**Specification of Works**

**Swinbrook Estate Greening Project - rev1**

Working with the Residents and Resident Association of the Swinbrook Estate.





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# Specification

## Scope of Works

The contractor shall undertake the pricing and design of the Swinbrook Estate Greening Project inline with the specification and design drawings as below and attached in Appendix 6a, 6b and 5, for the below works package.

Works Package: (A) Hard Landscaping Works

## Installation Address

Swinbrook Estate

Acklam Rd,

London

W10 5YU

## Proposed Project Timeline

|  |  |
| --- | --- |
| **Title** | **Dates** |
| Project Tender Date | July 2021 |
| Project Tender Close | Late July 2021 |
| Project Evaluation Window | Early August 2021 |
| Project Award | Mid – Late August 2021 |
| Project Start | Late August / Early September 2021 |
| Project Conclude | Late September / Early October 2021 |

## Project Purpose

The purpose of the project is to create a green nature superhighway, including habitat creation and introduction of small SUDS along Acklam Road, which is part of RBKC’s Swinbrook Housing Estate. It is currently densely built-up, dominated by hardscape and concrete and heavily impacted by the traffic of the Westway (A40). Together, Swinbrook RA and Council will create a mini-park along the street: removing street clutter, adding planters hosting native winter and spring pollinating plants, adding woodland and marsh plants and introducing climbers along existing railings to capture carbon, as well as planting 12-15 trees. This will achieve numerous positive outcomes: introduction of greenery to an entirely grey space which is a community hub with high footfall, opportunities for engagement with nature to improve mental health and gain skills, reducing rainfall runoff to surface drains, increasing biodiversity by creating habitats, air quality improvements through careful species selection, and reduction in noise pollution with green screening and new permeable paving to replace concrete ground. This pollinating hotspot will also be a starting point for a boroughwide bee superhighway. Community gardening and engagement for all ages will be introduced, and the Council will support Swinbrook RA to continue to develop the scheme in coming years.

## General Standards

It is the purpose of this document to set out a guidance and minimum specification for the proposed project. All specified works approaches are to be used as guidance and works must be undertaken to all relevant British Standards or equivalent.

Scientific investigation into the Sustainable Drainage approach for the site must be undertaken by a suitable qualified professional and all tests are to be undertaken to the relevant British Standards. All designs and implemented systems for the Sustainable Drainage approach mush be to the relevant British Standards and withstand the requirements for storm events.

All measurements and quantities are based on site visit measures and will need to be confirmed by contractors on site prior to works commencement.

All intrusive locations to be surveyed and cleared prior to excavation works.

## General Site Overview

The site is has been divided into 5 areas of works to turn grey to green and expand the biodiversity of the site as per the attached design drawings in Appendix 6a. Each area has items of hard and soft landscaping that will be undertaken under the appropriate works package specification. For this, Works Package: (A) Hard Landscaping Works, the site-specific locations have been broken out below with the specification of approach. Not all sites are covered by the works package: (A) Hard Landscaping Works and thus have been excluded from the following.

## Site Specific Locations

Please refer to attached design drawings in Appendix 6a.

### Area 1

Area 1 comprises the initial introduction to the Swinbrook Estate, Acklam Road approach from the Portobello Market. The area is dominated by large brick built beds. The Works Package: (A) Hard Landscaping Works, designated for Area 1 consist of an area of 6 parking bays (Please refer to Appendix 6b) that are to be turned from current hardstanding to Permeable Paving. Parking site area is approx. 64m2

### Area 3

Area 3 comprises areas of vehicle parking, the entry to the historic underground parking and garage area and sections of limited use paving. The Works Package: (A) Hard Landscaping Works, designated for Area 3 consist of an area of 5 parking bays (Please refer to Appendix 6b) that are to be turned from current hardstanding to Permeable Paving. Parking site area is approx. 55m2. There is also a section of grey to green present approximately 71m2 which is to be turned over to soils and prepared for the installation of 3x new trees and floor covering plants by others.

### Area 4

The Works Package: (A) Hard Landscaping Works, designated for Area 4 consist of the major works for the site. The proposed new bin area is to prevent fly tipping and create a secure refuse space for the residents. This includes a new sheltered bin store with Sedum roof to create further greening and greater biodiversity to the site. The new Eco park proposed for the site is to be made in Area 4 with the proposed Sustainable Drainage System that the contractor will be required to design and install in line with British Standards.

