



Landscape Specification

Francis Court Care Home

Carter Lauren Construction Limited

Connaught House, 850 The Crescent
Colchester Business Park, Colchester, CO4 9QB

Prepared by:

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SLR Project No.: 402.065370.00001

Client Reference No: UK.123340

9 April 2025

Revision: 02

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	4 April 2025	MA	AC	MA
02	9 April 2025	MA	AC	MA
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Basis of Report

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B91 Buildings in the Landscape

Products

365 Gazebo

1. Description: Jagram Brompton Gazebo
2. Manufacturer: Jagram Garden timber Specialists (Tel: +48 797250884)
 - 2.1. Product reference: SKU - 400032-001-B
3. Size: 3m Diameter, 2.95m Height
4. Roof covering: Green Roof Tiles
5. Method of fixing to ground or base: Secured in place using stainless steel ground anchors.

370 Pergola/ arbour

1. Description: Jasmine Trellis Arch Pergola
2. Manufacturer: Dunster House
3. Size: Approx. W2m x D1.5m
4. Panels: Trellis side panels as supplied.
5. Method of fixing to ground or base: As recommended by manufacturer.

380 Shed - Garden Storage

1. Description: Garden Storage Shed
2. Manufacturer: Bluum
 - 2.1. Product reference: Bespoke Tool Store with integrated Green Roof
3. Size: 2m (l) x 1m (w) x 1.5m (h)
4. Material: Pressure treated timber with exterior grade fixings
5. Roof covering: Green Roof.
6. Accessories/ special requirements: Gro Compliant Sedum Roof Pack to be installed to green roof. Available from Sedum Supply (Tel: 01691 659 618) or approved equivalent.

385 Shelter - East Garden

1. Description: Shelter - East Garden
2. Manufacturer: Bluum
 - 2.1. Product reference: Bespoke Shelter with Integrated Green roof
3. Size: 2m (l) x 1m (w) x 2.1m (h)
4. Roof covering: Green Roof.
5. Accessories/ special requirements: Gro Compliant Sedum Roof Pack to be installed to green roof. Available from Sedum Supply (Tel: 01691 659 618) or approved equivalent.
6. Method of fixing to ground or base: Root fixed.

Execution/ erection/ installation

600 Erection/ installation generally

1. Frameworks: Assemble and brace, including temporary members required for installation
2. Fixings: Tightened bolts

605 Jointing/ fixing generally

1. **Generally:** Where not specified precisely, select methods of jointing and fixing and types, sizes and spacings of fasteners appropriate for securely fixing.

D20 Excavating and Filling

Generally/the site

150 Existing services, features and structures

1. Services: Location of existing and proposed services to be provided by main contractor.

Clearance/excavating

164 Tree roots

1. Protected area: Do not cut roots within root protection areas as identified on drawing '414.063432.00001.001'
2. Excavation in protected area
 - 2.1. Method: By hand.
 - 2.2. Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
3. Outside protected area: Give notice of roots exceeding 25 mm and do not cut without approval.
4. Cutting
 - 4.1. Make clean smooth cuts with no ragged edges.
 - 4.2. Pare cut surfaces smooth with a sharp knife.
5. Backfill: As dug material, enriched with amelioration as section Q31

168 Site clearance

1. Timing: Before topsoil stripping, if any.
2. General: Clear site of rubbish, debris and vegetation. Do not compact topsoil.
3. Treatment: Apply a suitable non-residual herbicide to areas to receive planting

170 Removing small trees, shrubs, hedges and roots

1. Identification: Clearly mark trees to be removed. Refer to drawing: 414.063432.00001.001
2. Small trees, shrubs and hedges: Cut down.
3. Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
4. Safety: Comply with Forest Industry Safety Accord safety leaflets.

175 Felling large trees

1. Definition:
2. Identification: Clearly mark trees to be removed. Refer to drawing: 414.063432.00001.001
3. Safety: Comply with Forest Industry Safety Accord safety leaflets.
4. Felling: As close to the ground as possible.
5. Stumps: Remove mechanically to a minimum depth of 300 mm below ground level
6. Work near retained trees: Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally.

220 Stripping topsoil - if required

1. General: Before beginning general excavation or filling, strip topsoil from areas where there will be regrading, buildings, pavings/ roads and other areas shown on drawings.
2. Depth

- 2.1. Remove to an average depth of 150 mm.
- 2.2. Give notice where the depth of topsoil is difficult to determine.
3. Handling: Handle topsoil for reuse or sale in accordance with clause 225.
4. Around trees: Do not remove topsoil from below the spread of trees to be retained.

221 Treating topsoil

1. Treatment: Apply a suitable translocated nonresidual herbicide.
2. Timing: Not less than two weeks before excavating topsoil.

225 Handling topsoil

1. Standard: To BS 3882.
2. Aggressive weeds
 - 2.1. Species: Notify the presence of species included in the Weeds Act, section 2, or the appropriate Wildlife and Countryside Act for the relevant jurisdiction.
 - 2.2. Give notice: Obtain instructions before moving topsoil.
3. Contamination: Do not mix topsoil with:
 - 3.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 3.2. Other soil or material containing aggressive weeds, sharps, plastics and non soil forming materials and notifiable animal or plant diseases.
 - 3.3. Oil, fuel, cement or other substances harmful to plant growth.
 - 3.4. Other classifications of topsoil.
4. Multiple handling: Keep to a minimum. Use topsoil immediately after stripping.

370 Underground structures in landscape areas

1. Generally: Remove walls, roads, foundations, disused services, drains, manholes and the like to minimum depth.
2. Minimum depth below finished levels
 - 2.1. Grass, ground cover and perennial planting: 500 mm
 - 2.2. Shrub planting: 750 mm.
 - 2.3. Within 2 m of tree planting: 1000 mm.
3. Walls and slabs remaining: In every 10 m² of wall or slab, make a drainage hole at least 600 mm diameter.

Disposal of materials

415 Excavated topsoil removal

1. General: Remove from site any surplus topsoil not required for completing the works.

420 Topsoil storage heaps - for imported topsoil

1. Location: To be agreed with the main contractor.
2. Standard: To BS 3882.
3. Height (maximum): 1.5m
4. Protection
 - 4.1. Do not place any other material on top of storage heaps.
 - 4.2. Do not allow construction plant to pass over storage heaps.

- 4.3. Prevent compaction and contamination.

421 Topsoil storage heap treatment

1. Treatment: Apply a suitable herbicide at appropriate times to prevent seeding of weeds.

441 Surplus subsoil

1. Excavated material: Stockpile in temporary storage heaps.
2. Remaining material: Remove from site.

Filling

500 Proposed fill materials

1. Details: Fill materials for all paved surfaces to be specified by the project engineer.

615 Loose tip filling for landscape areas - if required

1. Filling: Do not firm, consolidate or compact when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

N91 External Signage and Interpretation

Signage outline

120 Bespoke signage system - Entrance sign

1. Description: 1900mm length brick panel with inscribed welcome plaque set into front of wall and lit with wall washing spotlights.

Unit in accordance with Care UK External Signage Schedule.

Q10 Kerbs/ edgings/ channels/ paving accessories

Types of kerbs/edgings and channels

110 Flexible Stainless Steel Edging

1. Description: Flexible edging to pedestrian paths.
2. Standard: To BS EN 1340.
3. Manufacturer: Kinley
 - 3.1. Product reference: AluExcel
4. Size (width x height x length): 40mm (H)
5. Colour: Natural

110 Precast Concrete - Pin Edging

1. Description: EDGING
2. Standard: To BS EN 1340.
3. Manufacturer: Marshalls or approved equivalent
 - 3.1. Product reference: Pin Kerb Edging
4. Recycled content: As manufactured
5. Finish: As cast
6. Colour: Natural
7. Joints generally: Narrow mortar

110/1 Precast Concrete Half Battered Kerb

1. Description: Access road and car park areas.
2. Standard: To BS EN 1340.
3. Manufacturer: Tobermore
Tel: 0844 8005736
 - 3.1. Product reference: Textured Kerb
4. Size (width x height x length): 125 x 255 x 915 mm.
5. Special shapes: Transition kerbs, flush, internal and external angles as required.
6. Finish: As supplied by Tobermore.
7. Colour: Natural
8. Joints generally: 2-3 mm gap.

Roads/paving accessories/ marking/ demarcation

395 Road marking (thermoplastic)

1. Standard: Road Safety Markings Association standard specification document for road marking and road studs (StanSpec).
Cross refer to Highway Engineers drawings.
2. Manufacturer: Contractor's choice
3. Colour: White/Yellow.

Laying

510 Laying kerbs, edgings and channels

1. Cutting: Neat, accurate and without spalling. Form neat junctions.
 - 1.1. Long units (450 mm and over) minimum length after cutting: 300 mm.
 - 1.2. Short units minimum length after cutting: The lower of one third of their original length or 50 mm.
2. Bedding of units: Positioned true to line and levelled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete.
3. Securing of units: After bedding has set, secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically.

520 Adverse weather

1. Conditions: Do not construct if the temperature is below 3°C on a falling thermometer or 1°C on a rising thermometer. Adequately protect foundations, bedding and haunching against frost and rapid drying by sun and wind.

Q20 Granular sub-bases to roads/ pavings

To be read with preliminaries/ general conditions.

320 Surfaces to receive sand bedding for paving

1. **Blind surface:** As necessary before compaction to ensure that surface is tight and dense enough to prevent laying course sand being lost into it during construction or use.
2. **Material:** Sand

330 Cold weather working

1. **Frozen materials:** Do not use.
2. **Freezing conditions:** Do not place fill or sand bed on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.

340 Protection

1. **Sub-bases:** As soon as practicable, cover with subsequent layers, specified elsewhere.
2. **Subgrades and sub-bases:** Prevent degradation by construction traffic, construction operations and inclement weather.

Q23 Gravel/ hoggin/ woodchip/ resin bound roads/ pavings/ overlays

Types of surfacing

160 Loose gravel

1. Description: For use within car park areas not suitable for planting.
2. Manufacturer: Mainland Aggregates
(Tel: 01234 831108)
 - 2.1. Product reference: 20mm Silver Granite Chippings
3. Geotextile: Terram T2000 sheet or similar approved.
4. Gravel: Loose laid and raked to uniform thickness.
 - 4.1. Type: Granite.
 - 4.2. Colour: Silver.
 - 4.3. Size: 20mm.
 - 4.4. Thickness: 75 mm depth.

