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Hullavington Primary School, Chippenham Design and Access Statement

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Footprint
Architects



Wiltshire Council

STEPNELL
COMPLETE CONSTRUCTION PARTNER

Footprint Architects Ltd
The South Suite | Third Floor | Heliting House
35 Richmond Hill | Bournemouth | BH2 6HT

01202 818966
hello@footprintarchitects.co.uk
www.footprintarchitects.co.uk

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1.0 Introduction

1.1 Project Overview

This statement supports the planning application for the replacement of two mobile classroom buildings with a new, permanent three-classroom extension at Hullavington Primary School.

The proposed extension is designed to replace the facilities currently housed within the mobile buildings. The new accommodation will comprise:

- A dedicated nursery with WC,s a kitchenette, staff area and a quiet room
- Two KS1/2 Classrooms
- Dedicated toilet facilities
- A hygiene room
- Two specialised group rooms

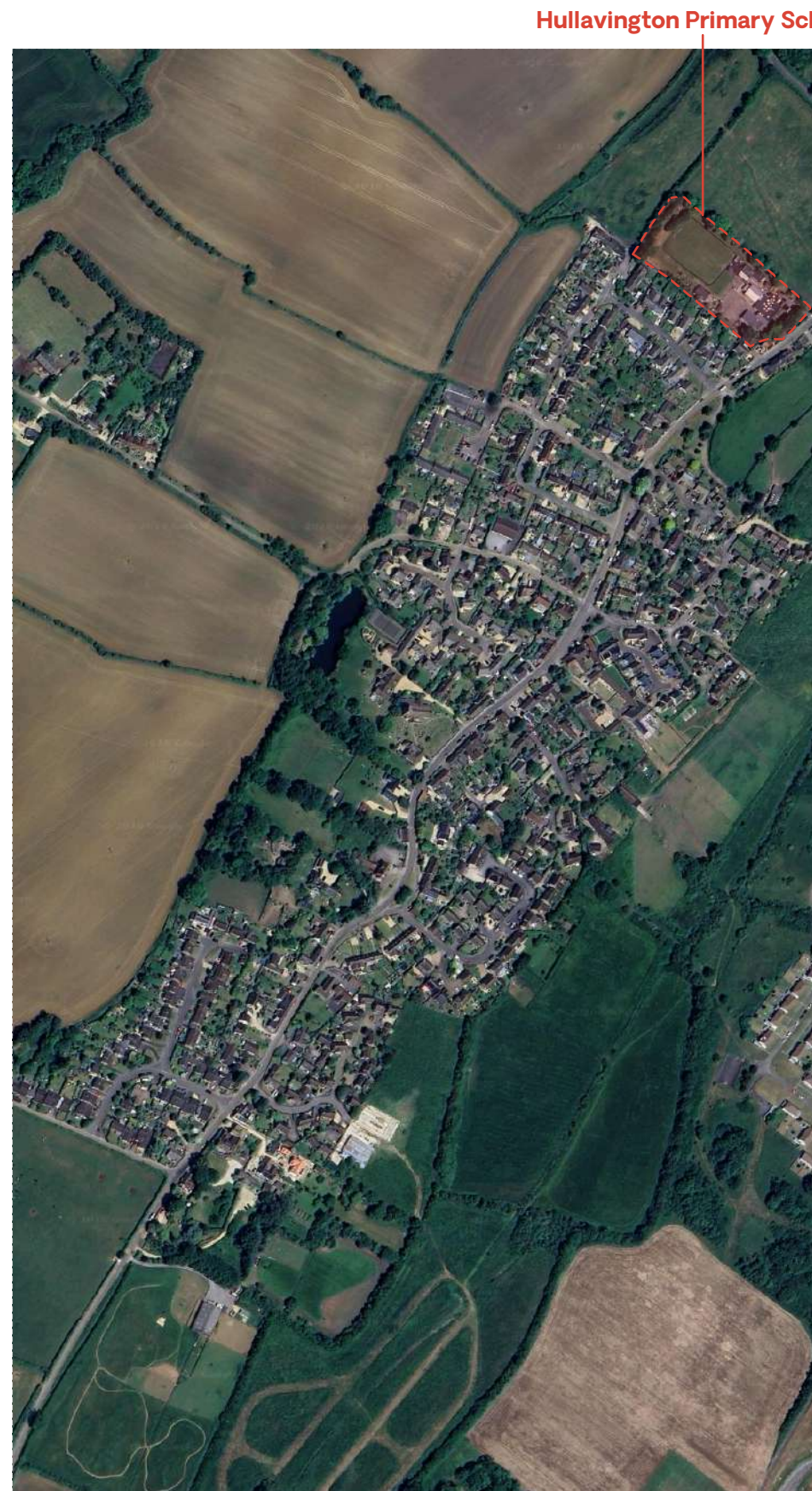
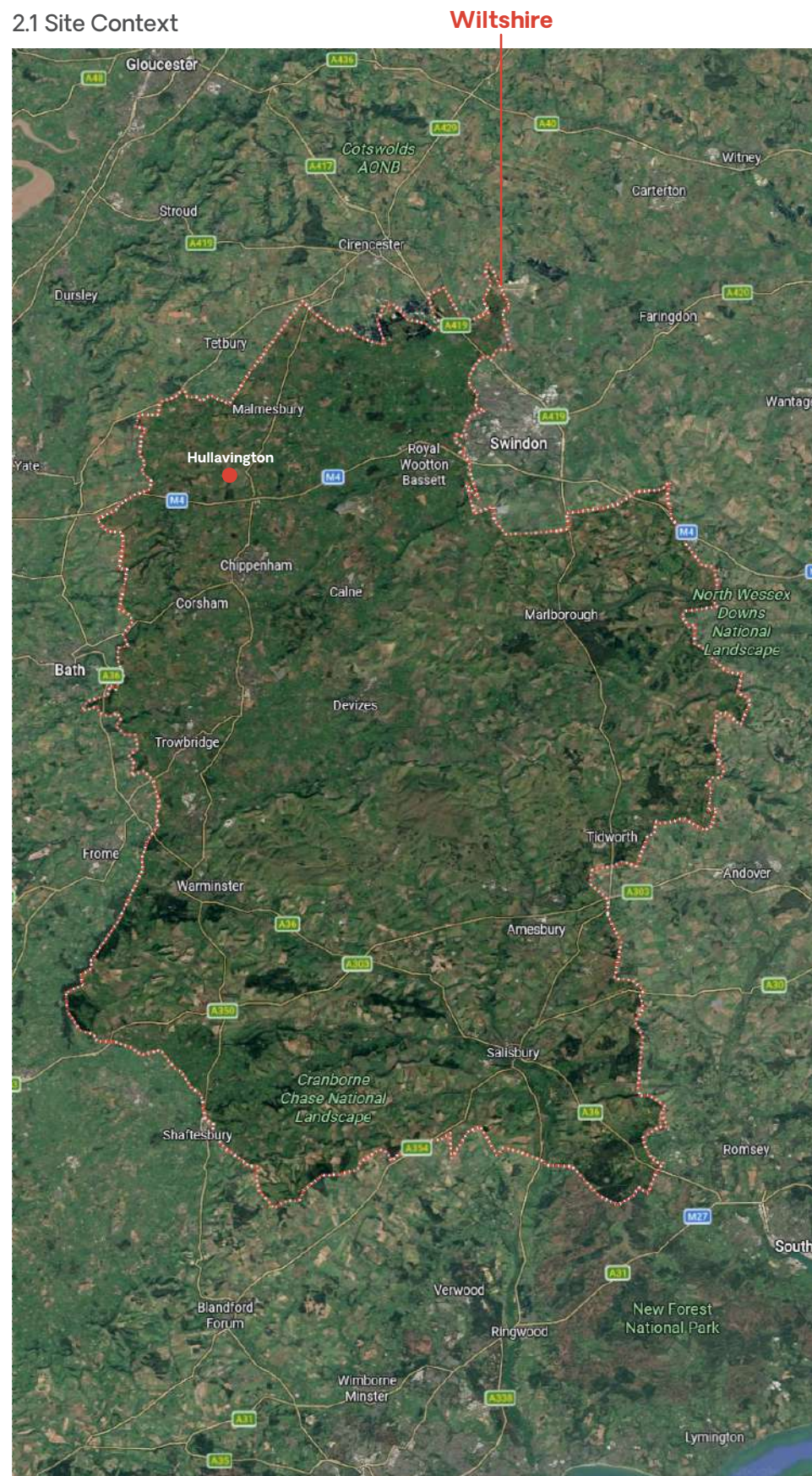
Hullavington Primary School is a 150 place school with an age range from 2-11 and with this proposal enables the school to maintain this current intake whilst the new facilities are being constructed.