### Area 5

The Works Package: (A) Hard Landscaping Works, designated for Area 5 consist of an area of 5 parking bays (Please refer to Appendix 6b) that are to be turned from current hardstanding to Permeable Paving. Parking site area is approx. 91m2. Area 5 also includes 2x areas of grey to greening works totalling approximately 68m2 and 30m2 for further works to be undertaken installing new trees and floor covering plants by others.

## Specification Approaches

### Permeable Paving Approach

Permeable paving approach is to be undertaken by the contractor at locations specified within Area 1, 3 and 5 of the full site. The aim is to increase surface area for natural drainage into the beneath soils while complimenting the current on-site surface water features.

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| **Item No.** | **Specification** | **Approx. Quantity** |
| **1.0** | Removal of onsite Tarmac & Sublayer (150mm Subbase excavation), in line with manufacturers specification and disposal in line with current guidance on safe disposal to a licensed site, at 3x locations as shown on attached Area drawings in Appendix A. Area 1 = 64m2 Area 3 = 55m2 Area 5 = 91m2 | 210m2  |
| **2.0** | Type 1 Subbase to be laid and prepared to 100mm | 21m3 |
| **3.0** | Supply and installation of GCL Product X-Grid Permeable Paving in Black to be installed to manufacturers specifications | 210m2 |
| **4.0** | Supply and installation of X-Grid Delineators for Bay Identification on all designated parking bays as per Parking Diagram attached. | 16 No. of Bays total |
| **5.0** | Woven Membrane supply and installation below permeable paving installed inline with manufacturers specification. | 210m2 |
| **6.0** | Bound Gravel (Old English path Yellow) to be installed within permeable paving inline with manufacturers specification. | 8.4m3 |

### New Bin Store Area

The new Bin Store is to provide a secure area to help with frequent fly tipping at the location. The proposed construction of a sheltered area with green roof will increase natural biodiversity on site.

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| **Item No.** | **Specification** | **Approx. Quantity** |
| **1.0** | Excavate soils from designated planter in bin area and remove old hedging. Dispose of all materials in line with current guidance on safe disposal to a licensed site. | 14.4m3 |
| **2.0** | Remove Eastern side of brick wall planter to create opening. Save bricks for reclamation if condition warrants or dispose of in line with current guidance on safe disposal to a licensed site. Retain southern and western wall sections on site for base of new Bin Store structure. | 6000mm x 500mm |
| **3.0** | Excavate Tarmac area and base of wall planter to a depth of 150mm and dispose of in line with best practice. Make sure that base of planter is level. Make sure to secure drainage. | 6m3 |
| **4.0** | Supply and Install new metal drainage cover for on site current inspection pit to surface water area. Install support for overflow pipe entry from adjacent SuDS project area as per attached pictures. |  |
| **5.0** | Supply and Install Type 1 Sub base to a depth of 125mm | 5m3 |
| **6.0** | Supply and install a Tarmac cover to a depth of 25mm in Type I-4 | 1m3 |
| **7.0** | Supply and Install Steel fabricated structure frame for new bin store. approx. 6m length x 1.25m Wide x 1.30m height from remaining wall structure. | approx 6000mm length x 1250mm Wide |
| **8.0** | Supply and Install fire resistant treated slatted wooden fencing to western wall and southern wall of Steel fabricated structure frame for new bin store. Fencing to be installed from top of brick work 6m length x 1.20m height to allow for a 100mm ventilation gap below roof. | approx 6000mm length x 1500mm Wide |
| **9.0** | Supply and install Sedum Roof to steel structure approx. 6m length x 1.25m wide upon an appropriate supporting structure. | approx 6000mm length x 1250mm Wide |
| **10.0** | Supply and Install new Large metal fabricated gate and gate posts to height 1.8m tall for access to new bin area and installation of small infill metal bar fence panel to secure area fully. Gate Colour Black - RAL9005 – Bar design with mesh inserts to allow visual access to area but prevent people putting arm through to access door handles. Punch lock combination with key override lock must be installed and code set as per instruction. Please provide 10x keys for gate override. Gate must be installed on a secure and safe Self closer. Gate must have protective shield around mechanism so people can not open from externally also.Gate Height 1800mm x Single Width: Minimum Gate opening- 1100mm aperture. Approx. 1200 infill fence panel based on gate and fence posts 100mm. | Height 1800mm x Single Width: Minimum - 1100mm gate aperture.  |
| **11.0** | Supply and Install freestanding supported green wall approx. 9m in length as per specified for secure bin area along the eastern extend of new bin area. Must be abuting front gate posts to prevent access - Specified as *Trachelospermum jasminoides* "star jasmine" on 1.8m high x 1.2m wide support frames | Length approx 9000mm = 7-8 x 1200mm wide plants |

