August 2025 / RF17-475, 0475-RFM-XX-00-SP-L-0001

The Fairfax, Manchester –Stage 5

Landscape NBS Specification

For stage approval

Revision: C03

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Revisions

Date	Author	Description of revision	Revision	Approved
xx,.04.22	LJ	DRAFT STAGE 4 ISSUE	P01	DL
XX.10.22	EB	STAGE 4 ISSUE DRAFT	P02	DL
28.02.2025	SS	STAGE 5 ISSUE	C01	DL
29.04.2025	SS	REVISED ISSUE	C02	DL
19.08.2025	SS	REVISED ISSUE AS PER VE EXERCISE	C03	DL

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L37
External stair, ramps and handrail systems

General

150 Handrail systems

1. **Description:** Bespoke handrails with powder coated steel frame, timber handrails and integrated lighting. Refer to drawing **L-90-804-Main Entrance Steps and Ramp Details.**
2. **System manufacturer:** Contractor's choice
3. **Design::** Technical design and fabrication details to be carried out by specialist metal work fabricator. Fabrication drawings to be approved by landscape architect prior to fabrication.

   Handrail to match exactly to phase-1.
4. **Material:**
   - Mild steel with galvanised finish, polyester powder coated
   - Hardwood timber handrail

   4.1. **Handrail profile::** Refer to drawings

   4.2. **Post profile::** Refer to drawings

   4.3. **Finish:** Polyester powder-coated to BS EN 13438

   4.4. **Colour::** RAL TBC
5. **Height (to upper surface of handrail)**

   5.1. **Above pitch line:** 900 mm

   5.2. **Above landing:** 1000 mm
6. **Accessories:** Integral lighting to match phase-1

System performance - Not Used

Products

315 Natural stone unit as steps and dwarf wall

1. **Description:** Granite units with integrated contrast nosing to main entrance. Refer to L-90-804-Main Entrance Steps and Ramp Details.
2. **Manufacturer:** Marshalls PLC
   www.marshalls.co.uk
   info@marshalls.co.uk
   T: +44 (0)330 0574472
   F: +44 (0)870 2414165

   2.1. **Product reference:** Neso Granite & Pragra Granite or similar approved
   Material to match exactly to stone used in Seating type S3.
3. **Quarry of Origin::** Villa Real, Portugal & Vietnam
4. **Standard:** To BS EN 771-5.
5. **Sustainability::** Ethical Risk Index Minimum 4.2, an substitutions to match ERI
6. **Size**

   6.1. **Surface width:** Refer to L-90-804-Main Entrance Steps and ramp details for actual unit sizes
7. **Colour:** Neso granite - light beige with grey black and orange inclusions
8. **Finish:**

- Neso - Blasted
- Praga - Flamed

8.1. **Slip Resistance (BS 14231) (Dry):** 98

8.2. **Slip Resistance (BS 14231) (Wet):** 72

8.3. **Colour of integral nosing::** Praga (dark grey)

9. **Bedding and foundations::** To engineer's details and specification

Fabrication

510 Fabrication generally

1. **Design:** Complete the detailed design and obtain approval prior to commencing fabrication.
2. **Shop drawings:** Submit.
3. **Structural calculations:** Submit.
4. **Frameworks:** Assemble and brace, including temporary members required for installation.
5. **Contact between dissimilar metals:** Avoid.
6. **Fixings:** Fully bolt together. Tighten bolts.
7. **Temporary support:** Do not subject members to non-design loadings.

Execution

610 Loading

1. **Site activities:** Restrict, to ensure that design loads are not exceeded, or submit proposals for temporary supports.

620 Concrete foundations generally

1. **Standard:** To BS 8500-2.
2. **Concrete:** Designated not less than GEN 1 or standard prescribed not less than ST2.
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.

662 Adverse weather

1. **General:** Do not use frozen materials and do not lay on frozen surfaces.
2. **Working limits:** Do not lay blocks/ dressings:

    2.1. **Cement gauged mortars:** When the air temperature is at or below 3°C and falling or below 1°C and rising (unless mortar has a temperature of not less than 4°C when laid and work is thoroughly protected).

    2.2. **Hydraulic lime:sand mortars:** When the air temperature is at or below 5°C and falling or below 3°C and rising.

3. **Temperature of the work:** Maintain above freezing until mortar has fully set.
4. **Newly erected work:** Protect from precipitation; Prevent rapid drying in hot conditions.
5. **Remedial work:** Rake out and replace mortar damaged by frost.

    5.1. **Damaged work:** Rebuild.

Completion

910 Inspection

1. **Timing:** Two weeks prior to date when principal contractor expects work to be practically complete
2. **Period of notice (minimum):** 3 working days.

Ω End of Section

Q10
Kerbs/ edgings/ channels/ paving accessories

Types of kerbs/edgings and channels

100 Kerbs and Edgings Generally

1. This section specified kerb and edge products and is indicative of the quality to be achieved. Any variation to the specification is to be approved by the Landscape Architect prior to procurement.
2. All bedding to engineer's specification
3. All drainage channels to engineer's specification

110 Concrete Conservation Kerbs Edging Types 1a (K1), 1b (K2), 1c (K3), 1d (K4), 1f (K6), 1g (K7)

1. **Description:** PCC Conservation Kerb
   Edging Types 1a (K1), 1b (K2), 1c (K3), 1d (K4), 1f (K6), 1g (K7)
2. **Standard:** To BS EN 1340.
3. **Manufacturer:** Marshalls plc
   - 3.1. **Contact details**
     - 3.1.1. **Address:** Landscape House
       Lowfields Business Park
       Elland
       West Yorkshire
       HX5 9HT
     - 3.1.2. **Telephone:** +44 (0)330 0574472
     - 3.1.3. **Web:** www.marshalls.co.uk
     - 3.1.4. **Email:** info@marshalls.co.uk
   - 3.2. **Product reference:** Conservation X Kerb
4. **Size (width x height x length):** For K1, K3- 145 x 255 x 915mm
   For K2, K4, K6- 145 x 145 x 915mm
5. **Installation::** Installed at various heights as follows;
   - 1a (K1) - 100-125mm upstand as per S278 drawings. Refer to approved S278 drawings.
   - 1b (K2) - 10mm upstand
   - 1c (K3) - 50mm upstand
   - 1d (K4) - flush
   - 1f (K6) - 6mm upstand
   - 1g (K7) - transition kerb

   Refer to Detail GA drawings L-90-005, L-90-006.
6. **Special shapes:** External radius kerbs as shown on drawings
   Internal radius kerbs as shown on drawings
   Transition kerbs K7

   Dropped kerbs to footway crossings indicated on plans as Edging Type 1f - K6.
7. **Finish:** As cast
8. **Colour:** Silver Grey
9. **Bedding:** To engineer's details and specification

114 Metal Edging Edging Types 1e (K5)

1. Description: Flush metal edge. Refer to GAs for locations.
2. Manufacturer: Kinley
3. Product Reference: AluExcel 120mm Edging
4. Size (width x height x length): Profile height 120mm, Length 2.5m, Thickness 4mm
5. Special Shapes: Rigid profiles
6. Finish: Milled aluminium
7. Bedding: Installed to manufacturer's deails. nstalled onto compacted MOT sub-base (to engineers details) and secured in position
   using proprietary concrete screws through edging into sub-base. Sub-base extended beyond paving extent by 50mm to enable secure base for fixing. Additional sharp sand and cement base used to raise profile of edging where necessary to sit level with top of adjacent paved surfaces.
8. Accessories: 90 degree welded corners

115 Timber Edging Edging Types 1h (K8)

1. Description: Flush timber edge to gravel edges. Refer to L-90-005, L-90-006 for locations.
   For details see L-90-802
2. Softwood board:
   2.1. Size:: 150 x 65 mm.
   2.2. Fixing:: Galvanized nails into softwood pegs.
3. Softwood pegs:
   3.1. Size:: 50x50x600mm long
   3.2. Fixing:: Drive into ground.
   3.3. Centres:: Maximum 500 mm on radii of less than 6 m
4. Preservative treatment:: Alkaline Copper Quaternary (ACQ)

116 Paving edge detail Edging Types 1i (K9)

1. Description: Paving edge detail to park area. Refer to L-90-006 for locations.
   For details see L-90-802.
2. Material: Kellen Bracia Magma
   2.1. Size: 500x500x80 mm.
   2.2. Fixing: Galvanized nails into softwood pegs.
3. Supplier: Hardscape Products Ltd or similar approved
   Web: www.hardscape.co.uk
   Tel: +44 (0)1204 565500
4. Installation: Permeable buildup as per Q25.150
5. Slip/ Skid resistance: NPD (textured surface) to Test Standard 5.3.5.1 / 5.3.5.2
6. Bond: Stack bond

Roads/paving accessories/ marking/ demarcation - Not Used

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.

620 Accuracy

1. **Deviations (maximum)**
    1.1. **Level:** ± 6 mm.
    1.2. **Horizontal and vertical alignment:** 3 mm in 3 m.

625 Regularity of paved surfaces

1. **Maximum undulation of (non-tactile) paving surface:** 3 mm.
    1.1. **Method of measurement:** Under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).
2. **Difference in level between adjacent units (maximum)**
    2.1. **Joints flush with the surface:** Twice the joint width (with 5 mm max difference in level).
    2.2. **Recessed, filled joints:** 2 mm.
        2.2.1. **Recess depth (maximum):** 5 mm.
    2.3. **Unfilled joints:** 2 mm.
3. **Sudden irregularities:** Not permitted.

