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NEW WORKS

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-Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.

-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 50mm depth bark mulch, or 25mm 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.

MAINTENANCE

-Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.

-For a period of 24 months:-

Keep all mulched areas free of weeds at all times.

Top up mulch to 50mm depth on one occasion per 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 and in periods of drought second class water supplies should be obtained.

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-All plant material to be container grown/rootballed unless otherwise agreed with client.

-All plant material to be thoroughly watered in and lightly pruned as necessary.

-All beds to be bark mulched to 50mm 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.

TREES

-Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip..

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-All trees in grassed areas to have 1.5m dia 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

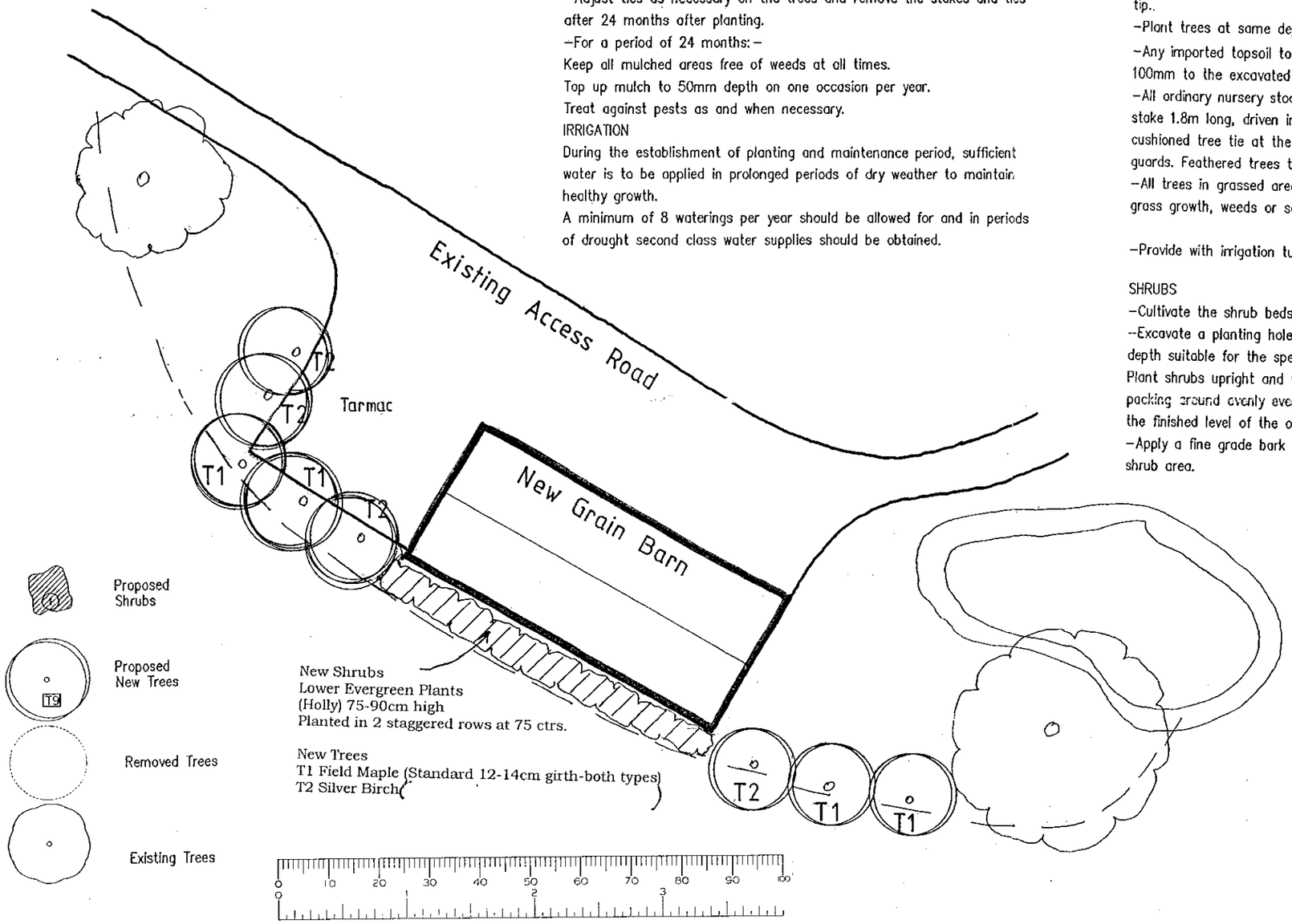
-Cultivate the shrub beds by hand or rotavator to a depth of 300mm.