225 Resin-bound mixed aggregate surfacings Maple Gold

1. Manufacturer: [Addagrip Terraco Ltd](#)
 - 1.1. Contact details
 - 1.1.1. Address: Addagrip House
Bell Lane Industrial Estate
Uckfield
East Sussex
TN22 1QL
 - 1.1.2. Telephone: [+44 \(0\)1825 761333](tel:+44%201825%20761333)
 - 1.1.3. Web: <https://www.addagrip.co.uk>
 - 1.1.4. Email: sales@addagrip.co.uk
 - 1.2. Product reference: [Addaset - Resin Bound Surfacing System](#)
2. Aggregate
 - 2.1. Size (nominal): 6 mm.
 - 2.2. Colour: Maple Gold.
3. Density: 1.06 g/cm³.
4. Coverage: Refer to site mix sheets.
5. Application temperature range: 5–30°C.
6. Cure time: Seven days.
7. Shelf life: Three months.

225 Resin-bound mixed aggregate surfacings Terracotta

1. Manufacturer: [Addagrip Terraco Ltd](#)
 - 1.1. Contact details
 - 1.1.1. Address: Addagrip House
Bell Lane Industrial Estate
Uckfield

East Sussex
TN22 1QL

- 1.1.2. Telephone: [+44 \(0\)1825 761333](tel:+44(0)1825761333)
- 1.1.3. Web: <https://www.addagrip.co.uk>
- 1.1.4. Email: sales@addagrip.co.uk
- 1.2. Product reference: [Addaset - Resin Bound Surfacing System](#)
- 2. Aggregate
 - 2.1. Size (nominal): 6 mm.
 - 2.2. Colour: Terracotta.
- 3. Density: 1.06 g/cm³.
- 4. Coverage: Refer to site mix sheets.
- 5. Application temperature range: 5–30°C.
- 6. Cure time: Seven days.
- 7. Shelf life: Three months.

Laying

340 Laying generally

- 1. Channels, gullies, etc: Keep clear.
- 2. Finished surfaces
 - 2.1. Lines and levels: To prevent ponding.
 - 2.2. Overall texture: Even.
 - 2.3. State at completion: Clean.

350 Cold weather working

- 1. Frozen materials: Do not use.
- 2. Freezing conditions: Do not lay pavings.
- 3. Cold bituminous surface dressings: Do not apply when ambient temperature is below 10°C.
- 4. Other dressings or overlays: As manufacturers' recommendations.

360 Drainage falls - indicative - cross refer to drainage design

- 1. Sealed surfaces
 - 1.1. Falls and cross falls (minimum): 1:40.
 - 1.2. Camber (minimum): 1:50.
- 2. Unsealed surfaces (minimum): 1:30.

380 Laying granular surfaces in pedestrian areas and cycle tracks

- 1. Permissible deviation from required levels, falls and cambers (maximum): ±12 mm.
- 2. General: Spread and level in 100 mm maximum layers. As soon as possible, compact each layer.
- 3. Dry weather: Lightly water layers during compaction.

390 Protection from traffic and plant

- 1. Paved areas: Restrict access to prevent damage.

Q24 Interlocking brick/ block roads/ pavings

Types of paving

115 Concrete paving blocks - Permeable

1. Manufacturer: [Tobermore](#)
 - 1.1. Contact details
 - 1.1.1. Address: 2 Lisnamuck Road
Tobermore
Co L'derry
BT45 5QF
 - 1.1.2. Telephone: [+44 \(0\)844 800 5736](tel:+44(0)8448005736)
 - 1.1.3. Web: <https://www.tobermore.co.uk/professional/>
 - 1.1.4. Email: NBSdataplatfom@tobermore.co.uk
 - 1.2. Product reference: Hydropave 240
2. Standard: To BS EN 1338.
3. Physical properties
 - 3.1. Colour: Charcoal & Natural.
 - 3.2. Finish: Smooth.
 - 3.3. Dimensions and associated tolerances
 - 3.3.1. Nominal sizes: 200 x 100 x 80 mm.

Execution

211 Colour banding

1. General: Unless premixed by manufacturer, select blocks/ pavers/ setts from at least Three to Five separate packs in rotation, to avoid colour banding.

240 Adverse weather

1. General: Do not use frozen materials or lay bedding on frozen or frost covered sub-bases.

485 Laying blocks/ pavers/ setts

1. Setting out: Start from an edge restraint.
2. Cutting: Cleanly, accurately and vertically, without spalling. Do not mark or damage visible surfaces.
3. Cut edges: Turn inwards where possible; do not position against edge restraints or other features.
4. Compaction: Vibrate to produce thoroughly interlocked paving of even overall appearance with regular joints and accurate to line, level and profile. Do not mark or damage paving units, kerbs and adjacent work.
 - 4.1. Concrete blocks and clay pavers: In accordance with [BS 7533-3](#), Annex F, to site category required for laying course material.

Completion

615 Completion of paving

1. Final compaction of the surface course: In accordance with [BS 7533-3](#).
2. Vacuum cleaning machines: Not allowed.

Q25 Slab/ brick/ sett/ cobble pavings

General

120 Concrete flag paving system

1. Description: Pedestrian areas only.
2. Granular sub-base: Type 1, depth to Project Engineers specification.
3. Laying course: Course laying sand laid in accordance with BS7533 Part 4: 2006.
4. Paving units: Concrete flags
5. Jointing: Sand/ fine aggregate in accordance with BS7533 Part 4: 2006.
 - 5.1. Bond: As drawing and Landscape Materials Schedule.
6. Accessories: None.

150 Concrete sett/block paving system to pedestrian areas

1. Description: Pedestrian areas only.
2. Granular sub-base: Type 1, depth to Project Engineers specification.
3. Laying course: Course laying sand in accordance with BS7533 Part 3 2005+A1:2009.
4. Paving units: Blocks/Setts.
5. Jointing: Kiln dried sand in accordance with BS7533 Part 3 2005+A1:2009.
 - 5.1. Bond: As drawings and Landscape Materials Schedule.

Products

315/1 Concrete flags

1. Description: To private patio areas.
2. Standard: To [BS EN 1339](#).
 - 2.1. Manufacturer: Tobermore.
 - 2.1.1. Product reference: Mayfair Flags.
3. Colour: Sandstone.
 - 3.1. Nominal sizes: 450 x 450 x 50 mm.

315/2 Concrete flags

1. Description: Circulation walkways (back of house).
2. Standard: To [BS EN 1339](#).
 - 2.1. Manufacturer: Tobermore.
 - 2.1.1. Product reference: Classica Slab
3. Colour: Natural.
 - 3.1. Nominal sizes: 600 x 600 x 50 mm.

320 Tactile flags and slabs

1. Description: As specified by Highways Engineer.

335/1 Concrete setts

1. Description: To west courtyard seating area.
2. Manufacturer: Tobermore.

- 2.1. Product reference: Tegula Setts.
3. Colour: Golden.
4. Sizes: 100 x 100 x 50 mm.

Execution

620 Adverse weather

1. General
 - 1.1. Temperature: Do not lay or joint paving if the temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.
 - 1.2. Frozen materials: Do not use. Do not lay bedding on frozen or frost covered bases.
2. Paving with mortar joints and/ or bedding
 - 2.1. Protect from frost damage, rapid drying out and saturation until mortar has hardened.
3. Paving laid and jointed in sand/ fine aggregate
 - 3.1. Stockpiled laying course sand/ fine aggregate: Protect from saturation.
 - 3.2. Exposed areas of unbound laying course and uncompacted areas of unbound paving: Protect from heavy rainfall.
 - 3.3. Saturated unbound laying course: Remove and replace, or allow to dry before proceeding.
 - 3.4. Laying dry sand/ fine aggregate jointed paving in damp conditions: Brush in as much jointing sand as possible. Minimize site traffic over paving. As soon as paving is dry, top up joints and complete compaction.

625 Laying pavings – general

1. Appearance: Smooth and even with regular joints and accurate to line, level and profile.
2. Falls: To prevent ponding.
3. Bedding of paving units: Firm so that rocking or subsidence does not occur or develop.
 - 3.1. Bedding/ Laying course: Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
4. Slopes: Lay paving units upwards from the bottom of slopes.
5. Paving units: Free of mortar and sand stains.
6. Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.

630 Levels of paving

1. Permissible deviation from specified levels
 - 1.1. Generally: +/-6 mm.
2. Height of finished paving above features
 - 2.1. At gullies: +6 to +10 mm.
 - 2.2. At drainage channels and kerbs: +3 to +6 mm.

635 Regularity of paved surfaces

1. Maximum variation in gap under a 3 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface)
 - 1.1. Precast concrete paving blocks and clay pavers for flexible pavements: 10 mm.
 - 1.2. Precast concrete flags or natural stone slabs: 3 mm.
2. Difference in level between adjacent paving units (maximum): 2 mm.

3. Sudden irregularities: Not permitted.

640 Colour banding

1. General: Unless premixed by manufacturer, select from at least 3-5 separate packs in rotation to avoid colour banding.

645 Protection

1. Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause staining.
2. Materials storage: Do not overload pavings with stacks of materials.
3. Handling: Do not damage paving unit corners, arrises, or previously laid paving.
4. Mortar-bedded pavings: Keep free from traffic after laying:
5. Access: Restrict access to paved areas to prevent damage from site traffic and plant.

655 Condition of sub-bases/ bases before spreading laying course

1. Trenches and excavation of soft or loose spots in subgrade: Fill and thoroughly compact.
2. Granular surfaces: Lay and compact so as to be sound, clean, smooth and close-textured enough to prevent migration of bedding/ laying course materials into the sub-base during compaction and use, free from movement under compaction plant and free from compaction ridges, cracks and loose material.
3. Levels and falls: Accurate and within the specified tolerances.
4. Drainage outlets: Within 0-10 mm of the required finished level.

710 Laying flag and slab paving – sand/ fine aggregate laying course and jointing

1. Standard: In accordance with [BS 7533-4](#).
2. Flag installation and cutting: To [Interpave](#) publication [Concrete flag paving](#).
3. Laying course
 - 3.1. Nominal thickness after compaction: 30 mm.
4. Joint width: 2–5 mm.

