

Tilbury Douglas

Specification Of Works for The New Replacement
Playing Field and Associated Works to The Northern
Playing Field

Project No: J007057

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S100 GENERAL SPECIFICATION

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S101 Introduction

As part of a development at Sandilands School, Wythenshawe, an area of playing field will be lost to the north of the site therefore a replacement playing field will be constructed to the south east of the new Sandilands School. A small area within the northern playing field area will also be impacted by plant equipment however will be reinstated through seeding works,

S102 Site Location

The proposed development area is located to the south of Manchester. The site lies to the north of A560 Road.

The site address is:
Sandliands Primary School
Wythenshawe
Manchester
M23 9JX

S103 Existing Conditions

A site appraisal report was carried out by STRI with soil samples been removed from a closely located topsoil bund for laboratory analysis. The topsoil was within the sandy loam textural classification and is considered suitable for sports pitch construction. The sandy loam material underlaid by brown clay material.

The proposed pitch to the south east of the site, currently has hard standing areas that were existing at the time of the site appraisal therefore existing surface levels were not applicable at the time of the site appraisal report. This area of hard standing will be demolished to make for the natural grass pitch.

A site appraisal report carried out by STRI is available upon request.

S104 Scope of Works – Construction of the replacement playing field

The works are due to be carried out during the summer of 2025 with final seeding taking place in September 2025.

The scope of works will include, but not necessarily be limited to, the following main operations:

Site enabling works

- Establish site access.
- Install temporary access road (if required).
- Establish site compound.
- Supply and install Heras perimeter fencing.

Formation surface

- Surface trimming of formation surface.

Topsoil replacement

- Spread native topsoil over formation surface. Total depth of native or imported topsoil shall be minimum 250 mm firmed and finished to surface levels as proposed by others.
- Stone pick.

Cultivations

- Cultivate topsoil layer over working area.
- Stone pick.

Seeding

- Prepare seedbed.
- Supply and sow seed.

Initial 12 Month Maintenance Period

- Remove any remaining stones and roll surface (if required).
- Commence mowing when grass height reaches 60 mm.
- Apply further dressings of fertiliser as required.
- Sand topdressing.
- Overseeding.
- Selective weed control.
- Aeration - Verti-Draining.

Reinstatement works

- Remove any granular stone/ground protection sheets used for temporary access track.
- Restoration of area impacted by temporary access track works and compound area including compaction relief measures, cultivations and seeding, as required.

Scope of Works – Reinstatement of a small area of the northern playing field area

Topsoil replacement

- Replacement of topsoil in the area impacted within the northern playing field area
- Stone pick.

Cultivations

- Cultivate topsoil layer over working area.
- Stone pick.

Seeding

- Prepare seedbed.
- Supply and sow seed.

Initial 12 Month Maintenance Period

- Remove any remaining stones and roll surface (if required).
- Commence mowing when grass height reaches 60 mm.
- Apply further dressings of fertiliser as required.
- Sand topdressing.
- Overseeding.
- Selective weed control.
- Aeration - Verti-Draining.

S200 DIMENSIONS AND TOLERANCES

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S201 Formation surface

Note: It is yet to be determined in the formation will be completed by others or by the contractor

The formation surface shall be trimmed to the tolerances below with no protruding edges or sharp changes in the grade.

The formation surface for the pitch platform shall be constructed with maximum deviations no greater than 25 mm over 2 m.

The finished level of the playing field platform shall be constructed in accordance with the design levels and gradients shown on the construction drawings to produce a smooth and even playing surface.

The provisional depths for each layer and the maximum deviation from design levels required on each surface layer are specified in the table below. Any proposed deviation from these depths for the build-up of the profiles shall be confirmed with the Employer's Representative.

Layer	Firmed minimum
Topsoil layer (total)	250 mm

Tolerances of the upper surface of each layer measured using a 2 m straight edge shall conform to the following:

Prepared topsoil layer	Max. 20 mm gap with the finished surface within +20/-20 mm of the designed finished surface heights
Formation surface	Max. 25 mm gap graded to a tolerance of +0/-25 mm of the specified design level

S202 Platform dimensions

The pitch platform shall be of a sufficient size to accommodate a football pitch having dimensions of 46 x 36m including runoff margins.

