

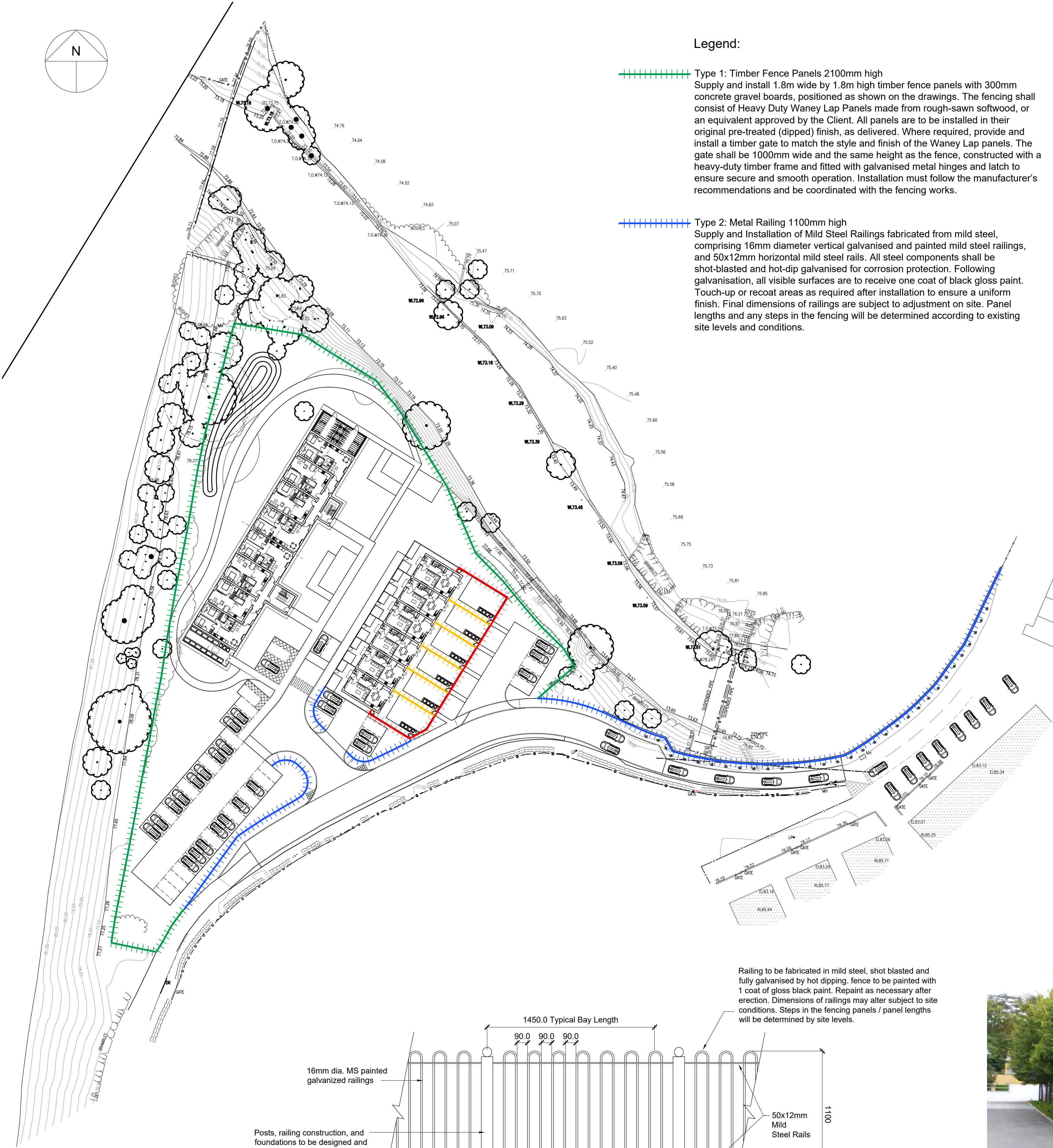
This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice. This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications. The Construction Design and Management Regulations 2015 applies and Client will need to appoint a Principal Designer and a Principal Contractor. Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer. The Principal Contractor must: Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Legend:

-  **Type 1: Timber Fence Panels 2100mm high**
Supply and install 1.8m wide by 1.8m high timber fence panels with 300mm concrete gravel boards, positioned as shown on the drawings. The fencing shall consist of Heavy Duty Waney Lap Panels made from rough-sawn softwood, or an equivalent approved by the Client. All panels are to be installed in their original pre-treated (dipped) finish, as delivered. Where required, provide and install a timber gate to match the style and finish of the Waney Lap panels. The gate shall be 1000mm wide and the same height as the fence, constructed with a heavy-duty timber frame and fitted with galvanised metal hinges and latch to ensure secure and smooth operation. Installation must follow the manufacturer's recommendations and be coordinated with the fencing works.
-  **Type 2: Metal Railing 1100mm high**
Supply and Installation of Mild Steel Railings fabricated from mild steel, comprising 16mm diameter vertical galvanised and painted mild steel railings, and 50x12mm horizontal mild steel rails. All steel components shall be shot-blasted and hot-dip galvanised for corrosion protection. Following galvanisation, all visible surfaces are to receive one coat of black gloss paint. Touch-up or recoat areas as required after installation to ensure a uniform finish. Final dimensions of railings are subject to adjustment on site. Panel lengths and any steps in the fencing will be determined according to existing site levels and conditions.