Ω End of Section

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

Types of surfacing

160 Loose gravel Gr

1. **Description:** Gravel along building edge to engineers requirement. For locations refer to GAs.

   Details to engineers specification. Requirements to be confirmed by engineers.
2. **Gravel:** Loose laid with permeable geotextile membrane and raked to uniform thickness.
   - 2.1. **Product::** Black Limestone
   - 2.2. **Depth::** 75mm minimum
   - 2.3. **Size::** 14-20mm
   - 2.4. **Supplier::** C&C Supplies Collinson Ltd or similar approved

     Nateby Works
     Longmoor Ln
     Garstang
     Preston,
     PR3 0JB
     T: 01995 606311
     sales@ccsupplies.co.uk
   - 2.5. **Accessories::** Laid with timber edge. Refer to Q10.115

224 Self binding gravel Sb

1. **Description:** Self binding gravel to footpath
2. **Geotextile:** To manufacturer's recommendations and engineer's drawings and specification
   - 2.1. **Manufacturer:** Breedon
     Pinnacle House
     Breedon Quarry
     Breedon on the Hill
     Derby
     DE73 8AP
     Tel: 01332 694000
     - 2.1.1. **Product reference:** Breedon Golden Amber Gravel
3. **Granular sub-base:** To engineer's specification and drawings
   - 3.1. **Compacted thickness:** To engineer's specification and drawings
4. **Surface course:** Naturally occurring fine hogging consisting of sand and gravel, with minimum clay content required to bind the material together, and with no large lumps of clay.
   - 4.1. **Size:** Minimum of 85% by weight passing a 10 mm BS sieve.
   - 4.2. **Compacted thickness:** 50mm to manufacturer's specification
5. **Completion:** Compact to produce a firm, regular surface, stable in use with crossfalls for drainage.

225 Porous Resin-bound surfacing Rb

1. **Description:** Porous resin bound gravel surfacing
   Refer to Detail General Arrangement drawings L-90-005 & L-90-006 for locations.
2. **Product::** Resin Bound Natural Aggregate Surfacing
   - 2.1. **Manufacturer::** Soft Surfaces Ltd

2.2. **Contact details::**

2.2.1. **Address::** 35 Water Lane, Wilmslow SK9 5AR

2.2.2. **Web::** www.softsurfaces.co.uk

3. **Product Details::**

3.1. **Aggregate::** Natural aggregate

3.1.1. **Type::** Resin bound aggregate

3.1.2. **Size::** To match with Castings Phase-1

3.1.3. **Colour::** To match with Castings Phase-1

3.2. **Depth::** 18mm to manufacturer's recommendations

3.3. **Granular sub-base::** To engineer's drawings

4. **Granular sub-base:** To engineer's drawings

Laying

315 Materials

1. **Compatibility:** Chippings suitable for use with respective binders/ emulsions/ resin/ epoxy.

320 Samples

1. Submit: Representative samples of representative samples of resin bound gravel if different from specification.

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.

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.

Completion - Not Used

Ω End of Section

Q25
Slab/ brick/ sett/ cobble pavings

General

100 General Note

1. This chapter provides specification information for the surface course of paved areas
2. Bedding, base and sub-base design to engineers drawings and specification (uness otherwise detailed below). Refer to drawings XXXXXXXX and XXXXXXXX.

150 Permeable concrete block paving system BP1 & BP2

1. **Description:** Concrete block paving type 1, 2
2. **Subgrade improvement layer:** Paving to be laid flexibly to engineers details
   2.1. **Compacted thickness:** Refer to engineer's drawings and specification
3. **Granular sub-base:** Refer to engineer's drawings and specification
   3.1. **Compacted thickness:** Refer to engineer's drawings and specification
4. **Base:** Refer to engineer's drawings and specification
   4.1. **Thickness:** Refer to engineer's drawings and specification
5. **Laying course:** Refer to engineer's drawings and specification
6. **Paving units:** Refer to clause 336
7. **Jointing:** In accordance with BS 7533-3.

   For bigger porous units- Permeable joint as per engineers specification 1-4 mm angular limestone joint grit.

   For smaller non porous units- regular butt joint as per engineers specification.

   Refer to phase-1 image reference on drawing L-90-802.

   7.1. **Bond:** Refer to re-form drawings L-90-802

151 Impermeable concrete block paving system BP3

1. **Description:** Concrete block paving type 3
2. **Subgrade improvement layer:** Refer to engineer's drawings and specification
   2.1. **Compacted thickness:** Refer to engineer's drawings and specification
3. **Granular sub-base:** Refer to engineer's drawings and specification
   3.1. **Compacted thickness:** Refer to engineer's drawings and specification
4. **Base:** Refer to engineer's drawings and specification
   4.1. **Thickness:** Refer to engineer's drawings and specification
5. **Laying course:** Refer to engineer's drawings and specification
6. **Paving units:** Refer to clause 336
7. **Jointing:** Refer to engineer's drawings and specification
   7.1. **Bond:** Refer to re-form drawings L-90-802

System performance - Not Used

Products

320 Tactile flags to crossings

1. **Description:** Tactile Blister paving to pedestrian crossings as per S278 drawings
2. **Standard:** BS EN 1339:2003
3. **Material:** Precast concrete
   - 3.1. **Manufacturer:** Marshalls plc or similar approved
     - 3.1.1. **Contact details**
       - 3.1.1.1. **Address:** Landscape House
         Lowfields Business Park
         Elland
         West Yorkshire
         HX5 9HT
       - 3.1.1.2. **Telephone:** +44 (0)330 0574472
       - 3.1.1.3. **Web:** https://www.marshalls.co.uk
       - 3.1.1.4. **Email:** specification.support@marshalls.co.uk
     - 3.1.2. **Product reference:** Tactile Blister
4. **Nominal sizes:** 400 x 400 x 50
5. **Colour:** As per S278 drawings

321 Tactile flags to steps

1. **Description:** Tactile corduroy to steps
2. **Standard:** BS EN 1339:2003
3. **Material:** Precast concrete
   - 3.1. **Manufacturer:** Marshalls plc
     - 3.1.1. **Contact details**
       - 3.1.1.1. **Address:** Landscape House
         Lowfields Business Park
         Elland
         West Yorkshire
         HX5 9HT
       - 3.1.1.2. **Telephone:** +44 (0)330 0574472
       - 3.1.1.3. **Web:** https://www.marshalls.co.uk
       - 3.1.1.4. **Email:** specification.support@marshalls.co.uk
     - 3.1.2. **Product reference:** Tactile flags and slabs to steps and ramps
4. **Nominal sizes:** 400 x 400 x 50mm
5. **Colour:** Charcoal

336 Concrete Block Paving BP1, BP2 & BP3

1. **Description:** Concrete block paving type 1, 2, 3
   Refer to re-form drawings L-90-005, L-90-006 for location and L-90-802 for details.
2. **Manufacturer:** Name: Hardscape Products Ltd
   Web: www.hardscape.co.uk
   Tel: +44 (0)1204 565500

2.1. **Product reference:** Kellen Breccia

3. **Recycled content:** 75% (minimum) to BS EN ISO 14021
4. **Colour:** Type 1 (BP1) & Type 3 (BP3)- Magma mix
   Type 2 (BP2)- Anthracite
5. **Finish:** Textured
6. **Sizes:** All units are 80mm depth
   100 x 300mm
   150 x 300mm
7. **Laying pattern::** Paving pattern: Laid in stretcher bond 3no. rows of 100 x 300 followed by 2no rows of 150x300mm repeated.
   Refer re-form drawing L-90-802 for laying patterns.
8. **Jointing::** Refer Q25.150 and drawing L-90-802.
9. **Slip/ Skid resistance:** NPD (textured surface) to Test Standard 5.3.5.1 / 5.3.5.2
10. **Locations::** Refer to re-form drawings L-90-005, L-90-006 for locations.

Execution

610 Material samples

1. **Samples representative of colour and appearance of designated materials:** Submit before placing orders.
   1.1. **Designated materials:** All pavings

615 Control samples

1. **Sample areas:** Complete as part of the finished work.
   1.1. **Types of paving:** Concrete block paving
   1.2. **Size (minimum):** 1.5 x 1.5 m
   1.3. **Included features:** Edging
   Kerb
   Junction with building facade
2. **Approval of appearance and surface:** Obtain before proceeding.

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.

637 Regularity of paved surfaces

1. **Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface):** 3 mm.
2. **Joints between paving units or utility access covers**
    2.1. **Joints flush with the surface:** difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
    2.2. **Recessed, filled joints:** difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
    2.3. **Unfilled joints:** difference in level between adjacent units to be no greater than 2 mm.
3. **Sudden irregularities:** Not permitted.

640 Colour banding

1. General: Unless premixed by manufacturer, select from at least 3 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. **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. **Prepared existing and new bound bases (roadbases):** Sound, clean, free from rutting or major cracking. Remove sharp stones, projections and debris.
4. **Sub-base/ Roadbase level tolerances:** To BS 7533-7, Annex A.
5. **Levels and falls:** Accurate and within the specified tolerances.
6. **Drainage outlets:** Within 0-10 mm of the required finished level.
7. **Features in unbound paving (including mortar bedded restraints and drainage ironwork):** Complete to required levels; adequately bed and haunch in mortar.
8. **Sub-bases containing cement/ hydraulic binder:** Cure for minimum times specified in BS 7533-4.

