

Trees	HEIGHT	DENSITY	SPEC	NUMBER	
Acer campestre	60-80cm	0.3Ctr Double Staggered at 0.3m offset	Transplant :BR :Plant and maintain as hedge	1	
Crataegus monogyna	60-80cm	0.3Ctr Double Staggered at 0.3m offset	Transplant :BR :Plant and maintain as hedge	50	
Prunus Lustanica	60-80cm	0.3Ctr	Feather :Bushy :1/3 brks :BR :Planted and maintained as hedge	38	
Shrubs	HEIGHT	POT SIZE	SPEC	DENSITY	NUMBER
Ceanothus 'Gloire de Versailles'	40-60cm	3L	Leader With Laterals :3 brks :C	2/m ²	11
Cistus corbariensis	30-40cm	3L	Bushy :4 brks :C	2/m ²	11
Euonymus fortunei 'Silver Queen'	30-40cm	3L	Bushy :7 brks :C	2/m ²	8
Hebe 'Midsummer Beauty'	30-40cm	3L	Bushy :5 brks :C	2/m ²	5
Hydrangea arborescens 'Annabelle'	40-60cm	3L	Branched :3 brks :C	2/m ²	10
Weigela florida 'Foliis Purpureis'	40-60cm	3L	Branched :4 brks :C	2/m ²	5
Juniperus conferta	20-30cm	10L	Feather :Bushy	Counted	5
Ferns	POT SIZE	SPEC	DENSITY		NUMBER
Asplenium scolopendrium	5-7.5L	Full Pot	5/m ²		4
Matteuccia struthiopteris	5-7.5L	Full Pot	5/m ²		2
Polystichum aculeatum	Polystichum aculeatum	Full Pot	Full Pot		2
Herbaceous	POT SIZE	SPEC	DENSITY		NUMBER
Bergenia cordifolia 'Purpurea'	3L	Full Pot	5/m ²		6
Helleborus orientalis	3L	Full Pot	5/m ²		4
Bulbs	SPEC	DENSITY	NUMBER		
Galanthus nivalis	Plant in groups of 3-5	5/m ²	15		6
Hyacinthoides non-scripta	Plant in groups of 3-5	5/m ²	15		4

All Services to remain as existing.

All Levels to remain as existing.

* Proposed specimen shrub planting to receive short angular staking on half standards with expandable tree ties. Irrigation tubing to root system of specimens if required.

* Proposed hedge planting to be planted in a single row at 300mm centres

KEY:



Proposed grass areas to receive good quality amenity grass turf laid in line with good horticultural practices. Proposed grassland areas, to be seeded with Mead2 Acid Soil Wildflower seed mix and sown at 4g/m2.



Proposed native hedge planting to be planted in a single row 300mm apart and at 300mm centres in each row. To be maintained at 1m height.



Proposed native hedge planting to be planted in a single row 300mm apart and at 300mm centres in each row. To be maintained at 1m height.



