**Specification of Works**

**Swinbrook Estate Greening Project - Rev 1**

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: (B) Soft Landscaping Works

## Installation Address

Swinbrook Estate

Acklam Rd,

London

W10 5YU

## Proposed Project Timeline

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| --- | --- |
| **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: (B) Soft 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: (B) Soft 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: (B) Soft Landscaping Works, designated for Area 1 consist of an installation of 3x new Trees as per specified species for the area, replanting of the raised brick built bed inline with the specified flora for the location and the supply and install of 8x New concrete planter street furniture, planted with the specified flora for the location. Green walling installation upon the railings of the estate is also proposed on every other panel where planting can be achieved.

### Area 2

The Works Package: (B) Soft Landscaping Works for Area 2 comprises the replanting of the raised brick built bed inline with the specified flora for the location.

### Area 3

The Works Package: (B) Soft Landscaping Works, designated for Area 3 consists of the planting of 3x new Trees as per specified species for the area, and the planting of ground cover flora as per specified species for the area.

### Area 4

The Works Package: (B) Soft Landscaping Works, designated for Area 4 consist of the installation of approx. 40lm of hedging, planting of ground planting and shadey woodland plants to the new mini bio park area and the installation of bog planting in conjunction with the new SuDs installation. There is also the supply and installation of two natural log wooden benches for the area.

### Area 5

The Works Package: (B) Soft Landscaping Works, designated for Area 5 consist of an area of 5 consists of the planting of 6x new Trees as per specified species for the area, and the planting of ground cover flora as per specified species for the area.

## Specification Approaches

### Soils

New clean Soils are to be provided for the concrete planters that are being installed as a parking deterrent on site. All soils to be graded top soils to BS3882:2015 standards. Import certificates showing the soils composition to be included in hand over packet.

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|  | **Soils** |  |
| **1** | New clean Soils are to be provided for the concrete planters that are being installed as a parking deterrent on site. All soils to be graded top soils to BS3882:2015 standards | 0.5 - 1.0m3 |

### Concrete Planters

New Concrete Planters are to be installed in place of current bollards in Area 1 to help as a parking deterrent in the area. The planters are to be maximum 1700mm and minimum 1200mm length, 500mm width and 500mm height. Planters to be decorative and functional as street furniture with Holes for water drainage in planter base.

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|  | **Concrete Planters** |   |
| **2** | Removal of Black Bollard street furniture from Area 1. To Retain the two end Black Bollards. | Approx 20 |
| **3** | The supply and installation of concrete planters to replace current bollard on site. The planters are to be maximum 1700mm and minimum 1200mm length, 500mm width and 500mm height. Planters to be decorative and functional as street furniture with Holes for water drainage in planter base. | 8 |

### Green Wall Planters

Green wall planters to be installed on the internal residents railings side of the Acklam Road estate. Where soft landscaping is not present, approximately 22 units to be ordered and located on every other railing panel location along the stretch as per design and to be finalised on site. Planters to be used are minimum 1000mm length, 300mm wide, 300 height. Planters to be made of XXXX and have holes for water drainage in the planter base.

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|  | **Green Wall Planters** |   |
| **4** | Green wall planters to be installed on the internal residents railings side of the Acklam Road estate. Where soft landscaping is not present, approximately 22 units to be ordered and located on every other railing panel location along the stretch as per design and to be finalised on site. Planters to be used are minimum 1000mm length, 300mm wide, 300 height. Planters to be made of Hard Plastic and have holes for water drainage in the planter base. | Approx 22 |

### Green Wall Climbing Plants

Green wall plants to be installed on the internal residents railings side of the Acklam Road estate. Where soft landscaping is not present, approximately 22 units to be ordered and located on every other railing panel location along the stretch as per design and to be finalised on site. These plants are to be part of the Residents green wall initiative to help reduce the impacts of the local roads and Westway opposite the site.

The plants to be used are climbers specified within Appendix 6b

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|  | **Green Wall Climbing Plants** |   |
| **5** | Green wall plants to be installed on the internal residents railings side of the Acklam Road estate. Where soft landscaping is not present, approximately 22 units to be ordered and located on every other railing panel location along the stretch as per design and to be finalised on site. These plants are to be part of the Residents green wall initiative to help reduce the impacts of the local roads and Westway opposite the site. Plants to be specified as per Appendix 6b |   |

### Hedging Plants

Area 4 has approximately 40linear meters of hedging to create an area divide as per below. Species specification *Crataegus monogyna* "Hawthorne".

