



HARBOUR VILLAGE — ADDITIONAL 3 UNITS

DETAILS TO ADDRESS PLANNING CONDITION 10 (REF: EDC/22/0015)

APRIL 2023

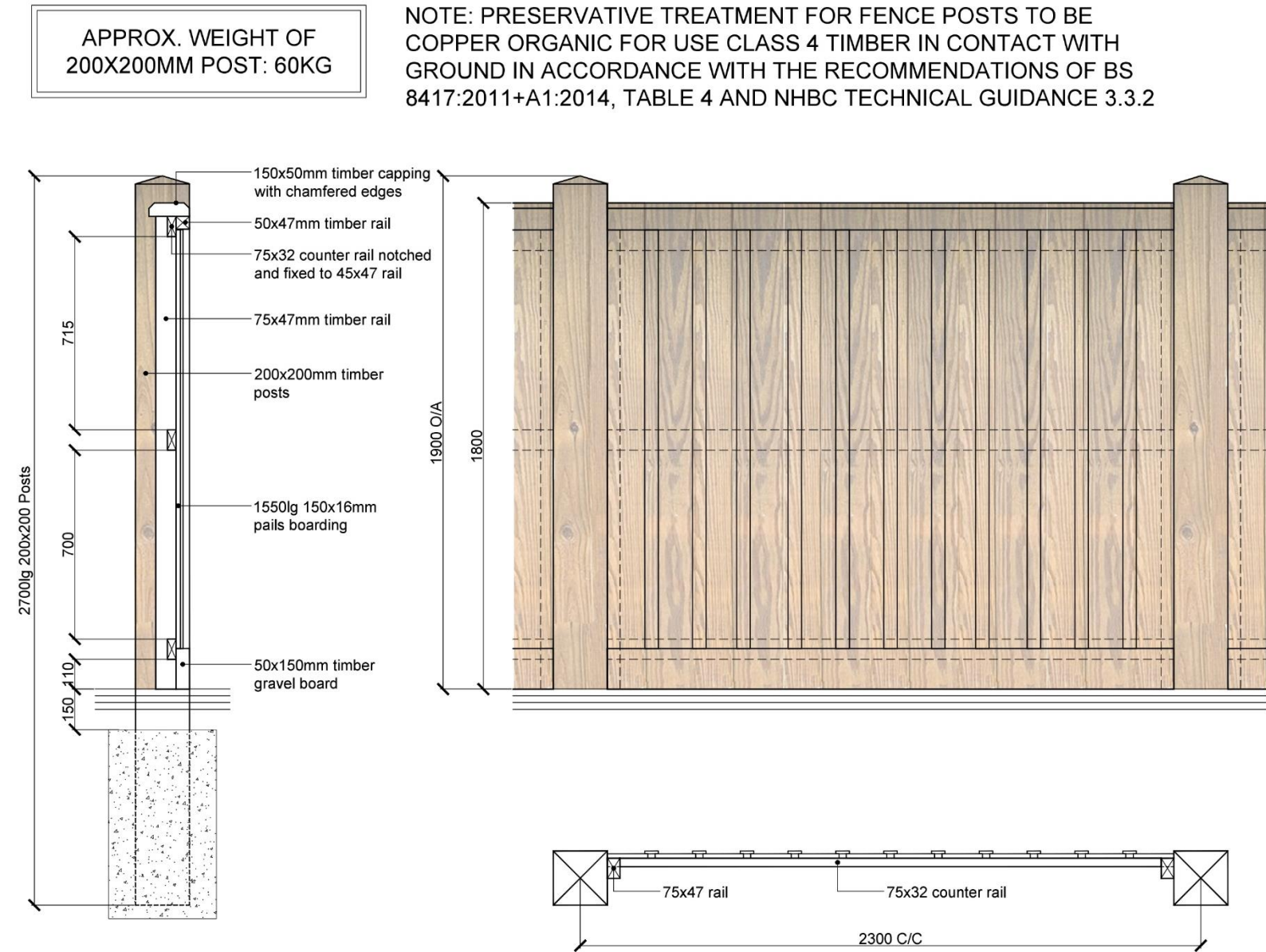
BDG DESIGN ON BEHALF OF BELLWAY THAMES GATEWAY

CONTENTS

1	BOUNDARY TYPE 4 - 1800mm TIMBER FEATHERBOARD PANEL FENCE WITH TIMBER POSTS	2
2	BOUNDARY TYPE 4 - BRICK BOUNDARY WALL.....	3
3	BOUNDARY TYPE 4 - BRICK BOUNDARY WALL.....	4
4	TIMBER PANEL LOCKABLE GATE	5

1 BOUNDARY TYPE 4 - 1800MM TIMBER FEATHERBOARD PANEL FENCE WITH TIMBER POSTS

PLEASE REFER TO DRAWINGS 10986-LD-PLN-121 to 126 PHASE 1B BOUNDARIES AND EDGES PLAN FOR 1800MM HIGH TIMBER FEATHERBOARD PANEL FENCE WITH TIMBER POSTS.

