

SOFT LANDSCAPING WORKS

LAND AND PREMISES (FORMER BATLEY & DISTRICT COTTAGE
HOSPITAL) AT TRANSVAAL TERRACE/CARLINGHOW HILL, BATLEY,
WF17 0AA

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This Soft Landscaping Works has been prepared for the project at LAND AND PREMISES (FORMER BATLEY & DISTRICT COTTAGE HOSPITAL) AT TRANSVAAL TERRACE/CARLINGHOW HILL, BATLEY, WF17 0AA and to be read in conjunction with all other relevant Landscaping specialists' drawings, details and specifications. All works are to be carried out in accordance with the latest edition of the building regulations and any amendments, together with all relevant British codes and Standard of Practice. All materials and proprietary items are to be fixed/installed/applied in strict accordance with the respective manufacturer's recommendations. At all stages of work, the contractor will be responsible for and must ensure the overall stability of all buildings, structures and excavations etc is maintained. During the construction works all existing live drainage is to be adequately protected and normal flows maintained. ©

01. GENERAL

All works to be in accordance with most current Building Regulations and amendments and to the satisfaction of the consulting Landscaping Architect.

All works by the Contractor must be carried out in compliance with the requirements of all relevant British Standards, Codes of Practice, etc, and with the requirements of all relevant and current Statutory Authority regulations.

All works shall be carried out in accordance with good professional horticultural practice by qualified and experienced staff. Works shall comply with all relevant and current British Standards and codes of practices including:

Topsoil, BS 3882: 2015

Nursery Stock: BS 3936 1-9

Turf, BS 3969: 1998 +A1: 2013

Tree work, BS 3998: 2010

Transplanting root balled trees, BS 4043: 1989

Code of Practice for general landscape operations, BS 4428: 1989

Trees in relation to construction BS 5837: 2012

Grounds maintenance, BS 7370: 1998

Joint Council for Landscape Industries (JCLI) Committee for Plant Supply and Establishment 'Guidance on Handling and Establishing Landscape Plants' see Appendix 1, HTA National Plant Specification

All works within the contract and by the Contractor must be carried out in such a way that all requirements under The Health and Safety at Work Act are satisfied and maintained. Contractor to comply with requirements under CDM 2015.

02. PROGRAMME AND PROTECTION OF COMPLETED WORKS

The Contractor shall ensure that soil works and planting are programmed to take account of the construction schedule so as to avoid prolonged storage of topsoil and soft landscape materials on site and to minimise risk of damage to areas where:

- Subsoil has been decompacted
- Topsoil has been spread
- Planting or turfing has been completed

Protection shall be provided to any areas that have been:

- Decompacted/cleared of site materials and debris
- Spread with imported subsoil
- Topsoiled
- Planted or turfed

In the event of works by other trades being required after planting has taken place, the contractor shall ensure that planted areas are protected before commencement of other works.

03. PLANTING SEASON and TEMPORARY HOLDING SYSTEMS

Where possible plant material specified to be supplied as rootballed or bare-root specimens shall be planted during the dormant season between late mid-November and the end of March.

However where the construction programme requires rootballed or bare-root material to be planted outside the dormant season, these plants will need to be lifted during the winter preceding the intended planting period and placed in temporary holding systems. These shall be:

- Spring rings or coco wrapping for trees, hedges and large specimen shrubs, depending on timing of the out of season planting.
- Containerisation for all other plants.

Main Contractor and Landscape Contractor to liaise with Project Manager regarding timing of landscape operations, potential site delays etc. to ensure that all planting can be implemented when required.

04. WEATHER

Cultivation and spreading of topsoil shall take place when soil is reasonably dry and workable. Soil operations, planting and seeding shall not take place in frozen weather conditions or when soil is waterlogged. Trees shall not be planted during high winds.

