

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

Date 12/05/17

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 Introduction

Following consultation with the Planning and Conservation officers on site to discuss the concerns raised regarding the original proposal of security mesh fencing (secureguard 358) being dominating and industrial looking and therefore detracting from the historical architectural interest of the listed school buildings. The Headteacher explained to the officers that existing chain-link fence on Dornfell St had been pick up in the last condition survey report commissioned by the Council as being in disrepair and possess security risk to the school. In addition, the existing fence is not suitable to deal with the issues of safeguarding, security and fire risk (near where the bins are located). These are the reasons for the proposed replacement of the boundary fence on Dornfell St. The school had in the past explored the option of replacing the chain link fence with brick wall (chain link fence at the top) matching the wall configuration on the other elevations. However, the cost was not affordable and the works would be very disruptive to the school's service delivery.

The officers agreed that the existing boundary treatment on Dornfell St does not deal with the issues raised by the school. Through consultation with the officers on site, the revised proposal in principal is to retain the original proposed 'secureguard' fine mesh panels at low level and larger mesh panels at the top. These revisions are made to try to find a happy balance so that the requirements of the school and heritage can be met. The detail of the revised proposal is provided under section 3.

2.0 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.

3.0 Revised scope of works

- The bottom section of the existing chain-link fence (up to the top of existing concrete post) is proposed to be replaced with 'secureguard' 358 mesh (size 75x12.5mm) panels. The secureguard mesh panels are proposed because it will prevent people from climbing it and provide an obscure privacy screen to the school's playground. This meets the school's requirement of security and safeguarding.
- The top section of the existing chain-link fence is proposed to be replaced with larger mesh panels (size 205x55mm). This will be in most part 600mm high panels above the existing concrete posts but on each corners of the elevation it will 1200mm high. The higher panels at each ends is to prevent people climbing over as it is noted that those areas have places where someone can get a foothold. The larger mesh panels have been chosen at high level to provide better view of the listed school buildings.
- 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 lobby is proposed to have the existing strap brackets removed 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 bamboo/raffia screen behind the 'secureguard' 358 mesh fencing panels. It will be 1.8m high and approx. 12.6 linear metre from the gate. The purpose of using the bamboo/raffia screening at low level is to obscure the view of the unsightly paladin bins behind the fence and prevent people throwing objects in.
- The pedestrian gate which leads onto the school's playground will have its chain-link panels replaced with 'secureguard' 358 mesh panels.
- All mesh panels and RHS steel post will be coated with black polyester powder. The existing concrete posts and plinth will be painted black.

4.0 Photographs of existing Fencing

See attached appendix A.

5.0 Site plan, proposed drawings and fencing specification

See attached appendix B.

6.0 Amount

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

7.0 Access and layout

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

8.0 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