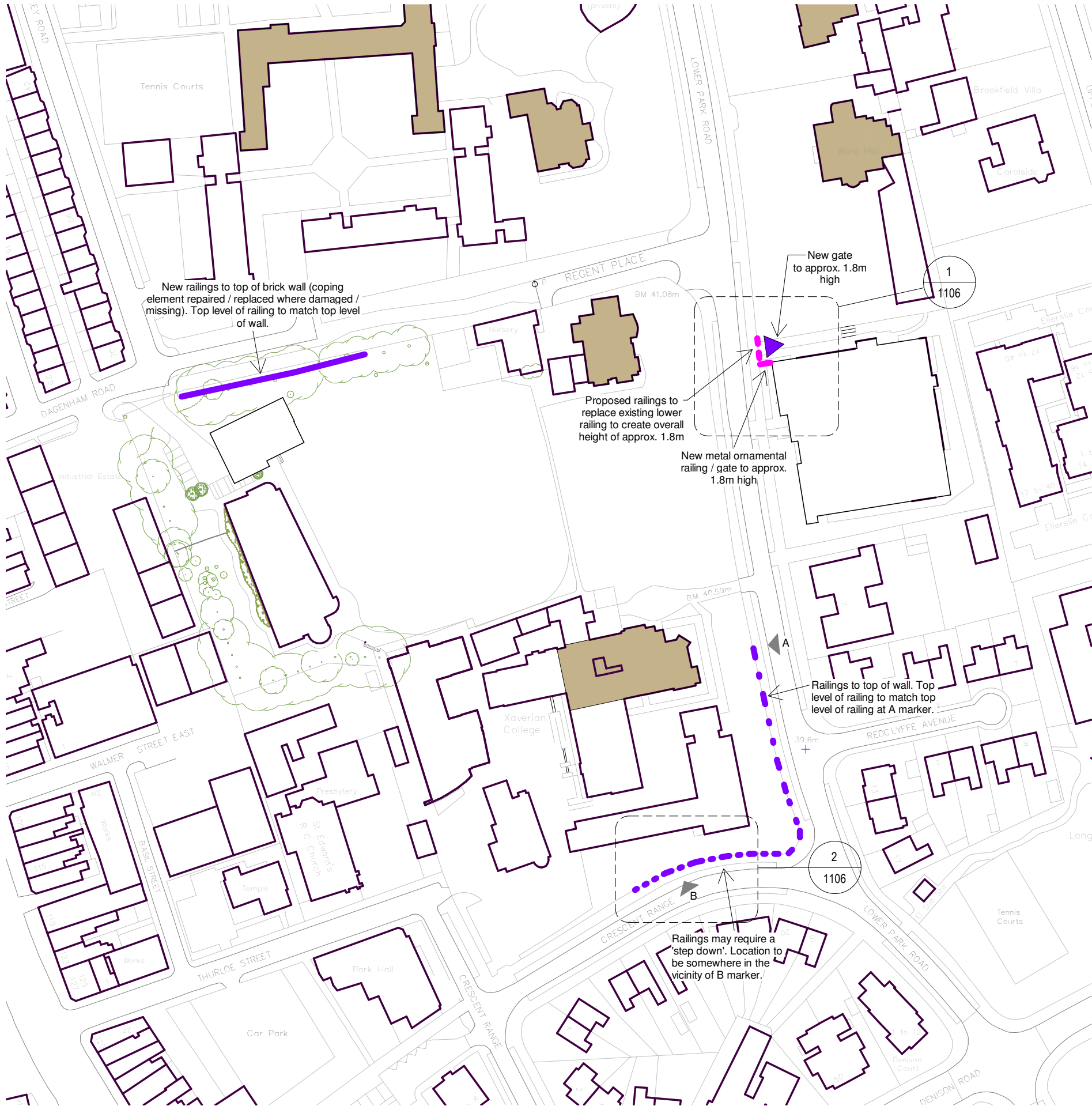
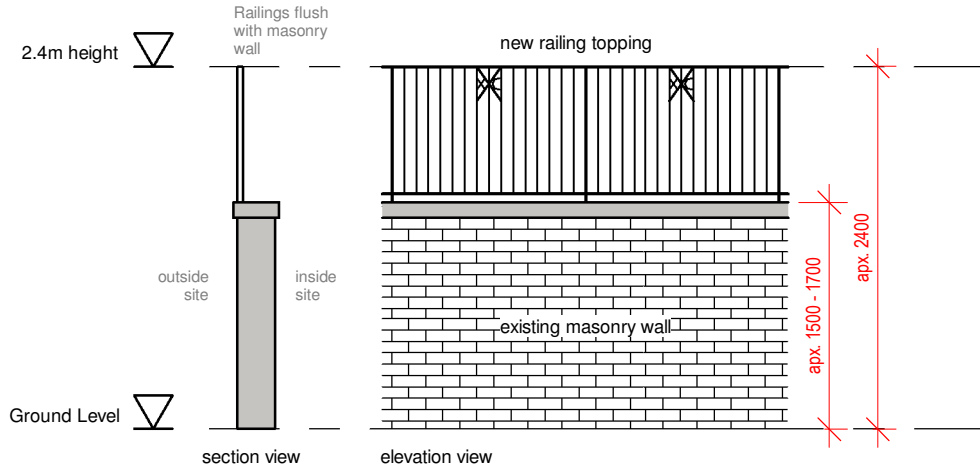