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, sweep clean before practical completion
2. **Final compaction of the surface course:** In accordance with BS 7533-3.
3. **Vacuum cleaning machines:** Not allowed.

Ω End of Section

Q28
Topsoil and soil ameliorants

System outline

105 Container planting growing medium

1. **Description:** To all freestanding pots
2. **Composition**
    2.1. **Ameliorants:** Fertilizer to be incorporated into topsoil
    2.2. **Accessories:** Gel irrigation system and mycorrhizal inoculant
3. **Supplier::** Sky Garden Ltd
4. **Topsoil::** Intensive Green Roof Substrate

135 Planting bed topsoil system

1. **Description:** To all planting beds including raised planters
2. **Composition**
    2.1. **Topsoil:** Imported topsoil to BS 3882:2015 as clause Q28-315. Subsoil: Imported subsoil BS 8601: 2013 as clause Q28-316
    2.2. **Ameliorants:** Fertilizer to be incorporated into topsoil
    2.3. **Accessories:** Mycorrhizal inoculant to rootballs

155 Ornamental Mulching to in ground planting areas

1. **Description:** Melcourt Pine Mini Chips
2. **Composition**
    2.1. **Material:** Natural, sustainably produced pine bark
3. **Timing:** Lay after planting and topsoil is levelled as necessary
4. **Watering:** Water soil thoroughly before laying
5. **Planting:** Ensure all plants are installed into topsoil and no roots are exposed. Ensure mulch sits around base of plants to proposed depth. Remove any mulch covering plant foliage.
6. **Depth::** Min 50mm
7. **Loose mulch to play area::** Loose mulch to be extended to play area.
   Depth to play area as per play specialist's recommendations.

156 Natural aggregate mulch to raised planters

1. **Description:** Natural aggregate mulch to raised planters and tree pots
2. **Product::** Black Limestone or similar approved
   14-20mm
3. **Supplier::** C&C Supplies Collinson Ltd or similar approved

   Nateby Works
   Longmoor Ln
   Garstang
   Preston,
   PR3 0JB
   T: 01995 606311
   sales@ccsupplies.co.uk
4. **Composition**

4.1. **Material:** Natural, sustainably produced pine bark

5. **Depth::** min 50mm.
   For raised planters, to be laid maximum 25mm below planter lip.
6. **Timing:** Lay after planting and topsoil is levelled as necessary
7. **Watering:** Water soil thoroughly before laying
8. **Planting:** Ensure all plants are installed into topsoil and no roots are exposed. Ensure mulch sits around base of plants to proposed depth. Remove any mulch covering plant foliage.

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.

310 Materials not permitted

1. **Materials:** Products containing peat
   River and canal dredgings

315 Imported topsoil to BS 3882

1. **Description:** To all planting areas and tree pits
2. **Standard:** To BS 3882.
3. **Classification:** Multipurpose
   3.1. **Soil textural class to BS 3882, Figure 1:** Loam soil
4. **Source:** Contractor's choice
   4.1. **Product reference:** Submit proposals
5. **Depths::** Lawn: 150mm
   Trees/Tree pots: 300mm
   Ornamental Planting: 300mm

   Grassland wildflower meadow: 150mm of Imported Low-fertility Topsoil to BS 3882.
6. **Notes::** Proposed soil to be submitted to Landscape Architect for review and approval. Refer to clause 610 and 630.

316 Imported subsoil to BS 8601

1. **Description:** To all planting areas and tree pits
2. **Standard:** To BS 8601:2013
3. **Classification:** Multipurpose

3.1. **Soil textural class to BS 3882, Figure 1:** Free draining and containing no more than 70% sand and no more than 60% clay

4. **Source:** Contractor's choice

4.1. **Product reference:** Submit proposals

5. **Depth::** Lawn/Wildflower: 300mm
Trees/Tree pots: 600mm
Ornamental Planting: 300mm

6. **Notes::** Proposed soil to be submitted to Landscape Architect for review and approval. Refer to clause 610 and 630.

Execution

610 Topsoil analysis

1. **Soil to be analysed:** Imported topsoil and imported subsoil

2. **Soil analyst:** An approved soil science testing facility is:
Tim O'Hare Associates LLP
Howbery Park
Wallingford
Oxfordshire OX10 8BA
Tel: +44 (0) 1491 822653 www.toha.co.uk
Or similar approved.

3. **Samples:** Collect in accordance with BS 3882 and BS 8601

4. **Submit**

4.1. **Declaration of analysis:** In accordance with BS 3882, clause 6 and Table 1.

4.2. Report detailing soil analyst's recommendations.

625 Sample loads

1. **Description:** For imported topsoil and subsoil

2. **Deliver to site a sample load:** of 5 kg

3. **Give notice:** Allow inspection before making further deliveries to site. Retain for comparison with subsequent loads.

3.1. **Notice period:** 5 days

630 Documentation for imported topsoil

1. **Description:** For all planting beds and tree pits

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:** Three

650 Notice

1. **Give notice before**

1.1. Setting out.

1.2. Spreading topsoil.

1.3. Applying herbicide.

1.4. Applying fertilizer.

1.5. Visiting site during maintenance period.

2. **Period of notice:** 1 week

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:** All planting 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.

685 Surplus materials to be removed

1. **Topsoil removal from site:** Topsoil and subsoil remaining after completion of all landscaping work.
2. **Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings:** Remove.

690 Topsoil storage heaps

1. **Location:** Throughout the site, contractor's choice
2. **Height (maximum):** 1.0-1.5m
3. **Width (maximum):** 3.0m

    3.1. **Formation:** Loose tip and shape from the side only, without running machinery on the heap at any time.

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, by fencing and covering as appropriate.

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.

710 Spreading topsoil on:

1. **Description:** All planting areas
2. **Standard:** In accordance with BS 3882.
3. **Temporary roads/ surfacing:** Remove before spreading topsoil.
4. **Layers**
    4.1. **Depth (maximum):** 150 mm.
    4.2. Gently firm each layer before spreading the next.
5. **Depth after firming and settlement:**
6. **Crumb structure:** Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 Loose tipping of topsoil

1. **Standard:** In accordance with BS 3882.
2. **General:** Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

718 Final cultivation

1. **Description:** For all planting 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. **Timing:** Within a few days before planting
5. **Weather and ground conditions:** Suitably dry.
6. **Surface:** Leave regular and even.
7. **Levels:** As per re-form drawings
8. **Undesirable material brought to the surface**
    8.1. Remove visible weeds.
    8.2. Remove roots and large stones with any dimension exceeding 50 mm.

845 Applying loose mulch

1. **Description:** To all planting areas
2. **Timing:** Immediately after planting
3. **Preparation:** Ensure that soil is thoroughly moistened, applying water where necessary
   Clear all weeds
   Water soil thoroughly
4. **Type::** As clause 155
5. **Coverage of mulch (minimum)**
    5.1. **Planting beds (depth):** 50 mm depth
    5.2. **Trees:** 50 mm depth
    5.3. **Container planting:** 50 mm depth
6. **Finished level of mulch:** 25 mm below adjacent grassed or paved areas

Completion - Not Used

Ω End of Section

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.

146 Watering

1. **Quantity:** Wet full depth of topsoil.
2. **Application:** Even and without displacing seed, seedlings or soil.
3. **Frequency:** As per maintenance schedule

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.

160 Notice

1. **Give notice before**
    1.1. Setting out.
    1.2. Applying herbicide.
    1.3. Applying fertilizer.
    1.4. Preparing seed bed.
    1.5. Seeding or turfing.
    1.6. Visiting site during maintenance period.
2. **Period of notice:** 3 working days

170 Setting out

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

Preparation

250 Soil requirements

1. **Type**
    1.1. **Turfed areas:** Soil for grass swards, as section Q28

Seeding

312 Species rich grassland seed mixture A

1. **Description:** For location refer to L-90-011, L-90-013
2. **Supplier:** Emorsgate Seeds or similar approved
   2.1. **Mixture reference:** EM2 Standard General Purpose Meadow Mixture
3. **Application rate:** 4g/m2

322 Quality of grassland seed (A)

1. **Description:** For location refer to L-90-011, L-90-013
2. **Standard:** In accordance with Flora Locale's 'Code of practice for collectors, growers and suppliers of native flora'.
3. **Germination testing:** Not required
4. **Freshness of seed:** Produced for the current growing season
5. **Samples:** Submit when requested.

330 Sowing (A)

1. **General:** Establish good seed contact with the root zone.
2. **Method:** Manually broadcast, raked and rolled
   2.1. **Distribution:** 2 equal sowings at right angles to each other

336 Wildflower/Grassland sowing season A

1. **Wildflower seed generally:** March to May or August to October

Turfing

405 Cultivated turf

1. **Description:** For lawn areas
2. **Supplier:** Green-tech or similar approved
3. **Product::** Premium Turf.
   Mat pre-grown for 12 months and treated for weeds
4. **Properties of soil used for turf production:** Peat-free, well drained sandy loam

410 Turf to BS 3969

1. **Description:** For lawn areas
2. **Standard:** To BS 3969, free from undesirable grasses and weeds.
   2.1. **Grade:** General purpose utility turf with no perennial ryegrass
3. **Source:** Submit proposals.
4. **Herbicide treatment:** Apply not less than four weeks and not more than three months before lifting.
5. **Dimensions:**

420 Delivery and storage

1. **Timing:** Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
2. **Frosty weather or waterlogged ground:** Do not lift turf.

