



**TENDER FOR THE  
CONVERSION OF GARAGES  
TO FLATS  
AT  
BARNARD  
CORBY  
TENDER – DOCUMENT 3  
SPECIFICATION**

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## 1.0 Preamble

On its Kingswood estate, Corby Borough Council (CBC) owns many properties from the 1960's, which are typified by integral ground floor garages, with flats / maisonettes above and some separate garage blocks with mono-pitch roofs.

Often these small and potentially isolated garages prove difficult to let and as a result are prone to dilapidation and antisocial behaviour.

It is for these reasons and the authority's continuing desire to provide more affordable homes, while helping to "lift" the wider area, which has led to this proposed "pilot" scheme to convert 30no. void garages in Barnard into the following accommodation for affordable rent –

- 4no. One Bed / One Person Flats
- 2no. One Bed / Two Person Flats
- 1no. Two Bed / Three Person Flat
- 1no. Two Bed / Three Person Bungalow

## 2.0 Scope of Works

The Works shall include all works necessary for the completion of the scheme, as prescribed within the Tender Documents and shall include the following -

- Diversion, disconnection and / or protection of existing services
- Strip out, site clearance and disposal of waste
- Discharge / compliance with any outstanding Planning Conditions
- The design, erection, use and dismantling of all temporary works
- Conversion Works
- Plot Works
- Resurface 1<sup>st</sup> floor terrace balconies above new dwellings
- Provision of new mains services, including all; permissions, agreements, fees, charges, works, costs & bonds required to service these dwellings with mains; water, electric, gas, telecommunications, digital television and the discharge of storm water & foul sewerage into adopted sewers, including construction to an adoptable standard and the connection to / adoption of sewers as required (see Provisional Sums)
- Provide all statutory documentation relating to the Works upon completion and all further documentation required by this Specification
- The Rectification of Patent Defects for 12 months from Completion and Latent Defects for 12 years under Deed

## 3.0 Tender Documents

- Document One - Instructions to Bidders
- Document Two – Preliminaries & General Conditions
- Documents Three – Specification
- Document Four – Response Document
- Supplementary Information
  - Drawings (see Issue Sheet 09.04.19)
  - 5no. Planning Decision Notices & Condition Discharge Letters
  - Unconditional Building Control Approval Notice

See Preliminaries & General Condition (Section A11/180) for further documentation available from the Employer upon request.

## 4.0 Design Standards

The Employer wished to retain direct control over this scheme and as such it has been fully designed.

The authority also has a standardised specification for fixtures & finishes across its housing stock, which can be found within this Specification.

The conversions shall also conform to the following –

#### 4.1 Planning Permission

Planning Permissions for this development were granted on 18<sup>th</sup> & 19<sup>th</sup> April 2018 and the Contractor shall fulfil the requirements of the Planning Conditions and where appropriate, obtain written confirmation of their Discharge.

Application Numbers –

Courtyard 1 – 17/00620/REG3

Courtyard 2 – 17/00621/REG3

Courtyard 3A – 17/00622/REG3

Courtyard 3B – 17/00623/REG3

Courtyard 3C – 17/00624/REG3

#### 4.2 Building Regulations

The Contractor shall also ensure each dwelling obtains a Completion Certificate, by procuring the services of Corby Borough Council Local Authority Building Control (LABC) to inspect the Works.

#### 4.3 Sound

Work should be closely supervised to ensure the correct materials are used and detailed, especially on party walls and ceilings.

#### 4.4 Accessibility

All dwellings & parking bays shall have level access.

#### 4.5 Security

All windows & external doors shall comply with Secure by Design (SBD) Homes 2016.

### **5.0 Approval / Change Control**

Where components have been specified by name, it is the intention of the Employer to standardise such components within its housing stock. It is therefore crucial for the Contractor to gain prior approval from the Employer for the use of any alternatives.

The Contractor shall also gain written approval from the Employer (or its Representative) for the following –

- CDM 2015 - Construction Phase Plan
- Construction Management Plan
- Site Sign
- Any Contractor led changes to the approved design
- Defect Rectification Procedure

The Contractor shall make the Employer aware of any enforced changes to the design or any design choices that present themselves.

Notwithstanding any such authorised change, the Contractor shall comply fully with the approved design.

### **6.0 Utility Suppliers**

The Contractor shall avoid the use of “tie-in” agreements that would preclude initial choice for the council’s tenants.

