

APPENDIX 5

PLANTED AND LANDSCAPED AREAS

LIST OF CLAUSES

- E1 PROTECTION
- E2 RETAIN TREES
- E3 REINSTATEMENT
- E4 OVERGROWN REAR GARDENS
- E5 FRONT GARDENS
- E6 GRASS MARGINS

• **PLANTED AND LANDSCAPED AREAS**

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- **PROTECTION**
- E1 The contractor shall provide all necessary protection for existing landscaped areas

RETAIN TREES

- E2 All existing trees and hedgerows to be retained, except as directed on the written authority of the Clerk-of-Works.

(Removal of trees and hedgerows will generally only be required only where boundaries are to be replaced)

REINSTATEMENT

- E3 Open space/Site Compound to be reinstated to the complete satisfaction of SDCC's Landscape Clerk-of-Works upon completion.
Reinstatement works to be carried out in accordance with the Phasing Programme for the project. See specification E6 on pages 20-23 for cultivation and grass seeding

Work on one area to be completed before commencing on the next.

OVERGROWN REAR GARDENS

- E4 Where required-
 1. Clear garden of all debris and discarded items
 2. Allow for 2 medium sized skips
 3. Apply weedkiller to kill perennial weeds and grass over area of approx. 80sq.metres.
 4. Break up and Cultivate former grassed area to a depth of 150mm, removing stones greater than 15mm diameter and other debris.
 5. Ensure site is graded evenly
 6. Seed with approved lawn seed mix
 7. Roll
 8. Water as required
 9. Allow for first cut and reseeding bare patches

Replacement topsoil to be Top quality premium grade to BS 3882:1994

FRONT GARDENS

TRIP HAZARDS BETWEEN FOOTPATH AND GRASSED AREAS IN FRONT GARDENS

- E5 Where required-
 1. Allow for 6 sq.metres- Apply weedkiller to kill perennial weeds and grass.
 2. Cultivate to a depth of 150mm.
 3. Provide top quality premium grade topsoil BS 3882:1994 150mm deep

4. Seed with approved lawn seed mix
5. Roll
6. Water as required
7. Allow for first cut and reseeding bare patches

**DEFECTIVE GRASS MARGINS OUTSIDE DWELLINGS-
A. WHERE THERE ARE NO TREES.**

- E6 Take out topsoil to a depth of 250mm- area approx. 5m x 1.5m
Fill area with 150mm hardcore well compacted
Install 100mm Ballylusk hoggin 10mm down, or equivalent approved.
Roll in 2 layers of 50mm.

B. WHERE THERE ARE TREES IN GRASS MARGINS.

- E7 Apply weedkiller to kill perennial weeds and grass –area 4.5m approx. x 1.5m
Cultivate to a depth of 150mm.
Provide top quality premium grade topsoil BS 3882:1994 150mm deep
Seed with approved lawn seed mix
Roll
Water as required
Allow for first cut and reseeding bare patches

SPECIFICATION FOR CULTIVATION AND GRASS SEEDING OF OPEN SPACE/SITE COMPOUND:

CULTIVATION:

Break up any compacted topsoil to full depth. Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 150 mm of all planting areas, using suitable plant to loosen, aerate and break up the soil into particles of 2-8 mm. Leave surface regular and even. Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 50 mm in any dimension, roots, tufts of grass and foreign matter. Reduce top 100 mm of all topsoil to a tilth suitable for blade grading (10 mm down particles).

GRADING:

When topsoil is reasonably dry and workable grade to smooth, flowing contours, with falls for adequate drainage, removing all minor hollows and ridges. Unless otherwise stated, finished levels after settlement to be 25 mm above adjoining paving, kerbs, manholes etc. Topsoil levels may be adjusted by blade grading ensuring that there is nowhere less than 150 mm of topsoil. If the required levels cannot be achieved by movement of the existing soil, obtain instructions.

FINAL CULTIVATION:

After grading and fertilizing carry out further cultivation to reduce top 25 mm to a fine firm seed bed with good crumb structure. Rake with chain harrow, drag mat or hand rake to a true, even surface, lightly firmed but not over compacted, removing all stones and earth clods more than 50 mm in any dimension on general areas and 25 mm on fine lawns. Extend cultivation into any adjacent existing grass areas to ensure full marrying in of levels. Obtain approval of appearance of prepared soil areas before seeding/turfing.

