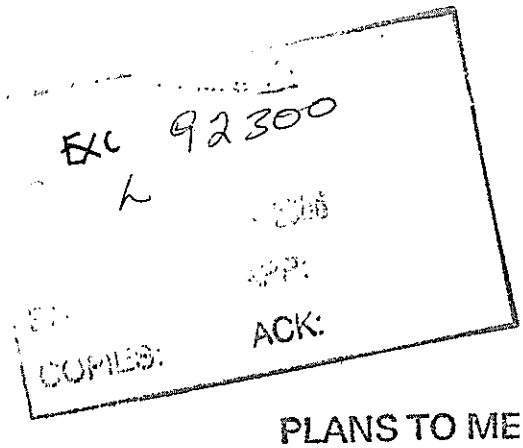
ASHLEY HOUSE
SUPPORTING PRIMARY CARE




14 February 2006

Miss E Circuit
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

PLANS TO MEET CONDITIONS
REVISED PLAN
--5535

Dear Miss Circuit

**Re: <u>Woosehill Health Centre, Wokingham</u>**

Further to the outstanding Planning Conditions, we respond as follows.

**Condition 11**
Please find enclosed two copies of the revised external finishes drawing number 0255-1.40 Revision E showing the soft and hard landscaping proposals for the site.

We trust that the enclosures are acceptable and this condition can now be discharged. Information is to follow for the cycle shelter design (Condition 8). Please contact us should you require further clarification.

Yours sincerely

Justin Potter

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DETAILS TO COMPLY WITH CONDITIONS
--5535

DesignGro

# LANDSCAPE PROPOSALS, SPECIFICATION, PLANT SCHEDULE & MAINTENANCE PROCEDURES

FOR

LANDSCAPE WORKS

to

HEALTH CENTRE

WOKINGHAM

February 06

**PROPOSED DEVELOPMENT**

The construction and landscaping of a New Health Centre adjoining Smiths Walk for Doctor Mark Lee and Partners.

PLANNING
DC: ADMIN:
15 FEB 2006
ENF: APP:
COPIES: OK:

## DESCRIPTION OF WORKMANSHIP AND MATERIALS

Preamble

The Landscape Contractor will assume responsibility for the areas of soft landscaping following top soiling by the Main Contractor.

### Initial Works by the Main Contractor

Unsuitable Weather

All earth moving operations shall take place in suitable weather. The Landscape Consultant reserves the right to halt operations when in his opinion such operations would be detrimental to soil structure.

Top soiling

Areas should be excavated to allow final consolidates depth of topsoil of 450 mm minimum for shrub areas. Top soiling should be such as to leave consolidated levels of 30mm above kerbs for planting areas.

The construction of the kerb edging around the shrub beds in the car park should be undertaken with care, to ensure only the minimum external concrete haunching necessary for stability and thereby allowing sufficient depth of soil for appropriate plant establishment.

The imported top soil should be a local medium friable loam. Prior to import, samples should be produced for inspection.

### Works by the Landscape Contractor

The Topsoil Situation

The planting areas will have been top soiled by others as above.

The planting is to take place in the existing soil. The Contractor shall check that the topsoil conditions are suitable and shall advise the Landscape Consultant if he is not satisfied with these.

The Contractor shall check that the soil depth and quality is suitable before commencing any operations and shall report to the Landscape Consultant if he is not satisfied that these depths have been provided.

Pre-cultivation and Clearance

Following top soiling by the Main Contractor and prior to commencing cultivating the Contractor shall clear the site of pernicious invasive weeds by satisfactory mechanical and chemical methods.

N.B. It is the responsibility of the Main Contractor to completely reassure himself that the Landscape Contractor holds the correct certification under "The Pesticides Act".

Unsuitable Weather

All cultivation operations shall take place in suitable weather. The Landscape Consultant reserves the right to halt operations when in his opinion such operations would be detrimental to soil structure.

N.B. It is the responsibility of the Landscape Contractor to verify, prior to commencement of works, that all areas have been top soiled to the correct depths and that any imported soil meets the requirements.

**Cultivations**

Cultivations

The tendered rate for cultivation shall make allowance for all variations of access, slope, ground irregularities etc. The top 300mm depth of topsoil in all shrub areas shall be thoroughly cultivated to provide a well broken soil structure relieving any compaction until a reasonably fine tilth is produced. Any approved manual or mechanical operation may be employed to achieve this requirement. The Contractor shall clear out all weeds, roots, concrete, brick, stones, metal etc, and allow for removing to tip.

Cleaning and Maintenance of Prepared Areas During Fallow Period

The Contractor shall maintain prepared areas clean and weed-free by the application of suitable herbicides if delays occur due to inclement weather or there is a period of waiting between the stages of the total work specified for any area.

Fertiliser to Planted Areas

All planting areas shall be dressed with an approved general fertiliser, at manufacturers specified rates, raked well into the surface. Fertiliser shall be applied not less than one week before planting.

