

Introduction - This document is a planning, design and access statement in support of both a full planning application and an application for Listed Building consent for proposed fencing works at Joyce Frankland Academy, Newport (“JFAN”). This includes a section to deal with heritage matters given the latter Listed Building impact and consideration.

Whilst it is acknowledged that planning permission is not required for the majority of the proposed fencing (as permitted development rights exist), this is included in these two applications to address the following matters:

1. The opportunity for the Parish Council, local residents and neighbours to be formally consulted on the proposed fencing works, particularly those adjacent including Joyce Frankland Close.
2. The erection of gates and fences within the curtilage of a Listed Building may not require Listed Building Consent, unless the gate or fence is physically attached to the Listed Building or a Curtilage Listed structure. However, there are incidences of fences being attached to the historic buildings and Historic England does not have a suitable plan available online to identify the extent of the Listed Building, curtilage and curtilage structures. Hence Listed Building Consent may be required and this application covers the curtilage issue and proximity to building walls.
3. Part of the fencing works is within the Conservation Area.
4. Part of the fencing works is over 1 metre height next to a highway and consideration of visibility to highway users is required.
5. Whilst the general fencing is 2 metres high, due to incidences of sloping ground, this may exceed 2 metres in places.

As such these applications are intended to provide a robust declaration by JFAN of the proposed fencing works and to avoid any potential risk of criticism and challenge by third parties when the works are carried out.

Client – Anglian Learning (this being the Multi Academy Trust of which JFAN forms part).

Location – Various sections and locations within JFAN, Bury Water Lane, Newport, Saffron Walden, CB11 3TR.

The fencing locations are shown by a series of red lines on the application location plan. This is preferred instead of edging the whole JFAN area in red given the unfeasible planning application fee this would incur for the scope of limited fencing works.

Proposal – This proposed development is to provide suitable security fencing and both pedestrian and vehicular access gates at suitable locations for students, staff and maintenance access. Where appropriate, the self closing gates will be fitted with maglock security locks linked to the JFAN access control system. This was installed across the JFAN buildings in 2023 providing both fob and timer control to the various access points to JFAN buildings.

Appearance (Existing Materials) – The existing JFAN boundary treatment contains a variety of types of materials as referenced in the photos below.

Some boundaries have fallen into disrepair or are ill suited to the location and use (sports ball impact for example) and a robust fence is needed in a majority of areas. Wire fencing and wooden fencing are unsuitable, hedges do not give the level of security required.





The DfE ‘Schools for the Future School Grounds’ guidance lists a number of common design issues including the creation of *‘A positive, welcoming and inspiring sense of place ... for everyone, which reflects and contributes to a school’s identity.’*

The Guidance also promotes the idea that the school grounds should: *‘Reflect local distinctiveness’*; *‘Reflect the ethos and culture of the school through colour, texture, materials and shapes’*; *‘Be creative in the location and type of boundaries and space dividers’*”.

The key issue will be the style, materials, and height of the fence and relationship to the setting and character of the Listed Building. It is important to look at the character of the surroundings and the pattern of development and details on the Listed Building and historical evidence (e.g. archive photographs) to ascertain what is appropriate. This is further referenced in the heritage section below.



Heritage Considerations (Listed Building) – Part of JFAN is a Grade II Listed Building described as the main block to the Grammar School and Head Masters House (formerly listed as The Grammar School); List Entry Number: 1275983, first listed 26-Nov-1951 and last amended 22-Feb-1980.

The main building was constructed in 1878 when the school was relocated from Church House and was built by W. E. Nesfield. This is described as:

TL 5134 37/1379 TL 5234 37/1379 26.11.51

NEWPORT CAMBRIDGE ROAD Main block to Grammar School and Head Masters House (formerly listed as The Grammar School)

GII Red brick building built by W. E. Nesfield in 1878. Single-storeyed, with a panelled parapet. It comprises a north block of three window range. The centre part, of one window range, breaks forward slightly, with brick pilasters and a pediment. A large central semi-circular headed window is flanked by double-hung sashes with glazing bars. Roof tiled, hipped, with an octagonal bellcote with ogee roof and a metal weather-vane. A block to the south has four window range of bar and transom casements with glazing bars and a central door with a flat hood supported on brackets.

The Head Masters House adjoins on the south. Two storeys and attics. The ground storey is of red brick and the upper storey is plastered and panelled. On the south side there is a three storeyed porch with oversailing upper storeys. The first storey has plaster pargetting. Roof tiled, hipped, with a coved eaves cornice, hipped dormers and tall brick chimney stacks. There are later additions in Neo Georgian style.

