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PP14-1181

PROPOSED BOUNDARY FENCING

AT

THE ROOKINGS  
OUT LANE  
LIVERPOOL  
L25 5NN

DESIGN AND ACCESS STATEMENT

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**DESIGN AND ACCESS STATEMENT**

**1.0 INTRODUCTION**

- 1.1 This Design & Access Statement is submitted in support of a Planning Application for retention of boundary fencing at The Rookings, Out Lane, Liverpool L25 5NN. This document is to be read in conjunction with the Planning Application form and accompanying location and design drawings.

**2.0 DESCRIPTION**

- 2.1 The Rookings, Out Lane, comprises a detached two storey house, situated within mature gardens. The property will be approximately 65 years old. It is understood that a property was originally a bungalow but there was subsequent extension and conversion to a house. The house address is Out Lane and there is a single pedestrian gate onto this road but the principal vehicle and pedestrian access is onto Reynolds Way where more modern properties are situated.
- 2.2 The property is located on the edge of Woolton Village and within the boundary of the Woolton Village Conservation Area.
- 2.3 The proposed development comprises the erection of a timber fence on the boundaries fronting Out Lane and Reynolds Way within the curtilage of the site and above an existing sandstone boundary wall. These works also include the installation of new timber gates on the Reynolds way frontage.
- 2.4 The location of the site and boundary fencing, together with a typical elevation detail and photographs of the proposed fencing are appended to this document.

**3.0 HISTORY AND PRECEDENT**

- 3.1 There is a significant precedent for the provision of a timber boundary fencing over pre-existing sandstone walls in the Woolton locality. A number of examples and illustrations are appended to this document. The height of the proposed boundary fencing of The Rookings is variable due to the contours of the site but it remains a typical design for the area.

3.2 The regular occurrence of timber fencing over sandstone boundary walls is principally to provide privacy and security to the residential properties. This requirement will date from the origins of the residential expansion in this area of the City. The original sandstone boundary walls are variable but are typically of relatively low height. In addition, with the varying topography of the Woolton area, the sandstone boundaries often act as retaining structures. This results in significant differences in levels between the residential garden and adjacent pedestrian pavement. Without the provision of fencing above the sandstone wall, there is a potential hazard to occupiers of the properties due to the low height of the boundary protection from the garden side.

3.3 In the case of The Rookings, there are particular justifications for the provision of supplementary fencing. These would be outlined as follows:

- a) Notwithstanding the Conservation Area status of the locality, the immediate environment of the property has changed significantly in recent times. The development of the Sainsburys Supermarket has been a significant intervention. The side boundaries to The Rookings face onto the car parking and areas to the rear of the supermarket. There are also the ancillary areas to the supermarket close-by. The ancillary areas deal with significant amounts of loading and unloading and disposal of refuse, often out of normal working hours. More significantly there is heavy customer traffic usage causing noise and disturbance and this extends into the late evening hours. This results in significant disruption and loss of amenity to the occupiers of the Rookings. The boundary fencing greatly assists in shielding both the visual impact of this vehicle and ancillary activity and reduces the noise impact on the residential property.
- b) In addition to the above ancillary activity at the supermarket, the public recycling bins situated in close proximity to the Rookings side boundary, result in noise, disturbance and loss of amenity throughout the day and evening.
- c) Column lighting within the supermarket car parking and ancillary area results in significant intrusive light into the Rookings at night time. This lighting has clearly been introduced due to the level thefts, vandalism and anti-social behaviour on Out Lane. The supplementary fencing provides effective shielding against this hazard and intrusion.
- d) There are a number of public houses in the Woolton Village area. This can result in a significant level of noise and disturbance in the locality of Out Lane, particularly in late evenings. Specifically, the development at the Baby Elephant to create an external dining area adjacent to the Rookings causes significant disturbance both with the customer use and ancillary activities outside the opening hours. The boundary fencing again assists in shielding the residential property from this disruption.
- e) In addition to the above intrusion, ATM cash machines have been introduced and these are in use throughout the evening and night time.

- f) As a further consequence of the above activity in the Woolton Village area, there are regular incidents of anti-social behaviour with consequent risk to the security of The Rookings. There have been numerous incidents of beer bottles and food waste being thrown over the former boundary on Out Lane. The present boundary fence provides the particular security that is required by the occupiers of The Rookings.
- g) Out Lane is a road with narrow pedestrian pavements. It is a relatively busy traffic thoroughfare providing access from Woolton Village to the Gateacre area and particular to the school premises at the end of Out Lane. This creates a disproportionate amount of traffic noise, particularly with the manoeuvrings that are required in this relatively congested road. The nature of traffic from the Woolton Village area in late evenings regularly results in cars travelling at high speed on Out lane creating a hazard but also greater noise intrusion. The boundary fence provides an acoustic barrier, security and peace of mind to the occupiers of The Rookings.
- h) Pre-existing fence post in the garden to The Rookings would indicate that there has been a history of fence provision over the sandstone wall.
- i) The proposed fence will not have any visual impact on neighbouring residential properties. The principal elevation to the property faces onto the Supermarket car park and ancillary area. The pre-existing tree and bush provision at the boundary of The Rookings will be undisturbed by the proposed fencing. This longstanding planting does however confirm the need for visual screening. In the case of the vegetation, this screening is only provided in the summer months.
- j) Notwithstanding the common provision of timber fencing over sandstone boundary wall in the Woolton area, it is to be noted that the adjacent property fronting onto Out Lane also has this boundary detail.
- k) The justifications for the replacement fence and gates on the boundary fronting Reynolds Way would be as above together with the intention of maintaining a consistent boundary treatment. In addition, the external view of this boundary is principally from outside the Conservation Area boundary.