Strategic consideration has also been given to the long-term growth of the school. With the development of the adjacent housing site, two parcels of land were designed for community and educational use:

- One parcel of land is being developed into a dedicated community car park
- The second parcel is reserved for the school's future needs. Should the school have a need to expand within the next 10 years, the appendix to this statement includes a proposal to relocate the nursery onto this second parcel of land.

2.0 Site Analysis

2.1 Site Context



- - - Land adjacent
 - - - Application Boundary

2.0 Site Analysis

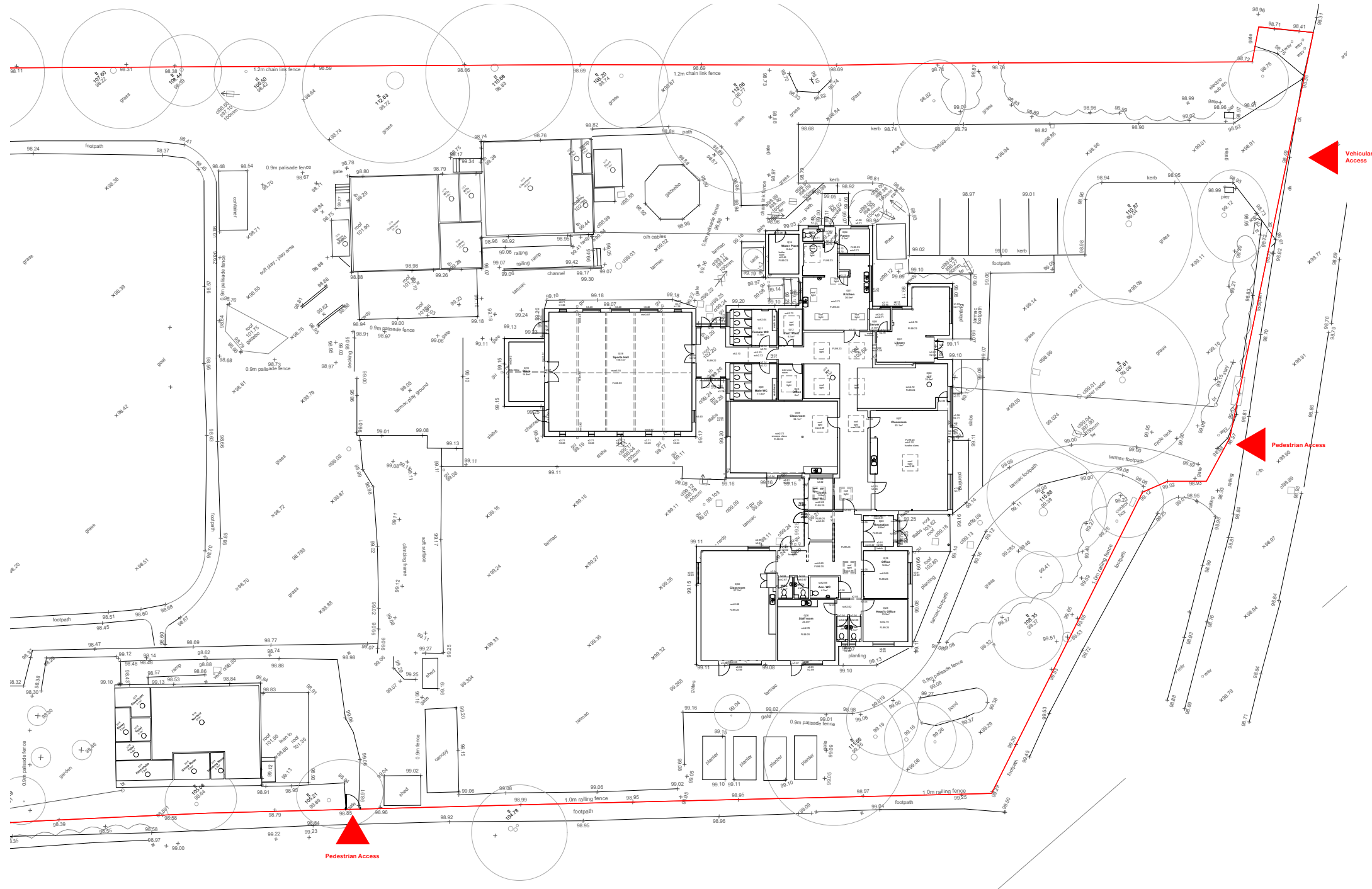
2.2 Existing Site Plan

