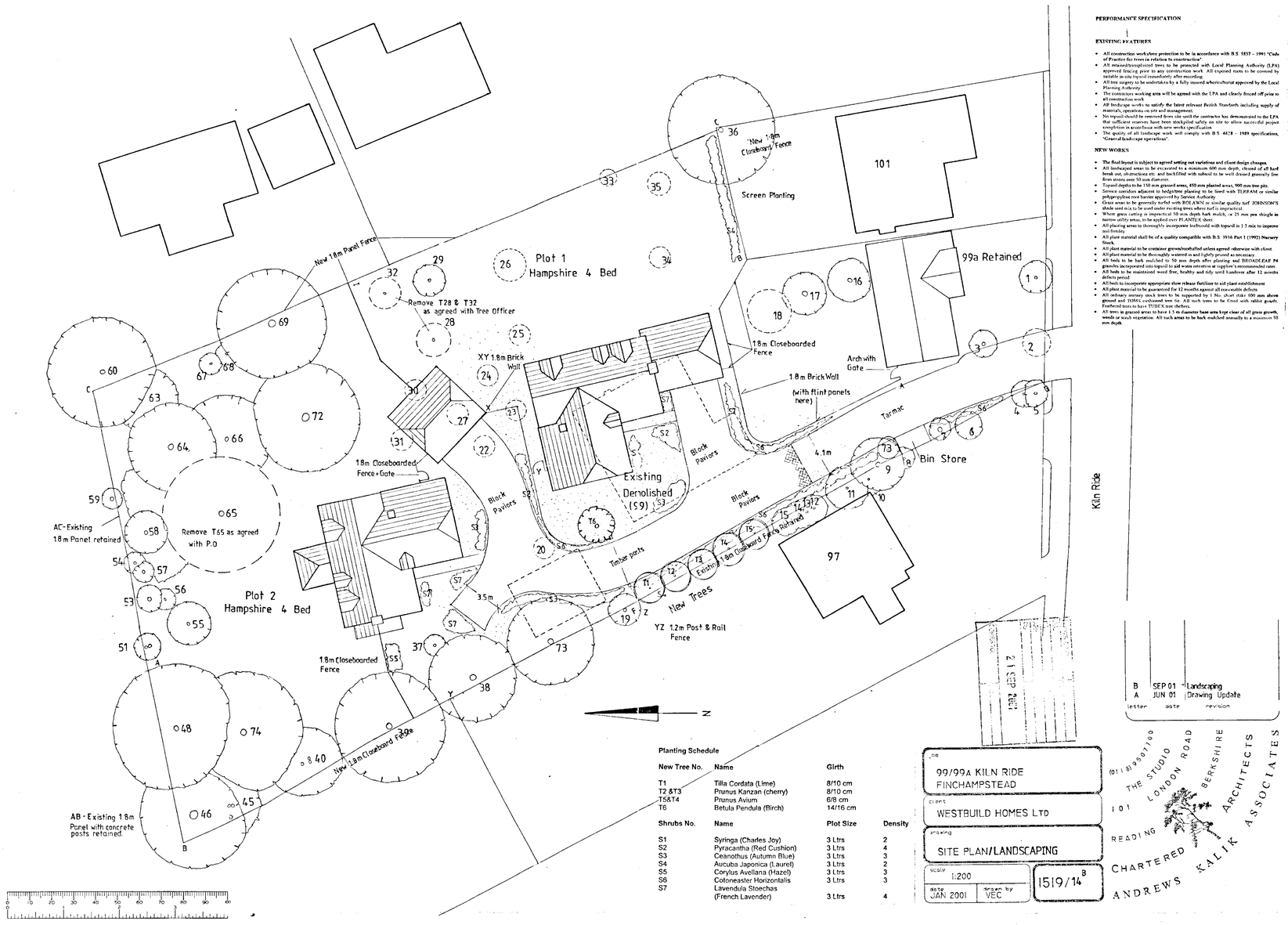

PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All construction workswhere 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 excavating.
- 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.
- All hedgrape works to satisfy the latest relevant British Standards including supply of materials, operations on site and management.
- 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.
- The quality of all landscape work will comply with B.S. 4428 – 1989 specifications, "General landscape operations".

NEW WORKS

- **The final layout is subject to agreed setting out variations and client design changes.**
- All landscaped areas to be excavated to a minimum 600 mm depth, cleared of all hard brash out, obstructions etc. and backfilled with subsoil to be well drained generally free from stones over 50 mm diameter.
- Topsoil depths to be 150 mm grassed areas, 450 mm planted areas, 900 mm tree pits.
- Service corridors adjacent to hedgerow 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 planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
- 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/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50 mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- All 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.
- All plant material to be guaranteed for 12 months against all reasonable defects.
- All ordinary nursery stock trees to be supported by 1 No. short stake 600 mm above ground and TORK cushioned tree tie. All such trees to be fitted with rabbit guard. Feetherd 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 mulched annually to a maximum 50 mm depth.

Planting Schedule

New Tree No.	Name	Girth
T1	Tilia Cordata (Lime)	8/10 cm
T2 &T3	Prunus Kanzan (cherry)	8/10 cm
T5&T4	Prunus Avium	6/8 cm
T6	Betula Pendula (Birch)	14/16 cm

Shrubs No.	Name	Plot Size	Density
S1	Syringa (Charles Joy)	3 Ltrs	2
S2	Pyracantha (Red Cushion)	3 Ltrs	4
S3	Ceanothus (Autumn Blue)	3 Ltrs	3
S4	Aucuba Japonica (Laurel)	3 Ltrs	2
S5	Corylus Avellana (Hazel)	3 Ltrs	3
S6	Cotoneaster Horizontalis	3 Ltrs	3
S7	Lavendula Stoechas (French Lavender)	3 Ltrs	4

letter	date	revision
B	SEP 01	Landscaping
A	JUN 01	Drawing Update

job: 99/99A KILN RIDE FINCHAMPSTEAD

client: WESTBUILD HOMES LTD

drawing: SITE PLAN/LANDSCAPING

scale: 1:200

date: JAN 2001 | drawn by: VEC

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