

# Design & Access Statement & Photographs

**New timber boundary fence  
Foxwold estate  
Pipers Lane  
Brasted Chart  
TN16 1NE**

**August  
2021**



## **1.0 Introduction**

This document has been prepared in support of a retrospective planning application for the erection of a new timber fence to the western boundary of the Foxwold estate, Pipers Lane. The estate comprises the main Foxwold house, the Coach House and the Lodge, all in the ownership of Mr & Mrs Conway. The retrospective planning application (Householder) is being made at the request of Michael Searle, Enforcement Officer, his reference: 20/00587/OPDEV.

The Coach House & Former Stables are Grade II Listed and are subsidiary to their host property, the large Victorian house known as Foxwold, which is also Grade II Listed. The Lodge is not listed. The new boundary fence starts at the Coach House and continues to the Lodge.

## **2.0 Design Principles & Concepts**

### **2.1 Amount**

2.1.1 The writer has been informed that the total length of new fencing is 314m.

### **2.2 Layout**

2.2.1 The new fence is on the same line as the previous fence, on the north western edge of the property, along Pipers Lane. The writer understands that the posts of the previous fence were rotting and failing, with a danger of collapse onto Piper Lane, threatening pedestrians and vehicles using Pipers Lane.

### **2.3 Scale**

The new fence is 2.4m high and replaces a 1.8m high timber fence.

### **2.4 Landscaping**

2.4.1 The applicant is open to the idea of softening the visual impact of the new fence with planting in agreement with the council.

### **2.5 Appearance**

2.5.1 The new fence is closeboard type, feathered edged with a timber capping. The timber is tanalised and has a 25 year guaranteed life. It replaces a timber picket style fence. Both the previous fence and the new one are light coloured natural wood finish but the applicant is open to the idea of staining the new fence, say, a very dark green, as close as possible to the 'Invisible Green' made popular by the famous landscape gardener, Humphry Repton, who recommended it for fencing and railings so that they would blend better with background vegetation.

### **3.0 Access**

- 3.1 Vehicular and pedestrian access to the estate would still be via gates in the same places, off Pipers Lane. Unpermitted pedestrian access by walkers taking shortcuts across the Foxwold estate would however be prevented by the new fence.

### **4.0 Photographs**

- 4.1 New fence at entrance to The Coach House, off Pipers Lane



4.2 Previous fence along Pipers Lane



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for and on behalf of Free4m Consulting Ltd  
August 2021