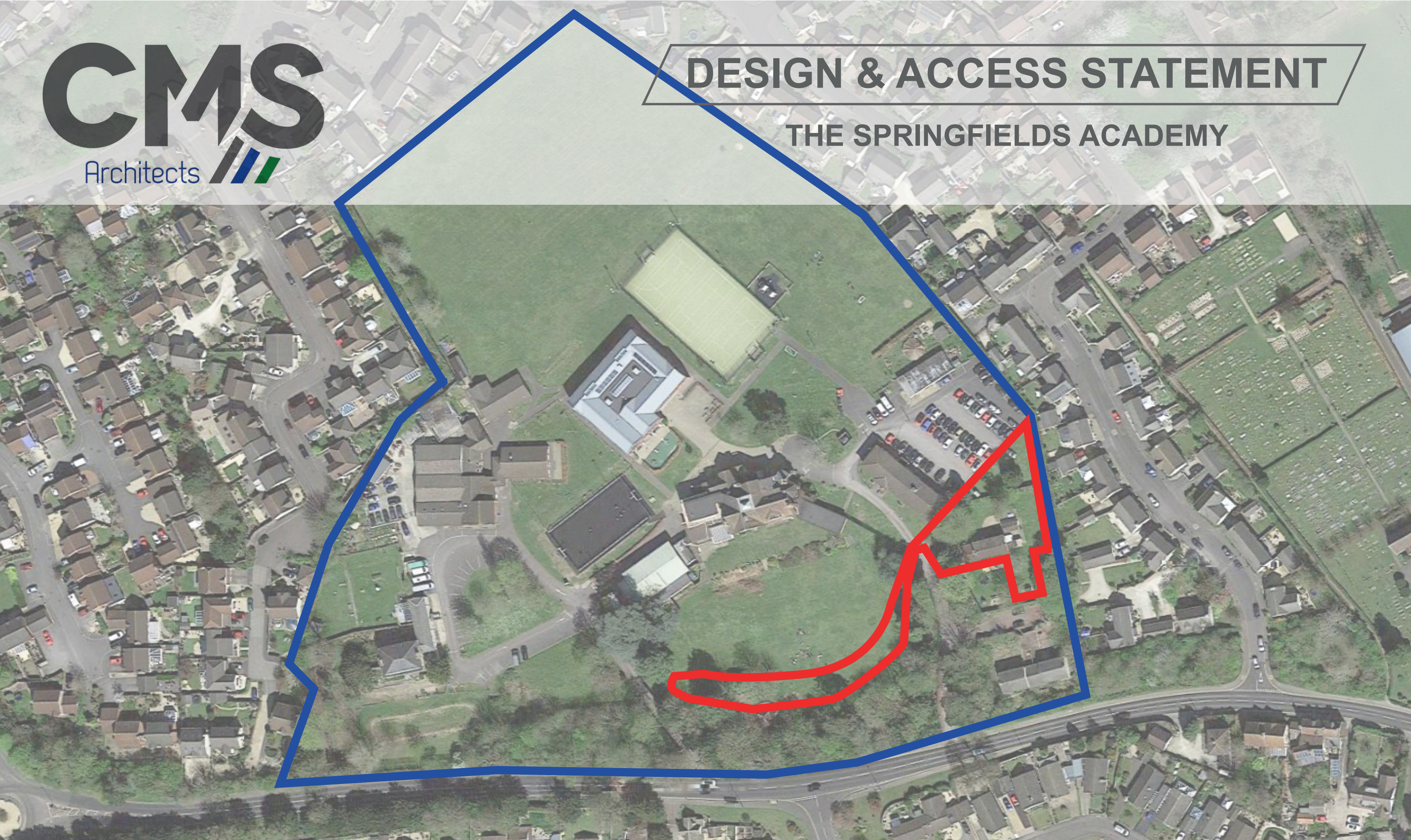






Revision Table				
Date	Revision Number	Revised By	Reviewed By	Description

Creative. Modern. Sustainable.



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by CMS Architects Ltd to set out the project brief and requirements for two proposed new temporary modular units at Springfields Academy School in Calne. This statement provides information on the subject site, how the proposals have been developed and what the proposed development will consist of.

1.1 Project Summary

The site is located at Springfields Academy School, a large specialised school in Calne for autistic pupils and pupils with speech, language and communication needs. A requirement has been raised to provide four additional classrooms to accommodate 40 students and associated staff members. Proposals seek to provide four additional classrooms in the form of two double temporary modular units. The units will be required for approximately 2-5 years whilst a permanent resolution and location is sought. The project needs to be delivered in readiness for the start of the new academic term in September 2025.

