

SPECIFICATION FOR LANDSCAPE MAINTENANCE WORKS

Project Title	Land adjacent to Ridge Farm, Rabley Heath Road, Codicote
Description	Specification for Landscape Maintenance Works
Revision	P01
RIBA Stage	4 (Technical Design)
Client	
Drawing Number	QD897-SPEC MAIN

MAINTENANCE OPERATION

1 PRINCIPAL OPERATIONS

The work will consist of one or more of the following, as detailed in the tender documents to be carried out on an annual basis, according to approved arboricultural and horticultural principles for a minimum of 5 years:-

Weed Control to hard and soft area
Tree and Shrub Maintenance throughout the Contract Area
Tree and shrub pruning
Herbaceous planting
Hedges
Pruning
Tidiness and litter

Other operations of a less general nature will be required according to the dictates of normal good horticultural practice and the requirements of the site. These may include hand-weeding, pest and disease control, minor reinstatement works and the like. All such operations shall form part of the normal contract works and the Contractor shall be deemed to have allowed for such items in his Tender.

2 TIMING OF OPERATIONS

The timing of all specific maintenance operations, where not otherwise stated in the Contract, shall be agreed with the Supervising Officer. (S.O)

3 WEED CONTROL/HERBICIDE APPLICATION

3.1 WEED CONTROL – GENERAL

For the purpose of the contract “weed free” means the absence of live weed throughout the borders to a maximum 10% permissible coverage at any given time. Attention is drawn to the presence of large areas of herbaceous planting and ground cover. These areas are to be controlled by hand-weeding and hoeing only.

The Contractor shall treat weed growth by the most appropriate means (generally chemically, mechanically or by hand).

- 3.2 The Contractor shall be solely responsible for the safe and proper application of any herbicide he shall use, and shall ensure that applications comply with all relevant legislation, in particular the COSHH Regulations with relevant Codes of Practice. Herbicide and dye shall not be left unattended if accessible to the public.
- 3.3 The Contractor shall consult with the S.O. on each occasion before any application of chemicals takes place. The Employer reserves the right to defer the operation, or to suspend it if it is in progress, if in the opinion of the S.O. the work is likely to be dangerous or damaging to the site, the plant material or the public.
- 3.4 The Contractor shall supply approved signs stating ‘Herbicide Application in Progress’. Sufficient signs shall be erected by the Contractor before work commences to ensure that as far as is reasonable practicable members of the public are made aware that pesticide application is being/is about to be performed. All such signs shall remain in position for the duration of the operation and shall be removed as soon as practicable after the works are completed.

- 3.5 Great care must be taken to ensure that no damage is done to shrubs, trees, bulbs or other planted material or grass surfaces, whether owned by the Employer, residents or other parties. To this end maximum precautions must be taken to obtain accurate placement of herbicides, avoiding drift. Spraying shall not take place during windy or otherwise unsuitable weather. Particular care shall be taken to avoid damaging species with green or otherwise sensitive bark.
- 3.6 The Contractor shall ensure that the edges of sprayed areas (ends of spray strips, edges of shrub beds, etc.) are neat and accurate, and do not extend into grass areas.
- 3.7 All spray equipment shall be efficient, well maintained and free from leaks. It is envisaged that the principal or only herbicides to be used under this Contractor will be Glyphosate. The type of herbicide, type and size of spray nozzle, knapsack pressure, dilution and rate of application shall be appropriate to the herbicide and site of application, and must be agreed with the S.O. before spraying commences.
- 3.8 Planting locations defined as tree and shrub areas shall be maintained as a bare soil regime, free from any herbaceous growth during the growing season. This regime will be reviewed after 7 years, to consider whether it is still necessary in respect of the maturity and density of those planting areas.
- 3.9 **WEED CONTROL AT HARD FEATURES**
- In order to give a neat appearance around individual hard features in grass included within the Contract Area, e.g. marker stones, signs, lamp columns, service installation markers, man-hole covers, walls and other hard features the Contractor shall strim down grass adjacent to these areas at the time of cutting the main lawns.
- 3.10 **HARD SURFACE AREAS**
- The Contractor shall allow for two applications of a total and residual weed killer in the form of a liquid spray to hard surface areas as necessary.
- 3.11 **WEED CONTROL ON PATHS, GRAVEL STRIPS AND CAR PARKS**
- To prevent weed growth from encroaching upon surface of paths and gravel strips or to control weed which has grown through the car park or road surfaces the Contractor shall treat weed growth by the most appropriate means, (chemically, mechanically or by hand) as many times as necessary to prevent more than a 10% coverage. Round up pro bioactive will be the preferred choice of chemical as it is the most environmentally friendly.