3. **Delivery:** Arrange to avoid need for excessive stacking.
4. **Stacking height (maximum):** 1 m.
5. **Dried out or deteriorated turf:** Do not use.
6. **Certification**
    6.1. **Standard:** To BS 3969.
    6.2. **Declaration:**

423 Inspection of turf

1. **Description:** FOR LAWNS
2. **Sampling method:** To BS 3969.
3. **Give notice:** Before lifting turf.
    3.1. **Period of notice:** 3 working days

430 Turfing generally

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

Protecting/cutting

530 First cut of grassed areas

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:** 50 mm
4. **Mower type:** Contractor's choice
5. **Arisings:** Remove from site

540 First cut of

1. **Description:** Grassland
2. **Height of initial growth:** 50 mm

3. **Preparation:**
4. **Debris and litter:** Remove.
    4.1. **Stones and earth clods larger than 25 mm in any dimension:** Remove
5. **Height of first cut:** 50 mm
6. **Mower type:** Rotary
7. **Arisings:** Remove from site

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/ turfing

1. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
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 reseeding/ returfing.
4. **Timing of making good:** Submit proposals

620 Maintaining Lawns

1. **Description:** Lawn areas
2. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
3. **Maximum height of growth at any time:** 75 mm
4. **Preparation:** Before each cut remove all litter and debris.
5. Cutting: As and when necessary to a height of 50 mm.
    5.1. **Arisings:** Remove
6. **Trimming:** All edges.
    6.1. **Arisings:** Remove.
7. **Weed control:** Substantially free of broad leaved weeds.
    7.1. **Method:** Application of a suitable selective herbicide.
8. **Stones brought to the surface:** Remove regularly.
    8.1. **Size:** Exceeding 25 mm in any dimension.
9. **Areas of settlement:** Make good.
10. **Watering:** When instructed in maintenance specification

650 Maintaining species rich grassland areas A

1. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
2. **Preparation:** Before each cut remove all litter and debris.
3. **Height and frequency of cut in first growing season**
    3.1. **Time of first cut:** 6-8 weeks after sowing for Spring sowing, March/ April for autumn sowing
    3.2. **Height of first cut:** 50 mm

3.3. **Frequency of subsequent cutting (minimum):** As necessary, so the height of growth does not exceed 100 mm.

3.4. **Height of growth permitted (maximum):** 100 mm

4. **Height and frequency of cut in second growing season**

4.1. **Time of cut:** Single cut in October

4.2. **Height of cut:** 75 mm

5. **Trimming:** All edges.

5.1. **Arisings:** Remove.

6. **Watering:** When instructed

Ω End of Section

Q31
External planting

General information/ requirements

110 Site clearance generally

1. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil
2. Stones: Remove those with any dimension exceeding 100mm
3. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life
4. Vegetation: Clear surface vegetation in areas shown on drawings using suitable non residual herbicide as above
5. Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas

120 Climatic conditions

1. **General:** Carry out the work while soil and weather conditions are suitable.
    1.1. **Strong winds:** Do not plant.

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. **Colchicum (crocus):** July/ August.
7. **Green bulbs:** After flowering in spring.
8. **Wildflower plugs:** Late August to mid November or March/ April.
9. **Aquatic plants:** May/ June or September/ October.

130 Mechanical tools

1. **Restrictions:** Do not use within 100 mm of tree and plant stems.

145 Watering

1. **Quantity:** Wet full depth of topsoil.
2. **Application:** Even and without damaging or displacing plants or soil.
3. **Frequency:** As necessary to ensure establishment and continued thriving of planting.

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.

160 Notice

1. **Give notice before**
    1.1. Setting out.

1.2. Applying herbicide.

1.3. Applying fertilizer.

1.4. Delivery of plants/ trees.

1.5. Planting shrubs.

1.6. Planting trees into previously dug pits.

1.7. Watering.

1.8. Visiting site during maintenance period.

2. **Period of notice:** One week

170 Soil requirements

1. Type

1.1. **Planted beds:** Planting bed soil system, as section Q28

1.2. **Tree pits, shrub pits and other backfilling:** Plant pit backfilling soil system, as section Q28

1.3. **External container planting:** Container planting growing media system, as section Q28

1.4. **Mulch applied after planting:** Mulching and top dressing system, as section Q28

200 Plants/ Trees – general

1. **Condition:** Materially undamaged, sturdy, healthy and vigorous.
2. **Appearance:** Of good shape and without elongated shoots.
3. **Hardiness:** Grown in a suitable environment and hardened off.
4. **Health:** Free from pests, diseases, discoloration, weeds and physiological disorders.
5. **Budded or grafted plants:** Bottom worked.
6. **Root system and condition:** Balanced with branch system.

6.1. **Standard:** The National Plant Specification

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 (available on CS Design Software Limited's website).

216 Plants/ Trees – specification criteria

1. **Name, forms, dimensions and other criteria:** To the relevant part of BS 3936.

225 Bulbs/ Corms/ Tubers

1. **Condition:** Firm, entire, not dried out or shrivelled.
2. **Health:** Free from pests, diseases and fungus.
3. **Handling:** Remove from packaging immediately.
4. **Storage:** Permitted only when necessary.

4.1. **Location:** Well ventilated, dark, covered, rodent proof container, away from exhausts and fruit.

4.2. **Duration:** Minimum period.

4.3. **Temperature:** 18-21°C.

235 Container grown plants/ Trees

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

245 Labelling and information

1. **General:** Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
    1.1. Full botanical name.
    1.2. Total number.
    1.3. Number of bundles.
    1.4. Part bundles.
    1.5. Supplier's name.
    1.6. Employer's name and project reference.
    1.7. Plant specification, in accordance with scheduled National Plant Specification categories.

246 Labelling and information

1. **Standard:** To BS 3936.

260 Plant/ Tree substitution

1. **Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering:** Submit alternatives, stating:
    1.1. Price.
    1.2. Difference from specified plants/ trees.
2. **Approval:** Obtain from Landscape Architect before making any substitution.

265 Plant handling, storage transport and planting

1. **Standard:** To CPSE 'Handling and establishing landscape plants'.
2. **Frost:** Protect plants from frost.
3. **Handling:** Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
4. **Plant packaging:** Black polyethylene bags
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.

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.

298 Geotextile membrane

1. **Product:** Permeable geotextile membrane
2. **Manufacturer:** Terram or similar approved
    2.1. **Product refernce:** Standard geotextile
3. **Material :** High tenacity UV stabilised inert virgin polypropylene fibres
4. **Installation of liner**
    4.1. Fully supported on the base.
    4.2. Closely fitting to the sides of container.

Plant containers - Not Used

Preparation of planting beds/ planting materials

300 Herbicide

1. **Description:** To clear existing vegetation
2. **Locations:** To all planting areas.
3. **Type:** Suitable for supressing perennial weeds.
4. **Timing:** Allow fallow period before cultivation.
    4.1. **Duration (minimum):** Two weeks

Planting shrubs/ herbaceous plants/ bulbs

401 Regular plant layout

1. **Description:** To all planting areas
2. **Spacing:** Refer to re-form drawings L-90-011, L-90-012, L-90-013, L-90-014, L-90-015 for schedules and planting plans
3. **Density:** As above

405 Shrub planting pits

1. Timing: Excavate 1-2 days (maximum) before planting.
2. **Sizes:** 150 mm wider than roots when fully spread and 200-250 mm deep
3. Pit bottom improvement Break up to a depth of 150 mm, incorporating 10 kg compost.

445 Planting bulbs/ Corms/ Tubers

1. **Depth:** Top of bulb/ corm/ tuber at a depth of approximately twice its height, base in contact with bottom of hole.
2. **Backfilling:** Finely broken soil. Lightly firm to existing ground level.
3. **Naturalized planting in existing grassed areas**
    3.1. **Scattering:** Random. Plant bulbs/ corms/ tubers where they fall.
    3.2. **Planting:** Neatly remove a plug of turf and replace after planting.

Planting trees

500 Tree planting

1. **Standard:** Prepare trees and transplant in accordance with BS 8545 and BS 4428

505 Tree pits

1. **Sizes:** Refer to re-form drawings L-90-011, L-90-012, L-90-013 for schedules and planting plans, and L-90-801 for typical tree pit detail.
2. **Sloping ground:** Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
3. Pit bottoms: Excavate with slightly raised centre: Break up base to a depth of 150 mm. Add drainage layer as per Q31.515..
4. **Pit sides:** Scarify.
5. **Backfilling material:** Topsoil and subsoil as section Q28
6. **Completed pits::** Check for free drainage before planting.

511 Tree pit root barriers

1. **Description::** To all tree pits within 3m of underground service run.
2. **Manufacturer:** GreenBlue Urban Ltd
    2.1. **Contact details**
        2.1.1. **Address:** Northpoint
        Compass Park
        Junction Road
        Bodiam
        East Sussex
        TN32 5BS
        2.1.2. **Telephone:** +44 (0)1580 830800
        2.1.3. **Web:** www.greenblue.com
        2.1.4. **Email:** hello@greenblueurban.com
    2.2. **Product reference:** RER1000A ReRoot
3. **depth::** 1000mm or as required
4. **Profile:** Ribbed.
5. **Installation:** With sides vertical. Remove all sharp objects adjacent to barrier.