05. RETAINED TREES AND VEGETATION

Where existing trees are retained within the site or are located immediately adjacent to the site boundary, they shall be protected in accordance with BS 5837: 2012 'Trees in relation to construction' and the Tree Survey/tree protection drawings. Protective fences shall be erected prior to start of any works on site, including demolition works and erection of site accommodation

Once installed and approved, fences shall be maintained in good condition throughout the life of the contract and the Contractor shall regularly monitor the condition of fences during the construction period. Any damage shall be immediately repaired. Fences may not be moved or relocated for any reason without agreement from the Client Agent (CA)

Do not permit access for pedestrian or vehicular traffic, store any materials or carry out any works within the designated root protection area. Site accommodation may not be located within 3m of the designated root protection area of any retained tree or hedge.

06. WEED AND PEST CONTROL

Use of herbicides and pesticides shall be minimised. Where use of chemical controls is necessary, herbicides and pesticides shall be listed in the current Agricultural Chemical Approval Scheme, approved under the Control of Pesticide Regulations 1986 and COPR (Amendment) Regulations 1997. All applications of herbicide shall be undertaken in strict accordance with the Control of Substances Hazardous to Health (COSHH) regulations and be applied in accordance with the Food and Environment Protection Act (FEPA) by licensed operators at manufacturers recommended rates.

The Contractor shall be responsible for the safe and proper storage, application and disposal of any herbicide she/he shall use and shall comply with all relevant legislation, Statutory Instruments and Codes of Practice. Herbicides are not to be left unattended unless placed in a securely locked container.

07. HAUNCHING

Haunching for kerbs and paved areas next to tree pits, hedge trenches planting beds and lawn areas shall have vertical sides and shall not extend into any planting zone or area to be turfed/seeded beyond the minimum required to support adjacent hard surfaces or structures. Typically this shall be 150mm unless otherwise instructed.

If the Landscape Contractor finds any haunchings wider than 150mm they shall advise the Contractor and the Contractor shall cut back haunchings to the minimum required extent and to provide vertical sides.

08. GROUND PREPARATIONS

Subsoil Excavation

Excavations in preparation for topsoil spreading and planting shall be as per tree pit and soil depth drawings.

Existing Subsoil

Following excavations, existing non-contaminated subsoil may be suitable for re-use. Prior to spreading any topsoil, existing site subsoil must be cleared of all debris, physical contamination, bulk vegetative growth and stones above 100mm dia. in any direction. Subsoil whether existing or imported shall be decompacted as required so that it is fully free draining.

Proofs, including for rear gardens shall be submitted to Landscape Architect and CA

Subsoil that fails to drain freely or shows signs of waterlogging shall be reported to the Landscape Architect and CA.

Grading shall ensure that finished topsoil levels will marry in with existing ground or as otherwise specified and no sudden changes in level occur at any point. All arisings shall be removed and disposed of away from the site at the contractor's expense. Any undesirable arisings shall be removed and disposed of away from the site at the contractor's expense.

Imported subsoil, if required, must be analysed by a specialist soil laboratory.

A separate analysis is required for each source of subsoil and each analysis must be accompanied by a report certifying the analysed sample's compliance for use as a general landscape subsoil

The declaration of analysis shall include the following details:

- Information confirming the source(s) of the soil being analysed
- pH value of the soil and lime requirement
- Electrical conductivity
- Available phosphorus, potassium, magnesium and trace elements
- Contaminants harmful to humans and to animals (pets and wildlife in general)
- Contaminant detrimental to healthy plant growth (phytotoxic)
- Soil Texture

Subsoil shall be spread evenly, without being compacted, in consolidated layers of no more than 150mm to achieve smooth contours and specified finished levels. Minimum final depths of Subsoil after settlement shall be:

- Tree Pits: 600mm below 300mm topsoil layer
- Hedges and Shrub Areas - 300mm below 300mm topsoil layer
- Lawn Areas - 200mm below 150mm topsoil layer

Topsoil

Existing site topsoil may be stripped and re-used in accordance with the following 'Stripping' and 'Storage' clauses.

Existing Topsoil – Stripping

Areas to be stripped of topsoil shall be treated twice with an approved herbicide two weeks prior to stripping. Strip to an overall depth of 100mm, ensuring that subsoil is at no time mixed with topsoil that is to be stored and re-spread. Stripping shall not be undertaken during periods of waterlogging and frost.