SEEDING

GENERAL INFORMATION/REQUIREMENTS

CLIMATIC CONDITIONS: Carry out the work while soil and weather conditions are suitable. Carry out seeding during April to October.

MACHINES AND TOOLS: Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

WATERING GENERALLY:

Ensure the full depth of topsoil is thoroughly wetted. Use a fine sprinkler or oscillating spray.

WATERING: Water as necessary to ensure the establishment and continued thriving of all newly seeded areas. The LANDSCAPE CLERK-OF-WORKS reserves the right to direct the Contractor if watering is needed.

WATER RESTRICTIONS: 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.

NOTICE TO LANDSCAPE CLERK-OF-WORKS: Make advance arrangements with LANDSCAPE CLERK-OF-WORKS to give her the opportunity of being present during:

- Setting out
- Application of herbicide
- Application of fertilizer
- Preparation of seed bed
- Seeding
- Each site visit during maintenance period.

SETTING OUT: Clearly mark boundaries of seeding areas and obtain approval before starting work.

SUITABILITY OF TOPSOIL: Before commencing work the Contractor must confirm to the LANDSCAPE CLERK-OF-WORKS that the topsoil, after the specified preparation, will be suitable for seeding.

PREPARATION

PREPARATION MATERIALS GENERALLY: Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life. Submit to the LANDSCAPE CLERK-OF-WORKS a supplier's certificate for the following materials and obtain approval before ordering or using the materials: herbicide, grass seed mixture, wildflower seed mixture.

The certificate must provide the following information:

- Source of supply
- Analysis of content
- Confirmation of suitability for proposed purpose
- Confirmation of absence of harmful substances.

HERBICIDE:

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

SEEDING

GRASSED AREAS Prior to grass seeding, fertiliser shall be applied at a rate recommended by the Contractor and agreed on site by SDCC's LANDSCAPECLERK-OF-WORKS. The Contractor shall pay due regard to the season and weather conditions before sowing grass seed and shall take all reasonable measures to promote its growth. Immediately prior to sowing the grass seed, the topsoil shall be reduced to a fine tilth. Sowing of grass seed shall be carried out by an even distribution using the blend of grass seed described below. The rate application of the grass seed shall be 30-40g /m². After sowing, the seed shall be covered by lightly raking into the surface of the topsoil.

Grass Seed Mix The grass seed mix used shall comply with the following specification:-

% SPECIES

40% Lolium perenne (Perennial Rye Grass)

40% Festuca rubra ssp. Rubra (Creeping Red Fescue)

10% Festuca rubra ssp. Commutata (Chewings Fescue)

5% Agrostis castellana (Brown Top Bent Grass)

5% Poa Pratensis (Smooth Stalk Meadow Grass)

QUALITY OF SEED Purchase fresh seed for each growing season. Do not use seed purchased for previous seasons.

Use blue label certified seed varieties complying with EC regulations for purity and germination. When requested, supply to LANDSCAPE CLERK-OF-WORKS samples of mixtures as delivered to site or copy of original certificate of germination, purity and composition carried out by an Official Seed Testing Station.

SOWING GRASS SEED Sow seed in calm weather during April to October Spread seed evenly at the specified rate(s) applied in two equal sowings in transverse directions. Lightly harrow or rake. On light soils roll and cross roll after seeding using a lightweight roller.

FAILURES OF SEEDING Bare areas, areas of dead grass that have failed to thrive, which are apparent during the period stated in BS5837 Section 16.2 will be regarded as defects due to materials or workmanship not in accordance with the contract and must be made good by recultivation and reseeded at times agree with the LANDSCAPE CLERK-OF-WORKS.

PROTECTION: The Contractor is responsible for the protection of newly planted and seeded areas during the period stated in BS5837 Section 16.2 and will make good any damage to planting and/or grass and wild flower meadow until area is accepted.