512 Tree irrigation rings and ventilation accessories

1. **Description::** To all trees in soft landscape, planters and pots
2. **Manufacturer:** GreenBlue Urban Ltd or similar approved
    2.1. **Contact details**
        2.1.1. **Address:** Northpoint
        Compass Park
        Junction Road
        Bodiam
        East Sussex
        TN32 5BS
        2.1.2. **Telephone:** +44 (0)1580 830800
        2.1.3. **Web:** www.greenblue.com
        2.1.4. **Email:** hello@greenblueurban.com
    2.2. **Product reference:** RootRain Urban (RootRain Urban RRURB1A)
3. **Hose**
    3.1. **Material:** Polypropylene.
    3.2. **Colour:** Black.
4. **Filling tube:** Grille inlet, PE-HD moulded grid top.

5. **Inlet:** 80 mm diameter heavy duty high-density polyethylene (HDPE) moulded grid top.
6. **Installation::**
    6.1. **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 t-junction on inlet.
    6.2. **Top cap of inlet::** Protruding slightly above finished surround level
    6.3. **Backfill material::** Carefully compact in layers

515 Tree pit drainage

1. **Locations:** All tree pits
2. **Depth of excavation:** Increase from specified size to allow for aggregate layer, with base slightly falling to outlet.
3. **Aggregate layer:** Clean gravel or broken stone, with no fines, graded 40 to 20 mm, wrapped in suitable permeable geotextile membrane.
    3.1. **Depth:** 200mm
4. **Geotextile filter**
    4.1. **Manufacturer:** Contractor's choice
        4.1.1. **Product reference:** Contractor's choice
    4.2. **Position:** Lay over aggregate before installing tree or backfill.
5. **Completed pits:** Test for free drainage before planting.

516 Ornamental planting areas

1. General Note: Refer to re-form drawings L-90-011, L-90-012, L-90-013 for schedules and planting plans
2. Depth of excavation: Increase from specified size to allow for a zone (approx 150mm dpeth) to base of pits to be broken up and loosened, with debris or obstructions to drainage removed.

    Planting areas on top of crane base to include 150-200mm aggregate layer wrapped in permeable geotextile to engineers detail to enable freeboard of drainage beneath planting.
    Aggregate layer: Clean gravel or broken stone, with no fines, graded 20-40mm
    Drainage pipes: To engineer's specification
3. Completed pits: Check for free drainage before planting

526 Underground guying for:

1. **Description:** All trees
2. **Manufacturer:** GreenBlue Urban or similar approved
    2.1. **Product reference:** ArborGuy AnchorPlate SASAP10A 1000mm
3. **Anchoring system:** 3no. drive-in anchors
4. **Installation:** Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners. Ensure that anchors do not impede the rootball. Ensure no damage to the rootball.
    Drive anchors to the required depth in the bottom of the tree pit and firmly fix in position prior to loading.

535 Tree stakes to be used in addition to guying systems

1. **General note::** For trees in windy conditions.
    Additional staking to be used as required.
2. **Stakes:** Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
    2.1. **Finish::** Paint black prior to installation
3. **Stake length (minimum):** 1800 mm

556 Triple staking for

1. **Description:** For trees in windy conditions.
   Additional staking to be used as required.
2. **Staking**
   - 2.1. **Position:** Equidistantly around the tree position.
   - 2.2. **Driving:** Vertically at least 300 mm into bottom of pit before planting.
   - 2.3. **Backfilling:** Consolidate material around stake.
   - 2.4. **Firming:** Sufficiently firm to prevent movement of the rootball/ rootstock.
3. **Height of stakes:** Cut off to approximately 600 mm above ground level
4. **Horizontal bracing:** Rubber belting with spacers, nailed to stakes within 25 mm of top of stake
5. **Tying:** Secure rubber belting around tree stem firmly without causing constriction or chafing. Ensure tree is supported from all directions
6. **Nails for fixing belts and webbing:** To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads

Woodland/ matrix/ buffer zone planting - Not Used

Protecting/ maintaining/ making good defects

710 Maintenance

1. Duration: Carry out the operations in the following clauses from completion of planting until …….
2. **Frequency of maintenance visits:** In accordance with re-form maintenance schedule XXXXXXXX

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.
   - 1.2. **Rectification:** Replace with equivalent plants/ trees/ shrubs.
2. **Replacements:** To match size of adjacent or nearby plants of same species or match 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 larger of 1 m or the surface of original planting pit.
   - 1.2. **Keep planting beds clear of weeds:** By maintaining full thickness of mulch and hand weeding
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 stakes, ties, guys, guards and irrigation and ventilation systems.
   6.1. **Broken or missing items:** Replace.
   6.2. **Loose stakes:** Re-firm in the ground or replace as necessary to provide support to the tree.
   6.3. **Loose guys:** Re-firm anchor points and adjust as necessary to provide support to the tree.
   6.4. **Ties:** Adjust to accommodate growth and prevent constriction or abrasion.
   6.5. **Damage to bark:** Cut back neatly with sharp knife. Prevent further damage.
   6.6. **Frequency of checks:** At each schedule maintenance visit
7. **Watering:** As required for healthy establishment, depending on weather conditions

780 Maintenance instructions

1. General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: …….

790 Final mulching

1. **Timing:** At end of the maintenance period.
2. **Watering:** Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
3. **Planting beds:** Remulch.
4. **Depth (minimum):** 50 mm
5. **Trees:** Remulch.
6. **Depth (minimum):** 50 mm

Ω End of Section

Q35
Landscape maintenance

Generally

105 Maintenance objectives Hard Landscape

1. **Location:** All areas of hard landscape
    1.1. **Duration:** 2 years following Practical Completion running in tandem with Defects Liability Period
2. **Aims:** To ensure all areas of hard landscape (including paving, kerbs, edging and walls, street furniture and lighting) are maintained in a good condition and fit for purpose, free of damage or instability which may cause harm and / or negatively impact usability and visual amenity.

105 Maintenance objectives Soft Landscape

1. **Location:** All areas of soft landscape
    1.1. **Duration:** 2 years following Practical Completion running in tandem with Defects Liability Period
2. **Aims:** To ensure all areas of soft landscape (including ornamental planting, trees and climbing plants) are maintained in a healthy and stable condition, free of damage and disease which may cause harm and / or negatively impact visual amenity.

    A number of trees and planting areas are proposed for the purpose of wind mitigation. It is therefore of great importance that the contractor establishes a regular and comprehensive maintenance strategy for all trees and planting to enable to establish, thrive and provide the wind mitigation purpose throughout the life of the development.

110 Notice

1. **Give notice before**
    1.1. Application of herbicide.
    1.2. Application of fertilizer.
    1.3. Watering.
    1.4. Each site maintenance visit.
2. **Period of notice:** Seven days. Two days during periods of prolonged drought for watering.

130 Reinstatement

1. **Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings:** Reinstate to original condition.

155 Watering

1. **Supply:** Contractor's choice
2. **Quantity:** Wet to 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 and trees. Contractor to monitor planting and carry out additional watering during prolonged periods of hot weather as required.

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 to recycling facility
    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:** Contractor to liaise with landowner and building occupiers.
3. **Timing:** Use of mechanical equipment allowed between the hours of 10:00am and 04:00pm only.

190 Litter

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

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

210 Maintenance of grassed areas

1. **General:** Maintain turf in a manner appropriate to the intended use.
2. **Soil and grass**
    2.1. **Condition:** Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
    2.2. **Waterlogging and compaction:** Prevent.
    2.3. **Damage:** Repair trampling, abrasion or scalping.
3. **Ornamental lawns:** Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
    3.1. **Edges:** Neat and well defined, in clean, straight lines or smooth-flowing curves.
4. **Litter and fallen leaves:** Remove regularly to maintain a neat appearance.

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 use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other handheld mechanical tools carefully to avoid damage to bark

235 Bulbs and corms in grassed areas

1. **Before flowering:** Do not cut.
2. **Interval between end of flowering and start of grass cutting (minimum):** 6 weeks

250 Leaf removal

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

255 First cut of

1. **Description:** Lawns
2. **Height of initial growth:** 75 mm
3. **Preparation**
    3.1. **Debris and litter:** Remove.
    3.2. **Stones and earth clods larger than 25 mm in any dimension:** Remove
4. **Height of first cut:** 40 mm
5. **Mower type:** Contractor's choice
6. **Arisings:** Remove

260 Mowing lawns

1. **Grass height:** Maintain between 25 and 50 mm
2. **Arisings:** Remove

270 Mowing rough-grassed areas

1. **Grass height:** Mow twice yearly, once in spring, once in autumn.
2. **Arisings:** Remove

295 Spiking

1. **Location:** Lawns
2. **Timing:** February or March, after first mowing
3. **Operations:** Aerate the soil and improve surface water penetration.
4. **Depth (minimum):** 75 mm

300 Scarifying

1. **Location:** Lawn
2. **Timing:** February or March, before first cut
3. **Operations:** Relieve thatch conditions and remove dead grass.
4. **Depth (maximum):** 15 mm
5. **Arisings:** Remove

Flower beds/ seasonal beddings

460 Beds of perennial and shrub planting

1. **Watering**
    1.1. **New plants:** Before and after planting out.

1.2. **Ongoing:** As necessary for the continued thriving of all planting. Additional watering will be required during prolonged periods of drought.

2. **Operations at end of growing season**
   2.1. **Trim:** Older flowering stems of herbaceous perennials.
   2.2. **Remove:** Redundant plant supports, litter, debris and arisings.
   2.3. **Cultivate:** Fork over the soil, taking care not to cause undue disturbance to plants. Reinstate mulch to required depth as Q31.
   2.4. Top dress: Apply Sanitized and stabilized compost top dressing.