Listing NGR: TL5200834400

The Historic England map shows the Listed Building centred to the west of the cloisters courtyard and without a defined curtilage.



Heritage Category:	Listing
List Entry No :	1275983
Grade:	II
County:	Essex
District:	Uttlesford
Parish:	Newport

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TL 52008 34400
Map Scale:	1:2500
Print Date:	11 January 2024

Name: HEAD MASTERS HOUSE
MAIN BLOCK TO GRAMMAR SCHOOL



The Historic England photograph from 2005 of the Head Masters House is as follows (© Mr Peter L. Herring):



The photograph below is from a 1905 postcard and shows the original frontage to the cloister courtyard.



This has since been extended to include the JFAN reception which is relevant to the fence proposed which will abut the latest extension not the original headmaster's house (but still within the Listed Building curtilage). The current building frontage is shown below.



Based on the description under the listing, the extent of the Listed Building and immediate curtilage is assumed to be the area edged red shown below.



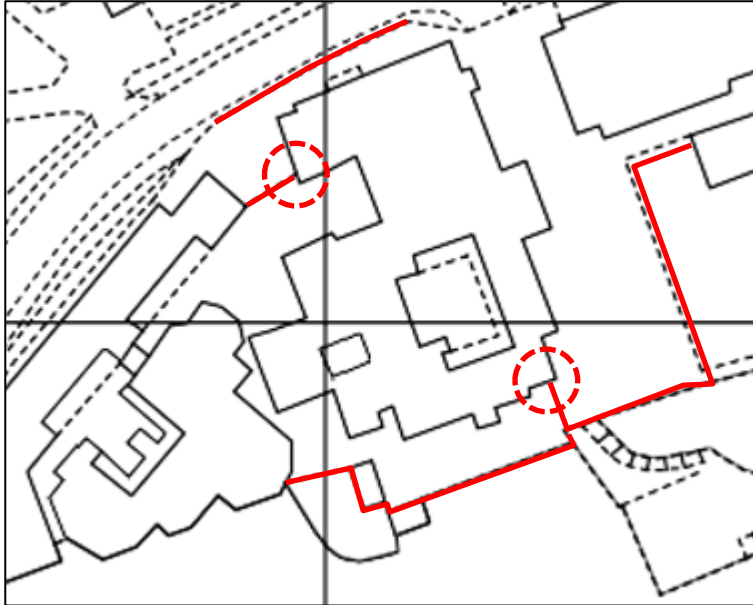
As above, the original building has had numerous more modern additions, of particular relevance to the fencing proposals is the south east corner of the above area edged red; the addition of the single storey flat roof parts with the parapet wall.



Based on the proposed fencing plan, the only physical impact on this Listed Building is (a) the gated fence to the southern end of the car park and (b) the replacement gate adjacent to Bury Water Lane. Both of these abut modern additions to the Listed Building and the visual impact should be reviewed in light of this.



The fences in this area are shown in red on the plan extract below and the two connections highlighted by the red dashed circles.



These dashed circle connection points are highlighted on the photos below.



This first photo shows the fence connection to the modern extension to the front of the headmaster's house.

The second (shown below), shows the existing gate being replaced with new which again connects to the modern extension.