1.2 Design Influences

CMS' mission is to improve the quality of life and the environment of our clients and end users by the promotion of innovative and cutting-edge design and collaboration with like-minded professionals.

This project seeks to utilise bespoke modular units to deliver temporary accommodation tailored to the end user.

1.3 Involvement

During the process of development of the proposed modular units at Springfields Academy School the client, Wiltshire Council, has been the main point of contact to provide a proposal that can deliver the required brief. We have also worked closely with Springfields School to ensure that proposals deliver appropriate accommodation for the end user. Public consultation has been undertaken with the adjacent residential neighbours prior to planning submission.

1.4 Evaluation

An on-going and comprehensive evaluation has been undertaken consisting of:

- Client Project Brief
- Site context (physical, social and economic);
- Consultant surveys and reports;
- Design Guidance;
- National and Local Planning policy and guidance; and
- Public consultation events and feedback

This process has informed the design development and shaped the application proposals.

1.5 Client & Design Team

ARCHITECTS & PROJECT MANAGERS: CMS Group, 26 Martingate, Corsham, SN13 0HL.

CLIENT: Wiltshire Council, County Hall, BA14 8JN

END USER: Springfields Academy School, Curzon Street Calne, SN11 0DS



1.6 Document Structure

The structure of this statement is based upon the guidelines published by the CABE Document.

The Statement contains the following information:

Assessment

A description of the site, the context and an assessment of the site's wider and immediate context.

Policy

A summary of the policy statements that are having an impact on the design.

Process

A summary of information gathered in lead to the design from client, local authorities and local community members.

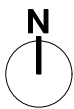
Evaluation

A summary of the evaluation of the information gathered as part of the assessment stage.

