

# Boundary Treatment Proposal

Plot 1 Fleatham Farm, CA27 0BY

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## Contents

1 Introduction

2 Options

3 Conclusion and Proposed Boundary Layout

## 1 Introduction

Some form of boundary treatment is required to the South and East boundaries of the proposed development at Plot 1, Fleatham Farm to provide security and privacy to both occupants of the proposed development and to those in the surrounding property whilst ensuring the appearance from High House Road is in keeping with the requirements of the St Bees Conservation Area.

## 2 Options

### 2.1 No boundary treatment

This is not considered an option for the same reason outlined in condition 9 of the planning decision notice

“To safeguard the amenities of occupiers of adjoining properties and to ensure a sympathetic boundary treatment which is appropriate to this part of the conservation area”.

In this case the properties are not directly adjoining, however, they are close enough and at a level which does require safeguarding.

In addition, this option would provide no security and privacy to the occupiers of the completed proposed development at Plot 1, Fleatham Farm.

### 2.2 Sandstone Clad Retaining Wall

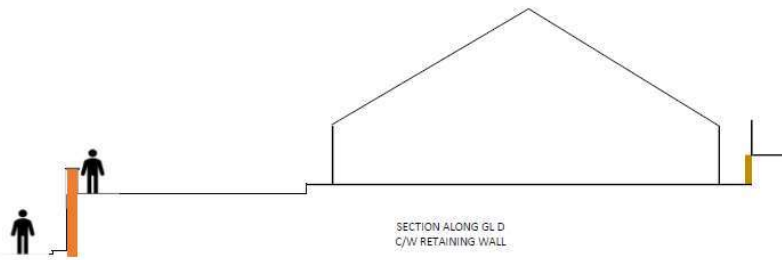
The site at Plot 1, Fleatham Farm, although now mostly level following initial stages of development for the proposed property, has a steep batter to the South and West (reducing substantially towards the proposed entrance to the property). Due to this, the only suitable location for a wall is at the bottom of this slope/batter.

Also due to this change in level, this wall would have to be approximately 3.5m high at the furthest point West and located within 0.5m of the private road “Fleatham Croft”. This height would cause several issues none of which can be practically addressed or the impact minimised:

- Introduces the risk of collapse to those using the private road “Fleatham Croft” against condition 8
- Blocks light in the morning to the adjacent property (to the West)
- Blocks light in the evening to the adjacent property (to the North)
- Will be visible from High House Road

- Will require a substantial closure (of approximately 2-3 weeks) of the public right of way to the South of the development in order to construct.

See figures below indicating potential section on proposed sandstone clad retaining wall.

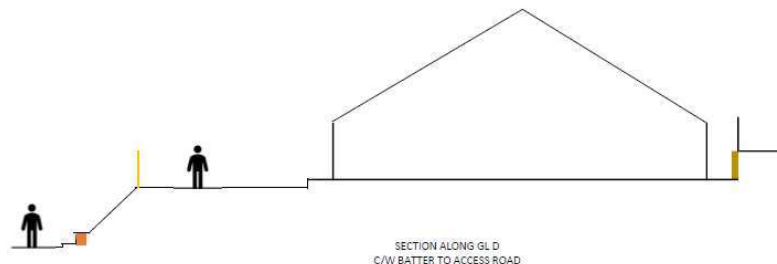


### 2.3 Timber Fence

The benefit of a timber fence is that it can be easily located at the top of the aforementioned slope and has several benefits that resolve many of the issues highlighted with the sandstone clad retaining wall above.

- Minimal risk of collapse and any impact is minimised by the reduced weight of the fencing and its increased distance from the adjacent private road (Fleatham Croft). Ultimately it complies with condition 8 of the planning decision notice.
- The fence will have gaps between slats minimising any reduction in light to all adjacent properties
- Can be erected from within the Plot 1, Fleatham Farm site and therefore would not require any closure of the public right of way.

See figure below indicating potential section on proposed fence.



However, it is acknowledged that the proposed fence will remain visible from High House Road. This issue can be resolved by the planting/non removal of vegetation on the slope to the West of the fence. There currently already has various wild plants that would obstruct the view of this fence – see photos below.



It should also be noted that there are a substantial number of similar fences surrounding properties immediately adjacent to this proposed location. Although technically outside of the conservation area, these fences remain fully visible from High House Road and are of the same design as that which is proposed in this instance. See photo below:



Lastly, as quoted above (in section 2.1) it is noted within the planning decision notice condition 9 that a timber fence is required on the northern boundary of the property “to safeguard the amenities of occupiers of adjoining properties and to ensure a sympathetic boundary treatment which is appropriate to this part of the conservation area”. This options will provide those same benefits.

### **3 Conclusion and Recommendations**

A wall in this location would create an overbearing structure with a large impact on the surrounding properties and highway safety. This means that the only option for any boundary treatment to Plot 1 Fleatham Farm is a Timber Fence.

