

PLANNING

3306_SP_001 Landscape Specification RevB

159-161 Iverson Road, West Hampstead

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M40 Stone/concrete/quarry/ceramic tiling/mosaic

- 5A TILING TO ROOF GARDENS
- Tiles: [External porcelain](#).
 - Manufacturer/ Supplier: [Millboard](#).
 - Product reference: [Esterno Earth Stone](#).
 - Colour: [Sand](#).
 - Size: [600mm x 600mm x 20mm](#).
 - Recycled content: [Not applicable](#).
 - Other requirements: [None](#).
 - Background/ Base: [Concrete slab](#).
 - Preparation: [N/A](#).
 - Intermediate substrate: [Not required](#).
 - Bedding: [N/A - Pedestal supports](#).
 - Adhesive: [N/A](#).
 - Joint width: [As pedestal lugs](#).
 - Grout: [N/A](#).
 - Type/ classification: [N/A](#).
 - Movement joints: [N/A](#).
 - Location: [N/A](#).
 - Accessories: [None](#).

Q10 Kerbs/ edgings/ channels/ paving accessories

To be read with Preliminaries/General conditions.

TYPES OF KERBS/EDGINGS AND CHANNELS

150 CONCRETE BLOCK EDGINGS

- Standard: To BS EN 1338.
- Manufacturer: [Brett](#).
 - Product reference: [Piatto](#).
- Recycled content: [As manufactured](#).
- Size: [200 x 100 x 80mm](#).
- Special shapes: [N/A](#).
- Finish: [Textured](#).
- Colour: [Silver granite](#).
- Bedding: [Fresh concrete races](#).
- Joints generally: [Tooled mortar](#).
- Sealant movement joints: [Not required](#).

Q25 Slab/brick/sett/cobble pavings

To be read with Preliminaries/ General conditions.

GENERAL

120 CONCRETE FLAG PAVING SYSTEM TO COMMUNAL GARDEN

- Subgrade improvement layer: **Not required.**
 - Compacted thickness: **Not applicable.**
- Granular sub-base: **Highways Agency Type 1 unbound mixture.**
 - Compacted thickness: **To engineer's specification.**
- Base: **Not required.**
 - Thickness: **Not required.**
- Laying course: **Sand.**
 - Accessories: **Geotextile sheet below laying course.**
- Paving units: **Concrete flags.**
- Jointing: **Sand.**
 - Bond: **Straight line.**
- Accessories: **None.**

127A PEDESTAL SUPPORTED PAVING SYSTEM FOR ROOF GARDENS.

- Preparation of existing base: **Not required.**
- Paving support: **Pedestals as clause 480 .**
- Paving units: **Porcelain tiles.**
- Accessories: **None.**

PRODUCTS

315 CONCRETE FLAGS FOR COMMUNAL GARDEN

- Standard: **To BS EN 1339.**
 - Manufacturer: **Brett.**
 - Product reference: **Piatto.**
- Recycled content: **As manufactured.**
- Colour: **Silver Granite.**
 - Finish: **Textured.**
 - Nominal sizes: **400 x 400 x 50 mm.**
- Arrises: **Square.**
- Water absorption and freeze/ thaw resistance class: **2.**
- Bending strength class: **As manufactured.**
- Abrasion resistance class: **4.**
- Slip/ Skid resistance: **USRV min.75.**
- Breaking load class: **As manufactured.**

480 SUPPORT PEDESTALS To support porcelain tiles

- Manufacturer: **Alumasc.**
 - Product reference: **Harmer Modulock Pedestal.**
- Type: **N/A.**
- Material: **Polypropylene and rubber.**
- Dimensions: **To be confirmed with engineer.**
- Additional pedestals: **N/A.**
- Accessories: **Not required.**

Q28 Topsoil and soil ameliorants

To be read with Preliminaries/ General conditions.

SYSTEM OUTLINE

105 CONTAINER PLANTING GROWING MEDIA SYSTEM FOR ROOF GARDENS

- Composition:
 - Soil: [Green Tree GT4 roof garden substrate](#).
 - Ameliorants: [None](#).
 - Accessories: [100mm gravel drainage layer](#).

