

# Bradford Road, Huddersfield

## ISSUE FOR PLANNING

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS STATED OTHERWISE.
  2. DO NOT SCALE FROM THIS DRAWING.
  3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
  4. EXISTING SERVICE RUNS TO BE VERIFIED BY SITE INSPECTION.



- DRAWING LEGEND**
- 1.8m PIER AND PANEL WALL - RHY-S0-001
  - 1.8m CLOSE BOARDED FENCE - F-00000
  - 0.75m BRICK RAILING - F-00000
  - 0.75m POST & RAIL FENCE - F-00000
  - 0.75m STOCK FENCING POST & RAIL
  - TIMBER GATE (SEE FIGURE 1 FOR DETAILS)
  - STEEL GATE (SEE FIGURE 2 FOR DETAILS)
  - 1.8m CLOSE BOARDED FENCE - DB-S013-008
  - 1.8m BRICK SCREEN WALL WITH TIMBER FENCE - DB-S013-013
  - 0.75m POST AND FENCE - DB-S013-007
  - 0.9m ESTATE RAILING - 1028.B.017



- NOTES**
- FENCING SHOWN ADJACENT TO EXISTING PROPERTIES ON THE EASTERN AND SOUTHERN BOUNDARIES IS INDICATIVE ONLY AND MUST NOT BE EXPECTED IF THE EXISTING BOUNDARY TREATMENT IS DEEMED TO BE SUFFICIENT.
- CLOSE BOARDED ACOUSTIC FENCING SHOULD BE CONSTRUCTED OF SOLID HEADS/TREATED TIMBER OF MINIMUM 100MM THICKNESS. ALL JOINTS SHOULD BE TIGHT BUTTED WITH TIMBER COVER STRIPS OR THICK AND GRAINING BOARDS TO ENSURE THAT THERE ARE NO AIR GAPS IN THE STRUCTURE OR BETWEEN THE BACK OF THE FENCE AND THE GROUND BENEATH.
- THE ABOVE BOUNDARY TREATMENT HEIGHTS REFERS TO THE GARDENS ON THE HIGH SIDE ONLY FOR OVERALL BOUNDARY HEIGHT OF THE GARDENS ON THE LOW SIDE THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE ENGINEERS PROPOSED EXTERNAL LEVELS DRAWING: 4007-19-06-003.
- OVERALL BOUNDARY HEIGHT MAY VARY DEPENDING ON GARDEN LEVELS AND THE LOCATION OF RETAINING WALLS/FEATURES. AS SUCH THE DRAWING MUST BE READ IN CONJUNCTION WITH THE ENGINEERS PROPOSED EXTERNAL LEVELS DRAWING: 4007-19-06-003.
- ADDITIONAL RAILINGS OR OTHER BOUNDARY TREATMENTS MAY BE REQUIRED TO PREVENT FALLS FROM HEIGHT ON RETAINING WALLS IN EXCESS OF 900MM WHICH ARE NOT SHOWN ON THIS DRAWING. REFER TO ENGINEERS PROPOSED EXTERNAL LEVELS DRAWING: 4007-19-06-003.
- WHERE THE ABOVE BOUNDARY TREATMENTS ARE INDICATED ON TOP OF RETAINING WALLS WHICH STEP OR VARY IN HEIGHT THEN THE BOUNDARY TREATMENTS ABOVE SHOULD BE STEPPED ACCORDINGLY.
- IF DURING CONSTRUCTION IT IS FOUND THAT ANY OVERALL HEIGHT OF BOUNDARY INCLUSIVE OF THE RETAINING ELEMENT IS LIKELY TO EXCEED 2.0M THEN THE WORKS SHOULD CEASE AND THE TECHNICAL DEPARTMENT SHOULD BE NOTIFIED.
- FOR FURTHER INFORMATION OR IF IN ANY DOUBT CONSULT THE TECHNICAL DEPARTMENT.



## Boundary Treatment Plan - Scale 1:1000



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Client	David Wilson Homes / Redrow Homes
Project	2504 Residential Development at Bradford Road, Huddersfield
File	Boundary Treatment Plan
Drawn	LA
Checked	AK
Date	04/25