavated material: Select suitable material and keep separate.
- Filling: Spread and level material in layers. As soon as possible thoroughly compact each layer.
- Proposals: Well in advance of starting work submit details of proposed:
 - Materials to be used, including quantities of each type.
 - Type of plant.
 - Maximum depth of each compacted layer.
 - Minimum number of passes per layer.

710 Hardcore Filling

- To Engineer's Specification.

715 Venting Hardcore Layer

- To Engineer's Specification.

730 Blinding

- Surfaces to receive sheet overlays or concrete: Blind with:
 - Concrete where shown on drawings; or
 - Sand, fine gravel or other approved fine material applied to fill interstices.
Moisten as necessary before final rolling to provide a flat, closed, smooth surface.
- Sand for blinding: To *BS EN 12620:2002+A1:2008 'Aggregates For Concrete'*, grade 0/4 or 0/2 (MP).
- Permissible deviations on surface level: +0 -25 mm.

4.0 SECTION Q PAVING / PLANTING / FENCING /

Q10 Kerbs / Edgings / Channels / Paving Accessories

To be read with Preliminaries / General Conditions.

Types of Kerbs / Edgings and Channels

For K2 - Tegula Traditional Kerb Edging refer to Q25 Slab / Brick / Sett / Cobble Paving, Clause 335 Concrete Setts.

K1 - Pin Kerb / Flat Top Edging

- Standard: To BS EN 1340.
- Installed: To BS 7533-6:
- Manufacturer: Quarystone; or equal and approved:
Quarystone 116 Moorfields Road, Ballymena, Co. Antrim, BT42 3HJ Tel: 028 2589 2488, FAX: 028 2589 0046, Email: info@quarystone.com
- Product reference: 22CONCPKFT
- Concrete Pin Kerbs taper from 50mm width at the base to 40mm width on the top. Tel
- Size: 150 x 50-40 x 915mm
- Upstand: Laid flush.
- Finish: As cast.
- Colour: Grey.
- Bedding: Cement mortar.
- Joints: Dry, 2-3mm gap.
- Sealant movement joints: Not required.
- Other requirements: Concrete foundations and haunching as clause 530.
Kerbs set out to suit layout, angles, curves and radii, junctions.
- Location: Refer to *Hard and Soft Landscape General Arrangement Drawing to LLD2201-LAN-DWG-100*.

250 Material Samples

- Samples representative of colour and appearance of designated materials:
Submit before placing orders.

Laying

510 Laying Kerbs, Edgings and Channels

- Cutting: Neat, accurate and without spalling. Form neat junctions.
 - Long units (450 mm and over) minimum length after cutting: 300 mm.
 - Short units minimum length after cutting: The lower of one third of their original length or 50 mm.
- Bedding of units: Positioned true to line and leveled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete.
- Securing of units: After bedding has set, secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically.

520 Adverse Weather

- Conditions: Do not construct if the temperature is below 3°C on a falling thermometer or 1°C on a rising thermometer. Adequately protect foundations, bedding and haunching against frost and rapid drying by sun and wind.

530 Concrete for Foundations, Races and Haunching

- Standard: To BS 8500-2:2006+A1:2012 'Concrete'.
- Designated mix: Not less than GEN0 or Standard mix ST1.
- Workability: Very low.

540 Cement Mortar Bedding

- General: To section Z21.
- Mix: (Portland cement: sand): 1:3.
 - Portland cement: Class CEM I 42.5 to BS EN 197-1:2011.
 - Sand: To BS EN 12620:2002+A1:2008, grade 0/4 or 0/2 (MP).
- Bed thickness: 12 - 40 mm.

547 Bedding / Backing of Units on Fresh Concrete Races:

- Standard: To BS 7533-6.

600 Radius Kerbs / Channels

- Usage: Radii of 15 m or less.

610 Angle Kerbs

- Usage: Internal and external 90° changes of direction.
- Cutting of Mitres: Not Permitted.

620 Accuracy

- Deviations (maximum):
 - Level: ± 6 mm.
 - Horizontal and vertical alignment: 3 mm in 3.0 m.
 -

625 Regularity of Paved Surfaces

- Maximum undulation of (non-tactile) paving surface: 3 mm.
 - Method of measurement: Under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).
- Difference in level between adjacent units (maximum):
 - Joints flush with the surface: Twice the joint width (with 5 mm max difference in level).
 - Recessed, filled joints: 2 mm.
Recess depth (maximum): 5 mm.
 - Unfilled joints: 2 mm.
- Sudden irregularities: Not permitted.

630 Narrow Mortar Joints

- Jointing: Ends of units buttered with bedding mortar as laying proceeds. Joints completely filled, tightly butted and surplus mortar removed immediately.
 - Joint width: 3mm.

640 Tooled Mortar Joints

- Jointing: Ends of units buttered with bedding mortar as laying proceeds. Joints completely filled, tightly butted and surplus mortar removed immediately.
 - Joint width: 3mm.

641 Tooled Coloured Mortar Joints

- Jointing: Ends of units buttered with bedding mortar as laying proceeds. Joints completely filled and raked out to a depth of 10mm for pointing.
 - Joint width: 6mm.
- Pointing: Joints refilled and tooled to a neat flush profile.
 - Pointing mortar: 1:3 cement: sand.
 - Pigment colour: Natural.

650 Sealant Movement Joints

- Joint filler: Compressible cellular rubber or plastics compatible with specified sealant.
- Filler installation: Built in as work proceeds, extending through haunching and foundation. Filler positioned accurately to fully support sealant at the recommended depth below exposed faces of units.
- Joint width:
- Sealant: Contractor's choice.
 - Colour: Natural.
- Sealant application: As section Z22.

Q20 Granular Sub-Bases to Pavings

To be read with Preliminaries / General Conditions.

130 Herbicide

- Herbicide: Non-Residual, non-selective.
- Application: To subgrade of all hard landscape surface treatment areas.

140 Excavation of Subgrades

- Final excavation to formation level: Carry out immediately before compaction of subgrade.
- Soft spots and voids: Give notice.
- Old drainage and service trenches: Excavate to remove soft or damaged material, then backfill with specified granular sub-base material and compact.
- Wet conditions: Do not excavate or compact when the subgrade may be damaged or destabilized.

145 Preparation and Compaction of Subgrades

- Timing: Immediately before placing sub-base.
- Soft or damaged areas: Excavate and replace with sub-base material, compacted in layers 300 mm (maximum) thick.
 - Compaction: Thoroughly, by roller or other suitable means, adequate to resist subsidence or deformation of the subgrade during construction and of the completed roads/ pavings when in use. Take particular care to compact fully at intrusions, perimeters & where local excavation / backfilling has taken place.

150 Sub-Grade for Vehicular Areas

- Preparation and treatment: To Highways Agency 'Specification for highway works', clauses 616 and 617.

170 Geotextile Filter / Separator Membrane

- Manufacturer: Maccaferri; or equal and approved.
 - Product reference: Mactex W1 4S.
 - Jointing: To manufacturers specification.
 - Protect from:
 - Exposure to light, except during laying (maximum five hours).
 - Contaminants.
 - Materials listed as potentially deleterious by geotextile manufacturer.
 - Damage, until fully covered by fill.
 - Wind uplift, by laying not more than 15 m before covering with fill.
- Preparation: Remove humps and sharp projections and fill hollows before laying.

180 Notice

Give notice: After preparation and compaction of subgrades.
 - Period of notice: 5 working days.

200 Subgrade Improvement Layer (Capping)

- Material: To Highways Agency 'Specification for highway works', table 6/1, Class 6F4 or 6F5.
- Standard: Placed and compacted to Highways Agency 'Specification for highway works', table 6/1, clauses 612 and 613.3, 613.8, 613.9, 613.10 and 613.13.

209 Highways Agency Type 3 Unbound Mixture for Sub-Base

- Material: Type 3 unbound mixture to Highways Agency 'Specification for highway works', clause 805.

210 Highways Agency Type 1 Unbound Mixture for Sub-Base

- Material: Type 1 unbound mixture to Highways Agency 'Specification for highway works', clauses 801 and 803.

211 Granular Material

- Quality: Of a known suitability for use in sub-bases, free from excessive dust, well graded, all pieces less than 75 mm in any direction, minimum 10% fines value of 50 kN when tested in a soaked condition to BS 812-111 or a resistance to fragmentation of LA50 for the Los Angeles test to BS EN 1097-2, and in any one layer only one of the following:
 - Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
 - Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
 - Gravel or hoggins with not more clay content than is required to bind the material together, and with no large lumps of clay.
 - Natural gravel.
 - Natural sand.
- Filling: Spread and leveled in 150 mm maximum layers, each layer thoroughly compacted.