755 Laying precast concrete and grass paving

1. Laying: Tamp down into lightly compacted laying course.
 - 1.1. Nominal thickness of laying course after compaction: 30 mm.
2. Filling: Allow to settle and refill level with surface.

Completion

915 Completion of paving with dry sand or fine aggregate-filled joints

1. Sand dressing: Leave a thin layer of dry jointing sand/ fine aggregate over the paving
2. Final compaction of the surface course: In accordance with [BS 7533-3](#).
3. Vacuum cleaning machines: Not allowed.

Q28 Topsoil and soil ameliorants

System outline

115 Topsoil system for turfing and seeding

1. Description: For newly seeded areas.
2. Composition
 - 2.1. Topsoil: Imported topsoil to BS 3882

135 Planting bed topsoil system

1. Description: For all planting areas
2. Composition
 - 2.1. Topsoil: Imported topsoil to BS 3882

155 Mulching and top dressing system

1. Description: For all shrub and structure planting areas.
2. Composition
 - 2.1. Material: Mixed conifer bark mulch with particle size of 10-65mm, Maximum trunk content 20% by volume. Natural and untreated. Sourced from FSC certified wood.

Products

300 Preparation materials generally

1. Purity: Free of pests and disease.
2. 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.
3. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - 3.1. Corrosive, explosive or flammable.
 - 3.2. Hazardous to human or animal life.
 - 3.3. Detrimental to healthy plant growth.
4. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
5. Objectionable odour: None.
6. 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

1. Description: To make up shortages in soft landscape and seeding areas.
2. Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
3. Standard: To BS 3882.
4. Classification: Multipurpose
 - 4.1. Soil textural class to BS 3882, Figure 1: Sandy clay loam
5. Source: Contractor's choice

Execution

630 Documentation for imported topsoil

1. Description: For topsoil imported for all soft landscape and seeding areas.
2. Timing: Submit at handover.
3. Contents
 - 3.1. Full description of all soil components.
 - 3.2. Record of source for all soil components.
 - 3.3. Record drawings showing the location and depth of all soils by type and grade.
 - 3.4. Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
4. Number of copies: One copy in electronic format.

655 Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems. Do not damage adjacent planting.

660 Grading subsoil for:

1. Description: Amenity planting and seeding areas.
2. Standard: In accordance with BS 8601.
3. General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
4. Areas of thicker topsoil: Excavate locally.
5. Avoid compaction.
6. Excess subsoil: Remove.

675 Preparation of undisturbed topsoil

1. Standard: In accordance with BS 4428.
 - 1.1. Grading and cultivation: Category C
2. Hard ground: Break up thoroughly.
3. Clearing: Remove visible roots and large stones with a diameter greater than 20mm.
4. Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
5. Fallow period (minimum): As long as possible within project programme.
 - 5.1. Weed control: At appropriate times treat with a suitable translocated non-residual herbicide.

680 Surplus topsoil to be retained

1. Generally: Spread and level on site.
 - 1.1. Locations: Throughout the site in locations capable of taking additional topsoil without forming un-natural mounding.
 - 1.2. Protected areas: Do not raise soil level within root spread of trees that are to be retained.

685 Surplus materials to be removed

1. Topsoil removal from site: Remove surplus topsoil from site.
2. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

700 Grading of topsoil

1. Topsoil condition: Reasonably dry and workable.

2. Contours: Smooth and flowing, with falls for adequate drainage.
 - 2.1. Hollows and ridges: Not permitted.
3. Give notice: If required levels cannot be achieved by movement of existing soil.

705 Handling topsoil

1. Standard: In accordance with BS 3882.
2. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
3. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
4. Contamination: Do not mix topsoil with:
 - 4.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 4.2. Other grades of topsoil.
5. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
6. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

718 Final cultivation

1. Description: For amenity landscape areas.
2. Compacted topsoil: Break up to full depth.
3. Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
4. Depth: 150 mm
5. Particle size (maximum): 10 mm
6. Timing: Within a few days before planting; and after grading and fertilizing, and within a few days before seeding.
7. Weather and ground conditions: Suitably dry.
8. Surface: Leave regular and even.
9. Levels: Minimum 150 mm below dpc of adjoining buildings.
10. Undesirable material brought to the surface
 - 10.1. Remove visible weeds.
 - 10.2. Remove roots and large stones with any dimension exceeding 20 mm.

720 Finished levels of topsoil after settlement

1. In relation to adjoining paving, kerbs or hard surfaces: 25 mm above.
2. In relation to dpc of adjoining buildings: Not less than 150 mm below.
3. Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
4. Adjoining soil areas: Marry in.
5. Thickness of turf or mulch: Included.

730 Green roof growing medium installation

1. Handling: Minimize.
 - 1.1. Conditions: Handle in the driest condition possible. Do not handle or install when wet or frozen.
2. Layers
 - 2.1. Depth (maximum): 60 mm depth to tool store and shelters.

845 Applying loose mulch

1. Description: For amenity planting, structure planting and hedgerows.
2. Timing: Immediately after planting.
3. Preparation: Clear all weeds and ensure that soil is thoroughly moistened, applying water where necessary.
4. Coverage of mulch (minimum)
 - 4.1. Planting beds (depth): 75 mm depth.
 - 4.2. Trees: 75 mm depth.
5. Finished level of mulch: 30 mm below adjacent grassed or paved areas.

Completion

920 Applying mulch

1. Timing: At end of the rectification period.
2. Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
3. Planting beds: Re-mulch.
 - 3.1. Depth (minimum): 75 mm
4. Trees: Remulch.
 - 4.1. Depth (minimum): 75 mm

Q30 Seeding/ turfing

General information/requirements

115 Seeded and turfed areas

1. Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
2. Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 Climatic conditions

1. General: Carry out the work while soil and weather conditions are suitable.

145 Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without displacing seed, seedlings or soil.
3. Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

150 Water restrictions

1. 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

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

Preparation

210 Herbicide

1. Description: All newly seeded grass areas.
2. Type: Suitable for suppressing perennial weeds.
3. Timing: Allow fallow period before cultivation.
 - 3.1. Duration: As manufacturer's recommendation.

250 Soil requirements

1. Type
 - 1.1. Seeded areas: Topsoil in accordance with BS 3882 Specification for Topsoil; Multipurpose grade

Seeding

311 - A Seed Mix - Seed Mix 1

1. Description: See Drawing 402.065370.00001/002 Landscape Softworks - Seed Mix 1
2. Supplier: Emorsgate Seeds
Tel: 01553 829 028
3. Mixture: EL1 Flowering Lawn Mixture
4. Application rate: 4 g/m²

311 - B Seed Mix - Seed Mix 2

1. Description: See Drawing 402.065370.00001/002 Landscape Softworks - Seed Mix 2
2. Supplier: thegrasspeople
email: press@thegrasspeople.com
3. Mixture: Shaded Areas Wildflowers
4. Application rate: 5 g/m²

311 - C Seed Mix - Seed Mix 3

1. Description: See Drawing 402.065370.00001/002 Landscape Softworks - Seed Mix 3
2. Supplier: Emorsgate Seeds
Tel: 01553 829 028
3. Mixture: EL1F Wildflowers for Lawns
4. Application rate: 1.5 g/m²

319 Quality of seed

1. Description: Flowering Lawn Mixture
2. Freshness: Produced for the current growing season.
3. Certification: Blue label certified varieties.
 - 3.1. Standard: EC purity and germination regulations.
 - 3.2. Official Seed Testing Station certificate of germination, purity and composition: Submit when requested.
4. Samples of mixtures: Submit when requested.

330 Sowing

1. General: Establish good seed contact with the root zone.
2. Method: Manually broadcast as recommended by manufacturer.
 - 2.1. Distribution: 2 equal sowings at right angles to each other and diagonally to main axis

336 Wildflower sowing season

1. Wildflower seed generally: See manufacturers recommended sowing times for each seed mix specified.

340 Pre-emergent herbicide

1. Description: For all seeding areas excluding existing grass area to be retained in the east of the site.
2. Standard: Pesticide Safety Directorate approved.
3. Application rate: In accordance with manufacturer's written recommendation.
 - 3.1. Timing: Immediately after sowing.

352 Edges to seeded areas

1. Description: Adjacent to planting areas and tree pits.
2. Timing: After seeded areas are well established.
3. Edges: Clean straight lines or smooth curves.
 - 3.1. Mulch and soil: Draw back to permit edging.
4. Arisings: Remove.

5. Completion: Respread soil and mulch.

Protecting/cutting

530 /1 First cut of Seed Mix 1

1. Timing: When grass is reasonably dry.
 - 1.1. Height of initial growth: 75 mm
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
 - 2.3. Perennial weeds:: Dig out prior to mowing
3. Height of first cut: 40-60 mm with regular mowing every 7-10 days during the first year.
4. Mower type: Contractor's choice
5. Arisings: Remove from site

530/2 First cut of Seed Mix 2

1. Timing: Carry out spring cut, early summer cut (optional) and end of year cut as recommended by seed supplier.
Detailed guidance provided at <https://thegrasspeople.com/shaded-areas-wildflowers>
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Mower type: Contractor's choice
4. Arisings: Carry out end of year cut in dry conditions to allow seeds to naturally drop from cuttings. Allow 1 week following cutting then calk over arisings to allow seeds to fall. Remove remaining cuttings from site.