Proposed Tree



Marshalls - Driveline Piora Permeable Block Paving





Permeable Block Paving



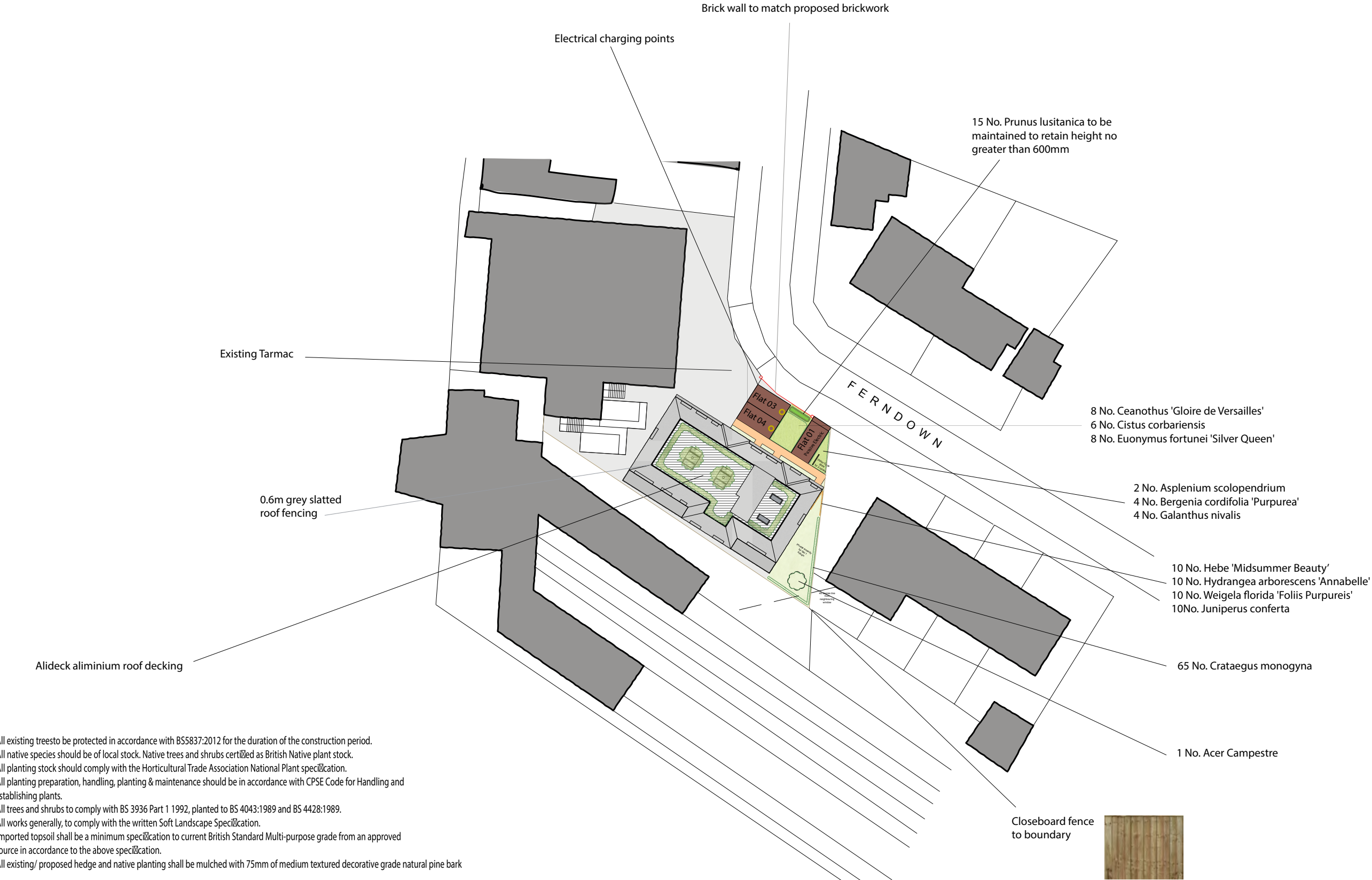
No External Lighting



Existing Tarmac



Electrical Charging Points



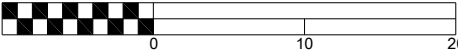
- All existing trees to be protected in accordance with BS5837:2012 for the duration of the construction period.
- All native species should be of local stock. Native trees and shrubs certified as British Native plant stock.
- All planting stock should comply with the Horticultural Trade Association National Plant specification.
- All planting preparation, handling, planting & maintenance should be in accordance with CPSE Code for Handling and Establishing plants.
- All trees and shrubs to comply with BS 3936 Part 1 1992, planted to BS 4043:1989 and BS 4428:1989.
- All works generally, to comply with the written Soft Landscape Specification.
- Imported topsoil shall be a minimum specification to current British Standard Multi-purpose grade from an approved source in accordance to the above specification.
- All existing/ proposed hedge and native planting shall be mulched with 75mm of medium textured decorative grade natural pine bark

LANDSCAPE

PLAN

Kingston Bridge House
Church Grove, Hampton Wick

Proposed Site Plan



Scale
1:500 @ A3

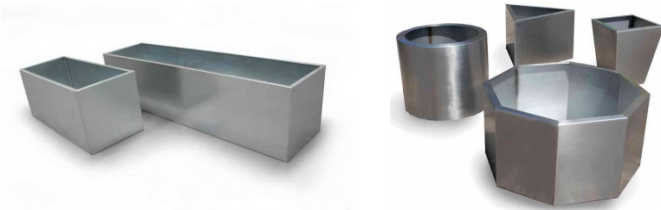
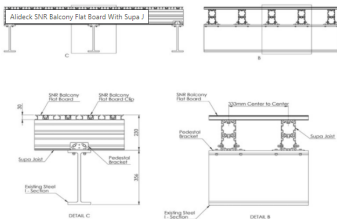
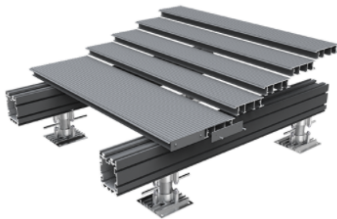
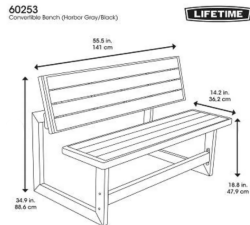
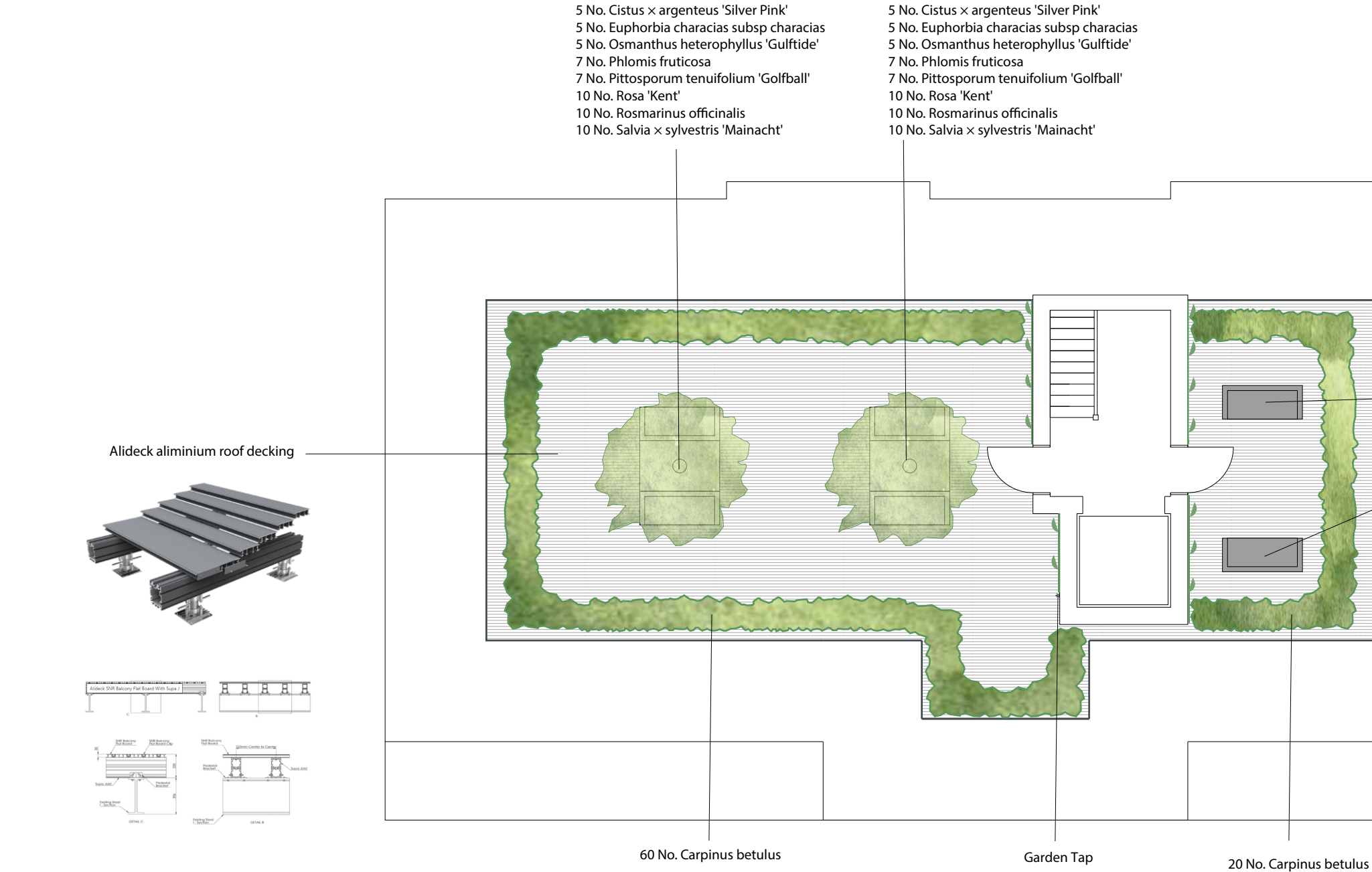
Date
04.12.20

Dwg No.
001-0420

Rev

* Proposed specimen shrub planting to receive short angular staking on half standards with expandable tree ties. Irrigation tubing to root system of specimens if required.