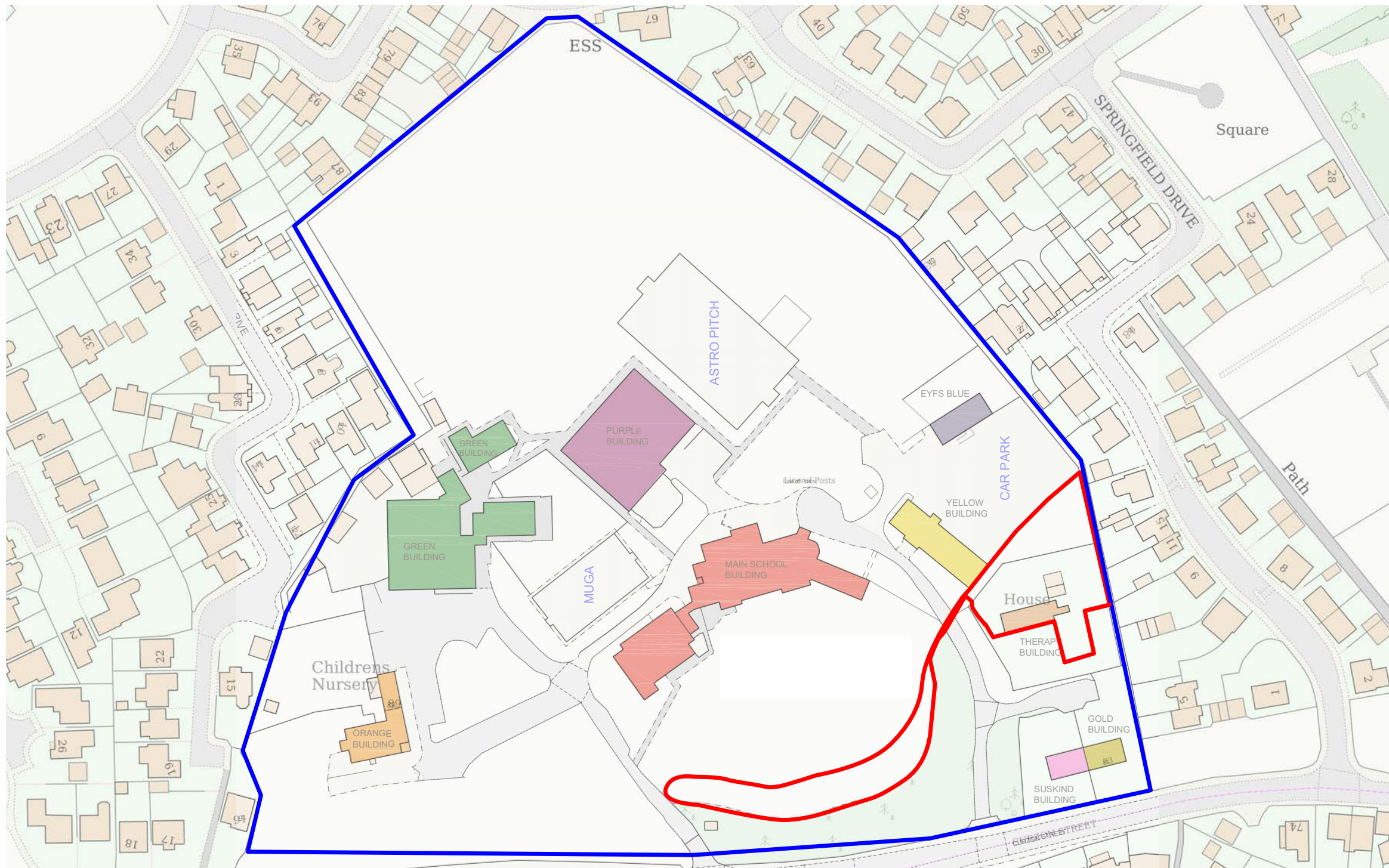
Design & Access

Presents the design proposals with reference to the assessment, involvement and evaluation information collected. It also summarises the access issues as integral components of the scheme's design.

This statement demonstrates that the planning application proposals are justified in terms of context and relevant design and access policies and are based upon a thoughtful, inclusive, considered and sustainable approach to design.



SITE LOCATION PLAN



2.0 ASSESSMENT

2.1 Site Location

The site is located at Springfields Academy School in Calne.

The proposed development site has been identified on land situated between the existing car park and Therapy Building. The site has been identified for its location based on its adjacency to the Yellow Building to the North West and availability to accommodate temporary modular units.

2.2 Site Description

Site Address: Springfields School, Curzon Street, Calne, SN11 0DS

Application Site Area (redline): 48,067sqm

Local Authority: Wiltshire Council

2.3 Existing Use

The Springfields Academy School is a large specialised school in Calne for autistic pupils and pupils with speech, language and communication needs.

2.4 Existing Site

The site is currently an unused grass turfed area, divided by an existing hedge that acts as a boundary to the car park to the North. There are two timber sheds and a garage on the site. These buildings are of low quality and it has been confirmed that asbestos is present within the garage. A demolition and refurbishment survey would be required prior to their demolition. Due to the scale and quality of these buildings they are not considered appropriate for re-use for this project.

The site is within proximity to The Yellow Building, Therapy Building and Blue Building - all of which are used for teaching.

Residential properties surround the School to the North, South, East and West. Residential properties are located along the Eastern

boundary of the proposed development site, however a large hedgerow provides a buffer to these properties and provides privacy at Ground Floor level.

2.5 Topography

A dense and tall hedgerow borders the site to the East. A topographic survey is being undertaken alongside this application to provide details on existing levels.

2.6 Landscape Character

The site is not located within any of the following areas that would normally have an impact on development:

- Conservation Area
- Green Belt
- Area of Outstanding Natural Beauty
- Site of Specific Scientific Interest
- National Park

2.7 Landscaping & Ecology

There are no Tree Preservation Orders on the site. There are however an assortment of trees across the site, an arboricultural assessment would be required in relation to works affecting trees.

Mature trees, hedgerow and planting are located across the site boundaries and grounds. An Ecology Survey and Biodiversity Net Gain (BNG) assessment are required and will be submitted alongside this application.

2.8 Flood Risk

The site is not in an area of flood risk.

The car park to the North of the proposed development site has been identified as having a surface water flood risk.

2.9 Geology

Site investigation will be undertaken prior to the commencement of any construction to determine ground conditions and inform groundworks.

2.10 Archaeology & Historic Environment

There are no listed buildings in immediate adjacency of the site. The Grade II listed Springfields House is located to the South West boundary of the school grounds. Proposals will not overlook the listed building nor are deemed to be in the curtilage of this listed building. The site lies just outside of the Calne Conservation Area.

2.11 Land Uses

The proposed site lies within the school boundary (Class F1).

2.12 Current Access & Parking

Access into the school is located off Curzon Street via a narrow gated entrance way. There is limited parking on the site and it is at capacity.

2.13 Existing Site Services

Overhead lines run across the rear of the site. A STAT Service enquiry is to be undertaken prior to any works being undertaken on site, along with underground utility mapping.