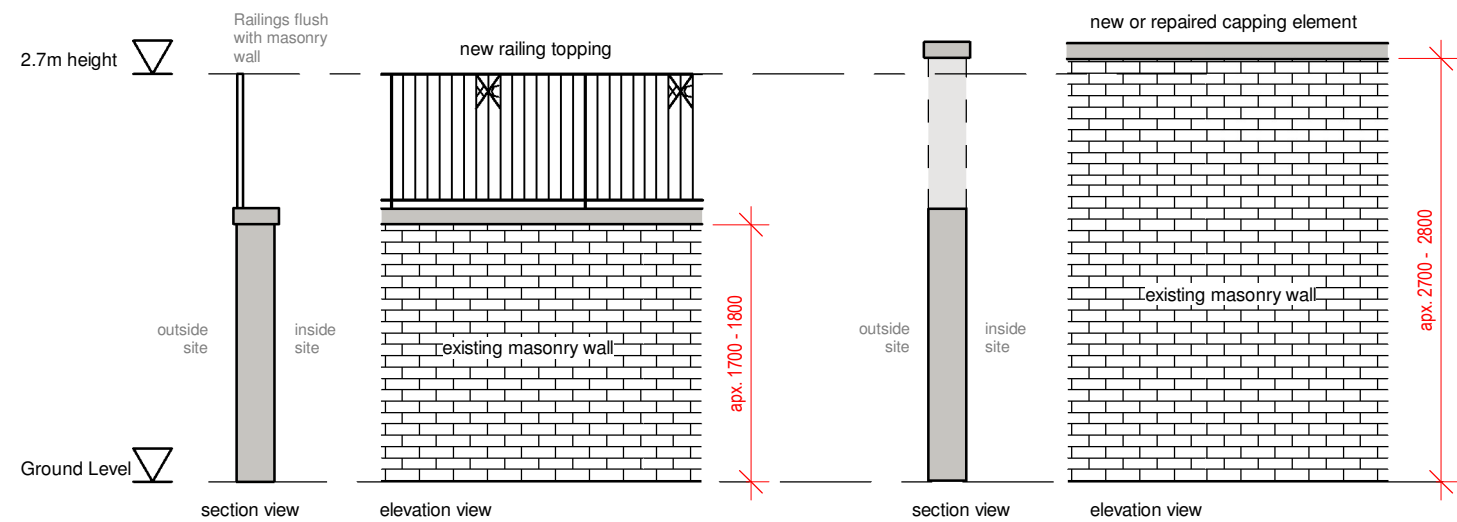


Proposed New Boundary Treatment - Site Overview
1 : 1250



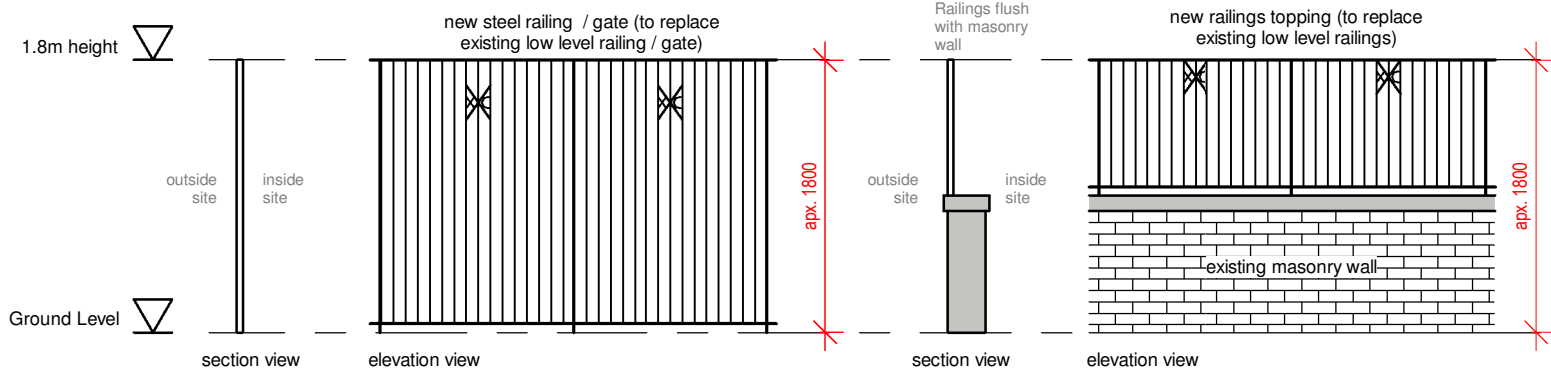
Ornamental steel railings topping to existing masonry wall

Install new mild steel ornamental style fencing to top of existing masonry walls, including fixings to wall copings; to make an overall height of approx. 2.4m. Steel to be black in colour.



New or repaired capping element and ornamental steel railings topping to existing masonry wall

New or repaired capping element to top of existing masonry wall. Install new mild steel ornamental style fencing to top of existing masonry walls with capping element, including fixings to wall copings; to make an overall height of approx. 2.7m. Steel to be black in colour.



Ornamental steel railing / gate

Install new mild steel ornamental style railing / gate to replace existing low level railing, new to be approx. height of 1.8m. Steel to be black in colour. Refer to drawing 1106 for details.



Ornamental steel railings topping to existing masonry wall

Install new mild steel ornamental style railing to top of existing masonry walls, replacing existing low level railings, including fixings to wall copings; to make an overall height of approx. 1.8m. Steel to be black in colour. Refer to drawing 1106 for details.



Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars		TO BE USED ONLY AS GUIDANCE			
1:100	mm	1000	3000	5000	
1:200	mm	5000	8000		
1:500	M	5	15	25	
1:1250	M	10	30	50	70

Proposed New Boundary Types

- Black mild steel ornamental style railings to top of existing wall to overall height approx. 2.4m
- New or repaired capping element and ornamental steel railing, overall height approx. 2.7m