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|  | **Hedge Plants** |   |
| **6** | Supply and install hedging plants to secure area 4 new Bio Grden to a maximum height of 1.60m from ground level. Specified as Crataegus monogyna "Hawthorne" closely planted. | Approx 40lnr m |

### Soft Landscaping Plants

Soft landscape planting is required in Areas 1 – 5 and consists of a mixture of approaches depending on the location and requirements of the area. Some areas consist of ground cover planting and seasonal planting in both planters and beds to allow for a wide variety of biodiversity while some require more specialised planting such as bog plants.

#### Bog Planting

Area 4 specification requirement include a new small Sustainable Drainage System (SuDS) and thus bog planting for the surrounding area to create a natural habitat for species will help with the development of the site. Planting is to be specified as present within Appendix B to be planted in the specified areas of area 4.

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| **7** | **BOG PLANTS** |   |
|  | Supply and install planting to specified areas of area 4. Planitng is to be specified as per Appendix 6b | Appendix 6b |

#### Ground Cover Plants

Areas 3-5 of soft landscaping consist of mixed approaches of Seasonal Planting and ground coverage planting to increase the biodiversity and habitat for wildlife and visually interesting for residents. Planting is to be sourced by contractor and to be planted and located as per direction by Dominic Davies (RBKC HM - Environmental Manager) and resident volunteers of the estate on site. The specified planting is as per Appendix B.

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| **8** | **GROUND COVER PLANTS** |   |
|  | Supply and install planting to specified areas of areas 3, 4 and 5. Planitng is to be specified as per Appendix 6b | Appendix 6b |

#### Seasonal Planting

All areas will have some form of seasonal planting requirements as per the designs with Area 1 looking at seasonal requirements for the concrete planters to have some variety and biodiversity throughout the year for wild life, while the raised planters and beds of Areas 1-5 will seek to have seasonal planting to create visual interest and biodiverse environments for residents and wildlife year round.

Planting for the concrete planters to be specified as per Appendix 6b

Planting for the Areas 1 - 5 to be sourced by contractor and located as per direction by Dominic Davies (RBKC HM - Environmental Manager) and resident volunteers of the estate on site. The specified planting is as per Appendix 6b.

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| **9** | **SEASONAL PLANTS** |   |
|  | Supply and install planting to specified areas of areas 1,2,3 4 and 5. Planitng is to be specified as per appendix 6b  | Appendix 6b |

### Trees

The area is already planted with mature London Plane Trees and we are seeking to increase the diversity of trees in the area with the addition of specific species which are good for air quality and biodiversity. 12 new tress are to be supplied and installed as per direction by Dominic Davies (RBKC HM - Environmental Manager) and resident volunteers of the estate on site. The specified planting is as per Appendix 6b

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|  | **Trees** |   |
| **10** | Supply and installation of new strees within specified locations by D.Davies. Tree species to be specified as per Appendix 6b | 12 |

### Mulch for Weed Suppression

The new areas of grey to green transformation that are proposed and being undertaken by others are requiring the supply and installation of landscaping grade mulch which is Peat Free and nutrient rich. The Mulch is to be applied to help improve the soils moisture retention and suppress weed growth. Mulch is to be installed in all areas 1-5 where required. Mulch is required to be FSC compliant.

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|  | **Mulch for Weed Suppression** |   |
| **11** | Supply and installation of landscaping grade peat free FSC compliant mulch to areas 1,2,3,4 and 5 for moisture retention and suppression of weeds. | Approx 200m2 |

### Natural Log Benches

The new small eco park area of Area 4 is to be installed with 2x natural log benches to be supplied and installed at the designated locations in the site. The benches are to be a minimum of 1600mm in length and minimum 400mm seating depth section. The bench is to be raised off the ground to a seat height of 500mm.

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|  | **Natural Log Benches** |   |
| **12** | Natural log benches to be supplied, prepared with appropriate weather protection and installed at set locations as per design. Benches to be a minimum of 1600mm length by 500mm height and a minimum of 400mm seat depth. Logs to be raised off ground if required to achieve seat height. | 2 |

## 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 – Planting Species Specification and Number Requirements

Appendix 5 – Pricing Document