213 Blinding Protection for Membranes

- Location: Above impermeable membrane.
- Material: Approved fine material.
- Thickness (minimum): Sufficient to fill interstices and cover all stones.
- Compaction: Moisten as necessary before final rolling to provide a flat, closed, smooth surface.
- Permissible deviations on surface level: +0 -25 mm.

220 Frost Susceptible Granular Material

- Definition (non frost susceptible material): To Highways Agency 'Specification for highway works' clause 801.8.
- Depth of frost susceptible material below final surface of paving (minimum): 450 mm.
- Testing: Test materials used if required and supply certificates.

230 Placing Granular Material Generally

- Preparation: Loose soil, rubbish and standing water removed.
- Structures, membranes and buried services: Ensure stability and avoid damage.

240 Laying Granular Sub-Bases for Vehicular Areas

- General: Spread and leveled in layers; thereafter compact each layer.
- Standard: To Highways Agency 'Specification for highway works' clause 802.
- At drainage fittings, inspection covers, perimeters and where local excavation and backfilling has taken place: Take particular care to compact fully.

241 Laying Granular Sub-Bases for Vehicular Areas

- Proposals: Well in advance of starting work submit details of:
 - Maximum depth of each compacted layer.
 - Type of plant.
 - Minimum number of passes per layer.
- General: Spread and leveled in layers. As soon as possible thereafter compact each layer.
- At drainage fittings, inspection covers, perimeters and where local excavation and backfilling has taken place: Take particular care to compact fully.
- Defective areas: Remove loose, segregated or otherwise defective areas to the full thickness of the layer and lay and compact new material.
- Sub-base surface after compaction and immediately before overlaying: Uniformly well closed and free from loose material, cracks, ruts or hollows.

250 Laying Granular Sub-Bases for Pedestrian Areas

- General: Spread and leveled.
- Compaction:
 - Timing: As soon as possible after laying.
 - Method: By roller or other suitable means, adequate to resist subsidence or deformation of the sub-base during construction and of the completed paving when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.

310 Accuracy

- Permissible deviation from required levels, falls and cambers (maximum):
- Compaction:
 - Subgrades:
 - Roads and parking areas: +20 -30 mm.
 - Footways and recreation areas: ± 20 mm.
 - Sub-bases: Roads and parking areas: ± 20 mm. Footways and recreation areas: ± 12 mm.

330 Cold Weather Working

- Frozen materials: Do not use.
- Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.

340 Protection

- Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
- Subgrades and sub-bases: Prevent damage from construction traffic, construction operations and inclement weather.

Q24 Interlocking Brick / Pavings

To be read with Preliminaries / General Conditions.

Types of Paving

115 PV2 - Omega Flow Concrete Permeable Block Paving to Private Driveways

- Granular sub-base: As clause Q20; Thickness: 150 mm. Sub-base Details to Engineer's Specification;
- Manufacturer
Name: Brett Landscaping; Web: www.brettpaving.co.uk; Email: project.designer@brett.co.uk; Tel: +44 (0)345 6080577; Fax: +44 (0)345 6080575; Address: Brett Landscaping, Sileby Road, Barrow-upon Soar, Leicestershire; LE12 8LX
- Product reference: Omega Flow Permeable Block Paving
- Manufactured and tested to comply with *BS EN 1338: 2003. CE marked.*
- Size: 215mm x 115mm; Depth: 80mm;
- Colour: Natural
- Laying Pattern: 45° Herringbone
- Finish: Smooth faced.
- Other requirements:
 - To be laid in accordance with specific construction method where construction required within root protection areas (RPAs) (*refer to Refer to: LLD2201/ 02 - Tree Retention and Protection Plan; LLD2201 - Arboricultural Impact Assessment and Tree Protection - Method Statement*).
 - Location: Refer to *Hard and Soft Landscape General Arrangement Drawings LLD2201-LAN-DWG-100.*

Execution:

200 Execution Generally – Concrete Block

- Standard: In accordance with *BS 7533-3.*

211 Colour Banding

- General: Unless premixed by manufacturer, select blocks/ pavers/ setts vertically from at least 3-5 separate packs in rotation to avoid colour banding.

220 Samples

- General: Before ordering, submit samples of all blocks/ pavers/ setts that are representative of colour and appearance.

240 Adverse Weather

- General: Do not use frozen materials or lay bedding on frozen or frost covered sub-bases.

450 Laying Geotextile Sheet for Conventional Paving

- Location: Immediately below laying course.
- Jointing: Lap by 300 mm.
- Laying: Fit neatly at edge restraints and other features that interrupt the sand laying course, e.g. drainage fittings, channels, manholes and kerbs.
 - Edge detail: Turn sheet up to form an upstand against features. Height (minimum): Thickness of sand laying course.

485 Laying Blocks/ Pavers/ Setts

- Setting out: Start from an edge restraint.
- Cutting: Cleanly, accurately and vertically, without spalling. Do not mark or damage visible surfaces.
- Cut edges: Turn inwards where possible; do not position against edge restraints or other features.
- Compaction: Vibrate to produce thoroughly interlocked paving of even overall appearance with regular joints and accurate to line, level and profile. Do not mark or damage paving units, kerbs and adjacent work.
 - Concrete blocks and clay pavers: In accordance with BS 7533-3:2005+A1:2009, Annex F, to site category required for laying course.

505 Regularity of Paved Surfaces

- Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
- Joints between paving units or utility access covers:
 - Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (5 mm max difference in level).
 - Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
 - Unfilled joints: difference in level between adjacent units - 2 mm (max.).
- Sudden irregularities: Not permitted.

Completion:

615 Completion of Paving

- Final compaction of the surface course: In accordance with BS 7533-3:2005+A1:2009.
- Vacuum cleaning machines: Not allowed.

Q25 Slab / Brick / Sett

To be read with Preliminaries / General Conditions.

Products:

315 Proposed – PV1 - Coarse Textured Flag Paving to Footpaths and Patios

- Manufacturer: Marshalls; or equal and approved:
- *Marshalls, Landscape House, Premier Way, Lowfields Business Park, Elland, West Yorkshire, HX5 9HT. Sales Tel: 0870 24147253; Email: info@marshalls.co.uk Web: http://www.marshalls.co.uk*
- Product reference: Saxon Coarse Textured Paving
- Standard: To BS EN 1339.
- Finish: Textured.
- Size: 400 x 400mm; Depth: 50mm;
- Laying Pattern: Stack bond;
- Other requirements: Refer to Drawings LLD2201-LAN-DWG-100 – *Hard and Soft General for layout.*

335 K2 - Precast Concrete Kerbs - Tegula Traditional Kerb Edging

- Manufacturer:
Name: Marshalls plc; Web: www.marshalls.co.uk; Email: info@marshalls.co.uk; Tel: +44 (0)330 0574472; Fax: +44 (0)870 2414165; Address: Landscape House, Premier Way, Lowfields Business Park, Elland, West Yorkshire HX5 9HT
- Product reference: Tegula Traditional Kerb Edging
- Size: 250 mm high x 130 mm wide x 160 mm deep, with a 45° splay face.
- Colour: Traditional
- Standard: To BS EN 1340.
- Finish: As cast.
- Bedding: Cement mortar.
- Joints: Can be either butt jointed, or mortar pointed, contractor's choice.
- Other requirements:
 - Concrete foundations and haunching as clause 530.
 - Kerbs set out to suit layout, angles, curves and radii, junctions.
 - Topsoil level to be set 25mm below the kerb edge level.
 - Location: *Refer to Hard and Soft Landscape General Arrangement Drawings LLD2201-LAN-DWG-100.*

390 Sand for Flexible Laying Course and Jointing of Concrete Flag Paving

- Standard: To BS 7533-4, unbound construction laying course and jointing material.
- Purity: Free from deleterious salts, contaminants, lime and cement.
- Procurement: Obtain from one source and ensure consistent grading.

Execution:

610 Material Samples

- Samples representative of colour and appearance of designated materials: Submit before placing orders.

615 Control Samples

- Sample areas: Complete as part of the finished work.
 - Types of paving: Concrete slab paving.
 - Location: Refer to *LLD2201-LAN-DWG-100 - Hard and Soft Landscape General Arrangement Drawing*.
 - Size (minimum): One full paving panel.
 - Included features: Kerb.
- Approval of appearance and surface: Obtain before proceeding.