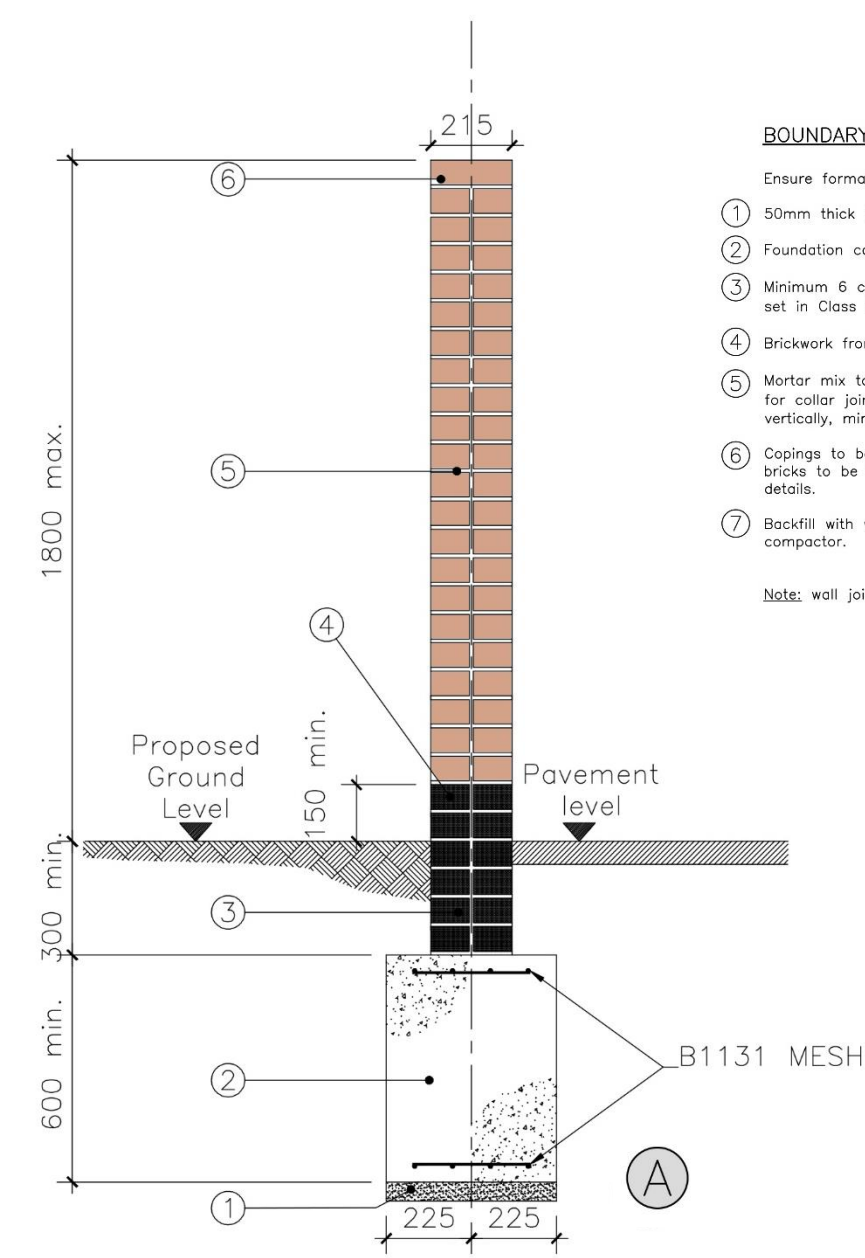


Boundaries	
	Boundary Type 4 Timber Featherboard Panel Fence with timber Posts Height: 1800mm
	Boundary Type 4 Brick Boundary Wall Height: 1800mm (wall) Finish: To match dwelling it abuts
	Boundary Type 4 Steel Railing Height: 1100mm Finish: Steel PPC Back
	Boundary Type 5 Steel Railing Height: 1800mm Finish: Steel PPC Back
	Boundary Type 6 Timber post and cleft rail with small gauge mesh attached Height: 1100mm

ILLUSTRATIVE BOUNDARY KEY.
TAKEN FROM 10986-LD-PLN-121
TO 126 PHASE 1B BOUNDARIES
AND EDGES PLAN.

