

HALLAM LAND MANAGEMENT LIMITED AND ST ALBANS SCHOOL

5 year maintenance programme for the newly constructed natural turf sports pitch at Woollams Playing Fields, st albans school.

18th September 2024

TGMS1284.4

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1. PART I:

1.1 PROJECT PARTICULARS

1.1.1 The Project

- Name: Woollams Playing Fields Extension.
- Nature: Natural turf playing field construction.
- Location: Woollams Playing Fields, 162 Harpenden Road, St Albans AL3 6BZ.
- Length of contract: TBC.

1.1.2 Employer (Client)

- Name: St Albans School.
- Address: Abbey Gateway, St Albans, AL3 4HB.
- Contact: Edward Saunders
- Telephone: 07775 786560.
- Email: esaunders@st-albans.herts.sch.uk

1.1.3 Principal Contractor (CDM)

- Name: Awardee of this contract, to be appointed.
- Address:
- Contact:
- Telephone:
- E-mail:

1.1.4 Consultant

- Name: TGMS Sports Surface Consultants trading under Professional Sportsturf Design (North West) Ltd.
- Address: 4 Doolittle Mill, Froghall Road, Ampthill, Bedfordshire, MK45 2ND
- Contact: Matt Young
- Telephone: 07702287660
- Email: matt.young@tgms.co.uk

1.1.5 Principal Designer

- Name: TBC
- Address:
- Contact:
- Telephone:
- Email:

2. PART II: MAINTENANCE PROGRAMME

2.1 INTRODUCTION AND SITE INFORMATION

2.1.1 Site information

The location for the new sports pitch is currently existing arable land.

2.1.2 Relevant site investigation

A feasibility study for the construction of a natural turf winter sports pitch at St Albans School (TGMS1284.2 Woollams Playing Fields HLM EQA Report 22 04 2024 Rev 0).

TGMS1284.4 Hallam Land Management Ltd Woollams Playing Fields Natural Turf Specification 24 07 2025 Rev 2 - A specification for the construction of new natural turf sports pitches and a natural turf cricket square at St Albans School.

The maintenance scheme within this document would be suitable for a duration of five years however it is strongly recommended that an experienced Agronomist undertakes regular (annual) site visits to understand future maintenance operations (which may be subject to change).

2.1.3 Arrangements to visit the site can be made by contacting:

- Name: St Albans School.
- Address: Abbey Gateway, St Albans, AL3 4HB.
- Contact: Edward Saunders.
- Telephone: 07775 786560.
- Email: esaunders@st-albans.herts.sch.uk

2.1.4 CDM (2015) Regulations

Not applicable

2.2 GENERAL SCOPE

The work proposed in this maintenance programme shall be as follows:

PART A: MAINTENANCE PROGRAMME

- Mowing
- Fertiliser application
- Herbicide (if required)
- Scarification
- Over-seeding
- Aeration
- Sand topdressing
- Pesticide/Fungicide application (if required)
- Drainage maintenance

These specifications relate to the winters sports pitches maintenance works only and encompasses the newly constructed sports pitches at St Albans School. This maintenance specification does not cover the natural turf cricket square as maintenance works can be more bespoke based on the performance characteristics of the square and the annual maintenance input. Cricket square maintenance should always include end of season renovations however the extent of these renovations can only be ascertained following investigatory works into the soil profile.



Figure 1 New sports pitches at St Albans School

General Notes

- All ancillary equipment to be fitted with low ground pressure tyres.
- Diesel or any other deleterious matter shall be prevented from contaminating the site etc. Any such matter allowed to pollute the site shall be removed together with all affected soil and/or plant material and carted to tip at the Contractor's own expense. Any material necessary to make good the soil formation or plant material will be provided by the Contractor and will be of the type and quality of the original material prior to damage, and must be approved by the Contract Administrator.
- It is the Contractor's responsibility to determine the presence of any services and utilities running through the site which may be affected during deep tine aeration. All this should be before the commencement of any work on site.

