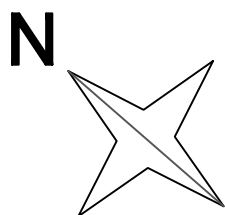


St Peter's Road



No.30

No.34

existing hardstanding for parking cars.

existing hardstanding for waste storage.

remove exg. pavings; import topsoil as Note 1 & create shrubbery.

new secure store for 2 bicycles

5no. Mahonia aquifolium [m]

5no. berberis microphylla [b]

5no. cotoneaster horizontalis [c]

each in 5 litre pots within gravel border, & as Note 7.

bedroom 1

bedroom 2

hall

wc

en suite

en suite

en suite

kitchen

lounge 2

bedroom 3

dining/lounge 1

new cavity brickwork as Note 4.1.

overhaul & clean existing pavings.

2no. Photinia x fraseri 'Red Robin', each in 5 litre pots within gravel border, and as Note 7.

4no. cotoneaster horizontalis, each in 5 litre pots within gravel border

remove exg. pavings; import topsoil & create shrubberies (shaded) i new soil bed with bark mulch as Notes 4 & 5.

concrete paving slabs.

1. TOPSOIL

All soft landscaping areas are to be excavated to min.500mm depth, cleared of all hard matter, obstructions and weeds, and backfilled to a min. depth of 150mm with imported topsoil to BS 3882 2015 that is well drained and generally free from stones exceeding 50mm diameter. Deepen topsoil to 450mm in planted areas, and 900mm in tree pits, where shown.

2. SERVICES

Line exposed underground services with Terram or similar polypropylene root barrier approved by service authority.

3. LAWNS

Lawns to be generally turved with Rowlawn or similar quality turf except, where turving is impracticable, use Johnson's or similar shade seed.

4. SOFT LANDSCAPING

Landscaping shall be completed during the October - March planting season following construction. Shrubs are to be planted at a minimum density of 3 plants/m2, except those of small habit shall be planted at a density of 5 plants/m2. There shall be full ground cover to smother unwanted weeds and a layer of 50mm bark mulch shall be provided to dress topsoil.

Grassed areas are to be turved, with 150mm mowing margins where abutting walls, fences, kerbs and the like.

5. Where grass cutting is impractical introduce nom.50mm depth of bark mulch over Plantex sheet. Improve planting areas with 1:3 leafmould/topsoil mix.

6. Provide water during periods of dry weather sufficient to maintain healthy growth and as required by the planting; provisionally allow for min.8 waterings p.a. Keep all mulched areas free from weeds at all times, and at least once a year top up 60mm depth of mulch as necessary to maintain cover. During the growing season any new tree is to be watered at least once a week.

7. Excavate planting holes 150mm wider than root spread and min.300mm deep; plant shrubs upright and well-balanced; carefully return excavated topsoil, packing around evenly spread roots or root-ball and heel well in to the original finished soil level mark on the stem; apply min.25mm fine-grade gravel to the entire planting area,

8. Soft landscaping shall be maintained for at least 12 months from completion, and any plants or trees that fail to establish during that period shall be replaced and maintained for a further 12 months until all new species have established.

9. SITE CLEARANCE AND EARTHWORKS

All builders rubbish, debris and old foundations to a depth of 450mm shall be removed from site, and planting areas are to be cleared of any impermeous materials which may impede free drainage.

To, prevent damage to soil structure, where existing topsoil is to be stripped for re-use it is to be carried out only when ground or weather conditions are suitable, and not during severe frost, snow or waterlogging. Topsoil storage heaps shall be located well away from vehicles, contaminants and harmful matter, and shall not exceed 2 metres in height with 1:2 slopes. Any weeds which may grow on the heaps shall be sprayed with a selective weedkiller to prevent seeding before re-laying..

A topsoil test shall be carried out on such reused topsoil to assess its pH value, texture, organic matter, stone content, electrical conductivity, total nitrogen, extractable phosphorus, magnesium and potassium.

Where subsoil filling is required in soft areas it shall be laid in consolidated layers min.150mm thick. Subsoil shall be material salvaged from excavations, but exclude material from marshes or bogland, and be free from peat, slurry, perishable material, materials susceptible to spontaneous combustion, waterlogged material, clay of max.80 liquid limit and/or max.55 plasticity, roots and other extraneous matter.

project

32 St Peter's Road
Reading, Berkshire

for

Mr S Tufail

title

Proposed Landscaping

Drawing no:

1397 / 7 / b

M D Howlett
architectural consultant

11 Prospect Street, Caversham, Reading
Berkshire RG4 8JB; Tel: (0118) 947 7117
Email: pmaarc@globalnet.co.uk

Date: August 2025

0 1 2 3 4 5 6 metres.

SCALE: 1:100 on A2; 1:200 on A4.

Revision a: Soil bed added. August 2025.

Revision b: Paving area noted. August 2025.

10. All construction work/tree protection is to accord with BS 5837 2005 'CP for Trees in Relation to Construction'. Protect retained trees with local authority approved fencing to BS5837:2013 prior to commencing construction works. Cover all exposed roots with suitable *in situ* topsoil immediately after recording. All tree surgery is to be carried out by a fully insured local authority approved arboriculturalist. Landscaping work shall comply with BS4428 1989 'General Landscape Operations'.

11. Except for Root Protection Areas, all soft landscaping areas are to be excavated to min.500mm depth, cleared of all hard matter, obstructions and weeds, and backfilled to a min. depth of 150mm with imported topsoil to BS 3882 1991 that is well drained and generally free from stones exceeding 50mm diameter. Deepen topsoil to 450mm in planted areas, and 900mm in tree pits.

12. Line underground services with Terram or similar polypropylene root barrier approved by service authority.

13. Lawns to be generally turved with Rowlawn or similar quality turf except, where turving is impracticable (e.g. under existing tree), use Johnson's or similar shade seed.