TIMBER FEATHERBOARD PANEL FENCE WITH TIMBER POSTS:
HEIGHT: 1800MM

2 BOUNDARY TYPE 4 - BRICK BOUNDARY WALL



TYPICAL BOUNDARY WALL SECTION (TYPE 1)

STRETCHERSTRETCHER COLLAR JOINTED

BRICK BOUNDARY WALL:

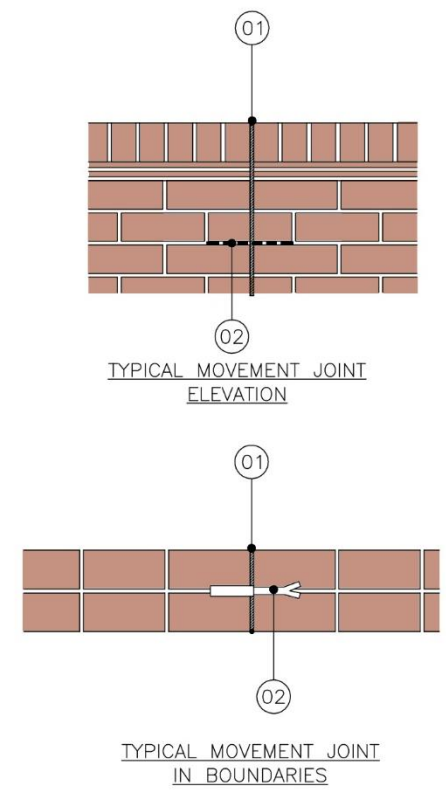
HEIGHT: 1800MM (WALL)
BRICK AND MORTAR TO MATCH HOUSE BRICK.

BRICK BOUNDARY WALLS TO REAR GARDENS OF
DETACHED OR END OF TERRACE DWELLINGS
THAT ARE ADJACENT TO THE PUBLIC HIGHWAY.

BOUNDARY & RETAINING WALL SPECIFICATION

- Ensure formation is proof rolled see note (A)
- 1 50mm thick lean mix concrete blinding
 - 2 Foundation concrete to be min. C28/35 after 28 days.
 - 3 Minimum 6 courses class B engineering brickwork (FL or FN quality) up to a minimum 150mm above ground level and set in Class (i) or (ii) mortar to BS5628 Part 1 using sulphate resisting cement.
 - 4 Brickwork from 150mm above ground level (above engineering courses) to be as specified on the architects drawings.
 - 5 Mortar mix to be Class (iii) to BS5628 Part 1.—either 1:2:5or6 cement:lime:sand or 1:4or5 cement:sand. Tie requirements for collar jointed walls, 20x3x125mm long stainless steel flat ties (ancon SPS—CJ) at 450 centres horizontally and vertically, min. 50mm embedment to each leaf.
 - 6 Copings to be formed of special quality bricks on edge with top face weathered, to Architects specification. End coping bricks to be retained with stainless steel fish tail ended cramps. Alternative copings to read in conjunction with Architects details.
 - 7 Backfill with well graded granular material, consolidated in layers not more than 150mm thk. using a whacker plate compactor.

Note: wall joints to coincide with joints in footings.



COPING BRICK ON EDGE.
BRICK COLOUR TO MATCH HOUSE BRICK.

PLANTING PROPOSED IN ADDITION TO BRICK
WALL WHERE POSSIBLE, TO SOFTEN THE
APPEARANCE IN STREETSCAPE.

