

# PLANNING, DESIGN & ACCESS STATEMENT



FRANKHAM

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For:

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BRINGING IDEAS TO LIFE



DOCUMENT VERIFICATION

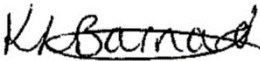
PLANNING, DESIGN & ACCESS STATEMENT

ON: ACLAND BURGHLEY SCHOOL  
93 BURGHLEY ROAD  
LONDON NW5 1UJ

FOR: LONDON BOROUGH OF CAMDEN

FRANKHAM PROJECT NO.: 226549

Signature: Name:

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Reviewed by:  Millie Gardiner BA (Hons) MCIAT

Approved by:  Sean Lawless BSc FRICS

Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For Planning	P01	16/02/2024	Kayleigh Barnard	Millie Gardiner	Sean Lawless



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## **1.0 INTRODUCTION**

- 1.1 Acland Burghley School is located in the London Borough of Camden. It is in close proximity to Tufnell Park Underground Station. The school was constructed in the mid 60's and became a Grade II listed building in 2016. The school is not located in a Conservation Area.
- 1.2 Acland Burghley is a public school for boys and girls aged 11 to 19. The first school on the site opened in 1884 as the Burghley Road School for girls and boys and was designed under E R Robson, architect to the School Board in London.
- 1.3 The school is unusual as the playground and car park have been constructed over the operational railway therefore additional permission from Network Rail is required for any works. Works to the boundary are therefore limited due to the existing nature of the site.
- 1.4 Although the building is Grade II listed, the works are only being done to a small section of the boundary wall which is not specifically included in the listing.
- 1.5 The existing boundary walls have significant structural damage in the three areas being repaired which will be repaired and rebuilt retaining as much as the current materials as possible.
- 1.6 The existing boundary wall is a solid concrete brick wall with a galvanised mesh fencing above. Galvanised posts connect the fencing to the ground.

## **2.0 USE**

- 2.1 Acland Burghley is a local authority managed secondary school.
- 2.2 Three sections of wall that require works as they are unsafe.
  - a. Section A - the wall has been boarded where the wall has collapsed.
  - b. Sections B & C are in disrepair have been supported by temporary shoring.
- 2.3 The proposed design will reinstate the wall to match the original wall in height and length. The new wall will retain courses of the original brickwork where possible.
- 2.4 The new wall will ensure the safety and security of the pupils and staff as well as the public.

## **3.0 AMOUNT & SCALE**

- 3.1 The proposed boundary treatment will overall match the existing height thus maintaining security within the school.
- 3.2 The areas of work are limited with most of the walls being retained as existing.

## **4.0 LAYOUT**

- 4.1 The layout of the site will remain the same. Reconstructing the wall as proposed, will allow the site to return to full use.

## **5.0 LANDSCAPING**

- 5.1 Adjacent disturbed hard standings will be reinstated on a like basis.

## **6.0 APPEARANCE**

- 6.1 The wall is located on the boundary of the school and the areas of work can be referenced from the key plan.
- 6.2 Section A will be rebuilt with six courses of matching brickwork with mesh fencing above to the height of the existing wall with fencing.
- 6.3 Sections B is also retaining six courses of matching brickwork with mesh fencing above to the height of the existing wall with fencing.
- 6.4 The mesh fencing is required to reduce wind loading which reduced the depth of the foundations as required by Network Rail
- 6.5 Section C has a greater depth between the ground level and the railway therefore piles can be utilised to reinstate the brick wall as existing.

## **7.0 ACCESS**

- 7.1 Access to the site is unchanged in this proposal.
- 7.2 The works will be taking place in the school holidays therefore less interruption to the school.