### Grey To Green Approach

This item is to turn over old areas of grey hardstanding to new soft landscaping to create new spaces and connections to natural landscaping for planting and natural drainage.

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| **Item No.** | **Specification** | **Approx. Quantity** |
| **1.0** | Break out and excavation of all designated “Grey to Green” Areas across site locations 1-5 as per attached drawings, to a minimum depth 300mm | 60m3 |
| **2.0** | All excavated materials, rubble and paving to be disposed of in accordance with legislation at a licensed waste site. |  |
| **3.0** | Import and installation of graded topsoils to BS standards for usage in areas across the site locations 1-5 as per attached drawings to a minimum depth of 300mm | 60m3 |

### SuDs Garden

The new Sustainable Drainage System is being approached to look at ways to increase natural water drainage into soils for estates. The contractor will be required to undertake an investigation for design purposes and propose a small bioretention swale network for surface water rub off from the southern side roofs of Acklam Road properties 71 – 101.

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| **Item No.** | **Specification** | **Approx. Quantity** |
| **1.0** | The demolition and removal from site of the small 0.4m high brick wall from the western side of the 3x tree planted area. Dispose of all materials in line with current guidance on safe disposal to a licensed site. Retain soils behind wall for relandscaping connection. | Approx. 10m in length |
| **2.0** | Break out and remove hardstanding area in between proposed new bin area and to west of 3x tree planted area approx. 5.0m width x 11.3m length to natural ground approx. 300mm. All materials to be removed from site and disposed of in accordance to legislation | 5.0m x 11.3m to depth 300mm |
| **3.0** | Supply and install new inspection covers for area. Installation of new surface water run off emergency pipe to support excess emergency Swale water overflow. Drainage specification to be designed in correlation with SuDs. |  |
| **4.0** | Import and installation of graded topsoil’s to BS standards to landscape area with natural imported soils to create small even slope with onsite retained soils from 3x tree planted area as per associated drawings. |  |
| **5.0** | Contractor to undertake a Site Investigation to determine Soakaway potential and design a sustainable drainage system for roof surface water run off at Acklam Road properties (Nos.71-101 Acklam Road South Roof Side only) |  |
| **6.0** | Supply and Install designed sustainable drainage system network from roofs of Acklam Road properties 71 - 101 to be designed with minimum of 1x small detention pond to maximum depth of 0.50m (Or as specified in investigation design and agreed with Client) at Swale site entrance as per map, overflow swale route through site as per diagrams to maximum width 0.50m (Or as specified in investigation design and agreed with Client) and 1x large infiltration basin to a maximum depth of 0.8m(Or as specified in investigation design and agreed with Client) with overflow capacity pipe to emergency swale overflow as per above - Please see guidance on Sustainable Drainage Systems. |  |
| **7.0** | Investigate, design and install surface water drainage design to transport surface water run off from roof downpipes of properties Nos. 71-101 to SuDs network. All works requiring paving slab lift to be put back as found. |  |
| **8.0** | Supply and install 1x metal gate with gate posts. Gate Colour Green RAL6005 for entry to site. Height 1800mm x Single Width: Minimum - 1100mm with associated gate posts. (Site to be installed with hedging under soft landscape works package B.) | Height 1800mm x Single Width: Minimum - 1100mm |
| **9.0** | Supply Assa Padlock and 10x Keys. | 10x Keys |

## Defects Liability

The contractor shall provide a years defects liability from the date of principle completion.

## Appendix

Appendix 6a – Swinbrook Estate Greening Project CAD Proposals FINAL

Appendix 6b – Parking Bays Locations

Appendix 5 – Pricing Document