PLEASE REFER TO DRAWINGS
10986-LD-PLN-121 TO 126 PHASE 1B
BOUNDARIES & EDGES PLAN FOR BRICK
BOUNDARY WALL LOCATIONS

MOVEMENT JOINT SPECIFICATION

- 01 WALL JOINT TO BE 25mm THICK CONTINUOUS 'AEROFIL' JOINT WITH 25x12mm POLYSULPHIDE SEALANT, AT MAX. 6m CENTRES. SEALANT COLOUR TO MATCH BRICKWORK. (FOUNDATION JOINT TO BE 25mm 'KORKPAK').
 - 02 NOTE: WALL JOINTS TO COINCIDE WITH JOINTS IN FOOTINGS.
 - 03 'BAT' STAINLESS STEEL TIES AT 450mm CENTRES VERTICALLY, REF FTA/A, 200mm LONGx25mm WIDE WITH DEBONDING SLEEVE TO ONE END.
- TYPICAL MOVEMENT JOINT (SEE ITEM 01 ABOVE) IS REQUIRED WHERE BOUNDARY WALL ABUTS THAT OF A DWELLING OR GARAGE, BUT TIES MUST NOT BE PROVIDED.

IMPORTANT NOTE (A)

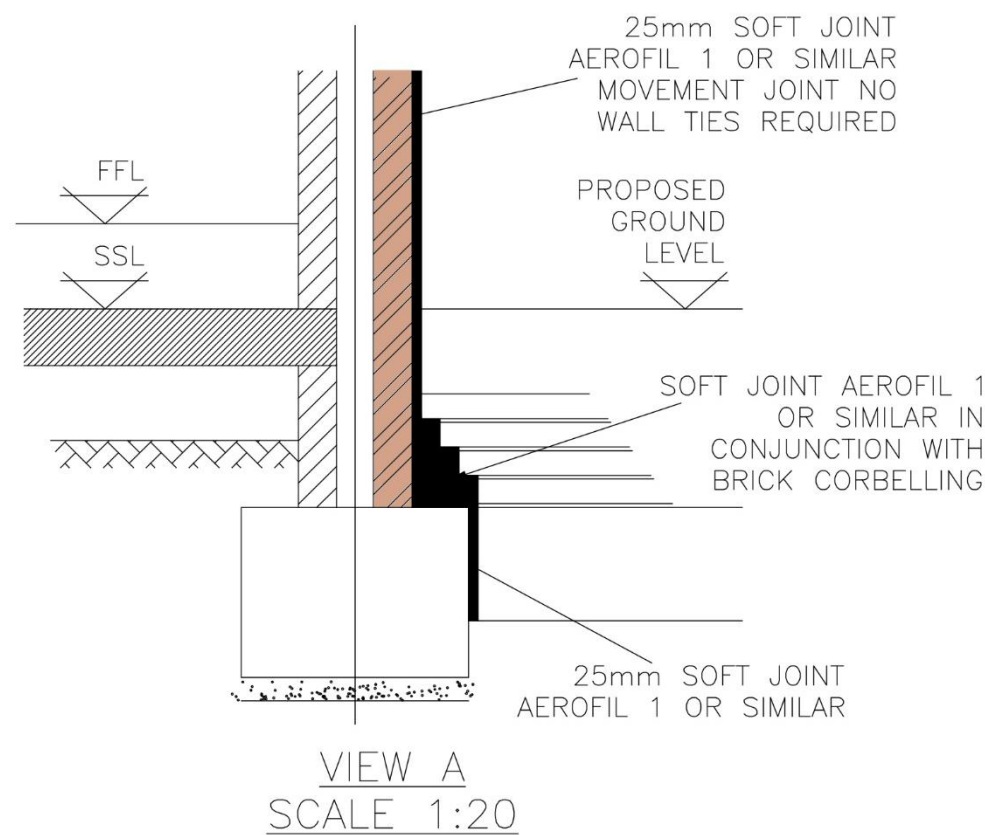
ALL FOUNDATION ARE TO BE COMPACTED WITH A TRENCH COMPACTOR SUCH AS A BOMAG BW30 3 PASSES MINIMUM. THE TRENCHES SHOULD NOT JUST BE EXCAVATED AND THEN THE CONCRETE PLACED WITHOUT PROOF ROLLING

Boundaries	
	Boundary Type 4 Timber Featherboard Panel Fence with timber Posts Height: 1800mm
	Boundary Type 4 Brick Boundary Wall Height: 1800mm (wall) Finish: To match dwelling it abuts
	Boundary Type 4 Steel Railing Height: 1100mm Finish: Steel PPC Back
	Boundary Type 5 Steel Railing Height: 1800mm Finish: Steel PPC Back
	Boundary Type 6 Timber post and cleft rail with small gauge mesh attached Height: 1100mm

ILLUSTRATIVE BOUNDARY KEY.
TAKEN FROM 10986-LD-PLN-121
TO 126 PHASE 1B BOUNDARIES
AND EDGES PLAN.