* Proposed hedge planting to be planted in a single row at 300mm centres



Planter:
Grey mettalic powder coated planters manufactured to suited sizes.

KEY:

Proposed hedge planting to be maintained at 1m height.

Large 150cm (5ft) well established climbing hydrangea, supplied in approx 5.5 litre containers.

LANDSCAPE

PLAN

Joel Street, Northwood

Roof Terrace Plan

SHRUBS			
Cistus × argenteus 'Silver Pink'	Rock rose	5L	10
Euphorbia characias subsp characias	Euphorbia	10L	10
Osmanthus heterophyllus 'Gulftide'	Burkwood	5L	10
Phlomis fruticosa	Jerusalem sage	5L	14
Pittosporum tenuifolium 'Golfball'	Kohuhu	10L	14
Rosa 'Kent'	Rose	10L	20
Rosmarinus officinalis	Rosemary	10L	20
Salvia × sylvestris 'Mainacht'	Wood sage	5L	20
TOTAL SHRUBS			118

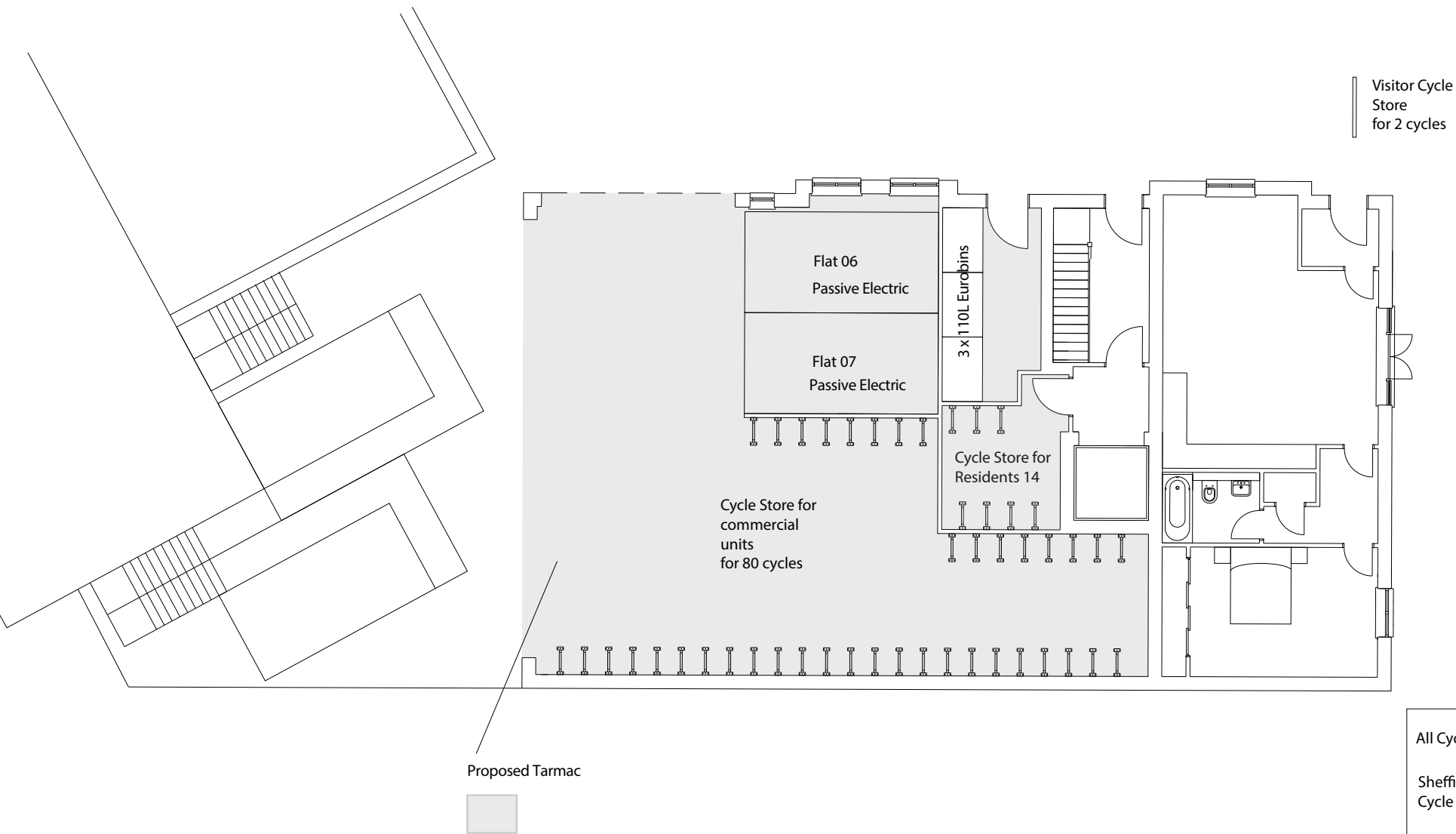
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Date
04.12.20

Dwg No.
001-0421

Rev
A



LANDSCAPE

PLAN

Joel Street, Northwood

Parking, Cycles/ Refuse Plan

1 : 100 @ A3

Scale
1:100 @ A3

Date
04.12.20

Dwg No.
001-0422

Rev

George Howarth

CONTACT

Care of Richard Conroy
01494 674 969

Waterside House
20 Riverside Way
Uxbridge
UB8 2YF

19th April 2021

LANDSCAPE,
SPECIFICATION
MANAGEMENT &
MAINTENANCE PLAN.

ISSUE NO. **LNS – 01 – 04 – RPT**

CLIENT: WESTCOMBE GROUP

REVISION: - A

WRITTEN: G.H

CHECKED: RC

CONTENTS:

0.0 Outline Specification

1.0 Objectives

2.0 General Information

(Specification)

3.0 Site Preparation and Earthworks

4.0 Topsoiling and Cultivation

5.0 Plants and Planting

6.0 Grass Works

(Maintenance)

7.0 Preliminaries

8.0 General Maintenance

9.0 Amenity Grass (Turfed Areas)

10.0 Shrub and Tree Planting

11.0 Weekly Maintenance

12.0 Annual Maintenance

0.0 OUTLINE SPECIFICATION

No existing trees.