The overall area of the graded platform shall be 1,656 m².

S203 Drawings

The following drawings are included:

Drawing No	Title
J006721-001	Proposed Pitch Layout
J006721-002	Location Plan
J006721-003	Pitch Profile Build Up

S300 REPLACEMENT PLAYING FIELD PLATFORM DEVELOPMENT

S300 PLAYING FIELD DEVELOPMENT

S301 Site Preparation

1. *Setting out*

The Contractor shall set out the working area in accordance with the schedule of construction drawings. Confirm any queries or discrepancies with the Employer's Representative.

2. *Compound*

The Contractor shall provide and maintain a storage compound for equipment and personnel welfare facilities in an area agreed with the Employer's Representative during the Contract Period.

3. *Temporary Access (if required)*

The Contractor shall create an access point in an area agreed with the Employer's Representative.

The Contractor shall maintain the access track throughout the Contract Period for all equipment and materials and provide all necessary traffic and pedestrian management measures including warning signs. Measures shall also be taken to avoid/protect all surfaces and infrastructure including but not limited to kerbs, manholes/chambers, macadam and concrete surfaces, light posts, etc. located within the vicinity of the access track.

The Contractor shall allow for the supply and spreading of sufficient quantities of granular stone material and/or protective ground sheeting to help provide a dry and stable area for vehicular operation including the off-road turning of delivery wagons bringing/depositing drainage aggregates/sands onto site.

All public roads shall be kept clean at all times.

The Contractor shall be responsible for liaising with all relevant authorities in order to create the access track.

The Contractor shall complete a full condition assessment of any existing surfaces and infrastructure which may be affected by the creation of the new access point and temporary access road. The Contractor shall be responsible for the full reinstatement of any existing surfaces, infrastructure or services that may be damaged or compromised due to the works.

5. ***Temporary fencing***

The Contractor shall allow for the supply and erection of temporary Heras fencing or similar approved where required around the edges of the working area to discourage unauthorised pedestrian/vehicular access for the duration of the construction works.

The Contractor shall allow for maintaining the perimeter fencing for an extended period of 6 months beyond completion of the works (i.e. final seeding).

S302 Acceptance of formation surface

The pitch contractor shall satisfy himself of the build-up of the formation and the condition of the graded formation surfaces, if prepared by others. It is essential that any deficiency in the formation is rectified to produce a satisfactory surface prior to continuing with the next phase of work. The Pitch Contractor shall draw the attention of the Main Contractor to any problem areas identified during this initial assessment and preparation works.

Note: Formation layer should be formed to grade as detailed within the drawings.

S303 Site derived topsoil

The total quantity of existing topsoil available on site for use on the playing pitch is unconfirmed. If there are insufficient quantities of suitable topsoil available on site, then additional suitable topsoil shall be required and will need to be imported. S304 below outlines the specification for any topsoil material which is to be imported. It is recommended that samples of any topsoil material proposed for importation are collected and sent for laboratory analysis to assess the suitability of the material and to ensure it meets the specification as set out below in S304.

If topsoil is to be imported to site, then it is recommended that the site derived topsoil generated from the initial topsoil stripping shall be spread over the graded subsoil surface prepared by others first, to provide a uniform base layer over which the imported topsoil shall be spread to complete the specified profile build-up. All stones and debris with any dimension greater than 20 mm shall be removed from the upper 50 mm of the native topsoil layer using an approved mechanical stone rake or collector. Additional conventional stone burying may be required at this stage, if requested by the monitoring consultant.

The Pitch Contactor shall identify the source of the topsoil and provide all details within their tender submission. The Contractor shall allow for providing a sample of the proposed topsoil to the Employer's Representative for laboratory analysis.

S305 Topsoil spreading

The approved imported and site derived topsoil shall be spread to form a minimum firmed depth of 250 mm over the playing field area.

The Pitch Contractor shall take all necessary precautions to ensure that the topsoil materials are not contaminated by any stones, rubble or any other deleterious material.

The topsoil shall be carted and spread using appropriate equipment fitted with LGP tyres to minimise soil compaction.

Lightly consolidate and trim the topsoil to the required depth.

Final spreading and grading shall be undertaken using a laser-controlled dozer grader or other suitable method, including hand raking where appropriate, to achieve the specified finished tolerance.