530/3 First cut of Seed Mix 3

1. Timing: When grass is reasonably dry.
 - 1.1. Height of initial growth: 75 mm
2. Preparation
 - 2.1. Debris and litter: Remove.
 - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Height of first cut: 40-60mm with regular mowing every 7-10 days during the first year.
4. Mower type: Contractor's choice
5. Arisings: Remove from site

567 Galvanized steel edgings

1. Manufacturer: Kinley Systems Ltd
Tel.: 01580 830688
 - 1.1. Product reference: Alu Excel 100mm Edge Flexible, aluminium, 100 x 6.5 x 2500mm length
2. Fixing: Pins as supplied by manufacturer.
 - 2.1. Installation height: Flush

590 Cleanliness

1. Soil and arisings: Remove from hard surfaces.

2. **General:** Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

Maintenance

610 Failures of seeding

1. **Duration:** Carry out the following operations from completion of seeding/ turfing until: practical completion.
2. **Defective materials or workmanship:** Areas that have failed to thrive.
 - 2.1. **Exclusions:** Theft or malicious damage.
3. **Method of making good:** Recultivation and reseeded/ returfing.
4. **Timing of making good:** The next suitable planting season

Q31 External Planting

General information/ requirements

112 Site clearance generally

1. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil
2. Stones: Remove those with any dimension exceeding 25 mm
3. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life
4. Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings
5. Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas

115 Site clearance for aquatic/ marginal planting

1. Description: Clearance around perimeter of existing pond.
2. Clearance
 - 2.1. General: Remove loose debris and rubbish
 - 2.2. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life
3. Vegetation/ Algae: Skim surface to remove any weed/algae.

118 Soil conditions

1. Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
2. 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

1. General: Carry out the work while soil and weather conditions are suitable.
 - 1.1. Strong winds: Do not plant unless site area is sheltered.

125 Times of year for planting

1. Deciduous trees and shrubs: Late October to late March
2. Conifers and evergreens: September/ October or April/ May.
3. Herbaceous plants (including marginal): September/ October or March/ April.
4. Container-grown plants: At any time, if ground and weather conditions are favourable.
 - 4.1. Watering and weed control: Provide as necessary.
5. Dried bulbs, corms and tubers: September/ October
6. Wildflower plugs: Late August to mid November or March/ April
7. Aquatic plants: May/ June or September/ October

130 Mechanical tools

1. Restrictions: Do Not use within RPA's as shown on drawing 402.065370.00001.002 Landscape Softworks.

145 General watering

1. Quantity: Wet full depth of topsoil
2. Application: Even, and without damage or displacement of plants or soil
3. Frequency: As necessary to ensure that plant is established and continues to thrive

150 Water restrictions

1. 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

1. Standard: The [National Plant Specification](#)
2. Condition: Materially undamaged, sturdy, healthy and vigorous.
3. Appearance: Of good shape and without elongated shoots.
4. Hardiness: Grown in a suitable environment and hardened off.
5. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
6. Root system and condition: Balanced with branch system.
7. Species: True to name.
8. Origin/ provenance: Grown in the United Kingdom for at least one growing season, unless otherwise approved.
9. Definition: Origin and provenance have the meaning given in the [National Plant Specification](#).

215 Plants/ trees – specification criteria

1. Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the [National Plant Specification](#).

235 Container-grown plants/ trees

1. Standard: The [National Plant Specification](#)
2. Growing medium: With adequate nutrients for plants to thrive until permanently planted.
3. Plants: Centred in containers, firmed and well-watered.
4. Root growth: Substantially filling containers, but not root-bound, and in a condition conducive to successful transplanting.
5. Hardiness: Grown in the open for at least two months before being supplied.
6. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

260 Plant/ tree substitution

1. Plants/ trees unobtainable, or likely to be unobtainable at time of ordering. Submit alternatives, stating:
 - 1.1. Difference from specified plants/ trees: Do not substitute without prior approval from the Landscape Architect.
2. Approval: Obtain from Landscape Architect before making any substitution

265 Plant handling, storage, transport and planting

1. Standard: To Committee of Plant Supply and Establishment (CPSE) [Recommendations for Plant Handling](#).

2. Frost: Protect plants from frost.
3. Handling: Handle plants with care. Protect them from mechanical damage and do not subject them to shock, e.g. by dropping them from a vehicle.
4. Plant packaging: Coextruded polyethylene bags with black interior and white exterior
5. Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink-wrapped
6. Planting: Upright or well balanced, with best side to front.

275 Permanent identification of plants

1. Location: All plant groups to enable identification by residents.
2. Labels: Black plastics 75 mm x 100 mm with white weatherproof lettering, galvanized steel spike-mounted
3. Wording: Genus, species, variety and common name

280 Treatment of tree wounds

1. Cutting: Keep wounds as small as possible.
 - 1.1. Cut cleanly back to sound wood using sharp, clean tools.
 - 1.2. Leave branch collars. Do not cut flush with stem or trunk.
 - 1.3. Set cuts so that water will not collect on cut area.
2. Fungicide/ sealant: Do not apply unless instructed.

Preparation of planting beds/ planting materials

300 Herbicide

1. Description: To eliminate weed growth within planting areas.
2. Manufacturer: Contractors Choice.
3. Locations: All planting areas.
4. Type: Suitable for suppressing perennial weeds.
5. Programme: Allow fallow period before cultivation.
 - 5.1. Duration (minimum): As manufacturer's recommendation.

305 Weed control

1. Description: To planting areas.
2. Locations: All planting areas.
3. General: Prevent weeds from seeding and perennial weeds from becoming established: By hand-weeding.

Planting shrubs/ herbaceous plants/ bulbs

400 Planting Layout

1. Description: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
2. Spacing: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
3. Density: As shown on Drawing 402.065370.00001/002 Landscape Softworks.

405 Shrub planting pits

1. Description: To all shrub planting pits.
2. Timing: Excavate one to two days (maximum) before planting.

3. Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system
4. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow-release fertilizer per planting pit.

420 Climbing plants

1. Description: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
2. Planting: 150 mm clear of supporting structure (e.g. wall/ fence) with roots spread outward.
 - 2.1. Branches: Lightly secured to supports.
3. Climber supports: Prefabricated Trellis.
 - 3.1. Base height: 300 mm above ground.
 - 3.2. Extent: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
 - 3.3. Distance from wall: 25 mm.
4. Fixings: Stainless steel screw eyes.

457 Planting aquatic/ marginal plant plugs

1. Description: Within retained pond margins
2. Handling: Keep plants watered and in the shade until planted. Do not allow to dry out.
3. Preparation: Remove coarse weeds, etc. from planting sites.
4. Planting sites: As Drawing 402.065370.00001/002 Landscape Softworks.
5. Waterproofing membrane below soil: Do not puncture.
6. Planting: Plant in a hole to suit plug size and shape. Create a cleft at the bottom of the hole to improve rooting. Gently firm the plant into the hole to ensure a good root hold into the substrate.

470 Formal hedges Single Species

1. Description: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
2. Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
3. Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

471 Naturalized hedges

1. Description: For native species hedgerows.
2. Trees and shrubs for hedges: As scheduled on Drawing 402.065370.00001/002 Landscape Softworks
3. Planting: In trenches large enough to take the full spread of roots. Set plants out evenly.

480 After planting

1. Description: To all planting areas.
2. Watering: Immediately after planting, thoroughly, and without damaging or displacing plants or soil.
3. 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.
4. Top dressing: Mulching as section Q28.
 - 4.1. Depth: 75 mm.

486 Shrub protection

1. Description: Within structure planting areas.
2. Manufacturer: Contractor's choice

3. Type: Spiral Guard or Mesh Guard as appropriate to the plant species.
4. Size: As appropriate to individual species.
5. Colour: Transparent.
6. Support: A single timber stake with ties.

Planting trees

505 Tree pits

1. Description: Extra Heavy Standard Trees.
2. Sizes: Large enough to take rootball of tree.
3. Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
4. Pit bottoms: excavate with slightly raised centre: Break up base to a depth of 150 mm.
 - 4.1. Treatment: Soil ameliorant worked into pit bottoms.
5. Pit sides: Scarify if necessary.
6. Backfilling material: Excavated material from tree pit, installed to original soil profiles in accordance with [BS 8545](#).

510 Tree pit root barriers

1. Description: To tree pits where trees are within 6m of structures or existing/proposed utilities.
2. Manufacturer: Greenleaf
Tel.: 01424 717779
 - 2.1. Product reference: Reroot 2000.
3. Thickness: 2mm
4. Barrier depth: 1.5m
5. Top of root barrier in relation to finished topsoil level: Flush
6. Installation: With sides vertical. Remove all sharp objects adjacent to barrier.

512 Tree pit irrigation and ventilation accessories

1. Description: To all Extra Heavy Standard tree pits.
2. Manufacturer: Green Tech (or similar approved).
 - 2.1. Product reference: Mona Relief Irrigation System.
3. Type: Perforated plastic irrigation pipe with inlet.
4. Pipe diameter: 35mm.
5. Ring diameter: As appropriate to comfortably fit around rootball of supplied trees.
6. Inlet: Black plastic with cap.
7. Installation
 - 7.1. Pipe: Lay in loop above root ball with slight fall away from inlet pipe. Trim length to ensure a close fit in the tree pit. Connect both ends of pipe securely into plastics tee junction on inlet.
 - 7.2. Top cap of inlet: Protruding slightly above finished surround level.
 - 7.3. Backfill material: Carefully compact in layers.

526 Underground guying

1. Description: For Extra Heavy Standard trees.
2. Manufacturer: Green-Tech (or similar approved).
 - 2.1. Product reference: Tree Anchor Rootball Wire Fixing System.

3. Installation: Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners.

Woodland/ matrix/ buffer zone planting

600 Native Structure Planting

1. Services: Check for below-ground and above-ground services, including land drainage, in the vicinity. Give notice if they may be affected and obtain instructions before proceeding

605 Existing vegetation/ weed clearance

1. Surface vegetation clearance: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
2. Arisings: Remove from site

617 Removing trees and hedges

1. Identification: As shown on Drawing 402.065370.00001/002 Landscape Softworks.
2. Work near retained trees: Hand Tools are required for soil removal.
3. Arisings: Remove from site

635 Notch planting in uncultivated ground

1. Notching: Make a vertical 'I', 'L', 'T' or 'H' notch.
 - 1.1. Depth: To accommodate full depth of roots.
2. Planting: Plant tree, close notch with root collar at ground level and firm the soil.

Protecting/ maintaining/ making good defects

710 Maintenance

1. Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
2. Frequency of maintenance visits: In accordance with the agreed maintenance schedule contained within Appendix A.

720 Failures of planting

1. Defects due to materials or workmanship not in accordance with the contract: Plants/ trees/ shrubs that have failed to thrive.
 - 1.1. Exclusions: Theft or malicious damage after completion.
2. Replacements: To match size of adjacent or nearby plants of the same species or to match the original specification: whichever is the greater.
3. Timing of making good: During the next suitable planting season.

