

SPECIFICATION

- Applies to all Plot landscape operations.

1 GENERAL

1.1 Preliminaries

Health and Safety considerations are as the Bloor Homes Trade Specifications.

The following specification is in line with the Trades Specification, however where there are specific requirements, these notes take precedence over the general guidance outlined within the Trade Specification.

The Site Manager should possess and distribute information to the relevant contractors regarding all underground services, engineering, drainage, lighting and ecological constraints and current proposed landscaping prior to external works and landscaping operations.

1.2 Soft Landscaping Considerations

All soft landscaping should be carried out by specialist landscape sub-contractor who is either British Association of Landscape Industries (BALI) accredited or can demonstrate a proven track record.

Any variance from the specification stated on each landscape drawing may result in a request to replace planting, at the contractors expense.

1.3 Tendering and Implementation

Landscape Contractors are required to tender and implement as per the schedule and specification.

It is recommended that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised. However any substitutions should be with a suitable alternative of comparable size to meet the schedule requirements, and should be approved by the Bloor Homes Landscape Design Department/ Commercial Department.

All landscape implementation will be audited. Plant material not approved will be rejected and replaced at the Landscape Contractor's own expense, as stated in 1.2.

The site should be found in a condition as described in the Ground Workers' Trade Specification document which includes the removal of all builder's debris and the hardcore base set for scaffolding.

2 RETENTION OF EXISTING TREES AND HEDGEROWS

Precautions must be taken to ensure that trees and hedges shown for retention remain undisturbed with roots and branches protected with robust barriers in accordance with the most current BS 5837 Trees in Relation to Design, Demolition and Construction. Any tree surgery work should be in accordance with the most current BS 3998 Recommendation for Tree Work and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate.

Reference must be made to Tree Protection Drawings.

3 PRE-PLANTING AND PRE-TURFING GROUND PREPARATION (Groundworking)

3.1 Subsoil Cultivation

Prior to any topsoiling all subsoil should be thoroughly 'ripped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth of 150mm.

3.2 Imported and Stored Topsoil

Wherever possible store and re-spread existing topsoil to PODs areas to encourage re-generation of localised native species.

Topsoil, all topsoiling and soil storage operations are to be carried out in accordance with the current BS 3883 Specification for Topsoil. Topsoil spreading should be carried out to the depths shown below and all topsoiled areas should be cleared of all extraneous matter such as perennial weeds, plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site to a licensing facility.

Minimum depths of topsoil after firing and of subsoil cultivation to be achieved.

Type of Soft Landscaping	Topsoil Depth	Depth of subsoil to be broken up
Grass Areas	150mm	150mm

* Remove extraneous matter within cultivated subsoil above 75mm in any dimension.

3.3 Levelling/Grading

In final grading operations finished soil levels adjacent to buildings are to be 150mm below damp proof course. For turfed areas final soil levels should be 10mm above the adjacent paving ready to receive the turf and for wetland areas at least 30mm above.

3.4 Weed Treatment

Only where necessary, because significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. Herbicide should be used strictly in accordance with the Pesticides Act 1999 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association.

Remove small amounts of weed growth within shrub beds by hand at time of planting.

4 GRASS

4.1 Preparation

The area to be seeded shall be cultivated to a minimum depth of 100mm, eradicating all weeds and removing these, and debris and stones over 25mm diameter, from site. The surface shall be raked to smooth flowing contours with a medium tith and well firmed. Finished firmed soil levels for seeded areas are to be at least 10mm above adjacent paving / paths.

4.2 Amenity Grass Seeding

All grass seed is to be sown in March / April or September during calm weather conditions and not when the ground is frost bound or waterlogged.

After sowing the contractor shall lightly rake the seed into intimate contact with the soil. When newly seeded areas reach 50mm in height they should be lightly rolled and cut to a height of 40mm. All arising's shall be removed from site. Any bare patches shall be made good at this time.

4.3 Mowing

The playing surface should be regularly mown. The height of cut should be kept to a minimum of 25mm and a maximum of 37mm all year round.

