Design & Access Statement

ERECTION OF SINGLE-STOREY MODULAR BUILDING AND INSTALLATION OF NEW SECURITY FENCING AND ACCESS GATES AT SPALDING ACADEMY.
Spalding Academy, Neville Avenue, Spalding, PE11 2EJ.

February 2026

Revision 00

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1.0 Practice Profile

1.1 Evans McDowall Architects are an RIBA Chartered Practice based in Lincoln. Established in 2018, by founding directors, Alan Evans and Andy McDowall, we work on projects throughout the UK. Our clients are diverse: from individual homeowners to Higher & Further Education providers and major international organisations. The work of the practice ranges from architecture, interior design and conservation to planning, technical design and consultation.

1.2 As architects, our role is to create great buildings that work well, are cost effective and are a pleasure to use. We aim to design buildings that integrate with their context and maximise their potential, bringing delight to their users and the surrounding community.

1.3 We work closely alongside our clients, to develop their brief and gain a thorough understanding of their aims and aspirations. The building design will evolve in response to the brief, an analysis of their context and an exploration of space, light and materials.

1.4 We enjoy simplicity and the craft of making architecture, believing that coherent and modest buildings, with an integrated sustainable approach, will stand the test of time. We strive to provide buildings that are both appropriate and inspiring inside and out. Quality underpins all that we do.







2.0 Introduction

2.1 Evans McDowall Architects have prepared this statement in support of a planning application for the erection of a single-storey modular building and installation of new security fencing and access gates at Spalding Academy, located on Neville Avenue in Spalding, Lincolnshire (herein called the Site).

2.2 Evans McDowall Architects have been appointed to develop proposals for the building, working in collaboration with the client and the design team. The remainder of this document outlines the background and context of this proposal, demonstrates an awareness of, and consideration for, the appropriate planning policies and illustrates how a process of analysis, research and consultation have informed design proposals.

2.3 The document should be read in conjunction with all accompanying drawings and documentation, which include:

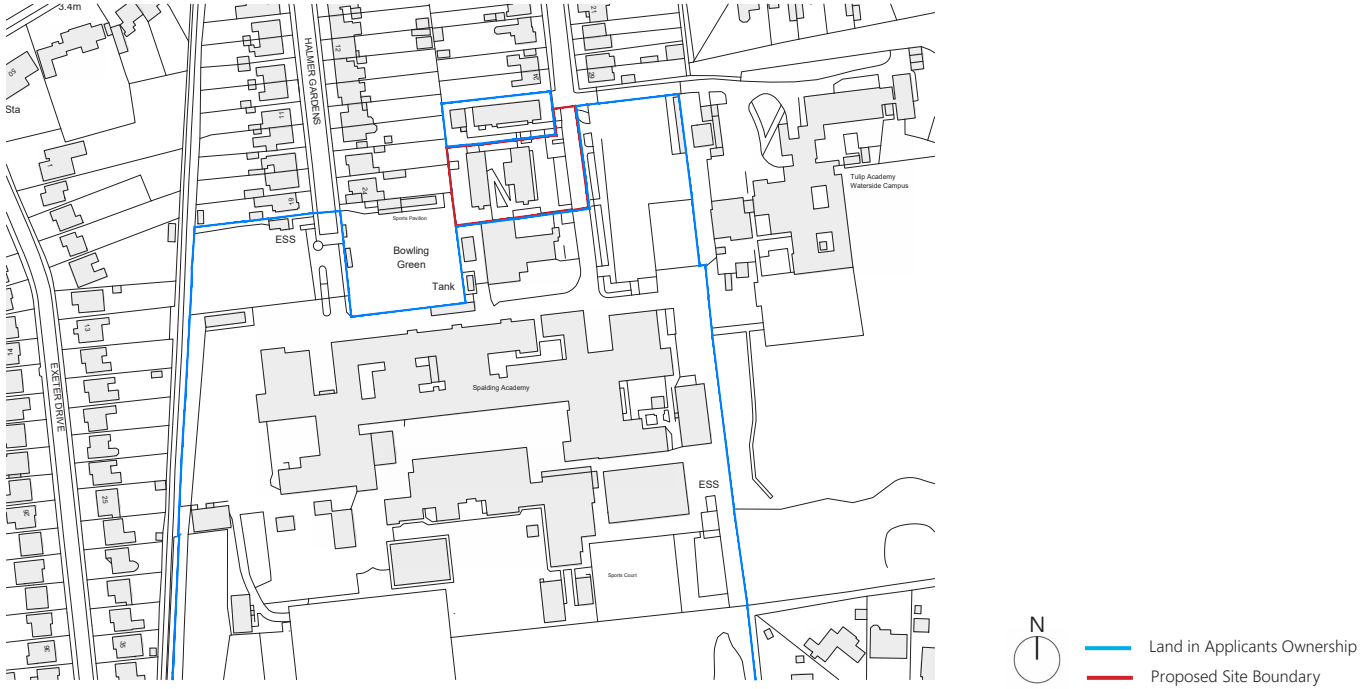
- EX001 - Existing Site Location Plan
- EX002 - Existing Site Block Plan
- PP001 - Proposed Site Layout Plan
- PP100 - Proposed Plans & Elevations

3.0 Site Context

Site Location

3.1 The proposed site is located on the premises of Spalding Academy, off Neville Avenue in the town of Spalding and within the South Holland District of Lincolnshire, approximately 19 miles Northeast of the City of Peterborough and 31 miles Southeast of the town of Grantham.