-Excavate a planting hole 150mm 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 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 50mm to the whole shrub area.

PLANS TO MEET CONDITIONS 2506



letter	date	revision
B	01·07·02	Notes added
A	20·03·02	Landscape updated

job GRAIN STORE
Ashridge Wood Farm
WOKINGHAM

client Luff Farms Ltd

drawing SITE PLAN
LANDSCAPING

scale 1:500

date 2001

sheet size A1

1142/29 B

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669

PERFORMANCE SPECIFICATION

EXISTING FEATURES

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-The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

-The final layout is subject to agreed setting out variations and client design changes.
-All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
-Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.
-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 50mm depth bark mulch, or 25mm 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.

MAINTENANCE

-Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
-For a period of 24 months:-
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per 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 and in periods of drought second class water supplies should be obtained.

-All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
-All plant material to be container grown/rootballed unless otherwise agreed with client.
-All plant material to be thoroughly watered in and lightly pruned as necessary.
-All beds to be bark mulched to 50mm 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 oppropriate slow release fertiliser to aid plant establishment.
-All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

-Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip..
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-All trees in grassed areas to have 1.5m dia 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

-Cultivate the shrub beds by hand or rotavator to a depth of 300mm.
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Plant shrubs upright and well balanced.Carefully return excavated topsoil, packing around evenly evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
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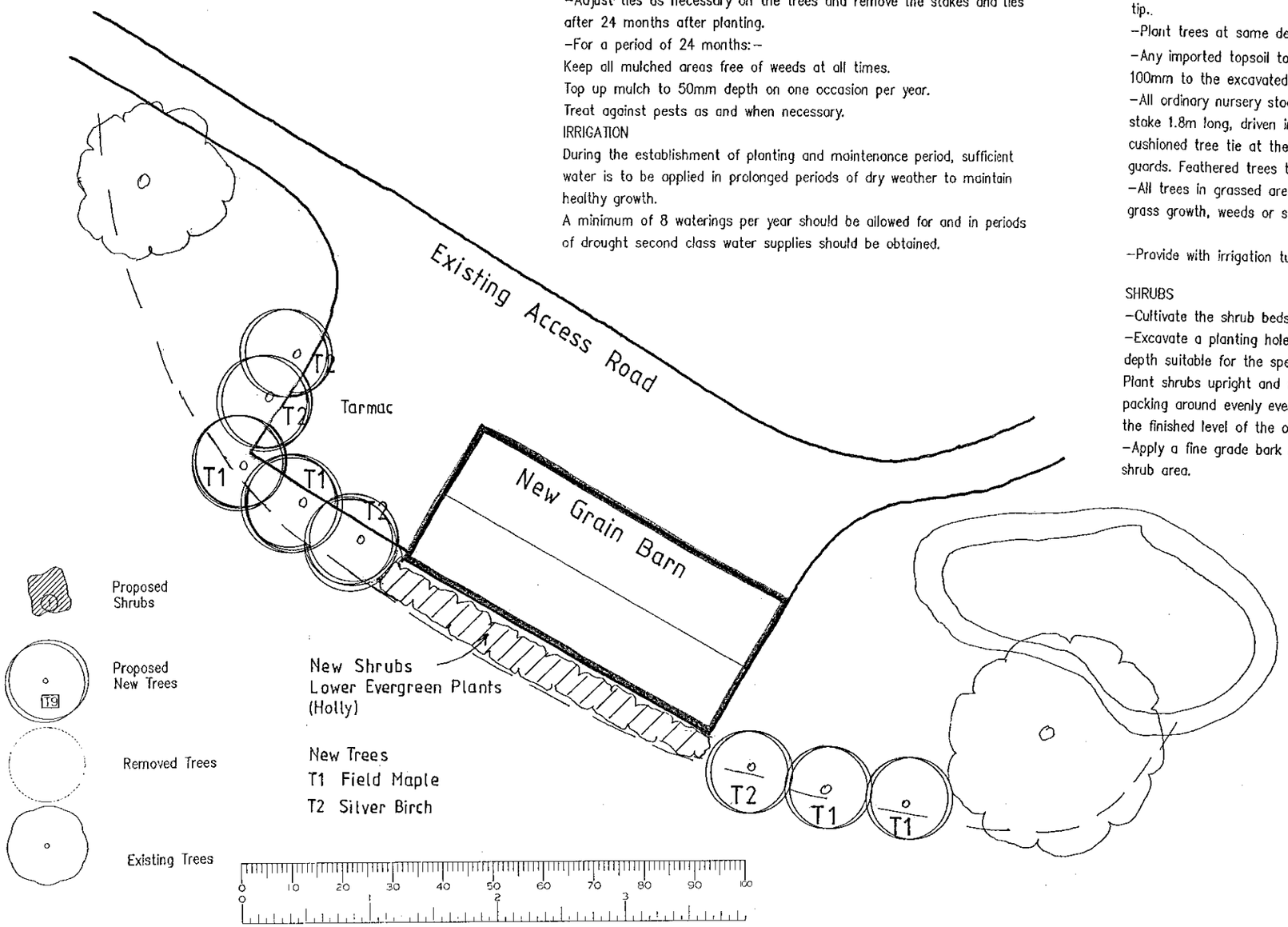