Topsoil Storage Stockpiles Establishment and Management

Topsoil stockpiles whether for existing soil from the site or for imported soil:

- Shall not exceed 1.5m in height
- Soil shall not be compacted during any operation relating to the stockpile
- No vehicles may be driven on the soil pile at any time.

The stockpile shall be sprayed at least three times during each growing season before re-spreading. Contaminated or weed infested topsoil shall not be spread but removed from site and replaced at the Contractor's expense.

Imported Topsoil

Quantity: Provide sufficient quantity as required to make up any deficiency of topsoil existing on site and to complete the work.

Imported topsoil shall meet all standards identified in BS 3882: 2015

Stone: soil shall be reasonably free of stones

- Size in any dimension (maximum): 20 mm.
- Stone content by dry weight (maximum): 20% of which fraction 2mm-5mm should be no more than 15% and fraction 20mm-50mm should be no more than 5% (no stones above 50mm allowed).
- Foreign matter: On visual inspection, soil shall be free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.

Submit: Soil analysis in accordance with BS 3882: 2015 'Topsoil'

Soil Analysis

Topsoil whether retained or imported shall comply with BS 3882: 2015 General Purpose Grade Soil to be analysed: Any stored topsoil from the site and each source of imported topsoil; each analysis sample to be collected in accordance with BS 3882: 2015, Annex A.

Submit:

- Declaration of analysis including the following details:
 - Information confirming the source(s) of the soil being analysed
 - pH value of the soil and lime requirement
 - Electrical conductivity
 - Available phosphorus, potassium, magnesium and trace elements
 - Contaminants harmful to humans and to animals (pets and wildlife in general)
 - Contaminant detrimental to healthy plant growth (phytotoxic)
 - Soil texture
 - Organic matter content and total nitrogen content
 - Particle size distribution by mechanical analysis\
- Report detailing soil analyst's assessment of the soil against the requirements BS 3882 2007 and recommendations for any improvements that may be required.
- Submit report to: CA and Landscape Architect and obtain approval for topsoil source prior to placing any orders.
- No topsoil orders to be confirmed prior to confirmation of approval by CA and LA

Sample Stockpile for Comparison of Soil Deliveries

A sample stockpile of at least 3m³ shall be retained on site throughout topsoiling works, for each source of imported topsoil, so that consistency of supply can be checked on site.

Topsoil Spreading

The Soft Landscape Contractor shall inspect all subsoil preparations to ensure that they are free draining and comply with specification requirements. Once satisfied that subsoil is free-draining and free of all debris etc. the soft landscape contractor shall accept handover of the subsoil and no subsequent claim on the basis of inadequate subsoil preparations shall be accepted.

Topsoil shall be spread evenly, without being compacted, in consolidated layers of no more than 150mm to achieve smooth contours and specified finished levels. Minimum final depths of topsoil after settlement shall be:

- Tree Pits, Hedges and Shrub Areas - 300mm
- Lawn Areas - 150mm

NOTE: Required depths of decompacted free-draining subsoil vary for each type of planting, see subsoil clauses above

At time of planting, turfing or seeding, soil shall be evenly graded and free of all site debris, contaminants, weeds and weed propagules. Maximum permitted stone sizes are as follows:

- Shrub beds and areas to be turfed: 20mm in any dimension
- Areas to be grass seeded: 10mm in any dimension

Finished Levels

Topsoil shall be spread to achieve the following finished levels:

- After mulching and settlement planted areas shall be slightly recessed from stone paths / kerbs and other hard standing areas (10 to 20mm below hard surfaces)
- Lawn areas shall be slightly raised by 10 to 20mm above surrounding paths inspection covers and kerbs
- Not less than 150mm below the damp proof course level of any adjoining buildings.
- Unchanged within the root spread of existing trees
- Married in with adjoining soil areas

09. PLANT SUPPLY AND PLANT HANDLING

Generally: All plant material shall be of the specified size and species unless otherwise agreed. Containerised plants shall be well rooted, not pot-bound and comply with the relevant sections of BS 3936 (Nursery Stock) and the standards specified in National Plant Specification.

All plant handling and storage to comply with BS 4043 (Transplanting rootballed trees) and the JCLI Committee for Plant Supply and Establishment Guidance on Handling and Establishing Landscape Plants (HTA National Plant Specification Appendix 1).