620 Adverse Weather

- General:
 - Temperature: Do not lay or joint paving if temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.
 - Frozen materials: Do not use. Do not lay bedding on frozen or frost covered bases.
- Paving with mortar joints and/or bedding:
 - Protect from frost damage, rapid drying out and saturation until mortar has hardened.
- Paving laid and jointed in sand:
 - Stockpiled bedding sand: Protect from saturation.
 - Exposed areas of sand bedding and uncompacted areas of sand bedded paving: Protect from heavy rainfall.
 - Saturated sand bedding: Remove and replace, or allow to dry before proceeding.
 - Laying dry-sand jointed paving in damp conditions: Brush in as much jointing sand as possible. Minimize site traffic over paving. As soon as paving is dry, top up joints and complete compaction.

625 Laying Pavings - General

- Appearance: Smooth and even with regular joints and accurate to line, level and profile.
- Falls: To prevent ponding.
- Bedding of paving units: Firm so that rocking or subsidence does not occur or develop.
 - Bedding/ Laying course: Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
- Slopes: Lay paving units upwards from the bottom of slopes.
- Paving units: Free of mortar and sand stains.
- Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.

630 Levels of Paving:

- Permissible deviation from specified levels:
 - ± Generally: 6 mm.
- Height of finished paving above features:
 - At gullies: +6 to +0 mm.
 - At drainage channels and kerbs: +3 to +6 mm.

637 Regularity of Paved Surfaces:

- Maximum undulations in the surface of pavings under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
- Joints between paving units or utility access covers:

- Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with 5 mm max difference in level).
- Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
- Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
- Sudden irregularities: Not permitted.

640 *Colour Banding:*

- General: Unless premixed by manufacturer, select from at least 3 – 5 separate packs in rotation to avoid colour banding.

645 *Protection:*

- Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause staining.
- Materials storage: Do not overload pavings with stacks of materials.
- Handling: Do not damage paving unit corners, arrises, or previously laid paving.
- Mortar bedded pavings: Keep free from traffic after laying:
 - Pedestrian traffic (minimum): 4 days.
 - Vehicular traffic (minimum): 10 days.
- Access: Restrict access to paved areas to prevent damage from site traffic and plant.

650 *Cementitious Bases and Sub-Bases:*

- General: Protect from moisture loss, if not covered by another pavement course within 2 hours of completion.

655 *Condition of Sub-Bases/ Base Before Spreading Laying Course:*

- Trenches and excavation of soft or loose spots in subgrade: Fill and thoroughly compact.
- Granular surfaces: Lay and compact so as to be sound, clean, smooth and close-textured enough to prevent migration of bedding/ laying course materials into the sub-base during compaction and use, free from movement under compaction plant and free from compaction ridges, cracks and loose material.
- Prepared existing and new bound bases (roadbases): Sound, clean, free from rutting or major cracking. Remove sharp stones, projections and debris.
- Sub-base/ Roadbase level tolerances: To BS 7533-7, Annex A.
- Levels and falls: Accurate and within the specified tolerances.
- Drainage outlets: Within 0-10 mm of the required finished level.
- Features in sand bedded paving (including mortar bedded restraints and drainage ironwork): Complete to required levels; adequately bed and haunch in mortar.
- Sub-bases containing cement/ hydraulic binder: Cure for minimum times specified in BS 7533-4.

675 Laying Geotextile Sheet Edging Strips:

- Location: Immediately below sand laying course, abutting features which interrupt the laying course, including:
 - Perimeters/ Edge restraints/ Kerbs.
 - Other types of paving.
 - Drainage fittings e.g. channels and manholes.
- Edge detail: Turn sheet up to a height not less than thickness of sand bedding to form an upstand fitted neatly against features.
- Width: 500 mm.
- Jointing: Lap by 300 mm.

710 Laying Flag and Slab Paving – Sand Laying Course and Jointing:

- Standard: In accordance with BS 7533-4.
- Flag installation and cutting: To inter pave 'Concrete flag paving'.
- Laying course:
 - Nominal thickness after compaction: 30 mm with a tolerance of -10 to +5 mm.
- Joint width: 2 - 5 mm.

Completion:**915 Completion of Paving with Dry Sand or Fine Aggregate Filled Joints**

- Sand dressing: Leave a thin layer of dry jointing sand over the paving, sweep clean before practical completion.
- *Final compaction of the surface course: In accordance with BS 7533-3*
- Vacuum cleaning machines: Not allowed.

930 Slip Resistance Testing:

- Surfaces to be tested: Tactile paving.
 - Surface condition: Dry and wet.
- Timing: Post final clean, prior to handover.
- Period of notice (minimum): 3 working days.
- Test standard: To BS 7976
 - Testing authority: An approved laboratory.
 - Witnessing/ Certification: Arrange for tests to be witnessed/ certified by: Project manager.
 - Report: Submit.
 - Format: As required under BS 7976

Q28 Topsoil and Soil Ameliorants

To be read with Preliminaries / General Conditions.

System Outline:

115 **Soil System for Grass Swards: For Seeded / Turfed Areas Except Wildflower Meadows**

- Composition:
 - Soil: Site sourced topsoil and imported topsoil to *BS 3882:2015*; *multi-purpose topsoil*.
 - Ameliorants: None.
 - Accessories: None.

135 **Planting Bed Soil System: For Flowering Shrubs**

- Composition:
 - Soil: Site sourced topsoil and imported topsoil to *BS 3882:2015*; multi-purpose topsoil.
 - Ameliorants: Submit design and cost proposals.
 - Any source of topsoil (including soils to be retained on site), whether natural or manufactured, should be investigated carefully with respect to its suitability for the intended use. The supplier should consult the customer regarding the intended use of the topsoil, in accordance with *BS 3882:2015*.

135 **Planting Bed Soil System: For Native Shrub Planting**

- Composition:
 - Soil: Site sourced topsoil and imported topsoil to *BS 3882:2015*; multi-purpose topsoil.
 - Ameliorants: None.
 - Accessories: None.
- Other requirements: No ameliorants or fertilizers to be used within the native tree and shrub planting / woodland buffer planting areas.

145 **Plant Pit Backfilling Soil System: For Tree Pits**

- Composition:
 - Soil: Site sourced topsoil and imported topsoil to *BS 3882:2015*; multi-purpose topsoil.
 - Ameliorants: Organic materials
 - Any source of topsoil (including soils to be retained on site), whether natural or manufactured, should be investigated carefully with respect to its suitability for the intended use. The supplier should consult the customer regarding the intended use of the topsoil, in accordance with *BS 3882:2015*.

155 **Mulching and Top-Dressing System: For Feature Planting Areas**

- Composition:
 - Material: Ornamental bark mulch, to 75 mm depth.

156 **Mulching and Top-Dressing System: For Native Tree and Shrub Planting**

- Composition:
 - Material: None.

Products:**300 Preparation Materials Generally**

- Purity: Free of pests and disease.
- Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
- Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
- Objectionable Odour: None.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

305 Permitted Materials

- Materials: Composted green waste, wood waste.
- Give notice: before ordering or using.
- Declaration of compliance in accordance with *BS EN 13650*: Required.

310 Materials Not Permitted

- Materials: Products containing peat.

315 Imported Topsoil to BS 3882:2015 – Grass Seeding

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard to *BS 3882:2015* 'Specification for topsoil and requirements for use'.
- Classification: Multi-purpose.
 - Grade: Within the parameters of 'sandy loam' textural class.
 - Maximum size of stones in any dimension: 20 mm;
 - Sand Content between 65 and 70 % of volume.
- Source: Submit proposals.
 - Product reference: Submit proposals.

315 Imported Topsoil to BS 3882:2015 – For Feature Planting Beds

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard to *BS 3882:2015* 'Specification for topsoil and requirements for use'.
- Classification: Multi-purpose.
 - Grade: Within the parameters of 'sandy loam' textural class.
 - Maximum size of stones in any dimension: 20 mm;
 - Sand Content between 65 and 70 % of volume.
- Source: Submit proposals.
 - Product reference: Submit proposals.

401 Organic Fertilizers: For Feature Planting Beds & Tree Pits

- Manufacturer/ source: Farmura Ltd, Stone Hill, Egerton, Ashford, Kent, TN 27 9DU; Tel. 01233 756211; Fax. 01233 756419.
 - Product reference: Farmsea 10.
- Standard: In accordance with the Fertiliser Industry Assurance Scheme (FIAS)
- Purpose: General purpose fertilizer.
- Type: Seaweed extract.
- Availability to plants: Slow release.

Execution**605 Site Investigation**

- Report: See section D20.