PLANS TO MEET CONDITIONS
2506
Superseded.

letter	date	revision
A	20-03-02	Landscape updated

job: GRAIN STORE
Ashridge Wood Farm
WOKINGHAM

client: Luff Farms Ltd

drawing: SITE PLAN
LANDSCAPING

scale: 1:500
date: 2001
sheet size: A1

1142/29 A

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
101 LONDON ROAD
(0118) 9669669

PERFORMANCE SPECIFICATION

EXISTING FEATURES

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MAINTENANCE

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-For a period of 24 months:-

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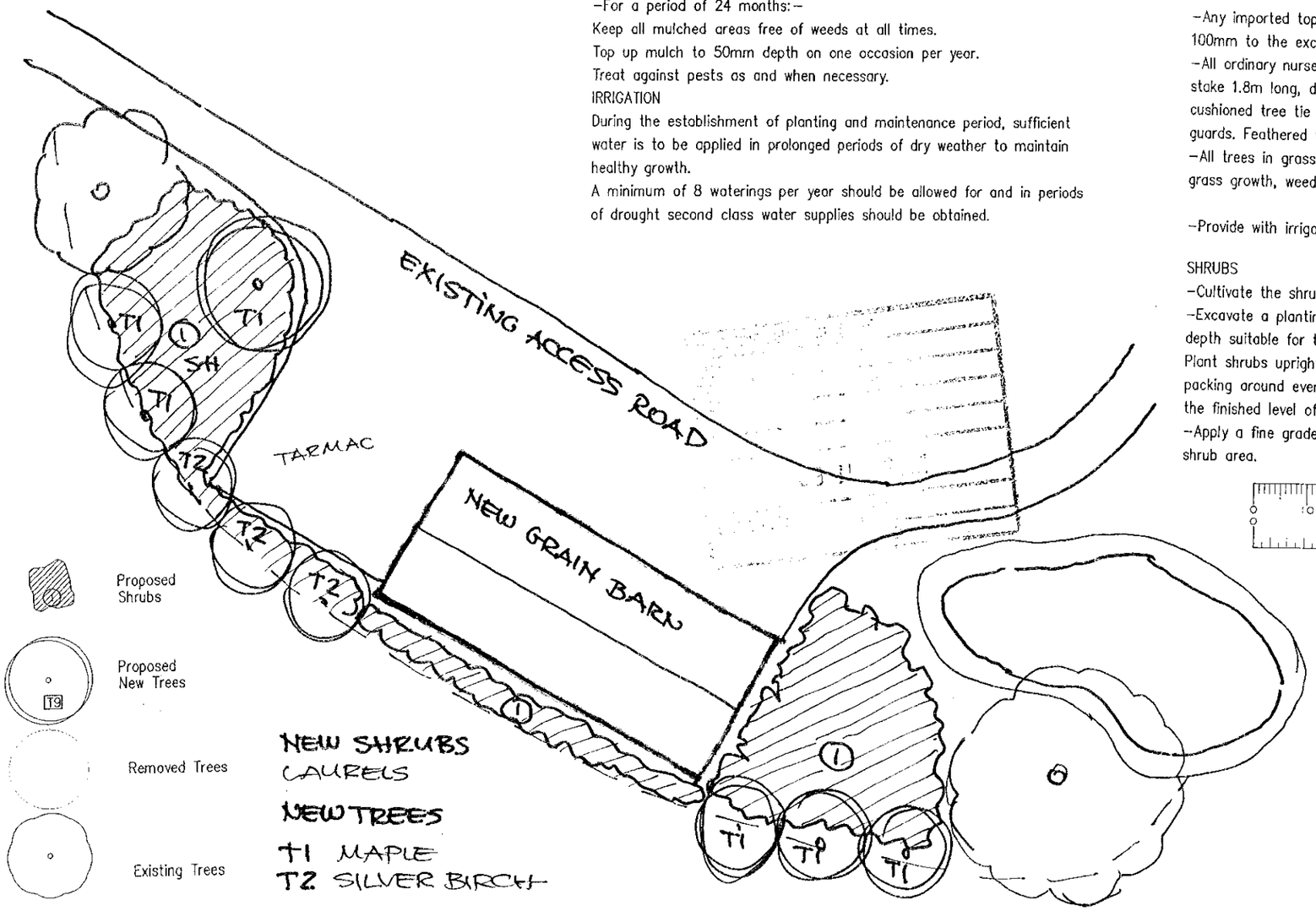
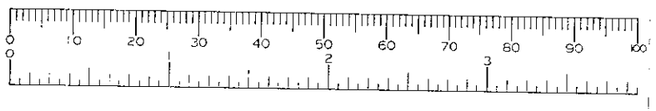




