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1° 58' 0.789" W



Minety Primary School Design and Access Statment

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Address: Sawyers Hill, Minety, Malmesbury, Wiltshire, SN16 9QL



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Wiltshire Council

STEPNELL
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1.0 Introduction

1.1 Project Overview

This statement supports the planning application for a new teaching extension at Minety Primary School, Minety, Malmesbury, Wiltshire, SN16 9QL. The new classroom block will replace the existing temporary mobile building.

With the anticipated reduction in pupil admission numbers (PAN) to around 17 pupils, the proposal is to provide one replacement classroom with pupils taught across 4 combined year group classrooms.

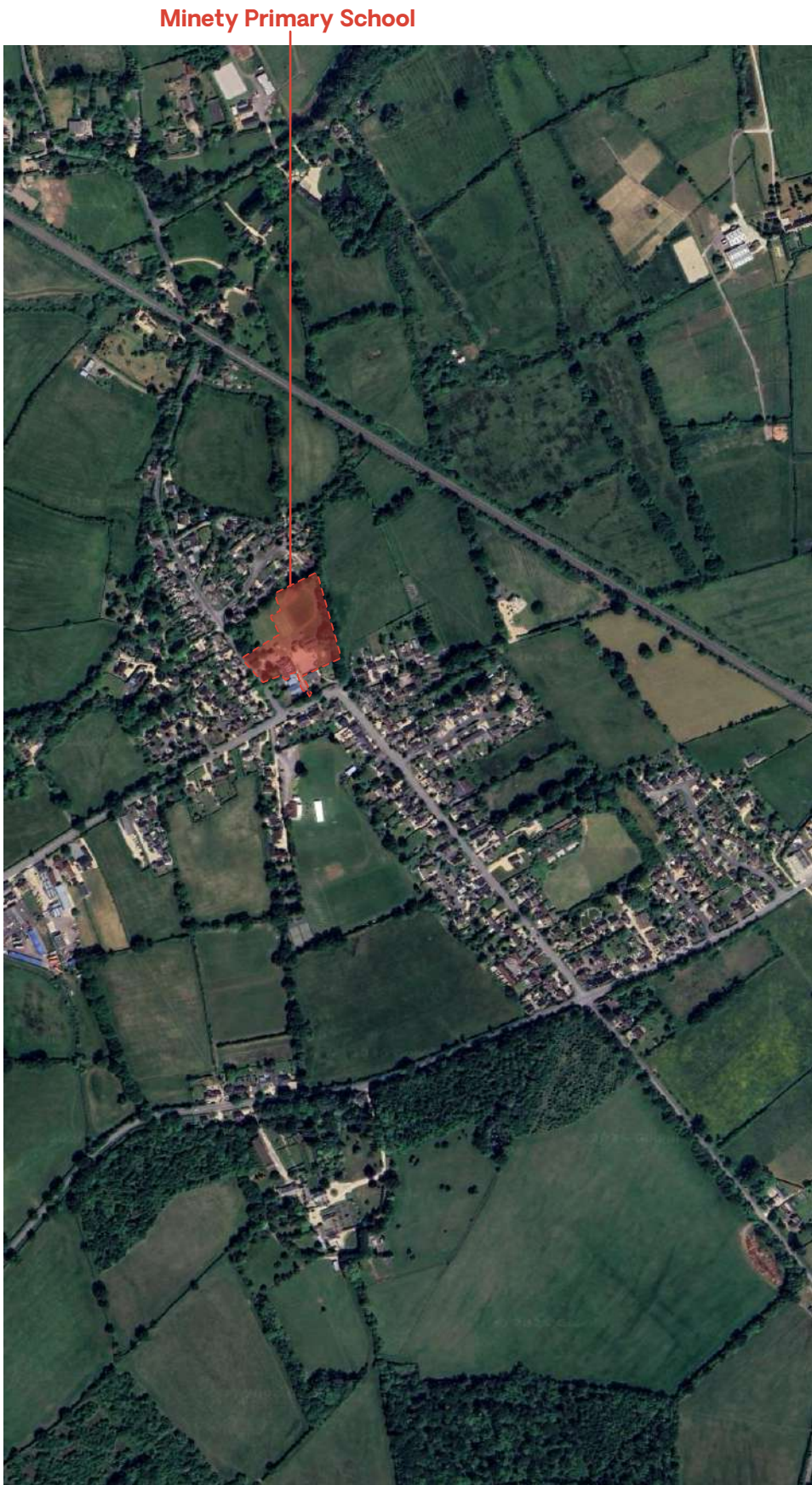
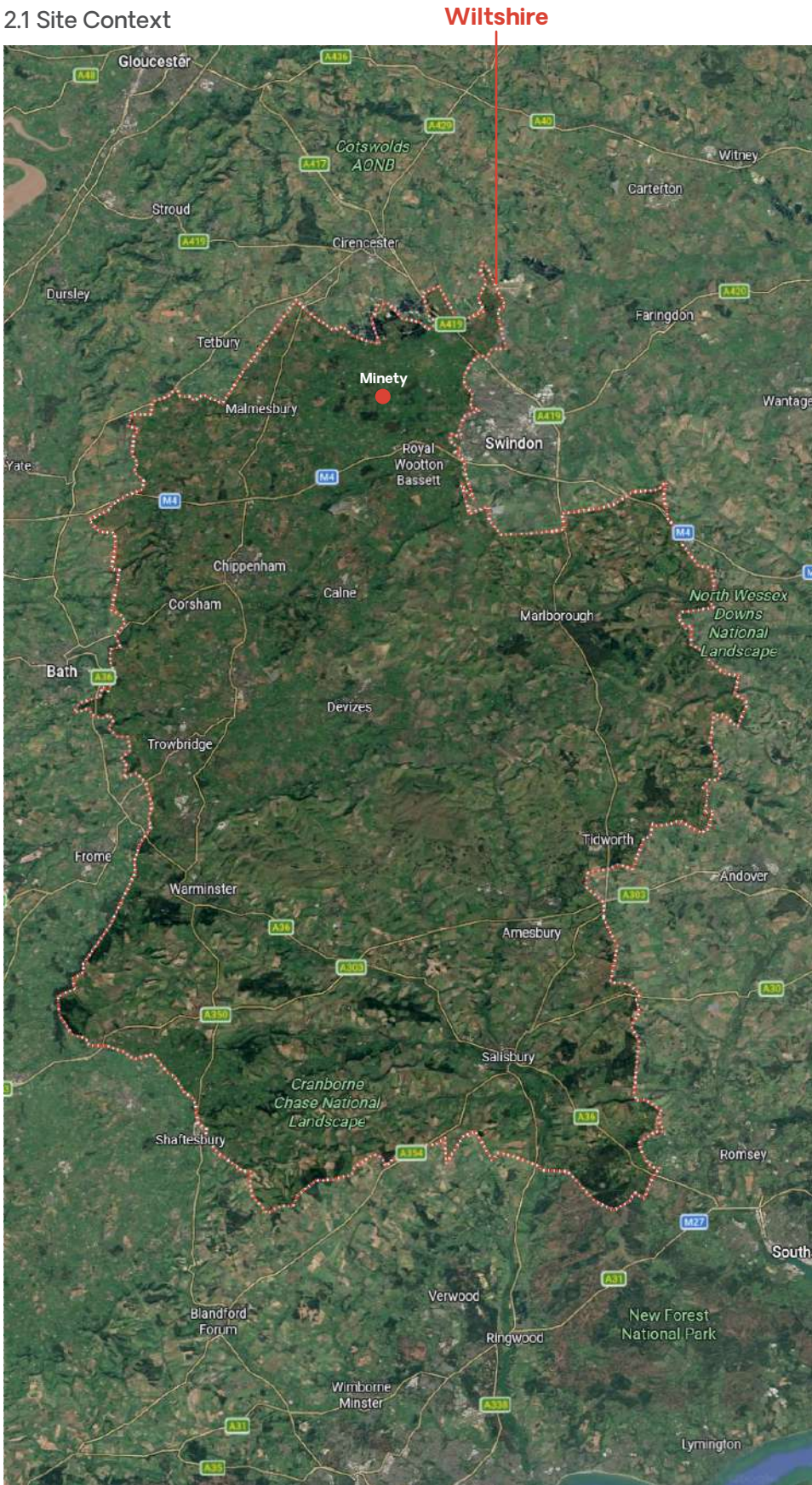
The existing mobile buildings contain the Key Stage 2 provision and currently accommodates 2no. Classrooms with stores and toilets.