## **7.0 Health & Safety / CDM Regulations**

The Contractor shall comply with all relevant health & safety legislation, including the Construction, Design & Management Regulations 2015 and fulfil the roles of the Principal Contractor.

The Contractor shall establish a “culture” of health & safety and instigate a robust regime of site inspections and controls.

All roads & footpaths around the building are to be kept clean & clear of obstructions for the duration of the Works.

## **8.0 Product Warranties**

The Contractor shall use their reasonable endeavours to secure extended Product Warranties from manufacturers and/or suppliers of materials / components.

## **9.0 Performance Bond or Parent Company Guarantee**

The Contractor shall provide the Employer with either a 10% Surety Bond from a recognised financial institution or a duly executed Parent Company Guarantee (PCG), prior to the payment of the Contractor's 1<sup>st</sup> Interim Payment.

A draft Bond or PCG shall be submitted by the Contractor for approval by CBC Legal Services.

## **10.0 Signage**

The Contractor shall provide all statutory signage, plus an approved site sign for the project (see 5.0 Approval / Change Control).

## **11.0 Site Security**

Site security is a significant concern of the Employer and as such, the Contractor shall ensure the site and in particular the garages / dwellings, remains secure at all times.

## **12.0 Noise**

Given the location of the sites within a residential area and below existing dwellings, the management of noise generated by the Works is also of significant concern to the Employer, who expects this issue to be suitably managed by the Contractor.

## **13.0 Party Wall etc Act 1996**

Following consultation with a Party Wall Surveyor, it has been determined that the PWA does not apply to these Works, other than the resurfacing of the 1<sup>st</sup> floor terraces (for which the Employer will issue notices to its tenant and the one leaseholder), as there is no proposed cutting into any walls or floors immediately adjacent to neighbouring properties.

Nevertheless, the Contractor shall allow for the preparation of a Schedule of Condition for each adjoining flat, in case of a subsequent claim for damages.

## **14.0 Monthly Progress Meetings**

The Contractor shall formally meet with the Employer monthly to report the following -

- Programme
  - Update on progress and confirmation of anticipated Completion
  - Identification of any delays / slippage and details of mitigating action
  - Impact of any Variations
- Cost
  - Expenditure against Contract Sum Analysis and Cash-flow Forecast
  - Anticipated Final Account
  - Value of any Variations
  - Monthly Valuation
- Design
  - Issues / Schedule of Required Information
  - Statutory Approvals

- Risk
  - Update Risk Register
- Progress of Public Utilities
- Health and Safety / CDM
- Reports from Sub-Consultants (where applicable)

## 15.0 Completion & Handover

Prior to Completion, the Contractor shall give the Employer one month's notice in order to advertise properties and arrange viewings / lettings.

At Completion (or Partial Possession by agreement) the Contractor shall (with assistance from the Employer) provide a plot specific Home User Guide for each dwelling, comprising –

- Introduction
- Locating Important Equipment
  - Consumer Unit
  - Main Isolation Valves
  - Meters
  - etc.
- Utilities
  - Initial Suppliers (including Emergency & Customer Service contacts)
  - MPAN Reference
  - Meter Numbers
  - Meter Readings
- Reporting Defects
  - Definition
  - Procedure within Rectification Period
  - Procedure after Rectification Period
- Finishes, Fixtures & Fittings
- Instructions for Mechanical & Electrical Equipment
- Environmental Design Features & Energy Saving Tips
- Access & Security
- Fire Safety
- Advice on Use, Care and Maintenance
- User Guides & Manuals
- Refuse & Recycling Arrangements
- Local Amenities, Information & Transport

At Completion the Contractor shall provide the Principal Designer with all the information they require to prepare a draft Building Manual (incorporating the Health & Safety File), with the remaining information provided once all certification is finalised.

