Parsonage Gardens Perimeter Wall Description

The perimeter wall is a solid free-standing masonry retaining wall built from traditional brick units arranged in both Stretcher Bond and English Garden Wall Bond i.e. 3 or 5 courses of stretcher between header courses. The joints have been finished with a flush mortar joint. Wall thickness varies from 225mm at the top to 390mm at the lower section.

Existing weep holes located at 600mm centres at pavement level are blocked, these are present to allow water in the retained earth behind the wall to drain away. This will be producing more pressure on the rear wall elevation.

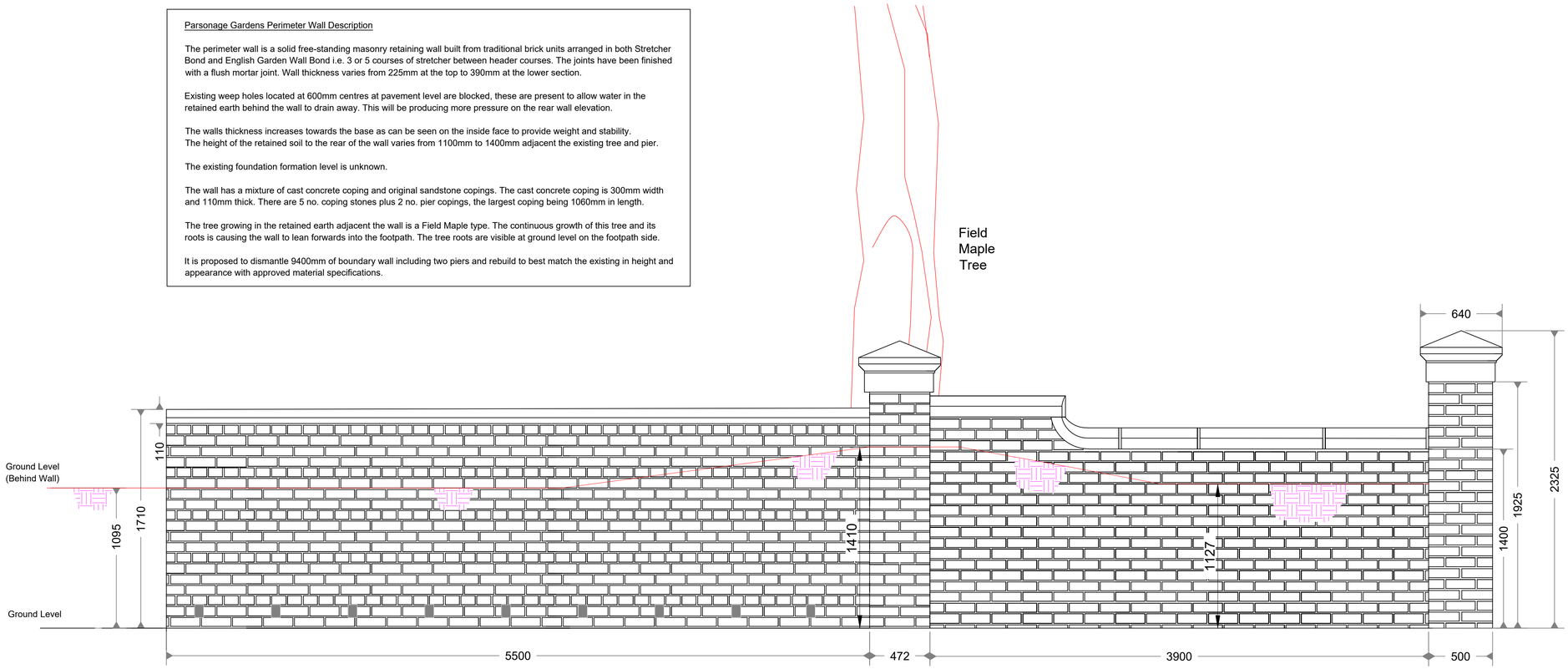
The walls thickness increases towards the base as can be seen on the inside face to provide weight and stability.
The height of the retained soil to the rear of the wall varies from 1100mm to 1400mm adjacent the existing tree and pier.

The existing foundation formation level is unknown.

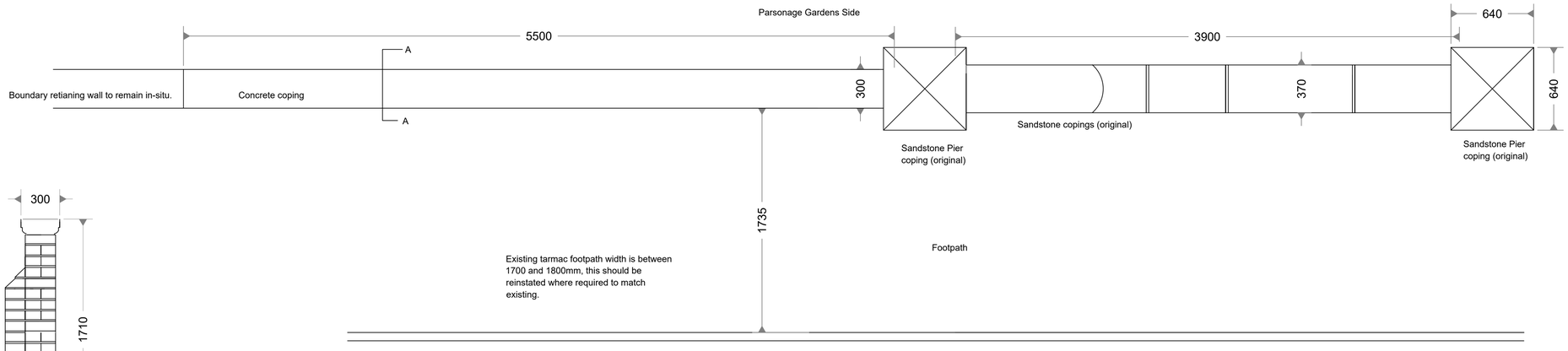
The wall has a mixture of cast concrete coping and original sandstone copings. The cast concrete coping is 300mm width and 110mm thick. There are 5 no. coping stones plus 2 no. pier copings, the largest coping being 1060mm in length.

