



**Site at Hawley Wharf Land bounded by Chalk Farm Road, Castlehaven
Road, Hawley Road, Kentish Town Road and Regents Canal
London
NW1**

Regent's Canal Towpath Landscape Maintenance and Management Plan

D2456 LM.004

Revision P1 – 17/05/18

fabrik
First Floor
4-8 Emerson Street
London
SE1 9DU

Tel: 0207 620 1453
Fax: 0207 261 9126
email:
London.studio@fabrikuk.com



CONTENTS

- 1.0 Introduction
- 2.0 General Site Description
- 3.0 Policy and Legal Protection Relating to the Site
- 4.0 Objectives of the Landscape Management Plan
- 5.0 Management Objectives
- 6.0 Schedule of Operations
- 7.0 General Maintenance Conditions
- 8.0 Grass Maintenance Specifications
- 9.0 Hedge Maintenance
- 11.0 Herbaceous Borders Maintenance
- 10.0 Groundcover Bed Maintenance

Appendices

- Appendix A Typical Maintenance Schedule

1.0 INTRODUCTION

- 1.1 fabrik have been appointed by Mace, to prepare this Landscape Maintenance and Management Plan for the soft landscape area located along the Regent's Canal Towpath and associated with the approved development site at Hawley Wharf.
- 1.2 This document sets out the management and maintenance objectives and schedule of operations for the continued maintenance of the soft landscape areas along the Regent's Canal Towpath, as well as the requirements for the management company that will undertake the work and oversee an ongoing review of the strategy.
- 1.3 The soft landscape areas along the Regent's Canal Towpath will be maintained as part of the sitewide management and maintenance strategy.

2.0 GENERAL SITE DESCRIPTION

- 2.1 The proposed development site is bounded loosely by Chalk Farm Road, The Regent's Canal, Castlehaven Road and Hawley Road. The site is divided into three parts by the railway viaducts which converge towards the eastern end of the site before they cross Kentish Town Road.
- 2.2 The areas of soft landscape along the Regent's Canal Towpath to which this document refers and is limited to, are the following:
 - Planting bed underneath Chalk Farm Road Bridge;
 - Areas of grass adjacent to Kentish Town Lock.

3.0 POLICY, LEGAL PROTECTION (AND GUIDANCE) RELATING TO THE SITE

- 3.1 The Site lies within the administrative authority of London Borough of Camden.
- 3.2 The Site is not subject to any nature conservation or landscape designations.
- 3.3 The Site includes trees subject to Tree Protection Order.
- 3.4 All bats and Great Crested Newts are protected as European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2010 (the 'Habitat Regulations' 2010). Any works are to be in accordance with the Habitat Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Wildlife and Countryside Act 1981 (as amended).

3.5 All birds and their nests are also protected under the Wildlife and Countryside Act 1981. Site management must be aware of the need to avoid disturbance or harm to nesting birds either by avoiding the nesting season, March to August inclusive and / or by checking that no nests would be affected by particular works.

3.6 Existing trees located along the Regent's Canal Towpath and not identified for removal are to be retained and as such any removal is to be advised and written consent given by the Local Planning Authority (LPA) and in accordance with BS:5837 (2005) 'Trees in relation to construction'.

3.7 **Health and Safety:** All work undertaken on the site by contractors, volunteers or direct employees must comply with the appropriate legislation relating to health and safety and the control of hazardous substances. Particular caution should be employed to operations within five metres of any existing or proposed water bodies.

4.0 OBJECTIVES OF THIS MANAGEMENT PLAN

4.1 Generally, the landscape objectives for the site are:

- to provide and maintain an attractive/visually appealing and robust landscape setting;
- to maintain health and safety requirements to all areas open to the public;
- to provide a programme for a scheme of maintenance.

5.0 MANAGEMENT OBJECTIVES

5.1 The key objective is to improve and maintain the existing and new landscape and ecology structure and establish principles to enable best practice and create a robust landscape in perpetuity. This will be achieved through the implementation of this management plan by an appointed management company.

5.2 All operations are to be carried out in accordance with the Maintenance Specification included in sections 7 -16 of this document. The operations should be in line with all suppliers recommendations in respect of maintenance.