740 Cleanliness

1. Soil and arisings: Remove from hard surfaces and grassed areas.
2. General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

750 Planting maintenance generally

1. Weed control: Maintain weed-free area around each tree and shrub.
 - 1.1. Diameter (minimum): The surface of original planting pit.

- 1.2. Keep planting beds clear of weeds: By maintaining full thickness of mulch and hand weeding as necessary.
2. 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.
3. Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
4. Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
5. Trees: Spray crown when in leaf during warm weather.
 - 5.1. Timing: After dusk.
6. Tree accessories: Check condition of underground guys and irrigation systems.
 - 6.1. Broken or missing items: Replace.
 - 6.2. Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
 - 6.3. Frequency of checks: At each scheduled maintenance visit.
7. Watering: As required for healthy establishment, depending on weather conditions.

760 Planting maintenance – pruning

1. General: Prune to promote healthy growth and natural shape. Refer to Plant-by-Plant maintenance schedule contained within Appendix A.
 - 1.1. Dead, dying, diseased wood and suckers: Remove.
 - 1.2. Timing: In accordance with the agreed maintenance schedule.
 - 1.3. Trees: Favour a single central leading shoot.
2. Arisings: Remove.

780 Maintenance instructions

1. General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the employer for the maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

790 Final mulching

1. Timing: At end of the maintenance period.
2. Watering: Ensure that soil is thoroughly moistened prior to re-mulching, applying water where necessary.
3. Planting beds: Re-mulch.
4. Depth (minimum): 75 mm.
5. Trees: Re-mulch.
6. Depth (minimum): 75 mm.

Q35 Landscape Maintenance

Generally

155 Watering

1. Supply: Potable mains water
2. Quantity: Wet full depth of topsoil.
3. Application: Do not damage or loosen plants.
4. Compacted soil: Loosen or scoop out, to direct water to rootzone.
5. Frequency: As necessary for the continued thriving of all planting.

160 Water restrictions

1. 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 arisings

1. General: Unless specified otherwise, dispose of arisings as follows:
 - 1.1. Biodegradable arisings: Remove to recycling facility.
 - 1.2. Grass cuttings: Remove to recycling facility.
 - 1.3. Tree roots and stumps: Remove from site.
 - 1.4. Shrub and tree prunings: Remove to recycling facility.
 - 1.5. Litter and nonbiodegradable arisings: Remove from site.

181 Mechanical equipment

1. General: Minimize.
2. Prohibited equipment: Chippers
3. Timing: Use of mechanical equipment allowed between the hours of 10:00 am and 4:00 pm only

190 Litter

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

195 Protection of existing grass

1. General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

197 Cleanliness

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

Grassed areas

220 Grass cutting generally

1. Before mowing: Remove litter, rubbish and debris.
2. Finish: Neat and even, without surface rutting, compaction or damage to grass.
3. Edges: Leave neat and well defined. Neatly trim around obstructions.

4. Adjoining hard areas: Sweep clear and remove arisings.
5. Drought or wet conditions: Obtain instructions.

225 Tree stems

1. Precautions: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree. Complete operations close to stems using hand tools

250 Leaf removal

1. Operations: Collect fallen leaves.
2. Special requirements: Remove by hand raking
3. Disposal: Remove from site for recycling

272/1 Maintaining Seed Mix 1 - EL1 Flowering Lawn Mixture

1. Preparation: Before each cut remove litter and debris.
2. Height and frequency of cut in first growing season
 - 2.1. Time of first cut: June, or when sward reaches 75-100mm height.
 - 2.2. Height of first cut: 40-60 mm.
 - 2.3. Frequency of subsequent cutting (minimum): Every 7-10 days.
 - 2.4. Height of growth permitted (maximum): 100mm.
3. Height and frequency of cut in second growing season
 - 3.1. Height of cut: Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower.
4. Trimming: All edges.
 - 4.1. Arisings: Remove.
5. Watering: Only as required to ensure successful establishment.

272/2 Maintaining Seed Mix 2 - Shaded Areas Wildflower

1. Preparation: Before each cut remove litter and debris.
2. Height and frequency of cut in first growing season
 - 2.1. Time of first cut: August/September.
 - 2.2. Height of first cut: 70 mm.
3. Height and frequency of cut in second growing season
 - 3.1. Guidance:: Early Spring Cut:
 1. only carry out once area is established.
 2. Cut prior to the end of April.
 3. Remove arisings.

End of Year Cut:

 1. Carry out in dry conditions.
 2. Carry out in autumn once wildflowers grown to c. 70 mm and have gone to seed head.
 3. Leave cuttings on ground for 5-7 days to allow seeds to drop before walking over to loosen any remaining seeds.
 4. Remove cuttings for recycling.
4. Trimming: All edges.
 - 4.1. Arisings: Remove.

5. Watering: Only as required to ensure successful establishment.

272/3 Maintaining Seed Mix 3 - EL1F Wildflowers for Lawns

1. Preparation: Before each cut remove litter and debris.
2. Height and frequency of cut in first growing season
 - 2.1. Frequency of cutting:: Every 7-10 days.
 - 2.2. Height of growth permitted (maximum): 100 mm.
3. Height and frequency of cut in second growing season
 - 3.1. Height of cut: Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower.
4. Trimming: All edges.
 - 4.1. Arisings: Remove.
5. Watering: Only as required to ensure successful establishment.

309 Edges to seeded areas

1. Location: Adjacent to planting beds and around trees.
2. Timing: After seeded areas are well established.
3. Method: Cut to clean, straight lines or smooth curves. Draw back soil to permit edging.
4. Arisings: Remove.

340 Spot weed killing in seeded areas

1. Herbicide: Suitable for suppressing perennial weeds
2. Operations: Spot-treat All broad-leaved weeds.

Shrubs/ trees/ hedges

500 Establishment of new planting

1. Duration: One year
2. Weed control
 - 2.1. Method: Keep planting beds clear of weeds by hoeing and screefing.
 - 2.2. 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.
3. Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
4. Watering: As required to ensure establishment of planting.

502 Establishment of new planting – fertilizer

1. Time of year: March or April.
2. Type: Slow-release
3. Spreading: Spread evenly.
 - 3.1. Application rate: As manufacturer's recommendations.

520 Refirming of trees and shrubs

1. Timing: After strong winds, frost heave and other disturbances.
2. Refirming: Tread around the base until firmly bedded.

3. 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

1. Loose or defective guards: Adjust, refix or replace spiral guards and mesh shelters to original specification and to prevent chafing.

540 Pruning generally

1. Pruning: In accordance with good horticultural and arboricultural practice and as scheduled within the Plant-by-Plant maintenance schedule contained within Appendix A.
2. Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
3. Disease or infection: Give notice if detected.
4. Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 Pruning of excessive overhang

1. Timing: Annually.
2. Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
3. Special requirements: Do not carry out any pruning of vegetation associated with Tree Preservation Orders without prior approval.

555 Pruning trees and shrubs

- Standard: To BS 7370-4.
- Special requirements: Do not carry out any pruning of vegetation associated with Tree Preservation Orders without prior approval

570 Formative pruning of young trees

- Standard: Type and timing of pruning operations to suit the plant species. See Plant-by-Plant maintenance schedule contained within Appendix A.
- Whips or feathered trees: Do not prune.
- Operatives: Member of the Arboricultural Association

575 Pruning ornamental shrubs

1. General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. See Plant-by-Plant maintenance schedule contained within Appendix A.

580 Pruning flowering species of shrubs and roses

1. Time of year
 - 1.1. General: See Plant-by-Plant maintenance schedule contained within Appendix A in addition to the following guidance.

600 Trimming rapidly establishing hedges

1. General: Allow to reach planned height as rapidly as possible.
 - 1.1. Form: Trim back lateral branches moderately.

620 Removal of dead plant material

1. 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

1. Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
2. Insecure growth: Attach to supporting wires or structures using plastics clips.
3. Supporting structures: Check and repair as necessary.

635 Reinstatement of shrub/ herbaceous areas

1. Dead and damaged plants: Remove.
2. Mulch/ matting materials
 - 2.1. Carefully move to one side and dig over the soil, leaving it fit for replanting.
3. Do not disturb roots of adjacent plants.
4. Replacement plants
 - 4.1. 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.
5. Dressing: Slow-release fertilizer.
 - 5.1. Application rate: As manufacturer's recommendations

645 Weed control generally

1. Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
2. Adjacent plants, trees and grass: Do not damage.

650 Hand-weeding

1. General: Remove weeds entirely, including roots.
2. Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
3. Completion: Rake area to a neat, clean condition.
4. Mulch: Reinstatement to original depth.

680 Soil aeration

1. Compacted soil surfaces
 - 1.1. Prick up: To aerate the soil of root areas and break surface crust.
 - 1.2. Size of lumps: Reduce to crumb and level off.
 - 1.3. Damage: Do not damage plants and their roots.

685 Soil level adjustment

1. Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
 - 1.1. Arisings (if any): Spread evenly over the bed.

690 Maintenance of loose mulch

1. Thickness (minimum): 75 mm.
 - 1.1. Top up: Annually.

2. Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
3. Weeding: Remove weeds growing on or in mulch by hand-weeding.

700 Snow removal from shrubs/ trees

1. Standard: To BS 7370-4.
2. Plants subject to snow removal: All evergreens
3. Timing: Within 24 hours of snowfall

Tree work

810 Tree work generally

1. Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
2. Protection: Avoid damage to neighbouring trees, plants and property.
3. Standard: To BS 3998.
4. Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
5. Appearance: Leave trees with a well-balanced natural appearance.
6. Chain saw work: Operatives must hold a certificate of competence.
7. Tree work: To be carried out by an approved member of the Arboricultural Association.

820 Prevention of wound bleeding

1. Standard: To BS 3998.

825 Prevention of disease transmission

1. Standard: To BS 3998.

830 Cleaning out and deadwooding

1. Remove
 - 1.1. Dead, dying or diseased wood, broken branches and stubs.
 - 1.2. Fungal growths and fruiting bodies.
 - 1.3. Rubbish, windblown or accumulated in branch forks.