- Black mild steel ornamental style railings to top of existing wall to overall height approx. 1.8m
- Black mild steel ornamental style railing / gate, overall height approx. 1.8m
- New gate approx. 1.8m high (black mild steel ornamental railings style)



Photograph of existing mild steel ornamental railings. Proposed to be of similar style (or similar approved).

Flush Railings / Fences:

Any railings installed above existing masonry walls or stone walls will be flush with the external face of the walls, so as to avoid providing potential footholds; Please note that this will be subject to the wall structural suitability to accommodate this detail. At this time it is expected that the flush railing detail will be achieved via an oversailing post detail.

J	Updated for Planning Application.	CP	28.09.22
H	Gate removed/replaced by railings.	MM	01.06.21
G	Extent of works reduced, railing design changed, gate added	OB	26.04.21
F	metal welded wire fences omitted	TC	22.01.20
E	Corrected text to omit error	TC	13.01.20
D	Updated railings following planning advice	TC	09.01.20
C	Fences updated as per planning comments (site visit) & planning condition suggestions	TC	15.10.19
B	PLANNING APPLICATION	TC	28.03.19
A	draft planning package	TC	27.03.19
Rev	Description	By	Date

Client	Xaverian College		
Job	Xaverian College, Lower Park Rd, Manchester, M14 5RB		

Proposed Boundary Treatment

5154_1101	Rev	J
5154-PAL-XX-XX-DR-A-1101		

Date	27.03.2019	Scale	As indicated		@ A2
3D CoOrd	CP	2D CoOrd	TC	Approved	TC
Project Status	Planning	Tender		Construction	
	Design	Contract		As Built	

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