

Rear of Property :

- Falls from gate to rear of property approximately 500mm
- Existing wall height to perimeter of the rear garden is 1500mm high above public footpath.
- Excavate a trench for new internal garden retaining walls & foundations. Lay concrete strip foundation 700 wide x 300mm deep (FND2 concrete) with A252 mesh top & bottom (50mm cover) on 50mm GEN3 blinding, construct a 330mm thick solid wall constructed with 20N bricks to BS EN 771-4:2003. Precast coping stone to top of wall. Specification for wall & foundation as Structural Engineers plan 240025 - PEV - XX - ZZ - DR - S - 0100.
- Remove topsoil & excavate ground between new retaining wall and back of house, to form new lower level garden area (to the right side of the new path) to same level of existing rear path. add new top soil new turf. Install new aco drain between back of house & new path.
- The recommendation to address the contaminated ground identified is for a 600mm strip of the rear garden top soil to be undertaken at the same time as the repairs/replacement of the retaining wall, and clean imported subsoil/topsoil to be brought in to act as a 600mm thick capping layer to prevent exposure to contaminated ground. Where hardstanding is present this will be sufficient to act as a capping layer.
- Take up flags from path from gate to the back door & excavate ground for new flag positions. Lay new paving & 3 No. steps with 150mm rise each. Supply & fit new 50mm steel handrail with posts at 1000mm c/c to 1000mm above the path & 900mm above nosings of treads on the right hand side (viewed from the back door looking out across the garden). Install new 50mm wide kerb to edge of path to garden area.
- Excavate a trench to extend retaining wall to left hand side of the garden to the point where the path meets the formation level of the garden.
- Install 1000mm high vertical boarded fencing to front of new retaining wall on galvanised steel brackets at 1500mm centres.
- Install 2 No. timber gates to either side of the top gravel areas between end of retaining wall & existing boundary wall.
- Remove grass to top sections of garden & lay new membrane with new gravel on top. Wall to raised section to have bituminous paint or membrane protection to rear of wall. Granular backfill to back of wall.
- Fix 50 x 50mm galvanised steel box section brackets to the existing garden side boundary wall & fix vertical boarded anti climb panels to brackets.
- Form new flagged area to back of house 600mm wide with 50mm wide kerb with aco drain.
- Remove existing divisional fencing between rear garden & 349. Excavate ground & extend 330mm wide brick retaining wall to within 600mm of house wall. Install new double sided anti climb 1800mm high vertical fencing with concrete posts. Fencing to slope towards the house wall.

Front of Property :

- Remove existing fence & install with 1500mm high close boarded double sided vertical fencing with concrete posts & gravel boards.
- Excavate ground to front drive & construct a hard standing from front of house to fence. Remove single gate & install double gates to new driveway.
- Drop kerb to be installed by Manchester Highways after the hard standing is completed.

Side of Property :

Remove existing fence & install with 1800mm high close boarded double sided vertical fencing with concrete posts & gravel boards.

Manchester Equipment and Adaptations Partnership Technical Officer Service Philips Park Road Beswick, Manchester, M11 3FU	Applicants Name: Mohamed Murida Sharif Property Address: 347 Waterloo Road, Cheetham Manchester M8 9DU	REVISIONS -		Date: 15/01/2025	MEAP Manchester Equipment & Adaptations Partnership
		Project: Proposed hard standing to front garden with fencing & retaining wall / fencing with low level garden area to the back garden Specification - 005		Paper Size: A3	
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				Drawn By: I Rothwell	