Minety Primary School is a 150-place primary school catering for pupils with an age range from 5 to 11.

Based on a future school capacity of 120 pupils, Footprint Architects have completed a Building Bulletin 103 analysis of the school's accommodation assuming one replacement teaching classroom. This indicates that, as well as the replacement classroom, other ancillary accommodation is required in order that the school aligns with the guidance.

2.0 Site Analysis

2.1 Site Context



--- Land adjacent
--- Application Boundary

2.0 Site Analysis

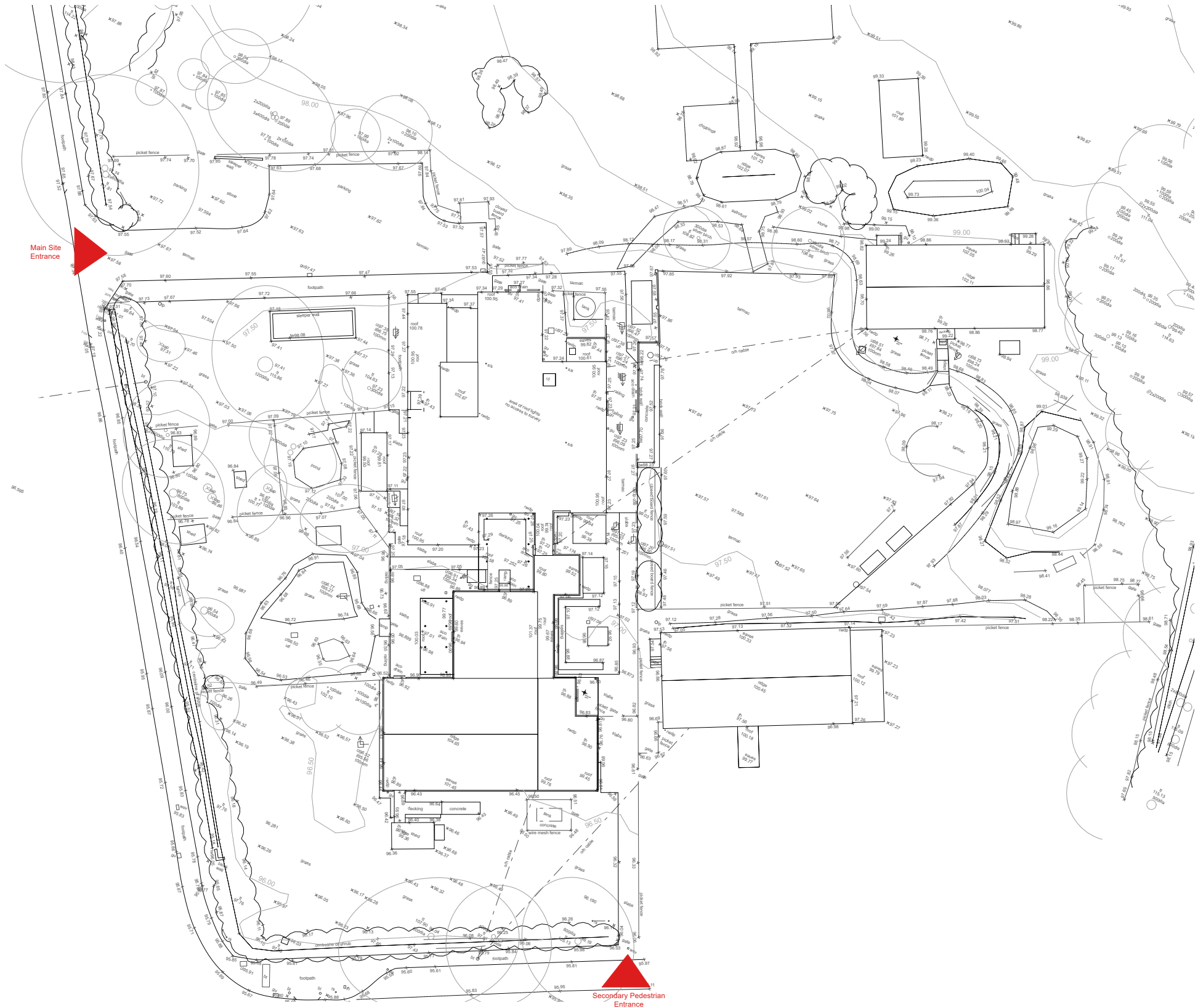
2.2 Existing Site Plan

The proposed site is located North of Minety situated in rural Wiltshire, approximately 12 miles north west from Swindon and 17 miles north from Chippenham.