2506

PLANS TO MEET CONDITIONS

SUPERSEDED.

letter date revision

job GRAIN STORE
Ashridge Wood Farm
WOKINGHAM

client Luff Farms Ltd

drawing SITE PLAN
LANDSCAPING

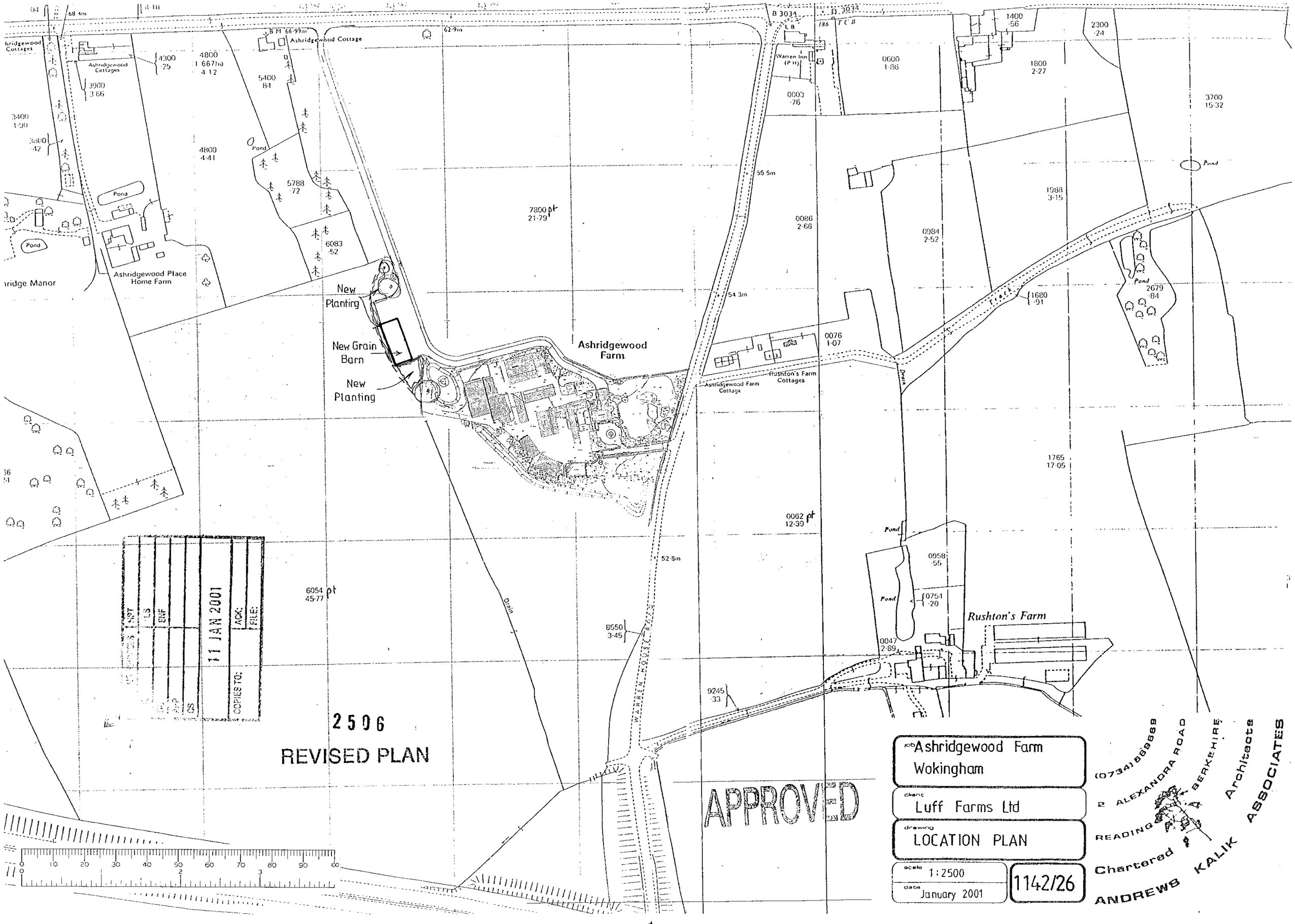
scale 1:500

date 2001

sheet size A1

1142/29

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD
READING BERKSHIRE
(0118) 9669669



Ashridgewood Cottages
Ashridgewood Cottage
Ashridgewood Place Home Farm
Pond
New Planting
New Grain Barn
New Planting
Ashridgewood Farm
Ashridgewood Farm Cottage
Rushton's Farm Cottages
Warren Inn (P H)
Track
Drain
Rushton's Farm
WARREN HOUSE ROAD
2506
REVISED PLAN
11 JAN 2001
COPIES TO:
ACK:
FILE:
APPROVED
job Ashridgewood Farm Wokingham
client Luff Farms Ltd
drawing LOCATION PLAN
scale 1:2500
date January 2001
1142/26
(0734) 869669
2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