Shrubs/ trees/ hedges

500 Establishment of new planting

1. **Duration:** Two years
2. **Weed control**
   2.1. Method: Keep planting beds clear of weeds by Maintaining full thickness of mulch and hand weeding.
   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 necessary for the continued thriving of all planting, Additional watering will be required during prolonged periods of drought.

510 Tree stakes and ties

1. **Inspection/ maintenance times:** As scheduled and immediately after strong winds
2. **Stakes**
   2.1. Replace loose, broken or decayed stakes to original specification.
   2.2. If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
3. **Ties:** Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
   3.1. Where chafing has occurred, reposition or replace ties to prevent further chafing.
4. **Removal of stakes and ties:** When instructed
   4.1. Fill stake holes with lightly compacted soil.

515 Tree guy wires

1. **Inspection/ maintenance times:** Immediately after strong winds and in spring
2. **Operations**
   2.1. Replace or resecure loose or missing guy wires.
   2.2. Adjust to suit stem growth and to provide correct and uniform tension.
3. **Removal:** When instructed

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.

540 Pruning generally

1. **Pruning:** In accordance with good horticultural and arboricultural practice.
    1.1. **Removing branches:** Do not damage or tear the stem or bark.
    1.2. **Wounds:** Keep as small as possible and cut cleanly back to sound wood.
    1.3. **Cutting:** Make cuts above and sloping away from an outward-facing healthy bud, angled so that water will not collect on cut area.
    1.4. **Larger branches:** Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
2. **Appearance:** Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
3. **Tools:** Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
4. **Disease or infection:** Give notice if detected.
5. **Growth retardants, fungicide or pruning sealant:** Do not use unless instructed.

555 Pruning trees and shrubs

1. **Standard:** To BS 7370-4.
2. **Special requirements:** Submit proposals for tree pruning to client for review against wind mitigation requirements prior to carrying out works.

570 Formative pruning of young trees

1. **Standard:** Type and timing of pruning operations to suit the plant species.
2. **Time of year:** Do not prune during the late winter/ early spring sap flow period.
3. **Young trees up to 4 m high**
    3.1. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.
    3.2. Remove duplicated branches and potentially weak or tight forks. In each case, cut back to live wood.
4. **Whips or feathered trees:** Do not prune.
5. **Operatives:** Approved specialist contractor

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.
   Cut back all woody shrubs in elevated planters to a height of 500/600mm max to ensure sight lights and visibility is maintained.
2. **Suckers:** Remove by cutting back level with the source stem or root.

580 Pruning flowering species of shrubs and roses

1. **Time of year**
    1.1. **Winter flowering shrubs:** Spring.
    1.2. **Shrubs flowering between March and July:** Immediately after the flowering period.
    1.3. **Shrubs flowering between July and October:** Back to old wood in winter.
    1.4. **Rose bushes:** Early spring to encourage basal growths and a balanced, compact habit.

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.

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. **Type:** Contractor's choice
    5.2. **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:** Reinstate to original depth.

657 Herbicide to kill regrowth

1. **Type:** Suitable foliar-acting herbicide to kill regrowth.
2. **Timing:** Allow recommended period for herbicide to take effect before clearing dead weeds.

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):** 50mm
    1.1. **Top up:** Twice per year
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:** As instructed
3. **Timing:** Within 24 hours of snowfall

705 Winter leaf removal

1. **Operations:** Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
2. **Arisings:** Remove to recycling facility

Green walls - Not Used

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:**
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.

815 Additional work

1. **Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention:** Give notice if detected.

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.
    - 1.4. Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
    - 1.5. Other unwanted objects, e.g. tree houses, swings.
    - 1.6. **Climbing plants:**

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. **Large branches:**
    6.1. Remove in small sections and lower to ground with ropes and slings.
7. **Dead branches and stubs:** When removing, do not cut into live wood.
8. **Unsafe branches:** Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
9. **Disease or fungus:** Give notice if detected. Do not apply fungicide or sealant unless instructed.

840 Crown reduction/ shaping

1. **General:** Cut back selectively to lateral or sublateral buds or branches to retain flowing branch lines without leaving stumps.
2. **Operations:**

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 - Not Used

Hard landscape areas/ fencing

900 Snow clearance

1. **Clearance:** On reaching a depth of 5 mm
2. **De-icing:** To roads and footpaths
    2.1. **Material:** Grit
    2.2. **Timing:** When freezing precipitation is forecast
    2.3. Application rate: Spread evenly at a rate of Spread evenly as manufacturer's recommendations.

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.
6. **Repairs to flexible bituminous pavings:** In accordance with the original paving specification or BS 7370-2, clause 4.12.
7. **Stain removal:** In accordance with BS 7370-2, Table 4.

930 Graffiti removal

1. **Method:** Submit proposals - Contractor to ensure method is suitable for application surface
2. **Subsequent treatment:** Submit proposals
    2.1. **Finish:** Submit proposals

Ω End of Section

Q40
Fencing

Fencing systems

220 Flat bar metal fence

1. **Description::** Bespoke falt bar metal fence to back terrace area.
   Landscape architect drawings represent design intent. Specialist fabricator to
   develop detailed design and fabrication drawings. Fabrication drawings to be approved by landscape
   architect prior to procurement.

   Design to amtch architects balustrade detail to level 29 on B1.

   Refer to re-form design intentdrawing L-90-803
2. **Description:** To external boundary of private terrace to rear of building
3. **Manufacturer:** Contractor's choice
4. Standard: To BS 1722-8, type …….
5. **Height:** 1200 mm above ground
6. **Material::** Galvanised powder coated metal
7. **Posts and bars**
   - 7.1. **Corner/ End posts:** Square section
   - 7.2. **Post dimensions::** Flat bar post depth to match panel depth.
     20 x 70mm section. Final sizes TBC by fabricator.
     H 1200mm above ground.
   - 7.3. **Finish:** Hot-dip galvanized to BS EN ISO 1461 Powder-coated to BS 1722-16
     - 7.3.1. **Colour:** RAL TBC
   - 7.4. **Centres of posts (maximum):**
8. **Method of setting posts**
   - 8.1. **Installation:** Posts installed into below ground concrete foundations
9. **Conformity:** Submit manufacturer's and installer's certificates, to BS 1722-8.

   Fence to suit Secure By Design (SBD) requirements.

440 Boundary protection materials specification

1. **Minimum BRE 'Green Guide to Specification Online' rating:** A

Gates, posts and stiles - Not Used

Accessories - Not Used

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.
2. **Qualifications:** Submit certification of training.
   2.1. **NHSS Sector Scheme 2A sub categories:**
   2.2. **NHSS Sector Scheme 2C sub categories:**

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. **Alternative mix for small quantities:** 50 kg Portland cement to 150 kg fine aggregate to 250 kg 20 mm nominal maximum size coarse aggregate, medium workability.
4. **Admixtures:** Do not use.
5. **Holes:** Excavate neatly and with vertical sides.
6. **Filling:** Position post/ strut and fill hole with concrete to not less than the specified depth, well rammed as filling proceeds and consolidated.
7. **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.

Ω End of Section

Q50
Site/ street furniture/ equipment

Gates, barriers and parking controls

190 Bollards

1. **Manufacturer:** Furnitubes International Ltd
    1.1. **Contact details**
        1.1.1. **Address:** Unit 9.1.1
        The Leather Market
        Weston street
        London
        SE1 3ER
        1.1.2. **Telephone:** +44 (0)20 8378 3200
        1.1.3. **Web:** www.furnitubes.com
        1.1.4. **Email:** sales@furnitubes.com
    1.2. **Product reference:** Zenith Carbon Steel Bollard (ZEN 851) or similar approved
2. **Dimensions**
    2.1. **Height above ground:** 1000mm above ground
    2.2. **Length below ground:** 300mm below ground
3. **Post top:** Sloped
4. **Finishes**
    4.1. **Applied finish:** Satin polish
    4.2. **Material:** Stainless Steel 304
5. **Standards:** BS 8300

Site and street furniture

195 Steel columns with catenary lighting LEVEL 00

1. **Description:** Bespoke powder coated steel columns with permanent catenary lighting to park area. Refer to drawings L-90-006, L-90-807.
2. **Manufacturer:** Tyson Lighting or similar

    Gibson House,
    Walpole Street,
    Blackburn,
    BB1 1DB
    Tel: 01254 266000
    Email: sales@tysonlighting.com
    2.1. **Product reference:** Bespoke to match Phase 1 exactly
3. **Material:** Steel
    3.1. **Finish as delivered:** Polyester powder coated
    3.2. **Colour:** RAL 3003, 30% gloss
4. **Height above ground:** 4000mm
5. **Sectional size:** ⍰101.4mm
6. **Top:** Flat top, welded disc caps off tube post ⍰150mm

7. **Method of fixing::** Root fixed to manufacturer's design
8. **Special features:** Catenary lighting fixed to tensile wire between columns, 3400mm above ground level
9. **Lighting specification::**
    9.1. **Manufacturer::** Reggiani SPA Illuminazione
    Viale Monza
    16 20845 Sovico
    Italy
    Tel: (+39) 039 2071
    www.reggiani.net
    contact@reggiani.net
    9.2. **Product::** Envios IP66 Surface mounted projector IP66
    Code: 0.PB86E.HQ27
    9.3. **Dimensions::** 190mm length x ⍰126mm
    9.4. **Spacing::** 2no. per 3m, to match existing spacing in Phase 1; to be confirmed exactly on site
    9.5. **Colour temperature::** 3000 K
    9.6. **Finish::** RAL 3003, 30% gloss
10. **Method of fixing lighting::** Lighting to be fixed to high grade 316 steel tensile wire cabling system to manufacturer's recommendations
    Stainless steel ring masonry fixing anchored into brick piers to manufacturer's specification
11. **Tensile wire::** Manufacturer: Jacob
    Product: Inox
    Gauge: to manufacturer's recommendations
    Accessories: Polished clevels with internal thread and ratchets for adjustable tensioning.

