

## TRANELY MEWS SOFT LANDSCAPE MAINTENANCE SPECIFICATION - (FIRST FIVE YEARS)

### GENERALLY

- Any damaged or dead branches or those overhanging roads, footpaths and general paved areas shall be carefully pruned off in line with good horticultural practice and the arisings removed from site. pruning shall be meet good horticultural standards and be undertaken with sharp secateurs/pruning shears ensuring the cut is external to the abscission layer.
- all tree stakes and ties shall be checked at each maintenance visit and repaired and/or replaced as necessary. stakes may be removed after the third year providing it is clear that the tree is completely root stable replacement planting
- Any dead dying or diseased stock shall be replaced with plants of the same species and sizes as originally planted. the extent of replacement planting shall be agreed with the client's representative prior to planting and such planting as is necessary undertaken before the end of the winter planting season watering
- all planting shall be thoroughly watered following completion of planting ensuring the topsoil is watered to field capacity. thereafter, watering should be undertaken during dry periods (in these conditions, and un-watered period should not exceed seven days) to ensure good establishment and growth of all plant material. any drought regulations in force at the time must be adhered to.
- All existing boundary or other planting to be retained shall be replaced if damaged during construction. Replacements shall be like for like at acceptable sizes.
- Existing trees and vegetation to be retained are to be protected during construction to BS 5837.2012. Protective fencing shall only be moved temporarily for the reason of executing specific works and then be moved back into the original position.
- Existing levels to be preserved around existing trees and vegetation to be retained, any work beneath the canopy of existing trees to be carried out by hand.
- No existing trees or other vegetation to be felled or removed without permission of the local authority. Any minor damage to existing trees shall be carried out by an approved tree surgeon at the contractor's expense, with major damage and replacement trees to be agreed.
- Plant material and workmanship generally to be in accordance with : All trees, shrubs and hedge plant supplied shall comply with the requirements for British standard 3936

- All pre-planting site preparation, planting and post planting maintenance works shall be carried out in accordance with the requirements of British standard 4428 (1989) code of practice for general landscape operations.
- All new tree plantings shall be position in accordance with the requirement of table 3 of British standard bs5837 : 2012 trees in relation to construction : recommendations
- All plant material shall comply with the national plan specification for the height, girth and root type specified. Plants shall also conform to the following British standards:- bs 8545: 2014 planting tree.
- All planting to be undertaken during the Planting Season: November to March unless otherwise agreed. Any planting carried out outside this season shall be containerised stock – size to be agreed in advance.
- Planting should not be undertaken in poor weather conditions: waterlogged or during drought, frozen or hot sunshine, continuous cold or dry winds.
- Trees planting shall not be undertaken until services or drainage locations are coordinated and established and avoid tree planting area by min.1.5 m.

## 05 LANDSCAPE MAINTENANCE - Q 35

To be read with Preliminaries/ General conditions.  
GENERALLY

### 105 MAINTENANCE OBJECTIVES

- Location: All landscape areas.
- Duration: Five years.
- Aims:
  - Enhanced landscape quality.
  - Improved landscape visual amenity.
  - Provide wildlife habitat and increase biodiversity.

### 110 NOTICE - Give notice before:

- Application of herbicide.
- Application of fertilizer.
- Watering.
- Each site maintenance visit.
- Period of notice: 7 days

### 130 REINSTATEMENT

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

### 155 WATERING

- Supply: From water point or points, contractor to arrange for transport to planted areas
- Quantity: As required, wet fill depth of topsoil
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- 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 ARISING •

- 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 from site.
- Shrub and tree prunings:
- Remove to recycling facility. Litter and nonbiodegradable arisings: Remove from site.

### 180 CHIPPING OR SHREDDING

- General: Not permitted on site.

### 181 MECHANICAL EQUIPMENT

- General: Minimize.
- Prohibited equipment: None

- Timing: By agreement with Management Company

#### 190 LITTER

- Extraneous rubbish not arising from the contract work: Collect and remove from site.

#### 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.

### SHRUBS/TREES/HEDGES

#### 500 ESTABLISHMENT OF NEW PLANTING

- Duration: 12 months from Practical Completion
- Weed control:  
Method: Keep planting beds clear of weeds by mechanical control  
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.
- Trees: When in leaf, spray crowns during warm weather.  
Timing: After dusk.
- Watering: Ensure that sufficient water is applied to maintain healthy growth. Carry out using a fine rose or sprinkler until the full depth of topsoil is saturated.

