

UCLH Ear Nose and Throat Treatment Centre  
Phase 5

**Phase 5**  
Landscape Maintenance Specification

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## **Q35 Landscape Maintenance.**

To be read with Preliminaries/General conditions.

### **GENERAL INFORMATION/ REQUIREMENTS**

- 110 NOTICE
- Give notice before:
    - Application of herbicide.
    - Application of fertilizer.
    - Watering.
    - Each site maintenance visit.
  - Period of notice: 2 weeks.
- 130 REINSTATEMENT
- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.
- 140 CONTROL OF MAMMALIAN PESTS
- Specialist firms: Submit proposals.
    - Method: Humane traps.
- 155 WATERING
- Supply: Recycled, treated grey water.
  - Quantity: Wet full 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: Compost on site.
    - Grass cuttings: Compost on site .
    - 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: Chippers.
  - Timing: Use of mechanical equipment allowed between the hours of 10:00 am and 4:0 pm only.
- 190 LITTER
- Extraneous rubbish not arising from the contract work: Collect and remove from site.

- 195 PROTECTION OF EXISTING PLANTING.
- General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on Green roof.

- 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.

### **PLANTING AREAS**

- 250 LEAF REMOVAL
- Operations: Collect fallen leaves.
  - Special requirements: Remove by hand raking.
  - Disposal: Shred and compost on site. 255 FIRST CUT OF ALL GRASSED AREAS
  - Height of initial growth: 50 mm.
  - Preparation:
    - Debris and litter: Remove.
    - Stones and earth clods larger than 25 mm in any dimension: Remove
  - Height of first cut: 25-40mm.
  - Mower type: Contractor's choice.
  - Arisings: Remove for composting on site.

- 320 LEVELLING HOLLOWES AND BUMPS
- Standard: To BS 7370-3, clauses 12.4 and 12.5.

- 340 SPOT WEEDKILLING
- Herbicide: Contractor's choice to LA SMUC approval.
  - Operations: Spot treat all broad leaved weeds.

- 350 FERTILIZER - SPRING APPLICATION
- Type: Slow release.
  - Application rate: 60 g/m<sup>2</sup>.

- 360 FERTILIZER - AUTUMN APPLICATION
- Type: Slow release.
  - Application rate: 60 g/m<sup>2</sup>.

## SHRUBS/TREES/HEDGES

### 500 ESTABLISHMENT OF NEW PLANTING

- Duration: Two years.
- Weed control:
  - Method: Keep planting beds clear of weeds by hoeing and screening .
  - 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.
- Watering: as and when necessary to ensure continued thriving and growth of plant.

### 520 REFIRMING OF 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.

### 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 Stainless steel wire.
- Supporting structures: Check and repair as necessary.

### 630 DEAD AND DISEASED PLANTS

- Removal: Within one week of notification.
- Replacement: Within two weeks or within the next planting season.

### 645 WEED CONTROL GENERALLY

- Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
- 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.

### 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.

### 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): 75 mm.

- Top up: Twice per year.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

705 WINTER LEAF REMOVAL

- Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
- Arisings: Compost on site.

**HARD LANDSCAPE AREAS/FENCING**

900 SNOW CLEARANCE

- Clearance: On reaching a depth of 5 mm.
- Deicing: To roads and footpaths.
  - Material: Grit.
  - Timing: On snow reaching a depth of 5 mm.
  - Application rate: Spread evenly at a rate of As manufacturer's recommendations.

910 HARD SURFACES AND GRAVEL AREAS

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.

930 GRAFFITI REMOVAL

- Method: Pressure wash to approval of SMUC.
- Subsequent treatment: Not required.
  - Finish: n/a.

## LANDSCAPE MAINTENANCE SCHEDULE.

Hard Surface Maintenance Schedule.		
Operation	Timescale	Frequency
Brush surfaces with firm brush.	Year round	Fortnightly. 26 Visits per year.
Removal of leaf litter.	Autumn	2 visits.
Remove Litter / Cigarette butts.	Year round	Weekly. 52 visits per year.
Replace Broken or damaged paving units. Inform of trip Hazards.	Year Round	Quarterly. 4 visits per year.
De-ice / removal of Snow / Ice. As instructed by KCL. Salt avoided where possible.	Winter 6 months	Allow 3 yearly visits.
Clean out drainage Gulley's / Channels (if required)	Year round.	2 visits per year.
Remove moss, use of hand tools preferred. If herbicide is required, comply with KCL COSHH policy.	Year round.	2 visits per year.
Remove pernicious weeds. Use of hand tools preferred. If herbicide is required, comply with KCL COSHH policy.	Summer 6 months	2 visits per year.

Softworks / Planting Maintenance Schedule.		
Operation	Timescale	Frequency
Pernicious weed control. Maintain weed free area.	Summer	Fortnightly. 13 Visits per year.
Planted areas. Fork over beds as necessary to keep soil loose.	Year round	Quarterly. 4 visits per year.
Bark mulch. Top up growing medium hollows / bark mulch. Take care not to reduce depth of mulch.	Year Round	Quarterly. 4 visits per year.
Removal of Snow / Ice. As instructed by KCL. Salt avoided where possible.	Winter 6 months	Allow 3 yearly visits.
Plants. Replace dead or dying plants.	Year round.	2 visits per year.
Ties. Adjust to accommodate growth.	Year Round	2 visits per year.
Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.	Year Round	2 visits per year.
Deadheading.	Autumn.	2 visits per year.
Removal of leaf litter.	Autumn	2 visits.