S P E C I F I C A T I O N

For **Soft Landscape Works**

at **Scours Lane, Reading**

Prepared by QUARTET DESIGN
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For **Weybourne**

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1.0.0 SOFT LANDSCAPE MATERIALS AND WORKMANSHIP

Quality and samples generally:

All materials and workmanship are to comply with the descriptions given in the Specification.

In addition to any specified requirements, all materials and workmanship are to be in accordance with good current practice including all relevant provisions of British Standards Institute documents last before issued at the date of tender unless specifically stated otherwise, and are to be suitable for the purposes which are shown or described in the contract documents or in any Contract Administrator's Instruction or which can reasonably be inferred therefrom.

1.1 SPECIFICATION OF MATERIALS AND WORKMANSHIP

1.1.1 Materials supplied by the Contractor.

All plants shall be supplied by the Contractor, and shall be obtained from an approved, reputable nurseryman. Before stock is purchased, the Contract Administrator reserves the right to inspect the nursery and selected stock, or alternatively the Contractor shall provide samples of materials as specified for the approval of the Contract Administrator before placing an order. The Contractor shall ensure that all materials used are similar in size and quality to the approved and inspected samples and are in accordance with the latest published edition of B.S. 3936. Part.1

All plants supplied shall be exactly true to name as shown on the drawings and in the plant schedule, i.e. variegated, laciniated varieties, etc. will not be accepted where the species have been specified, (and vice versa), and any variants must be replaced with the correct species at the Contractor's expense.

No variation from the plant schedules will be allowed except upon written instructions from the Contract Administrator. The permission for the use of substitute material will only be given when the Contractor has satisfied the Contract Administrator that such plant material could be obtained at the time of tender submission and that the Contractor subsequently ordered the plant material at the earliest opportunity.

The submission of a tender shall imply that the Contractor is able to obtain all the material specified in the Contract Documents.

1.1.2 Replacement of Plants

The Contractor shall make good at his own expense all losses of trees, shrubs and other material from whatever cause other than vandalism. Losses will be judged on whether plants are actively growing during the late summer after planting when a plant check will be made by the Contract Administrator.

Replacement stock will be an equal standard to that previously supplied, showing vigorous growth and free from disease.

1.1.3 Provision of tip

The Contractor shall provide at his own expense a tip for all surplus excavated material, stones, weeds, rubbish, prunings, and the like, and allow for all transportation to the tip.

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1.1.4 Topsoil

The Contractor is to allow for load, cart and spread of topsoil to meet BS3882 at a depth of 750mm for Tree planting , 450mm for all shrub planting areas and 150mm for all grass areas.

1.1.4.1 Topsoil storage and strip

The Contractor shall strip existing topsoil during appropriate weather conditions (i.e. not waterlogged or wet) with appropriate machinery. The Contractor is to ensure that the topsoil strip is carried out to the correct depth and avoids contamination or removal of subsoil.

The topsoil shall be placed in storage heaps, graded and capped by tracked machine to discharge surface water. The storage heap should not exceed 2.5m in height, to avoid the deterioration of the stored topsoil. The Contractor is to carry out weed control during the period of storage to ensure that the soil is not contaminated with weed seed and perennial weeds. Following any partial re-topsoiling operations, the Contractor will 'close' and re-cap the area of operation on the heap and maintain weatherproof conditions.

1.1.4.2 Imported Topsoil (if required)

To comply with the requirements of BS 3882. Topsoil is to be as-dug, clean, uncontaminated, friable soil of medium texture with adequate humus content excavated from previously cultivated land: pH value neutral to slightly acid. Free from unrotted vegetable material or any material other than soil and a max 20% content (by dry weight) of stones not exceeding 50mm. 'Screened topsoil' is not acceptable.

1.1.4.3 Topsoil Sample:

Do not deliver topsoil until 5m3/load has been inspected and approved by the Contract Administrator. Keep the approved delivery on site as a standard of compliance.

1.1.4.4 Soil testing

The Contractor is to allow for the employment of an independent and approved soil testing company to satisfy the client's representative of the suitability and standard of any proposed imported material.

1.1.5 Transport

All trees shall be adequately and carefully packed and protected during transport to the site to prevent damage.

