

DESIGN & ACCESS STATEMENT

For

PROPOSED REPLACEMENT FENCING & GATES

On behalf of

KENNET VALLEY C OF E AIDED PRIMARY SCHOOL

At

**KENNET VALLEY C OF E SCHOOL, LOCKERIDGE,
MARLBOROUGH SN8 4EL**

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Introduction

This Design and Access Statement has been prepared by Dolman Building Surveyors on behalf of Kennet Valley C of E Aided Primary School to support a full planning application for replacement boundary fencing and gates at the school site in Lockeridge, Marlborough, SN8 4EL.

This statement is submitted alongside drawings to fully describe and consider the proposed development.

The application is described as follows:

Replacement of existing fencing and gates

The fencing requires replacement to provide a new access control system to the school grounds. The replacement fencing has been designed to respond to the existing site context and respect the design and historic character of the school building.

The remainder of this statement describes the site context and sets out justification for the proposed development.

Site Context

The site comprises Kennet Valley C of E Aided School, which opened in 1875, and occupies a corner plot in the centre of Lockeridge village. The main school building falls within the eastern part of the site with the school playground and parking to the west fronting onto the main north-south road through the village.

The original building was designed by the architect to the Meux estate, C.E. Ponting. It is single storey with steep pitched, natural slate, roofs. It is constructed in red brick with Sarsen decoration in the Victorian Gothic style. The original building was extended to the rear and side in 2011 to provide additional classrooms, a nursery and ancillary accommodation. The extension is designed in a traditional manner to be subservient to the original building.

The site falls within the North Wessex Downs National Landscape and Lockeridge Conservation Area.

The north, south and west boundaries are demarked by hedges approximately 2 metres high. Existing 1.2 metre metal fencing runs along the front boundary, wrapping around the southeast corner to a pedestrian gate. The fencing and gates are made of painted fabricated steel.

A formal row of 11 lime trees is located on the verge between the fencing and the road. These trees contribute visually to the site frontage and provide considerable tree cover in the summer months.

Planning History

We have reviewed the site planning history via the Wiltshire Council Online Planning Explorer. The following applications are noted:

- K/35590 - Siting of a mobile building for a pre school nursery. Approved 30th April 1998.
- K/41067 - Renewal of permission for mobile nursery classroom. Approved 30th April 2001.
- K/53867/F - Renewal of temporary planning permission for mobile classroom. For further five years. 10th April 2006.
- K/57207/F - Erection of a canopy over an existing outdoor play area. Approved 27th September 2007.
- E/10/0452/FUL - Removal of existing prefabricated outbuilding. Erection of new single storey extension (with related alterations) incorporating classrooms and ancillary accommodation. Approved 2nd July 2010.
- 17/09676/FUL - Installation of Gazebo (retrospective). 1st December 2017.
- PL/2021/04157 - Car Park extension & associated works. Approved 12th July 2021.

The Proposal

The application proposes the replacement of boundary fencing and gates to enhance security at the site and respond to Ofsted expectations for modern school sites. The proposed gates will be fitted with an access control system linked to the building.

The proposed fencing and gates are fabricated steel at a height of 1.8 metres with a bow top to match the existing design, contemporary with the appearance of the school. The fencing and gates are proposed in a black finish. The proposed 1.8m height is a standard across other school sites in the locality.

The fencing and gates will be installed in the same position as existing. No changes to the location of pedestrian or vehicle accesses are proposed.

Planning Policy

Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

The development plan relevant to the determination of this application comprises:

- Wiltshire Core Strategy 2015
- Saved policies from the Kennet District Local Plan 2011

Relevant Supplementary Planning Documents and Guidance, the National Planning Policy Framework (NPPF) and Planning Practice Guidance are also material considerations.

Wiltshire Core Strategy

The Wiltshire Core Strategy 2015 sets out policies to guide development across Wiltshire. The following policies are of relevance to the proposed development.

- Core Policy 52: Green infrastructure
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Lockeridge Conservation Area Statement

The Lockeridge Conservation Area Statement was published in June 2003 and identifies and records those special qualities of the village that make up its architectural and historic character.