The proposed site is located North of the historic town of Hullavington, situated in rural Wiltshire, approximately 5.7 miles North from Chippenham and 14 miles north-east from Bath. The Hullavington Primary School is located on The Street, with access off of the A429.

It has between 21-27 pupils per combined year groups across the 5 classrooms and a 21 place nursery. Three classrooms are in the main school building and two are in the mobiles. The nursery is in an independent mobile building with access direct from a public footpath.

The school has 20 FTE staff including the kitchen.

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

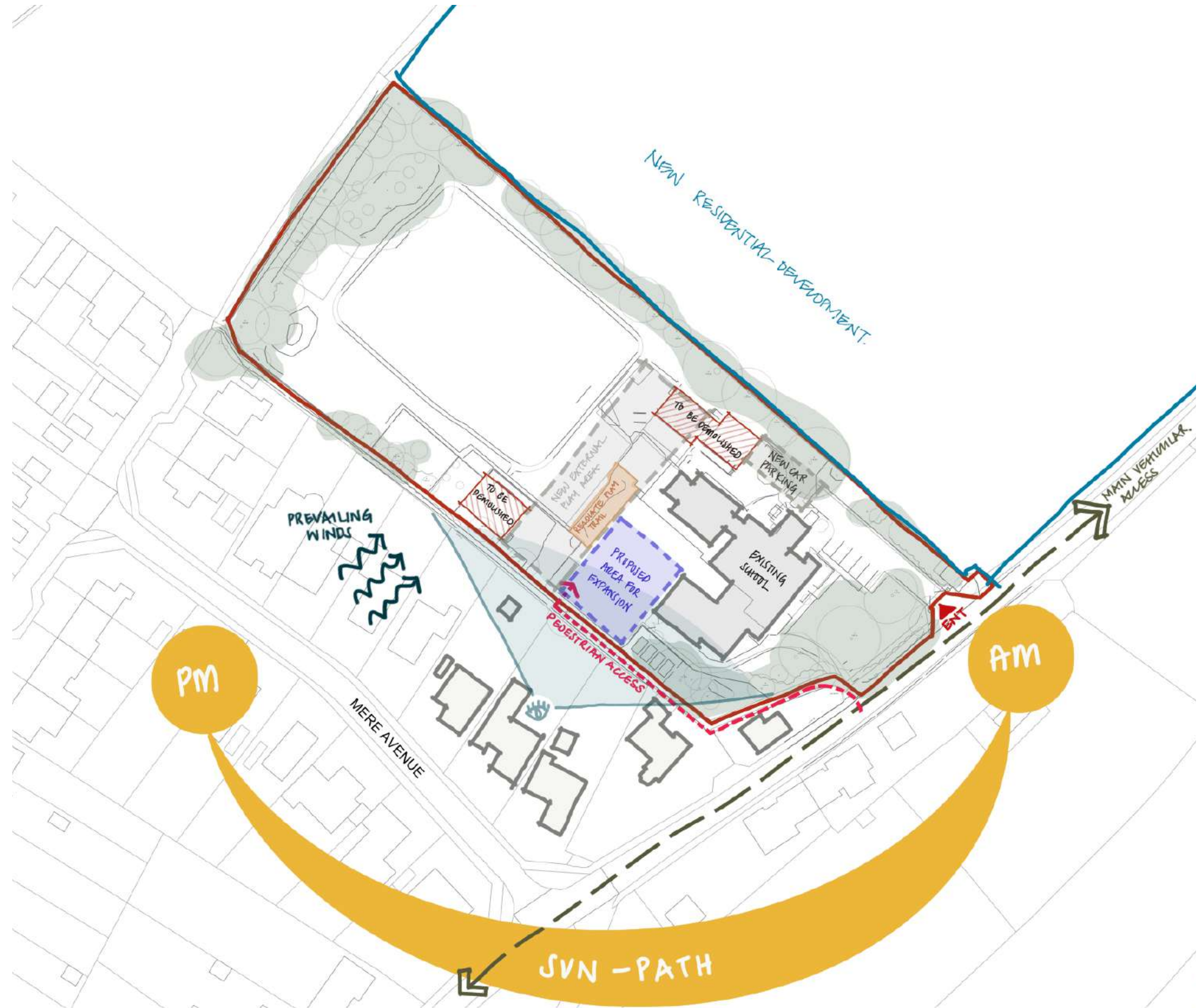
2.4 Opportunities and Constraints Diagram