If, in spite of precautions, roots, branches, or shoots suffer slight damage they shall be carefully pruned. If major damage has occurred the tree shall be replaced at the Contractor's expense, as described above. If plants are not to be planted within 24 hours of delivery they shall be heeled in by placing the roots in a prepared trench, covering them with fine soil and well firming or watering in to prevent air pockets.

Plants brought on to site while awaiting planting shall have their roots protected with damp hessian to prevent drying out.

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1.1.6 Season

All trees shall be planted during suitable weather between mid-October and April. Planting shall not be carried out when the ground is water-logged, frozen or snow-covered.

1.1.7 Setting out

Planting beds shall be pegged out in accordance with the planting plan. Figured dimensions shall be taken for preference, but where these are not given & limits are not defined by paths paving or other works, scaled dimensions may be used.

Tree stakes shall be set out on site well before planting, and positions must be approved by the Contract Administrator prior to the holes being dug. Trees shown at regular spacings shall be accurately and evenly spaced in true lines. Trees shown in informal groups shall be set out irregularly to achieve a natural effect.

1.1.8 Plant spacing

Plant spacing shall be carried out in accordance with the drawing in an informal manner avoiding straight lines and regular geometric patterns, unless so directed. The Contract Administrator reserves the right to adjust the exact position of the specimen shrubs after they have been pegged out. The aim will be to space the plants evenly so that when established they will completely fill the areas.

1.1.9 Fallow Cultivation

The Contractor shall by cultivation or other approved means eradicate all weed growth in areas which lie fallow whilst awaiting suitable weather or the right season for planting or seeding.

1.1.10 Tree Planting Compost

Approved tree planting compost will be supplied by the Contractor, in polythene bags weighing 33-40 bags per tonne. Sample bag to be supplied for approval.

1.1.11 Stakes and Ties

Standard Trees:
The tree stakes, supplied by the Contractor, will be softwood of round section with a minimum diameter of 75mm, pointed at one end. The bark shall have been peeled and the stake impregnated in accordance with BS 4072.
All trees shall be secured to one straight pointed stake. All stakes shall be set at least 750mm below ground level or to a greater depth to ensure stability. Stakes shall have a clear height above ground appropriate to the height of the tree.

ANS Trees:
As above, but stake to be driven diagonally into ground toward the prevailing wind. Tree secured with giant Tom blocks 75x100x35nn deep and extra belting 40mm wide placed and fixed as directed by the Contract Administrator.

Semi-mature Trees:
Guying to semi-mature trees will use an under-ground system using anchors and ratchets to achieve a firm and secure fixing for the root-ball. The Contractor is to submit the guying system for approval by the Contract Administrator. The Contractor will install a drainage ring and vent pipe within the tree pit to allow for watering during the maintenance period. Regular inspections will be undertaken to adjust the tension on the root-ball to ensure that there is no movement from the vertical or within the pit. The Contractor will make good any settlement associated with the root-ball and pit.

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1.1.12 Herbicides

The use of chemicals such as pesticides and herbicides may be subject to legislation, including but not limited to:

1) The Control of Substances Hazardous to Health Regulations 2002 (COSHH)

2) The Registration, Evaluation, Authorisation and Restriction of Chemicals (REACH) Enforcement Regulations 2008

3) The Food And Environment Protection Act 1985, the Control Of Pesticides Regulations (COPR) 1986 and the COPR (Amendment) Regulations 1997

Herbicides and their application by the Contractor must comply with the above legislation and be on the current list of approved products. The herbicide must not be toxic to human beings, animals or birds under normal use and the Contractor must obtain the Landscpe Architect's approval of the chemical he intends to use. The herbicide shall be applied in accordance with the manufacturer's instructions for the type of area being treated.

1.1.13 Cultivation

On newly topsoiled areas or on undisturbed areas where a depth of not less than 300mm topsoil exists after clearing all vegetation, beds shall be dug by hand or cultivated by machine to a minimum depth of 300mm breaking down all lumps and with the surface left level with a medium tilth. All weeds and debris should be collected and removed from site.

1.1.14 Compost

50mm thickness, unconsolidated, of mushroom compost or other approved compost shall be spread over shrub beds and well worked into the soil during cultivation.

1.1.15 Planting

All plants shall be planted at the same depth as previously grown, care being taken to avoid damaging the root system. Sufficient soil shall be taken out at the planting station to enable the roots to be fully spread, packing them round with fine soil before firmly heeling in. The roots of balled trees or shrubs shall not be disturbed during planting. The Contractor shall allow for cutting back shrubs as directed by the Contract Administrator.