MAINTENANCE GENERALLY

CLEANLINESS:

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

NOTICE TO LANDSCAPE CLERK-OF-WORKS:

Provide 5 days notice of the following operations, to give LANDSCAPE CLERK-OF-WORKS the opportunity of being present:

- Application of herbicide
- Application of fertilizer
- Watering
- Each site maintenance visit.

REINSTATEMENT:

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

DISPOSAL OF ARISING GENERALLY:

Unless specified otherwise, dispose of arisings from all specified operations by removing from site.

CHIPPING OR SHREDDING ON SITE: of materials arising from the work will not be permitted.

LITTER COLLECTION: Collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris. All litter collection shall be undertaken before grass cutting operations.

PROTECT EXISTING GRASS: during maintenance operations by laying boards or tarpaulins. Do not place excavated material directly on to grass.

MAINTENANCE INSTRUCTIONS: Before the end of the maintenance period, inform the employer of any known difficulties at the end of the defects liability period.

GRASSED AREAS

MAINTENANCE OF GRASSED AREAS: Carry out operations in the following clauses as necessary in order to: Maintain grass height within the specified range. Ensure that soil and grass does not become compacted or waterlogged. Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scorch or wilt. Repair grassed areas damaged by trampling, abrasion or scalping during mowing. Remove litter and fallen leaves regularly to maintain a neat appearance.

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

FIRST CUT OF GENERAL AREAS When grass is 60 mm high remove debris, litter and all stones and earth clods larger than 25 mm in any dimension, and when grass is reasonably dry, cut to approximately 30 mm high, Arisings: Remove from site

GRASS CUTTING GENERALLY:

Remove litter, rubbish and debris from grassed areas before mowing. The height of growth must not exceed 50 mm at any time. Cut as and when necessary to a height of 25 mm, using a cylinder mower. Cut to a neat even finish, without rutting or compaction of the surface, especially when ground conditions are soft. Leave edges neat and well defined. At the time of each cut, neatly trim all grass edges round the base of trees, manholes, the base of lighting columns and the like and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove. Do not cut during periods of drought, or when ground conditions or grass are wet, without the prior agreement of the LANDSCAPE CLERK-OF-WORKS.

TREE STEMS: Do not allow mowing machinery closer than 100 mm to any tree stem. Avoid damage to tree stems by nylon filament rotary cutters or other mechanical tools.

GRASS CUTTING MACHINES: must be appropriate to the grass cutting operation required, taking due regard to grass type, mowing specification, ground contour and condition. Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.

BULBS AND CORMS: Where these occur in grassed areas in the locations described or shown on drawings, do not commence the maintenance cutting of bulb planted areas until END OF JUNE after they have flowered, or as instructed.

MOWING STRIPS: Where specified, maintain a mowing strip approximately 150 mm wide along the base of walls, fences and hedges by applying a suitable herbicide twice during the growing season.

LEAF REMOVAL: Remove fallen leaves from hardscape areas by sweeping with a motorized vacuum sweeper or rotary brush sweeper.

MOWING GENERAL AREAS: Maintain height of grass between 25 and 50 mm. Cut when necessary using a cylinder mower and remove arisings.

EDGES TO SEEDED AREAS: When seeded areas are well established, form edges to planting beds and around newly planted trees with a suitable edging tool, to clean straight lines or smooth curves. Draw back soil from edges to permit use of edging shears and remove all arisings.

RE-FORMING GRASS EDGES: Re-form edges abutting paths, borders, manhole covers and the like with a suitable edging tool, to clean straight lines or smooth flowing curves. Form a clean edge, sloping slightly back from vertical. Draw back soil from edges to permit the use of edging shears and remove arisings.

SELECTIVE HERBICIDE:

Spray with a suitable selective herbicide. Do not spray wild flower, herbaceous or bulb and corm planted areas.

SPOT WEEDKILLING: Walk through rough grass areas/wildflower areas with a suitable portable applicator and spot treat weeds with a suitable herbicide. Take particular care to treat injurious weed species listed in the Noxious Weeds Act.

REINSTATEMENT OF GENERAL GRASS AREAS: Make good worn or damaged areas by re-seeding to BS 7370: Part 3, Clause 12.6, using seed to match the existing in appearance and quality. Provide protection and watering to promote successful germination and/or establishment.