5 GENERAL AFTERCARE & MAINTENANCE

The landscape contractor shall maintain all none private landscape areas for a period of 12 months following practical completion to ensure successful establishment. All stock deemed to be dead, dying or diseased within the 12 months defects period shall be replaced by the contractor at own cost.

The contractor should factor in 12 months of repeat visits, sufficient for the establishment and aftercare of all planting. None private areas can be identified for each site.

Private plot landscaping will be handed over to the householders as and when each house is occupied, the site will be responsible for watering until handover.

All areas are to be kept litter free.

5.1 Weed Clearance and Pest Control

All planting areas are to be kept weed free by spot treating with non-residual herbicide where appropriate or hand weeding.

Well maintained pitches should not require herbicides on an annual basis. However, where necessary the application of such is best carried out during summer.

In the event that Worms should become an issue chemicals can be used, these are most effective when applied in moist conditions.

5.2 Seeded Areas

When grass within amenity grass area and mown path areas reaches 50mm it should be lightly rolled and cut to a height of 40mm. All arising's shall be removed. Any bare patches shall be made good at this time. The areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Weeding, removal of invasive weed species and repair of all erosion and settlement with re-seeding shall be undertaken as required to establish a healthy stand of grass.

Wild flower seeded areas should be cut at appropriate intervals and times dependent on the species mix, and in accordance with seed suppliers recommendations.

During the spring areas of patchy or worn areas, particularly within the sports pitches should be over seeded.

5.3 Fertiliser

Fertiliser should be distributed evenly across sports pitches. For optimal growth and recovery throughout winter the fertiliser should be spread between April to early May. Two weeks after fertilisation the pitches should be vert-drained, the soil must be drained sufficiently to maximise the fracturing and fissuring effect. Vert-draining should be in conjunction with an application of sand top dressing.

5.4 Sports Pitches

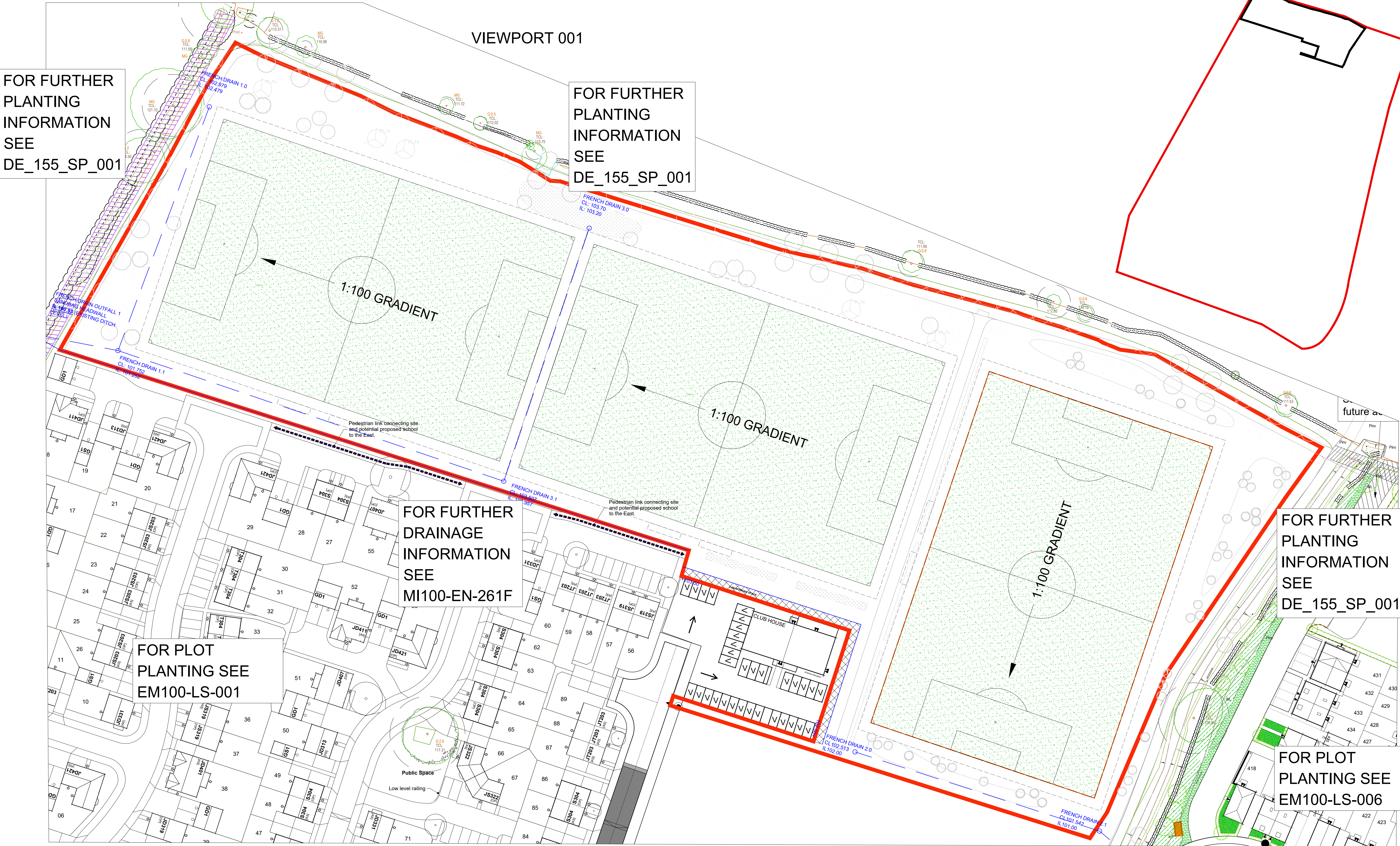
When carrying out works to sports pitches this should be done in spring to early autumn, ground conditions should be dry.