During planting operations, tree planting compost shall be incorporated with the topsoil backfilling at the following rates:

ANS trees	1 bag
Feathered trees	0.5 bag

1.1.16 Planting bulbs – not required

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1.1.17 Planting trees

Advanced Nursery Stock trees shall be planted in pits measuring a minimum of 1m square by 750mm deep.

All standard trees shall be planted in pits measuring a minimum of 1m square by 750mm deep.
All topsoil shall be set aside for re-use. All sub-soil and all surplus excavated material shall be removed from site. The bottoms of the pits shall be broken up 150mm deep and any extraneous matter removed from site. The pits shall be back-filled with the topsoil set aside.
Trees shall be planted to the depth of the nursery soil mark on the stem with their roots fully spread. The topsoil and T.P.C. backfilling shall be used to cover the roots in such a manner to avoid air pockets and evenly firmed.

1.1.18 Mulching

On completion of planting all newly planted areas shall be mulched with 50mm depth of mushroom compost. The mulch shall only be applied when the soil is moist.

1.2 GRASSED /WILDFLOWER AREAS

1.2.1 Seed Mix

The Contractor shall supply the wildflower seed mix in accordance with the seed mix specified on the Quartet Design Planting Plan.

On receipt of seed and prior to sowing, a copy of the supplier's invoice, detailing place of origin, date of harvest, purity and proportion of germination must be sent to the Contract Administrator. Note: The label from the seed bag will not be accepted.

The seed shall be treated with 'Morkit' and stored in vermin- proof dry conditions for a period not exceeding 12 months from the date of harvest.

1.2.2 Pre-seeding fertiliser

The analysis shall show the content of the fertiliser percentage and shall contain:

N	6 %
P205 (Water soluble)	8.5 %
P205 (Insoluble)	0.75%
K20	6 %

1.2.3 Cultivation

All topsoiled areas to be grassed shall be cleared of weeds and rubbish then rotovated to a depth of 100mm incorporating pre-seeding fertiliser as specified at 0.06kg/m2, and raked out or harrowed to produce a fine seed bed tilth approximately 25mm deep and lightly consolidated with an approved roller. Stones over 35mm in diameter shall be removed to the tip. The tilth shall be kept fine and free from weeds during any fallow periods prior to sowing.

All areas for grass shall be finely graded during cultivation to remove all minor hollows or ridges, such operations being carried out when the soil is dry and friable. The final finished surface shall have a smooth and even fall or gently rolling curve between the finished level and the boundary of the areas. The Contractor shall ensure that a minimum of l00mm of topsoil is left on all parts after completion of grading.

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Unless otherwise stated, finished levels of grass seeding shall be 30mm above adjoining paving or kerb levels, 150mm below the DPC of adjoining buildings and not more than 75mm above previous soil levels adjoining existing trees and shrubs. Levels shall be arranged to give gentle falls for drainage and any ponding developing after completion of the cultivation shall be made good.

All grading and cultivation work shall be approved by the Contract Administrator before commencement of seeding.

Meadow Grassland

During the 1st year of establishment meadow grassland will be cut twice in each growing month to maintain a balance between the faster growing species and flowers. The grassland will be mown to a height of 40-60mm with arisings cleared from the site.

In following seasons prior to cutting all areas shall be cleared of litter and debris in accordance with the section detailed above. To maintain diversity, all meadow grass areas will be cut annually in late July to end of August following flowering (the summer hay cut). An autumn cut will be carried out in November to leave the grass short over the winter period (cut to 40-75mm). If required a spring cut should be carried out prior to the end of May to remove the first flush of grass (cut to 40-75mm). All arisings are to be removed from site unless otherwise directed.

The diversity of the grassland should be subject to on-going monitoring to ensure maximum ecological benefit.

1.2.4 Seed sowing

The seed shall be sown in two equal sowings in transverse directions by hand in small areas or by machine in large areas, lightly harrowed or raked in and firmed with a light roller. Seed sowing will normally be carried out from March to November during favourable weather conditions when the soil is moist and workable. The Contract Administrator reserves the right to suspend operations when in his opinion the weather conditions are unsuitable.

The Contractor shall make good at his own expense all areas of grass which fail to germinate or establish, other than areas where failure is due to vandalism.