It has between 21-27 pupils per combined year groups across 5 classrooms.

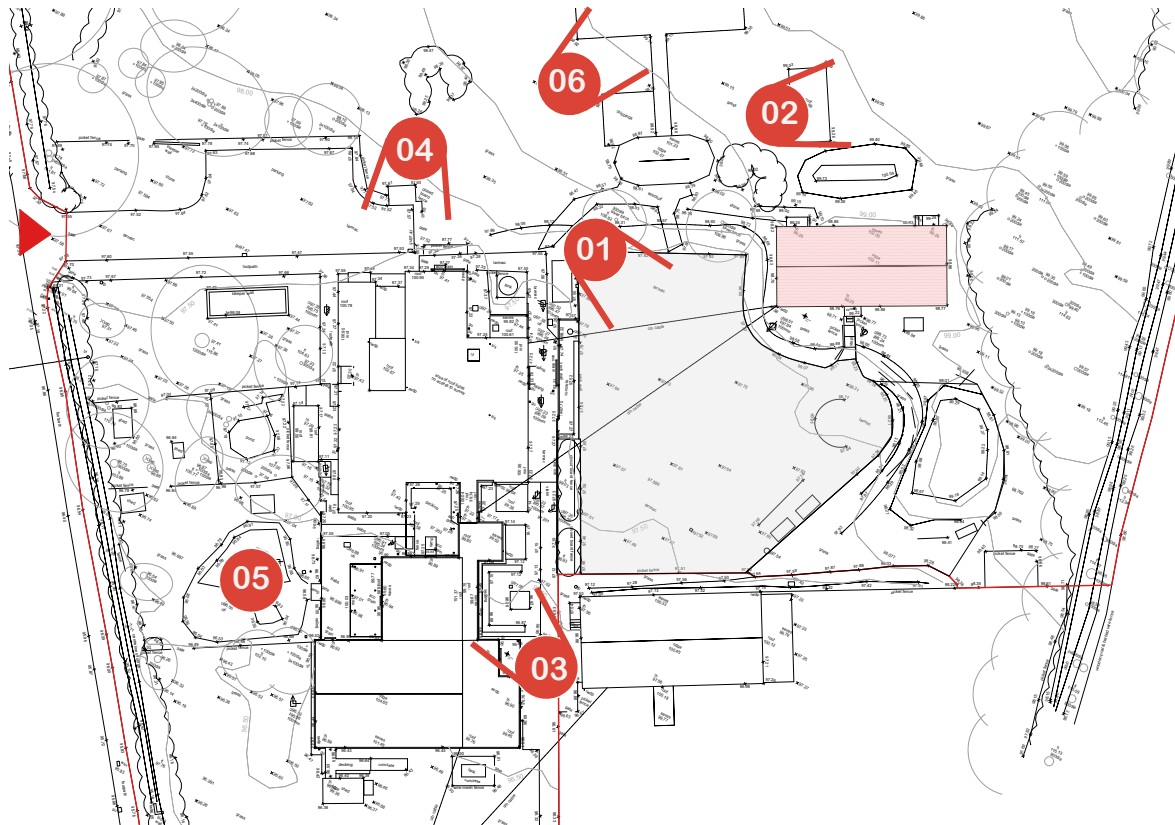
With the anticipated reduction in pupil admission numbers (PAN) to around 17 pupils, the proposal is to provide one replacement classroom with pupils taught across 4 combined year group classrooms.

There is vehicular access and pedestrian access east of the site. A public footpath outside of the ownership boundary is used to access the Nursery provision via a gate.



2.0 Site Analysis

2.3 Site Photos



2.0 Site Analysis

2.4 Opportunities and Constraints Diagram

Opportunities:

- Remove existing mobile classrooms and deliver permanent, healthy learning environments with improved indoor air quality and thermal comfort.
- Reconfigure and enhance external play areas to improve outdoor learning and well-being.
- New external link between new and existing to ensure good egress across the school
- Integrate low-carbon technologies and renewable energy generation as part of a wider net-zero pathway.
- Minimise disruption during build by utilising car park
- Retain existing play trail

Constraints:

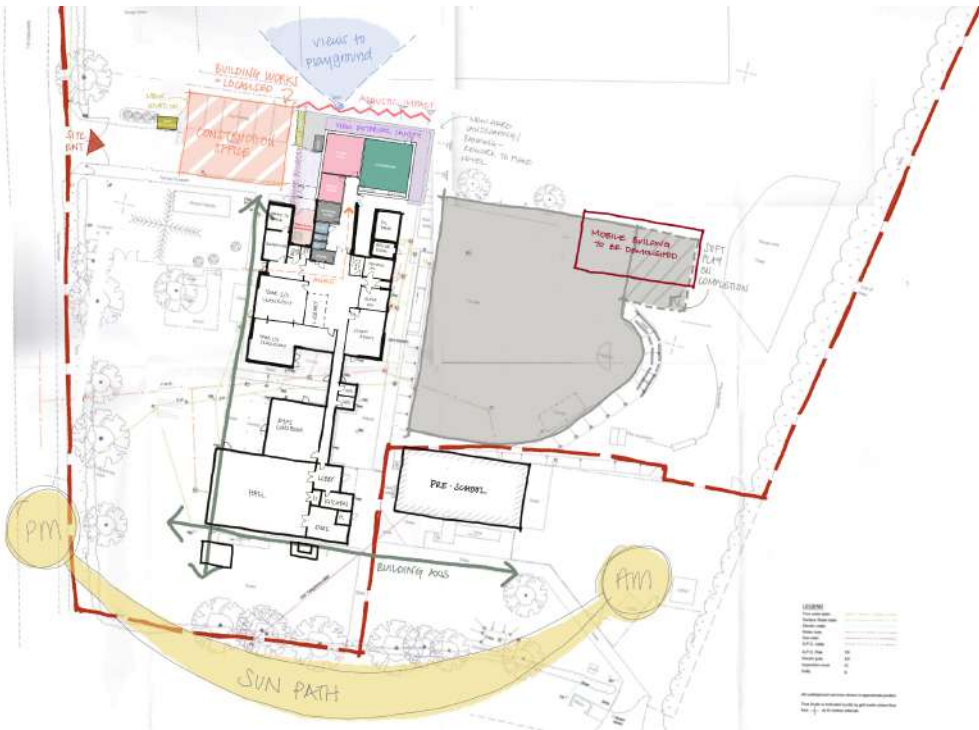
- Loss of existing car parking due to extension scale. Will need to conduct a parking analysis to understand the effect of this on staff.
- Sloping topography means that levels will need to be considered for banking up and footpath.