115 SOIL SYSTEM FOR GRASS SWARDS FOR ALL GRASSED AREAS

- Composition:
 - Soil: [Imported topsoil to BS 3882](#).
 - Ameliorants: [None](#).
 - Accessories: [None](#).

135 PLANTING BED SOIL SYSTEM FOR COMMUNAL GARDEN

- Composition:
 - Topsoil: [Imported topsoil to BS 3882](#).
 - Ameliorants: [None](#).
 - Accessories: [None](#).

145 PLANT PIT BACKFILLING SOIL SYSTEM FOR TREE PITS

- Composition:
 - Topsoil: [Imported topsoil to BS 3882](#).
 - Ameliorants: [None](#).
 - Accessories: [None](#).

155A MULCHING SYSTEM FOR PLANTING BEDS

- Composition:
 - Material: [Bark mulch](#).

155B MULCHING SYSTEM FOR CONTAINER PLANTING

- Composition:
 - Material: [Aggregates](#).

155C TOP DRESSING SYSTEM FOR ALL GRASSED AREAS

- Composition:
 - Material: [35% finely sifted topsoil, 35% compost, 30% sand](#).

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.

- 315 IMPORTED TOPSOIL TO BS 3882 **FOR 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.
 - Classification: **Multipurpose.**
 - Grade: **Within the parameters of 'sandy loam' textural class.**
 - Source: **Submit proposals.**
 - Product reference: **Submit proposals.**

- 330 IMPORTED MANUFACTURED TOPSOIL/ GROWING MEDIUM **FOR ROOF GARDEN CONTAINER PLANTING**
 - Type: **Container planting medium.**
 - Grade: **Within the parameters of 'sandy loam' textural class.**
 - Source: **Green Tree.**
 - Product reference: **GT4 Roof Garden Substrate.**

- 345 AGGREGATES **FOR CONTAINER PLANTING DRAINAGE LAYER**
 - Source: **Contractor's choice.**
 - Product reference: **Contractor's choice.**
 - Reference, description and grading:
 - Sand: **Not required.**
 - Grit: **Not required.**
 - Crushed materials: **Not required.**
 - Other aggregates or particles: **6-10mm washed rounded gravel.**
 - Recycled content: **None permitted.**

- 345A AGGREGATES **FOR CONTAINER PLANTING MULCH**
 - Source: **Contractor's choice.**
 - Product reference: **Contractor's choice.**
 - Reference, description and grading:
 - Sand: **Not required.**
 - Grit: **2-6 mm washed granite chippings.**
 - Crushed materials: **Not required.**
 - Other aggregates or particles: **Not required.**
 - Recycled content: **None permitted.**

- 360 SANITIZED AND STABILIZED COMPOSTED MATERIALS CERTIFIED TO PAS 100 **FOR TOP DRESSING/ MULCHING**
 - Standard: In accordance with PAS 100.
 - Source: **Contractor's choice.**
 - Product reference: **Contractor's choice.**
 - Horticultural parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter content (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing: **10 mm screen mesh aperture.**
 - Carbon:Nitrogen ratio (maximum): 20:1.
 - Texture: Friable.
 - Objectionable odour: None.
 - Composting Association certification: **Not required.**
 - Declaration of analysis: Submit.
 - Additional analyses: **Not required.**
 - Samples: **Not required.**

EXECUTION

- 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 larger than 50 mm.
- Remove from site: [Arisings, contaminants and debris and Builders rubble](#).

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](#).

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): [Grass areas:100 mm, planted areas:450mm](#).
- 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 by plant.

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: **150 mm**.
- Particle size (maximum): **10 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;**
 - **50 mm above adjoining lawns; and**
 - **Minimum 150 mm below dpc of adjoining buildings.**
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding **50 mm**.

720 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: **25 mm**.
- Below dpc of adjoining buildings: Not less than **150 mm**.
- Planting beds: 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.
- Sportsfields: To even levels and within the following permitted deviations:
 - From levels or gradients shown on drawings: ± 75 mm.
 - From line between boning rods 30 m apart: ± 25 mm.
- 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.