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.
- Provide new staff parking and rationalise site circulation to reduce congestion and improve safety.
- Optimise adjacency and flow between teaching spaces to support modern pedagogy and accessibility.
- Integrate low-carbon technologies and renewable energy generation as part of a wider net-zero pathway.
- Minimise disruption during build

Constraints:

- Construction on existing external play space may temporarily reduce available outdoor provision and require careful phasing.
- Existing play trail will need relocation without loss of amenity.
- Soft play / PE grassed areas must be retained to meet curriculum requirements.
- Potential overlooking and privacy concerns from nearby residential properties will influence massing, layout and boundary treatments.



3.0 Feasibility

3.1 Feasibility Studies

A feasibility study was commissioned in 2023 to test the size and potential configuration of the classroom replacement.

A linear configuration was explored as a means of maximising external play space and achieving a compact footprint. However, this arrangement would require construction directly onto the existing nursery, rendering those facilities unusable for the duration of the build. The proximity of works to the main access routes would also cause significant disruption to day-to-day school operations. For these reasons the linear option was discounted.



Initial Study – the long linear form would be more visible for neighbours

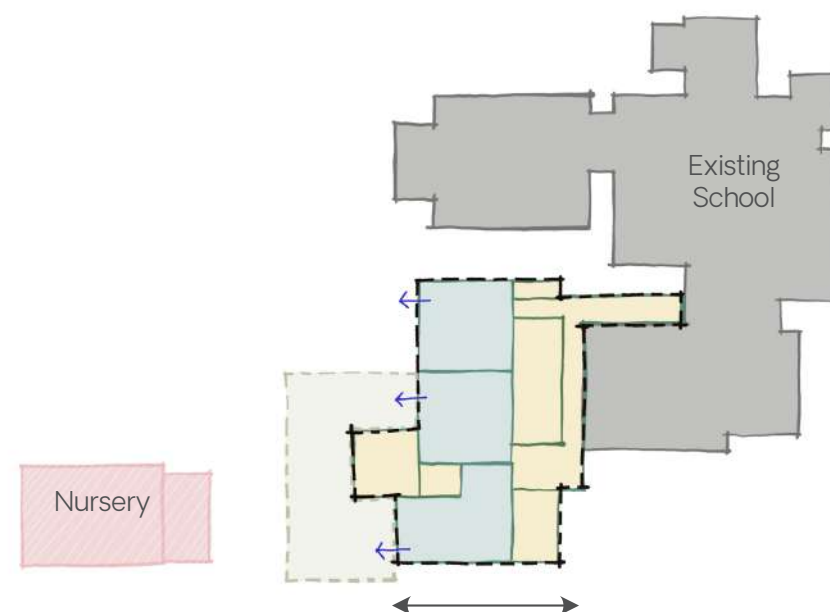
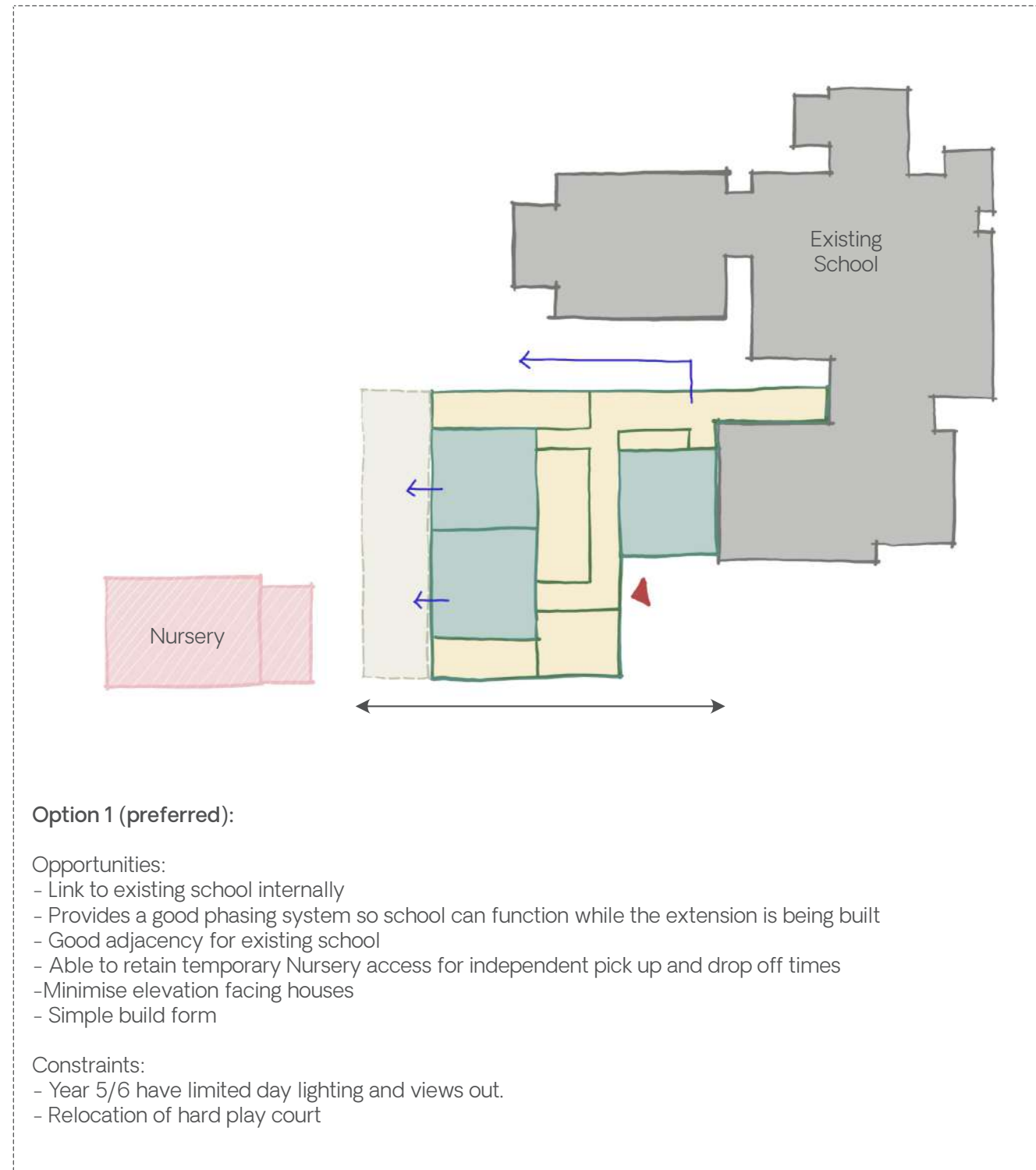


Variant Feasibility – a variant scheme was tested although had no internal circulation so was discounted.