The Building Manual shall comprise of the following documentation:

- Health and Safety File
  - A brief description of the Works
  - Any residual hazards
  - Key structural principles
  - Hazardous materials
  - Mechanical & Electrical Installations
  - Health & safety information relating to any cleaning / maintenance equipment
  - Details of significant services
  - A full set of As-Built Drawings
- A schedule of consultants & subcontractors and details of their work
- A schedule of building materials, components and fittings installed and their supplier

- Operation and Maintenance Manuals
- Copy of Planning Permission, including correspondence from the LPA confirming the discharge of all appropriate Planning Conditions
- Original Building Regulation Completion Certificate
- Energy Performance Certificates (EPCs)
- Original Electrical Test Certificates for all connections and installations
- Other Certificates, e.g.
  - Secure by Design
  - TV Reception Test Certificate
  - etc.
- Guarantee from the Door & Window Installer
- Other Guarantees / Product Warranties on fittings, components and/or building elements
- Copies of relevant Agreements with Statutory Authorities, e.g. Section 104 & 106 Agreements, etc.
- Procedure to be followed by the Employer in the event of a Defect requiring remedial action during the Defects Rectification Period
- Other Documentation
  - Electricity and water meter readings
  - Name of utility companies (service providers)
  - Meter reference/serial numbers
  - Electricity MPAN reference numbers

#### **16.0 Clerk of Works (CofW)**

The Employer shall employ a part-time Clerk of Works to monitor the quality of the Works, liaise with Site Management and attend the Monthly Progress Meetings.

The Contractor is requested to assist the CofW in their duties, by allowing access to the site following a site induction and use of its site facilities.

The CofW shall immediately notify the Contractor of any defect requiring rectification.

##### 16.1 Inspections (Snagging/Back-Snagging)

Once the Contractor is satisfied as to the completion of a dwelling and its plot, believing it to be free of defects and ready for inspection. They shall advise the CofW, who will undertake a thorough inspection of the dwelling / plot and prepare a Schedule of Defects for issue to the Contractor, where such defects exist.

The Contractor shall then complete the Schedule of Defects within a reasonable timeframe, before notifying the CofW that the dwelling / plot is ready for re-inspection.

This process shall continue until the Schedule is completed to the satisfaction of the CofW.

#### **17.0 Defects Rectification Period**

The Contractor shall submit a Defect Rectification Procedure for approval by the Employer (or its Representative).

##### 17.1 Response Times

The response times, depending upon classification, are as follows:

- Emergency (danger to life/limb or severe damage to property) – Make safe ASAP within 4 Hours
- Very Urgent (repair a previous emergency) – 24 Hours
- Urgent (gross inconvenience) – 3 Working Days
- Routine – 10 Working Days

##### 17.2 End of the Defects Period

At the End of the Defect Rectification Period, the Employer's CofW shall re-inspect the Works and prepare a Final Schedule of Defects for issue to the Contractor.

The Contractor shall then complete the Final Schedule of Defects within a reasonable timeframe, before notifying the CofW that the Works are ready for re-inspection.

This process shall continue until the Final Schedule is completed to the satisfaction of the CofW.

## **Building Specification**

### **18.0 Strip Out, Clearance & Disposal**

The Contractor shall ensure any and all strip-out & clearance work, as required for the successful completion of the Works, is conducted in its entirety by suitably competent personnel, in strict compliance with all associated legislation and to an agreed method statement.

This shall include all those items identified within Specification and Drawings or subsequently discovery onsite.

Arisings shall be appropriately disposed off-site at the Contractor's expense.

#### 18.1 Asbestos

The garages were subject to a Refurbishment Asbestos Survey between November 2016 & February 2017, with only one garage identified as containing an ACM, which was subsequently removed in February 2017.

Surveys and Clearance Certificate available from the Employer upon request.

### **19.0 Drainage**

All new components shall be fit for purpose, compatible, with proprietary adaptors used where necessary to connect different sections of the system.

All areas of the system shall be accessible for repair & maintenance, by way of internal access panels, rodding-eyes, etc..

All such access panels shall remain visible and flush with their permanent surroundings.

Prior to handover and in addition to any statutory tests, all access points shall be cleared of debris before flushing the entire system.

### **20.0 External Elevations**

See Architectural Drawings.

All external doors and windows shall be high performance, with an A or A+ Green Guide Rating, comply with SBD PAS23/24 and have a minimum 10 year warranty.

External doors and windows shall be set back from the face of the external wall to provide an adequate reveal, with external doors having a 15mm low-level threshold and where necessary, adequate channel drainage to prevent water ingress.

Safety glass shall be used in all locations below 800mm.

#### 20.1 Windows

Windows shall conform to the Approved Drawings, with trickle vents, lockable fasteners and restrictors to all windows, apart from escape windows, where ironmongery shall conform to the current Building Regulations.



