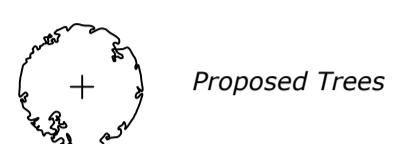


KEY TO LANDSCAPING
Soft Landscaping

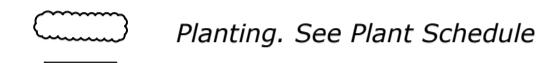


Existing Trees



Proposed Trees

Tree protection fence. As detailed on Patrick Stileman Ltd Drw No. DS20042201.03



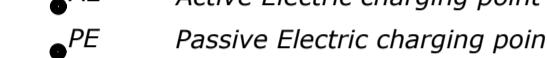
Planting, See Plant Schedule



Grassed Area

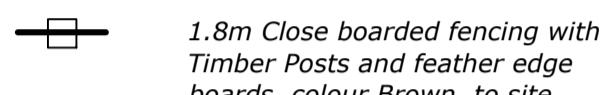


Active Electric charging point

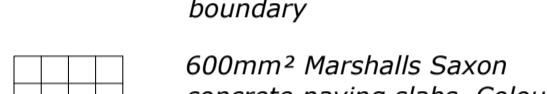


Passive Electric charging point

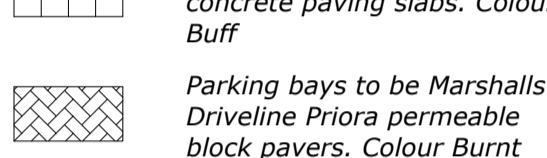
Hard Landscaping



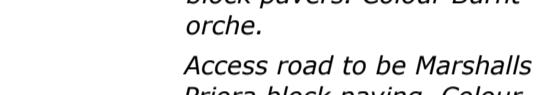
1.8m Close boarded fencing with Timber Posts and feather edge boards, colour Brown, to site boundary



600mm² Marshalls Saxon concrete paving slabs. Colour Buff



Parking bays to be Marshalls Driveline Priora permeable block pavers. Colour Burnt orange.



Access road to be Marshalls Priora block paving. Colour Brindle.

Estate Grounds Maintenance

Specification and Schedule of Works

1. Lawns

a) Cutting. All lawns are to be cut weekly / or alternative weeks throughout the cutting season. Normally March until October, however, this may vary depending on the climate. Clippings are to be collected and placed in a nominated area or removed from site. Machines used may be rotary or cylinder type, however, rollers and collection boxes are essential.

b) Edges. Edges to borders are to be kept sharp and clipped while paths and gravel boards are to be edged as required.

Strimming is to be carried out around obstacles and upstandings.

c) Fertilization. Lawns should be fertilized throughout the year with required NPK levels being noted depending on season. In addition moss control should be carried out as required. Normally 2 Autumn / Winter applications and 3 Spring / Summer applications. All cost by agreement.

d) All lawns should be treated for weed regularly; a minimum requirement is twice per year being Spring and Summer / Autumn when the weed is growing active.

e) Scarification / Aeration. Scarification should take place with poor areas being repaired and infilled with seed or turf with top dressing. Aeration should take place predominately on the compacted areas but all lawns will benefit. All cost by agreement.

f) Watering. Lawns will normally require watering during dry months. It is essential to keep lawns moist and watered before grass turns brown. Provision should be made to enable watering of all areas. All cost by agreement.

During periods when lawns are not cut leaves should be collected.

2. Borders

a) Soil. All exposed soil areas should be prepared and left clean and turned at all times. Regular forkings/ hoeing should be carried out.

b) Weeding. Weeds should be controlled and removed at all times. Chemical application may be necessary to obtain this, with additional turning and hoeing. Clear definitions should be made between the existing and proposed material. All unwanted plants should be removed if not part of the proposed scheme.

c) Plants. Existing planting schemes should be kept in good order. Dead or dying plants should be removed and replaced at cost. Quotations for alternative planting schemes can be provided if existing schemes are considered unsatisfactory.

d) Pruning. Selective pruning should take place throughout the year according to the seasonal requirements of the plant (normally pruning after flowering). The shape, size and formality should be clearly determined by the contractor. Hedges should be kept clipped throughout the year and should be pruned to required height only once per year. Any variegated forms that have reverted back to single colours should have the new growth removed. Plants should have older stems removed to promote new growth where applicable. Roses should be pruned as recommended by the R.H.S. and frequently deadheaded.

e) Fertilization. All borders should be fed regularly with slow release fertilizer; specialist fertilizer should not be used if borders contain predominantly one type of plant i.e. roses or acid/ alkaline type.