Sourcing of Plants and Nursery Inspections

All trees, hedges and specimen shrubs shall be sourced at least 18 months prior to commencement of planting and approved by the landscape architect.

Three months prior to delivery to site, the condition of selected trees, hedges and specimen shrubs shall be inspected at the nursery by the landscape architect. Notwithstanding any previous

approvals, plants not meeting the precise specification standards at the time of this inspection shall be rejected and replacements sourced at the cost of the Contractor. All replacement plants to be approved by the landscape architect prior to confirmation of orders.

Planting

Plants shall be placed in an upright position in the centre of the tree-pit or planting hole at the same level as in the nursery or container.

New Trees

Trees shall be supplied to the height, spread, girth size and number of times transplanted as specified on the Planting Plan. Proof of transplanting details shall be provided to the Landscape Architect and CA. Trees that do not conform precisely at time of delivery to site shall be rejected. Trees shall be supplied wire rootballed for winter planting or transferred into the appropriate temporary holding systems where phased handovers and therefore planting need to be programmed between end of March and mid-November.

Tree locations may not be changed on site.

Tree pits shall be as shown on BHSLA tree pit drawings. At time of planting the sides of each tree pit shall be scarified and the bottom of each pit shall be broken up to a minimum depth of 150mm. 40 litre Treestart or similar compost shall be incorporated into the backfill for each tree.

Linear root barriers shall be installed on the road side of all street trees. Details as per landscape drawings.

Underground guying

Trees shall not be staked but shall be secured using an underground guying system to BS 4043 system approved by Landscape Architect, to be installed according to manufacturer's instructions.

Alternatively, an approved 'Dead Man Anchor' method, may be used provided that the contractor can guarantee the structural stability of the trees in the ground specific conditions.

Aeration and Irrigation

All new trees, shall be provided with aeration and irrigation system approved by Landscape Architect.

Trees shall be planted at the same level as in the nursery.

Hedges

Hedges shall be supplied as 'instant' hedging with full leaf-cover to base of all plants. Hedges shall all comply with species, height, spread and spacing identified on the Planting Plan. Plants shall be contract grown in troughs or individual containers and reserved at the nursery at least 18 months prior to the programmed planting date. All reserved plants to be inspected at the nursery as specified above.

Shrub Planting

Plants shall be of size and species indicated on Drawings and shall comply with all specified standards. Containerised plants shall be well rooted and not pot bound. Plants shall be planted upright in centre of individual planting pit as same level as grown in nursery or as in original container.

Matrix Planting

Shrubs and or herbaceous matrix mixes are to be planted as per densities specified and with a random layout (no clumping, unless specifically mentioned). Follow examples shown on typical layout diagrams given for some of the main mixes.

Specimen Shrubs emerging out of Herbaceous/shrub Matrix

Allow for future growth when setting out specimen plants. Position plants away from main circulation routes or from edge of beds.

Bulbs

Bulbs shall be firm and entire, not dried out, shrivelled or rotting and shall be free from pests, diseases and fungus. Remove from packaging immediately.

Unless otherwise specified on the drawings, bulbs shall all be planted at the same time, thrown and planted where they fall at random, throughout the area(s) identified on the landscaping plan.

If the programme does not allow for bulb planting to take place during the normal bulb planting season, bulbs shall be planted at the appropriate time during the defects liability period. In the event that bulb planting takes place during the defects period, the Contractor shall issue proof of planting to the Landscape Architect and CA at the time.

10. MULCH

Gravel mulch

Areas specified to receive gravel mulch shall be mulched with a 20mm layer of gravel – sample to be approved). The final level after soil settlement, planting and mulching shall be 20mm below with adjacent kerbs and paved surfaces.

Bark Mulch

Areas specified to receive bark mulch shall be mulched with a 50mm layer of fine composed bark. Bark should be capable of good stability and not be subject to wind blow. Mulch shall be applied after watering. The final level after soil settlement, planting and mulching shall be even with adjacent kerbs and paved surfaces and 50mm above adjacent lawns.