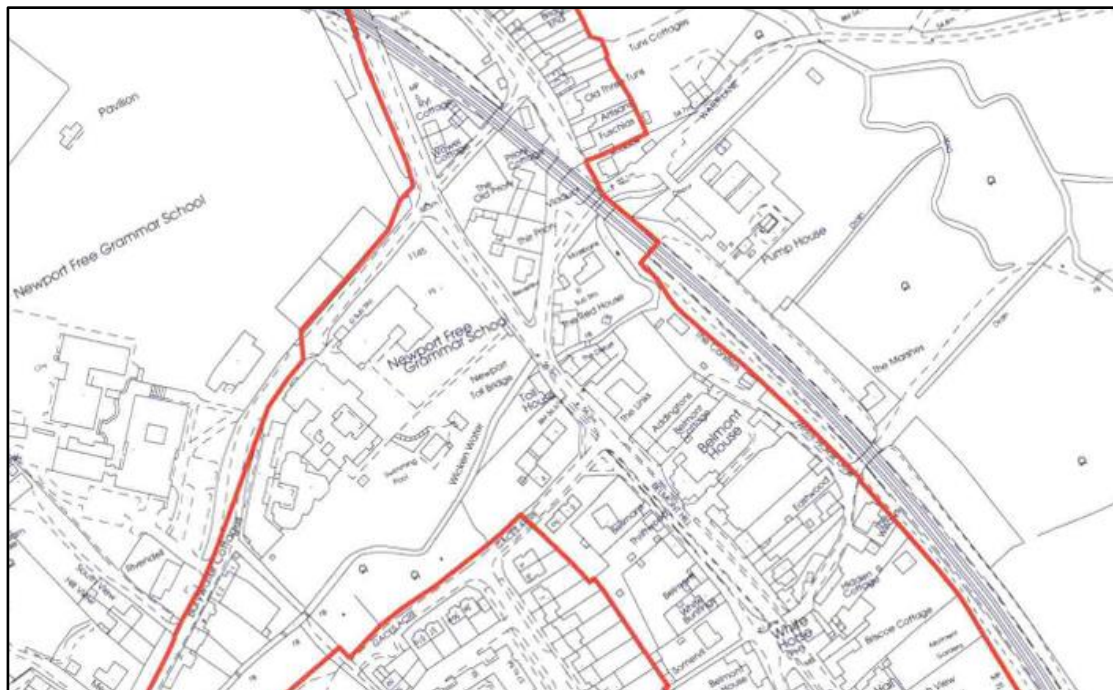




Both fences and gates will be ground fixed and not attached to the fabric of the external walls.

The impact on both the Listed Building, its curtilage and setting is regarded to be acceptable. This will not diminish the special architectural and historic interest of this heritage asset.

Heritage Considerations (Conservation Area) – The whole part of JFAN to the south east of Bury Water Lane is within the designated Conservation Area (which is shown edged red below).



The current Newport Conservation Area Appraisal and Management Proposals (dated December 2007) includes JFAN within the Bury Water Lane Area 5 character analysis.



The appraisal refers to the grounds of the school as having considerable importance to this part of the village. The mature trees are referenced as making a very valuable contribution to the quality of the conservation area and the open grassed area, as contained in part by the brick and flint walls.

The proposed fencing to the open space fronting Cambridge Road will not affect this aspect; the fence is located directly abutting the existing mature hedge and will not be prominent at all.

The appraisal refers to the area between the river and bank to the former headmaster's house as an important natural area of trees and undergrowth. This lower area is not proposed for any fencing.

The bank to each side of Bury Water Lane between Cambridge Road and the pedestrian crossing is unchanged with just the end of a fence connecting to this hedge.

The impact on the Conservation Area is regarded to be acceptable.

Appearance (Proposed Materials) – Having reviewed the existing boundary materials and heritage matters, the following matters are relevant in terms of “fit for purpose” reasons (in no particular order):

1. Robust construction to withstand repeated ball impact and pressure abuse.
2. Suitable height to deter climbing and minimum foothold positions.
3. Appropriate opening gaps/space to meet the Building Regulations to avoid body parts becoming trapped.
4. An affordable, stock available, proprietary fencing system, not a bespoke product.
5. Low maintenance, ideally galvanised or powder coated.
6. Consistency across the main JFAN building area to provide a uniform design, ideally to match existing where suitable.
7. Aesthetically pleasing and appropriate for the Conservation Area and curtilage of the Listed Building.
8. Available with matching gates (both pedestrian and vehicular) that feature self-closing hinges and suitability for access control locking devices.

Against this background, the hooped anti-trap “bow top” black metal fencing as installed around the Peak Building has been chosen for the majority of the JFAN proposed fencing. This has been installed at JFAN for several years without problems.



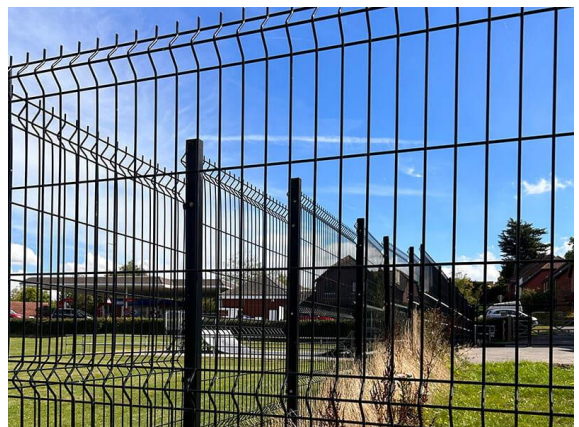
This is manufactured by a number of companies and reference is made below to suitable Jackson Fencing product, but this will be “or equivalent” supplier, not specifically only Jackson Fencing. This is used by numerous schools around the UK.