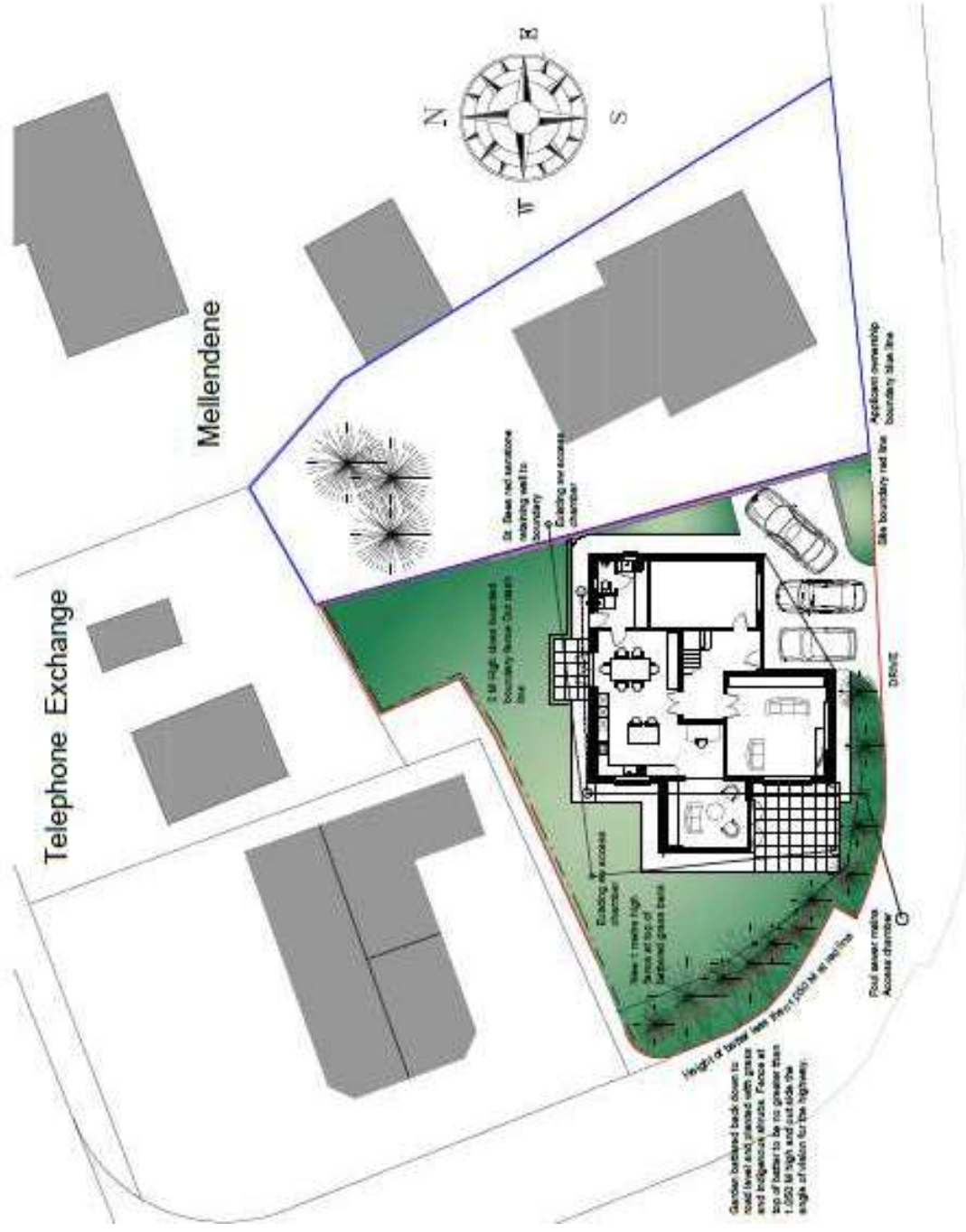
To minimise overall impact, this fence should be reduced to a height of 1.05m from the top of the aforementioned slope (finished ground level for the development at Plot 1, Fleatham Farm) and, over time, visibility of the fence from the North-West/entrance from High House Road, should be reduced via the introduction of suitable vegetation.

The fence should be of identical design to those already installed in the area, either that which is approved to the North of the development or those existing to the South (although should not be close boarded in order to ensure maximum light to adjacent properties remains).

Materials required for this fence must be included within the 'list of external materials' provided in discharge of condition 7 of the planning decision notice.

See proposed location plan below:





## PROPOSED BLOCK PLAN

<p><b>PLOT 1 FLEATHAM FARM ST BEES</b>  <b>CUMBRIA CA27 0BY</b>  <b>FOR MR &amp; MRS SCHOLFIELD</b></p>	<p><b>BLOCK PLAN WITH</b>  <b>GROUND FLOOR PLAN</b></p>	<p>REVISION A Surface water drainage attached to above approximate position of existing 100 mm surface water sewer</p> <p>REVISION B Boundary fence added</p> <p>REVISION C Boundary wall to highway added</p> <p>REVISION D Fence and plants to be built added</p>	<p>Scale:  Date:  DWG No.</p>	<p>1/200 @ A3  AUG 2020  20/02/27/5D</p>	<p>REV D  05/03/2021</p>
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