Cultivate to relieve compaction throughout the full depth of the re-spread topsoil, using power harrows or other approved equipment. The cultivations shall be carried out at a time when the topsoil is dry and in a suitable condition to produce a satisfactory tilth.

The topsoil shall be spread to marry smoothly with the surrounding ground.

The imported topsoil shall be handled in line with the guidance set out in the British Standard Specification for Topsoil, BS3882:2015. It is crucial to avoid structural damage during all phases of soil handling.

All earthworks shall only be undertaken during favourable ground and weather conditions.

1. *Cultivations*

On the graded platform area, the topsoil shall be cultivated to a minimum depth of 150 mm in order to relieve compaction and produce a good tilth. This will ensure the marrying of the indigenous topsoil layer and the imported topsoil layer if imported topsoil is required.

Allowance shall be made for at least three passes with the cultivator in different directions across the graded pitch platform.

The surface shall be lightly graded throughout the whole of the working area to produce a surface, marrying smoothly with the adjacent ground. The finished surface shall be suitable for final seedbed preparation.

2. *Stone picking*

As work progresses on the graded pitch area, remove any remaining stones and other deleterious material with any dimension greater than 20 mm from the top 50 mm of the soil using a BLEC Stonerake or other approved raking/screening unit. **Additional passes shall be completed if required.**

S306 Seedbed Preparation

1. *Surface preparation*

The Contractor shall carry out final levelling and surface finishing of the graded platform area to the satisfaction of the Employer's Representative, using a rotary stone rake or other equivalent equipment, additional final stone raking or picking shall be allowed for at this stage. The seedbed shall be fine, smooth and evenly firmed but not over consolidated. The contractor shall trim the surface as necessary to achieve the final grade of surface.

Cultivate to prepare an even surface with a fine tilth suitable for grass seeding. The finished surface shall marry smoothly with the surrounding ground conforming to the required tolerances.

2. *Pre-seeding fertiliser*

Supply and spread seedbed fertiliser with a provisional analysis of 8:12:8 at a rate of 350 kg/ha or an equivalent approved product during the final seedbed preparation. The fertiliser shall be uniformly applied and worked into the surface.

S311 Seeding

1. *Graded platform*

Provide a seeds mixture for sowing on the graded pitch platform and surrounds at the rate of 400 kg/ha. composed by weight of:

100% Perennial ryegrass:	Certified Seed of at least 3 cultivars with a mean rating of not less than 7.4 for live ground cover and visual merit as published in Table S1 of the current Turfgrass Seed Booklet published by STRI/BSBP.
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Note: Alternatives to the cultivars listed will only be approved before the Tender is submitted or works commence on site.

The seeds mixture shall comply with the minimum standards set out in the Seed Regulations at the time of sowing and shall be approved by the Employer's Representative prior to commencing the work.

Sow the grass seed during suitable conditions. The total quantity of seed shall be divided in half, each half being sown evenly with an approved distributor in transverse directions to provide a total rate of sowing of 400 kg/ha.

The seed shall be sown with a self-propelled dimple seeder to an agreed depth or an alternative machine approved by the Employer's Representative. Seeding depth may be changed by the Employer's Representative depending on the weather conditions

prevailing at the time. Lightly chain harrow or rake seed into immediate surface care being taken not to work seed into drills or ridge the surface.

Seeding of the pitch platform surrounds and margins shall be as above.

S312 Site Reinstatement

1. The Contractor shall, upon completion of the Works, clear all plant, unused materials, etc., clean all roads, drains, watercourses etc. affected by the Works and leave the whole of the Site in a clean and tidy condition acceptable to the Employer's Representative.
2. The Contractor shall allow for the removal of any ground protection mats, granular stone material brought in for the temporary access route (if required) and reinstatement of any disturbed ground within the compound area by cultivations, overseeding or mechanical compaction relief measures, as appropriate.

S313 As-built drawing

1. The Contractor shall instigate a 3D topographic survey to form an "as built" record of the location and invert depths of all newly installed pipe drainage including locations of associated chambers, outfalls etc.

The work shall be carried out during suitable ground and weather conditions to ensure a minimum disturbance of surface levels.

S314 Reinstatement of the northern playing field

The reinstatement of part of the northern playing field area should follow S305 – S408 of this specification.

