

Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

NOTE:

ALL CONSTRUCTION SHALL BE UNDERTAKEN AND COMPLETED IN STRICT ACCORDANCE WITH ALL DRAWINGS, SPECIFICATIONS, STATUTORY BUILDING AND PLANNING REGULATIONS, HEALTH AND SAFETY REGULATIONS, ALL RELEVANT CODES OF PRACTICE REQUIREMENTS AND MANUFACTURERS' RECOMMENDATIONS AND INSTRUCTIONS.

ANY DISCREPANCIES IN CONSTRUCTIONAL INFORMATION SHOULD BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCEMENT OF ANY WORK.

Type A — 2.5m high timber imperforate acoustic barrier fence

Type B — 2.1m Masonry Wall acoustic barrier to Manchester Road. Buff brick to match elevation of building.

Type C — Masonry Wall - height varies from 300mm to 1.4m tall. Buff brick to match elevation of building. 400mm high metal railing to top.

Type D — Metal railings and Gates 2.1m tall. PPC colour to match colour of windows and balconies

Type E — Dwarf masonry wall <600mm tall (for low planter bed). Buff brick to match elevation of building.

Type F — Privacy screens to Block B private terraces (refer to Landscape Architect drawing 2301/C/204)

Type G — 2.1 metre concrete post and horizontal timber panel fence to tram boundary

Boundary Treatments Key

1 : 100

Specification

Type A Spec: 2.5m fence height
Primary Fence Posts: 150 x 100 x 3100mm long,
Rails: 4 No 100 x 50 x 4800mm long rails nailed to posts,
Vertical boards: 150 x 22 x 2400mm long nailed to rails,
Cover Boards: 50 x 22 x 2400mm long board nailed over gap,
Gravel Boards: 150 x 50 x 4800mm long with 50mm buried,
Capping: twice weathered capping to top of fence.
Coordinated with below ground Japanese Knotweed Barrier
Acoustic barrier - no gaps in fence construction.
Treated timber

Type G Spec: 2.1m fence height
Primary Posts: Concrete Posts to suit 2.1m design
Fence Panels: Treated vertical boarded panels with twice weathered capping
Gravel Base Panel: 300mm high 50mm buried, Coordinated with below ground Japanese Knotweed Barrier

Rev	Date	Intls	Details
P04	07.07.25		Planning Condition Discharge Issue. Steps added to Community Space. 1 in 21 access added to back of brick boundary treatment.
P03	10.02.25	SSU	Boundary plan - gate removed to BOH external space / resident's lounge area
P02	15.11.24	DC	Stage 4 (Contract) - Fence Boundary Types A and G revised. Specs added; Position of Type A fence modified to suit removal of retaining structure; land levels altered, drawing scale changed to 1:150.
P01	05.11.24	SSU	Stage 4 (Contract) - Boundary plan - acoustic fence spec added, extent reduced as agreed with acoustician. Standard fencing to rest of east boundary (subject to input from TfGM)
T03	22.05.24	SSU	PCSA Stage Final Issue
T02	08.04.24	SSU	PCSA Stage 3 (Tender) Issue
T01	15.03.24	SSU	PCSA Stage 3 (Tender) - Preliminary issue of balcony, balustrade, internal junction details & bathroom/kitchen layouts

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Project Title Former Chorlton Baths
Client Caddick Construction Ltd
Location Manchester Road, Chorlton

Drawing ref Boundary Treatment Plan

Date 19/02/2025
Scale As indicated
Checker SSU
Size A1
Job No: 9136
Status S3

Project	Origin	Volume	Level	Type	Role	Number	Rev
CHOBA	BUT	ZZ	XX	DR	A	94200	P04