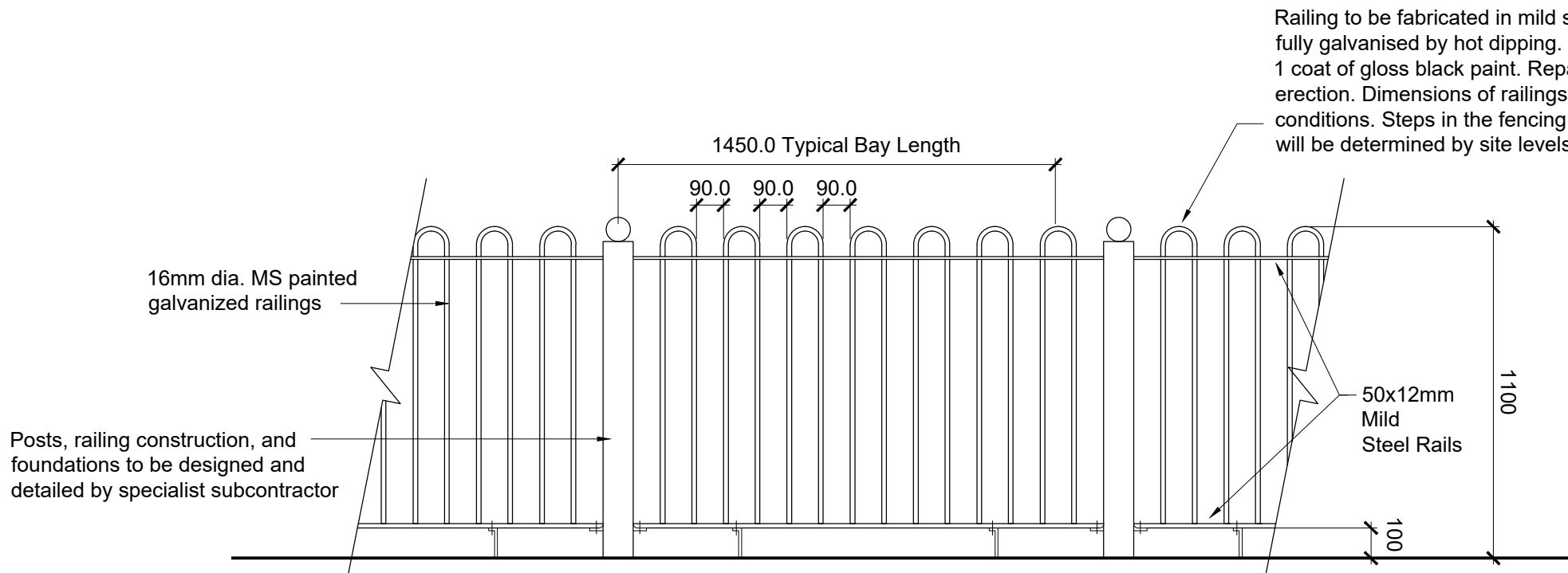
-  **Type 3: Acoustic fence 5000mm high**
Acoustic Fence Installation (in accordance with Acoustic Consultant's Report). In accordance with the recommendations of John Goodwin's acoustic consultant report dated July 2024, supply and install an acoustic fence to ensure that the majority of the garden area achieves noise levels below 58 dB. Green Living Noise Barrier - Acoustic Fencing: The barrier shall be the Gramm Barrier Systems GREENSoundBlok (www.grammbarriers.com), or an equivalent system approved by the Client. This system is specifically designed to blend into its surroundings. Once installed, fast-growing climbers such as ivy can be planted at its base. Over time, the barrier becomes enveloped in vegetation, creating a cost-effective Living Green Barrier System that provides effective noise reflection and attenuation. All construction details must comply with the specialist manufacturer's specifications, and installation shall be carried out by a competent and experienced specialist contractor.