11. GRASS

Turf shall be high quality, Rolawn Medallion (O.E.A) to conform with BS 3969 with an even sward and free from moss and weeds such as clover, pearlwort and yarrow.

All turf shall be laid on a moist and even bed with a fine tilth, free from stones and debris above 20mm and laid within 18 hours of delivery. Areas to receive turf shall only be cultivated when the soil is reasonably dry and workable. If standing water collects, such areas shall be drained prior to turfing.

Turves shall be laid close butted with staggered joints and all edges shall be firmly butted together. Provide a 100mm mowing edge next to all fences.

Finished grades shall be even, with no sudden changes in level. Edges shall clean-cut to straight edges. A mixture of topsoil and sand shall be brushed -in to fill the joints and then lightly firmed down by a board or light roller, areas of settlement shall be levelled out. Turf shall be watered well when complete. In the absence of rainfall the turf is to be watered regularly until good establishment is ensured.

First Cut: When grass is approximately 40-80 mm high remove debris, litter and all stones and clay balls larger than 25 mm in any dimension and roll with a light roller. About 48 hours later and when grass is reasonably dry, cut with a sharp bladed mower to approximately 25 mm high. Remove and dispose of all arisings.

12. WATERING

All planted/seeded areas to be watered on day of planting/seeding and whenever necessary to ensure good establishment and healthy long-term growth.

13. FINAL LEVELS

After mulching and settlement planted areas shall be slightly recessed from stone paths / kerbs and other hard standing areas (10 to 20mm below hard surfaces) except for lawn areas which are to be slightly raised (10 to 20mm) above surrounding path/steel edge levels.

14. PRACTICAL COMPLETION/PLANT GUARANTEE/FINAL COMPLETION

At Practical Completion, all landscape areas to be clean and tidy with even grades. All areas to be fully be planted and to comply with specification. Plants will be snagged at Practical Completion and at the end of the defects period. All plants shall be guaranteed for a period of 5 years from the date of Practical Completion handover and a further snagging will take place at the end of the defects period. Replacement planting or making good of seeded areas may be required at each stage.

15. MAINTENANCE

The contractor shall maintain all soft landscape works from time of planting until date of Final Completion at the end of the defects period for all areas excepting rear garden lawns, which shall be maintained from date of turf laying to date of practical completion handover to the client. At 'End of Defects' /Final Completion all works to be as per the planting plans and specification. All plants turf or seeded areas that have failed to establish shall be replaced or made good including plants that have been stolen or vandalised.

The Contractor shall provide regular monthly maintenance reports and shall be responsible for replacement of all vandalised plants at 'End of Defects' unless damage has been noted in the reports.

Standard of Work, Programme and Reports

All operations shall be undertaken in a professional manner in accordance with the principles of good horticultural practice and the relevant and current British Standards.

Maintenance Reports - The contractor shall submit monthly maintenance reports to the Employer's Agent in which operations carried out are listed and problems pointed out. This shall include vandalised or trampled plants and lawn including development of desire lines.

No claims that areas have been trampled and vandalised shall be accepted unless they have previously been identified in the report. Should the contractor fail to submit maintenance reports by the end of the months following the month in which the work was carried out, the Employer may appoint another landscape contractor to carry out maintenance works and counter charge the contractor.

The Employer will monitor the quality of maintenance work and regularity of visits. The Contractor is required to deliver a tenants satisfaction card as issued by the Employer every three months during the maintenance period.

Removal of Debris, Cleaning of Works

The contractor shall clear away all rubbish and debris from all operations as the work proceeds. Earth, grass cuttings and rubbish shall not be allowed to remain on footways and hard surfaces. Burning on site is not permitted. Mulch shall be swept from all hard surfaces.

All areas are to be left clean and tidy on completion of each day's work. On completion of the Contract, the Contractor shall remove all structures used in connection with the works, clean up and leave the site in a clean and tidy condition and make good any damage.

Water Supply

In the event of drought conditions the contractor shall notify the area office of any restrictions on the use of water from the supply and propose alternative water sources and the costs of so doing which, following instructions, may be an extra cost to the contract. Failure to notify shall mean the landscape contractor will be responsible for any subsequent plant losses.