Anti trap bow top fencing is designed to provide permanent protection for schools and play areas. It features welded tubular pale-through-rail design and vandal proof connectors to provide a strong structure without visible joints. The wider gap between each hoop above the top rail is to prevent children getting their heads, necks or limbs stuck between pales. The design conforms to playground standard BS EN 1176. Such fencing is hot-dip galvanised and can be polyester powder coated and is typically offered with a 25 year service life guarantee.

This will include a self closing gate option, which has an in-ground operator with adjustable closing rate and soft close feature which ensures that the gate returns to the closed position after use, preserving the integrity of the perimeter and preventing slamming and trapped fingers. The self closing mechanism and gates conform to BS EN 1176 playground standard. Examples are shown below.



For the infill fencing a gates to the artificial pitches, given the existing pitch fencing it is proposed to replicate this with regular weld mesh panel fencing. This has an anti-climb design and is intended to be vandal proof. The example Jackson Fencing product is the Euroguard as shown below.

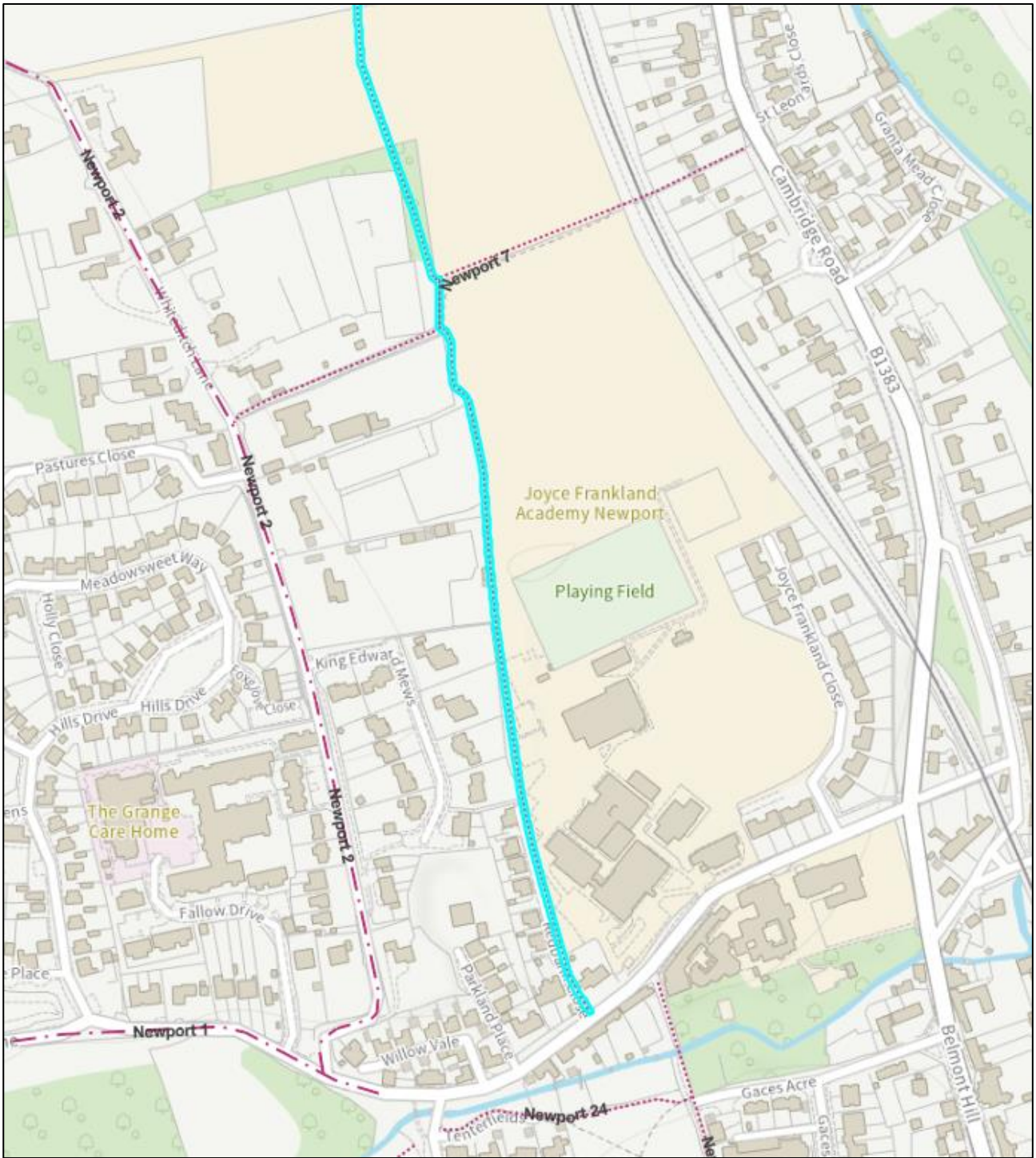


The Jackson Fencing specification sheets attached to this application show the technical details.