3 BOUNDARY TYPE 4 - BRICK BOUNDARY WALL

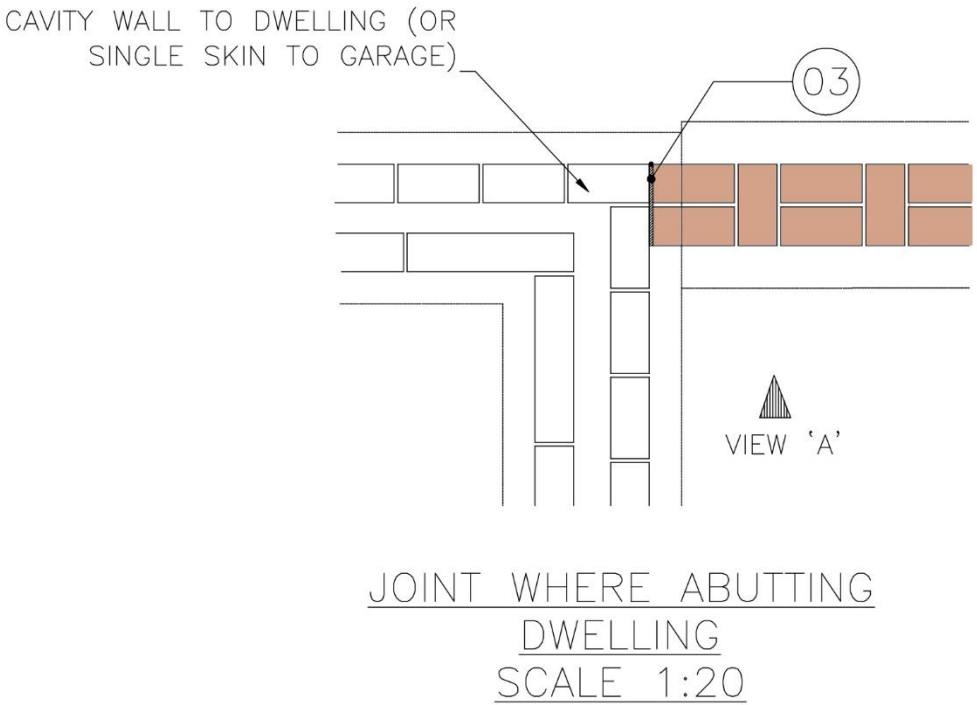
PLEASE REFER TO DRAWINGS 10986-LD-PLN-121 to 126 PHASE 1B BOUNDARIES AND EDGES PLAN FOR BRICK BOUNDARY WALL LOCATIONS.



BRICK BOUNDARY WALL:

HEIGHT: 1800MM (WALL)
BRICK AND MORTAR TO MATCH HOUSE BRICK.

BRICK BOUNDARY WALLS TO REAR GARDENS OF
DETACHED OR END OF TERRACE DWELLINGS
THAT ARE ADJACENT TO THE PUBLIC HIGHWAY.