1.2.5 Watering

The Contractor shall allow for the thorough watering of the turf as necessary, to ensure the successful establishment of the turf prior to cutting.

1.3 MAINTENANCE OF GRASS REINSTATEMENT AREAS/LANDSCAPED AREAS UP TO THE END OF THE DEFECTS LIABILITY PERIOD

1.3.1 Generally

The Contractor shall maintain all areas during the progress of the works up to practical completion and during the following twenty-four months defects liability period.

1.3.2 Weed Control

The Contractor shall eradicate weed growth of seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosate

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or other approved product.

The Contractor must not carry out spraying operations during unsuitable conditions which may cause spray to drift onto adjoining land. The Contractor will be held legally responsible for any damage or injury to persons or property resulting from his operations and must indemnify the Employer against all claims for damages.

Spraying or spreading equipment must be of an approved design and suitable to the type of terrain. Knapsack sprayers and other forms of portable equipment must be fitted with a guard to prevent spray reaching all plant material. Any plants damaged by chemicals must be replaced at the Contractor's expense.
All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of the chemical must be followed and containers and other contaminated equipment must be cleared from the site after each day's work.

The Contractor shall maintain an area around trees and shrubs in grassed areas free from grass and weed growth as follows ANS - 1m diameter, Standards and feathers - 750mm diameter and shrubs - 500mm diameter.
A final weed killer application of glyphosate shall be applied to all perennial weeds in sufficient time for a satisfactory kill prior to handover i.e. at least 3 weeks.

1.3.3 Replacement of stakes and ties etc. Any stakes or ties that become broken or damaged prior to final completion shall be replaced with similar. Ties shall be adjusted as necessary to prevent chafing or rubbing against the stake. All stakes shall be corrected for vertical position and firmness.

1.3.4 Removal of water shoots and dead twigs
Any dead twigs or water shoots occurring on the clear stem of trees shall be removed, if required by the Landscape Architect and disposed of by the Contractor.

1.3.5 GRASS MAINTENANCE

1.3.5.1 Rolling

When the grass has grown 50mm high the areas will be lightly rolled in two directions with a roller not exceeding 0.25 tonne. All bare patches shall be re-seeded.

1.3.5.2 Stone picking

Prior to cutting, all stones exceeding 35mm diameter in any direction shall be removed from the surface.

1.3.5.3 Grass cutting

The Contractor shall carry out all necessary preliminary inspections of the areas to be cut on each occasion, and remove isolated items of obstruction which might damage plant or create a possible hazard to persons or property. After the initial cut, all grassed areas shall be mowed with a cylinder mower. Cutters to all mowers shall be sharp and properly set and cut the sward cleanly and evenly.

Mowers should have their height or cut so adjusted that at no time does "scalping" take place. In periods of prolonged drought the grass shall be left after cutting with a height of not less than 20mm.

All grass areas shall be cut at intervals between the months of April and October inclusive, and at other times as necessary or as directed by the Contract Administrator, in order to ensure that at no time the grass is allowed to grow above a height of 50mm.

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Where bulbs are present in grass cutting areas the above cutting regimes shall be postponed by agreement with the Contract Administrator until such time as the Contract Administrator requires normal cutting to commence (normally June). The areas affected shall be only that part of the grass area where bulbs are present. The arisings from the first cut shall be collected and removed to tip.

1.3.6 GRASS MAINTENANCE – MEADOW MIX

To maintain diversity, all meadow grassland areas are to be cut twice annually; firsly at the end of June following flowering and secondly in September or the following April subject to weather conditions. All arisings are to be removed from site following cutting operations. Grass to be cut to 50mm with appropriate machinery.

1.3.7 FINAL CLEARANCE

All areas shall be cleared of any rubbish, left tidy and weed free to the satisfaction of the Contract Administrator prior to the final inspection at completion of defects.

1.4 COMPLETION OF THE WORKS

The Contractor shall be responsible for the upkeep of any completed work at his own expense during the progress of the Works up to practical completion and during the following maintenance/defects liability period.

The completed works may be offered for final inspection provided that all work and maintenance operations have been completed to the Contract Administrator's satisfaction.

Should the works fail to achieve the standards required by the specification and drawings, the Contractor shall rectify any deficiencies and continue maintenance operations at his own expense until remedial work has been completed to the Contract Administrator's satisfaction.

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