Reason – JFAN is both a split site (with Bury Water Lane transversing through the middle) and subject to a public right of way (“PROW”) along the western boundary and further crossing the sports fields to the railway crossing. The reason for this fencing is for student and staff security based on safeguarding considerations.

The extract below from the County Council’s PROW map shows the footpath routes. Footpath 4 Newport (highlighted in blue) cannot realistically be fenced and Footpath Newport 7 then crosses the middle of the JFAN sports fields, again impractical to fence each side. As such, access control within the built area is a key issue to JFAN’s safeguarding policy and risk management.





The recent completion of the new artificial grass pitch and netball courts has provided two substantial fenced enclosures and the access openings between the two and the original Swan Astro pitch and sports centre are to be infilled to provide an enclosed area.

The intention is to enclose within a fenced secure area all the teaching and learning areas, the cricket pitch, playground and artificial surfaced pitches. This will prohibit unauthorised access to external student areas and bolster the access control to buildings within this secure perimeter.

Visitors to JFAN will not be allowed to wander about unaccompanied. The fencing layout and strategy has regard to (a) the car park and adjacent PROW, (b) community sports use, (c) Bury Water Lane and (d) the need for visitors to park and arrive at reception via a video entry system.

Residents of the newly completed houses at Joyce Frankland Close have raised a number of comments and concerns about the existing post & rail timber fence between the JFAN cricket pitch and the houses. This proposal will address these issues by provide a robust yet visually attractive boundary.



The Department for Education (“DfE”) site security guidance (dated 9 October 2023) identifies a school perimeter as the first line of defence and recommend this should be protected with a secure fence or railings (such as Weldmesh fencing to BS1722 or expanded metal or railings) over 2 metres high.

The DfE highlight the requirement to plan for a security lockdown and this fencing proposal will accord with the JFAN Security Lockdown Plan.

Similarly, the Essex County Council guidance document School Boundaries sets out various criteria and examples whereby location, design and appearance, security and maintenance are taken into account.

Impact on Neighbours – The majority of the proposed fence will have no adverse impact on neighbours. The infill sections between the artificial pitches will marry the existing sports fencing. The playground fencing will replace existing.

The only other section of fencing visible by neighbours is that of Joyce Frankland Close. Firstly, some residents have requested more secure and appropriate fencing to this boundary between the estate road and cricket pitch. Secondly, this same boundary has planning permission for a 5 metre high cricket ball stop netting.

The proposed fence to this boundary will replace the existing timber post & rail fence.

Impact on Ecology – The proposed fencing is installed mainly to areas of hardstanding and will not affect existing ecology. The infill sections to the artificial pitches is to maintained grass infill areas and again will not affect existing ecology.

Visual Impact – A large proportion of the proposed fencing is to infill access points between existing buildings but there is a need to review each fencing section. For completeness, these are enlarged (not to scale) on the attached Plan 1 to 5 with a description of each fence construction shown with a reference A, B, C etc. These are further supplemented by Photo Sheets 1 to 5 with a “before and after” location of the proposed fencing, again indicatively and not to scale.

These are further reviewed and commented on as follows:

Plan & Photo Sheet	Comments
1A	The short section of fence between the music/drama centre and Bury Water Lane includes a pedestrian single gate with fob control. Access is linked to the fire alarm for automatic release. The fence will end adjacent to the existing hedge atop the mound to Bury Water Lane. The hedge will not be affected.
1B	The fence will be located directly adjacent to the existing mature hedge and effectively screened from the Listed Building. The pedestrian single gate with fob control will be located on the existing path.
1C	The end of the car park will be enclosed and continue to the side of the former Headmaster’s house to connect to the modern school building and enclose the existing greenhouse. This is located at the top of the bank to Wicken Water. A vehicular double gate is required to the staff car park adjacent to the former headmaster’s house.
2A	The gap between the end timber close boarded boundary fence to Joyce Frankland Close and the Peak Building will be infilled. This is supported by a neighbouring resident to ensure more privacy. This fence will match the Peal Building bow top fencing. A maintenance access gate is required for grass cutting and building maintenance. This fence and gate is permitted development.
2B	The gap between the reception/library building and the weldmesh fence and hedge behind to Bury Water Lane will be infilled. This will have a pedestrian gate for access to Joyce