CONSTRAINTS & OPPORTUNITIES PLAN

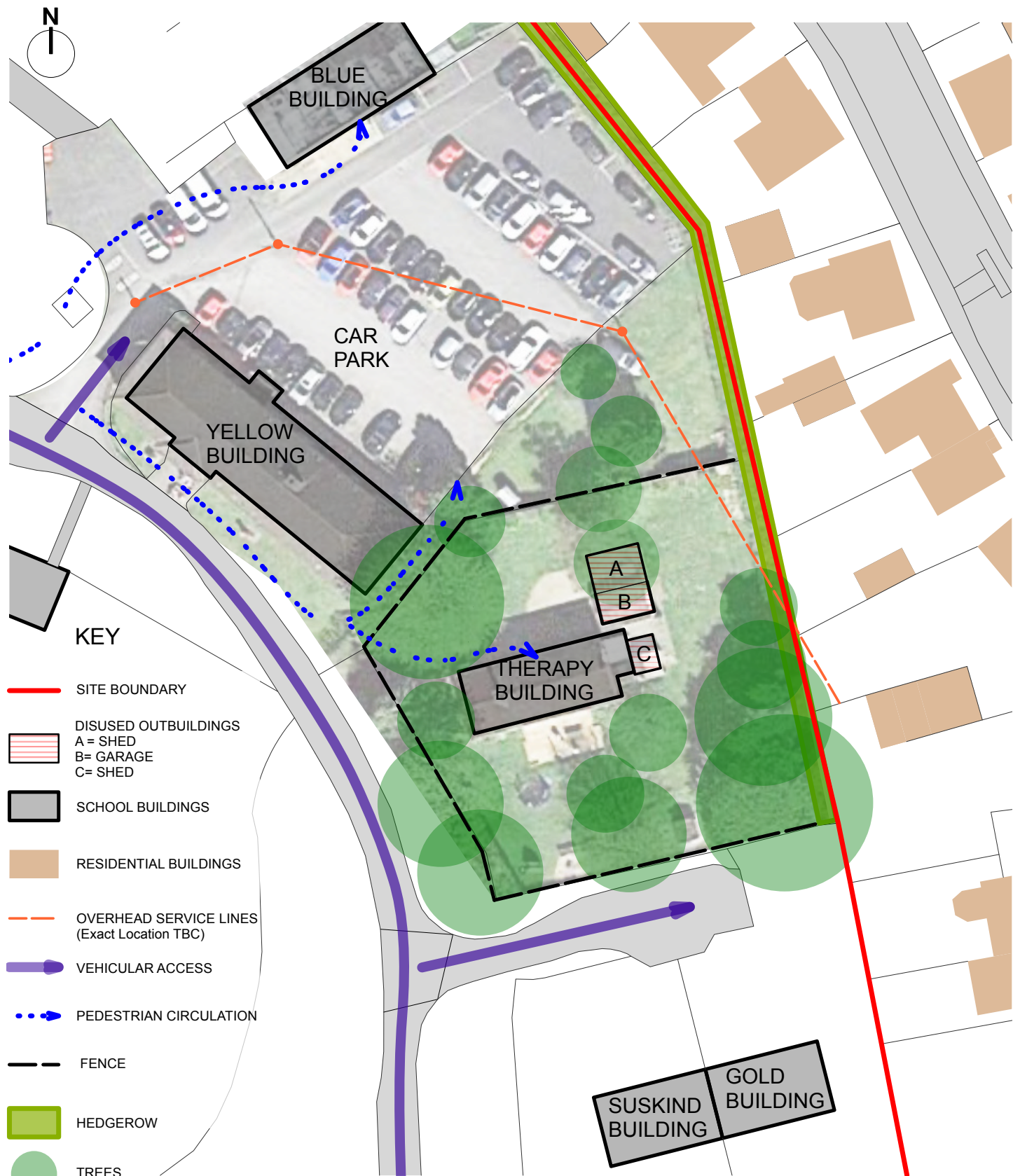
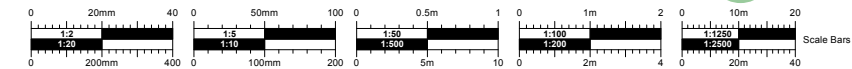


DISUSED OUTBUILDINGS
There are two sheds and a garage on the site. It has been confirmed the school's intention is to remove these buildings. It was confirmed that asbestos was present within the garage. A demolition and refurbishment survey would be required prior to demolition.

EXISTING BUILDINGS
The site is within proximity to The Yellow Building, Therapy Building and Blue Building - all of which are used for teaching. There are no listed building's in immediate adjacency of the site. The Grade II listed Springfields House is located to the South West boundary. Proposals will not overlook the listed building nor are deemed to be in the curtilage of the listed building. The site lies just outside of the Calne Conservation Area.



