Muswell Hill Golf Club – Replacement of Fence to 4th hole Adjacent to Alexandra Road

Supporting Documentation for the Planning Application

1. Introduction

The Location Plan and Block Plans for the replacement fence are submitted separately.

The existing fence is up to 2m high and is in poor condition and is not high enough to deter intruders or dumping of rubbish over the fences, therefore it is proposed to replace the fence with a 3m high metal palisade fence. We understand that because the new fence is above 2m high we will need Planning Permission to erect the fence.

This Statement describes the need to replace the fence with details of the proposal

2. Existing Fence – Location and Context

The fence that is being replaced forms the boundary between the golf course and Alexandra Road and we understand that the fence is also on the boundary between the boroughs of Haringey and Barnet. The fence is approximately 250m long. The fence is largely hidden from view from both sides because it is located in a zone of trees and bushes, which is approximately 8m to 15m wide overall.

For the majority of the length of the fence Alexandra Road is a pedestrian route running between the golf course and the rear fences to the properties on Sydney Road. The strip of land that the road runs through varies in width from about 6m to 10m and comprises a track behind the houses with the remainder of the strip generally being overgrown as shown in the photograph below. Generally the existing fence is masked by the vegetation in front of it, again as shown below in photo 1.



Photo 1

The rear fence to the properties on Sydney Road is on the left with Alexandra Road being the gravel path. The golf course fence is buried in the vegetation on the right.

At the north end of the proposed new fence Alexandra Road is accessible to vehicles and the existing fence is closer to the Road as indicated in the photos 2 and 3 below.



Photo 2

Taken in Alexandra Road looking South towards the pedestrianized section (the vehicle barrier can be seen between the lamppost and the van). The golf course fence is behind the vegetation on the left.



Photo 3

Some sections of the existing concrete fence are visible amongst the vegetation, this photo is at turning area a few metres before the end of the trafficked part of Alexandra Road

At the Southern end Alexandra Road leads into Forest Walk, a cul de sac accessible to vehicles. The existing concrete fence abuts a metal palisade fence at the point approximately opposite the end of Alexandra Road. This situation is shown in photo 4 below.



Photo 4

This view from Forest Walk shows the vehicle barrier to Alexandra Road on the left; the existing section of palisade fence is shown on the right and this passes behind the first few panels of the old concrete fence.

3. Existing Fence – Condition and Effectiveness

The existing concrete fence is at least 30 years old and is in poor condition with some sections having broken leaving 5 gaps in the fence as shown below in photo 5.



Photo 5

Showing a gap in the existing concrete fence.

The existing fence is 2 m high on the golf course side, however, on the Alexandra Road side the ground has been backfilled by dumping of material over the years such that the height of the wall is much reduced as low as 1.2m in some areas. These low areas make it easier for people to get over the wall and very easy to dump rubbish over the wall; which is a common occurrence.

The build-up of material against the fence has caused it to move causing further damage to it.

Members of the public do occasionally access the course through or over this fence; to date there has been little vandalism except for the dumping of rubbish. The bigger concern is safety and the risk of intruders being hit by golf balls.

The fence has reached the end of its useful life and cannot be easily repaired and even if it were repaired the height of the fence is insufficient to stop intruders and dumping of rubbish over the wall.

4. Proposed New Fence

The proposed fence is 3m high and will comprise metal posts at 2.75m centres concreted into the ground that supports 70mm vertical metal palisades at 160mm centres.

The new fence will be placed behind the existing fence to avoid undermining the backfill material on the outside the concrete fence and/or to avoid trees and bushes on the existing fence line. As with the existing fence the new fence will largely be hidden from view for people using Alexandra Road and users of the golf course.

Earth excavated for the foundations of the fence and any offcuts from bushes and trees will be disposed of on the golf course. Dumped material behind the fence will be collected and disposed of at a licensed tip, currently this material comprises old bicycles frames, drinks cans and bottles and similar rubbish.

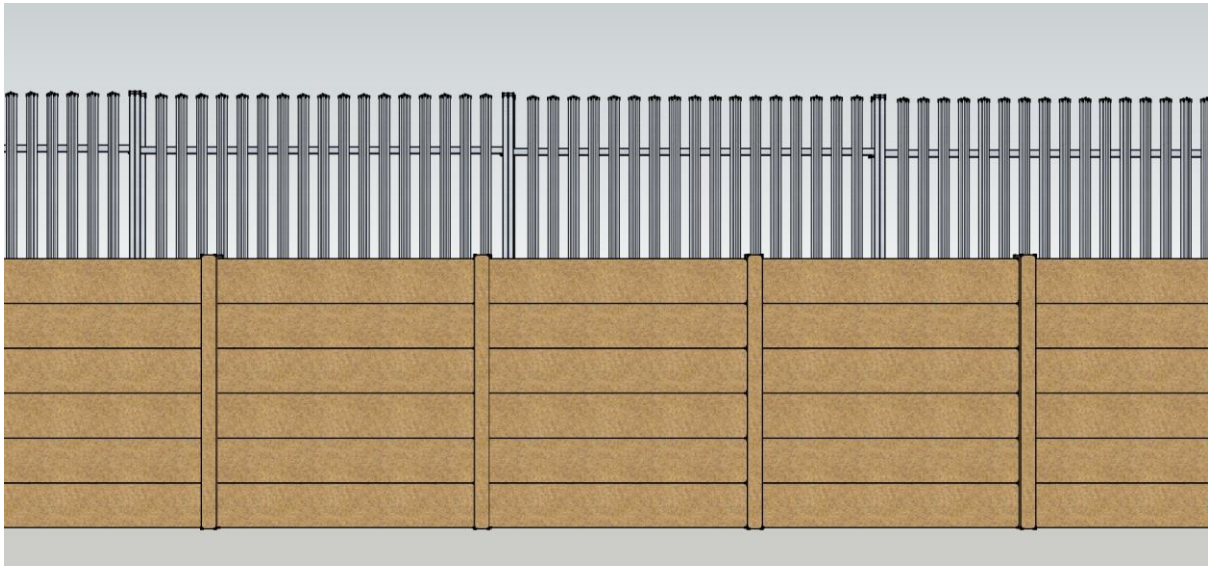
No trees or major bushes will be removed during the works, however, however, some bushes and trees will been to be trimmed back to enable the new fence to be built.

Details of the proposals are indicated below.

Elevations showing the fences with trees and bushes omitted for clarity



Elevation from golf course looking west



Elevation from Alexandra Road looking east

Figure 1 on the nest page is a typical cross section through the fence.