845 APPLYING LOOSE MULCH FOR PLANTING BEDS & CONTAINERS

- Timing: **Immediately after planting**.
- Preparation: **Water soil thoroughly**.
- Coverage of mulch (minimum):
 - Planting beds (depth): **50 mm depth**.
 - Trees: **50 mm depth**.
 - Container planting: **25 mm depth**.
- Finished level of mulch: **50 mm below adjacent grassed or paved areas**.

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.

170 SETTING OUT

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

PREPARATION

210 HERBICIDE FOR ALL GRASSED AREAS

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

250 SOIL REQUIREMENTS

- Type:
 - Seeded areas: [N/A.](#)
 - Turfed areas: [Soil for grass swards, as section Q28 .](#)
 - Reinforced grass areas: [N/A.](#)

TURFING

400 CULTIVATED TURF FOR ALL GRASSED AREAS

- Supplier: [Lindum Turf Ltd.](#)
 - Product reference: [LT Shade.](#)
- Properties of soil used for turf production: [Peat-free, well drained sandy loam.](#)

420 DELIVERY AND STORAGE

- Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
- Frosty weather or waterlogged ground: Do not lift turf.
- Delivery: Arrange to avoid need for excessive stacking.
- Stacking height (maximum): 1 m.
- Dried out or deteriorated turf: Do not use.
- Certification:
 - Standard: To BS 3969.
 - Declaration: [Sward species composition.](#)

430 TURFING GENERALLY

- Time of year: [To be agreed](#).
- Timing of laying:
 - Spring and summer: Within 18 hours of delivery.
 - Autumn and winter: Within 24 hours of delivery.
- Weather conditions: Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
- Jointing: Laid with broken joints, well butted up. Do not stretch turf.
- Edges: Whole turfs, trimmed to a true line.
- Adjusting levels: Remove high spots and fill hollows with fine soil.
- Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Dressing, brushed well in to completely fill all joints: [Mulching and top dressing system, as section Q28](#).
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

PROTECTING/CUTTING

530 FIRST CUT OF GRASSED AREAS

- Timing: When grass is reasonably dry.
 - Height of initial growth: [75 mm](#).
- Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove
- 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/TURFING

- 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 reseeded/ returfing.
- Timing of making good: [Submit proposals](#).

620 MAINTAINING GENERAL GRASSED AREAS

- Duration: Carry out the following operations from completion of seeding/ turfing until: [practical completion](#).
- Maximum height of growth at any time: [75 mm](#).
- Preparation: Before each cut remove all litter and debris.
- Cutting: As and when necessary to a height of [40 mm](#).
 - Arisings: [Remove](#).
- Bulb planting areas: Do not cut until bulb foliage has died down.
- Trimming: All edges.
 - Arisings: Remove.
- Weed control: Substantially free of broad leaved weeds.
 - Method: Application of 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

112 SITE CLEARANCE GENERALLY

- 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 nonresidual herbicide.](#)
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
- Additional requirements: [N/A.](#)

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

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic plants: May/ June or September/ October.

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.

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: [British grown.](#)
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.

246 LABELLING AND INFORMATION

- Standard: To BS 3936.

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.
- Approval: Obtain before making any substitution.

265 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

- Standard: To CPSE '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.

290 SURPLUS MATERIAL

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

PLANT CONTAINERS

292 PREFABRICATED PLANT CONTAINERS

- Manufacturer: [Europlanters](#).
 - Product reference: [Troughs with copper finish](#).
- Material: [GRP](#).
- Dimensions/ Shape: [To dimensions shown on drawings](#).
- Lining: [Not required](#).
- Accessories: [Subsurface irrigation emitters connected to automatic irrigation system to specialist design](#).

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

- Locations: [All planting areas](#).
- General: Prevent weeds from seeding and perennial weeds from becoming established, [by contractor's choice of herbicide](#).

