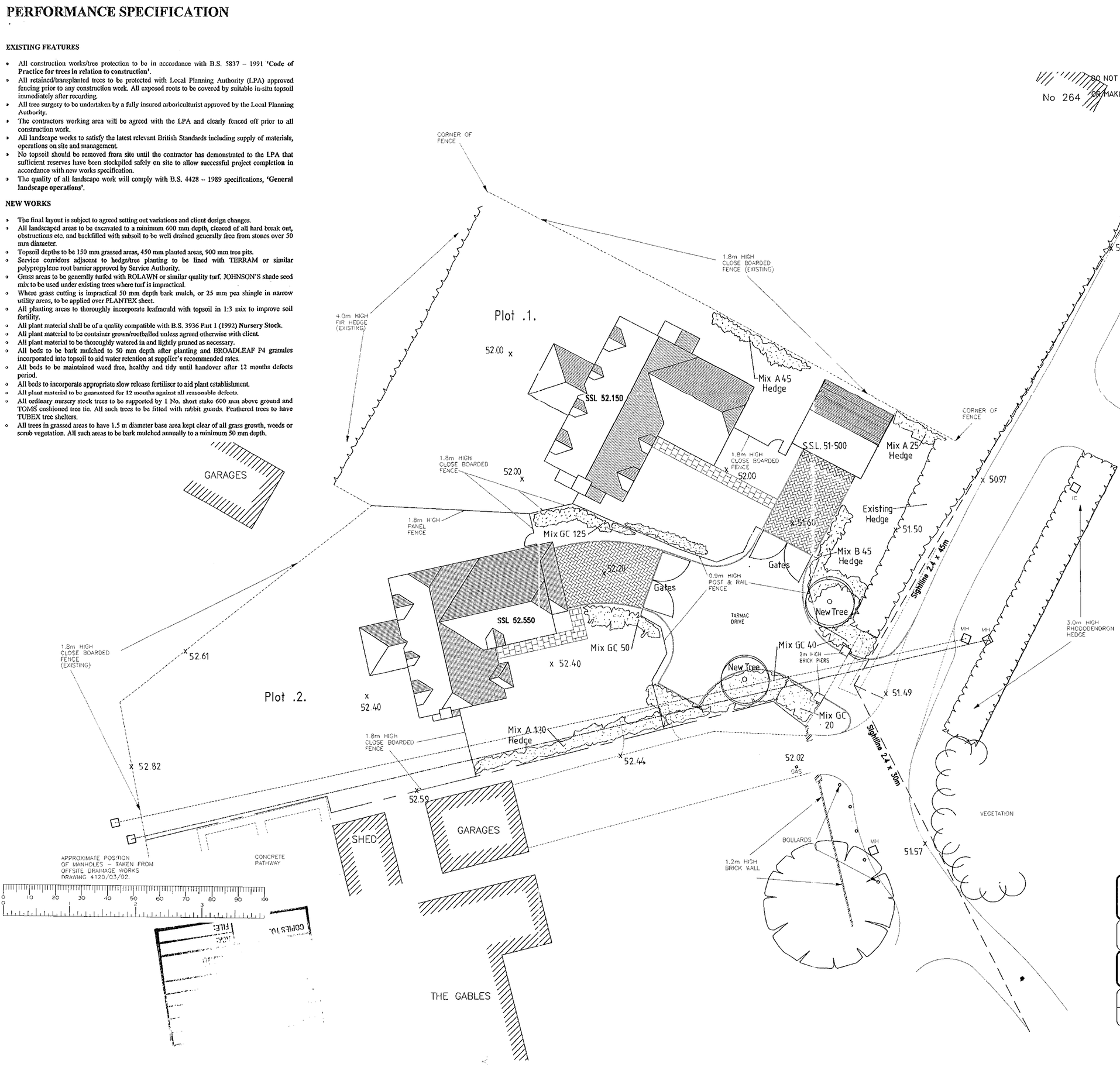
PERFORMANCE SPECIFICATION

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.
- All landscape 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 break 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 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 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 TOMS cushioned tree tie. 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 mulched annually to a minimum 50 mm depth.



PLANTING SCHEDULE

NO	SPECIES	Size/Ht	Density/ppm2
	CLIPPED ORNAMENTAL HEDGING MIX PLOT FRONTAGES		
	To be planted in 2 staggered rows 450mm apart in groups of 5-10 same spp		
	Cut back immediately after planting to thicken up lower growth.		
	MIX A		
	Cotoneaster lacteus	20lt/1.2m+	2/3
	Pyracantha 'Orange Glow'	20lt/1.2m+	2/3
	MIX B		
	Buxus sempervirens	20lt/600mm	5
	Loniceranitida	20lt/600mm	5
	MIX C		
	Lavandula spica 'Vera'	4lt/450mm	6+
	Rosmarinus officinalis	4lt/450mm	6+
	MIXED GROUNDCOVER		
	To be planted in groups of 5-10 same spp.		
	Bergenia cordifolia	4lt	5
	Cotoneaster horizontalis	4lt	5
	Euonymus fortunei 'Silver Queen'	4lt	5
	Euphorbia robbiae	4lt	5
	Hebe rakiensis	4lt	5
	Sedum spectabile 'Autumn Joy'	4lt	5

letter	date	revision
B	Aug'00	Garage Roof Amended Levels Indicated
A	Jun. '00	General Revision.

details of slab levels – Condition 11.

job THE GABLES
ROUNDABOUT LANE
WINNERSH, BERKSHIRE.

client WESTBUILD HOMES LTD.

drawing LANDSCAPING PLAN

scale 1:200
date MAY. '00
drawn by BPS

1391/ 24 B

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
(0118) 9507700

DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

No 264

No 262

BRICK HEADWALL

IC

2.0 3.0m HIGH MIXED HEDGE

THE OAKS

CORNER OF FENCE

1.8m HIGH CLOSE BOARDED FENCE (EXISTING)

4.0m HIGH FIR HEDGE (EXISTING)

1.8m HIGH CLOSE BOARDED FENCE

GARAGES

1.8m HIGH CLOSE BOARDED FENCE (EXISTING)

1.8m HIGH CLOSE BOARDED FENCE

CORNER OF FENCE

IC

3.0m HIGH RHODODENDRON HEDGE

MH

MH

GAS

BOLLARDS

MH

1.2m HIGH BRICK WALL

VEGETATION

SHED

GARAGES

APPROXIMATE POSITION OF MANHOLES – TAKEN FROM OFFSITE DRAINAGE WORKS DRAWING 4120/C3/02

CONCRETE PATHWAY

THE GABLES

APPROVED

0 10 20 30 40 50 60 70 80 90 100

letter date revision

job THE GABLES
ROUNDABOUT LANE
WINNERSH, BERKSHIRE.

client WESTBUILD HOMES LTD.

drawing SITE BOUNDARIES

scale 1:200

date FEB. '00

drawn by BPS

1391/ 21

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