6.0 SCHEDULE OF OPERATIONS

6.1 Hedging

Ornamental hedging is used to prevent public to stand in hidden areas of the planting bed underneath Chalk Farm Road Bridge.

- Maintenance of hedge will include tending, watering and replacing dead plants to ensure health and form

6.2 Ornamental groundcovers

A robust selection of ornamental groundcover is used to the planting bed underneath Chalk Farm Road Bridge

- Maintenance of groundcovers planting will include tending, watering and replacing dead plants.

6.3 Lawn

New lawn is used to replace the existing grass to the areas adjacent to Kentish Town Lock.

- Maintenance of lawn will include tending, watering and replacing any worn out grass patches.

7.0 GENERAL MAINTENANCE CONDITIONS

7.1 Introduction

The works consist of the maintenance and management of the newly planted ornamental planting and lawn areas.

7.2 Landscape Contractor

A suitable specialist Landscape Contractor, employed by the Estate Management Company, shall carry out the works described in this specification. The proposed Landscape Contractor should be a full member of the British Association of Landscape

Industries.

7.3 **Machines and Tools**

Machines and tools are to be used that are 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.

7.4 **Workmanship**

- (i) Method of Work – the method of executing any of the work in this specification and schedules unless specifically mentioned, is at the discretion of the Landscape Contractor and the Estate Management Company.
- (ii) Good Practice – Where and to the extent that materials, products and workshop are not fully specified they are to be suitable for the purposes of the works states in or reasonably to be inferred from the contract documents, and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.
- (iii) Maintenance standards should at all times reflect the development's high quality image. The Contractor shall keep all planting area weed free, plants vigorous and healthy, and the overall landscape environment neat and tidy.

7.5 **Programme of the Works**

- (i) The Landscape Contractor shall co-ordinate with the Estate Management Company's programme then provide a detailed programme of works prior to starting work on site to the Estate Management Company.
- (ii) The Landscape Contractor shall report any potential failures to meet the specified programme to the Estate Management Company. Any changes to the agreed programme must be in writing with the Estate Management Company.

7.6 **Chemicals**

(i) **Legislation**

Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Landscape Contractor must comply with the 'The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

All pesticides must be products on the current list of Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.

The Contractor must comply with all relevant Codes of Practice issued by DeFRA. In particular where work is near water, comply with the 'Code of Practice for the Use of Herbicides on Weeds in Watercourses and Lakes'. Written approval from the Environment Agency (EA) should be obtained prior to the use of pesticides within these areas.

(ii) Certificates

A recognized nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides. All pesticides transported or stored in the Contractor's vehicles (regardless of quantity) shall be locked in a separate storage compartment in the vehicle or within a lockable container in 'pickups' that are bolted to the floor of the vehicle.

The storage locker must be sealed and clearly marked as containing pesticides and must bear a standard black and yellow hazard sign.

A Certificate of Competence (National Proficiency Training Certificate) must be held by the Contractor applying pesticides and handed to the Estate Management Company prior to commencement on site. Only Certificate of holders shall mix, apply and dispose of pesticides and other chemicals on the site.

(iii) Use of Pesticides

Notification of at least 24 hours shall be given to the Estate Management Company of the Contractor's intention to carry out application of pesticides. The Contractor shall select the most appropriate and effective method for each particular area or situation or for any particular use or specific work, and shall notify the Estate Management Company of the type of pesticide, active ingredient, and method and timing of application.

Note: If alternative organic biological control methods can be used this would be the preferred method of application. Specialist advice is to be obtained before the introduction of a controlling pest. Also agreement is to be obtained from the Environment Agency if used near any of the water courses on Site.

The Contractor shall keep a written logbook detailing all uses and pesticide applications carried out and a copy shall be submitted to the Estate Management Company for record.

The Contractor is required to notify the public of any pesticide application. A warning sign shall be posted at the entrance to the areas to be treated. Where contained solely within planting beds the sign shall be placed adjacent to edges in noticeable positions. Details of the application and a contact person shall be indicated on the sign.

The Contractor shall in accordance with COSHH Regulations protect employees and other persons, including the public, who may be exposed to substances hazardous to health.

(iv) Disposal

The Contractor shall dispose of waste pesticides and containers in accordance with the control 'Control of Pesticides Regulations 1986', Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.

Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal contractor.

Empty containers shall not be re-used for any purpose and containers shall be cleaned thoroughly in accordance with label instructions prior to safe disposal.

(v) Generally

The Contractor shall be responsible for making good and or compensation for any damage resulting from negligence in the application, handling and storage of pesticides.

The Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides. The Landscape Contractor shall inform the Estate Management Company of any subsequent changes to legislation and regulations that affect the contract.

7.7 Liability for Damage of Existing Vegetation

Existing trees or vegetation damaged during the works shall be replaced by trees or plants of similar size and maturity or numbers considered reasonable by the Local

Planning Authority (LPA). Cost of the replacement shall be borne by the Contractor.

7.8 Protection

The Landscape Contractor shall in respect of the maintenance works and adjacent areas of the site used by him in the course of the contract ensure that:

- Adequate protection of existing and newly planted/turfed areas is erected and maintained to prevent damage.
- There is appropriate making good on removal of any protective measures on completion.
- There is repair of any damage to adjacent and existing site works and features.

7.9 Watering

The Landscape Contractor appointed shall supply all necessary hose attachments and fittings to keep the infrastructure landscape grass, planting and trees watered. Watering shall be undertaken as necessary to ensure that grass and plants remain healthy, establish and grow. Emergency legislation restricting the use of water from the mains during drought conditions, the Landscape Contractor shall arrange the collection and application of suitable second class water for irrigation purposes, by bowser or other means, from approved source to deliver to site and apply as specified. This shall be included for in the price for maintenance during the defects liability period.

7.10 Arisings

The Landscape Contractor appointed by the Estate Management Company is to remove from the Site and dispose of weeds, prunings, leaves, litter, rubbish, dirt and other arisings unless specifically described as to be left and spread over beds etc.

8.0 GRASS MAINTENANCE SPECIFICATION

GRASS CUTTING

The Contractor shall maintain all grass areas in accordance with the specifications set out below.

8.1 Preamble

- (i) All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. The Contractor shall notify

the Estate Management Company of the machines they propose to use on each of the regimes. The Contractor shall ensure that all machines engaged in this contract are sharp, properly set and operated at the speed in accordance with manufacturer's recommendations. All grass shall be cut cleanly and evenly to the same height as specified in the regimes allocated to each site and without damaging the existing surface, or causing a washboard effect. Tractors and ride-on self powered equipment shall not be operated on sloping ground with the gradient exceeding that recommended by the manufacturer.

- (ii)** The Contractor shall produce and follow a programme of work approved by the Estate Management Company at the commencement of the Contract, in line with the submitted method statements, to ensure that all applicable areas are maintained to the standards specified in this section.
- (iii)** The Contractor shall complete an entire area (plot) of grass cutting at each cyclic visit within the same day of the first grass cutting operation. The entire area is deemed to include: wall and fence bases; up to pavement edges or other boundary; tree base or any other obstruction.
- (iv)** The Contractor shall not change the designated regime in this document, unless the Estate Management Company has granted written permission.
- (v)** Where grass cutting is undertaken and the arisings are allowed to 'fly', all arisings shall be evenly distributed over the whole of the grass area and not left in wind-rows. Excess arisings due to the failure to meet the Specifications of Section 8.3 shall be removed immediately at the Contractor's own expense.
- (vi)** Any arisings that 'fly' onto paths or other hard surfaces shall be removed by the Contractor and distributed evenly over the grass area or, if the arisings are deemed excessive, removed from the premises to a designated location for disposal. This shall take place promptly after grass cutting, in any event within one hour, at the expense of the Contractor.
- (vii)** Where a boxed mowing machine is used, the arisings shall be removed from site at the end of each work period and taken to the designated location for disposal.
- (viii)** The Contractor shall report to the Estate Management Company any damage to the grass surface, fences, walls, street furniture, any plant material or other property caused during grass cutting operations. Should it be determined by the Estate Management Company that the failure of a newly planted tree or shrub is due to the Contractor's negligence in grass cutting operations, then a replacement tree or shrub, approved by the Estate Management Company, shall be supplied, planted and maintained until established, at the Contractor's expense.