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

405 SHRUB PLANTING PITS

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: **Wide enough to accommodate roots when fully spread and 75 mm deeper than root system.**
- Pit bottom improvement **Break up to a depth of 150 mm.**

420A CLIMBING PLANTS

- Planting: 150 mm clear of supporting structure (e.g. wall/ fence) with roots spread outward.
 - Branches: Lightly secured to adjacent fence.
- Climber supports: **N/A.**
 - Base height: **N/A.**
 - Extent: **N/A.**
 - Centres: **N/A**
 - Distance from wall: **N/A.**
- Fixings: **N/A.**
 - Centres: **N/A.**

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.

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: **50 mm to planting beds, 25mm to containers.**

PLANTING TREES

505A TREE PITS TO GROUND FLOOR COMMUNAL GARDEN

- Sizes: **500 mm wider than, and the same depth as the rootball.**
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: With slightly raised centre. Break up to a depth of **150 mm.**
 - Treatment: **None.**
- Pit sides: Scarify.
- Backfilling material: **Plant pit backfilling soil system, as section Q28.**
- Accessories: **N/A.**

535 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.
- Stake size (minimum): **50 mm diameter.**

575 SHORT DOUBLE STAKING FOR COMMUNAL GARDEN 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: Cut to approximately 600 mm 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 [practical completion](#).
- Frequency of maintenance visits: [Contractor's choice](#).

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: [By 31 December of the year in which the defect is identified](#).

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 the surface of original planting pit.
 - Keep planting beds clear of weeds: [By use of suitable 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](#).

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.

790A 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): [50 mm](#).
- Trees: Remulch.
 - Depth (minimum): [50 mm](#).
- Containers: Remulch.
 - Depth (minimum): [\[25 mm\]](#).

Q37 Green roofs

To be read with Preliminaries/General conditions

GENERAL

130A EXTENSIVE GREEN ROOF TO BUILDING ROOFS

- Green Roof System Supplier: Bauder
- Product reference: Xero Flor XF301 Combination Sedum Blanket
 - Pre-cultivated vegetation blanket on nylon loop and geo-textile base carrier with substrate growing medium and moisture retention fleece
 - Waterproofing and insulation: To engineer's specification

130B EXTENSIVE GREEN ROOF TO BUILDING ROOFS

- Green Roof System Supplier: Bauder
- Product reference: Xero Flor XF118 Wildflower Blanket
 - Pre-cultivated vegetation blanket on polypropylene mesh substrate retention layer bonded to moisture permeable base carrier on Bauder Extensive Substrate
 - Waterproofing and insulation: To engineer's specification

PERFORMANCE

210 GENERAL DESIGN

- Green roof and associated features: Complete the detailed design.
- Proposals: Submit drawings, technical information, calculations and manufacturers' literature.
- Performance criteria: [To be agreed with engineer and client](#) .

Q40 Fencing

To be read with Preliminaries/ General conditions.

FENCING SYSTEMS

126 OPEN MESH STEEL PANEL SECURITY FENCING

- Manufacturer: [Zaun Ltd.](#)
 - Product reference: [Hi-Sec Metal Security Fencing.](#)
- Standard: To BS 1722-14, category 2.
- Height: [2400 mm.](#)
- Mesh and wire: [Welded mesh, 12.7 mm vertical x 76.2 mm horizontal x 4 mm wire diameter, polyester powder coated black.](#)
- Posts: [Galvanized rectangular hollow section, polyester powder coated black.](#)
- Maximum centres of posts: 3 m.
- Method of setting posts: In concrete foundations to comply with the design loading requirements specified by BS 1722-14 for this category of fence.
- Bottom of fencing: [N/A.](#)
- Accessories: [Single leaf entrance gate at pedestrian entrance.](#)
- Conformity: Submit manufacturer's and installer's certificates, to BS 1722-14.

250A PREFABRICATED WOOD PANEL FENCING

- Manufacturer: [Jacksons Fencing.](#)
 - Product reference: [Venetian Panels.](#)
- Standard: To BS 1722-11.
- Type of infill: [Horizontal timber slats.](#)
 - Treatment: [Jakcure 25 year guarantee.](#)
 - Finish: [None required.](#)
- Height: [1830 mm.](#)
- Posts: [Wood.](#)
 - Treatment: [As fence panels.](#)
 - Finish: [None.](#)
- Method of setting posts:
 - Base plate fixed to concrete slab.
- Accessories: [Single leaf gate.](#)
- Conformity: Submit manufacturer's and installer's certificates, to BS 1722-11.