ACCESS & PARKING
Access into the school is located off the A4 via a narrow gated entrance way. There is limited parking on the site and it is at capacity.



SERVICES
Overhead lines run across the site, exact location TBC. A full STAT service enquiry is to be undertaken to locate site services.

ARBORICUTURE
There are no Tree Preservation Orders on the site. There are an assortment of trees across the site, an arboricultural assessment would be required in relation to works affecting trees.

ECOLOGY
Mature trees, hedgerow and planting are located across the site boundaries and grounds. An ecology survey and Biodiversity Net Gain (BNG) assessment will therefore be required.



RESIDENTIAL PROPERTIES
The site is bound by Residential properties to the Eastern boundary line which overlook the site at First Floor

FEASIBILITY

3.0 POLICIES

The following policies have been considered as part of the formation of planning proposals.

3.1 National Planning Policy Framework 2025

Section 2 - Achieving Sustainable Design: *proposals seek to re-use existing modular units to promote sustainable design*

Section 8 - Promoting Healthy and Safe Communities: *proposals seek to provide fast delivery of public infrastructure to expand existing accommodation. Proposals seek to form a new courtyard area to provide quality open space to both existing and proposed accommodation.*

Section 11 - Making Effective use of land: *proposals seek to develop under-utilised land.*

3.2 Wiltshire Core Strategy 2015

Core Policy 1 - Settlement Strategy: *proposals seek to enhance community infrastructure with the temporary provision of accommodation whilst an end resolution is sought. Proposals seek to utilise sustainable temporary development through the re-use of existing temporary modular units. One of the units will be removed directly from another Wiltshire Council School site and re-used at Springfields School.*

Core Policy 2 - Delivery Strategy: *proposals seek to deliver development in the most sustainable manner by the re-use of existing units.*

Core Policy 8 - Spatial Strategy for the Calne Community Area: *development in the Calne Community Area will be in accordance with the Settlement Strategy set out in Core Policy 1*

Core Policy 49 - Protection of Rural Services and Community Facilities: *proposals seek to support and enhance the existing school infrastructure.*

Core Policy 50 - Biodiversity: *proposals will be in accordance with ecologist recommendations*

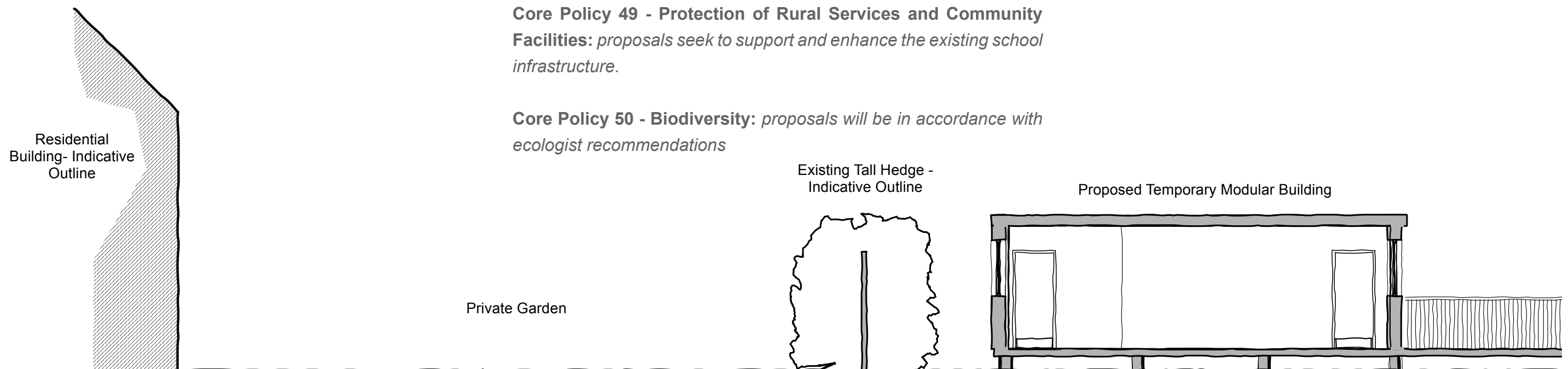
3.3 Local Policies

Calne Community Neighbourhood Plan 2023-38

Proposals seek to re-use existing modular units to promote sustainable design.

Proposals seek to enhance and expand the existing school accommodation.

Bus stops to the school are located in close proximity to the entrance on Curzon Street. Car sharing and sustainable means of transport are encouraged to the site.



PROPOSED GROSS SECTION

4.0 PROCESS

4.1 Client Brief

To provide temporary accommodation for a total of forty children in the form of four new classrooms with associated toilets and storage. An external area is required adjacent to the classrooms to provide break out space for pupils.