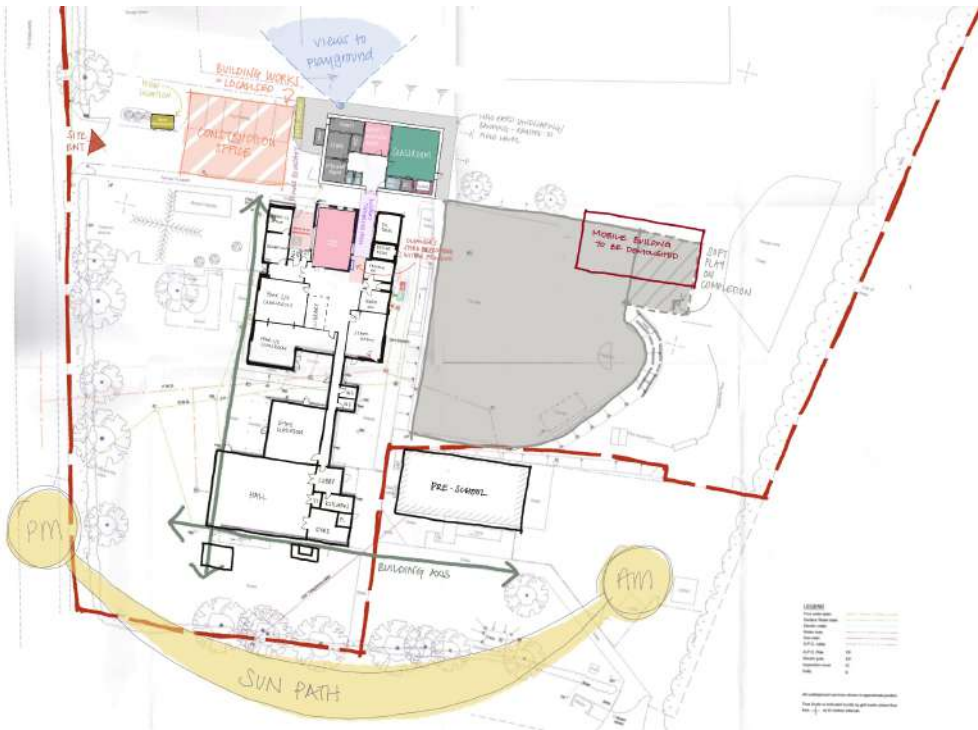
3.0 Feasibility Study

3.1 Feasibility Studies

During the feasibility stage, the parcel of land adjacent to the car park was the most preferred option, as it was the least disruptive, maximised external play and activated positive adjacencies and links to the school. The proximity of works to the existing classroom would cause significant structural and MEP work. This would be disruptive to day-to-day school operations. For these reasons, the following options were discounted.



Initial Study - access from existing food technology room (significant refurbishment works)

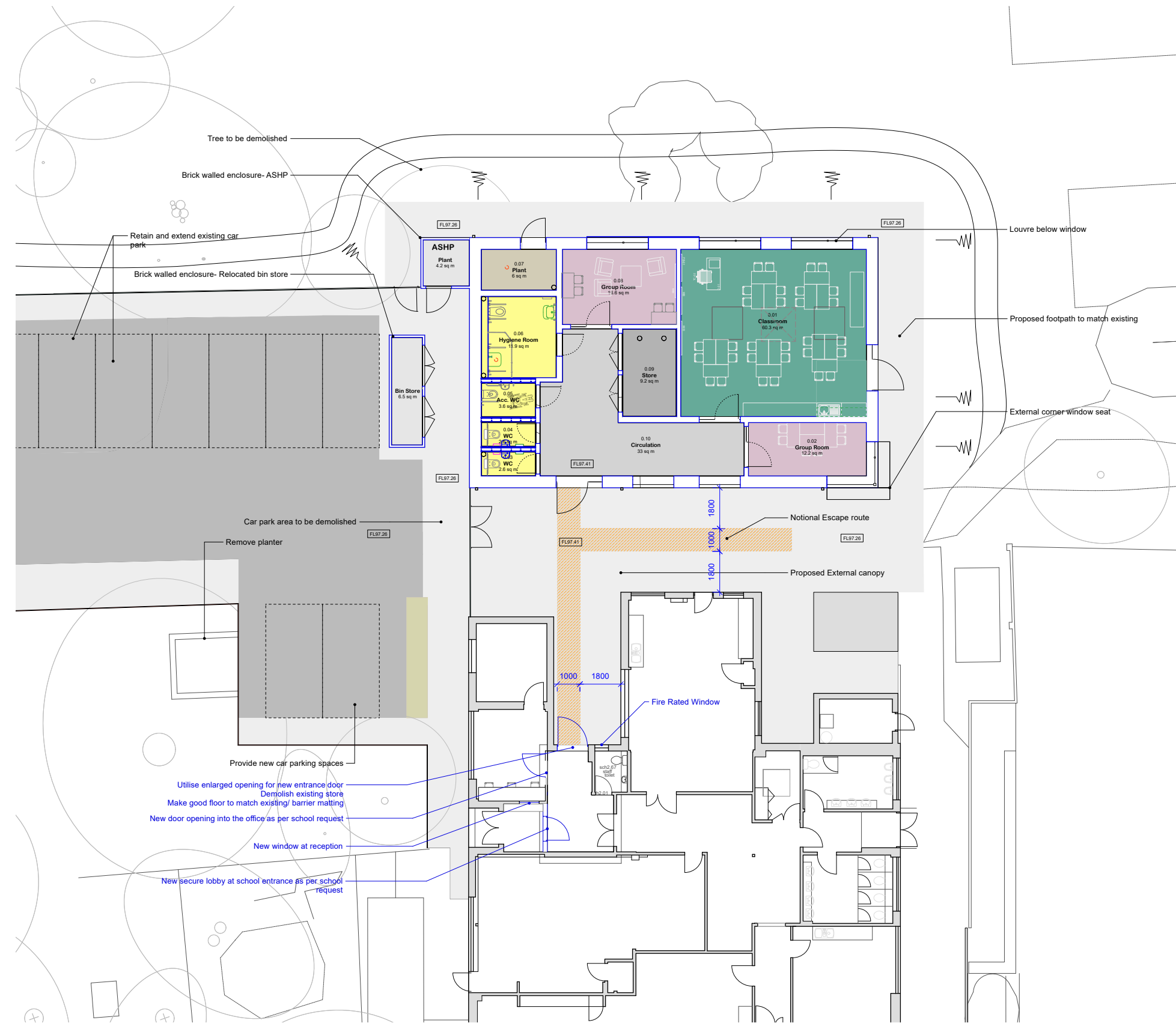


Variant Feasibility - access from existing electrical room

3.0 Feasibility Study

3.4 Agreed Building Location & Layout

Following the feasibility layout and location explorations discussed above, the following feasibility designs was been taken forward as the preferred option following a meeting between; Wiltshire Council, Minety Primary School, Stepnell and Footprint Architects on February 2026.