Windows shall be fitted with at least one opening light per room with security ironmongery to enable it to be left open as a secure night vent.

Windows above sinks shall have the operating handle at the bottom to aid accessibility.

All window openings to have an MDF window board (with the exception of tiled cills to “wet” rooms) and a 19x44mm finished painted softwood curtain batten (to also include external door openings into habitable rooms).

## **20.2 External Doors**

External doors conform to the Approved Drawings and shall be pre-coloured uPVC, GRP or steel faced composite door sets, complete with frame and ironmongery that conform to the Approved Drawings (colour TBA).

Front doors to all dwellings shall be fitted with a security chain, a central telescopic spy hole at 1400mm above internal floor level, a letter plate to BS EN 13724:2013, numerals and multiple point locking, with solid spindle handles and key to key euro cylinders.

Front doors shall be approached via a level access, with a GRP porch canopy above front doors.

## **21.0 Internal Doors & Joinery**

See Architectural Drawings.

Internal door casings are to be from softwood or MDF, factory primed and are to be rebated, with widths to suit specific location requirements.

All doors shall be Howdens Linear Smooth Doors (or similar approved), painted white, with solid spindle mortice latch set and 3no. steel butt hinges.

All window openings to have an MDF window board, with the exception of tiled cills to kitchens and a 19x44mm painted softwood curtain batten.

All skirting and architrave shall be replaced with pencil round to the following finished sizes in MDF

- Skirting boards: 14.5 x 94mm (finished sizes)
- Architrave: 14.5 x 44mm (finished sizes)

## **22.0 Ironmongery**

- Internal door handles shall be a contemporary design in an SAA finish
- Bathrooms shall have privacy furniture with external emergency release
- Door stops to protect internal walls are to be fitted
- Coat hooks (one per bed space) are to be fitted in the hall

## **23.0 Internal Walls / Ceilings**

See Architectural Drawings.

Stud walls in bathrooms shall be lined to their full height with 18mm marine plywood for the securing of future fittings.

## **24.0 Kitchens**

See Architectural Drawings.

Units shall be manufactured by Premiere Kitchens (or similar approved), as per the following schedule –

- Range / Colour: Senator Standard / White Ash

- Unit Type: Drawer Line
- Carcass: Standard P2 in White
- Plinth: Complimentary Colour
- Handle: Chunky D
- Worktop: 38mm x 600mm in Harvard Oak
- Worktop Joints: Aluminium Strips & End Caps
- Wall Unit Height: 720mm
- Sink: 940mm x 485mm Contract Inset Sink with 2 tap holes
- Taps: Vado (or similar approved) 3" Lever High Neck Pillar
- Décor End Panels & Coloured Filler Panels as required

The cooker space is to be provided with an electrical and gas connection point (elbow bracket with iron plug).

No white goods are required and mechanical extraction shall be via a stainless steel cooker hood.

## 25.0 Electrical Installation

As per the following (or similar approved), installed and commissioned by an NICEIC registered electrician in accordance with the current IEE Regulations –

- Consumer Unit: Hager VM114K 14-Way Non-Split Board populated by RCBOs
- Switches / Sockets / Light Fittings: Hager White Plastic
- Light Fittings:
  - See Architectural Drawings
  - Internal
    - Bedrooms – Pendant Set
    - Store – Batten Holder
    - Remainder – Recessed downlighters
  - External:
    - Contemporary Lighting
      - Front Door - "Dusk till dawn" (with manual override inc. neon)
      - Rear Door – Matching design with PIR (with manual override inc. neon)
- Mechanical Extraction
  - Kitchen – Stainless Steel Cooker Hood (Contractor's Choice)
  - Shower Rooms - Vectaire Elegance EL1003 (or similar approved)

Lighting should include a minimum of two lighting circuits.

Cables to be run vertically under protective containment, with the use of surface mounted conduit prohibited.

The Contractor shall provide a discreet satellite dish for each dwelling at first floor level, with operational outlets in the living room and master bedroom.

The appropriate number of smoke and carbon monoxide detectors shall be fixed in each dwelling in suitable locations. Detectors shall be mains operated (with battery backup) via a protected circuit, with a heat detector in the kitchen.

A fused spur for a future security alarm will be installed as required for Secure by Design.

An external cavity recessed meter box shall be provided, which should be accessible via a paved footpath.

