

DESIGN & ACCESS STATEMENT

For

NEW WINDOWS

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 windows and doors at the school site in Lockeridge, Marlborough, SN8 4EL.

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

The application is described as follows:

Replacement of existing windows and doors

The existing windows and doors have reached end of life and therefore require replacement to maintain the school building. Replacement windows and doors have been designed to respond to the existing site context and respect the design and historic character of the school building. The existing openings are not proposed to be altered.

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 existing windows are painted timber frames with double glazed units from the early 1990s. The existing doors are also painted timber from mid 20th century.

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 metal railings run along the front boundary, wrapping around the southeast corner to a pedestrian gate. A formal row of 11 lime trees is located on the verge between the railings 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 proposal is part of general maintenance for the building. The existing windows and doors have reached the end of their usable life and are starting to decay significantly in places. Replacement windows and doors are therefore required to maintain the quality of the indoor environment.

11no. windows are proposed to be replaced with white Heritage aluminium, fenestration to match existing, including opening casements. The windows are proposed to be double glazed. 2no. doors are proposed to be replaced with commercial quality aluminium. These doors will be fully glazed with a mid-rail.

The proposal has been designed to ensure that there will be minimal visual change to the appearance of the building as a whole. There are no changes proposed to openings.

Entrance doors are proposed to be replaced but there are no changes to access arrangements.

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 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 railings and gates as “*attractive and functional*”.

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, maintenance and improvements to existing buildings 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.

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 including non-designated heritage assets.

The proposal will:

- Conserve and enhance local distinctiveness by maintaining a prominent building within the conservation area.
- Respond positively to the existing site context by using high quality, durable materials that do not materially alter the visual appearance of the building.
- Be sympathetic to the design of the existing building with no changes proposed to existing openings.
- Conserve the historic environment with well-designed development that respects the character and appearance of the school building and the wider conservation area.
- Use materials that will enhance the quality of the existing building fabric.

The proposed development therefore represents high-quality design that respects the building as a significant building in the Lockeridge Conservation Area. As such, the proposal accords with the NPPF and Core Policies 57 and 58 of the Wiltshire Core Strategy.

Summary

This statement has examined key planning policy considerations and it is concluded that the proposal represents well-designed, high-quality development that will preserve the character of the building, and 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.