S400 INITIAL MAINTENANCE

S400 Initial Maintenance

S401 General

1. The Contractor shall be responsible for the initial maintenance of the natural grass playing field area on the site for a 12-month period from the date of sowing (including the winter period) until the grass is sufficiently well established for handover to the Client for ongoing maintenance.
2. Maintenance operations shall take account of the prevailing soil and weather conditions and the maintenance works must be timed to ensure that there are no delays in the establishment of the grass and the specified standards are achieved.
3. During this period the Contractor shall be expected to undertake all necessary operations to promote rapid establishment of the turf, including any additional overseeding to achieve the specified grass cover. All such work shall be undertaken by skilled and experienced staff.
4. At the time of handover, the grass shall be growing vigorously with a good uniform colour and a minimum ground cover of 85% of the sown grass species when

measured with the sward cut at a height of 30 mm with no bare areas. The sward shall be substantially free of persistent broad-leaved or grass weed species.

5. The Contractor shall allow in his rates for repairs of areas including damage caused by surface run off, grazing or burrowing animals.
6. All tractors and equipment shall be of appropriate size and shall be fitted with low ground pressure turf tyres to avoid creating ruts or wheel marks in the surface.

S402 Stone Removal

1. At a time agreed with the Employer's Representative, when the grass is 50 mm high remove any stones or other debris with any dimension greater than 20 mm and dispose of to an authorised tipping site. Following stone removal, roll in dry conditions using an approved flat roller.

S403 Mowing

1. The grass shall be cut when it has reached a height of 65 mm using a ride-on rotary mower with well-sharpened blades correctly adjusted to the required mowing height removing no more than 25 mm or a third of the leaf blade on the first cut. Grass clippings shall be allowed to fly providing they are well dispersed. Accumulated clippings shall be removed immediately following mowing to prevent smothering of the grass.
2. For subsequent cuts the grass shall be maintained at a height of 35 mm during the remainder of grow-in period and up to the time of handover during which the grasses should not be allowed to grow taller than 50 mm between cuts. For the final month of the maintenance period prior to handover, the main graded playing field area shall be cut with a ride-on mower fitted with cylinder cutting units. Accumulated clippings shall be removed immediately following mowing to prevent smothering of the grass.

S404 Fertiliser

1. Supply and evenly spread fertiliser, in accordance with the following provisional details.

Alternative products may be applied subject to prior approval of the Employer's Representative. The Contractor should note that the application rates may be varied subject to grass growth, condition and the prevailing weather conditions.

The timing of each of the fertiliser applications shall be agreed with the Employer's Representative prior to application.

- a) Granular fertiliser with analysis 4:10:10 at a rate of 350 kg/ha.
- b) Granular fertiliser with analysis 12:6:6 at a rate of 350 kg/ha.
- c) Granular fertiliser with analysis 16:6:6 at a rate of 350 kg/ha.
- d) Granular fertiliser with analysis 16:6:6 at a rate of 350 kg/ha.

S405 Overseeding

1. The Contractor shall allow for overseeding the graded playing field platform with the approved seeds mixture at a rate of 200 kg/ha. The seed shall be sown evenly using an approved seeder making 2 passes in different directions.

Provisional

S406 Verti-Draining

1. On completion of the playing field construction works when the grass has become established, the Contractor shall Verti-Drain the graded playing field area to relieve any compaction in the soil profile. This work shall be undertaken using a machine with a minimum working width of 2 m fitted with 25 mm diameter tines at 125 mm centres and to a depth of 250 mm.

The work shall be carried out during suitable ground and weather conditions to ensure a minimum disturbance of surface levels.

S407 Sand Top Dressing

1. Supply and evenly apply approved medium/fine sand to the graded playing field area for spreading at a total rate equivalent to 100 tonnes per hectare. The sand shall have a grading curve which lies within the central recommended portion of the diagram at Appendix 1. The lime content of the sand shall be no more than 5%.

Application of sand shall be applied using an approved bulk top dressing unit or other approved equipment.

Care must be taken not to rut the underlying soil and low ground pressure tyres must be used on all equipment. Care must also be taken to avoid piles of sand forming at the start and finish of runs.