- Prior to start on site, the Contractor shall prepare a photographic Schedule of Condition and agree same with the Contract Administrator.
- The works listed below are not necessarily to be conducted in chronological order. It is the responsibility of the contractor to implement all items specified to the desired standards irrespective of the order that they are presented in this document.
- The implementation plan is to be used as a guide only, the chosen sports pitch contractor has absolute responsibility for the timings of all operations to achieve the desired outcomes.

2.3 DETAILED SPECIFICATION

PART A: MAINTENANCE SPECIFICATION

Item	Operation
P1	If applicable and depending on the operation, the Contractor shall allow for all necessary fencing and signage in order to secure the working and site compound areas and haulage routes in order to protect members of the public from the works. It is anticipated that fencing shall be used to demarcate the working areas and site compound. Footpath crossing points shall be marked appropriately.
P2	The Contractor shall allow for compliance with all relevant Health and Safety regulations including the Construction Design and Management regulations (CDM) 2015. This shall include performing the role of Principal Contractor.
P3	The Contractor shall allow for the provision of all welfare facilities for staff.
P4	The Contractor shall allow for the mobilisation and demobilisation of all necessary plant to complete the project.
P5	The Contractor will be responsible for making good any damage caused by maintenance.
P6	Please note, these specifications are purely advisory and based on best practice. This specification should not be carried out by personnel who are not competent in Sport Pitch maintenance. The implementation plan and schedule of works may change depending on ground and weather conditions.
A1	<p><u>Mowing</u>. It may be necessary to carry out the first cut in the early spring with a rotary mower if the grass has reached a height of more than 40 mm with uneven growth over the surface. The Contractor shall maintain the height of cut at 30 - 35 mm with low ground pressure cylinder mowing equipment for the remainder of the contract period. The grass should never be allowed to exceed a height of 50 mm. If the grass does become too long, the height of cut should be reduced gradually over 3 – 4 cuts to achieve the desired height allowing some time for recovery in between. N.B. On no account, should the grass height be reduced by more than 50% on any one occasion.</p> <p>It is anticipated that 30 cuts will be required in total throughout a growing season. Only cut grass when surface and sub surface conditions are dry. Excessive grass clippings are a significant contributing factor to thatch accumulation and disruption to surface uniformity, if thatch is becoming increasingly prevalent, grass clipping should be collected during mowing.</p>
A2	<p><u>Fertiliser</u>. The Contractor shall allow for a minimum of 4 turf fertiliser applications during the growing season to maintain healthy grass plant growth and colour throughout the growing season. Plan for the first application of fertiliser to commence in March/April when weather and ground conditions are conducive to the start of healthy turf growth. Fertiliser applications should not be applied when turf is under drought stress and should ideally be applied prior to rainfall. Allowance should be made for a sufficient number of fertiliser applications to maintain healthy growth and colour. The fertiliser regime should be based on the results of annual soil sampling to determine nutrient concentrations, but the following programme is provided as a guide.</p> <p>The grounds team may wish to apply liquid fertilisers which is perfectly acceptable however allowances should be made for more frequent applications. The addition of Primo Maxx is also recommended at the suppliers label application recommendations.</p>

Mar/April 15:5:15 at 350 kg/ha
June 12:5:5 at 350 kg/ha
August 15:5:15 at 350 kg/ha
Oct 4:5:15 at 350 kg/ha

A3 Weed control. An application of an approved and appropriate selective herbicide should be applied in the spring or early summer at least two weeks after any fertiliser treatment and at a time when grass growth is strong and healthy. Do not apply herbicide during periods of potential turf stress i.e. if the weather is hot and dry or if the weather is frosty. Apply herbicide strictly according to the manufacturer's label recommendations. Herbicide should only be applied by a competent certified operative. Risk assessments shall be carried out by all personnel paying particular attention to members of the public and wind conditions.