4.0 Design Brief

4.1 Brief and Aspirations

The brief for the project is to provide new teaching accommodation to replace the modular building that is at the end of its serviceable life,

Footprint Architects have reviewed the existing school accommodation and capacity against the requirements of DFE Building Bulletin 103. The new accommodation is to the BB103 and BB104 requirements, but this has been adapted to the school's specific requirements as outlined below.

4.2 Brief Development - Stage 1 Feasibility

A feasibility study was undertaken in November 2025. The feasibility proposals assessed various locations on site but it concluded that the parcel of land north of the existing building, adjacent to the car park, was the best option for the new classroom block.

The following changes were agreed during the feasibility stage:

- A group room has been oversized for multi-use purposes; it doubles up as a breakout space for the pupils but can be utilised as a meeting room, which is currently lacking in the existing provision.
- A group room has been included in the scope to address the shortfall. Despite it being in the new block, it will be accessed by the whole school.
- The 12sqm hygiene room is included into the scope. A hygiene room currently not provided in the existing school.

4.3 Parking & Access

The site currently has 10 marked parking spaces that are accessed through a single entrance gate on Sawyers Hill.

As per the adopted policy; 'Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy', to support the school further, 1 new parking spaces for visitors and parents has been proposed.

4.4 Brief Development - Stage 2 Concept

The Stage 2 concept design has been developed and agreed by Minety Primary School at the meeting February 2026. The following changes to the brief were agreed during the concept stage:

- The store has been enlarged to compensate for the external store being demolished.
- Improving the secure boundary site wide ensures that the school can function like normal and all access routes have been addressed for staff, pupils and parents. For example, implementing a secure 2 metre fence around the car park and additional maglocks for pupil safety.
- Rooflights for group rooms and existing classrooms to improve teaching

facilities.

- Construction compound to be on existing car park. Temporary provision for staff car parking to be resolved.
- External play areas to be accessed.
- Levels site wide to be reviewed for drainage and ground works for excavation.
- Relocation of existing play trail. Costs to be agreed.
- New classroom block to have durable finishes. Colour palette has been agreed. Elements of purple and green to imitate school branding and local history.
- All toilets to be age appropriate. Nursery to have a baby change as per school request.

The changes have been reflected in the updated proposed site plan and proposed ground floor plan within this document.

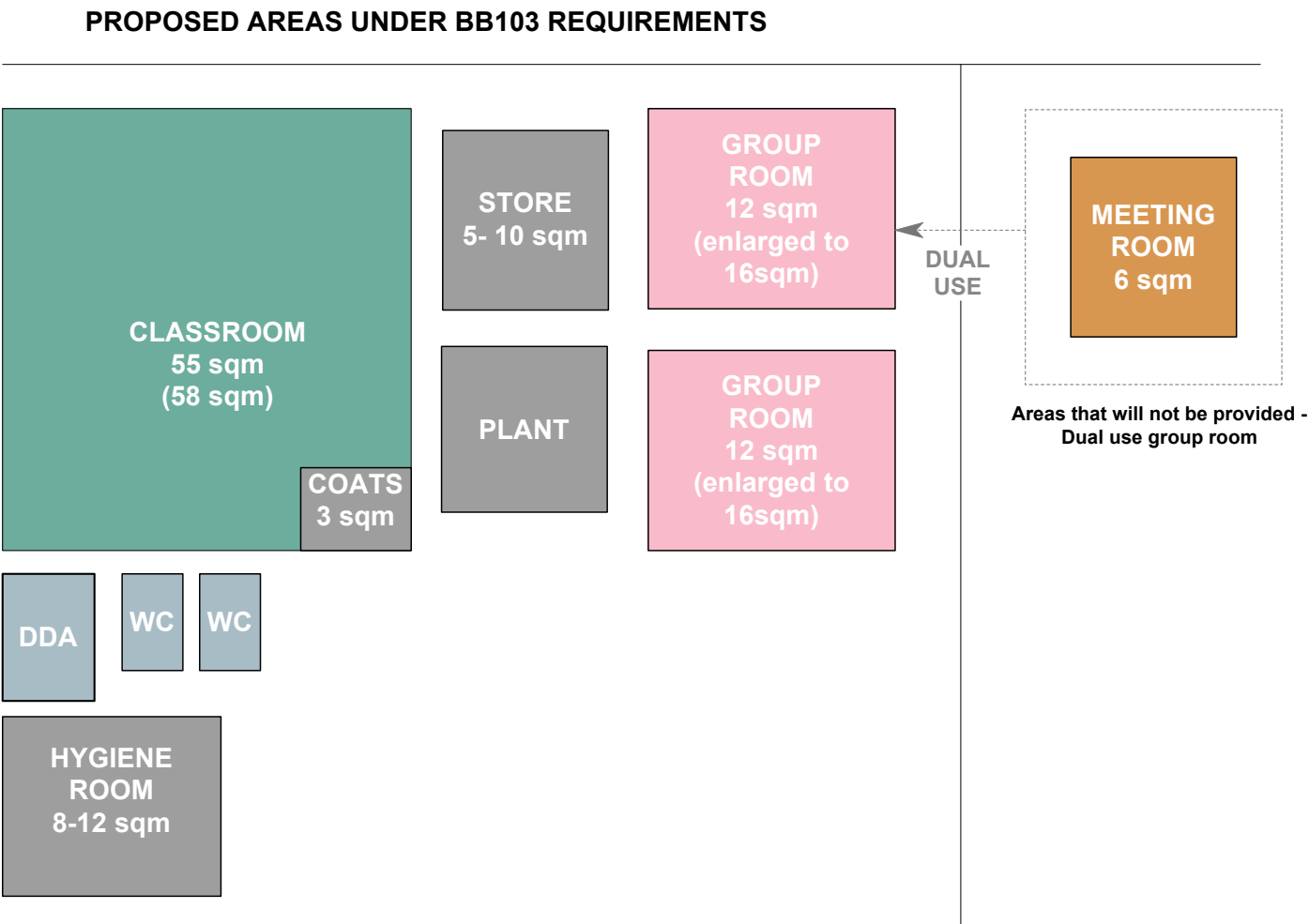
4.0 Design Brief

4.5 Proposed Accommodation Schedule Analysis

After revising the existing accommodation based on BB103, while considering the decrease in PAN, the proposed accommodation is:-