4.2 Opportunities & Constraints

Constraints:

- Ecology
- Arboriculture
- Residential Neighbours
- Existing low quality sheds/ garage

Opportunities:

- Remove low quality buildings/ sheds - including removal of known banned materials (asbestos)
- Utilise Eastern boundary hedge for privacy from residential neighbours
- Link to Yellow Building to form additional courtyard/ break out area for existing building

4.3 Design Influences

The design has been primarily influenced by the client brief, site location and parameters of providing the required accommodation in the form of temporary modular units.

4.4 Design Development

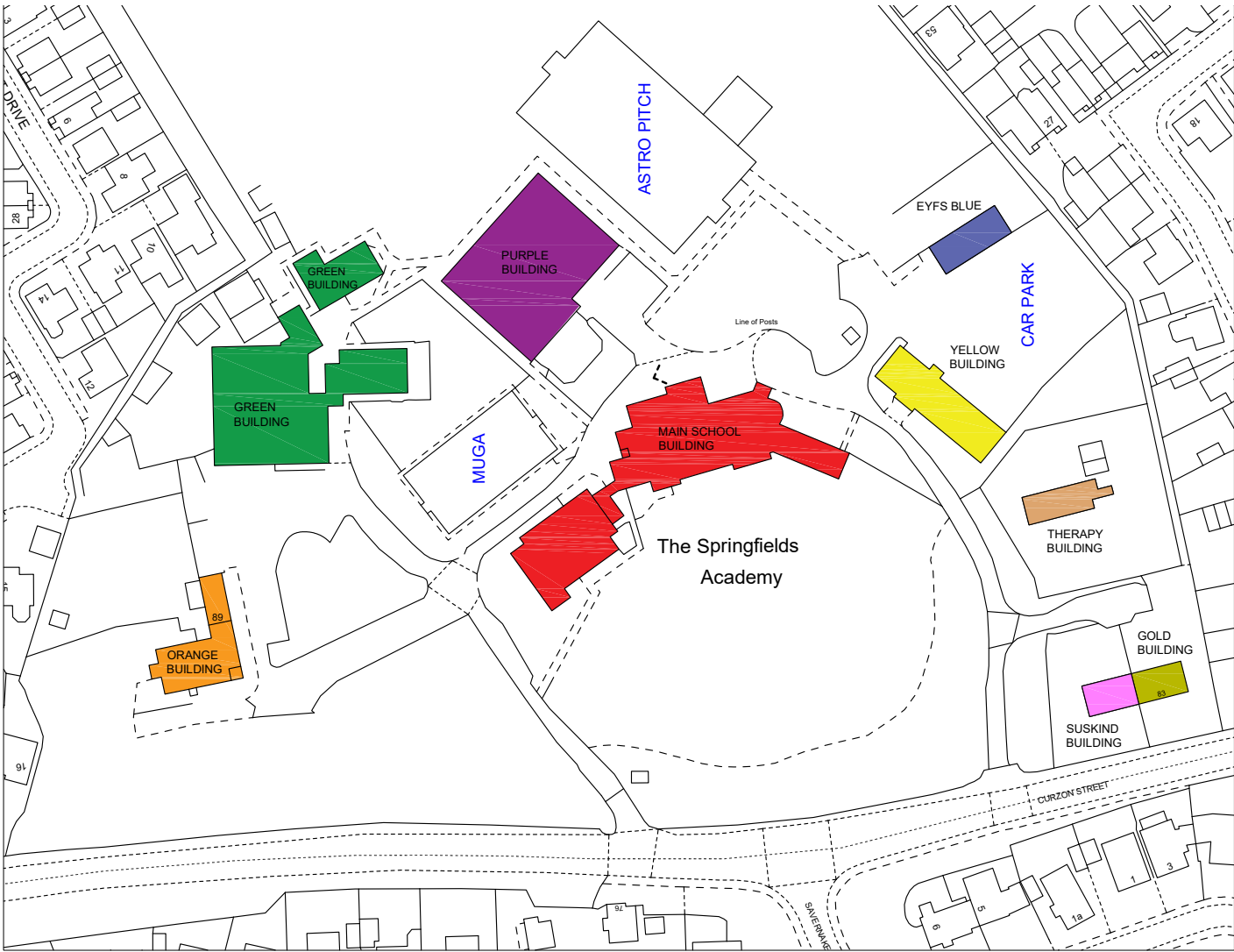
The design has been developed based on the parameters of containment with an existing modular units provided by MS (Modular Building Services). The design has been developed alongside the brief and requirements outlined by the client.