GENERAL

All planting work & plants shall be in accordance with all approved current UK relevant horticultural & British Standard specifications including 'Nursery stock', 'Landscape Operations', 'Trees in relation to Design, Demolition & Construction', 'Tree Work' and the latest National Building Specification, National Plant Specification & HTA 'Handling & Establishing Landscape Plants'.

Herbicides, pesticides and other chemicals may only be used with the approval of the CA. Use of chemicals shall be in accordance with all relevant guidelines and the manufacturers recommendations. Imported topsoil shall be a minimum specification of general purpose grade, unless otherwise instructed. 1 cu.m approved compost/organic material/soil ameliorant per 20 sq m shall be cultivated into topsoil before planting. Peat shall not be used.

Following planting all shrub beds shall be treated with an approved granular fertilizer at rates recommended by the manufacturer. All hedge and native planting shall be mulched with 75mm depth mushroom compost.

TOPSOIL

Imported topsoil shall be a minimum specification to current British Standard Multi-purpose grade from an approved source in accordance to the above specification, unless otherwise instructed. 1 cu.m approved compost/organic material/soil ameliorant per 20 sq m shall be cultivated into topsoil before planting. Peat shall not be used.

MAINTENANCE

The defects liability period for planting shall be 12 months from completion of the works, to the current British Standard. During this period, any plant which is found to be dead, dying or otherwise defective shall be replaced at the expense of the contractor during the next planting season. The contractor shall make maintenance visits as required to ensure the successful establishment of the planting and maintain all shrub areas in a weed free condition. Regular visits (minimum 8 No.) required, to maintain all planted areas in a weed and litter free condition using a combination of chemical spray and hand weeding to be agreed with the CA. Maintenance to include watering, pruning, pest and disease control and re-mulching as required to current British Standard. Final visit to be immediately prior to handing over and to include a fertilizer treatment of Enmag (6:20:10) at 100g/m² and 25mm depth bark mulch top up to all ornamental planted area. Amenity grass mowing at two-week intervals during growing season, meadow grass maintained in accordance with seed supplier's recommendation. Maintenance to be carried out in years 2-5 to be agreed.

PLANT SCHEDULE

Hedges - Planted into 450mm depth topsoil. Specimen Shrubs - Planted Into 450mm depth topsoil. Ornamental Shrubs and Groundcovers - Planted into 450mm depth topsoil. Grass area - 100mm depth topsoil

PLANT MATERIAL TREATMENT

All to be British grown stock and fully hardened off. Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at nursery and (2) prior to planting.

Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerized root balled material in leaf, specimen conifers and evergreen etc., (1) prior to transportation and (2) during any delay in planting.

Pruning -Allow for pruning of all deciduous trees and shrubs by 113rd following planting at Landscape Architects instruction or as indicted in the planting schedule. Tree stakes and ties - Stakes to be pressure treated, round, smooth and peeled larch or chestnut, not less than 100mm in diameter. Advanced nursery stock - double staked with cross bar.

1.0 OBJECTIVES

To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs and Grass.

To achieve a clean, tidy condition and appearance of all external areas.

2.0 GENERAL INFORMATION

The following documentation has been prepared in relation the proposed planning application for Westcombe Group.

- Landscape Plans
- Landscape Specification, Management & Maintenance Plan.

The controlling Authority are Hillingdon Council, who should be consulted on any matters relating to existing trees and the approved landscape proposals for the scheme.

(SPECIFICATION)

3.0 SITE PREPARATION AND EARTHWORKS

Programme of Operation: The exterior planting shall be installed over the minimum period to complete the whole of the works. Dates are subject to discussion and agreement with suitable environmental conditions prevailing. The Contractor must verify this programme of works before commencing on site

Protect Work: The Contractor shall provide adequate temporary protection to the work during the installation and shall include temporary coverings, and all other measures for protecting the work from damage. Any work damaged or soiled by traffic or other causes due to inadequate temporary protection shall be removed and made good at the cost of the Contractor. If other work is damaged by the Contractor he will be held responsible for the cost of rectification.

Rubbish: All rubbish is to be immediately cleared and removed as it accumulates during the course of the work. At completion the site is to be left clean and tidy.

Water must not be allowed to accumulate in any part of the works and the Contractor is to allow for providing for all necessary pumping or bailing that may be required to keep any excavations, or any part of the site free from water at all times.

Existing Vegetation: No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Architect. Existing trees are to be retained, protected and undisturbed throughout the contract in accordance with BS 5837 section 6.

No branches are to be cut or damaged and no roots larger than 25mm in diameter are to be cut or damaged in accordance with BS 5837 7.2.3. No fires are to be lit under or anywhere near the trees.

No debris, fuel, or building material of any sort to be stacked against or piled around the trunks.

Weed Control: All weeds shall be cut down and taken off site to a tip found by the contractor. One contact, approved, herbicide spray shall be applied to all areas of site to eliminate any remaining green weed vegetation.

Loose Debris: All loose debris, rubbish and foreign matter of any kind shall be cleared from the site and taken to a tip found by the Contractor.

Filling: Carry out all necessary filling to form new soil formation levels which will give finished levels as shown on drawings. Include for loading and depositing sub-soil on site, and for importing fill material. All material in making up levels shall be to the approval of the Architect and shall be spread and consolidated in layers not exceeding 300mm.

All imported fill material shall be free from metal, vegetable matter and any toxic wastes or pollutants.

Rock and/or masonry of limited size will be permissible provided that the dimension does not exceed 50mm. A sample load shall be stored intact for comparison with further loads which shall be of similar standard.

Grading: Allow for grading and cross grading over the site to achieve final grades.

All finished gradients are to be smooth flowing, marrying in with all existing levels (back of pavement etc.) eliminating all abrupt angles and changes of levels. All shaping works are to be carried out in consultation with the Architect on site. Minor fillings and excavations are to be made as necessary.

Measurements: Attention is drawn to the fact that all measurements of the above area are net measurements and the contractor shall allow in his prices for increases in bulk and for transporting material to and from temporary store as may be necessary.