GATES, POSTS AND STILES

570 GATES

- Manufacturer: [Zaun Ltd.](#)
 - Product reference: [Single leaf swing gate with Hi-Sec mesh infill.](#)
- Sizes: [1000 mm clear opening.](#)
- Posts: [To manufacturer's specification.](#)
- Finish as delivered: [Powder coated black to BS 1722-16.](#)
- Fittings: [Self-closing mechanism with two magnetic locks.](#)
 - Finish: [Powder coated black to BS 1722-16.](#)
- Method of fixing: [To manufacturer's specification.](#)
- Accessories: [Access control to architect's specification.](#)

570A GATES

- Manufacturer: [Jacksons Fencing.](#)
 - Product reference: [Single leaf swing gate with Venetian panel infill.](#)
- Sizes: [1000 mm clear opening.](#)
- Posts: [To manufacturer's specification.](#)
- Finish as delivered: [Unfinished.](#)
- Fittings: [Two tee hinges, return spring and a thumb latch.](#)
 - Finish: [Polyester powder coated black.](#)
- Method of fixing: [To fencing specification.](#)
- Accessories: [None.](#)

Q50 Site/street furniture/equipment

To be read with Preliminaries/ General conditions.

SITE AND STREET FURNITURE**220 BENCHES IN COMMUNAL GARDEN & ROOF GARDENS**

- Manufacturer: [Woodscape](#).
 - Product reference: [Hardwood Timber Seat Type 8](#).
- Material: [Wood](#).
 - Finish: [As manufactured](#).
 - Colour: [None](#).
- Size: [2.0 m long](#).
- Accessories/ Special requirements: [None](#).
- Method of fixing: [Proprietary anchored bases for roof gardens and Root, 200 mm below ground, set in concrete base for communal garden](#).

240 LITTER BINS IN COMMUNAL GARDEN

- Manufacturer: [Woodscape](#).
 - Product reference: [LB112 Lockable Square Litter Bin with fixed top](#).
- Material: [Wood](#).
 - Finish: [As manufactured](#).
 - Colour: [None](#).
- Accessories/ Special requirements: [Galvanized steel liner](#).
- Method of fixing: [Proprietary anchored bases](#).

Q55 External decks, boardwalks and bridges

To be read with Preliminaries/ General conditions.

GENERAL

110 DECK TO ROOF GARDENS

- Base preparation: **Not required.**
- Structure, other than surfacing: **Treated softwood frame and pedestal supports to engineer's specification.**
 - Fasteners: **Submit proposals.**
- Post setting: **Not required.**
- Surfacing: **Deck boards.**
 - Method of attachment: **As manufacturer's specification.**
- Guarding: **Not required.**
- Edge protection: **Not required.**
- Accessories: **N/A.**

PRODUCTS

310 STRUCTURAL SOFTWOOD (GRADED DIRECT TO STRENGTH CLASS) FOR DECK STRUCTURE GENERALLY

- Grading standard: To BS 4978, BS EN 14081-1, -2, -3 and -4, or other national equivalent and so marked.
- Strength class to BS EN 338: **To engineer's specification.**
- Treatment: **To WPA Commodity Specification C12, to provide a 30 year service life.**

380 DECK BOARDS TO ROOF GARDENS

- Manufacturer: **Millboard.**
 - Product reference: **Composite decking.**
- Material: **Composite.**
- Treatment: **Not required.**
- Profile: **As manufactured.**
- Finished size: **176 x 32 mm.**
 - Length: **3.6 m.**
- Finish: **Golden.**
- Features: **N/A.**

395 SUPPORT PEDESTALS TO SUPPORT DECKING MATERIALS

- Manufacturer: **Alumasc.**
 - Product reference: **Harmer Modulock.**
- Type: **Adjustable.**
- Material: **Polypropylene and rubber.**
- Dimensions: **To engineer's specification.**
- Accessories: **Not required.**