

Design, Access & Heritage Statement

Thinking Buildings

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Project Ref
2602

Project:
Proposed door to Mugginton C of E Primary School

Client:
Mugginton C of E Primary School

Issue Date
21/04/2025

Prepared by:
JM

Reviewed by:
JH

Print scale:
A3



Image 1: Existing school entrance



Image 2: Mugginton C of E Primary School from Malkin Lane

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the formation of a new external door at Mugginton C of E Primary School. The proposal is minor in nature and seeks to improve the functionality and accessibility of the existing school building.

2. Site & Existing Building

The application site relates to Mugginton C of E Primary School, a single-storey building of red brick construction with pitched slate roofs. The building includes a number of small extensions and alterations, forming a simple, functional layout typical of a village school. External areas comprise hardstanding used for access and circulation. The site is located within the Mugginton Conservation Area, however the building itself is not listed. The proposed works are limited to the insertion of a new external door within an existing elevation. No extensions or changes to the building footprint are proposed.

3. Proposed Development

Amount & Use

The development consists solely of the formation of a new external door opening within an existing elevation. The use of the building will remain unchanged as a primary school.

Design & Appearance

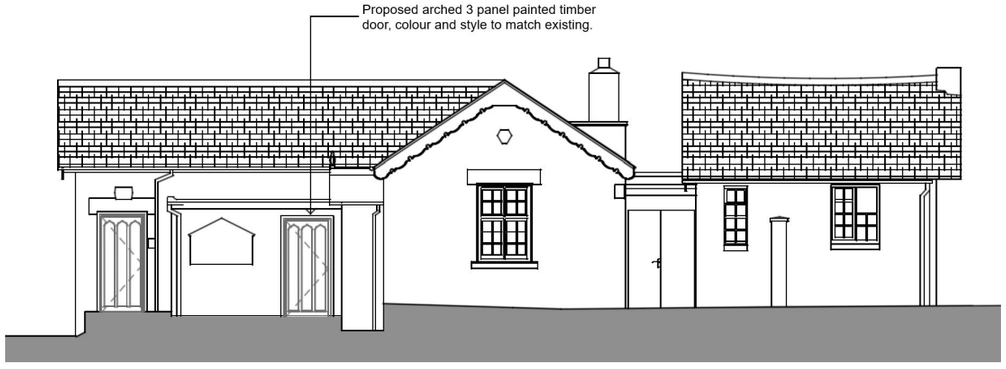
The proposal comprises a new single arched 3-panel painted timber door, designed to match the colour, style and proportions of the existing doors on the school's principal elevation. The works are therefore considered to be visually consistent and sympathetic to the character of the existing building.

4. Heritage

The application site lies within the Mugginton Conservation Area, which is characterised by traditional red brick dwellings, simple building forms with pitched roofs, and open rural views which contribute to its village character. The proposal comprises the insertion of a new external door within the existing school building. The door has been designed to match the materials, style and detailing of the existing doors on the principal elevation, ensuring it is in keeping with the character and appearance of the building. Given the minor scale of the works and the matching design approach, the proposal will preserve the character and appearance of the Conservation Area.



Existing north elevation



Proposed north elevation

5. Highways, Parking, Ecology and Biodiversity

The proposed development is limited to the formation of a new external door within the existing building and will not result in any changes to the use, scale or operation of the site. As such, there will be no impact on highways or parking provision, and no increase in traffic movements. The works are confined to the existing building fabric, comprising the formation of a new opening within an existing wall, and will not affect the roof structure or any potential roosting features. The development will not impact any vegetation or habitats; therefore, there will be no impact on ecology or biodiversity, and no requirement for ecological surveys or a Biodiversity Net Gain assessment.

6. Access

The new door will improve access and internal circulation within the building. There are no changes to existing vehicular or pedestrian access arrangements to the school site. The new opening will comply with Approved Document M, ensuring appropriate access for all users.

7. Conclusion

The proposed development is a minor and sympathetic alteration that maintains the existing use, respects the character of the building and Conservation Area, and improves functionality without adverse impact. The design of the new door has been carefully considered to match the style, materials and detailing of the existing doors on the principal elevation, ensuring the proposal is in keeping with the established appearance of the building.

This Planning, Design and Access Statement demonstrates that the proposal complies with the material planning considerations, and the applicant respectfully requests that the Local Planning Authority grants planning permission for this proposal.

Notes & Qualifications

1) Presentation output scale is A3.
2) Drawings shown are not to scale

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