Scope of Maintenance Works

The scope of maintenance works shall be:

- Weeding
- Watering
- Tree monitoring and maintenance including existing retained trees and off-site trees with canopies overhanging the site
- Formative pruning and shaping of shrubs and hedges
- Management of pests and diseases including herbicide and pesticide applications where required
- Autumn leaf clearance
- Litter picking and sweeping

Mowing and Edging

Grass cutting should commence as soon as the grass exceeds 40-80mm in the spring and carried out to be kept below 75mm at all times. The frequency of cutting shall not be less than that which will maintain this standard. If grass is left to grow longer than 75mm it shall be raked and removed from site. Shorter cuttings may be left on the lawns. Weather conditions and growth rate may necessitate fewer or more cuts and the tender should be based on adherence to the height specification.

All grass areas adjacent to hard surfaces shall be maintained with clean firm edges to prevent encroachment. Lawns are to be edged on a bi-monthly basis during the mowing season. Turf shall be kept weed free and a circular area of 1m dia. below trees shall be kept clear of vegetation at all times and edged as above.

Prior to client handover all edges shall be cut to clean straight lines using an edging tool. All arisings shall be removed as work proceeds.

Weeding

The Contractor shall maintain all shrub beds in a weed free condition at all times. This may be achieved by a combination of weeding and the use of approved chemical herbicides. No herbicides may be used in areas containing herbaceous perennials. Care must be taken to avoid damage to, or disturbance of the roots of the planted material.

All weeds, dead plants and debris resulting from a weeding operation shall be collected and removed from the site as the work proceeds. The SO shall be informed if shrubs have died and been removed and an indication as to the reason shall be given. Adjacent paths or other surfaces shall be swept clean as the work proceeds and the site left tidy at the conclusion of each day's work.

Pruning

Shrubs shall be pruned in accordance with good horticultural practice if the cause a hazard to pedestrians or vehicles by outgrowing their beds. Pruning shall not be carried out in such a manner that tops are sheared off but attention shall be paid to the growth habit of the species. If plants are damaged by unskilled pruning they shall be replaced at the contractors' expense. Minor tree works shall be carried out such as removal of branches overhanging paths or the removal of broken branches. Trees shall be visually inspected from the ground on a 6 monthly basis and should tree works be required the Employer's Agent shall immediately be informed and a quotation shall be provided. Pruning shall be carried out by skilled labour only. All prunings, dead plants and other debris shall be collected and removed from site at the end of each day's work.

Hedges shall be clipped annually in late summer. The finished work shall be even in appearance. Hedges shall be clipped in such a way as to achieve a straight level surface along the tops, sides, ends and make due allowance for A shapes with the tops slightly narrower than the bottom.

Herbaceous plants should be trimmed according to their growth habits, normally twice, once in the autumn to contain unsightly growth and again in spring when foliage has died back.

Leaf Clearance and Litter

All paper, litter, tin cans, bottles, leaves and other incidental rubbish shall be removed from shrubberies and lawns on a monthly basis. Leaf litter shall be cleared from lawn areas at the end of the autumn. Mulch shall be swept off all paved surfaces at each maintenance visit.

Hard Surfaces

Paved hard surfaces in communal areas shall be weed killed once during the growing season using approved herbicides or a steam operated weed gun.

Replacement Planting Prior to Final Completion

All planting and turfing carried out by the Contractor shall carry a guarantee for 5 years from the date of Practical Completion. The Works as finally handed over shall fully meet the original specification in all respects. A plant or area of grass may need replacing more than once if the original plant, as well as its replacement, has failed to establish. Plants, which have been stolen, trampled or vandalised and have been reported in the monthly maintenance reports, shall be replanted in accordance with original specification.

Replacement Planting post Final Completion

All planting and turfing carried out by the Contractor shall carry a guarantee for 5 years from the date of Practical Completion. Biyearly maintenance will be carried out by a reputable landscaping management company in March and September, organised by the client. The Works shall fully meet the original specification in all respects. A plant or area of grass may need replacing more than once if the original plant, as well as its replacement, has failed to establish. Plants which have been stolen, trampled or vandalised and have been reported in the biyearly maintenance reports, shall be replanted in accordance with original specification.