

Site Plan - External Works
1 : 200

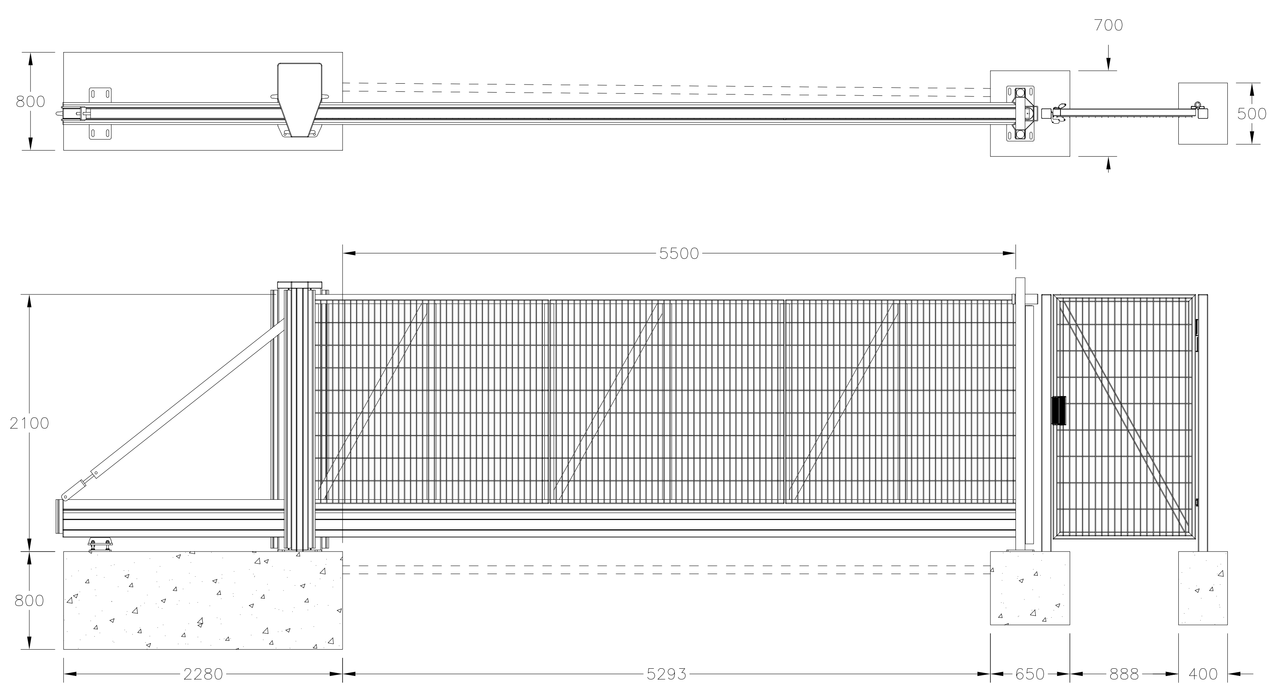
KEY

static (max) 12.2x3.9m / 40x12.8ft — reinforced conc. base for static/tourer

tourer (max) 8.6x2.6m / 28x8.5ft — reinforced conc. base for tourer

2 no. parking bays per pitch – 5x5m² area

16.4ft
0m 5m



G.A Details
1 : 25

NOTES.
ALL DIMENSIONS ARE IN mm (UNO)
FOUNDATION SIZES ARE THE MINIMUM REQUIRED ASSUMING GROUND BEARING CAPACITY OF 100kN/m²
DEVIATION FROM DATUM LEVEL AT TOP OF GATE FOUNDATIONS NOT TO EXCEED ±10
NOMINAL RUNNING CLEARANCE UNDER GATE IS 125mm
M16 STUDDING TO BE LEFT 75mm ABOVE FOUNDATION LEVEL
M16 NUTS SHOULD BE INSTALLED ABOVE & BELOW BASEPLATES
ALLOW 20mm GROUT FOR LEVELLING PORTALS
ALL DUCTING TO HAVE DRAW CORDS INSTALLED. DUCTS TO BE AT LEAST 450mm DEEP UNDER FGL, 600mm DEEP ACROSS ROADWAYS WITH WARNING TAPE INSTALLED 150mm ABOVE DUCTS. THESE DEPTHS ARE MIN.
ALL DUCTING MUST BE INSTALLED TO THE GATE PORTALS.
DUCTS SHOULD BE 'ANTI-CRUSH' FLEXIBLE DUCTING WITH SWEEP BENDS, NO ELBOWS & ALLOW FOR ADEQUATE ACCESS PITS FOR SERVICING.
ALL MAINS CABLE & LOW VOLTAGE CABLES WHERE INDICATED & ANY DUCTING REQUIRED FOR THE COMPLETE INSTALLATION, TOGETHER WITH A RCD AT THE SUPPLY POINT TO BE INSTALLED & SUPPLIED BY CUSTOMER/CLIENT. THE MAINS SUPPLY MUST BE CONNECTED, TERMINATED INTO OUR CONTROL CABINET & A ELECTRICAL INSTALLATION CERTIFICATE RAISED. THE TESTING ELECTRICIAN MUST BE A QUALIFIED TO THE 17TH EDITION OF BS7671 & INSTALLED IN ACCORDANCE TO PART 'P' OF THE BUILDING REGULATIONS. THE CONNECTION & TESTING WILL HAVE TO BE DONE AT THE SAME TIME OF INSTALLATION IF DONE AFTER CG&E'S WILL COMMISSION ON A TEMPORARY SUPPLY FROM A MOBILE GENERATOR.

FINISH.
GALVANISED TO BS EN ISO 1461
POWDER COATED: RAL 7016 ANTHRACITE GREY

Notes:

This drawing is the copyright Paddock Johnson Partnership Limited and may not be used without their prior written consent.
Written dimensions to be taken in preference to scaled dimensions.
Due to the inaccuracies of scanning, scanned images should not be scaled.

REV:	DATE:	DESCRIPTION:	BY:
A	20.02.23	PROPOSED TIMBER FENCE INSET OF EXISTING PALISADE PERIMETER FENCE	PP
B	23.02.23	UTILITY 3/4- MOVED IM FURTHER INTO SITE	PP
C	03.03.23	FENCE TYPES AMENDED, drainage points added	PP
D	10.03.23	PERIMETER FENCE PROPOSALS UPDATED	PP