196 Steel columns with catenary lighting To private terrace

1. **Description:** Bespoke powder coated steel columns with permanent catenary lighting to private terrace. Refer to drawings L-90-005, L-90-805.
2. **Manufacturer:** Tyson Lighting

    Gibson House,
    Walpole Street,
    Blackburn,
    BB1 1DB
    Tel: 01254 266000
    Email: sales@tysonlighting.com
    2.1. **Product reference:** Bespoke
3. **Material:** Steel
    3.1. **Finish as delivered:** Polyester powder coated
    3.2. **Colour:** TBC
4. **Height above ground:** 3450mm above FFL
5. **Top:** Flat top, welded caps off tube post ⍰150mm
6. **Special features:** Catenary lighting fixed to tensile wire between columns.
7. **Method of fixing::** Root fixed to manufacturer's design
8. **Lighting specification::**
    8.1. **Manufacturer::** Tokistar
    Contact: Hayley Pollard
    Email: hp@lightprojects.co.uk
    Tel: 020 7231 81282

8.2. **Product::** Festoon Lighting with frosted globe diffusers
Code: EXBK-24-VIWW-G19-C

8.3. **Dimensions::** 105mm length x 60mm

8.4. **Finish::** Black as manufacturered

8.5. **Spacing::** 300mm

8.6. **Colour temperature::** 3000K

8.7. **Notes::** All plastic components to comply with UL 746C in respect to Ultraviolet Light and Water Absorption testing

9. **Method of fixing lighting::** Lighting to be fixed to high grade 316 steel tensile wire cabling system to manufacturer's recommendations
Fabricated loop welded to tube for steel cable to run through and be secured
Galvanised steel ring masonry fixing anchored into brick piers to manufacturer's design
Fixings to allow lighting to be easily dismounted when required for facade cleaning abseilers.
Wherever, the tensile wire needs to be fixed to wall, a open hook must be fixed 200mm below the top level of the parapet wall.

10. **Tensile wire::** Manufacturer: Jacob
Product: Inox
Gauge: to manufacturer's recommendations
Accessories: Polished clevels with internal thread and ratchets for adjustable tensioning.

210 Bike Stands Cs

1. **Manufacturer:** Furnitubes International Ltd

1.1. **Contact details**

1.1.1. **Address:** Unit 9.1.1
The Leather Market
Weston street
London
SE1 3ER

1.1.2. **Telephone:** +44 (0)20 8378 3200

1.1.3. **Web:** www.furnitubes.com

1.1.4. **Email:** sales@furnitubes.com

1.2. **Product reference:** Ribbon Cycle Stand (RIB 750)

2. **Stand type:** Single stands

3. **Base:** Surface fixed

4. **Material/ Finish:** Stainless Steel

5. **Height::** Above ground: 800 mm. 1m spacing.

220 Seating Type 3 - Granite seating wall with timber tops S3

1. **Description:** Solid granite unit seating wall with timber tops.
To match Phase 1 exactly.

2. **Manufacturer:** Marshalls
www.marshalls.co.uk
info@marshalls.co.uk
2.1. Product reference:

2.1. **Product reference:** Neso granite to match Phase 1 exactly

2.2. **Quarry of origin::** Villa Real, Portugal

2.3. **Material::** Natural stone granite

2.4. **Finish::** Blasted

2.5. **Colour::** White and pale grey with yellow to orange inclusions

2.6. **Size::** Refer to drawing L-90-806 for unit sizes

2.7. **Special requirements::** 120mm bullnose to front long edge, 50mm bullnose to back long edge and short edges. Refer to drawing L-90-806.

2.8. **Stone unit joints::** 6mm mastic joint. Colour matched to granite and to be agreed with landscape architect.

3. **Timber seating top::** Langley Design or similar approved

   Unit L
   Chelworth Industrial Estate
   Chelworth Road
   Cricklade
   Wiltshire
   SN6 6HE

   Tel: 01793 759461
   Email: info@langleydesign.co.uk

   3.1. **Product reference::** Bespoke

   3.2. **Material::** Iroko timber. Sanded and oiled.
   Timber spec to match the timber benches in rest of the public realm area.

   3.3. **Size::** Refer to drawing L-90-806.
   Slat sizes 80 x 44mm.

   3.4. **Finish::** Smooth planed finish. Steel: hot dip galvanised and polyester powder coated.
   RAL 7013.

   3.5. **Method of fixing::** Concealed fixings to manufacturer's design

4. **Accessories/ Special requirements:** Timber top units to be fixed to top of seat as above. Refer to drawing L-90-806 detail for size and further information.

   To include arm rests- powder coated, RAL TBC.

5. **Method of fixing:** All masonry construction specification and detailing to be checked and approved by contractor and manufacturer before submitting order.

6. **Stone plinth for signage::** Seating type S8- Stone plinth detail with signage. Refer detail in L-90-808. Stone spec to match rest of the seating type S3. Fabricator to submit fabrication drawings for approval.

221 Seating Type 2 - Benches S2

1. **Description:** To ground level public realm and parkland area - timber bench with metal frame, longer length legs for root fixing, back and arm rests - to match Phase 1 exactly

2. **Manufacturer:** Langley Design

   Unit L
   Chelworth Industrial Estate
   Chelworth Road
   Cricklade
   Wiltshire
   SN6 6HE

   Tel: 01793 759461
   Email: info@langleydesign.co.uk

   2.1. **Product reference:** Bespoke

3. **Material:** Iroko timber. Powder coated steel legs and frame.

3.1. **Finish:** Timber. Smooth planed finish.
Steel: hot dip galvanised and polyester powder coated.

3.2. **Colour:** RAL 7013 brown grey to match Phase 1 exactly

4. **Size:** 2000 x 479 x 450mm (height above ground).
Refer to street furniture drawing L-90-803 for further detail.

5. **Accessories/ Special requirements:** To include arm rest, back rest and longer legs to allow for fixing

Seating type S7 in park land area to be curved as per GA. Fabricator to submit fabrication drawings for approval.

6. **Method of fixing:** Root fixed
Benches fixed with level top

222 Seating Type 5 -Fixed seating cubes S5

1. **Description:** To ground level park area - Timber Seating platforms and cubes to match benches, Metal frame with hardwood timber tops.
To match phase-1.

2. **Manufacturer:** Langley Design

Unit L
Chelworth Industrial Estate
Chelworth Road
Cricklade
Wiltshire
SN6 6HE

Tel: 01793 759461
Email: info@langleydesign.co.uk

2.1. **Product reference:** Bespoke

3. **Material:** Iroko timber. Powder coated steel legs and frame

3.1. **Finish:** Polyester powder-coated

3.2. **Colour:** RAL 7013 brown grey to match Phase 1 exactly

4. **Size:** 2000 x 1000 x 450mm height above ground (platform)
450 x 450 x 450mm height above ground (cube)

Refer to drawing L-90-807 for details.

5. **Accessories/ Special requirements:** Longer length legs to allow level fixing of bench

6. **Method of fixing:** Root fixed
Benches fixed level

223 Seating type 1- Planter integrated seating S1

1. **Description:** Timber benches integrated into modular raised metal planters system on private terrace

2. **Material:** Iroko timber, smooth planed finish

3. **Size:** 450mm (h above FFL) x 600mm (d) x varying lengths. See drawing L-90-005, L-90-805 for more information. for design intent

4. **Method of fixing:** Benches fixed level

5. **Accessories::** Backrest and armrests to the seats as shown on drawing L-90-005 and L-90-805.

Integrated lighting under seating as per manufacturers specification. Concealed fixing.

Metal work to be powder coated. RAL TBC.