The building is not listed but it is a prominent building in the Meux estate style within the conservation area. The Lockeridge Conservation Area Statement describes the school as an unlisted building of architectural or historic interest that contributes to the village character. It describes the school fencing and gates as “*attractive and functional*”.

The school building is identified as a ‘significant’ building in the conservation area but it is worth noting that the document does not apply this to the fencing too. The lime trees are, however, identified as significant trees.

National Policy

The National Planning Policy Framework (NPPF) was last updated in February 2025 and provides the Government’s overarching policy framework for decision making. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

Paragraph 8 defines the three objectives of sustainable development — economic, social, and environmental. Paragraph 11 sets out a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 100 (a) sets out that local authorities should give *great weight* to the need to create, expand or alter early years, schools and post-16 facilities.

Section 12 provides policies for achieving well-designed places. Section 16 sets out policies for the conservation and enhancement of the historic environment. Paragraph 216 states that the effect of a proposal on the significance of a non-designated heritage asset should be considered in determining an application. It goes on to confirm that a balanced judgement is required having regard to the scale of any harm to a non-designated heritage asset.

Assessment

In principle, improvements to security and access control at the school site accords with the sustainable development objectives of the NPPF (paragraphs 8 and 11). Furthermore, the NPPF gives great weight to the need to alter school facilities to proactively meet the education needs of existing communities.

In addition, the proposed replacement of boundary fencing is consistent with development that is allowed by Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Noting the prominence of the school site within the conservation area, a full planning application is nonetheless submitted for completeness.

Design and Impact on Heritage

Section 12 of the NPPF and Core Policy 57 of the Wiltshire Core Strategy require a high standard of design for alterations to existing buildings and consideration of how the proposal will make a positive contribution to the character of Wiltshire. Core Policy 58 seeks for development to protect, conserve and where possible enhance the historic environment.

The existing fencing is 1.2m in height and no longer provide an adequate level of access control for a modern operational school environment. The proposed replacement fencing slightly increases the height to 1.8m. The increase in height is required to improve safeguarding, site security and access management, ensuring the school can better control unauthorised entry and maintain pupil safety. This will meet with Ofsted's expectations for a modern school site.

The replacement fencing has been designed to reflect the character and appearance of the existing boundary treatment. The proposal retains the traditional bow-top design and will be finished in black, matching the existing materials and detailing currently present.

The Lockeridge Conservation Area Statement identifies the existing fencing as "attractive and functional", and the proposal has therefore been developed to preserve these qualities. The design approach ensures that the fencing continues to provide a visually lightweight and traditional boundary treatment, avoiding solid or overly modern forms of enclosure.

Whilst the proposed fencing will be taller, the open design ensures that views into and out of the site will remain largely uninterrupted. The proposal therefore avoids harm to the street scene and maintains the established character of the boundary, whilst enabling an improved access control system appropriate to a school setting.

Overall, the proposal is considered to preserve the character and appearance of the Conservation Area whilst delivering clear public benefits through improved security, safeguarding and site management.

The proposed development therefore represents high-quality design that conserves the character and appearance of the Lockeridge Conservation Area. As such, the proposal accords with the NPPF and Core Policies 57 and 58 of the Wiltshire Core Strategy.

Green Infrastructure

The fencing runs along the site boundary adjacent to the existing line of lime trees. The existing locations of footings have been surveyed, and the proposed fencing and gates will where possible use the same locations. A method statement is submitted to demonstrate how this can be managed to avoid adverse impacts on the adjacent trees (Refer to Drawing No. 4471-02).

The proposal therefore complies with Core Policy 52 of the Wiltshire Core Strategy.

Summary

This Design and Access Statement has examined key planning policy considerations and it is concluded that the proposal represents high-quality development that will preserve the character and appearance of Lockeridge Conservation Area.

The proposed development represents sustainable development in accordance with the development plan and the National Planning Policy Framework and should be approved without delay.