E	23.03.23	FENCE HEIGHTS/TYPES UPDATED, BIN ENCLOSURES (INCL. MANAGEMENT BLOCK) ADDED	PP
F	27.03.23	FENCE TYPE 'C' AMENDED TO CONCRETE PANEL	PP
G	06.06.23	FENCE TYPE 'F' - 1.5M HIGH GABION RW ADDED & TYPE 'A' FENCE INDICATED FOR S & W BOUNDARIES	PP
H	16.06.23	ARTIFICIAL GRASS ADDED, SLIDING BARRIER GATE DETAILS AMENDED	PP
I	30.06.23	EV CHARGING POSITIONS AMENDED, MANAGEMENT BLOCK EV-C OMITTED	PP
J	30.06.23	STREET LIGHT COLUMN RE-SITED AT ENTRANCE	PP

LEGEND

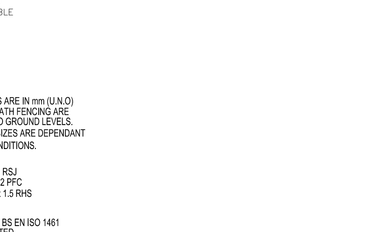
- Fence Type A — min 2.1m timber division fence comprising concrete posts with close boarded timber panels and gravel boards, offset against existing boundary fence
- Fence Type B — 2.1m high timber division fence comprising concrete posts with close boarded timber panels and gravel boards as deemed necessary
- Fence Type C — min 1.1m high concrete post and concrete panels
- Fence Type D — existing palisade fence to be retained. (2.4m high approx)
- Fence Type E — install new metal railings / reinstate where required palisade - to match existing height / profile
- Fence Type F — install new 1.5m gabion basket retaining wall (refer to S.E for details)
- Existing Wall — existing brick / sandstone wall to be carefully taken down. Install new metal railings / reinstate where required palisade - to match existing height / profile (as Type 'E')

Proposed Bins Enclosure
- Fence Type F — 1.5m high close boarded timber panels with gravel board

- Utilities Connection Point for Static Caravan Pitch (Water / Electricity)
- FW Drain Pop up Point
- EV Charging Point

- Macadam Access Road - To LHA Adoptable Standards (Refer to Str. Engineers details and specifications)
- Macadam footpaths and access driveways (Refer to Str. Engineers details and specifications)
- Concrete slab base for static / tourer pitch (Refer to Str. Engineers details and specifications)
- Turfed Area
- Artificial Grass
- existing trees (adjacent / outside development site)

GROUND FINISH DETAILS
Scale 1:25



GENERAL NOTES

Car Parking

All car parking spaces to be clear dimensions of min. 2400 x 4800mm and finished in tarmacadam ~ to be capable of receiving vehicular loadings. Some car spaces may need to be wider than this to achieve more maneuverability in tight areas - if so, these will be agreed on site.