224 Seating Type 4 - Freestandng Seating Cubes S4

1. **Description:** Powdercoated steel with timber freestanding cube stools to private terrace
2. **Manufacturer:** Vestre UK or similar approved
   +44 (0) 7780 770 945
   www.vestre.com/uk
   uk@vestre.com
   - 2.1. **Product reference:** Timber seat cube: 4010 Kong cube, free standing (stool)
3. **Material:** Linseed oil proofed Nordic pine
   - 3.1. **Colour:** RAL TBC
4. **Size:** 420 x 399 x 390mm (stool)
5. **Method of fixing:** Furniture is loose
   To be brought inside during inclement weather

225 Seating Type 6 - Double Tier seats S6

1. **Description:** Bespoke double tier seating to parkland.
   Powdercoated steel frame with timber slats to match seating type S2/S4.
2. **Manufacturer:** Langley Design

   Unit L
   Chelworth Industrial Estate
   Chelworth Road
   Cricklade
   Wiltshire
   SN6 6HE

   Tel: 01793 759461
   Email: info@langleydesign.co.uk
   - 2.1. **Product reference:** Bespoke
3. **Material:** Iroko timber. Powder coated steel legs and frame.
   - 3.1. **Finish:** Timber. Smooth planed finish.
     Steel: hot dip galvanised and polyester powder coated.
   - 3.2. **Colour:** RAL 7013 brown grey to match Phase 1 exactly
4. **Size:** Refer to drawing L-90-807
5. **Accessories/ Special requirements:** To include longer legs to allow for fixing
6. **Method of fixing:** Root fixed
   Benches fixed with level top

240 Litter Bins L

1. **Manufacturer:** Vestre
   - 1.1. **Contact details**
     - 1.1.1. **Address:** Profile West Suite 2, Floor 1
       950 Great West Road
       Brentford
       TW8 9ES
     - 1.1.2. **Telephone:** +44(0)207 846 8725
     - 1.1.3. **Web:** www.vestre.com
     - 1.1.4. **Email:** uk@vestre.com
   - 1.2. **Product reference:** 1545 Bloc Litter bin 140L or similar approved

2. **Base:** To engineer's specification
3. **Finish as delivered:** Hot-dip galvanized and powder-coated steel
4. **Colours:** RAL TBC
5. **Film thickness (minimum):** 3 mm.
6. **Capacity:** 140 L.
7. **Mounting:** Fixed to concrete base (root fixed)
8. **Accessories:** Galvanised steel linger, hingers, locking side door, ashtray

243 Freestanding tree pot P3

1. Description: Plant pot for specimen trees to main entrance and residential terrace.
   Refer to drawings L-90-005, L-90-006 for locations and L-90-801 for details.
2. Manufacturer: Urbis Design
   The Airfield
   Full Sutton
   York
   YO41 1HS
3. Product reference: Globe or similar approved
4. Material: Metal. Corten finish.
   4.1. Colour: RAL TBC
5. Sizes:
   Large Globe
   152cm diameter x 83cm height
   1000 Ltr Volume

   Globe
   115cm diameter x 79cm height
   500 Ltr Volume

245 Bespoke raised planters to residential terrace P1

1. Description: Bespoke raised powder-coated metal planters with integrated seating
2. Raaft or similar approved
   London, UK,
   Clerkenwell, London,
   EC1V 4JA, United Kingdom
   +44 (0)20 3146 7879
   enquiries@raaft.co.uk
3. Product reference: Planterline
4. Material: Galvanised and powder coated metal.
   4.1. Colour: RAL TBC
5. Size: Varying heights. Ranging from 288mm to 650mm above FFL.
   See drawing L-90-005, L-90-805 for more information.
6. Accessories / Special requirements: Integrated lighting, integrated top mounted seating S1(see Q50.223)
7. Method of fixing: To manufacturer's specification

250 Pergola P2

1. Description: Bespoke timber pergola with steel posts to residential terrace.
   re-form drawing indicates desgin intent only. Technical design and fabrication details to be carried out by specialist fabricator. Fabrication drawings to be approved by landscape architect prior to fabrication.

   Refer to drawing L-90-005 for location and L-90-805 for details for design intent drawing.

2. Fabricator: Contractor's choice
3. Product reference: Bespoke
4. Material: Galvanised powder coated steel posts and hardwood FSC certified timber beams.
   4.1. Colour: RAL TBC.
5. Posts Powder coated galvanised steel, 100 x 100mm section, 3000mm high above FFL
6. Timber slats: Strength class D60. Opepe or similar approved. Naturally very durable hardwood timber slats. 200(d)x 100(w) mm section. Lengths vary as shown.
7. Accessories / Special requirements: Integrated lighting to M&E engineer's specification. Lighting to operate on time clock adjustable by site management to avoid disruption to residents. Lighting for ambience only, no task lighting provided.
8. Method of fixing: Root fixed to engineer's design

Installation

510 Concrete foundations generally

1. **Standard:** To BS 8500-2.
2. **Concrete:** To engineer's specification.
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.

515 Setting components in concrete

1. **Holes:**
2. **Components:** Accurately positioned and securely supported.
3. **Concrete fill:** Fully compacted as filling proceeds.
4. **Concrete foundations exposed to view:** Compacted until air bubbles cease to appear on the upper surface, then weathered to shed water and trowelled smooth.
5. **Temporary component support:** Maintain undisturbed for minimum 48 hours.

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.

Ω End of Section

Q52
Play and sports equipment

General - Not Used

System performance - Not Used

Products

330 Double Balance Beams

1. **Description:** Balance beams through informal play route.
2. **Manufacturer:** Kompan UK or similar approved
   Serenity House
   1A Shirwell Crescent
   Furzton
   Milton Keynes, MK4 1GA
   England

   +44 01908- 201002
   KOMPAN.uk@KOMPAN.com
   - 2.1. **Product reference:** Double Balance Beam NRO803
   - 2.2. **Size::** 490x231x61 cm
   - 2.3. **Colour::** Robinia Brown transparent
3. **Materials:** FSC® Certified timber
   - 3.1. **Finish:** Sanded and oiled.
4. **Height:** 610 mm above ground.
5. **Method of fixing:** As per supplier's requirements.

331 Stilts for play

1. **Description:** Timber stilts through informal play route.
2. **Manufacturer:** Kompan UK or similar approved
   Serenity House
   1A Shirwell Crescent
   Furzton
   Milton Keynes, MK4 1GA
   England

   +44 01908- 201002
   KOMPAN.uk@KOMPAN.com
   - 2.1. **Product reference:** Stilts NRO806
   - 2.2. **Size::** 126x247x110 cm
   - 2.3. **Colour::** Robinia Brown transparent
3. **Materials:** FSC® Certified timber
   - 3.1. **Finish:** Sanded and oiled.
4. **Height:** 1100 mm above ground.
5. **Method of fixing:** As per supplier's requirements.

332 Natural play timber stumps

1. **Description:** Timber stumps to act as stepping logs through informal play route.
2. **Manufacturer:** Kompan UK or similar approved
   Serenity House
   1A Shirwell Crescent
   Furzton
   Milton Keynes, MK4 1GA
   England

   +44 01908- 201002
   KOMPAN.uk@KOMPAN.com
   - 2.1. **Product reference:** Sitting Pole NRO209
   - 2.2. **Size::** 16x16x30 cm
   - 2.3. **Colour::** Robinia Brown transparent
3. **Materials:** FSC® Certified timber
   - 3.1. **Finish:** Sanded and oiled.
4. **Plan size:** 160 mm diameter
5. **Height:** 300 mm above ground.
6. **Method of fixing:** All units to be bedded in as per supplier's installation guidance.

333 Natural play boulders

1. **Description:** Stepping boulders within play route
2. **Standard:** To BS EN 1176-1.
3. **Manufacturer:** CED or similar approved.
   - 3.1. **Product reference:** Play boulders
4. **Materials:** Yorkstone
   - 4.1. **Finish:** Natural block with allowance for two cuts on each to form flat edge.
   - 4.2. **Colour:** As quarried.
5. **Plan size:** 3 sizes, approximate diameters of 400mm, 500mm, 700mm. Refer to drawing L-90-006.
6. **Method of fixing:** All units to be bedded in as per supplier's installation guidance.

334 Balance Posts with Rope

1. **Description:** Timber posts with rope in play route.
2. **Manufacturer:** Kompan UK or similar approved
   Serenity House
   1A Shirwell Crescent
   Furzton
   Milton Keynes, MK4 1GA
   England

   +44 01908- 201002
   KOMPAN.uk@KOMPAN.com
   - 2.1. **Product reference:** Balance Posts with Rope NRO821
   - 2.2. **Size::** 120x59x316 cm
   - 2.3. **Colour::** Robinia Brown transparent
3. **Materials:** FSC® Certified timber
   - 3.1. **Finish:** Sanded and oiled.

4. **Method of fixing:** All units to be bedded in as per supplier's installation guidance.

Execution

710 Play equipment installation generally

1. **Standard:** To manufacturer's written instructions provided in accordance with BS EN 1176-1.

720 Concrete foundations generally

1. **Standard:** To BS 8500-2.
2. **Concrete:** Designated, not less than GEN 1 or Standard prescribed, not less than ST2.
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.

725 Setting components in concrete

1. **Components:** Accurately positioned and securely supported.
2. **Concrete fill:** Fully compacted as filling proceeds.
3. **Concrete foundations exposed to view:** Finished to weathering profile to shed water and trowel smooth.
4. **Temporary component support:** Maintain undisturbed for minimum 48 hours.

740 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.

750 Damage to galvanized surfaces

1. **Minor damage in areas up to 40 mm² (including on fixings and fittings):** Make good.
    1.1. **Materials:** 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.

Completion

910 Inspection

1. **Standard:** To BS EN 1176-1 and in accordance with equipment manufacturer's maintenance and inspection instructions
2. **Timing:** 2 weeks prior to date when work is expected to be practically complete
3. **Period of notice (minimum):** 3 working days.

920 Cleaning

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

930 Testing

1. **Standard:** To BS EN 1176-1.

940 Labels

1. **Standard:** To BS EN 1176-1
2. **Labels:** Provide permanent labelling on all types of play equipment.
3. **Location:** Where visible when erected on site.

950 Documentation

1. **Standard:** To BS EN 1176-1
2. **Contents**
    - 2.1. Copies of test reports.
    - 2.2. General product information.
    - 2.3. Installation information.
    - 2.4. Inspection and maintenance information.
3. **Number of copies:** 2
4. **Submission:** 2 weeks prior to date when work is expected to be practically complete

Ω End of Section

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T 0113 245 4695

Beehive Mill, Jersey Street, Manchester
T 0161 397 4953

5 Rose Street, Edinburgh
T 0131 354 1876

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