- (ix) Prior to cutting any area, the Contractor shall remove all stones above 37mm in any dimension, as well as any litter, twigs, etc. (see Section 13.0, Litter Clearance, for definition). All such material shall be removed to the designated location for disposal. If the amount to be removed is considered excessive and has been deposited as a single load in excess of 1- 2m³ (i.e. fly-tipping), the Contractor shall inform the Estate Management Company immediately, who will consider each site on its individual merit and may, in exceptional circumstances, arrange for the debris to be removed in accordance with the Contractor's tendered rates.
- (x) Any herbaceous plant growth, such as clover or flowering stalks of grass and weeds, within an area designated for grass cutting shall be cut as if it is grass.
- (xi) The Contractor may be required to cut grass on additional areas or new developments. These additional or reduced areas will be included in the Contractor's grass cutting programme. The Contractor shall ensure that they have sufficient resources to take on extra cutting if required.
- (xii) The Contractor shall not cut the grass in the area extending 75mm around the perimeter of a bulb area, until a minimum of six weeks, has elapsed after completion of flowering. Areas shall not be left uncut for more than eight weeks after flowering has finished.

In order to return such areas to the standard of the adjoining grass, the Contractor shall use suitable mowing machinery to reduce the bulb debris and grass growth to a sufficient height to enable the area to be cut with the type of machine designated for use on the adjoining grass area and to the same standard.

All the arisings from the first cut will be collected and taken to the designated location for disposal at the end of each work period. The Contractor shall allow for this remedial work to return bulb areas to the required grass standards in his price for grass cutting.
- (xiii) Any damage caused to grass areas by the Contractor's negligence shall be made good, as directed by the Estate Management Company, at the Contractor's expense.
- (xv) The use of grass growth regulators is not permitted.

8.2 Variations to the Planned Grass Cutting Schedule

- 8.2.1 Unless weather conditions as stated in Section 8.2.2 prevail, the Contractor shall be required to keep to the standards detailed in the regimes.

- 8.2.2 In very wet weather, all operations involving grass cutting shall cease until conditions allow operations to continue without damaging the surface level and contours of the ground or creating grass cutting 'divots' from the rollers or cutters.
- 8.2.3 If inclement weather, as detailed in Section 8.2.2, prevents the Contractor from grass cutting, the Contractor shall inform the Estate Management Company of work not completed from the programme. When the weather improves, the Contractor shall resume grass cutting in order to return to the agreed programme of work. The Contractor shall be expected to provide sufficient staffing and machinery to catch up if there is a substantial amount of mowing time lost through bad weather.

8.3 **Grass Cutting Standards**

8.3.1 **Lawn**

Performance: Height 25 - 50mm

Cut grass with an approved tractor-drawn, ride-on or pedestrian guided cylinder mower. The Contractor shall allow for grass edge trimming, as detailed in Section 8.4, on at least 16 occasions at fortnightly intervals from PP4 to PPI0, with an early and late cut in PP3 and PPI2.

8.4 ***Selective Herbicide Treatment***

Upon instruction from the Estate Management Company, the Contractor shall supply and apply an approved selective herbicide to specified areas. Application shall normally be made during April to June. The grass shall not be cut two days prior to, or after, the application.

8.5 ***Irrigation of Grass Areas***

During periods of prolonged dry weather, the Estate Management Company may instruct the Contractor to water grassed areas, using an irrigation method approved by the Estate Management Company. The Contractor shall provide a rate to ensure that sufficient water is applied to the entire area of grass to moisten the soil to a depth of 125mm.

8.6 ***Cut 'Weed' Stalks***

The Estate Management Company may instruct the Contractor to cut areas of grass which are normally cut with cylinder mowing machines (other than grass cut 'high'), with a suitable rotary mower to removal all bent stalks from the entire area.

8.7 ***Rake Arisings by Machine and Remove***

The Contractor shall collect all arisings from areas specified by the Estate Management Company, using machinery approved by the Estate Management Company. Arisings shall include all grass cuttings, litter, leaves, debris and similar items. All arisings shall be collected and removed to the designated location for disposal at the end of the work period.