- Two 12sqm SEN resource space/ group rooms. An enlarged space provided a dual-use flexible group room/ meeting room.
- KS2 toilets to replace the toilets within the mobile
- An accessible WC that can double as a staff WC.
- Storage - the existing school has a significant lack of storage.
- A hygiene room has been added due to the shortfall as per BB103.

The school reported that they intend to refurbish the existing specialist area in to a food/DT space. The existing studio/former library on the playing field has not been consider as part of the accommodation analysis.



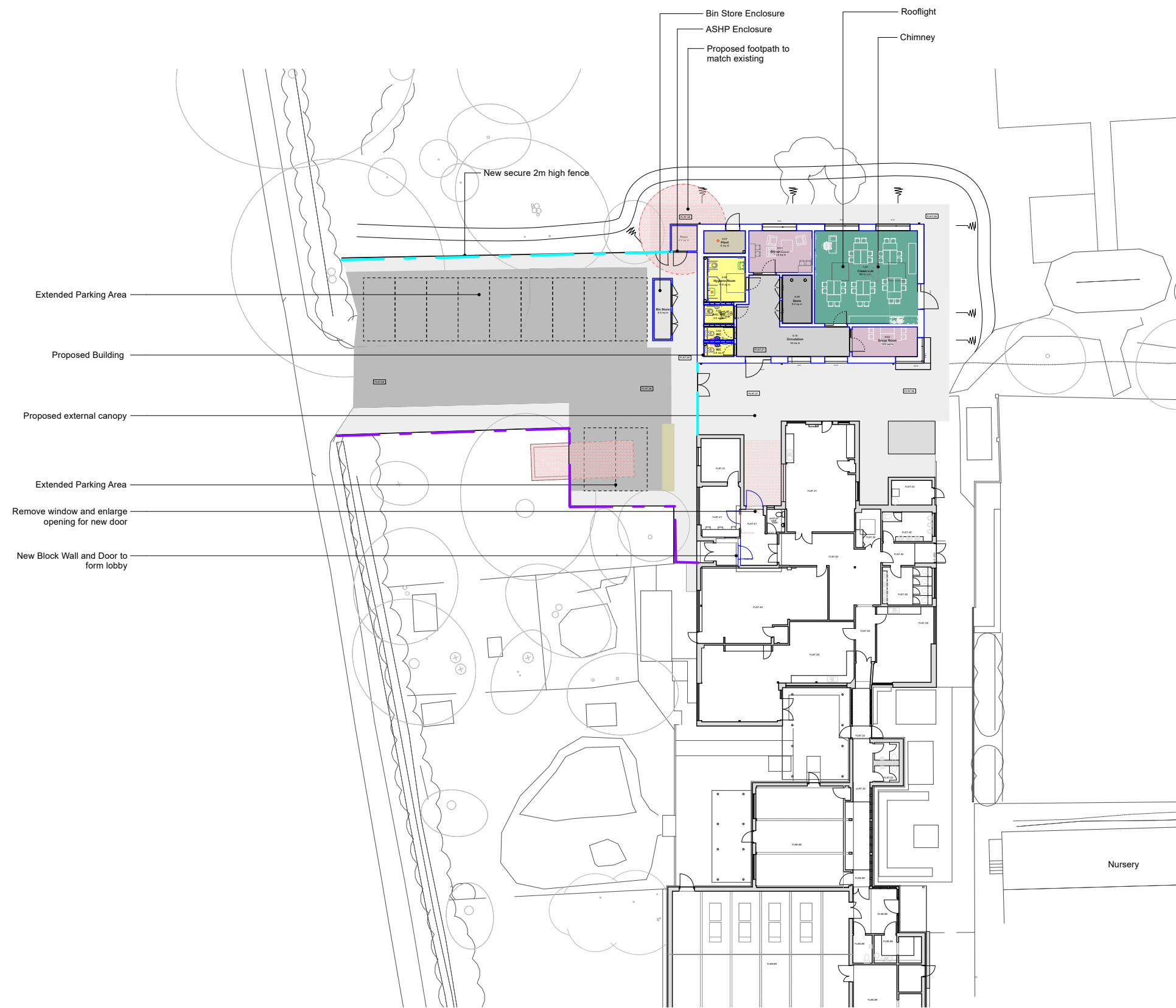
5.0 Proposed Design

5.1 Ground Floor Plan

GIA: 170 sqm

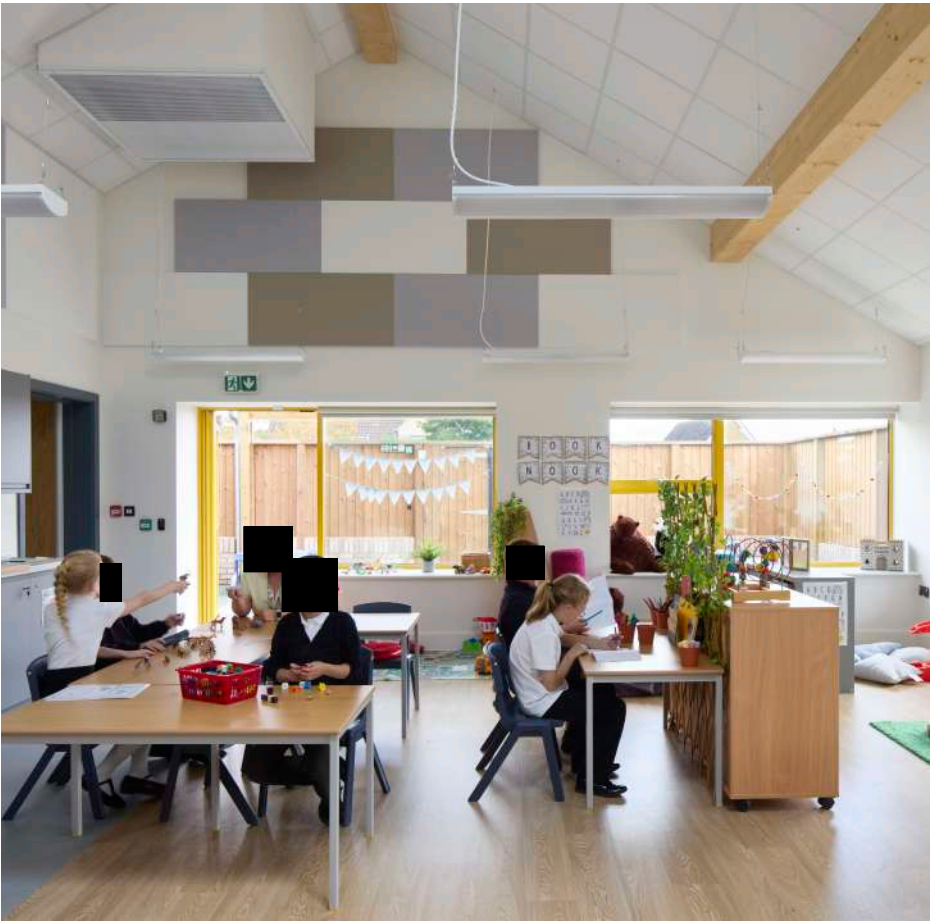
The school extension will directly adjacent to the main school. The existing stores will be relocated into the new block as a part of the scheme. There will be an external canopy to link the new provision.

Both group rooms and the hygiene room can be independently accessed by the school.



5.0 Proposed Design

5.2 School Precedent



5.0 Proposed Design

5.3 Historic Vernacular

The proposed classroom block not only responds to the school site but importantly takes inspiration from the wider context of Minety.

Minety is a rural settlement characterised by:

- A strong landscape setting with open countryside and mature hedgerows
