

Design and Access Statement for proposal to change the existing chain-link boundary fencing on Dornfell Street to mesh type fencing

Date 11/04/17

Property Address: Beckford Primary School, Dornfell Street, NW6 1QL

Report produced by Foyes Ahmed, Snr Building Surveyor at L B Camden on behalf of Beckford Primary School.

1.0 Description of existing site

The site is a primary school located in West Hampstead. The school is Grade II listed and description of the listing is noted below. The school's boundary wall in most part is formed with brick wall (approx. 1.8m) and chain-link fence (approx. 1.2m) on the top. The fencing on Dornfell St is constructed from concrete posts and chain-link fencing. The metal chain-link fencing is not part of the original construction and therefore not noted as part of the listing.

2.0 Scope of works

The existing metal chain-link fencing on Dornfell St is proposed to be replaced with a more robust and secure metal mesh panelled fencing. The proposal is to replace most of the existing chain link fencing with 'secureguard' 358 mesh panels. The height of the existing fencing is approx. 3.6m and it is proposed to reduce the overall height to 2.4m. The total height of the fencing on each corner (above brick walls) will be retained at 3.6m. The mesh panels will be bolted onto new RHS steel posts and these will be fixed to the side of the existing concrete columns.

The brick wall (north-west side) next to the school's main entrance is proposed to have mesh panels above it. The proposal is to remove the existing strap brackets and install new RHS steel posts in the same position but only fixed onto the playground side. The mesh panels will be fixed to the posts.

The waste collection area (adjacent school's commercial kitchen) is proposed to have the chain-link fencing replaced with 2mm thick steel cladding panels (incl. existing gate) with 'secureguard' 358 mesh fencing panels above it. The steel cladding panels will be painted black. The total linear metre of that section is approx. 12.6m. The purpose of using steel cladding panels at low level rather than mesh type fencing is to obscure the view of unsightly paladin bins behind it.

The pedestrian gate which leads onto the school's playground will have its chain-link panels replaced with 'secureguard' 358 mesh panels.

Both the mesh panels and RHS steel post will be coated with black polyester powder.

3.0 Photographs of existing Fencing

See attached appendix A.

4.0 Site plan, proposed drawings and fencing specification

See attached appendix B.

5.0 Amount

The total linear length of the new fencing is approx. 41m.

6.0 Access and layout

The current access arrangement will not be affected and/or altered.

7.0 Listing Description

Name: BECKFORD PRIMARY SCHOOL AND ATTACHED RAILINGS AND GATEWAY.

List entry Number: 1272354.

Details

CAMDEN

TQ2485SE BROOMSLEIGH STREET 798-1/34/118 (West side) Beckford Primary School and attached railings and gateway

GV II

Board school, now a primary school. 1885-6 and 1891, some later alterations. By TJ Bailey. For the School Board of London. Yellow stock brick with red brick dressings. Tiled roofs with tall slab chimney-stacks rising from party walls. Asymmetrical design on a south sloping site. 4 & 3 storeys. 2 left hand bays identical, each upper floor with groups of 3 windows having glazing bars, cornice at 3rd floor sill level and central 3rd floor windows having segmental-arched heads extending into inswept pediments surmounted by small stone pediments. Recessed central bay of small paired sashes. 2 right hand bays with similar windows to left but terminating in large Flemish gables, left hand with oculus and slab chimney-stack with bellcote, right hand with plaque. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached pedimented stone Infants gateway dated 1886 and railings with fleur-de-lys finials.

Appendix A



Pic. 1 – Dornfell St (north-west)- brick wall adjacent school's main entrance



Pic. 2 – Dornfell St (north-east)- school's building which is used as their commercial kitchen



Pic. 3 – Dornfell St - school's existing chain-link fencing with pedestrian gate

Appendix B