

## Design and Access Statement

Primrose Hill Primary School, 36-40 Princess Road, London, NW1 8JL

Replacement Chain Link Fencing to the Car Park and Garden area

### Introduction

This Design and Access Statement has been prepared to support an application seeking listed building consent. It outlines our rationale and considerations for installing a new replacement chain link fence above the brick boundary wall to the staff car park and children's nature garden.

It is structured under the following headings:

- Site Context
- Proposal
- Design Rationale
- Heritage Impact Assessment
- Conclusion

### Site Context

Primrose Hill Primary School is a three-storey Grade 2 listed Victorian school board building built in 1885 and located in Primrose Hill Conservation Area. The building is bounded by a 2.5m high solid brick boundary wall surmounted by a 1.8m high chain link fence supported by flat-bar steel posts with round rods. Each post is secured to the brick boundary walls using steel saddles bolted to the front and rear faces.



Example of the Chain Link Fence (not the Car Park Elevation)

## **Proposal**

The proposal is to install new chain-link fencing to replace missing and damaged sections, restoring security while preserving the school's historical and architectural significance.

## **Design Rationale**

- **Material Selection:** The proposed chain-link fence will be constructed using high-quality materials sympathetic to the existing building and its surroundings. The new fence includes bespoke steel straps, flat-bar posts, and round rods to match the existing fence as closely as possible.
- **Scale and proportion:** The design of the fence will be proportionate to the scale of the existing fence so that it matches it closely.
- **Visual Impact:** The fence design will match the existing colours and finishes, minimising visual impact on the school and surrounding conservation area.

## **Heritage Impact Assessment**

- **Historic Fabric:** The proposed fence will not adversely impact the historic fabric. We envisage reusing existing fixing points to reduce the drilling of new holes in the brick boundary wall. Any necessary repairs, such as repointing, will be carried out using a traditional lime mix, ensuring the appearance remains consistent with its historical character. Care will be taken during installation to minimise disturbance to the site's surrounding landscape and historic fabric.
- **Heritage Significance:** The proposed design has been carefully considered to preserve the visual and historical significance of the Grade 2 listed building and its setting.
- **Expert Consultation:** Input from the London Borough of Camden's conservation planning professionals has informed the design to ensure compliance with relevant conservation guidelines and principles.

## **Conclusion**

The proposed chain link fence is necessary at Primrose Hill Primary School. It seeks to strike a balance of ensuring the safety and security of its occupants while respecting the heritage and character of the Grade 2 listed building and the Primrose Hill Conservation Area. We believe the proposed development meets the criteria for Listed Building Consent and respectfully request approval.