Sub-Soil Preparation: All stone, brick, concrete, wood, wire, pipes debris, rubbish, weed roots and foreign matter of any kind above a maximum dimension of 150mm shall be removed from the sub-soil formation layer to a depth of 225mm. The sub-soil shall be evenly graded to the appropriate formation levels below the finished levels of the top soil, i.e in the cases of grass areas 150mm and for shrub planting areas 450mm. All sub-soil areas shall be broken up to a depth of 150mm immediately prior to top soiling. Allow for removing all vegetative matter and other rubbish from the areas concerned before topsoiling.

Removal of surplus excavated material: Remove all surplus excavated material from the site.

Re-Use of Top Soil: The re-use of existing top soil shall only be permitted with the strict approval of the Architect. Any surplus top soil is to be removed from site.

Buffer Zone Clearance: Clearance of accumulated construction waste and fly tipping within the buffer zone to be removed to contractors tip. Contractor to carry out first cut over existing grass areas with cuttings removed to contractors tip, all hollows to be filled and grass to be left in a good condition subject to the satisfaction of the Architect and local planning authority.

4.0 TOPSOILING AND CULTIVATION

Imported Top-Soil: Imported top-soil is to be a 'multipurpose topsoil' in accordance with BS 3882:2007, unless there is a requirement for a 'specific purpose topsoil' which will also be in accordance with BS 3882:2007. 2.2 As well as being in accordance with BS 3882:2007, the multipurpose topsoil should be a quality loam and have the following properties:

- pH value 7.0

- 8.2 Nitrogen (N)

- 0.15 min Phosphorous (P)

- 2% min Potash (K)

- 2% min Magnesium (Mg)

- 1% min Clay 15% min 35% max Silt 20% min 30% max Sand 30% min 55% max 2.3

The top-soil shall be free from stone, rubbish of any kind, roots of perennial weed or any other injurious matter.

The topsoil must be supplied with a BS3882:2007 declaration of analysis, analysis certificate and sampling protocol.

At the outset of the works a sample 5m load must be deposited on site for approval and comparison and all subsequent loads shall be at least equal in quality to the sample, which shall remain until top-soil spreading is completed.

Approved Chemicals: All chemicals used shall be non-toxic to human beings, birds and animals, under normal use and chemicals which are not on the "Agricultural Chemicals Approved Scheme" current list of Approved Products shall not be used.

2.7 Fertilizers: The bonemeal is to be medium coarse in texture and is to contain not less than 20% soluble P O (Phosphates) and between 3-5% N O (Nitrogen).

Compost: Peat free compost to be used where necessary.

Soil-Improver: Shrub beds will be treated as follows:

Alginate Soil Improver incorporated into the shrub beds at 75 g M2. 2.10

5.0 PLANTS AND PLANTING

Planting Operations: Planting operations shall be carried out in general accordance with the requirements of Sections 7, 8 and 9 of B.S. 4428: 1989 "Recommendations for General Landscape Operations (Excluding Hard Surfaces)".

Damage: All plants shall be adequately and carefully packed and protected to survive transport, by whatever means, to the site without damage in loading, transit or unloading. If in spite of these precautions, roots, branches or shoots suffer slight damage, they shall be carefully pruned. If major damage has occurred, the plant shall be rejected and replaced.

Container and Pot Grown plants: Container and pot grown shrubs must have grown in weed free containers of the sizes specified for at least one complete growing season and must be healthy, bushy, vigorous and well-rooted but not pot bound and equal to all clauses of this specification.

Species and Varieties: All plants are to be of the species and variety indicated on the schedules and drawings. If however, any plants are unobtainable at the time of ordering, the contractor is to inform the Employer immediately and submit a list of alternatives for consideration. Container and pot grown plants which are not planted on arrival on site must be watered frequently to prevent drying out. Plants which have been allowed to dry out to the extent where their health is affected will be replaced at the Contractor's expense.

Planting shrubs, climbers and Herbaceous Plants: Dig out holes large enough to receive the roots of the plant fully extended and well spread out. Carefully work top-soil among roots and backfill. Plants to be well firmed by heeling and the surface left neat and even. Planting must be to the same depth as in the nursery. Care must be taken not to disturb the root balls of pot grown plants and not let any roots dry out at any time.

Immediately before planting, all container and pot grown plants will be well watered. Care will be taken during planting not to break up the root ball. Where plants have become pot bound, the roots on the outside of the ball will be gently eased out before planting.

Heeling In: After delivery, if planting is not carried out immediately, root balled plants shall be placed next to each other and the ball covered with sand or fine soil and watered to prevent drying out. Bare rooted plants shall be heeled-in by placing the roots in a prepared trench and covering them with fine soil which shall be watered in to avoid air pockets round the roots.

Shrubs: Shrubs shall comply, at least, with the requirements of B.S. 3936: Nursery Stock, Part 1 Trees and Shrubs or Part 2 Roses and the JCLI Standard Form for Tender for the Supply and Delivery of Plants (4th Edition 1982). Shrubs shall be to the minimum height or spread as specified and shall have at least 5 branches developed. Cutting back shall occur if necessary for the normal development of the plant.

Planting shrubs: Dig out holes large enough to receive the roots of the plant fully extended and well spread out. Carefully work top-soil among roots and backfill. Plants to be well firmed by heeling and the surface left neat and even. Planting must be to the same depth as in the nursery. Care must be taken not to disturb the root balls of pot grown plants and not let any roots dry out at any time.

Watering: Shrubs shall be well watered in immediately after planting.

Mulch: Apply 75mm depth of mulch over whole of planting bed immediately after watering in. Mulch to be free from pests, disease, weeds and additives.

6.0 GRASS WORKS

Time of sowing: While grass seeding works may be carried out from May to September in appropriate weather conditions, a programme for sowing in either early or late summer will normally be agreed.

Grassing Works: Preparation and grassing works shall be carried out in general accordance with the requirements of Section 5 of B.S. 4428 (Recommendations for General Landscape Operations).

Top Soil: Minimum depth of top soil required for grass seeding areas is 150mm.

Grass Finished Levels: Grass finished levels at kerbs, gulleys, manholes and other horizontal surfaces will finish 25mm above these hard surfaces and be as indicated in the appropriate standard detail.

Preparation of Seed Bed: The areas shall be cultivated to produce a fine tilth suitable for seeding and firmed by lightly rolling. Fertiliser shall be granular fertiliser, obtained from an approved reputable horticultural supplier, stored in approved dry building until required for use.

Grass Seed Mixture: Seed shall be certified as to source, purity and germination, and the certificates shall be handed to the Architect.