610 Topsoil Analysis

- Soil to be analysed: All existing, imported topsoil.
- Soil analyst: *Tim O'Hare Associates, Howbery Park, Wallingford, Oxfordshire, OX10 8BA; Tel. 01491 822653; email. info@toha.co.uk*
- Samples: Collect in accordance with *BS 3882:2015 'Specification for Topsoil and Requirements for Use'*.
- Submit:
 - Declaration of analysis: Chemical analysis and contaminants.
 - Report detailing soil analyst's recommendations.

625 Sample Load: For Imported Topsoil

- Deliver to site a sample load: of not less than 5 m³.
- Give notice: Allow inspection before making further deliveries to site. Retain for comparison with subsequent loads.
 - Notice period: 2 days.

630 Documentation for Imported Topsoil – For Feature Planting Areas

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with *BS 3882*, Annex E.
- Number of copies: 1.

630 Documentation for Imported Topsoil – For Grass Seeded Areas

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with *BS 3882*, Annex E.
- Number of copies: 1.

630 Documentation for Imported Topsoil – For Native Tree and Shrub Planting

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with BS 3882, Annex E.
- Number of copies: 1.

630 Documentation for Preparation Materials: For Organic Materials

- Timing: Submit at handover.
- Contents:
 - Full description of all components.
 - Record of source for all components.
 - Analyst's report for each test carried out.
 - Supplier's declaration of compliance with BSI PD CR 13456.
- Number of copies: 1.

650 Notice

- Giving notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
- Period of notice: Two working days.

655 Mechanical Tools

- Restrictions: Do not use within 100 mm of tree and plant stems.

660 Grading Subsoil

- General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Loosening:
 - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
 - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Areas of thicker topsoil: Excavate locally.
- Avoid over compaction.

665 Subsoil Surface Preparation

- General: Excavate and/ or place fill to required profiles and levels, as section D20.
- Loosening:
 - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
 - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Stones: Immediately before spreading topsoil, remove stones > 75 mm.
- Remove from site: Arisings, contaminants and debris.

670 Inspecting Formations

- Give notice: Before spreading topsoil for all planting beds.
- Notice period: 2 days.

675 Preparation of Undisturbed Topsoil

- Standard in accordance with *BS 4428:1989*.
- Grading and cultivation: Prepare areas to receive soft landscaping as necessary to ensure that the topsoil is in a suitable state for cultivation operations specified in sections Q30 and Q31.
- Hard ground: Break up thoroughly.
- Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
- Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
- Fallow period:
 - After preparation leave for not less than 2 months.
 - Weed control: At appropriate times treat with a suitable translocated non-residual herbicide.

680 Surplus Topsoil to be Retained

- Generally: Spread and level on site:
 - Locations: Any areas where topsoil is required for new planting.
 - Protected areas: Do not raise soil level within root spread of trees that are to be retained.

685 Surplus Topsoil to be Removed

- Topsoil: Remove from site topsoil remaining after completion of all landscaping work.
- Subsoil, stones, debris, wrapping material, canes, ties, temporary labeling, rubbish, prunings and other arisings: Remove.

690 Topsoil Storage Heaps

- Location: Temporary topsoil location to be agreed on site with the Landscape Architect;
- Height (maximum): 1.0 m;
- Width (maximum): To be agreed on site with the Landscape Architect.
 - Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
- Protection:
 - Do not place any other material on top of storage heaps;
 - Do not allow construction plant to pass over storage heaps;
 - Prevent compaction and contamination, by fencing and covering as appropriate.

700 Grading of Topsoil

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
- Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.
- Give notice: If required levels cannot be achieved by movement of existing soil.

705 Handling Topsoil

- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2:1990.

710 Spreading Topsoil

- Temporary roads / surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.
- Depths after firming and settlement (minimum): Planting Areas: 450 mm depth.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 Loose Tipping of Topsoil

- General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking .

718 Final Cultivation: For Planting Beds

- Compacted topsoil: Break up to full depth.
- Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
- Depth: 300 mm.
- Particle size (maximum): 2 – 8 mm.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 25 mm above adjoining paving or kerbs.
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding 50 mm.

718 Final Cultivation: For Grass Seeding

- Compacted topsoil: Break up to full depth.
- Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
- Depth: 150 mm.
- Particle size (maximum): 2 – 8 mm.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 25 mm below adjoining paving or kerbs.
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding 10 - 50 mm.

720 Finished Levels of Topsoil after Settlement

- Below adjoining paving or kerbs: 25 mm.
- Below dpc of adjoining buildings: Not less than 150 mm.
- Planting areas: Higher than adjoining grass areas by 50 mm.
- Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
- Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

805 Applying Soil Ameliorant: For Seeded Areas

- Type: Organic materials.
- Locations: All planting areas.
- Fully incorporate into topsoil to a depth of 150 mm.
- Application: Spread evenly.
 - Timing: Apply prior to cultivation.
 - Rate: To suit soil report recommendations.
- Timing: Prior to cultivation.
- Other requirements: Submit 5 kg sample before ordering.

810 Applying Compost: For Flowering Shrubs

- Application rate for trees and shrubs: 50 mm thick.
 - Timing: Apply prior to cultivation.
- Application rate for grass: 1.2m³/100 m².
 - Timing: Apply prior to cultivation.
- Application rate for planters: 50 mm thick layer.
 - Timing: Apply prior to cultivation.
- Other Requirements: Submit 5kg sample before ordering.

820 Applying General Fertilizer: Slow Release

- Application: Spread evenly, carefully incorporating below mulch materials.
 - Timing: Immediately before cultivation.
 - Application rate: 100 litres per hectare.
 - Apply 5 litres per 500 m², water ratio: 1:5.

845 Applying Loose Mulch: For Feature Planting Beds and Tree Pits

- Timing: Immediately after planting.
- Preparation: Ensure that soil is thoroughly moistened, applying water where necessary.
- Coverage of mulch (minimum):
 - Planting beds (depth): 75 mm depth.
 - Trees: In a circular area of 500 mm radius measured from the tree stem.
- Finished level of mulch: 50 mm below adjacent grassed or paved areas.

Completion:**905 Applying Maintenance Fertilizer: To Tree Pits and Feature Planting Beds**

- Time of year: March or April.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Rate: To manufacturer's recommendations.

Q30 Seeding / Turfing

To Be Read with Preliminaries / General Conditions.

General Information / Requirements**115 Seeded and Turfed Areas**

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 Climatic Conditions

- General: Carry out the work while soil and weather conditions are suitable.

145 Watering

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure the establishment and continued thriving of all seeding / turfing.

150 Water Restrictions

- Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding / turfing until instructed. If seeding / turfing has been carried out, obtain instructions on watering.

160 Notice

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Preparing seed bed.
 - Seeding or turfing.
 - Visiting site during maintenance period.
- Period of notice: 2 days.

170 Setting Out

- Delineation: In straight lines or smoothly flowing curves as shown on drawings.

Preparation**210 Herbicide: for Native Tree and Shrub Planting**

- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration: As manufacturer's recommendation.

210 Herbicide: for Grass Seeded Areas

- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration: As manufacturer's recommendation.

212 Seed Bed Cleaning Before Sowing: Grass Seeded Areas

- Operations: As seed supplier's recommendations.

250 Soil Requirements:

- Type:
 - Seeded areas: Existing topsoil.

Seeding:**311 Seed Mixture: For Grass Seeded Amenity Areas**

- Supplier: Bourne Amenity (or equal and approved),
- BOURNE AMENITY LIMITED The Wharf, Rye Road, Newenden, Kent TN18 5QG Email: info@bourneamenity.co.uk Tel: +44 (0) 1797 252 299
- Web: <https://bourneamenity.co.uk/>
- Mixture reference: E08 Shaded Areas, or equal and approved.
- Rate of application: 50 g/m².
- Other requirements:
 - *For designated grass seeded areas refer to Detailed Planting Plan drawings LLD2201-LAN-DWG-100 - Hard and Soft Landscape General Arrangement*

320 Quality of Seed for Grass Seeded Areas

- Freshness: Use seed produced for the current growing season;
- Certification: Use blue label certified varieties to EC purity and germination regulations and the Department for Environment, Food and Rural Affairs Higher Voluntary Standard;
- When requested, submit an Official Seed Testing Station certificate of germination, purity and composition;
- Samples of mixtures: Submit when requested.

330 Sowing

- General: Establish good seed contact with the root zone.
- Method: To suit soil type, proposed usage, location and weather conditions during and after sowing.
 - Distribution: Surface sown by machine or broadcast by hand with 2 equal sowings at right angles to each other in overlapping sections.
 - Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.
- Preparation: Aim to control weeds and produce a good seed bed before sowing using repeated cultivation or a herbicide; keeping disturbance to the minimum required to expose fresh soil.

335 Grass Sowing Season

- Grass seed generally: April to October.