8.8 Grass Replacement

8.8.1 Preamble

- (i)** Bare and damaged patches shall be identified by the Estate Management Company for returfing and re-seeding works.
- (ii)** The Contractor shall continue all operations necessary, to include top dressing, watering and further over-seeding, to achieve a 100% grass cover within eight weeks.
- (iii)** Where soil has been contaminated by chemicals, oils, etc., the Contractor shall remove to tip all such soil, replacing it with suitable soil, to enable re-seeding or turfing as specified and to ensure the pollutants do not affect the future growth of the vegetation.
- (iv)** If the seed fails, due to any cause whatsoever. He shall be required to make good the soiling and repeat the seeding until a good sward is obtained.
- (v)** Grass areas will only be accepted as reaching practical completion when germination has proved satisfactory and all weeds have been removed. Management will be necessary to prevent infestation by weed species after seeding an area. A weed species may be defined as a species that is undesirable to the purpose/ objective of the grassland; species considered to be weeds will depend on the grassland type.
- (vi)** Damage, failure or dying back of grass due to neglect of watering, especially for seeding out of normal season, shall be the responsibility of the Contractor.
- (vii)** Any settlement below the specified levels during the contract or defects liability period shall be rectified at the Contractor's expense.
- (viii)** The Contractor shall exercise care in the use of rotary cultivator and mowing machines to reduce to a minimum the hazards of flying stones and debris. All rotary mowing machines shall be fitted with safety guards.

8.8.2 Seed and seeding

Preparation

During any fallow period prior to sowing seed, tilth shall be maintained free from weeds.

8.8.3 **Fertilising**

The Contractor shall use pre-seed fertilizer on formal amenity grass seeded areas only, British Seed House No.1 or equivalent approved by the Estate Management Company prior to use, which shall be applied at the minimum rate of 70gm/m² (700kg per ha). No fertiliser is to be used on the species-rich wildflower or meadow seed mix areas.

8.8.4 **Final Preparation**

In preparation for sowing, the surface shall be lightly and uniformly formed and reduced to a fine tilth of a minimum depth of 25mm, by raking or harrowing with a spike and chain harrow. All large stones more than 50mm in any dimension, perennial weeds and rubbish shall be removed from the surface and removed to the designated location for disposal.

8.8.5 **Finished Levels**

Finished levels shall, after allowing for settlement to marry in with adjacent grass levels, be just proud of adjacent hard surfaced areas (paving, kerbs, etc.) or as otherwise indicated on drawings.

8.8.6 **Seed**

The seed mixture shall be selected according to the soil type, light conditions and climate; the intended use of the area; and be from an approved source and of proven germination. Seed type is to be approved by the Estate Management Company prior to works. Seed of local provenance should be used wherever possible.

8.8.7 **Sowing**

(i) Season

Sowing operations shall be carried out from the end of August to mid-October, or the end of March to the beginning of May, or at any other time with the written approval of the Estate Management Company.

(ii) Weather and Rate

Sowing shall be carried out during suitable calm weather conditions at a minimum rate of 45 gm/m².

(iii) After Sowing

After sowing, the ground shall be raked or chain harrowed. On light soils, the surface shall be rolled and cross-rolled with a suitable lightweight roller.

(iv) Pre-Emergent Weedkiller

Where fallowing has not been possible, the Contractor may apply a pre-emergent weedkiller after sowing, in accordance with the manufacturer's instructions. The herbicide shall be of an appropriate type and one which has no soil persistence, and shall be approved by the Estate Management Company.

8.8.8 Initial Cut (Topping)

- (i)** The Contractor shall remove all large stones (more than 50mm in any dimension) and roll all flat and terraced areas with a light roller to firm the grass and press in any remaining stones. This shall be done approximately 48 hours prior to topping.
- (ii)** A rotary mower to the flat and terraced areas and a strimmer shall be used to top grass when it is 80mm high, to leave a height of 50mm to cut weeds, control the growth of coarser grass and encourage tillering.
- (iii)** Where mowing without a box produces a swathe, this shall be spread evenly to prevent drainage to the growing grass beneath. This applies particularly to grass cut during periods of dull or wet weather.