4 TREE AND SHRUB MAINTENANCE

- 4.1 All planted trees and shrubs shall be inspected twice per year in the months of April/May and September/ October on an annual basis and appropriate remedial action taken as required.
- i) Check base of tree for "rocking" and "socketing". Straighten tree, re-stake, fill voids with topsoil and firm up, as required.
 - ii) Check tree ties. Adjust, re-fix or replace as necessary.
 - iii) Check tree stakes for firmness, vertical position, signs of rot or damage. Re-firm, remove or replace if necessary.
 - iv) Check trees and shrubs for signs of damage to stem, crown or branches. Cut back broken branches. Prune to shape if necessary.
 - v) If dead or severely damaged, remove tree and stake, or shrub, make good ground.
 - vi) Remove stake and tie once the tree has established and remove to contractor's tip
- 4.2 Additionally to above, all trees shall be similarly inspected and any work found to be necessary carried out, immediately after periods of high wind or storm conditions, or when vandalism or other damage has been reported, throughout the period of the Contract.
- 4.3 The bases of all trees shall be maintained in a weed free condition. Trees growing in grass areas shall be spot weeded with herbicides applied by an approved method in order to avoid damage to the trees or surrounding grass. Such applications will consist of a liquid spray applied during the months of May to August and a granular herbicide during the months of January to March. (See also Clause 4, Herbicide Application, below).
- 4.4 Fertiliser:
Allow for the supply and spread of a general approved fertiliser to planted area. Apply during March and April.

5 SHRUB MAINTENANCE GENERAL

- 5.1 Pruning shall be carried out by skilled labour only. All dead wood shall be cut cleanly and suckers removed and the plants pruned, trimmed, thinned out, shaped and tied in at the appropriate time, as necessary according to kind, species and variety.
- 5.2 The Contractor shall maintain all shrub beds in a weed free condition. This may be achieved by a combination of hand weeding and the use of approved chemical herbicides. Remove dead weeds from surface.
- 5.3 All beds, with the exception of susceptible species, shall be treated with an approved herbicide, or mixture of herbicides, in the form of a liquid spray and for an approved granular herbicide between the months of January and March. The spray shall be applied by knapsack spray, dribble bar, wheelbarrow or tractor mounted spray equipment. Application of liquid spray shall be applied as necessary to achieve the specification requirements. The exact timing of this operation shall be determined after consultation with the S.O.
- 5.4 Climbing plants shall be maintained with a weed free and grass free area at the base of each plant. Climbing plants shall be tied in and any wires, frames or supports inspected and repaired if necessary. This work shall be done at the time of pruning and at other

times when the growth of the plants make it necessary and/or when damage has occurred

- 5.5 Care must be taken to avoid damage to, or disturbance of the roots of the planted material.
- 5.6 All weeds, dead plants and debris resulting from a hand weeding operation shall be gathered up, collected and removed from site as the work proceeds. Adjacent paths or other surfaces shall be swept clean as the work proceeds and the site left tidy at the conclusion of each day's work. (See also Clause 4, Herbicide Application above).
- 5.7 Shrubs and other plants must not be allowed to grow out across paths, roads or cycle-ways so as to cause a hazard to pedestrians or vehicles. In cases where this is seen to be happening the Contractor shall consult with the S.O. who will issue instructions for appropriate remedial action. This work will require periodic attention and is part of the normal duties of the Contractor under this Contract.
- 5.8 Maintenance Of Public Rights Of Way - The Contractor shall prune trees and shrubs beside footpaths, cycle-ways and roads to prevent them impeding public passage or impeding sightlines, as and when necessary. Pruning is to be performed according to good arboricultural and horticultural practice. Prunings are to be removed from site and disposed of to the contractor's tip.