- A built form of modest scale, with simple vernacular architecture
- Proximity to the Cotswolds Area of Outstanding Natural Beauty

The school sits within this context as an established community asset. The site offers the opportunity for expansion within or adjacent to the existing footprint, minimising wider landscape impact.

The proposal uses a simple architectural form that is sympathetic of the local residential setting such as rectangular footprints and pitched forms with chimney features.



5.0 Proposed Design

5.4 Proposed Materials

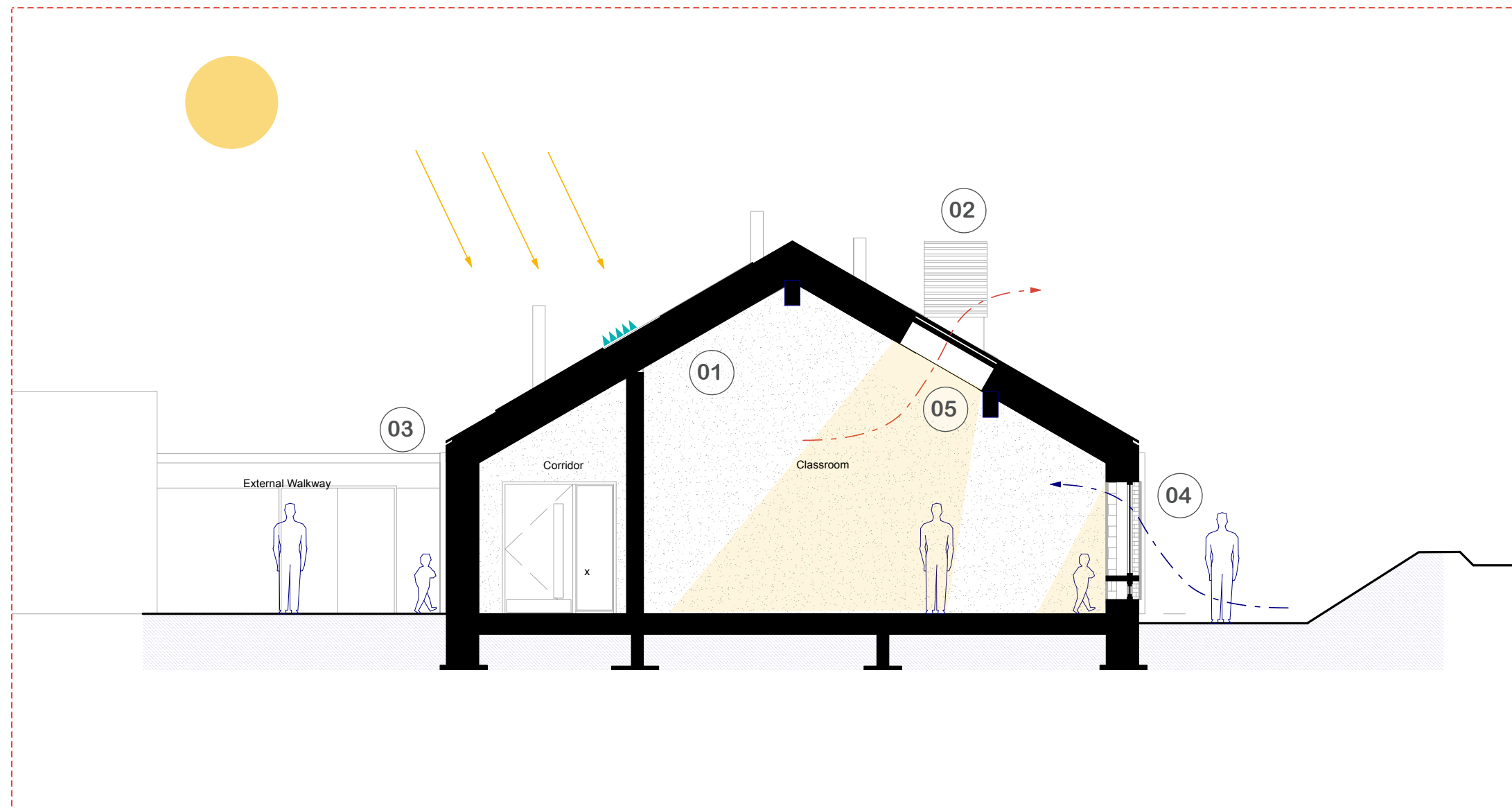
- 01. Buff brick to match the local vernacular
 - 02. Weathered Timber
 - 03. Slate Colour Roof to match standing seam on site
 - 04. Purple windows to match school branding
 - 05. Chimney features
 - 06. Simple pitched roof form
 - 07. Recessed solar Panels
- The primary material is the buff facing brickwork, which reflects the existing school building and direct neighbourhood, which is predominantly made of Cotswold stone.
- The weathered timber has been used to mimic the uPVC panelling on the windows on the existing building, creating a natural and playful interpretation.
- Purple fenestration reflects the school branding and adds an uplifting colour to the scheme, matching it to the school's identity.