341 Pre-Emergent Herbicide for Grass Seeded Areas

- General: Where soil has not been allowed to lie fallow apply a suitable pre-emergent herbicide immediately after sowing.

Protecting / Cutting:**510 Protective Fencing**

- Fencing type: Chestnut pale fencing to BS 1722 - 4.
 - Height: 1.1 m.
- Erection: On completion of seeding/ turfing.
- Removal: After grass is well established. Fencing will remain the property of the Contractor.

540 First Cut of: Grass Areas

- Height of initial growth: 40 – 75 mm.
- Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove.
- Timing: In the first season after sowing mow or top as needed to control annual weed growth.
- Height of first cut: 40 mm.
- Mower type: Contractor's choice.
- Arisings: Remove from site.

590 Cleanliness

- Soil and Arisings: Remove from hard surfaces;
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

Maintenance:**610 Failures of Seeding**

- Duration: Carry out the following operations from completion of seeding/ turfing until: Practical completion.
- Defective materials or workmanship: Areas that have failed to thrive.
 - Exclusions: Theft or malicious damage.
- Method of making good: Recultivation and reseeding/ returfing.
- Timing of making good: The next suitable planting season.

620 Maintaining of Amenity Grass Seeded Areas

- Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
- Maximum height of growth at any time: 50 mm;
- Preparation: Before each cut remove all litter and debris;
- Cutting: As and when necessary to a height of 25 mm;
 - *Arisings: to be removed from site to a Local Authority Green Waste Recycling Facility.*
- Trimming: At the time of each cut, trim all grass edges, including round the base of trees, manholes, etc. and remove arisings.
- Weed control: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
- Stones brought to the surface: Remove regularly.
 - Size: Exceeding 25 mm in any dimension.
- Areas of settlement: Make good.
- Watering: Contractor's choice.

Q31 External Planting

To be read with Preliminaries / General Conditions.

General Information / Requirements

112 Site Clearance

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 50 mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Vegetation: Clear surface vegetation in areas shown on drawings using suitable non-residual herbicide.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

118 Soil Conditions

- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 Climatic Conditions

- General: Carry out the work while soil and weather conditions are suitable.
 - Strong winds: Do not plant.

125 Times of Year for Planting

- Rootballed Deciduous Trees and Shrubs: Late October to Late March;
- Bare-rooted Trees and Shrubs / Whips and Transplants: 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 favorable.
 - Watering and weed control: Provide as necessary.

130 Mechanical Tools

- Restrictions: Do not use within 100 mm of tree and plant stems.

145 Watering

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

150 Water Restrictions

- General: 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

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Delivery of plants / trees.
 - Planting shrubs.
 - Planting trees into previously dug pits.
 - Watering.
 - Visiting site during maintenance period.
- Period of notice: 2 days.

170 Soil Requirements

- Type:
 - Planted bed: Existing topsoil and imported multi-purpose topsoil to *BS 3882:2015*;
 - Tree pits, shrub pits and other backfilling: Existing topsoil and imported multi-purpose topsoil to *BS 3882:2015*.
 - External container planting: Existing topsoil and imported multi-purpose topsoil to *BS 3882:2015*.
 - Mulch applied after planting: Mulching and top dressing system, as section Q28.

200 Plants / Trees - General

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
 - Standard: *The National Plant Specification*.
- Species: True to name.
- Origin/ Provenance: Grown in the United Kingdom for at least one growing season, unless otherwise approved.
- Definition: Origin and Provenance have the meaning given in the *National Plant Specification*.

215 Plants / Trees - Specification Criteria

- Name, Forms, Dimensions, Provenance and Other Criteria: As scheduled and defined in the *National Plant Specification*.

235 Container Grown Plants / Trees

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 Labelling and Information

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labeling for delivery to site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled *National Plant Specification* categories.
- Additional information: Submit on request: Type of container.

255 Plants / Trees Reserved at Supplier's Premises

- Types/ Species: As plant schedule.
- Predelivery Inspection: Give notice.
- Labeling: Identify inspected plants/ trees as reserved for use on this project.

256 Native and Ornamental Tree Planting

- Types/ Species: As *LLD2201-LAN-DWG-200 Infrastructure Planting*.
- Stock: Standard (Heavy) Nursery Stock and Multi-stem 2.0 – 2.5m height.
 - Supplier: Submit proposals.

260 Plant / Tree Substitution

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants / trees.
- Further alternatives: Proposed substitutions may not be acceptable, and submission of further alternatives may be required.
- Approval: Obtain before making any substitution.

265 Plant Handling, Storage Transport and Planting

- Standard: To HTA '*Handling and establishing landscape plants*'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Black polyethylene bags.
- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
- Planting: Upright or well balanced with best side to front.

280 Treatment of Tree Wounds

- Cutting: Keep wounds as small as possible.
 - Cut cleanly back to sound wood using sharp, clean tools.
 - Leave branch collars. Do not cut flush with stem or trunk.
 - Set cuts so that water will not collect on cut area.
- Fungicide / Sealant: Do not apply unless instructed.

285 Protection of Existing Grass

- General: Protect areas affected by planting operations using boards/ tarpaulins.
 - Excavated or imported material: Do not place directly on grass.
 - Duration: Minimum period.

290 Surplus Material

- Subsoil, stones, debris, wrapping material, canes, ties, temporary labeling, rubbish, prunings and other arisings: Remove.

Preparation of Planting Beds / Planting Materials:**300 Herbicide: To Clear Overgrown Beds**

- Locations: All planting areas.
- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration (minimum): As manufacturer's recommendation.

305 Weed Control: For Invasive Non-Native Weeds

- Location: All planting areas.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by hand weeding.

Planting Native and Ornamental Shrubs / Herbaceous Plants / Bulbs**401 Regular Plant Layout: To All Planting Areas**

- Spacing: As drawings LLD2201-LAN-DWG-201 *Ornamental Planting*.
- Density: As LLD2201-LAN-SCH-001 *Detailed Planting Schedule and Specification*.

405 Shrub Planting Pits

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: twice as large as and no deeper than the containers/ root balls.
- Pit bottom improvement: Break up to a depth of 150 mm, incorporating soil ameliorant/ conditioner at 50 g/m².
- Backfilling material: Reuse excavated material.
- Any source of topsoil (including soils to be retained on site), whether natural or manufactured, should be investigated carefully with respect to its suitability for the intended use. The supplier should consult the customer regarding the intended use of the topsoil, in accordance with BS 3882:2015.

470 Formal Hedges

- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

471 Naturalized Hedges

- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

472 Fencing Support for New Hedges

- Type: Timber post and general pattern wire mesh, as section Q40.
- Timing: Before planting hedge.
- Support: Lightly secure hedge plants to fence wires at appropriate intervals.

480 After Planting

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- Top dressing: Mulching and top dressing system, as section Q28.
 - Depth: 75 mm.

Planting Trees**505 Tree Pits**

- Sizes: Extra *Heavy Standard Trees / Multi-stem trees*.
- Planting pits: excavated to the same depth as the trees root system with the root flare / root collar to be level with the surface of the surrounding soil. If the tree pit sides are compacted, smooth or smeared they should be scarified to loosen the soil. During excavation the soil should be separated into topsoil and subsoil in order that during backfilling the soil can be replaced in the same order.
- The tree should be planted at the correct depth ensuring the root flare is just visible above the soil level and that there has been allowance for any settling of soil levels.
- Backfilling should be added gradually in layers of 150mm ensuring the tree is held upright.
- Each layer should be firmed down to remove air pockets within the soil and to aid tree stability but not to excessively compact the soil. The final layer of backfilling should not be consolidated, but should be of a sufficient depth to allow for settlement and mulching.
- Backfilling material: Plant pit backfilling soil system, as section Q28.
- Any source of topsoil (including soils to be retained on site), whether natural or manufactured, should be investigated carefully with respect to its suitability for the intended use. The supplier should consult the customer regarding the intended use of the topsoil, in accordance with *BS 3882:2015*.

512 Tree Pit Accessories - Irrigation

- Locations: To Proposed Tree Planting.
- Manufacturer: GreenBlue Urban, Haywood Way, Hastings, East Sussex, TN35 4PL; Tel: 01424 717797; Fax: 01424 533003; Web: www.greenblueurban.com
 - Product reference: RootRain Metro – Tree Pit Irrigation, Plastic with Chain; Code: RRPC3A.
- Type: Perforated plastics irrigation pipe, 75 mm diameter, in circle above and around sides of rootball, with plastics cap; 2.5 m length.