**Planting: Generally**

Planting - Setting Out

The location of all trees to be planted in pits, and the extent of all planting shall be pegged out and agreed with the Landscape Consultant before other work commences. It is the responsibility of the Contractor to ensure that the spacings of plants accord with the drawings.

It is recommended that all trees be planted first.

Species

All plants supplied shall be exactly true to name shown on the drawings, grown in the U.K. and where possible drawn from local sources. No variations from the plant schedules will be allowed except on written authorisation from the Landscape Consultant.

Plant Handling

The plants shall be lifted, bundled, packaged, labelled, stored and transported in accordance with the recommendations of the Code of Practice for Plant Handling published by the Joint Liaison Committee for Plant Supplies.

The same methods of protection recommended in this Code shall be extended to planting stock after delivery to the site. It is most important that the plants are protected from frost and the drying effects of wind.

If necessary, a hessian screen shall be erected around the delivered plants and clause 6.0 "Temporary Storage" of this Code shall be employed if the plants are not planted within the same day of delivery to the site.

The Landscape Consultant will reject any plant materials he considers has suffered as a consequence of non-compliance with this code.

Planting Conditions

Planting shall not be carried out during periods of unsuitable weather, i.e. periods of frost or drought or cold drying winds. Care shall be taken that the root systems are not damaged in any way. Plants brought on site shall have their roots protected from drying out before planting.

The Landscape Consultant will reject any plants which do not comply with this specification either in respect of the plants or planting conditions.

## Planting: Individual Trees

### Trees - Nursery Stock

All plants shall conform to the recommendations of BS 3936 Part 1 "Trees and Shrubs" and Part 4 "Forest Trees". The Contractor's attention is drawn to Tables 1 and 2 of that British Standard in respect of dimensions for standard trees and other tree forms. The sizes shown in the schedule below do correspond with these Tables.

### Tree Pits

A pit shall be excavated of 1 metre diameter and 0.75 metres depth to be refilled with a mix of 75% top soil and 25% of a manufactured tree/shrub planting compost, all compacted in 150 mm layers.

The bottom of the excavation shall be further broken up.

### Back Filling

Before planting trees the Contractor shall set aside the excavated topsoil/compost mix for reuse.

A handful of 9 - 12 month slow release fertiliser is to be added to the mix.

### Tree Planting

The Contractor shall position the stake to allow the tree to be planted centrally in the pit. After driving in the stake, the Contractor shall commence backfilling, firming in 150mm layers to eliminate air pockets. The Contractor shall position the tree, taking care to spread all roots, so that when backfilled and firmed the nursery soil mark corresponds with the ground level, after making an allowance for settlement of the pit. The ground around should then be forked or hoed to relieve any surface compaction.

Damage to Trees

On completion of planting operations any broken branches shall be pruned, damaged areas of bark neatly pared back to sound tissues.

Tree Support

Stakes shall be sweet chestnut, peeled larch or pressure-impregnated softwood using a non-toxic preservative in accordance with BS 4072. Stakes shall be 2.1 metres long, pointed at the end; of a minimum butt diameter of 75 mm and shall be driven into undisturbed soil for a minimum of 600 mm.

Tree ties shall be of rubber with a solid rubber spacer hollowed on two sides and twice slotted for the tie. The tie shall be strapped around the tree and spacer and nailed to the stake with galvanised nails. The top tie shall always be within 25 mm of the top of the stake. A second tie shall be positioned approximately halfway down.

Watering of Newly Planted Trees

The trees shall be thoroughly watered in immediately after planting by applying from a hose pipe with a fine rose attachment at normal mains pressure or from a bowser and allowing it thoroughly to soak the ground around the tree.

**Planting: Shrubs**

Nursery Stock

All plants shall conform to the recommendations of BS 3936 Part 1 "Trees and Shrubs". The Contractor's attention is drawn to the following extract from that British Standard in respect of the height and condition of shrubs:

"General - The height of shrubs shall be stated on the request of a prospective buyer. The height shall be measured from soil level but shall exclude the height of root ball or container."

All ornamental bed shrubs shall be container grown.

Shrub bed planting

Following cultivations and fertilising as specified above the shrubs shall be laid out in accordance with the drawing and at the recommended spacings in the Plant Schedule below.

Planting holes shall be excavated about 150mm diameter wider than the root spread or pot size and to a minimum depth of 400mm or to such a depth that the soil level after settlement will be at the original soil mark on the stem of the plant.

Polythene and other non-perishable containers shall be removed and any badly damaged roots carefully pruned before planting takes place. The plant shall then be set in the hole and backfilled to half the depth of the hole and firmed by treading; after this the remainder of the soil shall be returned and again firmed by treading.

The area of each bed should then be forked or hoed to relieve any surface compaction.

Post-Planting

Immediately after planting, any damaged or dead branches shall be pruned back.