Heavy rolling should be avoided, light rolling is to be used to create a smooth surface. Renovation is to be carried out once the playing season has ended.

5.5 Winter work

For best results it is necessary to carry out maintenance work throughout the playing season. During the winter months the use of tractor mounted equipment should be limited because the ground is rarely dry enough to support a tractor without some damage to the playing surface. Heavy rolling should be avoided as this causes compaction but light rolling can be beneficial on occasion to smooth the surface and should only be done when the ground is just moist and not when wet or dry.

5.6 Renovation - Needs to be carried out promptly at the end of the playing season in order to produce a healthy sward within the short time available before the start of the next playing season.



SHEET LAYOUT
VIEWPORT LOCATION
PLAN
NOT TO SCALE

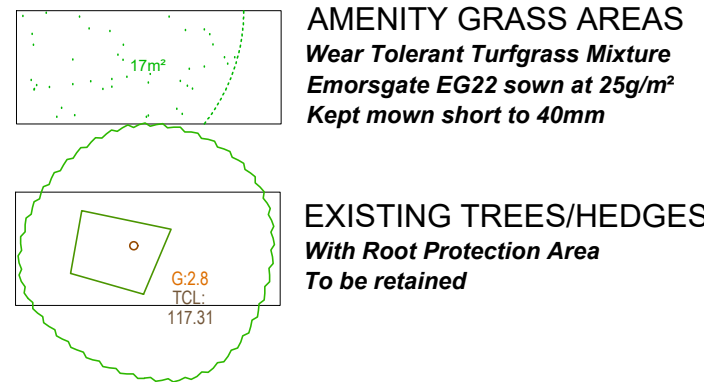
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPERATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

DRAWING NOTES

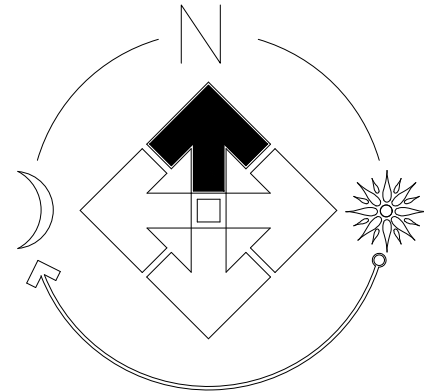
All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHB Standards.

The Landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material. Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

LEGEND



NORMANDY WAY, HINCKLEY PH8



Revision	Date
Job:	Normandy Way, Hinckley
Title:	Sports Pitches Specification
Scale:	1:500 @A0
Date:	Feb 2025
Drawn:	GE
Checked:	PmJ

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Drawing No.

EM100-LS-022