4.5 Evaluation

The proposed location of the modular units has had to evaluate distance from boundaries, existing buildings and access routes.

4.6 Public Consultation

Public Consultation has been undertaken with the neighbouring residential properties prior to planning submission via and leaflet drop and open afternoon held at Springfields School. The majority of residents were positive about the proposal however concern was raised regarding volume of traffic. The school has subsequently updated their transport strategy to address this - refer to section 6.2 for details.



SITE PLAN

5.0 DESIGN

5.1 Use

Proposals are for four additional classrooms and associated toilets and storage to support Springfields Academy School, a large specialised school in Calne for autistic pupils and pupils with speech, language and communication needs. The classrooms will be used by pupils with special educational needs.

5.2 Amount

A requirement has been raised to provide four additional classrooms to accommodate 40 students and associated staff members. Proposals seek to provide four additional classrooms in the form of two double temporary modular units. The units will be required for approximately 2-5 years whilst a permanent resolution and location is sought. The project needs to be delivered in readiness for the start of the new academic term in September 2025.

The total number of additional pupils on site will increase by 15-20 and total number of staff will increase by 7.

Accommodation includes:

- 4 Classrooms
- 2 Disabled WCs
- 2 Staff Toilets
- 2 Male WCs
- 2 Female WCs
- Storage for each classroom

The accommodation is divided between two temporary modular units.

5.3 Scale

The proposed temporary modular units are single storey, set behind large hedgerow, to conceal the units from the residential properties to the rear.

5.4 Layout

The classroom layout and sizes are designed in line with Building Bulletin 102: Designing for disabled children and children with special educational needs. Each modular unit contains two classrooms, WCs and storage. Additional supportive accommodation, dining areas and other teaching spaces will be shared with the main school.

5.5 Landscaping & Ecology

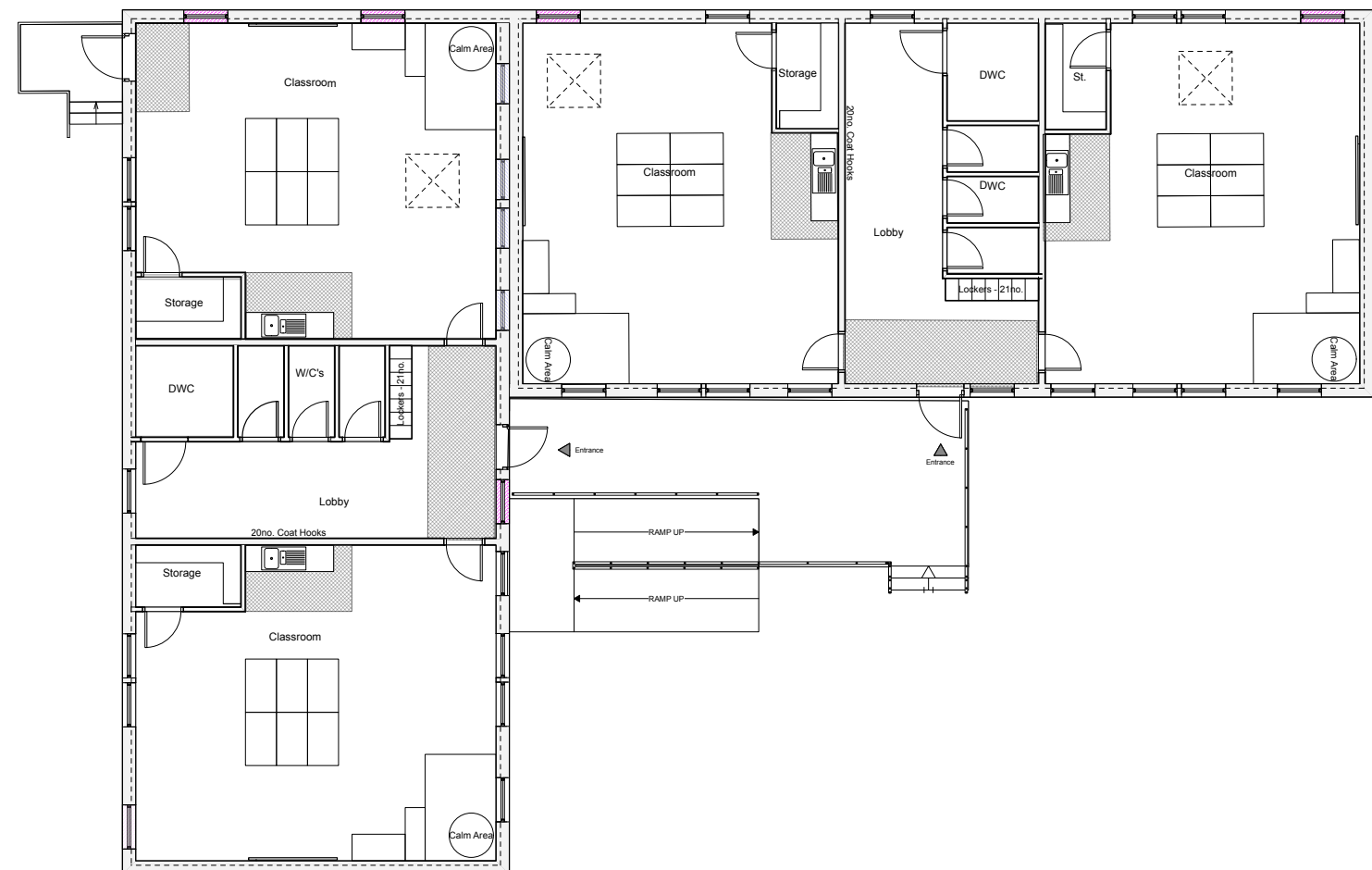
Trees and hedgerow are present on the site and as such an Ecology and Arboriculture survey will be submitted alongside this application. Proposals seek to form a new external courtyard to serve the modular units and Yellow building. This will be formed of astroturf and permeable hardstanding. Additional trees will be planted on the proposed development site, as well as the wider school site, to address the trees proposed for removal.

