

## **ADDENDUM TO BYELAW 13**

**By resolution of the Committee on 13 February, 2017 the Committee made a change to Byelaw 13**

13. BOUNDARY FINISHES (including GATES and all embellishments, lights etc) shall not exceed the heights measured from existing natural ground level as indicated below:-

Road Frontage Boundaries	-	1.5m
Building Line Boundary	-	2.0m
Boundaries to Rear of Building Line	-	2.0m
Entrance Structure	-	1.5m graded to 2.0m (inc. embellishments)

Front boundary finishes (including gates) which may be acceptable on pages 12 and 15 are restricted to a maximum height of 1.5m. To provide for an inset gate entrance, the 1.5m boundary wall should follow a uniformed gradient up to a maximum of 2.0m (inc. embellishments) at a point not less than 2.0m into the site. On sloping sites, these measurements apply at all points i.e. stepped walls would be appropriate.

### ***BYELAWS . PART B – BUILDINGS AND STRUCTURES continued***

The preservation of the semi-rural nature of Darras Hall, as alluded to in the Trust Deed, and subsequent copies of the Byelaws is paramount.

Any changes to the front boundary must be preceded by an application to the Estate Committee for covenant consent in all circumstances.

The following treatments will generally be considered acceptable: -

1. Post and rail fencing on or behind the front boundary line with planting behind. (This is the traditional Darras Hall frontage and is the one most preferred by the Committee)
2. A fence or other structure of not more than 1.5m in height set a minimum of 1.0m behind the front boundary line, with mature planting in front of the structure, not encroaching on public highway land.
3. A dwarf wall or fence positioned on the boundary line with maximum height of 0.6m with mature planting behind.
4. Stand-alone mature hedging set behind the front boundary line to allow sufficient room so that the growing vegetation does not encroach on public highway land.
5. Open frontage with no planting or structures.

Any other proposed alterations to the front boundary will generally be rejected by the Estate Committee.

Land in front of the boundary forming part of the public highway must remain grassed.

Existing hedging or other soft landscaping must not be removed or replaced by a wall or other solid structure without the consent of the Committee.

Exemplars of current front boundary treatments on the Estate can be seen on our website.

HEDGE HEIGHT - 2.0m

*Although the Committee specifies a 2m height limit for hedges, recourse for enforcement of this should be via Northumberland County Council.*

*Owners are responsible for maintaining trees and their boundary hedges.*