## **8.0 PLANNING STATEMENT**

- 8.1 We have used the below policies for guidance when formulating the design and proposal as well as formal guidance and approvals with Network Rail.
- 8.2 ***National Planning Policy Framework (2019)***
- Chapter 12 Achieving Well Designed Places
  - Chapter 16 Conserving & Enhancing the Historic Environment
- 8.3 ***The London Borough of Camden Design CPD***
- Policy 2.24 Designing and maintaining a high-quality public realm
  - Policy 3 Heritage
  - Policy 4.31 Hard Landscaping
  - Policy 4.54 Boundary walls, fence and railings



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## 9.0 **SUMMARY**

- 9.1 The proposed design is to repair badly made sections of the existing boundary wall to maintain site security and wider H&S to the general public. The areas affected represent 5.9% of the total wall length.
- 9.2 The proposed design matches the existing. The new wall will be constructed in bricks bonding and pointing to match the existing with galvanized mesh fencing to the top in Sections A and B.



# **APPENDIX A**

## **SITE PHOTOS**



Photo 01 – Section A boundary wall from inside the school.

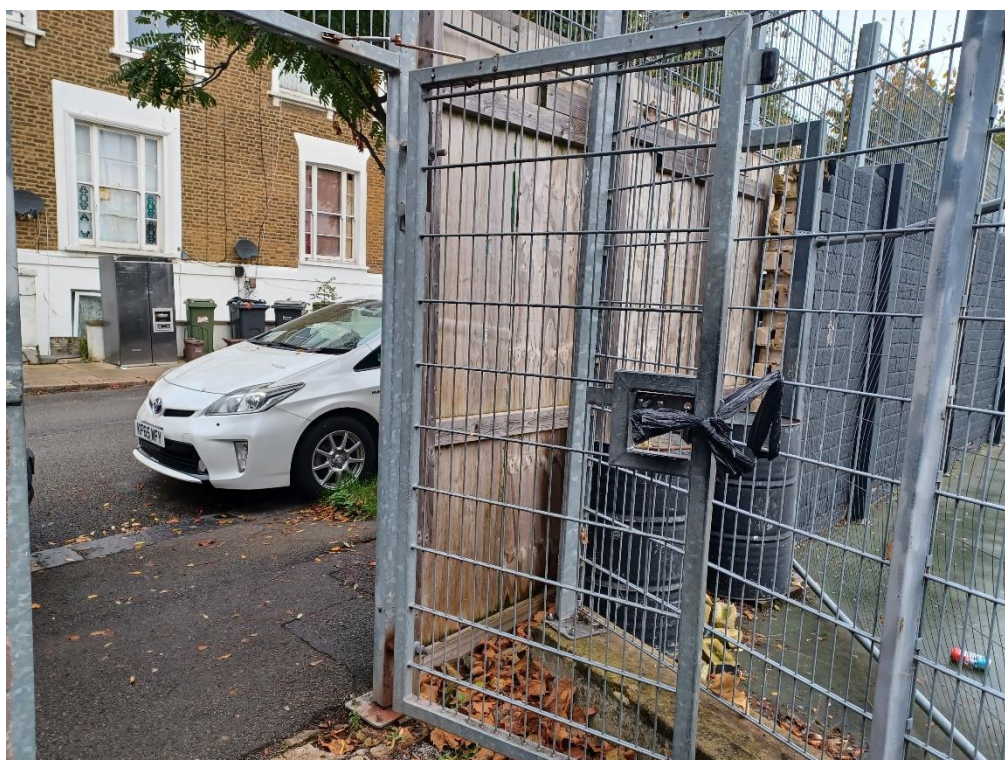


Photo 02 – Section A boundary wall and gate from inside the school.



Photo 03 – Section A boundary wall and gate from the pathway outside the school.



Photo 04 – Section B boundary wall from inside the school car park.



Photo 05 – Section B boundary wall from the pathway.



Photo 06 – Section C boundary wall from inside the school.



Photo 07 – Section C boundary wall from the pathway.



# **APPENDIX B**

## **SITE LOCATION PLAN**

ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

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## NOTES

P01	11.08.23	KC	JB	Preliminary issue

Rev	Date	By	Chg	Comment
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London Borough Of Camden

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Acland Burghley School

Drawing Title:

## Key Plan

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PRELIMINARY ISSUE

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