546 Staking Generally

- Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
 - Preservative treatment: To provide a 20 year service life.
- Nails: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Minimum stake sizes: 75 mm diameter.

565 Long Double Staking For: Extra Heavy Stock Trees

- Staking: Drive stakes vertically at least 300 mm into bottom of pit on either side of tree position before planting.
 - Backfilling: Consolidate material around stakes.
- Height of stakes: The stakes shall extend to a maximum of 600mm above ground level.
- Cross bar: Wood, as stake.
 - Firmly fix on windward side of tree and as close as possible to stem.
- Ties: Adjustable ties.
- Tying: Secure tree firmly but not rigidly to cross bar.

Protecting / Maintaining / Making Good Defects**710 Maintenance**

- Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
- Frequency of maintenance visits: Monthly during growing season.

720 Failures of Planting

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
 - Exclusions: Theft or malicious damage after completion.
 - Rectification: Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: During the next suitable planting season.

730 Protective Fencing

- Fencing type: Chestnut Pale Fencing to BS 1722-4:1986.
 - Height: 1200 mm.
- Erection: On completion of planting.
- Removal: Fencing will remain the property of the Contractor. Remove and refill post holes following acceptance of rectified defects.

740 Cleanliness

- Soil and Arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

750 Planting Maintenance Generally

- Weed control: Maintain weed free area around each tree and shrub.
 - Diameter (minimum): The larger of 1 m or surface of original planting pit.
 - Keep planting beds clear of weeds: By use of approved non-residual herbicides and by maintaining full thickness of mulch cover.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Staking: Check condition of stakes, ties, guys and guards.
 - Broken or missing items: Replace.
 - Rubbing: Prevent.
 - Ties: Adjust to accommodate growth.
 - Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
 - Frequency of checks: Every two weeks.
- Firming up: Gently firm loosened soil around trees / shrubs. Straighten leaning trees / shrubs.
- Trees: Spray crown when in leaf during warm weather.
 - Timing: Carry out in the evening.
- Watering: When instructed.

755 Planting Maintenance - Fertilizer

- Time of year: March or April.
- Fertilizer: Seaweed extract.
 - Manufacturer: Farmura Ltd, Stone Hill, Egerton, Ashford, Kent, TN 27 9DU; Tel. 01233 756211; Fax. 01233 756419.
 - Product reference: Farmsea 10.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Application rate: Spread evenly at 5 litres per 500 m²; water ratio 1:5.
- Fertilizer not to be applied to wildflower grassland seeded areas.

760 Planting Maintenance - Pruning

- General: Prune to promote healthy growth and natural shape.
 - Dead, dying, diseased wood and suckers: Remove.
 - Timing: As appropriate to the species.
 - Trees: Favour a single central leading shoot.
- Arisings: Remove.

780 Maintenance Instructions

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide details of any special procedures to be carried out.

790 Final Mulching

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
 - Depth (minimum): 75 mm.
- Trees: Remulch.
 - Depth (minimum): 75 mm.

Q35 Landscape Maintenance

To be read with Preliminaries / General Conditions.

Generally

110 Notice

- Give notice before:
 - Application of herbicide.
 - Application of fertilizer.
 - Watering.
 - Each site maintenance visit.
- Period of notice: 2 days.

130 Reinstatement

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstatement to original condition.

155 Watering

- Supply: Potable mains water.
- Quantity: Wet full depth of topsoil.
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to root zone.
- Frequency: As necessary for the continued thriving of all planting.

160 Water Restrictions

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

170 Disposal of Arisings

- General: Unless specified otherwise, dispose of arisings as follows:
 - Biodegradable arisings: Remove to recycling facility.
 - Grass cuttings: Remove to recycling facility.
 - Tree roots and stumps: Remove to recycling facility.
 - Shrub and tree prunings: Remove to recycling facility.
 - Litter and non-biodegradable arisings: Remove from site.

180 Chipping or Shredding on Site

- General: Not permitted on site.

190 Litter

- Extraneous rubbish not arising from the Contract Work: Collect and remove from site.

195 Protection of Existing Grass

- General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

197 Cleanliness

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

Grassed Areas

210 ***Maintenance of Grassed Areas***

- General: Maintain turf in a manner appropriate to the intended use.
- Soil and grass:
 - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
 - Waterlogging and compaction: Prevent.
 - Damage: Repair trampling, abrasion or scalping.
- Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
 - Edges: Neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves: Remove regularly to maintain a neat appearance.

220 ***Grass Cutting Generally***

- Before mowing: Remove litter, rubbish and debris.
- Finish: Neat and even, without surface rutting, compaction or damage to grass.
- Edges: Leave neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas: Sweep clear and remove arisings.
- Drought or wet conditions: Obtain instructions.

225 ***Tree Stems***

- Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

226 ***Tree and Plant Stems***

- Precautions: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree.
 - Operations close to stems: Complete using hand tools.

250 ***Leaf Removal***

- Operations: Collect fallen leaves.
- Disposal: Remove from site for recycling.

265 ***Mowing General Areas***

- Grass height: Maintain between 25 and 50 mm.
- Arisings: Remove.

309 ***Edges to Seeded Areas***

- Location: Planting beds and around newly planted trees.
- Timing: After seeded areas are well established.
- Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.
- Arisings: Remove.

310 ***Re-Forming Grass Edges***

- Location: Where damage occurs.
- Edges: Draw back soil and re-form edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

381 Reinstatement of Lawns - Worn Areas

- Damaged turf: Remove to a depth of 40 mm.
- Preparation: Cultivate substrate to a fine tilth.
- Worn or damaged areas: Make good by returfing or reseeding:
 - Returfing standard: To *BS 7370-3, Clause 12.2*.
 - Reseeding standard: To *BS 7370-3, Clause 12.6*.
- Turf or seed: To match existing in appearance and quality.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

Flower Beds / Seasonal Beddings**470 Flower Beds Generally**

- Operations:
 - Remove: Dead flower heads, fallen leaves, litter and debris.
 - Weeds: Thoroughly hand weed.
 - Cultivate: Lightly hoe.
 - Trim: Clip grass edges.
- Fungicide: Contractor's choice.
- Insecticide: Contractor's choice.

Shrubs / Trees / Hedges**500 Establishment of New Planting**

- Duration: 12 months maintenance period.
- Weed control:
 - Method: Keep planting beds clear of weeds by use of suitable herbicides; maintaining full thickness of mulch and hand weeding.
 - Area: 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.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: When instructed.

502 Establishment of New Planting - Fertilizer

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
 - Application rate: As manufacturer's recommendations.

510 Tree Stakes and Ties

- Inspection / maintenance times: monthly as part of the routine maintenance inspections and immediately after strong winds.
- Stakes:
 - Replace loose, broken or decayed stakes to original specification.
 - If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Ties: Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
 - Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Removal of stakes and ties: as instructed by the Landscape Architect;
 - Fill stake holes with lightly compacted soil.

520 Refirming of Trees and Shrubs

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

525 Tree Guards

- Loose or defective guards: Adjust, refix or replace to original specification and to prevent chafing.

530 Tree Shelters

- Loose or defective shelters: Adjust, refix or replace to original specification and to prevent chafing.
- Removal: During spring when no longer required to protect the hedge planting.

540 Pruning Generally

- Pruning: In accordance with good horticultural and arboricultural practice.
 - Removing branches: Do not damage or tear the stem or bark.
 - Wounds: Keep as small as possible and cut cleanly back to sound wood.
 - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or fungus: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 Pruning of Excessive Overhang

- Timing: annually or as instructed by the Landscape Architect.
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
- Special requirements: Allow ground cover plants to partially overlap paths and lawns.

550 Pruning of Excessive Height

- Timing: annually or as instructed by the Landscape Architect.
- Operations: Remove excessive height as instructed.

555 Pruning Trees and Shrubs

- Standard: To BS 7370-4.
- Special requirements: None.

570 Formative Pruning of Young Trees

- Standard: Type and timing of pruning operations to suit the plant species.
- Time of year: Do not prune during the late winter/ early spring sap flow period.
- Young trees up to 4 m high:
 - Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.
 - Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- Whips or feathered trees: Do not prune.
- Operatives: Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.

575 Pruning Ornamental Shrubs

- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.

580 Pruning Flowering Species of Shrubs and Roses

- Time of year:
 - Winter flowering shrubs: 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: Early spring to encourage basal growths and a balanced, compact habit.

600 Trimming Rapidly Establishing Hedges

- General: Allow to reach planned height as rapidly as possible.
 - Form: Trim back lateral branches moderately.