3.2 The site can be located through National Grid Reference TF 25691 22578, and postcode PE11 2EJ. The proposed site boundary is indicated on the drawing below.



Existing Site Location Plan

Site Context

3.3 The Site forms part of the Spalding Academy school campus, located approximately 750m East of the B1173 which arterially dissects the town from North to South and forms a primary link road to and from the area.

3.4 The Site is set back approximately 100m from the road and is accessed via a private driveway directly off Neville Avenue. Further, the Site is largely shielded from public view from all aspects due to residential development immediately bordering the Site to the North, East and West and playing fields to the South. Further, belts of mature trees flank the Site to the West and East.

3.5 Generally, the Site is oriented to the North, with the main frontage of the school opening out onto an area of hard-standing allocated as pedestrian and vehicular access with parking provision, with some minimal landscaping around pedestrianised areas.

3.6 The general scale, form and appearance of buildings within the premises of the school is varied, reflective of the development and growth of the school over a number of years. The original school buildings, dating back to the 1950's, are evident through brick stock and fenestration typical of the era. Later additions are distinguishable through contrasting brick stock and the introduction of modern roof finishes.

3.7 The proposal relates to the parcel of land situated to the immediate frontage of the school, currently comprising 2no. single-storey office buildings that are to be demolished (as part of a separate prior approval application) and replaced with a modular building forming the subject of this application. The existing buildings have exceeded their expected lifespan and are beyond economically viable repair.

3.8 The location of the Site is indicated on the adjacent aerial photograph and on the accompanying Site Location and Site Block Plans (EX001 & EX002).



Aerial Photograph Indicating the Proposed Site Boundary

N

Proposed Site Boundary

Land in Applicants Ownership

Existing Site Photographs



View looking South along the front elevation of the existing building / area for redevelopment.



View looking East toward the side and rear elevation of the existing building / area for redevelopment.



View looking Northeast toward the rear elevation of the existing building / area for redevelopment.

4.0 Planning Context

National Policy

4.1 The National Planning Policy Framework (NPPF) 2021 should be a material consideration in the determination of planning applications and therefore, must be given due weight in the outlining of proposals, the scheme outlined in this document has been formulated with consideration to the appropriate policies of the National Planning Policy Framework.

Local Policy

4.2 At a local level, this application has been considered in conjunction with the policies contained within the South East Lincolnshire Local Plan, adopted March 2019. The policies deemed particularly relevant to this proposal are outlined below;

Policy 2 'Development Management'

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

Policy 3 'Design of New Development'

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Planning History

4.3 There have been many planning applications at the school over a number of years. Listed below are the previous planning applications relevant to this application, beginning with the most recent:

Planning Application Number: H16-0907-25
Proposed New Drama Studio
Date of decision: 21 Oct 2025 (Approved)

Planning Application Number: H16-0762-25
Extension of outdoor netball courts and installation of new fencing
Date of decision: 01 Oct 2025 (Approved)

Planning Application Number: H16-0041-24
Proposed facade alterations and internal alterations
Date of decision: 20 Mar 2024 (Approved)

Planning Application Number: H16-0748-22
Construction of new single storey performing arts centre with associated works and parking reconfiguration.
Date of decision: 14 Sep 2022 (Approved)

Planning Application Number: H16-1052-20
Proposed single storey PE changing room block.
Date of decision: 12 Jan 2021 (Approved)

Planning Application Number: H16-0878-20
Proposed extension and alterations to music block.
Date of decision: 03 Dec 2020 (Approved)

5.0 Design Statement

5.1 Under this application, the proposed works relate to the erection of a single-storey office building and installation of associated security fencing at Spalding Academy. The development will provide new office accommodation toward the frontage of the school and forms part of a wider programme of site improvement, including the demolition of existing single-storey buildings under a separate prior approval (demolition) application.

Access

5.2 Access to the proposed building will be provided from existing pedestrian routes within the school campus. The principal entrance is clearly defined and positioned to address the school frontage, ensuring ease of identification for staff and visitors.

5.3 In accordance with Part 'M' of the Building Regulations, the building will include a ramped access leading to a level threshold, to the principal entrance, allowing successful transition from vehicle to building for all ambulant and wheelchair users.

Layout

5.4 The proposed building is formed from a series of prefabricated modular units arranged to create a simple and efficient internal layout. The accommodation provides flexible space with clear circulation routes, allowing for ease of use and future adaptability if required.

5.5 The footprint has been carefully considered to sit comfortably within the site frontage, aligning with surrounding buildings and avoiding unnecessary impact on adjacent areas.