Sowing: Seed shall be cross-sown in two directions at right angles to each other, (half the seed being used in each direction) at the rate of 35 gm per square metre and the ground lightly raked over on a still dry day when the top 25mm of soil is dry.

Rolling: After sowing areas are to be lightly rolled, weather permitting. 5.10 First roll and cut: When grass has grown to 38mm it shall be lightly rolled and, two days later, mowed with an approved mower having no roller and sufficiently sharp to avoid root pulling.

Finished Grass Levels: Finished grass levels are to 40mm above surrounding kerbs, paving and plant bed edges and the addition of imported topsoil shall be undertaken where required. Minimum Topsoil depth for turfed areas to be 150mm when lightly consolidated.

Turf: Turfs shall be in accordance with BS 3969: Recommendations for Turf for General Landscape Purpose. Turfs shall be clean meadow or downland turfs, fibrous and well rooted, free from matted dead grass and perennial weeds, and shall have been subject to proper maintenance and treatment with selective weed-killers and insecticides during the previous growing season. On completion of laying, the whole turf shall be top dressed with finely sifted soil well worked into the joints. No turf shall be laid during frost, exceptionally dry weather or on water-logged ground.

Correction of Hollows: Any slight hollows which appear within the aftercare period due to settlement or other causes are to be top dressed early in the growing season, with a mixture of good quality topsoil and fine peat-free compost lightly rolled in and the grass allowed to grow through before cutting. Deeper hollows are to be treated by neatly cutting out a square of turf, building up beneath with the same mix plus an equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may

proceed without interruption. Hollows repaired as above are to be kept watered as necessary until the turf has fully married in.

Watering: On completion of laying and top dressing, turf areas shall be well watered.

(MANAGEMENT & MAINTENANCE)

7.0 PRELIMINARIES

3.1 (Pre-practical Completion): Any trees, shrubs, other plants other than those found to be missing or maliciously damaged which are found to be defective at practical completion of the project shall be replaced by the Contractor entirely at the Contractors own cost.

3.2 Malicious Damage or Theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the project shall be made good by the Contractor at the Contractors own expense.

3.3 Post Practical Completion: The maintenance of trees, shrubs and grasslands after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the new owners or by the appointed Management Company.

3.4 Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

8.0 GENERAL MAINTENANCE

4.1 The landscape shall be the responsibility of the domestic owners, and Westcombe Group and their appointed Management Companies (should these be contracted out), the agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer of London Borough of Hillingdon Council when the maintenance agreement is completed and is operative. Refer to Landscape Strategy Drawing LNS 03 – 15

Following installation and after transfer, all areas of land will be maintained in perpetuity by the Management Company set up by Westcombe Group or by the domestic owners.

The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.

The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates to, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Inspection checks shall be carried out by a competent person, either

a member of BALI or the LI, acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

9.0 AMENITY GRASS (TURFED AREAS)

Areas directly to the front and flat areas of rear gardens to the new properties will be laid to an amenity grade turf.

Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.

Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and carted away. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

The sward shall be maintained weed free by an annual application of specified weed-killer approved as necessary.

Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, (half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry days when the top 25mm of soil is dry.

This management plan should be made available to the new owners to help outline the principles of the retained habitats and encourage the future management of these areas in perpetuity

10.0 SHRUB AND TREE PLANTING

All shrubs and trees beyond the boundaries of domestic ownership will be maintained in perpetuity by the Management Company.

All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications and approved prior by the Local Authority.

The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.

The management company is responsible for litter picking in those areas that it manages. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all plant ties inspected and made good if required. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the plants. This is usually after two full growing seasons.

All guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the existing trees or where it is causing damage to the trees.

All existing trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.

The site works should progress as follows to ensure the healthy retention of the existing trees.

- a. Tree works, in accordance with BS3998
- b. Installation of all tree protection measures.
- c. Construction.
- d. Soft landscaping.

Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

- a. Be present on the site the majority of the time.
- b. Be aware of the arboricultural responsibilities.
- c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
- d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

Existing Trees – 5Ltr's per tree, Shrubs 1Ltr each, Grass 5Ltr's/m². Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall. Any failures due to drought shall be replaced by the Management Company at their own cost.

Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:1989 Recommendations for Tree Works. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Management Company is to provide a bowser for watering.

All planted areas shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertilizer shall be applied to newly planted trees in the first season.

Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.

The hedging plants are to be maintained with a bi-annual trim to a neat form, once in the spring during February and once in autumn during October, to avoid bird nesting season, and to encourage healthy growth and good form. All trimmings are to be collected and removed from site to a composting facility.

The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

11.0 WEEKLY MAINTENANCE

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August. Fortnightly
- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company.
- Weed control shall be allowed for at monthly intervals.

All areas to be weeded by hand.

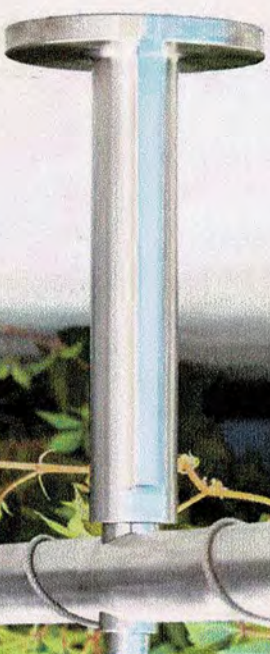
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time.
- The bark mulch should be topped up bi-annually
- Hedges to be managed – cut in line with guidance given above.

12.0 ANNUAL MAINTENANCE

- Replacement of any failed existing trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.

- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species and remove from site.
- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting. Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.