3.0 Feasibility

3.2 Feasibility Design Development - Concept design

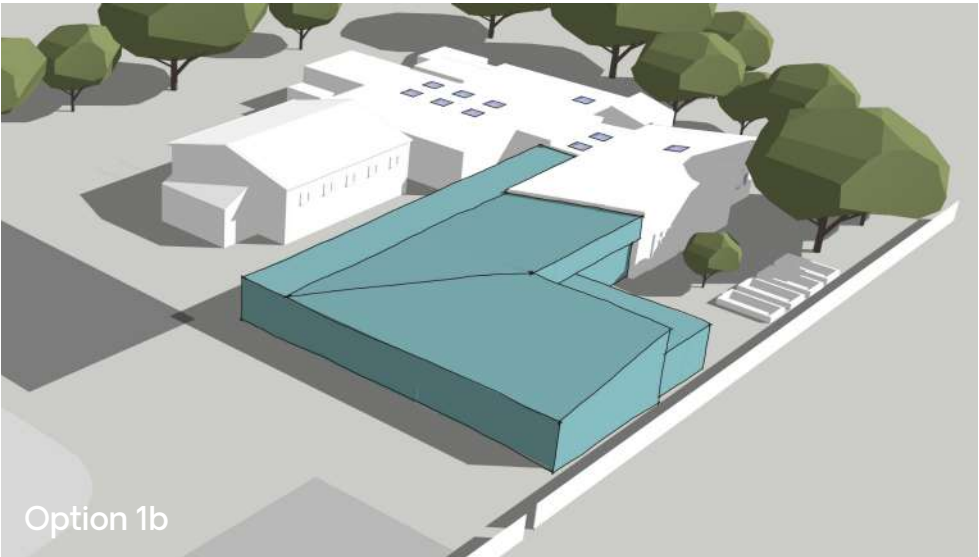
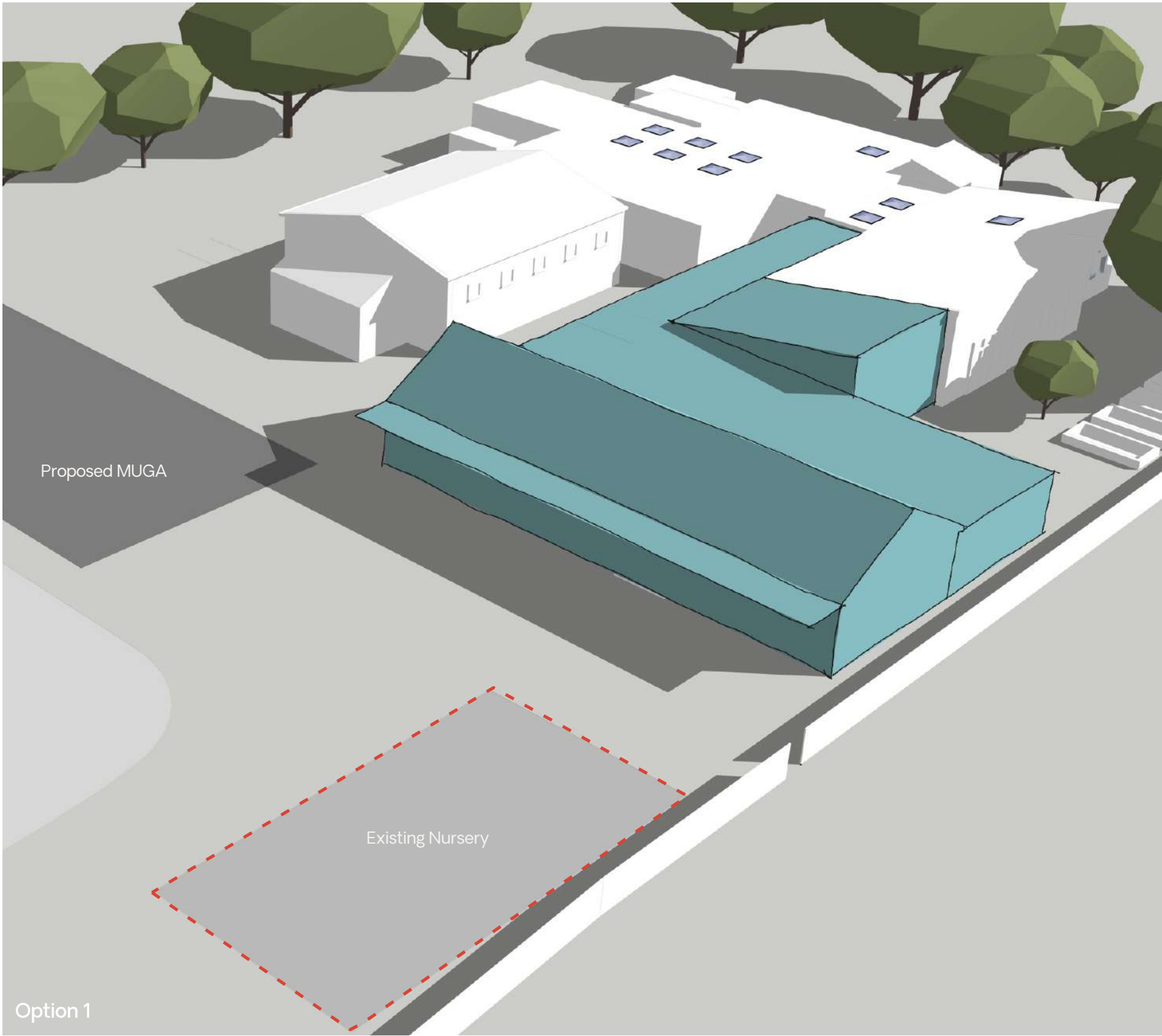
The feasibility study was developed and various configuration options reviewed based on site analysis and opportunities and constraints.