Scale

5.6 The proposed development is single storey in nature and has been designed to be in keeping with the scale and massing of existing single-storey buildings on the site and are of a reduced scale to the existing buildings to be demolished. The overall height and footprint are modest and reflect the building's location toward the frontage of the school.

5.7 The scale of the building is comparable to surrounding development within the campus and is considered appropriate to the character and setting of Spalding Academy.

Architecture & Materials

5.8 The architectural approach is contemporary and functional, reflecting the modular form of construction while maintaining a simple and ordered appearance appropriate for an educational setting. The elevations incorporate a balanced arrangement of solid panels and glazing to provide good levels of natural daylight.

5.9 External materials comprise high-quality prefabricated wall panels finished in a neutral, contemporary colour palette, with aluminium-framed windows and doors. Internally, finishes will be simple and robust, suitable for long-term use within a school environment.

5.10 Overall, the proposed building is considered to be appropriate in terms of its design, scale and appearance and will integrate successfully with the existing school campus.

5.11 For further information refer to the accompanying drawing 'PP100 - 00 - Proposed Plan & Elevations.

Proposed Fencing & Access Gate

5.12 The existing security fencing and access gates are to be adapted along with the installation of new fencing and gates, in order to preserve existing safeguarding measures along the current access route.

5.13 New security fencing and pedestrian access gate are to be introduced along the frontage of the building in order to maintain a secure route to and from the main school buildings to the South.

5.14 The proposed gates will be of similar scale and material to those currently situated along the private access driveway, being a combination 2.4m high powder-coated steel V Mesh fencing and 2.4m timber feather edge fencing, as per the reference images below.

5.15 For further information refer to the accompanying drawing 'PP001 - 00 - Proposed Site Layout Plan.



V Mesh Security Fencing



Timber Feather Edge Fencing

6.0 Biodiversity Net Gain

6.1 Regulation 4 (De Minimis Exception) of UK Statutory Instrument 2024 No. 47 - The Biodiversity Gain Requirements (Exemptions) Regulations states that the biodiversity gain planning condition does not apply in relation to planning permission for development which meets the below conditions;

a) the development does not impact an on-site priority habitat and;
b) the development impacts less than 25m^2 of on-site habitat that has a biodiversity value greater than zero; and less than 5m of on-site linear habitat

6.2 In response to the first condition; it is not expected that the Site represents any habitat defined on the list of 'Habitats of Principle Importance in England' under Section 41 of the Natural Environment and Rural Communities Act 2006.

6.3 In response to the second condition; the proposed extension has a GIA of 175m^2 and is to occupy an area primarily consisting of existing hardstanding including the existing floor slab and associated external pathways for pedestrian access to the building. Given nature of the surrounding landscaping, the proposed increase in development footprint will require the removal of 24.5m2 of modified grassland. Therefore, the development will not encroach upon 25m^2 of on-site habitat and no on-site linear habitat will be effected.

6.4 Given the above, it is expected that the proposed development will be exempt from the biodiversity gain planning condition and no biodiversity or habitat assessments will be required to supplement a full planning application.

7.0 Flood Risk

7.1 The Site falls within Zone 3 on the Environment Agency's Flood Map. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

7.2 There have been several planning permissions previously granted at Spalding Academy which provides evidence as to the basis on which development is permitted within the flood zone. In particular, a planning application for the 'erection of a single-storey extension to the music block' (REF: H16-0878-20) was granted, with no accompanying FRA, with FFL set at just above ground level. Such permission demonstrates the acceptability of maintaining floor levels the same as existing and a similar approach has been taken in the preparation of this application.

7.3 The site generally comprises level ground with an average level of +3.05m AOD, topographical details around the site are shown on the accompanying drawing 'EX002 – Site Block Plan'. In terms of the proposed development with respect to flood risk, finished floor levels will not be sited approximately 500mm above ground level, which is in excess of previously granted permissions on the Site.

7.4 The proposed development is be sited broadly on the footprint of an existing office building to be demolished and therefore there will only be a marginal increase in impermeable area (approx. 24m2), as a result it is anticipated that there will be no increase in surface water flood risk either on the site or elsewhere as a result of the development. With regard to flood risk and drainage, therefore, the site is deemed suitable for the proposed use and may be occupied safely without increasing flood risk.

7.5 Further, the entirety of the school site is located within Flood Zone 3 and therefore renders the NPPF sequential test unviable.



8.0 Summary

8.1 This statement in submitted in support of a planning application for the erection of a single-storey modular building and installation of new security fencing and access gate at Spalding Academy. The scheme has taken into consideration the qualities of the site location and the policy framework for the area to develop a proposal that will build on and enhance the character of the school.

8.2 The supporting information demonstrate that the proposed building is appropriate in form and scale and that all material considerations have been satisfied. It is clear that the development would not lead to harm that would significantly or demonstrably outweigh the significant benefits that the scheme would bring.

8.3 Ultimately, we believe that the proposed building contributes towards sustainable development and believe that the proposals have sensitively considered the character of the application site and context to provide a development that will have an overall positive impact on the surrounding area.

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