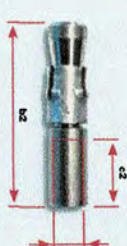
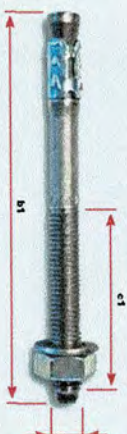
G2-Montage Fixation G2 G2 Mounting



Verankerung AISI 316
AIS 316 material group
A4

Bolzanker Edelstahl A4
Goujon d'ancrage en inox A4
Stainless steel wall anchor A4

Nr. / N° / No.	M8	M10	M12	Ankerlänge Dimensions				
				B1	B2	c1	c2	c3
30803-0800-11	30803-0800-22	30803-1000-11	30803-1000-22	77	51	32	17	
30803-1200-11	30803-1200-22			90	56	40	17	
				110	70	65	20	



M8-12

Typ/Type mtr Nr. / N° / No. -11

M8-12

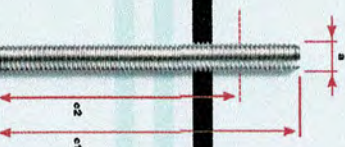
Typ/Type mtr-1 Nr. / N° / No. -22

Verankerung AISI 316
AIS 316 material group
A4-70

Compound
Type Rivets
Headless screw

Nr. / N° / No.	M8	M10	M12	Ankerlänge Dimensions				
				B1	B2	c1	c2	c3
30882-0800-00	30882-1000-00	30882-1000-100	30882-1000-120	90	70	80	100	
30882-1200-00	30882-1200-100	30882-1200-120		100	80	90	110	
				120	100	110	130	

For hollow wall and light construction work
For hollow and solid walls



Verbundanker FIS VS 150 C mit Stahlblech
Mortel composite FIS VS 150 C avec double perforée
Composite mortar FIS VS 150 C with perforated sleeve

Nr. / N° / No.

30803-0800-05

30803-0800-051

30803-0800-052

30803-0800-053

1 Kartusche 145 ml, 2 Meißel, 6 Stahlblech
1 cartridge 145 ml, 2 mixer nozzles, 6 perforated sleeves

Auspressgerät / Dispositif de pressage / Squeezing device
Meißel anziehen / Endroit mélangeur seul / Mixer nozzle, separate
Stahlblech anziehen / Double perforée seule / Perforated sleeve, separate

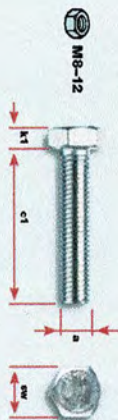


- Der Verbundanker FIS VS 150 C ist ein 2-Komponenten-Hochleistungs-Syntheschlauch.
- Die Stahlblech wird nur für das Hohlmauerwerk benötigt, im Beton wird die Gewindestange direkt verbleibt.
- Le mortier composite FIS VS 150 C est un mortier à 2 composants à base de résine synthétique.
- La double perforée est seulement nécessaire pour les murs creux, dans le béton, la type Rivets est collée directement.
- FIS VS 150 C injection mortar is a 2-component resin mortar.
- The perforated sleeve is needed only for hollow masonry. The threaded rod can be glued directly into the hole of a concrete wall.

Werkstoffgruppe AISI 316
Group of materials AISI 316
DN 912 / A4-70

Sechskantschraube
Vis à tête hex pans
Hexagon head screw

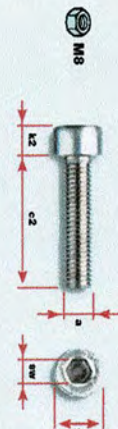
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Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30843-0800-020	M8	20	5,3	13	19
30843-1000-025	M10	25	6,4	17	25
30843-1200-025	M12	25	7,6	19	25



Werkstoffgruppe AISI 316
Group of materials AISI 316
DN 912 / A4-70

Zylinderschraube
Vis à tête cylindrique
Socket head screw

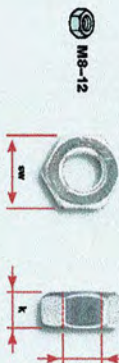
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Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30844-0800-020	M8	20	5,3	13	19
30844-1000-025	M10	25	6,4	17	25
30844-1200-025	M12	25	7,6	19	25



Werkstoffgruppe AISI 316
Group of materials AISI 316
DN 912 / A4-70

Sechskantschraube
Vis à tête hex pans
Hexagon head screw

Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30892-0800	M8	20	5,3	13	19
30892-1000	M10	25	6,4	17	25
30892-1200	M12	25	7,6	19	25



Werkstoffgruppe AISI 316
Group of materials AISI 316
DN 912 / A4-70

Sechskantschraube
Vis à tête hex pans
Hexagon head screw

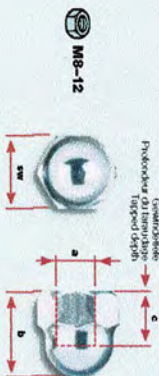
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Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30892-0800-02	M8	20	5,3	13	19
30892-1000-02	M10	25	6,4	17	25
30892-1200-02	M12	25	7,6	19	25



Werkstoffgruppe AISI 316
Group of materials AISI 316
DN 1027 / A4-70

Hutnutter
Ecrou borgne
Dome nut

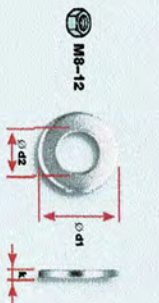
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30894-0800	M8	15	8,5	13	19
30894-1000	M10	18	10	17	25
30894-1200	M12	22	11,7	19	25



Werkstoffgruppe AISI 316
Group of materials AISI 316
DN 125 / A4-70

Unterlegscheiben
Rondelles
Washers

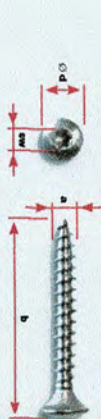
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Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30896-0800	M8	16	1,6	1,6	1,6
30896-1000	M10	20	1,6	1,6	1,6
30896-1200	M12	24	1,6	1,6	1,6



Werkstoffgruppe AISI 304
Group of materials AISI 304
DN 1027 / A4-70

Spannleitschraube
Vis pour panneau agglomérés
Chipboard screw

Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30841-0500-040	5	40	10	TX25	TX25
30841-0500-050	5	50	10	TX25	TX25
30841-0500-060	5	60	10	TX25	TX25
30841-0500-070	5	70	10	TX25	TX25
30841-0500-080	5	80	10	TX25	TX25



Bit 1/4" Torx-Schrauben
Embout 1/4" pour vis Torx
Bit 1/4" for Torx screws

Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30989-0025-01	TX25	TX25	TX25	TX25	TX25



Torx-Schraubenzieher
Tournevis Torx
Screwdriver Torx

Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30989-0025-02	TX25	TX25	TX25	TX25	TX25



Schraubendrehung
Threadlocker
Threadlocker

Gewindesticherung Loctite 243
Sécurité de desserrage Loctite 243
Thread lock fluid Loctite 243



1. Zum Schließen von Schrauben und Muttern, Loctite 243 mit normalem Werkzeug wieder demontieren. Einsatzbereich: -55 °C bis +150 °C, Handhabungsdauer nach ca. 8 Minuten.

2. Pour la sécurisation des vis et écrous, permettez le démontage au moyen d'outils standards. Température d'utilisation: -55 °C à +150 °C, délai avant manipulation environ 8 minutes.