-  **Type 4: Acoustic fence 3500mm high**
Acoustic Fence Installation (in accordance with Acoustic Consultant's Report). In accordance with the recommendations of John Goodwin's acoustic consultant report dated July 2024, supply and install an acoustic fence to ensure that the majority of the garden area achieves noise levels below 58 dB. Specifications same as Type 3, but with a decreased height of 3500mm



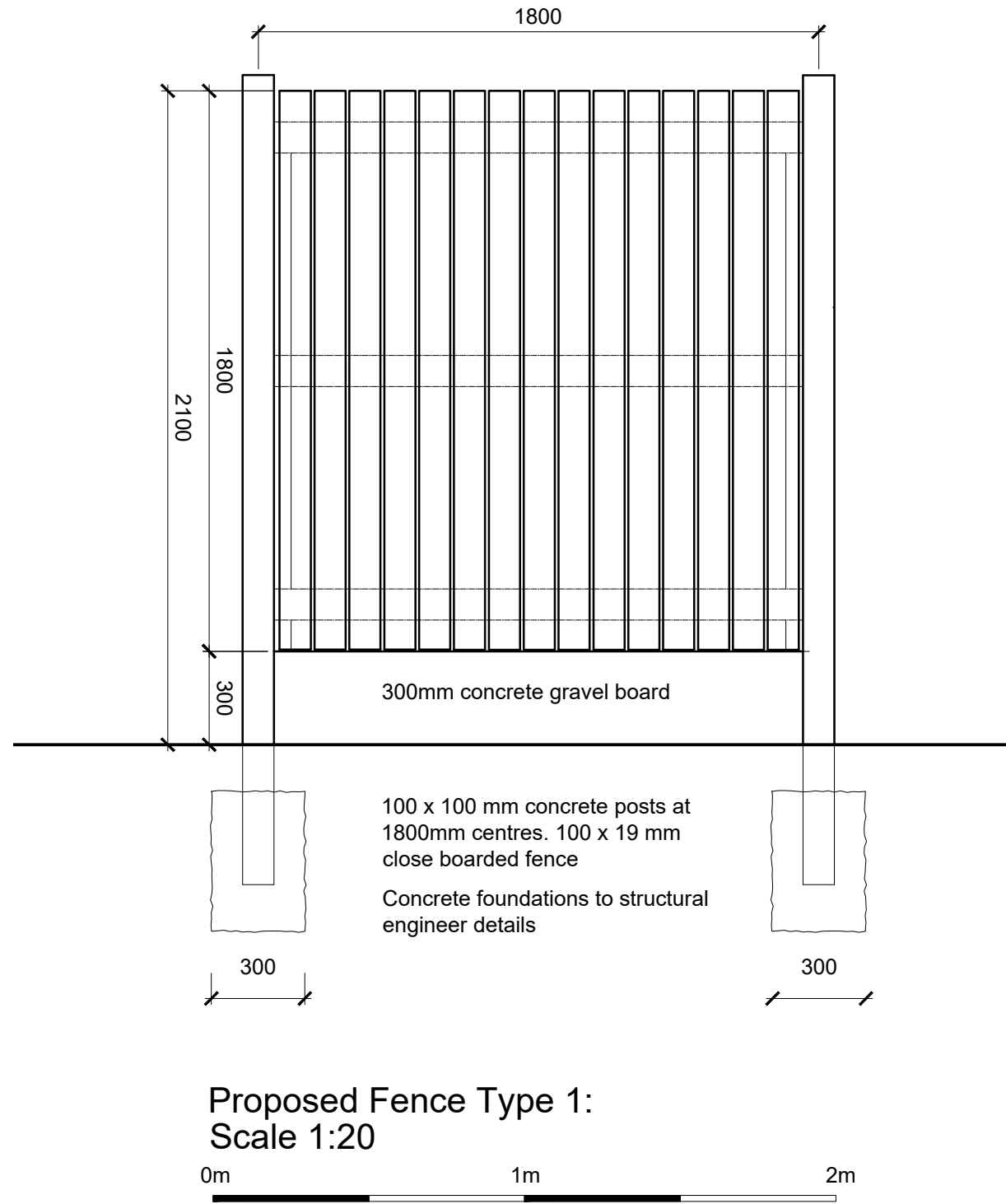
Proposed Site Plan
Scale 1:500

0m 10m 20m 30m 40m



Proposed Fence Type 2:
Scale 1:20

0m 1m 2m



Proposed Fence Type 1:
Scale 1:20

0m 1m 2m



Proposed Acoustic Fence Type 3 & 4
Sample picture of Gramm Barrier System GREENSoundBlok
(www.grammbarriers.com)

John Stephens & Co
Residential Development &
Property Investment Specialists

NJL Consulting
Planning+Development

Drawing Status: **PLANNING**

A	Updated site plan to reflect latest layout	14.08.2025
REV	DESCRIPTION	CHECK DATE

CLIENT
FRANSTEP LIMITED

PROJECT
Proposed Residential Development
Waterfold Lane, Heywood, BURY, BL9 7JY

DRAWING
Proposed External Works: Fences

SCALE	DATE	DRAWN	CHECKED
1:20 @ A1	03.2024	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0832-100		A	

equilibrium
ARCHITECTS

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