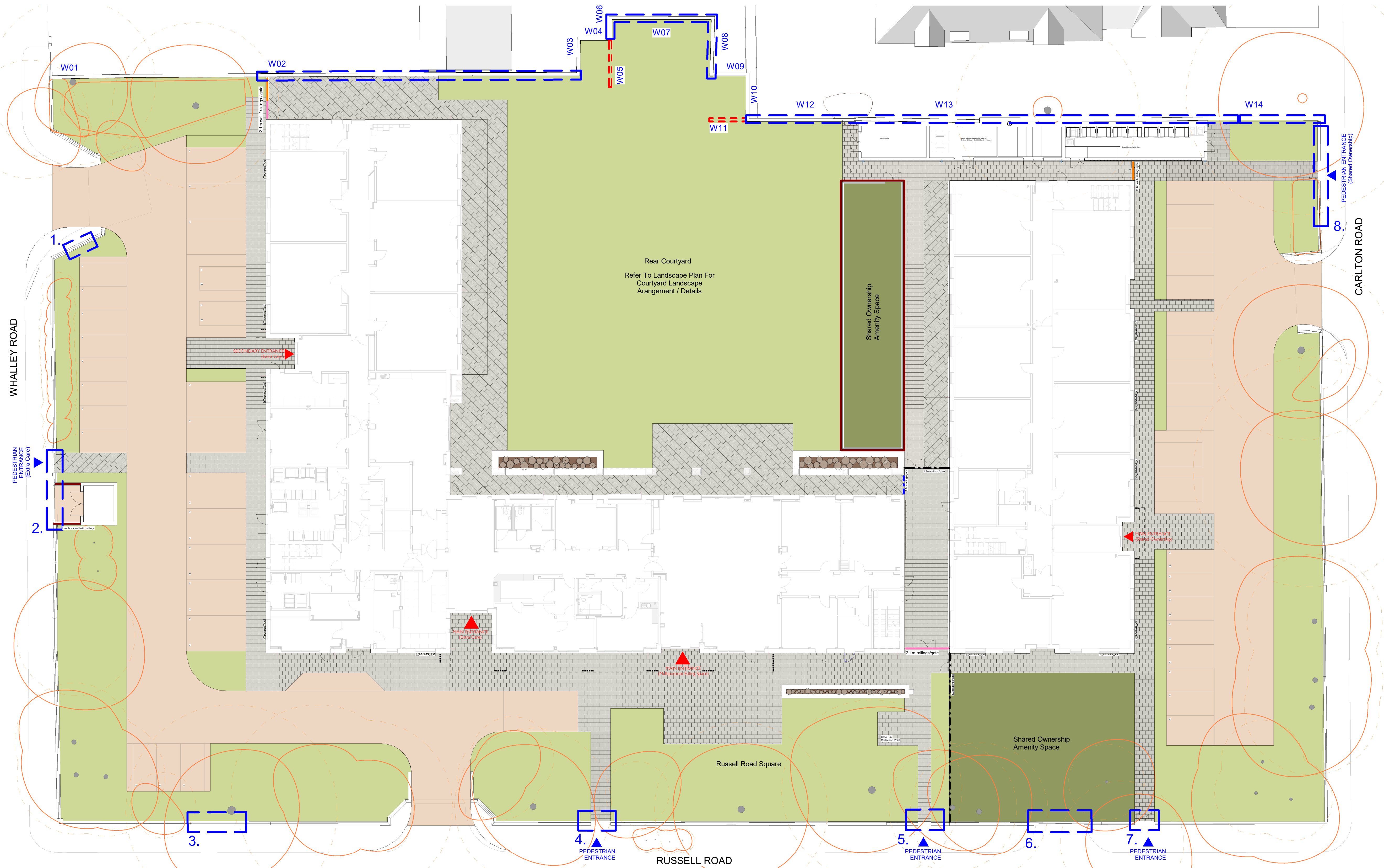




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DRAWING NOT TO BE SCALED. FIGURE DIMENSIONS TO BE WORKED TO IN ALL CASES.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES.

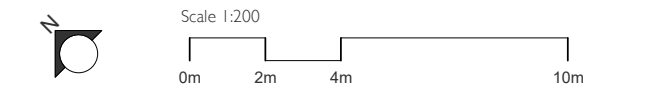
ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

REPORT ERRORS & OMISSIONS TO ARCHITECT.

WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALE, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.

CHECK ALL DIMENSIONS ON SITE.

DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:



- DRAWING KEY**
- Vehicle access areas
 - Amenity landscaping
 - Neighbouring building
 - Existing tree - root protection area indicated. Refer to arboricultural report for details.
 - Existing wall within site boundary to be demolished inline with recommendations from structural engineers report.
 - Pedestrian access areas
 - Amenity landscaping (Shared Ownership only)
 - Works to existing boundary wall
 - Existing tree - refer to arboricultural report for details.

- BOUNDARY TREATMENT KEY**
- 1200mm High metal railing & post fence
 - 1800mm High metal railing & post fence
 - 2100mm High metal railing & post fence
 - Low Brick wall with railings above (total height 1200mm)
 - 2100mm brick wall with soldier course to top (inc. gate).

Proposed Boundary Treatment Materials	
B01	Ibstock Granger Antique Brickwork. Stretcher Bond. Mortar colour: Natural.
B02	Hadley Red Dragwire Brickwork. Stretcher Bond. Mortar colour: Natural.
B03	Pre-Cast Concrete coping. Double throated. Grey to match existing.
B04	450mm x 600mm x 50mm flat concrete capping. Grey to match existing.
Refer to materials schedule 47050 for images of proposed materials.	