8.8.9 Protection of Seeded Areas

- (i)** The Contractor shall protect newly grassed areas at vulnerable points, as necessary.
- (ii)** For this purpose, the Contractor shall provide and fix a fence of three strands of wire supported on wooden posts 900mm out of the ground at approximately 1.8m centres. These fences shall be maintained by the Contractor and, when grass is established, shall be cleared away and the ground reinstated.
- (iii)** Any damage to the grass shall be made good until the areas are handed over.

8.8.10 Maintenance

- (i)** The Contractor shall maintain all seeded areas to establish a uniform and healthy sward until notification by the Estate Management Company. This shall include all necessary watering, weeding, cutting, repair of all erosion and settlement, and re-seeding operations.
- (ii)** The Contractor shall treat pernicious weeds with a suitable approved selective herbicide twelve weeks after seeding if the grass was sown in the spring. Grass sown in the autumn shall be treated at the end of May the following year.

8.8.11 Turf and Turfing

The Contractor shall comply with British Standards BS 3969 and BS 4428.

- (i) Condition of Turf**

The Contractor shall provide good quality lawn turf complying with BS 3969, the grass being of close texture, even density and green in colour. The grass shall be closely mown, so the height does not exceed 25mm and show no visible sign of pest or disease. The turf shall be sufficiently fibrous for turves to hold together during handling and an excess of fibre of mat is desirable.

(ii) Dimensions

Turves shall be of a rectangular shape and of uniform thickness. They shall have a minimum soil thickness of 25mm and a width of 300mm, unless otherwise agreed by the Estate Management Company.

(iii) Weedkiller

A selective weedkiller shall be applied to the turf no less than four weeks prior to lifting.

(iv) Lifting

Turves shall not be lifted in frosty weather or when waterlogged. They shall be packed to avoid drying out in transit and shall be rolled or laid flat

(v) Delivery

Turf shall be delivered to site within 36 hours of lifting and offloaded by hand to be stacked to a maximum height of 1m, unless arranged on pallets for mechanical handling.

(vi) Stacking

Turves shall be placed grass to grass if stacked. Stacked turves shall be inspected at frequent intervals for deterioration. If kept for any period, the turves shall be laid out and maintained as turfed areas.

8.8.12 Cultivation

- (i)** The Contractor shall cultivate the area to be turfed to a depth of 100mm, removing all large stones (over 50mm in any dimension), perennial weeds and rubbish to designated area for removal.
- (ii)** All topsoil shall be conserved to provide a minimum depth of 100mm after re-leveling.

8.8.13 Final Preparation

The Contractor shall reduce the surface to a fine tilth, to a minimum depth of 25mm and lightly and uniformly firm the surface.

8.8.14 Laying Turf

(i) Season

Turf shall be laid when weather and soil conditions are suitable. No turf shall be

laid in exceptionally dry or frosty weather, or in other unsuitable weather conditions. The Contractor shall give preference to autumn and early winter for this operation.

(ii) *Laying*

No turf shall be laid until topsoiling has been completed to the satisfaction of the Estate Management Company.

(iii) At no time shall turves support workmen, barrows or provide access.

(iv) Turves shall be laid on the prepared soil bed and be firmed into position in consecutive rows with broken joints, closely butted and to the correct levels. The turves shall be laid off planks, working over turves previously laid.

(v) A dressing of finely sifted topsoil or fine peat shall be applied to the joints and well brushed in. The Contractor shall adjust any inequalities in the finished levels, owing to variation in turf thickness or uneven consolidation of the soil, by raking and/or packing fine soil under the turf. Use of a roller is not permitted.

8.8.15 Finished Levels

(i) Finished levels shall, after allowing for settlement, be just proud of adjacent hard surfaced areas (pavings, kerbs, etc.), or as otherwise indicated on drawings.

(ii) Margins shall be laid with whole turves.

8.8.16 Maintenance

Identical to that for seeded areas.

9.0 HEDGE MAINTENANCE

9.1 Preamble

(i) The Contractor shall, at all times, maintain hedges so that they are neat, tidy, vigorous, dense and do not obstruct or overhang footpaths and roads or encroach on other maintained areas. Cutting shall generally maintain the original profile, both linear and sectional.

(ii) All hedges shall be cut using sharp shears, reciprocating hand held cutters or secateurs. The use of tractor mounted hedge cutting equipment during the establishment of new hedges will not be permitted.