A4 Deep scarification. Scarification in two directions to a depth of 10 mm to reduce and maintain the level of organic material (thatch) at the grass sward base and encourage the development of an upright grass sward. Scarification should only be implemented during strong growing conditions and following a fertiliser application at least 2 weeks prior to scarification. All arising shall be disposed of off-site. Do not scarify in wet ground conditions or during periods of drought.

A5 Overseeding. The pitch should be over seeded as and when required with special attention to areas most vulnerable to high wear such as goal mouths and centre areas.

Worn areas of a pitch can be overseeded at any time from March through to September, although generally over-seeding is carried out at the end of the playing season to ensure new grasses are well established by the start of the following season. Overseed using a disc or dimple seeder using a suitable Perennial ryegrass seed mix drilled at ~25 g m². The seed mix shall be made up from at least three varieties each with a minimum rating for the mean of live ground cover and visual merit of 7.0 as listed in the latest BSPB Turf grass Seed Book, Table S1: Perennial Ryegrass, Sports Uses.

Areas of high wear. Areas of high wear - should be dressed and seeded using a divot repair mix (seed/sand) during the playing season as required in order to maintain good grass cover. These areas should be hand watered (if necessary) to ensure rapid grass germination and establishment.

End of season Renovation. At the end of the season the whole pitch should be scarified, aerated (Verti - drain), over seeded and sand top dressed (see section A7) as part of the overall maintenance programme.

A6 Aeration. Verti-drain the development area on two occasions (e.g., April and September) when ground conditions are suitable (sufficient water content to allow penetration of Verti-drain tines to full operating depth). Ideally use 18 mm diameter solid tines working to a minimum depth of 200 mm below the surface. Heave shall be dictated by ground conditions.

In addition, it may be beneficial to occasionally use linear de-compaction treatments (such as an Earthquake or Shockwave) to improve sub surface drainage conditions. This process encourages the development of cracks and fissures underneath the soil surface which improve gas and air exchange, root depth and water infiltration.

Additional aeration treatments (e.g. slitting or spiking) during the playing season would also be highly beneficial to maintain surface drainage rates. All of the above aeration treatments should only be undertaken when ground and surface conditions

are suitable. Please note: Avoid using rollers to flatten spots pitches as this can cause a significant reduction in drainage efficacy due to over-consolidating (compacting) soils.

A7 Sand topdressing. Nominal 1 x 6 mm application to be applied to the surface when turf is healthy and actively growing in late spring and during renovation work. Topdressing treatments should be preceded by an appropriate mechanical treatment such as Verti Draining or scarification and thoroughly brushed into the surface after application when sand is dry. Sand to comply with the following specification:

- V. coarse sand (2.0 – 1.0 mm) <5%
- Coarse sand (1.0 – 0.5 mm) 10 – 20%
- Medium sand (0.5 – 0.25 mm) 55 – 70%
- Fine sand (0.25 – 0.15 mm) 10 – 20%
- V. fine sand (0.15 – 0.05 mm) <5%
- Saturated hydraulic conductivity >300 mm h⁻¹.
- pH 5.5 – 7.0.
- Contain less than 0.5% (w/w) CaCO₃.
- Compliant with Tier 1 Classification.

After application, the surface shall either be brushed or drag-matted to work the sand into the surface. Sand shall not be applied if the turf is under stress (e.g. drought conditions).

A8 Pest and disease control. Pest and diseases should be controlled using an approved control agent if required. Any pest and diseases should be identified by an experienced sports turf Agronomist who will recommend the appropriate treatment. To help reduce the onset of disease, frequent due removal, particularly during the autumn and winter months can help reduce disease manifestation.

A9 General Use of the Pitch. After each match, divot and tread the divots back into position. This will remove any bare soil which allows weeds and weed grasses to germinate. Filling in divots with seed/soil mix will help to maintain better grass coverage.

A10 Maintenance of existing drainage. Annual inspections of the drainage infrastructure shall be undertaken. All silt shall be removed from the silt traps within the inspection chambers.

Any drainage settlement shall be dressed using a suitable sports specific medium-fine sand with care taken not to smother the grass plant. Any settlement shall be dressed to surrounding surface levels, this may involve little and often sand applications.