Watering of Newly Planted Shrubs

The shrubs shall be thoroughly watered in immediately after planting by applying from a hose pipe with a fine rose attachment at normal mains pressure or from a bowser and allowing it thoroughly to soak the ground throughout the shrub beds.

## PLANTING MAINTENANCE AND DEFECTS

Duration of Maintenance Work by the Landscape Contractor

The planting shall be maintained for a period of 12 months following Practical Completion until the end of the Defects Liability Period.

The Contractor shall make visits at approximately two per month during the growing season or more as necessary to fulfil the requirements of this specification.

From the late autumn to early spring, one visit per month is to be allowed for.

Upkeep of all Trees

The Contractor shall carry out the following works:

a) Broken or missing tree stakes and ties shall be replaced.

b) Trees and guys shall be regularly inspected and adjusted where necessary to overcome bark chaffing or rubbing.

c) Trees shall be kept free of disease.

d) Broken or damaged branches shall be pruned neatly and removed .

e) A 1.5 metre diameter circle around each standard tree shall be kept weed-free.

f) All arising from maintenance work shall be removed to tip.

Shrub Bed Planting

The Contractor shall carry out the following works:

a) The entire areas of planting shall be kept weed free throughout the maintenance period by accepted chemical means or by hand weeding, and at each visit the entire areas are to be hoed through.

b) Broken or damaged branches shall be pruned neatly and removed and any parts of the shrubs trailing over kerbs or paths shall be neatly pruned back in a manner suitable with each variety of shrub.

c) All arising from maintenance work shall be removed to tip.

Watering during the Maintenance Period

At times of stress and prolonged periods of drought all Trees and Shrubs are to be thoroughly watered.

It is the responsibility of the Contractor to allow for adequate watering at all times.

Plant Failures - Defects Liability

The defects liability period shall coincide with the maintenance period of 12 months.

All plants shall be jointly inspected by the Contractor and Landscape Consultant following planting when all are in full leaf.

'Defective' plants shall be understood as meaning any condition that is not consistent with a normal healthy specimen of its type.

The Landscape Consultant will have have the final decision in determining whether 'defective' planting stock warrants replacements under Defects Liability. It should be understood that although plants may show signs of life they could still require replacement if their health, form, colour or vigour etc. has been impaired.

All trees and shrubs shall be replaced during the next planting season.

It is to be clearly understood by all parties that the Contractor is not held responsible for plants which have been maliciously damaged or stolen. Any such missing or damaged shrubs shall be identified by the Contractor and a list submitted to the Landscape Consultant for further submission to the Client. Vandalised or missing plants will not be replaced at the Contractors expense.

All replacement plants shall be tagged at the time of planting to establish if they 'leaf out'.

Hand over of Completed Work

The Contractor shall allow for maintaining all areas as specified until the whole and/or part of the work has been completed to the satisfaction of the Landscape Consultant. A hand over meeting shall be held to determine whether the Contractor has fulfilled his obligations.

## LONG TERM MAINTENANCE

It is the responsibility of the client to ensure adequate maintenance following the first 12 months of Defects Liability for the purposes of maintaining the agreed landscaping, all as normal planning condition terms. All new planting works shall be maintained during the lifetime of the permitted development and any dead plants on the site, i.e. trees or shrub material, shall be replaced.

This to comply with Conditions of the Planning Permission.

**PLANT SCHEDULE**

SHRUBS

| | | | |
|---|---|---|---|
| 142 | Berberis candidula | 30 – 45 | p.g. |
| 107 | Cornus siberica | 45 - 60 | p.g. |
| 104 | Cornus stol. flaviramea | 45 - 60 | p.g. |
| 132 | Cotoneaster coral beauty | 30 - 45 | p.g. |
| 59 | Elaeagnus ebbingei | 45 - 60 | p.g. |
| 70 | Escallonia apple blossom | 45 - 60 | p.g. |
| 32 | Euonymous emerald gaiety | 30 min. | p.g. |
| 78 | Hypricum hidcote | 30 – 45 | p.g. |
| 77 | Lavendula munsted | 20 – 30 | p.g. |
| 75 | Lonicera pileata | 30 – 45 | p.g. |
| 135 | Mahonia atropurpurea | 45 – 60 | p.g. |
| 117 | Photinia red robin | 45 - 60 | p.g. |
| 88 | Potentilla katherine dykes | 30 – 45 | p.g. |
| 222 | Rosa short track | 30 - 45 | p.g. |
| 98 | Viburnum tinus | 45 - 60 | p.g. |

1536 TOTAL

TREES

| | | | |
|---|---|---|---|
| 4 | Acer rubrum Scanlon | 12 – 14 | r.b. |
| 2 | Fraxinus Raywoood | 12 - 14 | r.b. |
| 2 | Quercus palustris | 12 - 14 | r.b. |

8 TOTAL