

Design and Access Statement for proposal to change the existing steel mesh boundary fencing on Langtry Road to Barbican style steel pale-through-rail fencing

Date 03/04/18

Property Address: Langtry Nursery 11-29 Langtry Road, NW8 0AJ

Report produced by Jeremy Soden, Building Surveyor at L B Camden on behalf of Langtry Children's Centre.

Introduction

This statement has been prepared at Planning Application stage of the project based on detailed plans.

The standards that are being used are:

- British Standard 8300
- The Building Regulations 2010 Part M
- Disability Discrimination Act 1995

1.0 Description of existing site

The site is a Children's Centre located in Kilburn Ward. The children's centre is not heritage listed. The centre's boundaries in most part are formed with metal mesh fence ranging from approximately 2m – 2.5m on the front and side boundaries and also a brick wall from adjoining flats on the left hand side boundary. The existing metal mesh fencing is not aesthetically pleasing, it is in poor condition and is climbable.

2.0 Scope of works

- The existing metal mesh fencing on Langtry Road is proposed to be replaced with a more robust and secure steel pale-through-rail, black, Barbican style fencing (See appendix B). The height of the existing fencing is inadequate and it is proposed to be increased to an overall height of 2.5m. The proposal is to replace the existing climbable mesh fence in a small section of property.
- The fence wraps around the front left corner of the site between the front entry gate and the adjoining flats on the side boundary (Appendix A1 – A4). This section of fence is ranging between 2m – 2.5m in height, however it is effectively reduced to 1m in height from the side of the neighbouring flats due to front stairs and bin location.

3.0 Car Parking

The proposed works do not affect or alter existing car parking provisions on the site or on the street.

4.0 Accessibility

The nature of the works will not affect the accessibility of the site. An exclusion zone will be set up to ensure safety to the public.

5.0 Entrances

The main entrance to the Children's Centre is not located near the fence which is to be replaced. The works will not adversely affect any entrances in the area.

6.0 Reasons for granting permission

- The existing mesh fencing is required to be upgraded to safeguard the children's centre staff and users from intruders. This is evident because there has been recent security breaches with criminals evading police by jumping into the Children's Centre, over their boundary fence. The proposal of increasing the fencing in height and replacing the climbable fence with a non-climbable fence will improve the security for children and staff within the children's centre.
- This new boundary fence will improve the aesthetic appearance of the boundary fencing. The Barbican fencing will be painted black and the style of fencing proposed will match the existing entry gate producing a homogeneous appearance.
- The spacing of the steel palings will allow for passive surveillance and does not allow for any long, blank facades.
- The Barbican fencing will be founded into the natural ground and will not affect any neighbours or pedestrians.
- The neighbour has consented to the works, in fact, wants the work to proceed as soon as possible, with a fence to match the height of the car park gate (proposed), to improve the aesthetics of the area.

7.0 Photographs of existing Fencing

See attached appendix A.

8.0 Proposed fencing specification

See attached appendix B.

Appendix A

1: Photograph from the street looking at the front left boundary fencing



2: Photograph from the neighbouring flats looking at the front left of the Children's Centre



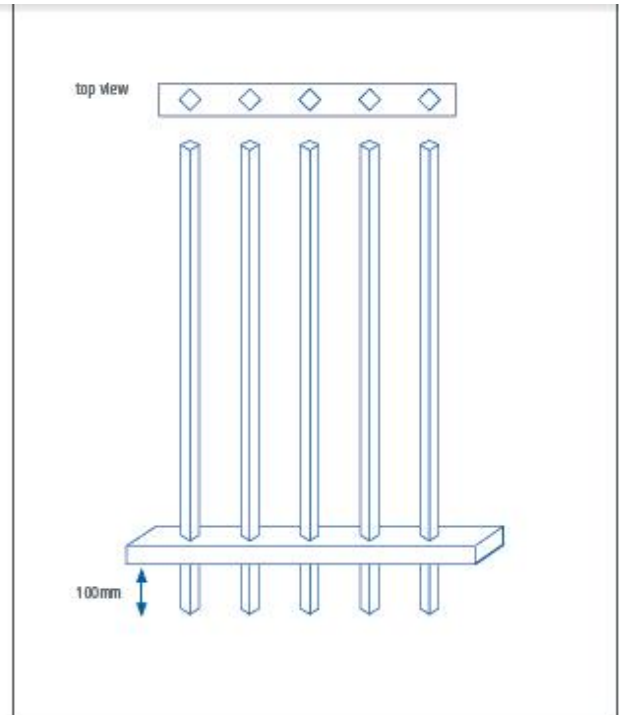
3: Photograph from within the Children's Centre carpark looking at the Front LHS



4: Photograph from the Children's Centre car park focusing on the side boundary section of the boundary fencing at the front LHS of the property



Appendix B



HEIGHT (MM)	POST CENTRES (MM)	POST DIMENSIONS (MM)	OVERALL POST LENGTH (MM)
1000	3000	60 x 60	1600
1250	3000	60 x 60	1800
1500	3000	60 x 60	2100
1800	3000	60 x 60	2500
2000	3000	60 x 60	2800
2500	3000	80 x 60	3300
2900	2484	80 x 60	3700
3000	2484	80 x 60	3800

POST OPTIONS

- Overlength set in concrete as standard
- Baseplated to bolt down onto concrete
- Cranked to suit wall mounting

FINISHES

- Hot dip galvanised to BS EN ISO 1461 as standard
- Hot dip galvanised and powder coated to BS EN 13438
- Marine coat for installations within 500m of salt water or an estuary

STANDARD COLOURS

- Black RAL 9005
- Green RAL 6005
- Other colours are available on request