Street-facing boundary wall works							
1.	Existing condition: Existing stone-faced boundary wall with twice weathered coping stone top. Section of stone coping to top of existing boundary wall missing/ previously demolished. Proposed works: Missing sections of stone coping to be replaced, using existing stonework retained from formation of opening as part of works to existing boundary wall as part of item 2.	2.	Existing condition: Existing stone-faced boundary wall with twice weathered coping stone top. Proposed works: New 2m wide opening formed in existing boundary wall to create new pedestrian access point from Whalley Road. Existing wall to be stopped either side of opening. New 3.5m wide opening formed in existing boundary wall to create required service access point to substation from Whalley Road (as approval 144433/02/025). Existing wall to be stopped either side of opening. New brick wall return wall proposed in main brick to match development - Granger Antique (B01). Fencing to top of brickwork return wall as drawing 2402.	3.	Existing condition: Existing red engineering brick boundary wall. Section of pre-cast concrete coping missing/ previously demolished. Proposed works: Missing sections of twice weathered PCC coping to be replaced using existing copings retained from openings formed in existing brick boundary wall, as part of works from items 4, 5 & 7.	4.	Existing condition: Existing red engineering brick boundary wall with pre-cast concrete twice weathered coping. Proposed works: New 2m wide opening to be formed in existing boundary wall to create new pedestrian access point from kerbside. Brickwork to be taken down, PCC coping to be retained for re-use as part of works to sections 2 and 6. Cavity of existing Brickwork wall to be closed either side of opening in Hadley Red Dragwire brickwork (B02), or reclaimed existing brickwork where possible. Natural mortar to match existing.
5.	Existing condition: Existing red engineering brick boundary wall with pre-cast concrete twice weathered coping. Proposed works: New 1.3m wide opening to be formed in existing boundary wall to create new pedestrian access point from kerbside. Brickwork to be taken down, PCC coping to be retained for re-use as part of works to sections 2 and 6. Cavity of existing Brickwork wall to be closed either side of opening in Hadley Red Dragwire brickwork (B02), or reclaimed existing brickwork where possible. Natural mortar to match existing.	6.	Existing condition: Existing redundant vehicle entrance to site. Piers to either side of belmouth formed in red engineering brick lying into brickwork boundary wall. PCC coping stones to piers. Return walls into site formed in red engineering brick. Brick on end to top of return wall. Proposed works: Vehicle entrance to be infilled with brickwork to match existing red brick boundary walls. PCC coping re-used from 4, 5 & 6 where possible, with new PCC coping (B03) to match existing to infill gaps. Return walls behind boundary to be demolished. Existing brick piers to be brought down to match height of adjacent PCC coping to brickwork wall.	7.	Existing condition: Existing red engineering brick boundary wall with pre-cast concrete twice weathered coping. Proposed works: New 2m wide opening to be formed in existing boundary wall to create new pedestrian access point from kerbside. Brickwork to be taken down, PCC coping to be retained for re-use as part of works to sections 2 and 6. Cavity of existing Brickwork wall to be closed either side of opening in Hadley Red Dragwire brickwork (B02), or reclaimed existing brickwork where possible. Natural mortar to match existing.	8.	Existing condition: Poor condition 300mm high stone boundary wall with mortar/ rough poured concrete top. Proposed works: Stone boundary wall to be taken down to below kerb-level and re-built in new B02 brickwork to match adjacent existing red brick boundary wall with piers to either side of adjacent existing vehicle entrance. Wall to be in Hadley Red Dragwire brick to match adjacent existing wall. Mortar to match existing. New PCC twice weathered coping to top as (B03). Opening 2m wide formed in new wall for pedestrian entrance to Shared Ownership block off Carlton Road.
North-eastern Party wall works							
W01	Clean and cosmetic repair, re-pointing with lime-sand based mortar to existing wall. Mortar to be brushed, stippled/ textured finish.	W02	Reduction in height by 6 courses (450mm) to bring wall within safe height and remove vegetation growing from wall, in-line with SGI Boundary wall survey report. Brick on edge capping detail to be re-installed. Clean and cosmetic repair, re-pointing with lime-sand based mortar to existing wall. Mortar to be brushed, stippled/ textured finish.	W03	Clean and cosmetic repair and re-pointing (in natural mortar) to existing wall in-line with recommendations from SGI Boundary wall survey report.	W04	Clean and cosmetic repair and re-pointing (in natural mortar) to existing wall in-line with recommendations from SGI Boundary wall survey report.
W08	Existing wall height to be reduced from 4.2m in height down to 3m to match adjacent walls W02 & W04 in-line with recommendations from SGI Boundary wall survey report. Existing capping retained and re-installed. Clean and cosmetic repair retained sections of wall, re-pointing (in natural mortar). Strengthening works to be constructed in Granger Antique brickwork (B01) to match existing with natural mortar.	W09	Remedial work to wall cavity in-line with recommendations from SGI Boundary wall survey report. Clean and cosmetic repair and re-pointing (in natural mortar) to existing wall	W10	Remedial work to wall in-line with recommendations from SGI Boundary wall survey report. Clean and cosmetic repair and re-pointing (in natural mortar) to existing wall	W11	Existing unrestrained 4.2m wall to be demolished in-line with recommendations from SGI Boundary wall survey report. Existing capping to be retained and re-used for W12 & W13
				W12	Clean and cosmetic repair and re-pointing (in natural mortar) to existing wall in-line with recommendations from SGI Boundary wall survey report. Where cappings missing/ damaged new 450mm x 600mm x 50mm flat concrete capping (B04) to top match existing adjacent walls. Exploratory holes to be infilled with Granger Antique brickwork (B01) with natural mortar to match existing.	W13	Clean and cosmetic repair and re-pointing (in natural mortar) to existing wall in-line with recommendations from SGI Boundary wall survey report. Where cappings missing/ damaged new 450mm x 600mm x 50mm flat concrete capping (B04) to top match existing adjacent walls. Exploratory holes to be infilled with Granger Antique brickwork (B01) with natural mortar to match existing.
				W14	To be demolished in-line with recommendations from SGI Boundary wall survey report - Appendix C Drawing SK03. New wall to be constructed in Granger Antique brickwork (B01) with natural mortar. New 450mm x 600mm x 50mm flat concrete capping (B04) to top to match existing adjacent walls.		

P03 13.07.26	JM	Notes to W01 & W02 updated in-line with conservation officers comments
P02 02.06.26	JM	W14 updated inline with planners comments
P01 25.03.26	JM	Issued for Planning
Rev Date	By	Remarks

Client		Great Places Housing Group	
Project No. / Project Name:		22-036 / Russell Road Extra Care Housing	
Drawing Name:		Boundary Wall Works Plan	
Drawing Purpose:		PLANNING	
Project:	Origin:	Vol/Sys:	Level
RUS - TRI	ZZ	XX	DR - A
Status	Scale @ A1	Drawn	Check
As indicated	JM	AJD	March 2026
Revision		P03	