- Heights
  - Low level sockets – 450mm
  - Kitchen sockets / switched fuse spurs – 150mm above worktop

- Light switches – 1200mm
- Room Stats – 1500mm
- Other
  - All kitchen appliance spaces shall have an individual switch fused spur or “gang” switch operating a low level un-switched socket outlet, with the switch to the fridge / freezer off-set to one side
  - Switches are to be etched with the name of the appliance
  - Non-illuminated shaver socket in bathroom
  - Phone / data points in living room & master bedroom
  - TV outlets in the living room and master bedroom
  - Two-way light switching as required
  - Hard-wired doorbell adjacent to front door
  - A double socket with two USB connections is to be provided in the kitchen, living room & master bedroom

## 26.0 Heating

Heating shall be provided by an Ideal Logic Combi 30 natural gas fired combination boiler or similar approved. Installation and commissioning by a Gas Safe Registered installer shall be in accordance with the manufacturer’s instructions and site specific plumbing and heating design.

Flues shall not be boxed-in to allow visual inspection.

Exposed pipework shall be in copper with capillary fittings, apart from compression fittings at the boiler, pump and the like. Hep2O push-fit plastic pipes and fittings or similar approved are acceptable in concealed locations.

Radiators shall be Quinn or similar approved and sized to the site specific plumbing and heating design to meet Part L, with bottom mounted Honeywell VT15 thermostatic radiator valves to all radiators apart from a by-pass radiator in rooms with a wall stat.

Room Stat / Controller shall be a Honeywell CM701 or similar approved.

System is to be flushed and dosed with inhibitor.

An external semi-buried gas meter box shall be provided, which should be accessible via path, with footpath widths adjacent to the box maintained.

Exposed external gas carcassing should be kept to a minimum and the internal isolation valve should be positioned discreetly within the dwelling.

## 27.0 Plumbing

The main stop-cock is to be labelled as such and where the mains water pressure is too high, a 2 bar pressure reducing valve is to be installed.

All pipework and fittings are to be unobtrusive and designed to meet water regulations and avoid Legionella.

Exposed pipework shall be in copper with capillary fittings, with Hep2O push-fit plastic pipes and fittings or similar approved acceptable in concealed locations. Where practicable pipes can be contained in either proprietary conduit or boxed-in, using cup & screw fixings for ease of access.

Final connections to sanitary ware shall be in braided flexible connectors with ball-o-fix isolators.

The cold water to the washing machine and dishwasher space shall include the appropriate fitting for connection and a trapped / capped waste facilities or a sink waste hose spigot.

Sanitary ware and fittings shall be as per the following schedule (or similar approved), where regulations in water use still allow –

- Kitchen
  - See 31.0 Kitchen
- Shower Room (as follows or similar approved)
  - Low-Profile Slimline Shower Tray
  - Shower Enclosure with Hinged Door
  - Vado Exposed Thermostatic Mixer Shower Package
  - Lecico Atlas Close Coupled Pan / Cistern / Seat & Cover
  - Lecico Atlas 2-Tap Basin 550
  - Lecico Atlas Pedestal
  - Vado Pillar Lever Taps
  - Plugs & Chains
  - Matching 600mm chrome towel rail & toilet roll holder
  - 450 x 600mm Mirror over basin

Overflows shall be readily observable, although positioned as to not pose a hazard.

An external tap with double check valve shall be provided to all dwellings with a private garden, which shall be fully compliant to the latest Water Regulation Bylaws, in a position preferably above a gully.

All pipe lagging to fully comply with Bylaw 49 for the protection of water pipes against freezing, including measures to prevent the freezing of overflows and any external boiler condensate connections (if applicable).

All above ground drainage is to be uniform and supplied by Marley or similar approved, with a standard half-round gutter profile, accept where increased flows from valleys, steeply pitched roofs or the like require a deeper profile. Use of oversized gutters / downpipes should also be used in areas prone to high leaf fall. Gutters / downpipes shall be installed strictly in accordance with manufacturer's recommendations and tolerances.

Downpipes shall not discharge onto low level roofs and all rainwater downpipes are to be sealed into underground drainage using a proprietary adaptor, coloured to match rainwater goods.

Balloon vents shall be fitted to all external soil pipes and all access covers to above ground drainage shall be accessible.