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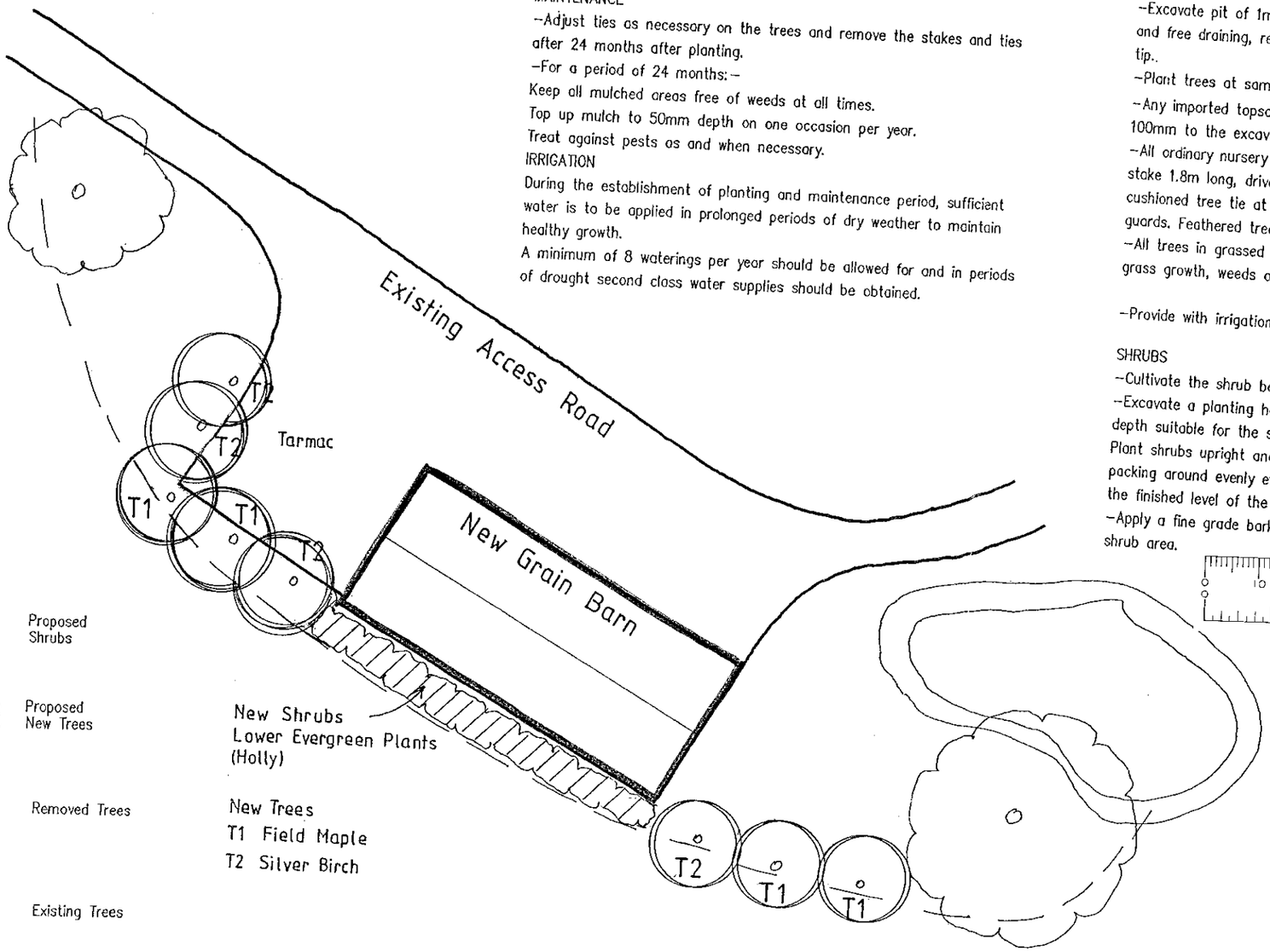

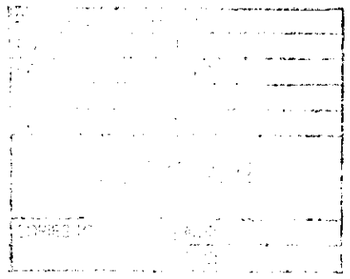

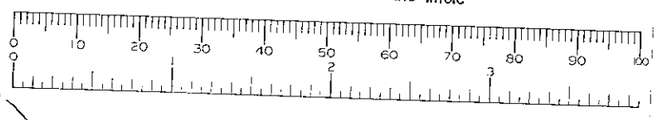

PLANS TO MEET CONDITIONS

2506

letter	date	revision
A	20-03-02	Landscape updated

job: GRAIN STORE
Ashridge Wood Farm
WOKINGHAM

client: Luff Farms Ltd

drawing: SITE PLAN
LANDSCAPING

scale: 1:500

date: 2001

sheet size: A1

1142/29 A

KALIK ASSOCIATES
Chartered Architects
ANDREWS
101 LONDON ROAD
READING BERKSHIRE
(0118) 9669669

Ashridge Manor

Ashridgewood Place Home Farm

Ashridgewood Farm

Ashridgewood Farm Cottage

Rushton's Farm Cottages

Rushton's Farm

Pond

Track

Drain

WARREN HOUSE ROAD

EXISTING ROAD

SOUND ATTENUATION AND GROUND IMPROVEMENT WORKS

A 329 (M)

SUPERSEDED

letter | date | revision

job ASHRIDGEWOOD FARM
PROPOSED GRAIN STORE

client LUFF FARMS LTD

drawing SITE / LOCATION PLAN

scale 1:2500

date OCT. 2000

drawn by

1142-23

ANDREWS KALIK ASSOCIATES CHARTERED ARCHITECTS
101 READING BERKSHIRE
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