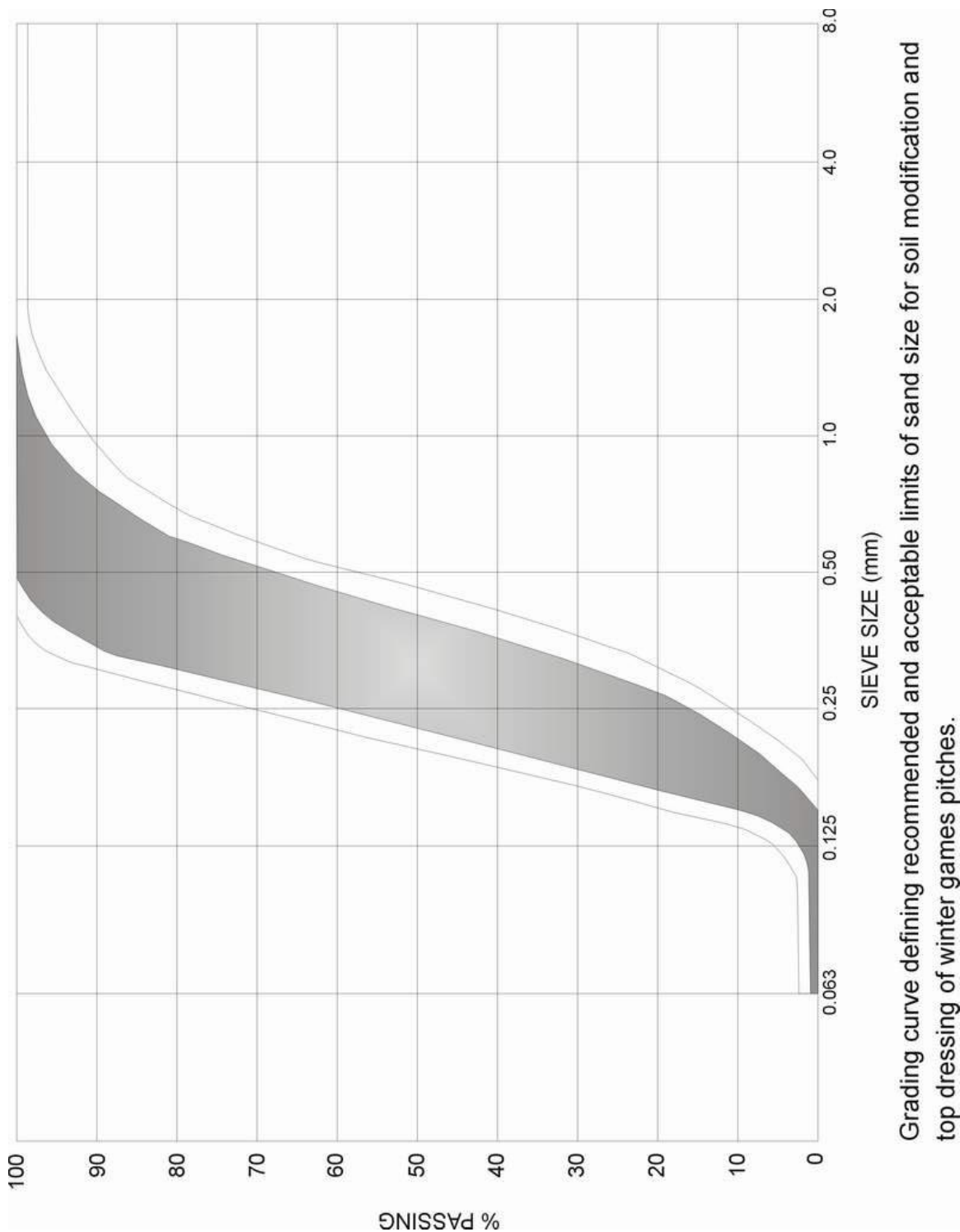
Contractor shall allow for brushing/drag matting sand into the turf surface using an approved turf brush or drag mat.

S408 Selective Herbicide

1. The Contractor shall allow for supplying and applying a selective herbicide appropriate to the weeds present in accordance with the manufacturer's instructions and all current legislation and as directed by the Employer's Representative.

(Provisional)

APPENDIX 1: GRADING CURVE - SAND FOR TOP DRESSING



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