

Project Ref: 291/EA  
14 June 2007

**PLANNING APPLICATION - DESIGN & ACCESS STATEMENT**  
**SARUM HALL SCHOOL -**  
*Proposed new Security Railings and Gates to Eton Ave boundary*

**PROJECT ADDRESS**  
Sarum Hall School  
15 Eton Avenue  
London NW3 3EL

**THE SITE AS EXISTING :**

• **THE SITE & STREET FRONTAGE :**

The existing Sarum Hall School located at 15 Eton Avenue is an established school along tree lined Eton Avenue. It is opposite both the Fire Station and the junction of Eton Garages and Lancaster Grove.

Along the Eton Avenue street frontage of the school there is a profiled low level masonry wall along the entire the back edge of pavement boundary line of the property. The existing render and painted wall is part of the original Old Peoples' Home which existed on this site prior to the more recently constructed modern school building. The wall steps and has a moulded coping that sits on a tapered profile that is overall some 900mm high from pavement level.

The wall line is punctured with 3 existing openings that give specific forms of access to the site i.e.

- a low level gate that gives access to the front landscaping and playground to the east zone of the school
- a mid height opening with a gate located centrally that gives access to the main entrance of the school through a notified waiting area for parents waiting to pick up their children
- a wide opening to the west that gives vehicular access to and from the service yard and the west of the school building.

See GRA drawings 291/EA 00-001 and 00-002.A show the location plan and 'as existing' Eton Avenue boundary wall layouts for the school.

**THE PROPOSAL :**

*New Security Gates and Railings to Eton Ave boundary*

• **VANDALISM, THEFT & ANTI-SOCIAL BEHAVIOUR :**

Sarum Hall School have to date had a number of acts of vandalism, theft and anti-social behaviour levelled at the school. The Parents, Trustees and Teachers have become increasingly concerned for the safety of the children due to the increased levels of such actions committed against the school and its property.

From attached letter dated 24 April 2007 to a school trustee from the school head you will see that :

- People have attempted to break into the school and burgle the premises
- People have been stealing and attempting to steal goods that are delivered during the early morning hours
- People discarding remnants of potentially harmful apparatus associated with dangerous drug abuse
- People discarding empty tins and bottles of alcohol as well as general rubbish and refuse.

Given Teacher and Parent concerns for the safety of the children, the School has decided to make a planning application to Camden Council for the erection of new security railings and gates along the Eton Avenue boundary.

#### • DESCRIPTION OF SECURITY WORKS :

The proposed boundary security works are as follows :

The 4 elements are:

- Element 1 - Railings fixed to the existing boundary wall
- Element 2 - New access Gate to the Playground area (east)
- Element 3 - New high gate to the main entrance (central)
- Element 4 - New motorised vehicular gate (west)

The attached drawings give clear descriptions of materials and finishes. See drawings 291/EA 00-002 to 00-006 inclusive. The railings are seen as being metal with finials of approved type. The colour finish is seen as being colour black / as agreed with yourselves under planning decision conditions. It is intended for the stanchions and structure to be core drilled and fixed secure into the existing wall structure.

The railing face is located to the front plane of the existing wall so that there is restricted potential for vandals being able to use the existing and retained wall as a climbing step in trying to vandalise the property.

#### • OTHER COMMENTS :

**MATERIALS** - all materials are seen as being low maintenance and robust as to ensure tenure and longevity. All new and recycled materials used are to be from approved and sustainable resources that are environmentally appropriate.

**ACCESS** - all materials and levels will allow for persons with differing levels mobility restrictions. Textures and colours will be considered as part of safe access.

end

*Attached:*

- Drawings
- CD with Photographs and pdf documents
  - Planning Application Forms
  - Planning Application Fees