The tree growing in the retained earth adjacent the wall is a Field Maple type. The continuous growth of this tree and its roots is causing the wall to lean forwards into the footpath. The tree roots are visible at ground level on the footpath side.

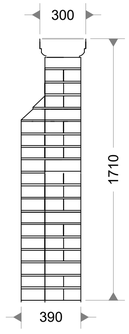
It is proposed to dismantle 9400mm of boundary wall including two piers and rebuild to best match the existing in height and appearance with approved material specifications.



Existing Perimeter Wall - Elevation View
1:20 @ A1



Existing Perimeter Wall - Plan View
1:20 @ A1



Existing Perimeter Wall - Section A-A
1:20 @ A1

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1:1250

0 25m 50m 75m 100m 125m

RISK IDENTIFICATION LEGEND	
01	TEMPORARY STABILITY - CONTRACTOR TO MAINTAIN STABILITY OF THE WALL IN THE TEMPORARY CASE DURING DOWNTAKINGS AND REBUILDING WORK. CONTRACTOR TO SUBMIT METHOD STATEMENT PRIOR TO WORKS.
02	CONTRACTOR TO PROVIDE METHOD STATEMENT FOR RETAINING GROUND IN TEMPORARY CONDITION.
03	CONTRACTOR TO MONITOR EXCAVATION AND ALLOW FOR DE-WATERING DURING CONSTRUCTION PHASE.
	Further possible control measures have been identified within the Designers Risk Assessment which may help to mitigate these and other identified risks further during the construction phase.

DANGER ELECTRICITY service into existing buildings. Care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with relevant power company before commencing on site, positions are to be marked on site and on plans once confirmation has been received.

DANGER GAS service into existing buildings. Care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe with National Grid (0800 111 999) before commencing on site, positions are to be marked on site and on plans once confirmation has been received.

DANGER WATER supply to be located and isolated prior to removal of any pipework, water supply pipe to be adequately protected at all time. If advice is required contact relevant water authority.

DANGER Electrical safety, all electrical required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS7671:2008+A3:2015 Requirements for Electrical Installations. IET Wiring Regulations electrical installation certificate to be issued for the work by a person competent to do so.

The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

All dimensions must be checked onsite prior to works commencing, variations in squareness, depth of plaster etc., must be checked for.

Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to. Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that any works on the supply of all services into / from the property (i.e. electricity, gas, water, KCOM, BT, foul water and surface water drainage) does not ,at any time interfere with the supply of services into / from adjacent properties, is not affected, if this proves to be the case, then the contractor is to fully advise properties to be affected as soon as possible and is to negotiate with adjacent properties regarding any appropriate action that may be required.

Prevent smoke, dust, fumes, spillage, and other harmful activities where possible. No fires to be allowed on site at any time and noise levels to be kept to a minimum and complying with BS 5228-1:2009+A1:2014 & BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites.'. Remember that adjacent properties are occupied and comply with all reasonable requests from the public / neighbours regarding the use of power tools etc.

All positions of drainage runs and types of drainage indicated on drawings are provisional only, contractor to check invert and position of all drainage systems to ensure adequate fall & to ensure Building Control Officer is satisfied with site inverts before excavation of drainage runs.

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Papers, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site. Robust details shall be adopted to prevent cold bridging, air leakage etc., continuity of insulation shall be provided at lintols, floors and all roof and wall junctions by the provision of ventilation trays. All joists are to be fixed galvanised joist hangers. All wall and roof insulation shall be continuous. It is the owner's responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants, or easements.

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

Attention is drawn to the client regarding the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'preconstruction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION.
3. DO NOT SCALE FROM THIS DRAWING, ALL DIMENSIONS TO BE CONFIRMED ON SITE.

MANCHESTER CITY COUNCIL

Capital Programmes Division

Manchester City Council
PO Box 532, Town Hall
Manchester
M60 2LA

DRAWING STATUS: Target Cost

PROPERTY TITLE
Stenner Lane
Didsbury
M20 2RQ

UPRN: 000077251283

DFE NO.: -

PROJECT TITLE
Fletcher Moss Botanical Gardens -
Parsonage Gardens - Stenner Lane Boundary wall

DRAWING TITLE
Existing Masonry Details

JOB NO.: AMP44657.6

DATE: 14/02/2025

REV:

SCALE: As Detailed

AUTHOR: RAH

CHECKED BY: TH

APPROVED BY:

DRAWING NO.
FMO-MCC-XX-XX-DR-B-003