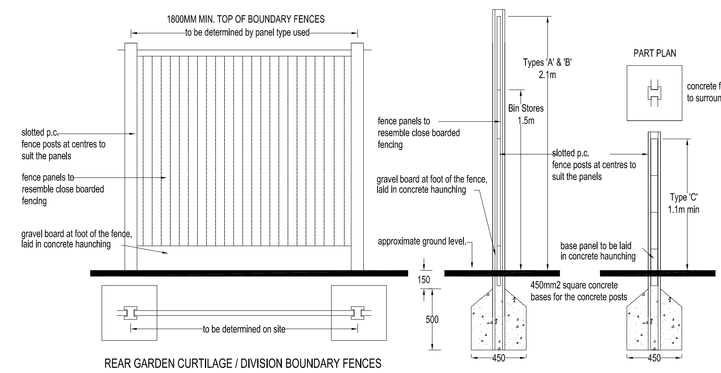
Hardstanding / Pathways

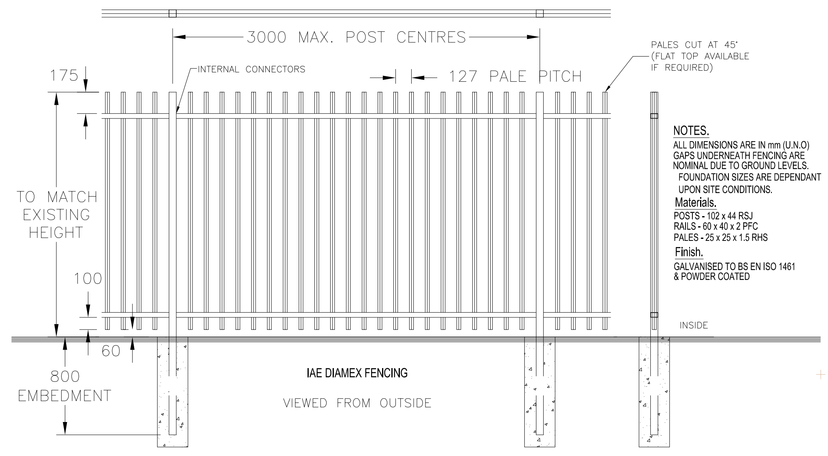
All pathways from back of pavement to entrance doors to be min.1200mm wide with a preference for tarmac.

Gardens / Landscaping

Maximum acceptable gradient of gardens is to be 1:10

All soft landscaping is to be undertaken in accordance with BS 4428:1989





NOTES.
ALL DIMENSIONS ARE IN mm (U.N.O)
GAPS UNDERNEATH FENCING ARE NOMINAL DUE TO GROUND LEVELS. FOUNDATION SIZES ARE DEPENDANT UPON SITE CONDITIONS.

Materials.
POSTS - 102 x 44 RSJ
RAILS - 60 x 40 x 2 PFC
PALES - 25 x 25 x 1.5 RHS

Finish.
GALVANISED TO BS EN ISO 1461 & POWDER COATED

CLIENT:
Bury Council

PROJECT:
Fernhill Gypsy & Traveller Site Redevelopment
Every Street, Bury

DRAWING NUMBER:
19144-PJA-00-ZZ-DR-A-1002-J

DRAWING TITLE:
Proposed External Works

STATUS:
CONSTRUCTION

SCALE:	DATE:	BY:	CHECKED:
1:25/200@A0	21 October 2022	PP	MK

PADDOCK JOHNSON
Studio 2, The Lyceum, Bath Street, Port Sunlight, Merseyside, CH62 4UJ
0151 643 1234
info@paddockjohnson.com
www.paddockjohnson.com
Paddock Johnson Partnership Limited. Registered In England and Wales. No. 06684276