605 Trimming Slowly Establishing Hedges

- Operations:
- Timing: Cut back hard in June and September to encourage bushy growth down to ground level.
 - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

611 Trimming Non-Tapering Established Hedges

- Time of year: Regular trimming from June to September.
- Operations:
 - Form: Trim carefully and neatly to regular line and shape with vertical sides.
 - Trim: Remove current growth rather than old wood.
- Tools / Cutting: Shears or suitable mechanical cutters.

620 Removal of Dead Plant Material

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

630 Dead and Diseased Plants

- Removal: As soon as possible.
- Replacement: In the next suitable planting season.

635 Reinstatement of Shrub / Herbaceous Areas

- Dead and damaged plants: Remove.
- Mulch / matting materials:
 - Carefully move to one side and dig over the soil, fit for replanting.
 - Do not disturb roots of adjacent plants.
- Replacement plants:
 - Use pits and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Additional requirements: Submit details and cost of plants before ordering.
- Dressing: Slow release fertilizer:
 - Type: Organic.
 - Application rate: As manufacturer's recommendations.

640 Thinning by Removal of Surplus Plants

- Plants to be thinned: as instructed by the Landscape Architect;
- Standard: *BS 7370-4:1991*.
- Timing: as instructed by the Landscape Architect;
- Roots:
 - Disturbance to adjacent plants: Minimise.
 - Soil: Refill holes with topsoil to leave an even graded surface.
 - Mulch: Maintain mulch as original specification.
 - Adjacent plants: Make good any minor damage immediately.
- Plants for retention: Select plants with a strong healthy habit.
- Mature planting density: As schedule.

645 Weed Control Generally

- Weed tolerance: Weed to clear ground every two weeks.
- Adjacent plants, trees and grass: Do not damage.

650 Hand Weeding

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: reinstate to original depth.

657 Herbicide to Kill Regrowth

- Type: Suitable foliar acting herbicide to kill regrowth.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

665 Weed Control with Winter Herbicide

- Type: Suitable residual soil acting herbicide.
- Time of year: Unless otherwise agreed, complete before end of March.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

670 Weed Control with Summer Herbicide

- Type: Suitable foliar acting herbicide.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

675 Digging Over

- General: Dig over beds. Do not damage existing plants, bulbs and roots.
 - Depth of dig (minimum): 100 mm.

680 Soil Aeration

- Compacted soil surfaces:
 - Prick up: To aerate the soil of root areas and break surface crust.
 - Size of lumps: Reduce to crumb and level off.
 - Damage: Do not damage plants and their roots.

685 Soil Level Adjustment

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
 - Arisings (if any): Spread evenly over the bed.

690 Maintenance of Loose Mulch

- Thickness (minimum): 75 mm consistent depth.
 - Top up: Every three months.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by non-residual herbicide treatment and / or hand weeding.

695 Fertilizing Established Trees and Shrubs

- Time of year: During April or May.
- Type of fertilizer: Slow release.
- Application: Spread evenly.
 - Rate: As manufacturer's recommendations.

700 Snow Removal from Shrubs/ Trees

- Standard: To BS 7370-4.
- Plants Subject to Snow Removal: As instructed.
- Timing: When instructed.

705 Winter Leaf Removal

- Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
- Arisings: remove to a Local Authority Green Waste Recycling Facility.

710 Woodland Planting Maintenance

- Watering: In exceptional circumstances to prevent plants dying.
- Loose plants: Refirm surrounding soil, without compacting.
- Ditches and drains: Keep clear.

Tree Work**810 Tree Work Generally**

- Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
- Protection: Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998:2010 'Tree Work. Recommendations' and Health & Safety Executive (HSE) 'Forestry and Arboriculture Safety Leaflets'.

- Removing branches: Cut as Arboricultural Association Leaflet 'Mature tree management'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Appearance: Leave trees with a well-balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

815 Additional Work

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

820 Prevention of Wound Bleeding

- Standard: To BS 3998:2010, Clause 8.

825 Prevention of Disease Transmission

- Standard: To BS 3998:2010, Clause 9 and Appendix B.

830 Cleaning Out and Deadwooding

- Remove:
 - Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies.
 - Rubbish, wind blown or accumulated in branch forks.
 - Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.
 - Climbing plants retain within existing trees.

835 Cutting and Pruning Generally

- Tools: Appropriate, well maintained and sharp.
- Final pruning cuts:
 - Do not use chainsaws on branches of less than 50 mm diameter.
 - When using handsaws, cut in one continuous operation to form a smooth cut surface;
 - Anvil type secateurs: Do not use.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only with prior approval.
 - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

840 Crown Reduction / Shaping

- General: Cut back selectively to lateral or sub-lateral buds or branches to retain flowing branch lines without leaving stumps.
- Operations: as instructed by the Landscape Architect.

845 Crown Lifting

- Clearances: Remove branch systems to give clearance.
 - Height: As recommended by *BS 7370-4, clause 3.7.2.3*.
- Removing branches: Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sub-lateral buds or branches. Do not leave stumps.

850 Crown Thinning

- Removing branches: Remove inward growing, crossing, rubbing, dead and damaged branches.
- Thinning: Selectively remove secondary and small live branch growth evenly throughout the crown, as instructed by the Landscape Architect.
- Cutting:
 - Branches: Cut back to lateral or sublateral buds or branches without leaving stumps.
- Appearance: Leave a uniform and well balanced structure of branches and foliage.

855 Cutting Tree Roots

- Excavating: Use hand tools only.
 - Protected area: Do not cut roots within the calculated tree Root Protection Area (RPA) in accordance with *BS 5837:2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- Outside protected area: Give notice of roots exceeding 50 mm in diameter. Do not cut without approval.
- Cutting:
 - Cutting: Make clean smooth cuts with a hand saw.
 - Wounds: Minimize. Avoid ragged edges.
 - Finishing: Pare cut surfaces smooth with a sharp knife.
- Backfilling:
 - Protection: Cover cut roots with clean sharp sand.
 - Material: Backfill with original topsoil.

860 Removing Trees, Shrubs and Hedges

- Standards: To *BS 3998:2010*, Appendix A and Health & Safety Executive (HSE)/ Arboricultural and 'Forestry Advisory Group Safety Leaflets'.
- Existing Services: Check for below and above ground services. Give notice if they may be affected.
- Shrubs and Smaller Trees: Cut down and grub up roots.
- Tree stumps:
 - Removal: Remove mechanically to a minimum depth of 300 mm below ground level.
 - Removal by winching: Give notice. Do not use other trees as supports or anchors.
- Protection: Avoid damage to neighbouring trees, plants and property.
- Work near Retained Trees: Where tree canopies overlap and in confined spaces generally, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.
- Filling holes:
 - Material: Use as-dug material and/ or imported soil as required.
 - Finishing: Consolidate and grade to marry in with surrounding ground level.

865 Bark Damage

- Wounds:
 - Do not attempt to stop sap bleeding.
 - Bark: Remove ragged edges using a sharp knife
 - Wood: Remove splintered wood from deep wounds.
 - Size: Keep wounds as small as possible.
- Liquid or flux oozing from apparently healthy bark: Give notice.

870 Cavities in Trees

- Investigation: Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay, and give notice.
- Water filled cavities: Do not drain.
- Sound wood inside cavities: Do not remove.
- Cavity Openings: Do not cover.

Hard Landscape Areas / Fencing**900 Snow Clearance**

- Clearance: On reaching a depth of 5 mm.
- Deicing: To footpaths and car park.
 - Material: Grit.
 - Timing: When freezing precipitation is forecast.
 - Application Rate: Spread evenly to manufacturer's recommendations.

910 Hard Surfaces and Gravel Areas

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or *BS 7370-2:1994 'Grounds maintenance. Recommendations for the maintenance of hard areas (excluding sports surfaces)'*, clause 4.12.
- Stain removal: In accordance with *BS 7370-2:1994, table 4*.

920 Fencing

- Fences: Inspect and repair to maintain protection against intruders.

930 Graffiti Removal

- Method: Pressure wash.
- *Subsequent Treatment: Not required.*

Q40 Fencing

To be read with Preliminaries / General Conditions:

Fencing Systems:

130 **F1** - Close Board Fencing to Delineate Between Garden Plots

- Manufacturer: *Jacksons Fencing or equal and approved.*
- *Stowting Common, Ashford, Kent, TN25 6BN. Tel.: 01233 750393,*
- *E-mail: sales@jacksons-fencing.co.uk, Web: www.jacksons-fencing.co.uk*
- Product reference: Close Board Fencing
- Standard: To *BS 1722-7.*
- Height: 1800 mm.
- Treatment: Pre-Treated.
- Finish: None required.
- Maximum centres of posts: 2 m.
- Method of setting posts: 300 mm square or round holes, 600 mm deep filled to not less than half the depth with concrete.
- Accessories: Gates to match.
- Conformity: Submit manufacturer's and installer's certificates, to *BS 1722-7.*
- Further Information: For fence line locations refer to *LLD2201-LAN-DWG-100 – Hard and Soft Landscape General Arrangement.*

Execution:

710 **Installation Generally**

- Set Out and Erect:
 - Alignment: Straight lines or smoothly flowing curves.
 - Tops of Posts: Following profile of the ground.
 - Setting Posts: Rigid, plumb and to specified depth, or greater where necessary to ensure adequate support.
 - Fixings: All components securely fixed.

