

Design and Access Statement

**For: Battling Brook Primary School
 Frederick Avenue, HINCKLEY. LE10 0EX**

Project: Proposed Mobile Replacement

Dated: 04/06/26

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application to support the replacement of an existing mobile classroom building at the school site with a new modular classroom facility.

The existing mobile classroom is currently closed and out of use due to its poor condition, including significant structural defects and health and safety concerns. The building has exceeded its intended design life and is no longer suitable for occupation. The proposal seeks to replace this redundant facility with a new modern, energy-efficient classroom to support the continued operation of the school and provide a safe and effective learning environment for pupils and staff.

2. Site Context

The application site forms part of the established school and is located within the existing educational grounds. The site currently accommodates a mobile classroom which is currently out of use but occupies a previously developed area of the school.

The surrounding area is characterised by existing educational buildings, hard surfaced areas, and associated school infrastructure. The proposed replacement building will replace the existing structure and continue the established educational use of the land.

3. Existing Building

The existing mobile classroom has reached the end of its operational lifespan and is no longer fit for purpose. Structural deterioration, building fabric failures, and health and safety concerns have resulted in the building being permanently withdrawn from use.

The condition of the building has become increasingly difficult and uneconomical to maintain, and refurbishment is not considered a viable option. Replacement of the facility is therefore required to meet current educational, safety, and building performance standards.

4. Development Proposal

The proposal involves:

- Removal of the existing disused mobile classroom.
- Installation of a new modular classroom building within the same location.
- Provision of associated access arrangements, services connections, and external works as required.
- Retention and enhancement of the surrounding school environment.

The replacement classroom will provide modern teaching accommodation designed to meet current educational requirements while improving environmental performance, accessibility, and user comfort

5. Design Principles

Scale and Massing

The proposed modular classroom has been designed to provide accommodation comparable in scale to the existing facility while ensuring efficient use of the available site area. The building's dimensions and height are appropriate to its setting within the wider school campus and will integrate with surrounding educational buildings.

Appearance

The building will have a contemporary appearance incorporating durable, high-quality materials suitable for an educational environment. The external finishes will be selected to complement the character of the existing school buildings while providing a modern and attractive learning space.

Layout

The internal layout has been designed to maximise flexibility and functionality, providing an effective teaching environment that supports modern educational practices. The arrangement of teaching space, circulation areas, storage facilities, and building services has been carefully considered to ensure efficient operation.

Sustainability

The proposed building will achieve significantly improved environmental performance compared with the existing mobile classroom. Energy-efficient construction methods, enhanced insulation standards, efficient heating and ventilation systems, and low-maintenance materials will contribute to reduced energy consumption and operational costs.

Biodiversity

The proposal relates to the replacement of an existing mobile classroom located within an established area of the school site. The existing building is surrounded by hardstanding and previously developed land, and the replacement classroom will occupy the same general location on a reduced footprint. No trees, hedgerows, grassland, or other habitat features will be removed or affected by the proposed development. The proposal will therefore have a negligible impact on biodiversity and will not result in the loss of habitats of ecological value.

6. Access

Inclusive Access

The proposal has been designed in accordance with current accessibility standards to ensure that the building is accessible to all users, including those with disabilities and mobility impairments.

Measures include:

- Level access to principal entrances.
- Accessible circulation routes.
- Appropriate door widths and manoeuvring spaces.
- Compliance with relevant Building Regulations relating to accessibility.

Pedestrian Access

Pedestrian access will be provided via the existing internal pathways within the school grounds. The proposed building will connect seamlessly with the established circulation network, ensuring safe and convenient movement for pupils, staff, and visitors.

Vehicle Access

No significant changes are proposed to existing vehicle access arrangements serving the school. Construction and delivery activities will be managed through agreed site management procedures to minimise disruption to the operation of the school.

7. Impact on the Site and Surroundings

The replacement classroom will occupy an existing location within the school grounds and will not result in any change of use.

The proposal will have a positive impact on the appearance and functionality of the site through the removal of a deteriorated and redundant structure and its replacement with a modern, high-quality educational facility.

Given the replacement nature of the development and its location within an existing school campus, the proposal is not expected to result in any significant adverse impacts on neighbouring properties, visual amenity, traffic, or the wider environment.

8. Conclusion

The proposed development represents a necessary and appropriate replacement of an existing mobile classroom building that has reached the end of its serviceable life.

The new modular classroom will provide a safe, accessible, sustainable, and modern educational facility that supports the ongoing needs of the school. The proposal will enhance the quality of the school environment while maintaining the established educational use of the site and is considered to represent sustainable development in accordance with relevant local and national planning policies.