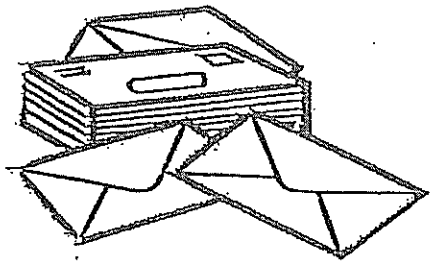
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For Scanning

SCANNING INFORMATION SHEET

~~OTHER DOCUMENTS~~ PLANS



F/2001/5324

PERFORMANCE SPECIFICATION

EXISTING FEATURES

-All construction works/tree protection to be in accordance with 'BS 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 insitu topsoil immediately after recording.
-All tree surgery to be undertaken by a fully insured arboriculturalist 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 Standard 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 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 breck 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.

-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 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.
-Plant trees at same depth from which they were lifted at the nursery.
-Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
-All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm 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 1.5m 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.

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.

(RH) RURAL HEDGE

Two staggered rows,rows at 600 mm apart, plants at 3 per linear metre per row

SPECIES	% of area	form of plant	size cm	
CORYLUS AVELLANA	20	bare root	60-90	
ROSA CANINA	20	"	"	
CRATAEGUS MONOGYNA	30	"	"	
PRUNUS SPINOSA	30	"	"	

HEADGEROW - BEECH PLANTED AT 0.5 m CENTRES DOUBLE STAGGERED ROW

CLIMBERS

LOW LEVEL PLANTING - SELECTION OF HEATHERS (LOW MAINTANANCE)

NEW TREES

T1 EUCALYPTUS
T2 FALSE ACACIA 'FRISIA'
T3 BETULA PENDULA 'SILVER BIRCH'

Proposed New Trees

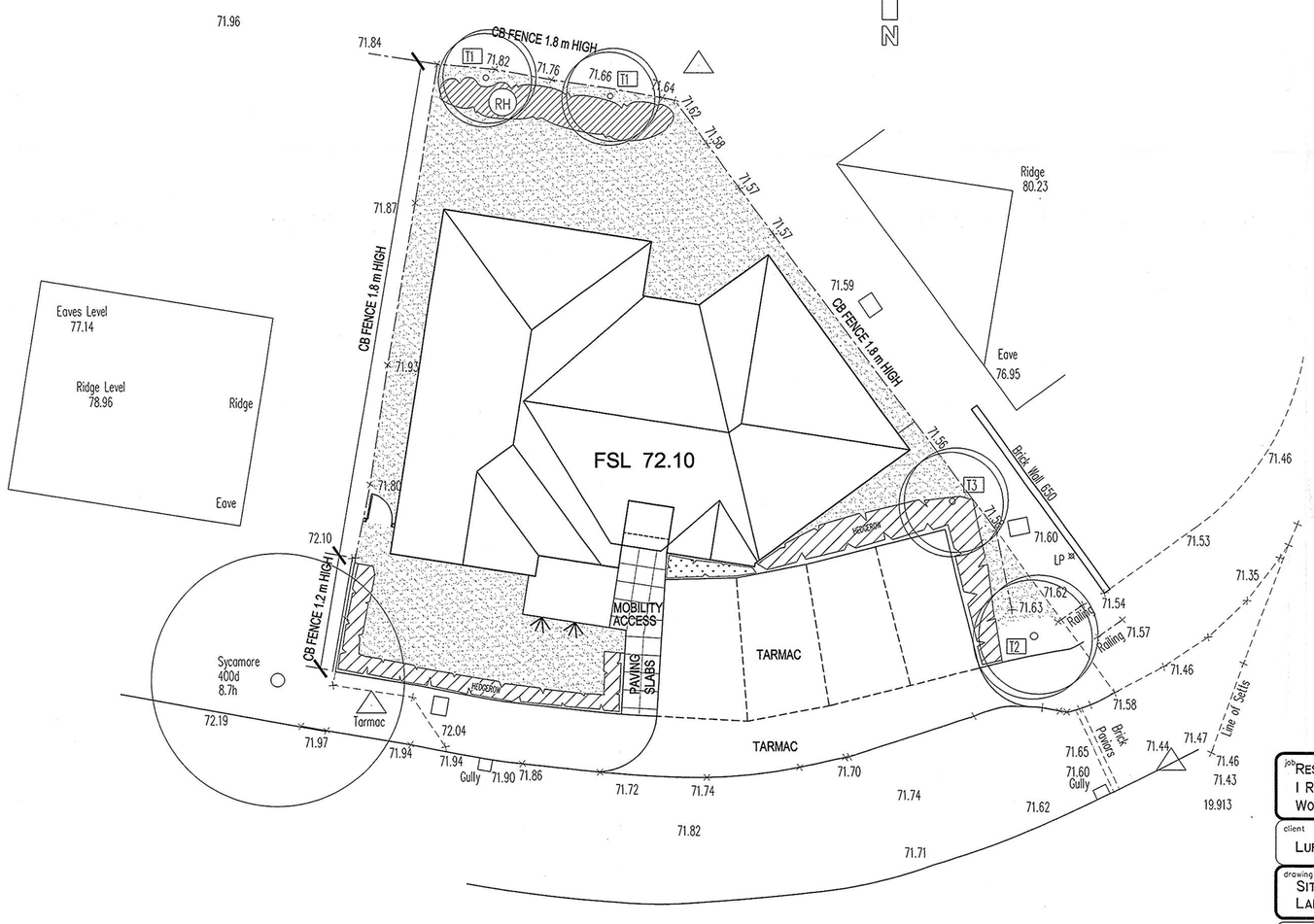
Existing Trees

GRASS

GRASS Area to be grass seeded Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m²

GROUND COVER

		SPREAD	SPACING
GC	Ajuga reptans 'Multicolor'	10-20	4/m2



PLANS TO MEET CONDITIONS

.E-5324

DO NOT SCALE

½ mm 10 20 mm 30 40 50 60 70 80 90 100 110 120 130 140 150

ORIGINAL SIZE OF DRAWING A1

letter	date	revision
B	26.07.04.	NEW TREES ADDED
A	17.10.03.	LANDSCAPING REVISED

job RESIDENTIAL DEVELOPMENT
I RECTORY CLOSE
WOKINGHAM

client LUFF DEVELOPMENTS LTD

drawing SITE PLAN
LANDSCAPING

scale 1 : 100
date AUG. 2003
drawn by

1465-18 B

(0118) 950 7700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALK ASSOCIATES

PLANNING SERVICES RECEIVED
28 JUL 2004