715 **Competence**

- Operatives: Contractors must employ competent operatives.
- Qualifications: Submit certification of training.
 - NHSS Sector Scheme 2A Sub Categories: (a) and (b).
 - NHSS Sector Scheme 2C Sub Categories: (a).

720 **Setting Posts in Concrete**

- Standard: To *BS 8500-2.*
- Mix: Designated concrete not less than GEN1 or Standard prescribed concrete not less than ST2.
- Alternative Mix for Small Quantities: 50 kg Portland cement to 150 kg fine aggregate to 250 kg 20 mm nominal maximum size coarse aggregate, medium workability.
- Admixtures: Do not use.
- Holes: Excavate neatly and with vertical sides.
- Filling: Position post/ strut and fill hole with concrete to not less than the specified depth, well rammed as filling proceeds and consolidated.
- Backfilling of holes not completely filled with concrete: Excavated material, well rammed and consolidated.

730 Exposed Concrete Foundations

- Filling: Compact until air bubbles cease to appear on the upper surface.
- Finishing: Weathered to shed water and trowelled smooth.

740 Setting Posts in Earth

- Holes: Excavated neatly, with vertical sides and as small as practicable to allow refilling.
- Filling: Position posts/ struts and replace excavated material, well rammed as filling proceeds.

750 Driven Posts

- Damage to Heads: Minimize.
 - Repair: Neatly finish post tops after installation.

766 Arris Rails

- Fixing:
 - Rail End Section: Shaped to adequately fill the post mortice or recess.
 - Recessed Posts: Rails bolted to each post.
 - Top Rails: Fixed at both ends using one 12 mm diameter wooden peg.
- Rails with Split Ends: Replace.

770 Site Cutting of Wood

- General: Kept to a minimum.
- Below or Near Ground Level: Cutting prohibited.
- Treatment of Surfaces Exposed by Minor Cutting and Drilling: Two flood coats of solution recommended for the purpose by main treatment solution manufacturer.

780 Making Good Galvanized Surfaces

- Treatment of minor damage (including on fasteners and fittings): Low melting point zinc alloy repair rods or powders made for this purpose, or at least two coats of zinc-rich paint to BS 4652.
- Thickness: Apply sufficient material to provide a zinc coating at least equal in thickness to the original layer.

790 Site Painting

- Timing: Prepare surfaces and apply finishes as soon as possible after fixing.

Completion:**910 Cleaning**

- General: Leave the works in a clean, tidy condition.
- Surfaces: Clean immediately before handover.

920 Fixings

- All Components: Tighten.
 - Timing: Before handover.

930 Gates

- Hinges, Latches and Closers: Adjust to provide a smooth operation. Lubricate where necessary.
 - Timing: Before handover.

7.0 SECTION Z BUILDING FABRIC REFERENCE SPECIFICATION

Z12 Preservative/ Fire Retardant Treatment

To be read with Preliminaries / General Conditions:

110 ***Treatment Application***

- Timing: After cutting and machining timber, and before assembling components.
- Processor: Licensed by manufacturer of specified treatment solution.
- Operatives: Preferably WPA trained.
- Certification: For each batch of timber provide a certificate of assurance that treatment has been carried out as specified.

120 ***Commodity Specifications***

- Standard: Current edition of the Wood Protection Association (WPA) publication 'Industrial wood preservation specification and practice'.

130 ***Preservative Treatment Solution Strengths/ Treatment Cycles***

- General: Select to achieve specified service life and to suit treatability of specified wood species.

610 ***Making Good to Preservative Treatment on Site***

- Preservative Solution: Compatible with off-site treatment.
- Application: In accordance with preservative manufacturer's recommendations.

Z20 Fixings and Adhesives

To be read with Preliminaries / General Conditions:

Products:

310 ***Fasteners Generally***

- Materials:
 - Bimetallic corrosion resistance appropriate to items being fixed.
 - Atmospheric corrosion resistance appropriate to fixing location.
- Appearance: Submit samples on request.

320 ***Packings***

- Materials: Noncompressible, corrosion proof.
- Area of Packings: Sufficient to transfer loads.

340 ***Masonry Fixings***

- Light Duty: Plugs and screws.
- Heavy Duty: Expansion anchors or chemical anchors.

350 ***Plugs***

- Type: Proprietary types to suit substrate, loads to be supported and conditions expected in use.

Execution:**610 Fixing Generally**

- Integrity of Supported Components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
- Components, Substrates, Fixings and Fasteners of Dissimilar Metals: Isolate with washers/ sleeves to avoid bimetallic corrosion.
- Appearance: Fixings to be in straight lines at regular centres.

Z21 Mortars

To be read with Preliminaries / General Conditions:

Cement Gauged Mortars:**110 Cement Gauged Mortar Mixes**

- Specification: Proportions and additional requirements for mortar materials are specified elsewhere.

120 Sand for Site Made Cement Gauged Masonry Mortars

- Standard: To *BS EN 13139:2002*.
- Grading: 0/2 (FP or MP).
 - Fines content where the proportion of sand in a mortar mix is specified as a range (e.g. 1:1: 5-6):
Lower proportion of sand: Use category 3 fines.
Higher proportion of sand: Use category 2 fines.
- Sand for facework mortar: Maintain consistent colour and texture. Obtain from one source.

131 Ready-Mixed Lime: Sand for Cement Gauged Masonry Mortars

- Standard to *BS EN 998-2:2010 'Specification for mortar for masonry'*.
- Lime: Nonhydraulic to *BS EN 459-1:2010 'Building lime. Definitions, specifications and conformity criteria'*.
 - Type: CL 90S.
- Pigments for coloured mortars: To BS EN 12878.

135 Site Made Lime: Sand for Cement Gauged Masonry Mortars

- Permitted use: Where a special colour is not required and in lieu of factory made ready-mixed material.
- Lime: Nonhydraulic to *BS EN 459-1:2010*.
 - Type: CL 90S.
- Mixing: Thoroughly mix lime with sand, in the dry state. Add water and mix again. Allow to stand, without drying out, for at least 16 hours before using.

160 Cements for Mortars

- Cement: To *BS EN 197-1* and CE marked.
 - Types:
 - Portland cement, CEM I.
 - Portland limestone cement, CEM II/A-L or CEM II/A-LL.
 - Portland slag cement, CEM II/B-S.
 - Portland fly ash cement, CEM II/B-V.
 - Strength class: 32.5, 42.5 or 52.5.

- White cement: To *BS EN 197-1* and CE marked.
 - Type: Portland cement, CEM I.
 - Strength class: 52.5.
- Sulfate resisting Portland cement:
 - Types: To *BS 4027* and Kitemarked.
To *BS EN 197-1* fly ash cement, CEM II/B-V and CE marked.
 - Strength class: 32.5, 42.5 or 52.5.
- Masonry cement: To *BS EN 413-1* and CE marked.
 - Class: MC 12.5.

180 *Admixtures for Site Made Cement Gauged Mortars*

- Air entraining (plasticizing) admixtures: To *BS EN 934-3:2009+A1:2012* and compatible with other mortar constituents.
- Other admixtures: Submit proposals.
- Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

190 *Retard Ready to Use Cement Gauged Masonry Mortars*

- Standard: *BS EN 998-2:2010 'Specification for mortar for masonry'*.
- Lime for cement:lime:sand mortars: Nonhydraulic to *BS EN 459-1:2010*.
 - Type: CL 90S
- Pigments for coloured mortars: To *BS EN 12878*.
- Time and temperature limitations: Use within limits prescribed by mortar manufacturer.
 - Retempering: Restore workability with water only within prescribed time limits.

210 *Making Cement Gauged Mortars*

- Batching: By volume. Use clean and accurate gauge boxes or buckets.
 - Mix proportions: Based on dry sand. Allow for bulking of damp sand.
- Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
 - Mortars containing air entraining admixtures: Mix mechanically. Do not over mix.
- Working time (maximum): Two hours at normal temperatures.
- Contamination: Prevent intermixing with other materials.