DETAILS TO COMPLY WITH CONDITIONS

E-8186
E-1105

1756/SW/JAG

June 2004

ANDREWS KALIK HARRIS
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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PERFORMANCE SPECIFICATION FOR LANDSCAPING
(to be read in conjunction with Landscaping Drawing 1756/14)

1 & 3 MAYFIELDS, SINDLESHAM

WESTBUILD HOMES

All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management. The quality of all landscape work to comply with B.S. 4428, 1989 specifications. 'General landscape operations'.

EXISTING FEATURES

- All construction works/tree protection to be in accordance with B.S. 5837 – 1991 'Code of Practice for trees in relation to construction'.
- All retained/transplanted trees to be protected with Local Planning Authority (LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable in-situ topsoil immediately after recording.
- All tree surgery to be undertaken by a fully insured arboriculturist approved by the Local Planning Authority.
- The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
- No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
- Any imported topsoil is to be to B.S. 3882 (1991), well drained and generally free from stones over 50 mm diameter.

NEW WORKS

- The final layout is subject to agreed setting out variations and client design changes.
- Prior to any planting, all respective planting areas to be carefully cleared of all grass and weed growth by hand. All debris and stones, concrete etc., exceeding 50 mm in diameter to be removed. Soil to be dug and thoroughly loosened, to the minimum required planting depth as detailed below. Areas where there had been hardcore or unsuitable materials for plant growth (e.g. between No. 25 and 29 Pelican Road in the vicinity of the building demolished for access) should be excavated and backfilled with topsoil to the appropriate planting depth.

Directors (Operating): *David McKnight: Abdullah Naweed B.Sc.Arch M.Phil.B.S: Gary Humphreys BA(Hons) Dip Arch*
Directors: *Paul S. Mitchell BA Dip Arch RIBA: Michael J. E. Schorah BA Dip Arch RIBA,*
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Reg. Office: 2 St. Johns North, Wakefield. Andrews Kalik Harris Partnership Limited. Reg. No. 1645300

- New planting areas beneath the canopies of existing trees needs to be prepared by hand.
- All plants to be planted in pits adequately sizes to accommodate their root systems, without any disturbance. Topsoil depths to be 150 mm in grassed areas, 450 mm in planted areas and 600mm in treepits (900mm for large trees). Planting pits to be back filled with a mix of 'peat free' compost/planting medium and topsoil, at a rate of 3 parts soil to 1 part compost.
- Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
- Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
- Where grass cutting is impractical 50 mm depth bark mulch, or 25 mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
- All plant material shall be of a quality compatible with B.S. 3936 part 1 (1992). 'Nursery Stock'.
- All plant material to be container grown.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 60 – 70 mm min. depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.

TREES

- Excavate pit of 1 m diameter by 600 mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
- Plant trees at same depth from which they were lifted at the nursery.
- Any imported topsoil to be to B.S. 3882 (1991) in layers not exceeding 100 mm to the excavated pit and lightly consolidate.
- All ordinary nursery stock trees to be supported by 1 no. 50 mm round stake, 1.3 m long, driven in to a depth of 800 mm, stakes should extend no higher than 0.4 – 0.5 m above ground level/and fix one TOMS cushioned tree tie at the top. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.5 m diameter base area kept clear of all grass growth, weeds, or scrub vegetation. All such areas to be bark.
- Provide with irrigation tubes where considered appropriate.

SHRUBS

- Excavate a planting hole 150 mm wider than the root spread and to a depth suitable for the specified shrub.

- Plant shrubs upright and well balanced. Carefully return excavated topsoil, packing around evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
- Apply a fine grade bark mulch to a min. depth of 50 mm to the whole shrub area.

MAINTENANCE

- All plant material to be guaranteed for 12 months against all reasonable defects.
- All planting beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
- All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
- Adjust ties on the trees as necessary and remove the stakes and ties after 24 months after planting.
- For a period of 24 month:-
  - Keep all mulched areas free of weeds at all times.
  - Top up mulch to 60 – 70 mm depth as necessary to maintain cover, but minimum once a year.
  - Treat against pests as and when necessary.

IRRIGATION

- During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth. A minimum of 8 waterings per year should be allowed for.
- In periods of drought second class water supplies should be obtained.