6 SHRUB AND TREE PRUNING – SPECIFICATIONS

- 6.1 The contractor shall cut or prune grasses, herbaceous plants, shrubs, trees and hedges from ground level to the appropriate and necessary height above ground level in order to achieve and to maintain the following standards:
- 6.2 Footpath Pruning
To allow for the free use of all footpaths, gravel strips, grass paths and access routes, car parks and roads within the contract area.
- 6.3 Highway Users and Internal Roads
To maintain clear forward visibility from an appropriate distance for the road user of the full face of all permanent road signs (information signs, regulatory signs and warning signs). The zone to be kept free of tall growing vegetation.
- 6.4 Vision Splays
To maintain a clear and unrestricted vision splay for all internal roads and on entrance and exit roads to the site.
- 6.5 Car Park Signs
To maintain clear forward visibility from an appropriate distance for the car park user of the full face of all permanent signs in the car park or adjacent to internal roads.
- 6.6 Epicormic Growth Removal
Remove all epicormic growth from the trees' stems and/or root sucker from all trees in grassland and all trees in groundcover and shrub beds in order to achieve and to maintain single, clean stemmed trees to a height of 2.5m. It is recommended that the removal of epicormic growth is undertaken in bud or when the growth is soft, in any event before growth achieves 200mm in length.
- 6.7 Rose Sucker Removal
Break off all suckers from the rootstocks of budded roses from the point at which the suckers break from the rootstock in order to achieve and to maintain a sucker-free rose true to the type as chosen for planting.

6.8 Separation of species groupings by pruning

In formal shrub plantings consisting of specific species groupings the contractor shall prune the shrubs (including groundcover species) as many times as necessary, through the Contract Period, to prevent the invasion and domination of one species grouping over another.

7 HERBACEOUS PLANTING

- 7.1 The herbaceous beds are to be hand weeded or hoed to remove any weed growth. Under no circumstances are weed killers to be used in these areas. All hoed or pulled weed is to be removed immediately into sacks for disposal off site. Any miscanthus species are to have their vegetation cut back in early spring before new growth appears. The herbaceous plants are to receive fertiliser twice per annum to promote growth. As the plants grow certain species may require supporting with canes and ties, these are to be supplied by the contractor. Any faded vegetation or flower heads are to be cut back in the autumn with all arisings bagged up and removed from site

8 WATERING AND IRRIGATION SYSTEM

- 8.1 The Contractor shall arrange for manual watering of the soft landscape area on a weekly basis.
- 8.2 The Contractor shall supply a watering schedule to the client to ensure that the soft landscape elements are watered appropriately.

Tree Watering Requirements (three years post planting is recommended)

Tree Girth (cm)	Suggested first to third season summer watering (April to September) inclusive in litres (gallons) per month
8-10 (Standard)	45 (10)
10-12	75 (16.5)
12-14 (Heavy Standard)	115 (25)
14-16	150 (33)
16-18	190 (42)
18-20	220 (48.5)
20+ (Semi mature)	300 (66)

Source: Blue Green Urban, Urban Tree Planting Guide, Edition 9.

The figures are approximate and are for guidance only. Allow additional water and additional frequency of watering where the average rainfall figures in Table 4 below are greater than 20% of their average between April and September.

9 GENERAL TIDINESS AND LITTER

As works progress around the site all work stations are to be left in a clean and tidy state before moving on to the next area. All waste material is to be removed from site. Leaf litter is to be collected and removed from site during the autumn and winter. The paths, kerbs and hard surfaces are to be swept on a fortnightly basis to prevent the build up of debris. All green waste material collected during works to the roof gardens and podiums are to be stored in one tonne bags and sealed before removing through the building. All work equipment and materials are to be carried through the building via the service entrance and service lift. In wet conditions adequate plastic sheeting is to be laid down to protect the floor coverings in the building and the lift.

The Contractor shall at all times be responsible for keeping the landscape areas free from litter. This will involve the regular collection of such items that can be picked up, swept up, shovelled or otherwise man-handled into a sack, wheelbarrow or suitable motor vehicle and removed from site to Contractor's tip. This will be a regular part of the normal contract work.

10 REMEDIAL WORK AND REPLACEMENT PLANTING

The contractor shall prepare a list of any replacement planting or remedial works required in September of each year. This list is to be fully itemised and priced in order that the supervising officer and client can make an informed decision on the requirements identified.