	Frankland Close via the pedestrian link. This is a narrow gap between a building and boundary hedge with limited visual impact. Whilst this is 2 metres high adjacent to a highway, the fence is set back and screened anyway by the existing hedge. Class A of the permitted development regulations allows a school a 2 metres high fence provided that any part of the fence/gate does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons. This is considered to be the case here.
2C	The existing double palisade gates at the top of the stairs will be removed and replaced with new access control gates beyond the foot of the stairs to avoid queuing on the stairs during peak periods. To secure the area between the adjacent buildings, a fence will secure the side of the access route. This is between buildings and adjacent to a retaining wall with no visual impact. This is permitted development.
2D	The end of the visitor's car park will be enclosed with a fence and both pedestrian and double gate for both maintenance and emergency access. This closes the space between the school building and Bury Water Lane. The latter boundary is a mature hedge which largely screens the car park area from the south. There is no visual impact. Again, whilst this is 2 metres high adjacent to a highway, the fence is set back and screened by the existing hedge. Class A of the permitted development regulations allows a school a 2 metres high fence provided that any part of the fence/gate does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons. This is considered to be the case here.
3A	This short section of weld mesh fence with maintenance gates infills the space between the netball courts and artificial grass pitch. This has no visual impact given the existing higher fences to either side and this is permitted development.
3B	Again, this further section of weld mesh fence with maintenance gates infills the space between the two artificial grass pitches. There is a restricted view from the boundary footpath PROW but this is permitted development.
3C	This is a short section of fence with pedestrian gate between the clubhouse and artificial grass pitch. This has no visual impact given the existing higher fences to either side and this is permitted development.
3D	This is a section of fence with gate between the clubhouse and sports hall to the side of the car park. This has no visual impact given the buildings to each side. A maintenance access gate is required for grass cutting and building maintenance. This fence and gate is permitted development.
4A	This will replace the existing temporary timber post & rail fence which will be relocated along the legal ownership boundary as per the planning permission. The proposed bow top fence is a long section of fence and more prominent along the raised embankment to the western part of Joyce Frankland Close. This is probably the most visually prominent fence of all of the proposed sections but there are two factors which influence the degree of harm assessed by any visual impact. Firstly, this is permitted development particularly for the section adjacent to the highway as this is to a school and Class A allows 2 metre height adjacent to a highway where it does not create an obstruction to the view of persons using the highway as is the case here. Secondly, the planning permission for the new housing includes for a 5 metre high cricket ball netting along the whole of this length and this proposed bow top fence will be located adjacent to this. As such any visual impact will be overridden by these two factors.
5A	This seeks to replace the existing damaged wire fence around the playground to segregate this from the car park and access area. This is to a playground surrounded by buildings with limited visual impact and this is permitted development.



The proposal does not affect any highway visibility along Bury Water Lane.

Planning Considerations – This application is ancillary to the JFAN redevelopment as referred to in the planning application reference UTT/18/0739/FUL as granted planning permission under appeal reference APP/C1570/W/19/3229420.

As above, the proposed fencing will include an access gate to the pedestrian link from Joyce Frankland Close to JFAN.

This fencing will complement and provide a secure enclosure to JFAN to complete the approved joint residential and sports development.

Other Planning Considerations – As referenced above, Class A of the General Permitted Development Order 2015 (GPDO) allows a 2 metre high fence and outside a school it can be up to 2 metres high adjacent to a highway (but the permitted 1 metre) as long as it does not block the visibility of the highway users.

The overall fencing plan shows five locations where a fence is close or adjacent to a highway (both Bury Water Lane and Joyce Frankland Close). In all cases this does not restrict visibility to any junction, access or pedestrian crossing.

Use – The proposed education, sports and ancillary uses are unchanged. In operational terms, there is no change to JFAN.

The gated access points to the artificial pitches will be time clock controlled to allow for the continued community use.

Layout – The layout and use of the JFAN academy and community sports facilities will not be affected. Access control will permit the ongoing sports uses.

Access – The fencing will only secure the operational areas of JFAN during school hours together with the cricket field play area and playground. The PROW footpath access will not be affected. As above, the out of hours community use will not be restricted.

Trees & Hedges – The proposed lighting will not adversely affect any trees or hedges.