5.0 Proposed Design

5.5 Sustainable Design Strategy

01. Highly insulated and airtight facade
02. Natural Ventilation system with Heat Recovery to provide fresh air without cold draughts. Large louvre panels to provide fresh air and reduce overheating.
03. Solar PV to achieve Net Zero Carbon in Operation.
04. Large windows to maximise views and natural daylighting to create a healthy and uplifting teaching environment.
05. New rooflight for uninterrupted North light





7.0 Design Response

7.1 Amount

The proposed classroom block will have a total gross internal area of 170 sqm, offering the necessary accommodation to improve student learning compared to the mobile classrooms. The accommodation provision has been allocated and sized based on the requirements set out in Building Bulletin 103: Area Guidelines for Mainstream Schools. It will be located to integrate with the existing school and maintain clear circulation. The proposal will retain and enhance external learning and play spaces.

7.2 Scale

The scale of the proposal will be in keeping with the character of the site and context. The building is to be of a similar mass and scale to the existing school (i.e. single storey), allowing the building to integrate effectively into the site and not be overly prominent and avoids visual prominence in wider views.

7.3 Landscaping

The proposed building will be built north of the existing school. A small tree will be removed as a part of the proposal and minor adjustments to an existing hedge. Soft landscaping and a play trail will replace the demolished mobile building on site. A wild meadow will be introduced into the existing field to enhance biodiversity. The existing vegetation will be retained where possible.

7.4 Fire

The site is currently accessed directly via Sawyers Hill. The proposal will not alter the existing access arrangements. Fire strategy to be assessed by appointed fire consultant.

7.5 Access

The site is currently accessed directly via Sawyers Hill. The proposal will not alter the existing pedestrian or vehicular access arrangements.

The site currently has 10 marked parking spaces that are accessed through a single entrance gate on The Street. To support the school better, 1 new parking space will accommodate the short fall for visitors/ parents. As per the adopted policy; 'Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy.'

7.6 Drainage

See separate Drainage Strategy Report.

7.7 Ecology

See separate Ecology report for full details.

7.8 Arboricultural

See separate Arboricultural report for full details.

7.9 Flooding

The site is not located within a flood risk zone.

7.10 Contamination

Ground survey does not appear to show any ground contamination present, see separate Ground Survey report.

7.11 Sustainability

A whole building sustainability strategy has been undertaken, prioritising fabric-first design to reduce energy demand, the integration of renewable energy systems (e.g. PV Panels), and passive strategies.

Local materials and trade workers will be used where possible by the contractor.

8.0 Statutory Approvals

8.1 Pre-application Submission

No pre-application was made for these works.

8.2 Public Consultation

On the 6th May 2026 Footprint Architects delivered a public consultation in the school hall. The school had invited all the surrounding neighbours to the event and welcomed formal comments via email.

The scheme was greatly received by the children who were really engaging with questions about the new building and external play spaces. There was a good turn out of neighbours throughout the evening.

There appeared to be no adverse comments and no emails were received.

8.3 Building Control

No initial consultation has been sort from Building Control.

Wiltshire Council will be used as Building Control for these works.

9.0 Planning Statement

This statement supports the full planning application for the proposed new classroom block at Minety Primary School, Minety.

There is no change of use on site.

9.1 Wiltshire Core Strategy

The Wiltshire Core Strategy Development Plan Document was adopted on 20 January 2015, providing an overarching planning policy framework for Wiltshire up to 2026. The relevant policies to this development are listed below.

Core Policy 1: Settlement Strategy & Core Policy 2: Delivery Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 1 identifies Malmesbury as playing a key role as an employment, administration and service centre for the west Wiltshire area.

Core Policy 13: Spatial Strategy for the Malmesbury Community Area

Core Policy 13 sets the spatial framework for development across the Malmesbury Community Area, directing growth in accordance with Core Policies 1 and 2. It identifies Minety as a Small Village, where development is expected to be limited in scale and focused on meeting local needs.

Planned growth across the Community Area, including approximately 510 dwellings within the rural settlements, establishes an ongoing need for proportionate supporting infrastructure. In this context, the proposed extension to the existing primary school represents sustainable, community-led development that directly responds to local demand.

The proposal will enhance educational provision within Minety, supporting the settlement's role as a sustainable rural community. It will reduce the need for travel to schools elsewhere, reinforce local services, and contribute to social cohesion.

The development has been designed to integrate with the existing school and village context, ensuring appropriate scale, access, and respect for local character. As such, it accords with the spatial strategy set out in Core Policy 13 and supports the delivery of balanced, sustainable growth within the Community Area.

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 57 sets out that a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development. The development will have minimal impact upon the existing landscaping. By seeking to develop land that is already within

iii. responding positively to the existing towns cape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streets cape and roof lines to effectively integrate the building into its setting.

iv. being sympathetic to and conserving historic buildings and historic landscapes.

v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy).

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The proposal seeks to make efficient use of land by developing an under utilised area of the site that currently contains the spoil from the original school development, meaning that it currently has no recreational or amenity value to the school. The development of this land ensures that the school can expand whilst still retaining open areas and views through to the north of the site (see section 4.3).

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site.

ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network). x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials.

xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future. xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm.

The proposed teaching block will utilise high quality palette of materials and finishes that relate wholly to the local context.

xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character.

10.0 Conclusion

The proposed new purpose-built classroom building will provide the school with the much needed proper educational and working environments for the pupils and staff to benefit from, enhancing its value as an existing community asset.

The Wiltshire Core Strategy has outlines a requirement to promote sustainable development in Minety. It is considered that the proposal minimises the visual harm to the AONB and that the sympathetic design approach is a positive enhancement, forming a strong relationship with the site.

The building directly responds to the local vernacular in its form, rhythm, massing and by using a palette of high quality materials, that reference the town of Minety. The scheme is therefore considered to constitute sustainable development in accordance with national and local planning policy and is respectfully submitted for approval.



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