5.6 Appearance

The units are finished in white panelling, as part of refurbishment works they will be freshly painted to ensure a high quality and uniform finish.

5.7 Sustainability

The temporary modular units are being reused and refurbished from a previous school location. Early consultation has been undertaken with Building Control to liaise on building fabric requirements and understand if any thermal enhancements are required.



PROPOSED GROUND FLOOR PLAN

6.0 ACCESS

6.1 Access

Access into the school will be off Curzon Street via the main entrance gates. The site will be accessed via the adjacent car park, works are proposed over the summer leave period to avoid any impact on car park use.

Accessible ramps will be provided at the entrance of the temporary modular units to provide wheelchair access.

6.2 Vehicular & Transport Links

Bus stops to the school are located in close proximity to the entrance on Curzon Street. Car sharing and sustainable means of transport are encouraged to the site.

The following statement has been provided from Springfields School regarding Transport Strategy:

Following public consultation for the new modular development the majority of residents were positive about the proposal. One resident raised a concern about the volume of transport on the road outside the school at busy times of the day (drop off in the morning and pick up at the end of the day).

There are currently around 80 vehicles accessing the site to pick up/drop off pupils between 8:20am – 8:45am and 2:20pm – 2:45pm. Separate moving transport systems are in place for taxi's/buses and parent traffic at these points in the day. The Springfields Academy continues to work closely with Wiltshire Council Passenger Transport to ensure that the transport system is safe and does not impact the flow of traffic on the highway. The onsite system is overseen by an average of 70 staff in high visibility vests ensuring pupils are collected/dropped off onto the right vehicles in line with their needs.

To ensure that the public highway is not impacted The Springfields Academy and Wiltshire Council Passenger Transport have collaborated to write procedures into the contracts of the transport firms to ensure

they do not block the public highways, park responsibly and arrive at the right time for drop off/collection. This has been formally in place since February 2025 following ongoing reviews since September 2024.. To create these procedures the team have also liaised with the Highways Agency, Local Police and Local Counsellors.

These procedures will continue to have regular review to ensure they are fit for purpose conducted by The Springfields Academy and Wiltshire Council Passenger Transport.

It is expected that the increase in pupils being accommodated in the modulars will result in a maximum of 3- 4 more vehicles, as the pupils will be coming on local authority transport which can be accommodated safely within the current system which has been quality assured for safety and impact on the highway.

6.3 Security

Fencing will be utilised to ensure students and staff are unable to access construction and provide site safety.



7.0 SITE PHOTOS



PHOTO 1:

View of land adjacent to car park looking East towards residential boundary.



PHOTO 2:

Existing boundary to car park to the North and Residential properties to the East. Large dense hedgerow borders residential boundary to provide privacy at Ground Floor level.



PHOTO 3:

Gable end view of Therapy Building to the South. Dilapidated shed in front of building proposed to be removed.



PHOTO 4:

View to West toward Yellow Building.



PHOTO 5:

View to East. Residential properties overlook at First Floor.



PHOTO 6:

Existing site access from West via timber gate to the Therapy Building.





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