835 Cutting and pruning generally

1. Tools: Appropriate, well maintained and sharp.
2. Final pruning cuts
 - 2.1. Chainsaws: Do not use on branches of less than 50 mm diameter.
 - 2.2. Hand saws: Form a smooth cut surface.
 - 2.3. Anvil type secateurs: Do not use.
3. Removing branches: Do not damage or tear the stem.
4. 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.
5. Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
6. Dead branches and stubs: When removing, do not cut into live wood.
7. Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

865 Bark damage

1. Wounds
 - 1.1. Do not attempt to stop sap bleeding.
 - 1.2. Bark: Remove ragged edges using a sharp knife.
 - 1.3. Wood: Remove splintered wood from deep wounds.
 - 1.4. Size: Keep wounds as small as possible.
2. Liquid or flux oozing from apparently healthy bark: Give notice.

Water areas

895 Clearance of pond

1. Clearance: Remove litter, debris, accumulated silt and excessive vegetation causing an obstruction.
2. Frequency: Monitor during each maintenance visit and carry out operations as necessary.
3. Method: By hand.
 - 3.1. Access: From adjacent pathway.

Hard landscape areas/ fencing

910 Hard surfaces and gravel areas

1. Herbicide: Apply a suitable foliar-acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
2. Hard surfaces: Remove litter, leaves and other debris.
3. Surface gutters and channels: Remove mud, silt and debris.
4. Drainage gullies: Empty traps and flush clean.
5. Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.

920 Fencing

1. Fences: Inspect and repair to maintain protection against intruders, and to maintain a safe environment for care home residents. Report any damage to fences/boundaries to the Client immediately.

Q40 Fencing

Fencing systems

220/1 Steel fencing - 1.5m Hoop Top

1. Description: Hoop Top Secure Fence
2. Manufacturer: Refer to the Architects drawings.
 - 2.1. Product reference: Refer to the Architects drawings.

220/2 Steel fencing - 1.8m Hoop Top

1. Description: Hoop Top Secure Fence - 1.5m
2. Manufacturer: Refer to the Architects drawings.
 - 2.1. Product reference: Refer to the Architects drawings.

310 Close-boarded fence

1. Description: To site perimeter as shown on Drawing 402.065370.00001 / 003 Landscape Hardworks.
2. Manufacturer: [Jacksons Fencing](#)
 - 2.1. Contact details
 - 2.1.1. Address: 209 Stowting Common
Ashford
Kent
TN25 6BN
 - 2.1.2. Telephone: [0800 408 4757](tel:08004084757)
 - 2.1.3. Web: www.jacksons-security.co.uk
 - 2.1.4. Email: sales@jacksons-fencing.co.uk
 - 2.2. Product reference: Close Boarded Fence.
3. Height: 1800 mm
4. Wood: Softwood.
 - 4.1. Treatment: Jakcure to provide a 25 year service life.
 - 4.2. Finish: None
5. Posts: Slotted Jakpost to provide 25 year service life.
6. Maximum centres of posts: 2.4 m
7. Method of setting posts: 300 mm square or round holes, 600 mm deep, filled to not less than half the depth with concrete.
8. Accessories: Single-leaf gate to match fence in locations identified on drawing 402.065370.00001 / 003 Landscape Hardworks.
Capping rail along length of fence line.

Execution

710 Installation generally

1. Set out and erect
 - 1.1. Alignment: Straight lines or smoothly flowing curves
 - 1.2. Tops of posts: Following profile of the ground

- 1.3. Setting posts: Rigid, plumb and to specified depth, or greater where necessary to ensure adequate support
- 1.4. Fixings: All components securely fixed

715 Competence

1. Operatives: Contractors must employ competent operatives - BS 1722

720 Setting posts in concrete

1. Standard: To [BS 8500-2](#).
2. Mix: Designated concrete not less than GEN1 or standard prescribed concrete not less than ST2
3. Holes: Excavate neatly and with vertical sides
4. Filling: Position post/ strut and fill hole with concrete to not less than the specified depth, well-rammed as filling proceeds and consolidated
5. Backfilling of holes not completely filled with concrete: Excavated material, well-rammed and consolidated

Completion

910 Cleaning

1. General: Leave the works in a clean, tidy condition
2. Surfaces: Clean immediately before handover

920 Fixings

1. All components: Tighten
 - 1.1. Timing: Before handover

930 Gates

1. Hinges, latches and closers: Adjust to provide smooth operation. Lubricate where necessary.
 - 1.1. Timing: Before handover.

Ω End of Section

Q50 Site/ street furniture/ equipment

Gates, barriers and parking controls

110 Wood gate

1. Description: To Match Adjacent Fence Type

120 Steel gate

1. Description: To Match Adjacent Fence Type

Site and street furniture

210/1 Cycle Stands to building frontage

1. Manufacturer: [Broxap Street Furniture](#)
 - 1.1. Contact details
 - 1.1.1. Address: Rowhurst Industrial Estate
Chesterton
Newcastle-under-Lyme
Staffordshire
ST5 6BD
 - 1.1.2. Telephone: [+44 \(0\)1782 571700](tel:+44%201782%20571700)
 - 1.1.3. Web: <https://www.broxap.com/>
 - 1.1.4. Email: nbs@broxap.com
 - 1.2. Product reference: [Sheffield Cycle Parking Stand \(BXMW/GS0 Senior Sheffield Cycle Stand\)](#)
2. Stand type: Sheffield Cycle Stand
3. Number of stands: Single.
4. Base: Root fixed.
5. Finish as delivered: Stainless steel.
6. Size:: 800 x 715 mm.

220 Benches

1. Description: Balmoral 6ft Traditional Chunky Garden Bench
2. Manufacturer: Cyan Teak Furniture
Tel: 020 8655 6240
 - 2.1. Product reference: LT033
3. Material: Sustainable grade-A teak.
 - 3.1. Finish: As supplied by manufacturer.
4. Size: (w) 1.8m x (d) 0.69m, (h) 0.94m

225 Seats

1. Description: Contemporary Jack and Jill Companion Seat.
2. Manufacturer: Cyan Teak Furniture
Tel: 020 8655 6240
 - 2.1. Product reference: LT100.
3. Material: Sustainable grade-A teak.

- 3.1. Finish: As supplied by manufacturer.
- 4. Size: (w) 1.7m x (d) 0.76m, (h).83m

340 Bespoke sculpture/ landscape art

- 1. Artist: A local artist to be chosen at a later date by client. Location shown on drawing: '402.0065370.00001_001_General Arrangement_P03'

Installation

510 Concrete foundations generally

- 1. Standard: To BS 8500-2.
- 2. Concrete: As section E10
- 3. Admixtures: Do not use.
- 4. Foundation holes: Neat vertical sides.
- 5. Depth of foundations, bedding, haunching: Appropriate to provide adequate support and to receive overlying soft landscape or paving finishes.

530 Preservative treated timber

- 1. Surfaces exposed by minor cutting and drilling: Treated by immersion or with two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.
- 2. Heavily worked sections: Re-treat.

545 Erection of timber and prefabricated structures

- 1. Checking: 5 days (minimum) before proposed erection date, check foundations, holding down bolts, etc.
- 2. Inaccuracies or defects in prepared bases or supplied structures: Report immediately. Obtain instructions before proceeding.

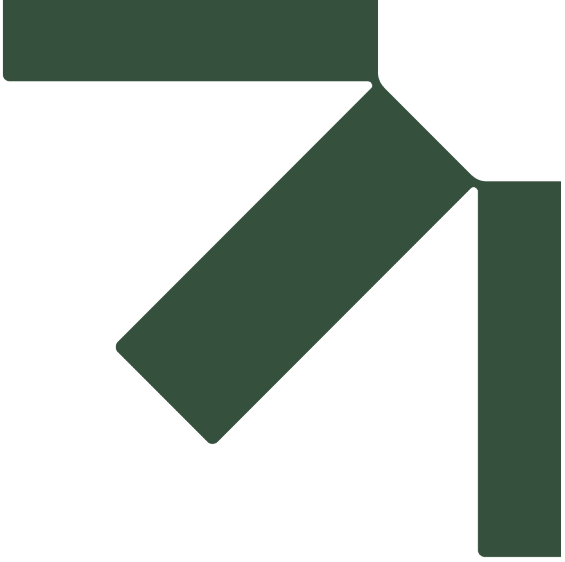
550 Damage to galvanized surfaces

- 1. Minor damage in areas up to 40 mm² (including on fixings and fittings): Make good.
 - 1.1. Material: Low melting point zinc alloy repair rods or powders made for this purpose or at least two coats of zinc-rich paint to BS 4652.
 - 1.2. Thickness: Sufficient to provide a zinc coating at least equal to the original layer.

560 Site painting

- 1. Timing: Prepare surfaces and apply finishes as soon as possible after fixing.





Appendix A Plant-by-Plant Maintenance Schedule

Landscape Specification

Francis Court Care Home

Carter Lauren Construction Limited

SLR Project No.: 402.065370.00001

9 April 2025

Table A: Plant-by-Plant Maintenance Schedule

The following Table sets out the maintenance required for each plant species used, alongside the time of year (month) that maintenance should be carried out. To aid in the organisation of plant maintenance, planting has been grouped into corresponding months as indicated by the dashed outline.

Legend: CL = Clip; Co = Control; Fe = Feed; P = Prune; T = Tidy; Tr = Trim.

Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Acer campestre	Common Maple	Trees	In the early years remove 1cm from tips but not during a hard frost progressing to a light clip to achieve horizontal top and vertical sides slightly tapered upwards, ever-increasing with each visit. Once established, clip in alternate years or on a longer cycle with half batter. If having to clip between February and August then only do so if no active bird nest is present.	Clip	Annually	Yes	CL											
Carpinus betulus	Common Hornbeam	Trees	Remove 1cm from tips but not during a hard frost. Progress to a light clip to achieve horizontal top and vertical sides slightly tapered upwards, ever-increasing with each visit. If having to clip between February and August then only do so if no active bird nest is present.	Clip	Annually	Yes	CL											
Corylus avellana	Common Hazel	Shrubs	In the early years remove 1cm from tips but not during a hard frost progressing to a light clip to achieve horizontal top and vertical sides slightly tapered upwards, ever-increasing with each visit. Once established, clip in alternate years or on a longer cycle with half batter. If having to clip between February and August then only do so if no active bird nest is present.	Clip	Annually	Yes	CL											
Fagus sylvatica	Common Beech	Trees	In the early years remove 1cm from tips but not during a hard frost progressing to a light clip to achieve horizontal top and vertical sides slightly tapered upwards, ever-increasing with each visit. Once established, clip in alternate years or on a longer cycle with half batter. If having to clip between February and August then only do so if no active bird nest is present.	Clip	Annually	Yes	CL											
Salix caprea	Goat Willow	Trees	Remove 1cm from tips but not during a hard frost. Progress to a light clip to achieve horizontal top and vertical sides slightly tapered upwards, ever-increasing with each visit. If having to clip between February and August then only do so if no active bird nest is present.	Clip	Annually	Yes	CL											



Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Populus tremula	Aspen	Trees	Prune only if absolutely necessary. Remove suckers whenever seen.	Prune	> 1 year	No	P	P	P	P								
Bergenia cordifolia	an Elephant's Ears	Herbaceous	Carefully cut out dead and unsightly leaves and old flower stems. Carefully cut out recently ended flowers with stems in summer if to tidy.	Tidy	Annually	Yes		T	T				T	T				
Heuchera 'Plum Pudding'	Coral Flower 'Plum Pudding'	Herbaceous	Remove withered and unsightly leaves.	Tidy	Annually	Yes		T	T									
Verbena bonariensis	Argentinian Vervain	Herbaceous	Prune hard back with a prior partial prune in early winter if to tidy.	Prune	Annually	Yes			P	P								P
Cornus sanguinea	Common Dogwood	Shrubs	Prune only if necessary. Prune hard back to just above the base to rejuvenate.	Prune	> 1 year	No			P									
Fagus sylvatica	Common Beech	Trees	Prune only if necessary.	Prune	> 1 year	No		P	P									
Cornus sanguinea	Common Dogwood	Shrubs	Prune only if necessary. Prune hard back to just above the base to rejuvenate.	Prune	> 1 year	No			P									
Pachysandra terminalis	Japanese Spurge	Shrubs	Remove growth with roots beyond the intended area.	Tidy	Annually	No		T	T				Co	Co				
Spiraea japonica 'Firelight'	Japanese Spirea 'Firelight'	Shrubs	Prune if to keep compact or hard back if in need of rejuvenating.	Prune	> 1 year	No		P	P									
Malus sylvestris	Common Crab Apple	Trees	Prune only if necessary.	Prune	> 1 year	No		P	P									
Clematis armandii	Armand Clematis	Climbers	Remove any frost damage and prune if to keep in check. Tie in loose shoots in autumn and at any other time.	Tidy	Annually	Yes				T	T					T		
Jasminum nudiflorum	Winter Jasmine	Climbers	Tie in loose shoots or prune back if to keep in check.	Tidy	Annually	Yes				T	T							
Mentha pulegium	Pennyroyal	Herbaceous	Remove growth including roots spreading beyond the intended area.	Tidy	Annually	No				Co	Co							
Salvia officinalis	Common Sage	Herbaceous	Prune back to keep compact.	Prune	Annually	No				P	P							
Verbena rigida	Slender Vervain	Annuals-Biennials	Trim to deadhead and tidy. Deadhead if possible. Apply mulch for winter protection.	Tidy	Annually	Yes				T	T		T	T		T		
Hebe 'Mrs Winder'	Shrubby Veronica 'Mrs Winder'	Shrubs	Lightly trim or prune if to keep in check, compact or remove frost damage.	Trim	> 1 year	No				Tr	Tr							
Hyssopus officinalis	Hyssop	Shrubs	Trim to maintain a bushy, compact form.	Trim	> 1 year	No				Tr	Tr							
Phragmites australis	Common Reed	Marginals-Aquatics	Cut down to surface level. At the same time thin out and remove of growth beyond the intended area as necessary, minimising disruption by limiting the amount of removal and leaving material by the water's edge for 48 hours to allow wildlife to return prior to	Tidy	Annually	Yes				T							T	T



Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			taking off-site. Option to cut down in autumn.															
Akebia quinata	Chocolate Vine	Climbers	Tie in shoots requiring support or prune back if to keep in check. At the same time remove any frost damage.	Tidy	Annually	Yes					T	T						
Clematis alpina 'Frances Ravis'	Alpine Clematis 'Frances Ravis'	Climbers	Prune to maintain a tidy form.	Prune	Annually	No						P						
Buxus sempervirens	Common Box	Shrubs	Tightly clip to maintain horizontal top and vertical sides. To maintain a very neat appearance, repeat in early autumn. Apply top dressing of slow release fertiliser in spring and liquid feed during the summer.	Clip	Annually	Yes				Fe		Cl	Fe		Cl			
Carpinus betulus	Common Hornbeam	Trees	Clip to maintain horizontal top and vertical sides slightly tapered upwards. To maintain a very neat appearance, lightly trim in autumn.	Clip	Annually	Yes						Cl				Cl		
Photinia x fraseri 'Red Robin'	Christmas Berry 'Red Robin'	Shrubs	Clip to maintain horizontal top and vertical sides slightly tapered upwards. To maintain a neat appearance, repeat from late summer.	Clip	Annually	Yes					Cl	Cl		Cl	Cl			
Lonicera pileata	Privet Honeysuckle	Shrubs	Trim if to keep compact or prune to keep in check.	Trim	> 1 year	No						Tr	Tr					
Lonicera pileata 'Moss Green'	Privet Honeysuckle 'Moss Green'	Shrubs	Prune if to promote bushiness or to keep in check.	Prune	> 1 year	No						P	P					
Rosmarinus officinalis	Rosemary	Shrubs	Prune if to keep in check or bushy and compact.	Prune	> 1 year	No						P	P					
Amelanchier x grandiflora 'Robin Hill'	Snowy Mespilus 'Robin Hill'	Trees	Prune only if necessary.	Prune	> 1 year	No					P	P						
Prunus padus	Bird Cherry	Trees	Prune only if absolutely necessary.	Prune	> 1 year	No						P	P					
Prunus sargentii 'Rancho'	Sargent Cherry 'Rancho'	Trees	Prune only if absolutely necessary.	Prune	> 1 year	No						P	P					
Dianthus 'Doris'	Carnation 'Doris'	Herbaceous	Remove spent flowers to tidy and prolong flowering period.	Tidy	Annually	Yes							T	T				
Papaver orientale 'Allegro'	Oriental Poppy 'Allegro'	Herbaceous	Cut hard back.	Tidy	Annually	Yes							T	T				
Veronica prostrata	Prostrate Speedwell	Herbaceous	Cut back if to keep tidy and compact.	Tidy	Annually	Yes							T					
Griselinia littoralis	Broadleaf	Shrubs	Clip to maintain horizontal top and vertical sides slightly tapered upwards. To maintain a very neat appearance, repeat in autumn.	Clip	Annually	Yes							Cl			Cl		



Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Viburnum opulus	Guelder Rose	Shrubs	Prune only if necessary taking care to minimise the loss of berries. In winter remove entire old and weak stems if to rejuvenate or cut down to a few buds above ground level to coppice once every 5 or so years.	Prune	> 1 year	No		P	P				P	P				
Anthemis tinctoria 'E.C. Buxton'	Dyer's Chamomile 'E.C. Buxton'	Herbaceous	Cut hard back.	Tidy	Annually	Yes									T	T		
Thymus x citriodorus	Lemon Thyme	Herbaceous	Lightly cut back if to keep compact.	Tidy	Annually	No								T	T			
Thymus 'Hartington Silver'	Thyme 'Hartington Silver'	Herbaceous	Lightly cut back if to keep compact.	Tidy	Annually	No								T	T			
Viola 'Elaine Quin'	Violet 'Elaine Quin'	Annuals-Biennials	Cut back to a compact form. Removing dead flowers prolongs the flowering period. Apply high potash fertiliser dressing in spring.	Tidy	Repeated	Yes				Fe		T	T	T	T	T		
Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'	Shrubs	Trim to a compact form without cutting into bare wood.	Trim	Annually	Yes									Tr			
Stephanandra incisa 'Crispa'	Lace Shrub	Shrubs	Prune if to keep in check. To rejuvenate, remove a number of old stems from late winter.	Prune	> 1 year	No		P	P					P	P			
Penstemon 'Apple Blossom'	Beard Tongue 'Apple Blossom'	Herbaceous	Cut back to tidy. In spring reduce further to just above new growth.	Tidy	Biannual	Yes			T							T	T	
Penstemon 'Geoff Hamilton'	Beard Tongue 'Geoff Hamilton'	Herbaceous	Cut back to tidy. In spring reduce further to just above new growth.	Tidy	Biannual	Yes			T							T	T	
Alisma plantago-aquatica	Water Plantain	Marginals-Aquatics	Cut down close to base. Fertiliser can be applied during the growing season.	Tidy	Annually	Yes										T	T	
Iris pseudacorus	Yellow Flag Iris	Marginals-Aquatics	Cut down close to surface level. If required, thin out and remove excessive growth, minimising disruption by limiting the work and leaving material on water's edge for 48 hours prior to removal.	Tidy	Annually	Yes				Th						T	T	
Mentha aquatica	Water Mint	Marginals-Aquatics	Cut down close to base. Earlier in the year remove growth beyond intended area minimising disruption by limiting the work and leaving material on water's edge for 48 hours prior to removal.	Tidy	Annually	Yes					Co	Co				T	T	
Ranunculus lingua	Greater Spearwort	Marginals-Aquatics	Cut down close to base.	Tidy	Annually	Yes										T	T	
Sparganium erectum	Branched Bur-reed	Marginals-Aquatics	Cut down close to surface level. If required, thin out and remove excessive growth, minimising disruption by limiting the work	Tidy	Annually	Yes				Th						T	T	



Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			and leaving material on water's edge for 48 hours prior to removal.															
Veronica beccabunga	Brooklime	Marginals-Aquatics	Remove old growth to tidy and prevent decaying in the adjacent water. From late spring trim to keep in check and remove growth spreading beyond the intended area.	Tidy	Annually	Yes					Tr	Tr				T	T	
Ajuga reptans 'Atropurpurea'	Bronze Bugle	Herbaceous	Carefully remove any overlaying debris and weeds. Remove growth beyond the intended area.	Tidy	Annually	Yes	T											T
Aster x frikartii 'Wonder of Stafa'	Michaelmas Daisy 'Wonder of Stafa'	Herbaceous	Cut down to ground level	Tidy	Annually	Yes	T											T
Campanula lactiflora 'Prichard's Variety'	Milky Bellflower 'Prichard's Variety'	Herbaceous	Cut down to ground level.	Tidy	Annually	Yes	T											T
Echinacea purpurea 'Magnus'	Purple Coneflower 'Magnus'	Herbaceous	Cut down to ground level after extended display. Cut back in late summer if to have repeat flowering.	Tidy	Annually	Yes	T							T				T
Galium odoratum	Sweet Woodruff	Herbaceous	Remove withered growth and any spread beyond intended area, otherwise in early summer for the latter.	Tidy	Annually	Yes	T					Co						T
Geranium 'Johnson's Blue'	Cranesbill 'Johnson's Blue'	Herbaceous	Remove withered growth. In summer remove growth including roots spreading beyond the intended area.	Tidy	Annually	Yes	T						Co					T
Geranium macrorrhizum	Balkan Cranesbill	Herbaceous	Remove withered growth. In summer remove growth including roots spreading beyond intended area and cut hard back to keep compact and repeat flower.	Tidy	Annually	Yes	T						Co					T
Geranium psilostemon	Armenian Cranesbill	Herbaceous	Remove withered growth. Cut hard back in summer if to make compact and repeat flower.	Tidy	Annually	Yes	T					T						T
Hosta 'Frances Williams'	Plantain Lily 'Frances Williams'	Herbaceous	Remove withered growth.	Tidy	Annually	Yes	T											T
Hosta sieboldiana elegans	Plantain Lily elegans	Herbaceous	Remove withered growth.	Tidy	Annually	Yes	T											T
Hosta undulata	Waxy leafed Plantain Lily	Herbaceous	Remove withered growth.	Tidy	Annually	Yes	T											T
Kniphofia 'Royal Standard'	Red Hot Poker 'Royal Standard'	Herbaceous	Remove old flowering stems. In spring carefully comb through to tidy.	Tidy	Biannual	Yes			T	T							T	T
Mentha x gracilis 'Variegata'	Ginger Mint	Herbaceous	Cut down to ground level. Also remove growth including roots beyond the intended area and at any other time.	Tidy	Annually	Yes											T	T

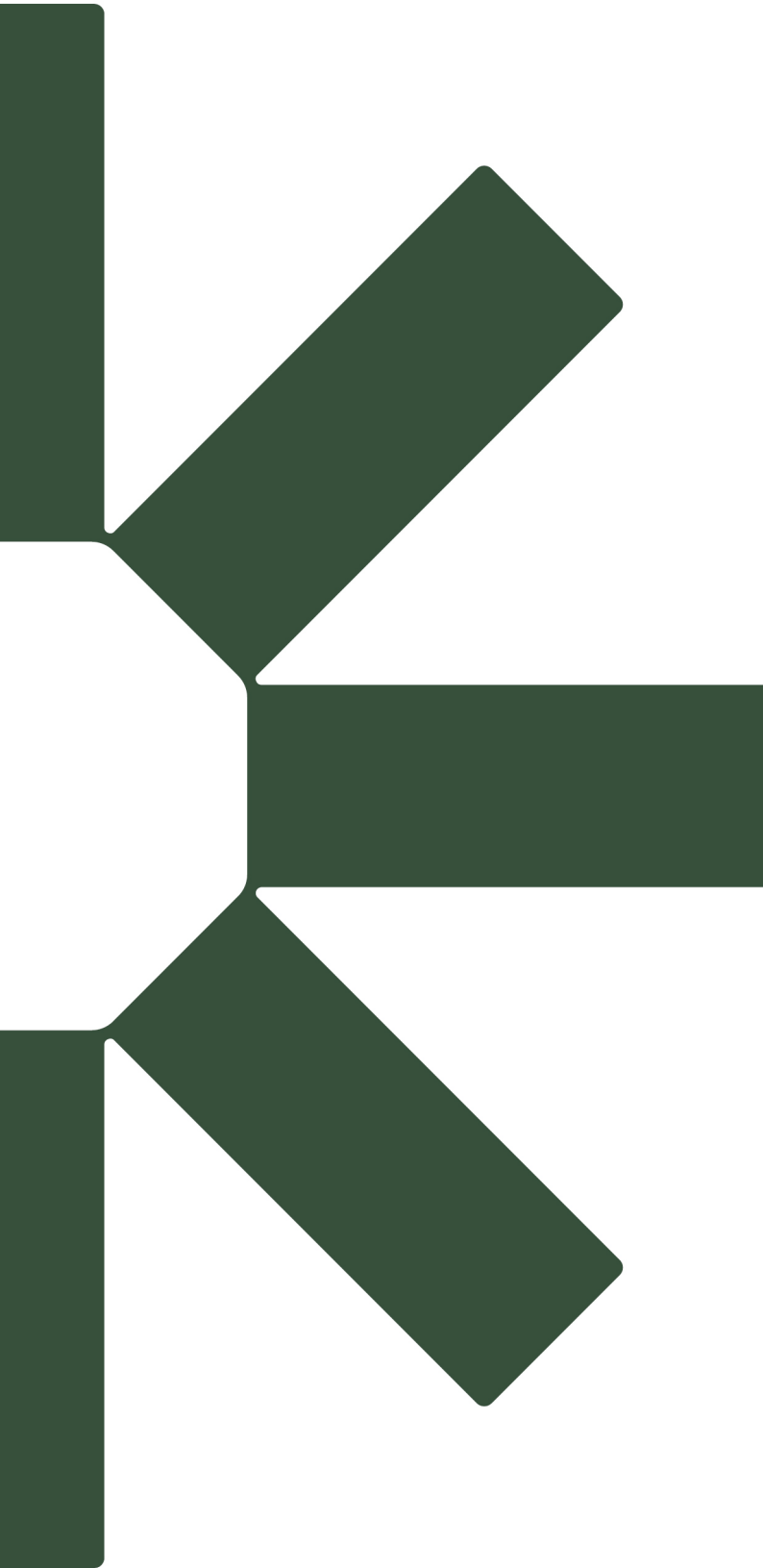


Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Nepeta 'Six Hills Giant'	Catmint 'Six Hills Giant'	Herbaceous	Cut down to near ground level.	Tidy	Annually	Yes											T	T
Origanum vulgare	Oregano	Herbaceous	Cut down to near ground level.	Tidy	Annually	Yes	T											T
Acer campestre	Common Maple	Trees	Prune only if necessary, made easier after leaf drop.	Prune	> 1 year	No								P	P	P	P	P
Crataegus monogyna	Common Hawthorn	Trees	Prune only if necessary, made easier after leaf drop.	Prune	> 1 year	No	P	P									P	P
Ligustrum vulgare	Common Privet	Shrubs	Prune if to keep in check.	Prune	> 1 year	No	P											P
Salix caprea	Goat Willow	Trees	Prune only if necessary, made easier after leaf drop prior to emergence of catkins.	Prune	> 1 year	No	P	P										P
Echinacea purpurea	Purple Coneflower	Herbaceous	Cut down to ground level after extended display. Cut back in late summer if to encourage repeat flowering.	Tidy	Annually	Yes	T						T	T				T
Geranium sanguineum	Bloody Cranesbill	Herbaceous	Remove withered growth. Also remove growth including roots spreading beyond the intended area, otherwise carry out in autumn.	Tidy	Annually	Yes	T								Co			T
Heliopsis helianthoides scabra 'Summer Sun'	Ox Eye 'Summer Sun'	Herbaceous	Cut down to ground level.	Tidy	Annually	Yes	T											T
Liatris spicata 'Kobold'	Gayfeather 'Kobold'	Herbaceous	Cut down to ground level.	Tidy	Annually	Yes	T											T
Monarda didyma	Bergamot	Herbaceous	Cut down to ground level and remove growth beyond the intended area. Only if specifically asked for, remove dead flower heads in summer to prolong the flowering period.	Tidy	Annually	Yes							T	T			T	T
Phlox paniculata 'David'	Perennial Phlox 'David'	Herbaceous	Cut down to near ground level.	Tidy	Annually	Yes											T	T
Primula vulgaris	Primrose	Wildflowers	Remove withered growth if unsightly.	Tidy	Annually	Yes											T	T
Rudbeckia hirta	a Black-eyed Susan	Herbaceous	Remove entire plant once withered.	Tidy	Annually	Yes	T											T
Silene dioica	Red Campion	Wildflowers	Remove withered plants and those that have self-seeded beyond the intended area.	Tidy	Annually	Yes	T											T
Vinca major 'Variegata'	Variegated Greater Periwinkle	Shrubs	Cut hard back to tidy. Also remove growth including roots beyond intended area or at any time.	Prune	Annually	No	P											P
Vinca minor	Lesser Periwinkle	Shrubs	Lightly comb through to remove debris, cut back if to keep in check or tidy. Also remove growth including roots beyond intended area although can be carried out at any time.	Prune	Annually	No	P			Co	Co							P



Botanical Name	Common Name	Planting Group	Description of Works	Operation	Frequency	Carry out in First Year?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vinca minor 'Gertrude Jekyll'	Lesser Periwinkle 'Gertrude Jekyll'	Shrubs	Lightly comb through to remove debris, cut back if to keep in check or tidy. Also remove growth including roots beyond intended area although can be carried out at any time.	Prune	Annually	No	P			Co	Co							P
Acer campestre 'Streetwise'	Field Maple 'Streetwise'	Trees	Prune only if necessary, made easier after leaf drop.	Prune	> 1 year	No								P	P	P	P	P
Acer campestre 'William Caldwell'	Field Maple 'William Caldwell'	Trees	Prune only if necessary, made easier after leaf drop.	Prune	> 1 year	No								P	P	P	P	P
Alnus glutinosa	Common Alder	Trees	Prune only if necessary, ideally once the catkins have ended.	Prune	> 1 year	No	P											P
Betula pendula 'Fastigiata'	Fastigate Silver Birch	Trees	Prune only if necessary, made easier after leaf drop.	Prune	> 1 year	No								P	P	P	P	P





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