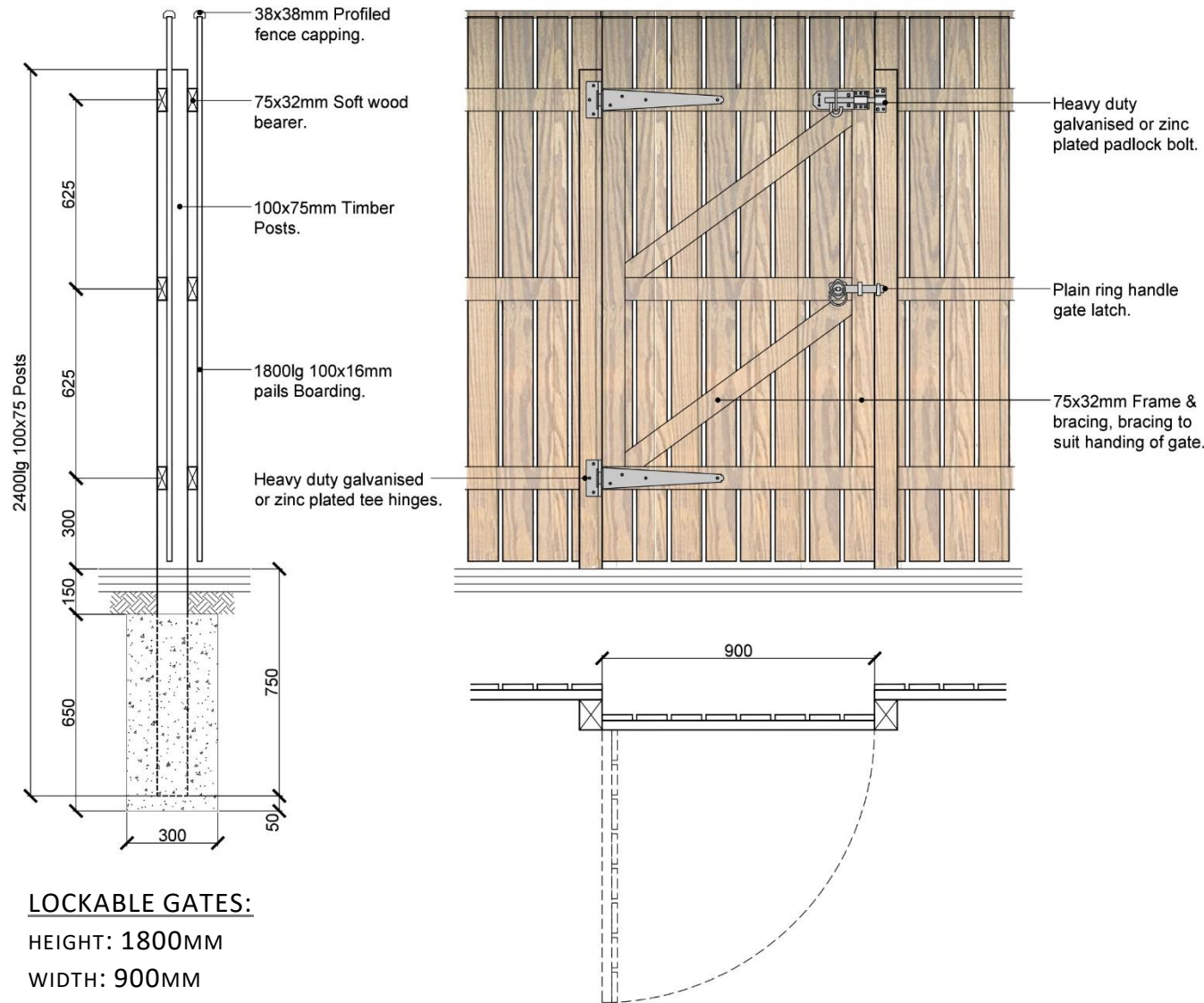
Boundaries	
	Boundary Type 4 Timber Featherboard Panel Fence with timber Posts Height: 1800mm
	Boundary Type 4 Brick Boundary Wall Height: 1800mm (wall) Finish: To match dwelling it abuts
	Boundary Type 4 Steel Railing Height: 1100mm Finish: Steel PPC Back
	Boundary Type 5 Steel Railing Height: 1800mm Finish: Steel PPC Back
	Boundary Type 6 Timber post and cleft rail with small gauge mesh attached Height: 1100mm

ILLUSTRATIVE BOUNDARY KEY.
TAKEN FROM 10986-LD-PLN-121
TO 126 PHASE 1B BOUNDARIES
AND EDGES PLAN.

4 TIMBER PANEL LOCKABLE GATE

PLEASE REFER TO DRAWINGS 10986-LD-PLN-121 to 126 PHASE 1B BOUNDARIES AND EDGES PLAN FOR 1800MM HIGH TIMBER PANEL LOCKABLE GATE LOCATIONS.

NOTE: PRESERVATIVE TREATMENT FOR FENCE POSTS TO BE COPPER ORGANIC FOR USE CLASS 4 TIMBER IN CONTACT WITH GROUND IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 8417:2011+A1:2014, TABLE 4 AND NHBC TECHNICAL GUIDANCE 3.3.2



- Gates**
- Timber Panel Lockable Gates
Height: 1800mm, Width: 1200mm
Refer to location for left or right hand
 - Lockable Gates
Height: 1100mm, Width: 1200mm
Colour: PPC Black
 - Lockable Gates
Height: 1800mm, Width: 1200mm
Colour: PPC Black
 - Lockable Park Gates
Height: 1100mm, Width: 1500mm (double leaf vehicle gate to match at 3000m)
Colour: PPC Black to match fence

ILLUSTRATIVE KEY.
TAKEN FROM 10986-LD-PLN-121
TO 126 PHASE 1B BOUNDARIES
AND EDGES PLAN.