## **28.0 Internal Finishes**

As per the following schedule –

- Floors
  - Kitchen / Shower Room –
    - Leoline Stonemark Collection in Lucca (2244935031)
  - Other – Concrete Hardener & Dust-proofer to cement screed
  - Any unevenness in floor screeds shall be corrected with a proprietary latex levelling compound before covering with a floor finish
- Walls & Ceilings:
  - Generally: Mist coat + two coats of contract matt emulsion in white
- Woodwork
  - Prime, undercoat & gloss
- Ceramic Wall Tiles
  - White 150mm x 150mm Ceramic Tiles
  - Fixed using a proprietary pre-mixed waterproof adhesive
  - To include mechanically fixed plastic trims and tiling beads to corners & angles
  - Kitchen:
    - Three course backsplash above worktops

- Cooker space to floor
- Window cills
- Shower Room –
  - Window cills & two course backsplash behind basin
  - Full height to ceiling within shower cubicle
  - Full height to ceiling around bath & shower area

### **29.0 Sealant**

All gaps between components, products and/or finishes inside & out shall be sealed with a suitable sealant, including between flooring and skirting and all sanitary appliances.

### **30.0 Gardens**

See Architectural Drawings.

Gardens shall be no steeper than 1:12, with terracing provided where this is not possible.

All grass areas shall be turfed using lawn turf.

Paving shall be laid 900mm wide on a dry 50mm mortar bed over a well consolidated 150mm granular sub base.

Paved areas adjacent to buildings shall be laid to a cross-fall of 1:100 away from the building and where necessary, run-off shall be disposed to the drainage system via a “French” drain.

Care should be taken to avoid the “bridging” of DPCs.

### **31.0 Fencing**

See Architectural Drawings.

All timber fencing shall be mounted on timber post with gravel boards to BS1722, with tanalised treatment to the following Use Classes under BS EN 335-1 –

- Fencing Boards / Panels above Ground – UC3.2
- Posts & Gravel Boards in Contact with the Ground – UC4

Trimming / cutting of treated timber should be kept to a minimum. Cut timber shall not be permitted in contact with the ground and will receive two coats of brushed preservative before incorporation into the Works.

Black bow-top railings with matching gates shall be installed as illustrated to manufacturers recommendations.

### **32.0 Car Parking Estate Works**

See Architectural Drawings.

Existing tarmac to be finished in resin bonded gravel finish shall be prepared to provide a sound and even surface, before applying the finish to manufacturer's recommendations.

Parking bays shall have level access.

Footpaths to be resurfaced shall have their wearing course removed, prior to receiving a minimum of 25mm bitumen macadam of a grade to match surrounds, using a suitable tack coat. Overlay shall be “key cut” and “feathered” into surrounding surfaces.

### **33.0 Landscaping**

See Architectural Drawings.

Landscaping shall conform to the following requirements –

- Existing features should be considered for re-use
- Existing trees that are to be retained shall be suitably protected for the duration of the Works
- Adoption highway shall be excluded
- All trees & shrubs shall be appropriate for their location, using suitably sized robust specimens
- Trees shall be selected / positioned to avoid future mature root damage to structures & drainage and trees with staining berries or excessive leaf fall should be avoided
- Shrubs shall be low maintenance, resistant to selective weed-killer, not harmful and where excessively “prickly”, shall not be accessible to the public
- Trees & shrubs should be kept a minimum of 2.5m from adopted highway, using species that will not overhang and/or obstruct vision splays
- Temporary & permanent fencing shall be erected as necessary to protect trees & shrubs
- All grass areas shall be turfed using lawn turf

All landscaping and maintenance is to be undertaken by an appropriately specialist subcontractor.

All soil retained on site shall be fit for the use it is intended and where stockpiled, it shall be suitably protected.

All imported top soil shall be landscape quality and comply with BS3882:2015, with a test / analysis sheet for each load. Unsatisfactory soil shall be removed from site.

Notwithstanding any potential “capping” layer due to the need for site remediation, minimum topsoil depths shall be as follows –

- Grass – 150mm
- Shrubs – 300mm
- Trees – 600mm

The contractor shall ensure the subsoil is not overly compacted prior to spreading.

Delivery, storage and planting of bare root trees and shrubs shall be closely monitored and restricted to spring & autumn.

The Contractor shall be responsible for the maintenance of all communal landscaped areas for a period of 12 months from Completion, including weeding, pruning, watering (if required), grass cutting and gritting.