3. For securing screws and nuts, remove with normal tools. Service temperature: -55 °C to +150 °C, handling strength after about 8 minutes.

Spezialklebmittel Loctite 603
Colle spéciale Loctite 603
Loctite 603 special adhesive



1. Für hochfestes Zusammenfügen von Sälen und anderen metallischen Teilen mit geringem Spannmoment, Einsatzbereich: -55 °C bis +150 °C, Handhabungsdauer nach ca. 8 Minuten.

2. Pour l'assemblage haute résistance de pièces métalliques, permettez le démontage au moyen d'outils standards. Température d'utilisation: -55 °C à +150 °C, délai avant manipulation environ 8 minutes.

3. For high-strength bonding of ropes and other metal parts with small gaps, service temperature: -55 °C to +150 °C, handling strength after about 8 minutes. To optimize bond, clean first with Loctite 7063.

Schrauben: Weitere Größen und Typen auf Anfrage
Vis: autres dimensions et types sur demande
Screws: Other sizes and types upon request

Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
Nr. / No.	Größe / Size	Größe / Size	Größe / Size	Größe / Size	Größe / Size
30989-0500-03	M4	3	3	3	3
30989-0500-03	M6	5	5	5	5
30989-0500-03	M8	6	6	6	6

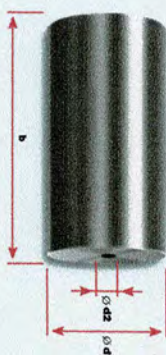


Inbusschlüssel
Clé hexagonale
Allen key

Neobutyl-FEET schwarz
Plastik-PEET, 100g
Plastik-PEET, 100g

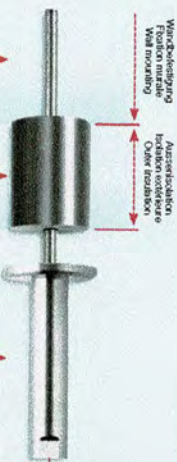
Stützrohr
Renfort tubulaire
Support tube

Nr. / N° / No.	Abmessungen Dimensions Dimensions		
	b	Ø d1	Ø d2
30819-0800-05	variabel / variable max. 200	42	11
20880-1001	Befähigung und Schnitt / Capacité et coupe / Drill and cut		



Kernbohrer
Mèche cloche pour perçuseuse
Hole saw

Nr. / N° / No.	Abmessungen Dimensions Dimensions		
	Ø d1	Ø d2	Ø d3
30812-0014	44	6,3	

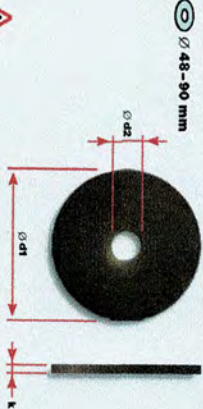


Der Bauteilwiderstand F wird abhängig von der Hebelhöhe gemittelt.
La résistance de la composante F est calculée en fonction de la hauteur du levier.
Component resistance F is reduced depending on the lever height.

Geometrie des Bauteils
Type de pièce
Support tube
No. 20812-0800-05
No. 20812-0800-05

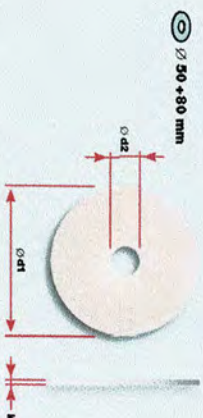
Schutzscheibe für Distanzhalter
Rondelle de protection pour entretoises
Protective disc for spacers

Nr. / N° / No.	Abmessungen Dimensions Dimensions		
	Ø d1	Ø d2	k
30896-0801-50	48	8	3
30896-0801-80	78	10	3
30896-0801-90	90	8	3



Gleitscheibe für Distanzhalter
Rondelle de glissement pour entretoises
Sliding disc for spacers

Nr. / N° / No.	Abmessungen Dimensions Dimensions		
	Ø d1	Ø d2	k
30896-0802-50	50	8	1
30896-0802-80	80	10	1



Wird verwendet, um die Fassade zu schützen oder wenn diese uneben ist. Die weiße Scheibe dient als Gleitscheibe beim Festziehen.

Utilisé pour protéger la façade ou lorsqu'elle est irrégulière. Le disque blanc sert de disque glissant lors du serrage.

Used to protect the facade or when it is uneven. The white disc serves as a sliding disc when tightening.

GreenKit – das Parfüm aus hochwertigem Edelstahl in vier Abmessungen.

GreenKit – le treillage en acier inoxydable de haute qualité en quatre dimensions.

GreenKit – the trellis from high quality stainless steel in four sizes.



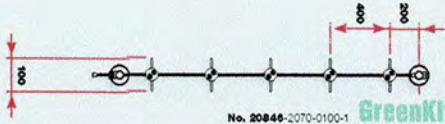
Das Komplettsatz ist montierfertig verpackt und ab Lager lieferbar.

Le set complet est emballé prêt au montage et disponible du stock.

The complete set is packed ready for assembly and available from stock.

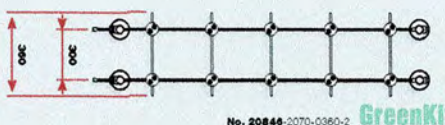
GreenKit 1

No. 20846-2070-0100-1



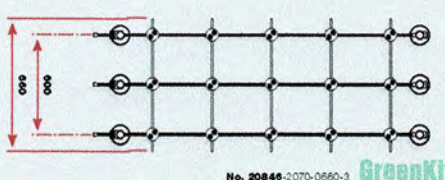
GreenKit 2

No. 20846-2070-0360-2



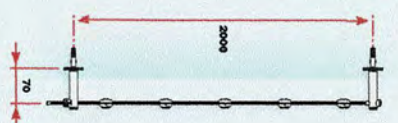
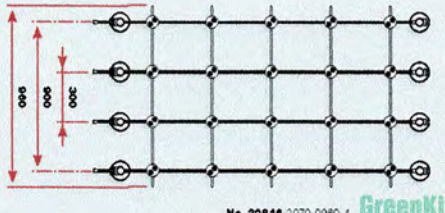
GreenKit 3

No. 20846-2070-0660-3



GreenKit 4

No. 20846-2070-0960-4



More information and ordering
jakob.com/GreenKit

Plus d'information et commande
jakob.com/GreenKit

More information and ordering
jakob.com/GreenKit