



Notton House School

Design and Access Statement

Proposed Essential Works

Prepared by Your Design Bristol Ltd

Date 15.12.2025

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1. Site Introduction

Notton House School is a residential provision suited for boys aged between 8-18 years and mostly with challenging behaviour. The schools purpose is to offer children and young adults support in the local areas in the South West area of England and deal with behaviour that may be as a result of 'Social and Emotional Behavioural Difficulties' (SEBD), severe 'Attachment Disorders' and/or Autistic Spectrum Condition.

The School provides fantastic opportunities for young people to access a wide range of accreditation courses including Entry Level to GCSE and BTEC. At the age of 16 to 18 they offer individualised bridging programmes mostly based in local communities geared towards Further Education, work experience and independence, this is imperative to their needs for starting out as young adults. The School supports residential accommodation within the grounds and care for the

pupils, all located within the school buildings on site. In addition the school provides day places and short term residential places as part of tailor made educational packages. The four category's are KS2, KS3, KS4 and KS5 Key Stages are set out for the progression of a child and young adults education

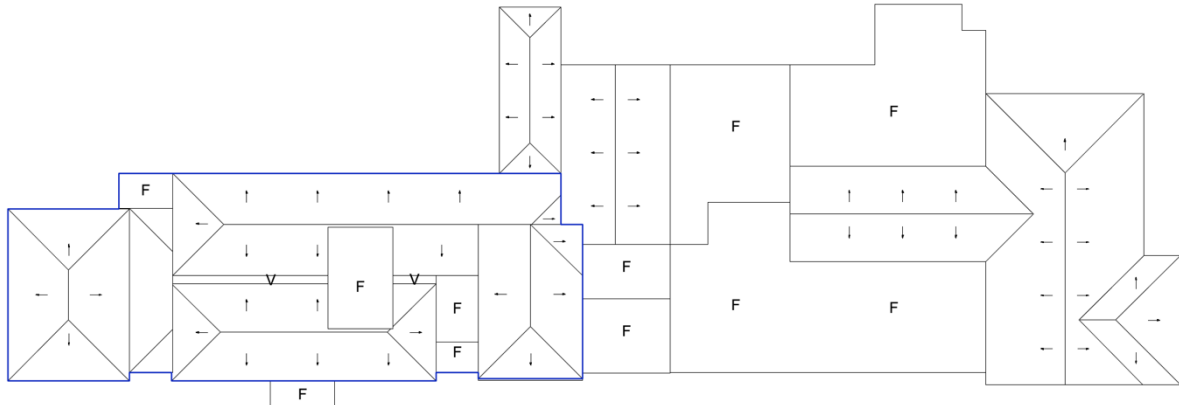
Access

Notton House School is easily accessible and local to the areas of Chippenham, Melksham and Corsham. The well known village of Lacock neighbours Notton its self and linked by the A350. From the A350 the exit Notton Park Road leading to the main gate for the school entrance and resident along this road.

2. The Proposal

The Main school has a large roof area covering an area of 981m² and the proposed works in this application will cover 358m² where the roof has been identified to be causing damage to the internal fabric through leaking roofs. The roof has been locally repaired prior to the application several times and by attempting to prevent ingress in one area rarely fixes the issues to a satisfactory standard. In this case the roof repairs will now cost hundreds of thousands but will be carried out to a level that will preserve the structure. The works have been identified by the Midsomer Norton Partnership, who look after and maintain the schools and buildings

in its partnership and the contractor who initially surveyed the building two years ago. The proposed works now have the funding in place and a phased plan with a contractor to complete the works. The plan below shows the area in blue where the works are to be carried out.



The proposed works will require the perimeter of the building to have a scaffold structure allowing access to all areas of the roof, the works will be closely monitored to identify any further works and at each stage the works will be signed off by building control.

A phased plan has been provided below to identify each stage of the project



3. Planning and LBA History

[PL/2021/04440](#) Notton School House 28 Corsham Road Lacock SN15 2NF
Changes to the northern entrance, consisting of increase in the height of the stone wall to 2.4 metres in height with the installation of a 2.4 metre high cast iron gate attached to 3metre stone piers removal of metal fencing to the east of the entrance
07/05/2021

[21/02422/LBC](#) Notton School House 28 Corsham Road Lacock SN15 2NF
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07/05/2021

[N/98/00507/LBC](#) Notton House Special School Notton Lacock LACOCK
EXTENSION TO PROVIDE CLASSROOMS EXTENSION 06/03/1998

[N/98/00506/FUL](#) Notton House Special School Notton Lacock LACOCK
EXTENSION TO PROVIDE TWO CLASSROOMS EXTENSION 06/03/1998

[N/90/02524/DOC](#) Notton House School Notton Lacock LACOCK DISCHARGE OF
CONDITION NO 2 ONN90/1651/LB - WALLING MATERIALS 11/10/1990

[N/90/02523/DOC](#) Notton House School Notton Lacock LACOCK DISCHARGE OF
CONDITION NO 2 ONN90/0232/F - WALLING MATERIALS 11/10/1990

[N/99/00470/LBDC](#) Notton House Special School , Notton, Lacock, Chippenham,
Wiltshire, SN15 2NF SUBMISSION OF DETAILS PURSUANT TO CONDITIONS
2(A) 1, 2 AND 3, 3 AND 4 OF N/98/0507/LB - DETAILS OF EXTERNAL
JOINERY/MATERIALS AND SAMPLE PANELS OF RENDER 03/03/1999

[N/05/01884/LBC](#) Notton House Special School , Notton, Lacock, Chippenham,
Wiltshire, SN15 2NF Alterations to Boundary Wall and Erection of Security Gate
01/08/2005

[N/04/00122/FUL](#) Notton House Special School , Notton, Lacock, Chippenham,
Wiltshire, SN15 2NF ERECTION OF SPORTS HALL, CLASSROOMS AND
ASSOCIATED DEVELOPMENT 16/01/2004

[N/03/03407/LBC](#) Notton House Special School , Notton, Lacock, Chippenham, Wiltshire, SN15 2NF ERECTION OF SPORTS HALL, CLASSROOMS AND ASSOCIATED DEVELOPMENT; INTERNAL AND EXTERNAL ALTERATIONS ASSOCIATED WITH NON SLEEPING ACCOMMODATION, EXTEND KITCHEN AND OTHER MINOR ALTERATIONS 16/01/2004

[17/05355/LBC](#) Notton House School?28 Notton?Lacock?Chippenham?Wiltshire?SN15 2NF Internal alterations including creation of additional bedroom, en-suite bathrooms, updating of existing bathroom facilities and associated works 12/06/2017

4. Justification

Notton House School is an important asset to the area and maintaining these structures is imperative. The building is maintained to a high standard however items like the roof are not such an easily accessible area and therefore can only be periodically accessed. The building is of an age that requires reasonable care and without the intrusive maintenance the roof and fabric will deteriorate. This work was identified two years ago and has gradually got to a stage where the structure can be repaired and not replaced however if its patched up again the structure could require more repairs. The works planned for 2026 will provide longevity to the roof structure and the fabric of the building.

5. Flood Risk

The school site does not include areas identified by the Environment Agency as at risk from flooding. Based on this information, no further assessment is deemed necessary.

6. Summary

The roof works at Notton House School have been considered as absolutely necessary to maintain the building to a reasonable standard. The funding has been raised, works have been clearly identified and a timescale has been provided which will see a high standard of work carried out in essential areas. Further maintenance works to the remaining roof will continue while the main roof structure is repaired to a high standard.

DESIGN AND ACCESS STATEMENT

Notton House School – Notton – Chippenham SN15 2NF

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