Every five years, the collector drains shall be jetted to clear any silt or debris within the pipes which may be inhibiting flow. Outfall should also be checked to ensure no foreign objects etc. are blocking outfall.

It is recommended that camera surveys are completed every 5 years to ascertain the collector pipes integrity.

Important, please note:

This maintenance plan is based on the expected agronomic conditions of a pitch at handover following construction and a 12-month maintenance period. The maintenance guidance contained within this document is advisory and to be implemented by a competent, experienced Sports Pitch contractor/grounds person. The implementation of the practices outlined in this

document may vary based on weather and ground conditions, as such TGMS will not accept responsibility for poor outcomes from maintenance operations completed in poor conditions.

2.4 INDICATIVE WORK PROGRAMME – TYPICAL MAINTENANCE PROGRAMME (Annual)

	August	September	October	November	December	January	February	March	April	May	June	July
Mowing	Essential	Essential	Essential	Essential	Essential	Essential	Essential	Essential	Essential	Essential	Essential	Essential
Fertiliser (x4)	Essential		Essential						Essential			Essential
Aeration Verti-draining, earthquaking	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions					When required according to growth and ground conditions	Essential	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions
Slitting/Quadraplay	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions
Scarification										Essential		
Sand top dressing										Essential		
Over seeding/high wear areas	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions	When required according to growth and ground conditions				When required according to growth and ground conditions	When required according to growth and ground conditions	Essential	When required according to growth and ground conditions	When required according to growth and ground conditions
Weed Control		Essential							Essential			
Pest/Disease Control		May be required	May be required	May be required	May be required	May be required	May be required	May be required				

May be required	May be required
Essential	Essential
When required according to growth and ground conditions	When required according to growth and ground conditions

2.5 DESIGNERS ASSESSMENT OF RESIDUAL RISK

2.5.1 The project:

- Name: Woollams Playing Fields.
- Nature: Natural turf playing field maintenance.
- Location: Abbey Gateway, St Albans, AL3 4HB.

2.5.2 Nature of work:

PART A: MAINTENANCE PROGRAMME

- Mowing
- Fertiliser application
- Herbicide (if required)
- Scarification
- Overseeding
- Aeration
- Sand topdressing
- Pesticide/Fungicide application (if required)
- Drainage Maintenance

2.5.3 Timescale for works:

Implementation Plan, however, all operations are subject to the correct weather conditions and may change based on the knowledge of the maintenance contractor.

2.5.4 Existing drawings:

Not applicable.

2.5.5 Existing environment:

N/A

2.5.6 Residual risk to maintenance workers:

1. Tetanus.
2. Injury from vehicle movements in and around site.
3. Fertiliser application.
4. Herbicide application.
5. Materials handling, including bulk materials handling.

2.5.7 Residual maintenance risks:

1. Handling, storage and application of pesticides.
2. Handling, storage and application of fertilisers.
3. Dust (soil).
4. Manual handling.
5. Use of machinery including tractors, mowers, rollers and others.
6. Vibration.
7. Confined, deep spaces (maintenance of inspection chambers)

2.5.8 Residual operator risks:

1. Risk of acute and chronic sport injury – this risk has been minimised through the use of industry approved products and systems, material selection, the use of industry best practice design and the use of performance testing.

2. The use of sports facilities during the construction phase (this risk is owned by the Contractor and the Client and behaviour; coordination and communication are as important as physical control measures such as fencing and signage).

2.5.9 Maintenance materials that are hazardous to health:

1. Fertiliser
2. Soil
3. Herbicide
4. Cement
5. Fuel/oil

2.5.10 Site wide elements:

The working areas and haul routes shall be secured prior to any works commencing.

2.6 CONFIDENTIALITY

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2.7 CONTACT DETAILS

TGMS
4 Doolittle Mill
Froghall Road
Amphill
Bedfordshire
MK45 2ND

Tel: 01525 307060
Mob: 07399 261794
Email: matt.young@tgms.co.uk