(iii) All cuts shall be clean and any ragged edges shall be removed using a sharp knife or secateurs.

(iv) The Contractor shall supply and use planks, trestles or similar where necessary to increase reach.

(v) All hedges shall be cut to leave a clean, even height and well cared for

appearance.

- (vi) All arisings shall be collected immediately following cutting or at the end of each work period and taken to the designated location for disposal. This includes trimmings hung up in hedges and the sweeping of adjacent hard surfaces.
- (vii) The Contractor shall ensure that the width of the hedge or any vegetation within it, i.e. brambles, does not present a hazard or obstruction to pedestrians, pavements, roads or signs at any time. The Contractor shall allow for this in their tendered rate.
- (viii) Once commenced, the cutting operation shall continue and be completed without delay.
- (ix) The Contractor shall give the Estate Management Company 5 working days notice of their intention to commence hedge cutting works.

9.2 Pruning

- (i) The hedge shall be pruned back to the same height, width and general shape as that which existed at the completion of the last approved pruning. The sides of the hedge shall be slightly inward sloping (i.e. wider at the bottom of the hedge than at the top to give more stability) with the top of the hedge level and at right angles to the ends.
- (ii) As a general rule, large leafed plants, such as Laurel, shall only be pruned by using secateurs or similar approved equipment.
- (iii) No pruning shall take place when the hedges are in flower unless this has been approved by the Estate Management Company.
- (iv) Should the Contractor believe that they have been asked to do anything which, in their opinion, is detrimental to the hedge, an obstruction to pedestrians/vehicles, or they consider it appropriate to deviate from the specification, the Estate Management Company shall be notified prior to the work commencing.
- (v) The Contractor shall avoid cutting/pruning in March to July to cause minimum disturbance to nesting birds and wildlife, in compliance with the Wildlife and Countryside Act.

9.3 Pruning Regimes

- (i) Hedge cutting will be undertaken according to vigor and type, as listed in the Bills of Quantity. All hedges are to be cut once every two years when they are fully established.
- (ii) Pruning shall be carried out at times appropriate to the species

9.4 Associated Maintenance Work

9.4.1 Maintenance of Hedge Base

- (i)** The Contractor shall be required to leave the base of the hedge clean, tidy and weed free on every occasion that hedge maintenance operations are carried out, and this shall include the removal of all litter, leaves, debris and other such deleterious matter.
- (ii)** The soil shall be lightly cultivated (taking care not to damage the root system) to a distance of 0.5m from the centre of the hedge and all litter, leaves, debris and any other rubbish shall be removed to the designated area for disposal. The site shall be left clean and tidy.
- (iii)** All hedges and associated beds together with bare areas shall be maintained 95% free of litter and weeds at all times.
- (iv)** For native hedges all herbaceous species at the base of the native hedgerows are to be retained to increase biodiversity and none of the above operations apply save the clearance of litter as defined in Section 11.2.

10.0 GROUNDCOVER BED MAINTENANCE

Preamble

10.1 Litter

- (i)** The Contractor shall remove all litter from groundcover areas.
- (ii)** All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal.

10.2.1 Hand Weeding and General Maintenance

- (i)** Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris.
- (ii)** The Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased plants using correct horticultural practices. The Contractor shall otherwise prune all plant material at the correct pruning time and in accordance with point 14.4.3 of this specification.
- (iii)** All dead plants shall be removed and the Estate Management Company advised.
- (iv)** The Estate Management Company may instruct the Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by the Estate Management Company within the planting season.
- (vi)** Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems,

branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. No herbicides shall be used.

Appendix A

Typical Maintenance Schedule

ANNUAL MAINTENANCE PROGRAMME

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
GRASS MAINTENANCE												
Amenity Grass Cutting												
Chemical Turf Care												
Arisings												
Repairs												
HEDGE MAINTENANCE												
Pruning												
Maintenance - Hedge Base												
GROUNDCOVER BED MAINTENANCE												
Cultivation Visit Regime												
Winter Chemical Application												
Autumn Chemical Application												
Hand Weed												
Weed control												
Replacement planting												
Guards/fencing/supports												
Maintain woodchip/mulch												

Note: the above schedule indicates the periods when the activities should be typically carried out, not the number of activities / visits.