

## DESIGN AND ACCESS STATEMENT



FULL PLANNING PERMISSION

ALKBOROUGH CP SCHOOL, WHITTON ROAD, ALKBOROUGH, SCUNTHORPE, DN15 9JG

**REF: M4776**

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## 1. INTRODUCTION:

This Design and Access Statement has been prepared in support of a planning application for works at Alkborough CP School, Whitton Road, Alkborough, Scunthorpe, DN15 9JG.

The application relates to minor external alterations and internal reconfiguration works to facilitate the creation of a Specialist Resource Provision (SRP) within the existing school.

The proposals include:

- Alteration of an existing window opening to form a new external door with adjoining window
- Internal layout changes
- Installation of a 2m high anti-climb fence to the playground area

Part of the building is under the ownership of the Parochial Church Council (PCC), who have confirmed they are supportive of the proposals in principle, subject to planning approval and receipt of detailed plans relating to works affecting the Victorian part of the building.

## 2. SITE CONTEXT:

Alkborough CP School is located within the historic village of Alkborough, and lies within the designated Alkborough Conservation Area.

The conservation area is characterised by its historic village form, traditional buildings, and heritage assets, including the church and associated community uses. The school itself includes a Victorian element, contributing positively to the character and appearance of the area.

The site occupies a prominent position along Whitton Road, with the principal elevation visible within the street scene.

## 3. PROPOSAL:

The proposed development comprises a series of minor external and internal works to facilitate the creation of a secure Special Educational Needs (SEN) provision within the existing school. Externally, this includes the alteration of an existing three-pane window on the principal elevation to form a new door opening with an adjoining side window, with the new window set within the existing sill level to minimise changes to the building's appearance.

The works will require only limited structural intervention, retaining the existing floor-to-cill arrangement and involving the partial removal of masonry solely to accommodate the doorway. Internally, the proposal includes the reconfiguration of the layout and the installation of new internal doors to create a secure, self-contained SEN learning environment, improving safeguarding, accessibility, and overall functionality.

In addition, external works are proposed to install a 2-metre-high anti-climb fence around part of the playground, providing a safe and secure outdoor space for SEN pupils while remaining proportionate to the operational needs of the school.

#### 4. PLANNING POLICY CONTEXT

In addition to national and local policies, the proposals have regard to statutory duties under:

- **Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, which requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area

The proposal has also been developed in line with:

- The Ministry of Housing, Communities and Local Government guidance within the National Planning Policy Framework (NPPF), particularly:
  - Section 16: Conserving and Enhancing the Historic Environment

The scheme is considered to preserve the significance of the Alkborough Conservation Area through its limited and sympathetic design approach.

#### 5. DESIGN & ACCESS CONSIDERATIONS

Given the site's location within the Alkborough Conservation Area, careful consideration has been given to the potential heritage impact of the proposals. The alteration to the principal elevation has been designed to reuse the existing window opening, ensuring that the intervention remains minimal and largely reversible in nature. The existing sill level will be retained, allowing the new window to sit comfortably within the established proportions of the elevation, while the introduction of the new door opening represents a modest and functional addition that is appropriate to the use of the building. Materials and finishes will be selected to match or closely complement the existing building, thereby maintaining visual continuity.

With regard to the Victorian element of the building, the proposed works are limited in scope and do not involve the extensive loss of historic fabric. Details of these works have been provided to the Parochial Church Council for their records, in accordance with their request and their support for the scheme.

The proposed 2-metre-high anti-climb fence is required for safeguarding purposes and will be positioned within the site so as to minimise its visual impact on the wider conservation area. Overall, the design approach ensures that the character and appearance of the conservation area is preserved, in accordance with statutory duties.

## 6. KEY PLANNING ISSUES

### IMPACT ON CHARACTER AND APPEARANCE (CONSERVATION AREA)

The proposed development has been carefully designed to preserve the character and appearance of the Alkborough Conservation Area.

The external alteration is minor in scale and utilises an existing opening, ensuring that the overall composition of the principal elevation remains largely unchanged. The introduction of a door in place of part of the window is considered proportionate and appropriate to the function of the building.

The boundary treatment, while functional, will be contained within the site and will not detract from the wider streetscape.

### IMPACT ON HERITAGE ASSETS

The building's Victorian element is acknowledged as a positive contributor to the conservation area. The proposed works are limited in scope and do not result in harm to its significance.

The Parochial Church Council, as part owner, have confirmed they are supportive planning approval.

The proposals are therefore considered to result in no harm to designated heritage assets.

## 7. CONCLUSIONS

The proposed development represents a sensitive and proportionate intervention within the Alkborough Conservation Area.

The design:

- Respects the historic character of the building and its setting
- Preserves the character and appearance of the conservation area
- Supports the continued viable use of an important educational facility

The proposals deliver significant benefits in terms of accessibility, safeguarding, and inclusive education provision, while ensuring compliance with heritage and planning policy requirements.