NOTE

Red Edge site boundary omitted for clarity

General notes:

- All information on this drawing is copyright ©
- All sizes to be verified on-site
- No dimensions to be scaled off this drawing
- All dimensions to drawing in metres unless otherwise stated
- This drawing is to be read in conjunction with all other project drawings

DRAWING TO BE PRINTED IN COLOUR.

KEY

- A — 1.8m Feather Edge Fencing (BT1000)
- B — 2.1m Feather Edge Fencing (1.8 + 300mm trellis) (BT1009)
- C — 1.2m Flat Top Railings (BTxxxx)
- D — 0.45m High Knee Rail (BT1005)
- 2.1m timber gate (BT1001)

0 2.5 5 10 15 25 m

SCALE BAR 1:500

CRIME IMPACT STATEMENT_REF: 2017/0243/CIS/02

4.6 Boundaries

1. The sides (including gables up to/as close as possible to the front building line) and rears of the houses should generally be enclosed with 2100mm high robust close-boarded timber fencing (with the top 300mm consisting of robust integral trellis if required) or walls/railings. Boundaries to private space that are adjacent to publicly accessible space should have a masonry (or other hardwearing) base. Any side pedestrian gates to the private spaces of houses should also be 2100mm high and should be fitted with either a pad-lockable bolt (to the mid-point of the internal face) or a key operable deadlock. Sub-divisional rear boundaries should be 1500-1800mm high.

2. Any communal side/rear access alleyways within the site should be gated at their outermost point to prevent unauthorised access to where the dwellings could be attacked unseen. The gates themselves should be self-closing and 'slam to lock' (i.e. an automatic deadlocking mortice latch, key operated from both sides), which cannot be left unlocked when shut.

3. The sides and rears of the apartment blocks should be enclosed and defined as private space by 2100mm high railings and lockable gates (see Section 3.3 for illustration). The gates should be self-closing and 'slam to lock' (i.e. an automatic deadlocking mortice latch, key operated from both sides), which cannot be left unlocked when shut. There should be no centrally located horizontal bars to aid climbing and the gates should be located away from other climbing aids, such as low walls, street lights, trees etc. The hinges should also not provide footholds and the gap at the bottom of the gates should be small enough to stop anyone crawling through. Care should be taken to ensure that any boundaries formed by a combination of walls/railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.

4. Defensive planting (i.e. densely branched, thorny shrubs) should be provided on the publicly accessible side of the exposed side/rear boundaries of the dwellings along the southern boundary of the site, in order to deter unauthorised access/damage. The location of boundaries should be amended to allow for this requirement.

5. The front gardens/driveways of houses and the street/car park frontages of the apartment blocks, as well as the car parks themselves (see Section 3.3 for illustration), should be enclosed/demarcated by low-level railings to an approximate height of 1200mm.

6. Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.

REV.	DATE	DESCRIPTION	BY

Wain HOMES

Project Title:
Middleton Road
Crumpsall

Drawing Title:
Boundary Treatment Plan

PLANNING

Drawing No: WH-001-NW-A-402		
Scale: 1:500@A2	Date: Apr. 2026	Site Code: 001
Drawn by: JG	Checked by: -	Revision: P1

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