#### 4.0 **DESIGN**

- 4.1 The existing sandstone boundary wall to the perimeter of The Rookings will remain unchanged by the proposal. There are no proposals to alter the access, gates or openings. Fixing posts for the boundary fencing are situated to the rear of the fence and wall and do not affect the wall structure.
- 4.2 The proposed boundary fence comprises vertical timber boarding, with horizontal supporting rails and intermediate steel posts. The height of the fence above the internal garden area is variable from 1.54m to 1.90m. The additional height of the boundary on the outer Out Lane elevation is a consequence of the contours of the site and the retaining structure function of the existing sandstone boundary wall. The rear garden to the Rookings has a fall in excess of 1.5m from the rear elevation of the house to the rear boundary. At the rear of the house, the difference in level between garden and pedestrian pavement is 1.9m.

- 4.3 The fencing material comprises seasoned and tannalised green timber to ensure both the quality and durability of the boundary. This is in contrast to many fences in the locality which are in poor condition. As is common with many of the boundary fences in the locality, vegetation growth, in particular ivy, provides partial green cover to the boundary and this will be the inevitable enhancement to the boundary at the Rookings.

## 5.0 ACCESS

- 5.1 The proposed development provides no points of access and does not have any effect on existing points of access to the property.

## 6.0 PLANNING POLICY

- 6.1 The relevant Planning Policies in respect of this development would appear to relate to development within a residential area and development within a Conservation Area. It would be confirmed that whilst there are existing trees within the curtilage of the property, none will be affected by the proposed development.
- 6.2 The recommendations of *Secured by Design* confirm that rear private gardens should be enclosed by a boundary wall and fence of at least 1.8m height. This is however within general residential estate provision and would not take account of the specific requirements at The Rookings.
- 6.3 Permitted development rights would not apply in respect of this sundry development due to the property's location within a Conservation Area. The development is however located within an established residential area and the provision of secure boundary fencing would be considered a reasonable proposal.
- 6.4 In terms of the proposed design, the principal issues would appear to be the height of the boundary, as viewed from Out Lane and its consequent impact on the Conservation Area. As indicated above, the provision of boundary fencing over sandstone walls is common to the locality. Indeed, the immediate neighbouring properties have an arrangement of this type. The Rookings is situated on the edge of the Conservation Area and the outer boundary would appear to have been extended to enclose this particular property. Immediate residential properties to the east are not within the Conservation Area and have a variety of boundary fence treatments. The resultant height of the boundary as viewed from the Out Lane position is a consequence of the topography of the site. Having regard to the neighbouring supermarket developments, the scale of the proposal at The Rookings is not considered to be out of context. In the particular circumstances of The Rookings, with its needs for privacy, security and protection from noise and light pollution, the provision of the boundary fencing, as proposed, is considered to be reasonable within the context of the site.

## 7.0 SUMMARY

- 7.1 The boundary fencing, as constructed, to the perimeter of The Rookings, is a necessary provision taking into account the need for privacy, security and protection from noise and light pollution from the immediate environment. This requirement is particular to The Rookings, as a specific consequence of its location adjacent to the supermarket premises and also due to activities on Out Lane associated with Woolton Village licensed premises. The proposal is in a style that is common to the locality. The existing sandstone boundary walls are unaffected. Trees within the curtilage of the property are unaffected. The fencing is a high quality installation, using seasoned green timber and sits well with the neighbouring properties. Indeed, the immediate neighbouring properties have a similar arrangement. There is no outlook from neighbouring residential properties onto the side boundary, this area being occupied by the supermarket. There is also limited footpath provision on Out Lane. The potential visual impact is, therefore, considered to be minimal.
- 7.2 With the distinct and almost unique circumstances that occur on the boundaries to the Rookings, it would be respectfully advised that the present boundary treatments should be retained.

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**APPENDIX 1**

**PHOTOGRAPHS OF BOUNDARY TREATMENT AT  
THE ROOKINGS, OUT LANE, WOOLTON, LIVERPOOL L25 5NN**

1. Boundary fence, as installed, together with neighbouring sandstone wall and fence treatment.
2. Boundary fence, as installed
3. Neighbouring boundary fence treatment







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## **APPENDIX 2**

### **PHOTOGRAPHS**

Photographs taken of situations in the Woolton area where there is timber fencing over sandstone boundary walls. These photographs represent a limited sample of the numerous situations in the area where this feature occurs. Photographs were taken during January 2015 in the following locations:

1. Woolton Hill Road
2. Acrefield Road
3. Halewood Road
4. Woolton Mount
5. Quarry Street
6. Quarry Street
7. Beaconsfield Street
8. Church Road
9. Church Road
10. Woolton Park
11. Acrefield Road
12. Acrefield Road
13. Out Lane



