#### 502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Vitax Q4 / Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
- Application rate: 100gr per sq m / As manufacturer's recommendations.

#### 510 TREE STAKES AND TIES

- Inspection/ Maintenance times: Once per month
- 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 directed
- 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.

#### 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 infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed

#### 545 PRUNING OF EXCESSIVE OVERHANG

- Timing: As directed
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
- Special requirements: None

#### 550 PRUNING OF EXCESSIVE HEIGHT

- Timing: As directed
- Operations: Remove excessive height As directed

#### 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: n/a

#### 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.

#### 590 PRUNING PARTICULAR SPECIES

- Species to be pruned to separate specific instructions: n/a

- 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 NONTAPERING ESTABLISHED HEDGES
  - Time of year: Winter
  - Operations:
  - Form: Trim carefully and neatly to regular line and shape with vertical sides.
  - Trim: Remove current growth rather than old wood.
  - Tools/ Cutting: As required
- 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.
- 625 CLIMBING PLANTS
  - Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
  - Insecure growth: Attach to supporting wires or structures using ties
  - Supporting structures: Check and repair as necessary.
- 630 DEAD AND DISEASED PLANTS
  - Removal: Immediately
  - Replacement: As directed
- 635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS
  - Dead and damaged plants: Remove.
  - Mulch/ matting materials:  
Carefully move to one side and dig over the soil, leaving it 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: None
  - Dressing: Slow release fertilizer:  
Type: Vitax Q4  
Application rate: 100 gr per sq m
- 640 THINNING BY REMOVAL OF SURPLUS PLANTS
  - Plants to be thinned: To be directed
  - Standard: BS 7370-4.
  - Timing: To be agreed
  - 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: To be agreed

## 642 THINNING BY TRANSPLANTING SURPLUS PLANTS

- Plants to be thinned: To be directed
- Standard: BS 7370-4.
- Timing: To be agreed
- 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: To be agreed

## 645 WEED CONTROL GENERALLY

- Weed tolerance: None
- 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: Reinststate 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): 150mm

## 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.

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#### 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): 50mm
- Top up: To make up to 50mm
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand

#### 695 FERTILIZING ESTABLISHED TREES AND SHRUBS

- Time of year: Spring
- Type of fertilizer: Vitax Q4
- Application: Spread evenly.
- Rate: 100 gr per sq m

#### 700 SNOW REMOVAL FROM SHRUBS/ TREES

- Standard: To BS 7370-4.
- Plants subject to snow removal: To be directed
- Timing: As required

### 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 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, clause 8.

#### 825 PREVENTION OF DISEASE TRANSMISSION

- Standard: To BS 3998, 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 as schedule.

### 835 CUTTING AND PRUNING GENERALLY

- Tools: Appropriate, well maintained and sharp.
- Final pruning cuts:
  - Chainsaws: Do not use on branches of less than 50 mm diameter.
  - Hand saws: 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.

### 860 MOVING TREES, SHRUBS AND HEDGES

- Standards: To BS 3998, 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.

### PROTECTING/MAINTAINING/MAKING GOOD DEFECTS

700 WATERING (Before practical completion): During establishment of planting ensure that sufficient water is applied to maintain healthy growth.

#### 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: In accordance with the agreed maintenance schedule.

#### 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.

#### 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

During the Defects Liability Period, carry out maintenance of the planted areas as follows:

- Make visits at approximately fortnightly intervals during the growing season or as necessary to fulfill the requirements of this specification.
- Weed control: Maintain weed free area around each tree and shrub.
- Diameter (minimum): The larger of 1 m or the surface of original planting pit.
- Keep planting beds clear of weeds: By use of approved non-residual herbicides.
- 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: At each scheduled maintenance visit.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
- Timing: After dusk.
- Watering: Contractor's choice to maintain and establish.

#### 755 PLANTING MAINTENANCE - FERTILIZER

- Time of year: March or April.
- Fertilizer: Slow release.
- Manufacturer: Contractor's choice.
- Product reference: Contractor's choice.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Application rate: To manufacturer's recommendations.

#### 760 PLANTING MAINTENANCE - PRUNING

- General: Prune to promote healthy growth and natural shape.
- Dead, dying, diseased wood and suckers: Remove.
- Timing: In accordance with the agreed maintenance schedule.
- 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 the end of the 12 months Defects Liability period, apply final top-up of bark mulch to bring depth back to minimum of 75mm
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
- Depth (minimum): 75 mm.
- Trees: Remulch.