3. Trees

It is considered an important part of the maintenance to monitor all trees within the boundary or overhanging the boundary of the estate.

Dead, dying or dangerous forms of any kind must be reported immediately along with any suggestions to improve maintenance.

It is not considered part of the maintenance contract to carry out any major work on trees, however, working alongside appointed tree surgeons and reporting on their operations is considered essential.

Leaves, fallen debris, branches etc. should be cleared away throughout the year. Large items may have to be stored temporarily within a designated area before collection.

Ivy should not be allowed to climb trees and should be removed.

Woodland Areas. It is important that any wooded or densely populated areas do not encroach on the gardens; any clearing should be maintained and monitored. Ivy may remain as ground cover but must not be allowed to climb trees or shrubs. Deadwood should be collected.

General maintenance will be required with removal of branches and weed etc.

Areas bordering woodland and garden should be kept under control and treated as borders, being pruned and reduced when required.

4. Roads & Paths

All hard surfaces should be kept clean and tidy. Kerbs should be kept swept and moss should be removed and treated when required.

Weed. Total herbicides should be used to eliminate weed and grass growth in all areas with caution being exercised to surrounding lawns and plants.

Paths. All shingle paths should be kept weed free and raked when required. Any damaged gravel or kick boards should be reported to enable repair.

5. Special Features

Annual beds and planters are to be prepared for each season- cleared, turned, fertilized and planted with approved planting schemes. (as specified at cost)

Ponds/ Water Features. Marginal plants are to be cut back as and when required.

6. Attendance

The works will be executed by 52 visits (weekly) annually.

7. Variations

1) Law. Cutting weekly or fortnightly as required. Fertilization/scarification/ watering on request only at cost

2) Borders. Fertilization on request only at cost

3) Roads & Paths. Moss treatment on request at cost

TREES
Bp *Betula Pendula*
Sa *Sorbus Aucuparia*
Ps *Prunus Sargentii*
Pc *Crataegus Monogyna*
Fs *Fagus Sylvatica*
TREES TO BE STANDARDS 12-14cm GIRTH

PLANT SCHEDULE

TREES Trees planted into 900x900x600mm topsoil tree pits. Trees to be Standards 12-14cm girth.

Totals SPECIES HEDGE MIX 1

87 *Pyracantha 'Orange Glow'* 2l 40-60

87 *Ilex Aquifolium* 2l 20-30

87 *Crataegus Monogyna* 2l 40-60

29 *Crataegus Monogyna* 2l 20-30

29 *Buxus Sempervirens* 2l 40-60

29 *Buxus Sempervirens 'Belle Etoile'* 2l 20-30

HEDGE MIX 2

15 *Amelanchier Lamarckii* 2l 60-80

15 *Cornus Alba 'Sanguinea'* 2l 40-60

15 *Crataegus Monogyna* 2l 40-60

15 *Vaccinium Opulus* 3l 30-40

HIV No. 2

7 *Clematis Heracleifolia* 2l 40-60

7 *Rosa 'Canina'* 2l 3 breaks

7 *Rubus fruticosus* 2l 30-40

7 *Lavandula Spica* Mix 3 2l 30-40

9 *Cytisus Scoparius* 2l 30-40

9 *Crataegus Monogyna* 2l 3 breaks

9 *Rosa 'Canina'* Mix 4 2l 30-40

15 *Ilex Aquifolium* 3l 3 breaks

15 *Rosa 'Canina'* Mix 5 2l 30-40

8 *Ilex Aquifolium* 3l 30-40

8 *Cornus Sanguinea* 3l 30-40

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