3.0 Feasibility

3.3 Feasibility Massing Studies - Preferred Option 1

Proposed Extension



3.0 Feasibility

3.4 Agreed Building Location & Layout

The preferred site arrangement option was taken forward following a meeting between; Wiltshire Council, Hullavington Primary School, Stepnell and Footprint Architects on December 2024.

The location of the new build was preferred as option 1 to allow the playground to be retained during construction, maintain connection from the new classrooms to the playing fields and minimise the building's massing to the neighbours.

The existing play trail will be relocated.



4.0 Design Brief

4.1 Brief and Aspirations

The brief for the project is to provide new teaching accommodation to replace 2no modular buildings that are at the end of their serviceable life. These buildings contain 3no classrooms, group rooms, WC's and kitchenette.

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.

function like normal and all access routes have been addressed for staff, pupils and parents. For example, implementing a picket fence around the car park and 2m high fence near the Nursery areas.

- Rooflights for group rooms and existing classrooms to improve teaching facilities. Nursery group room exempt due to change in use as a 'nap room'

- Reconfiguration of existing cloaks within the school.

4.2 Brief Development - Stage 1 Feasibility

A feasibility study was undertaken in December 2024. The feasibility proposals assessed a linear form with a corridor to connect to the existing school. A direct replacement for the accommodation within the modular buildings. This option has been agreed.

The following changes were agreed during the feasibility stage:

- In order for the school to maintain places, both mobiles need to be present during construction. A change in the form/ more compact design has been suggested to ensure this.

- One additional group room has been included in the scope to address the shortfall in an SEN resource base that the school need. Despite it being in the new block, it will be accessed by the whole school.

- One additional group room has been included in the scope to address the lack of SEN Therapy room that the school need. This will also be accessed by the 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 6 marked parking spaces that are accessed through a single entrance gate on The Street.

As per the adopted policy; 'Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy', to support the school further, 8 new parking spaces for visitors and parents have been proposed to address the shortfall.

4.4 Brief Development - Stage 2 Concept

The Stage 2 concept design has been developed and agreed by Hullavington Primary School at the meeting 13th January 2026.

The following changes to the brief were agreed during the concept stage;

- A staff WC has been included in the provision; this will also be an accessible WC for students.

- Improving the secure boundary site wide ensures that the school can

5.0 Accommodation Analysis

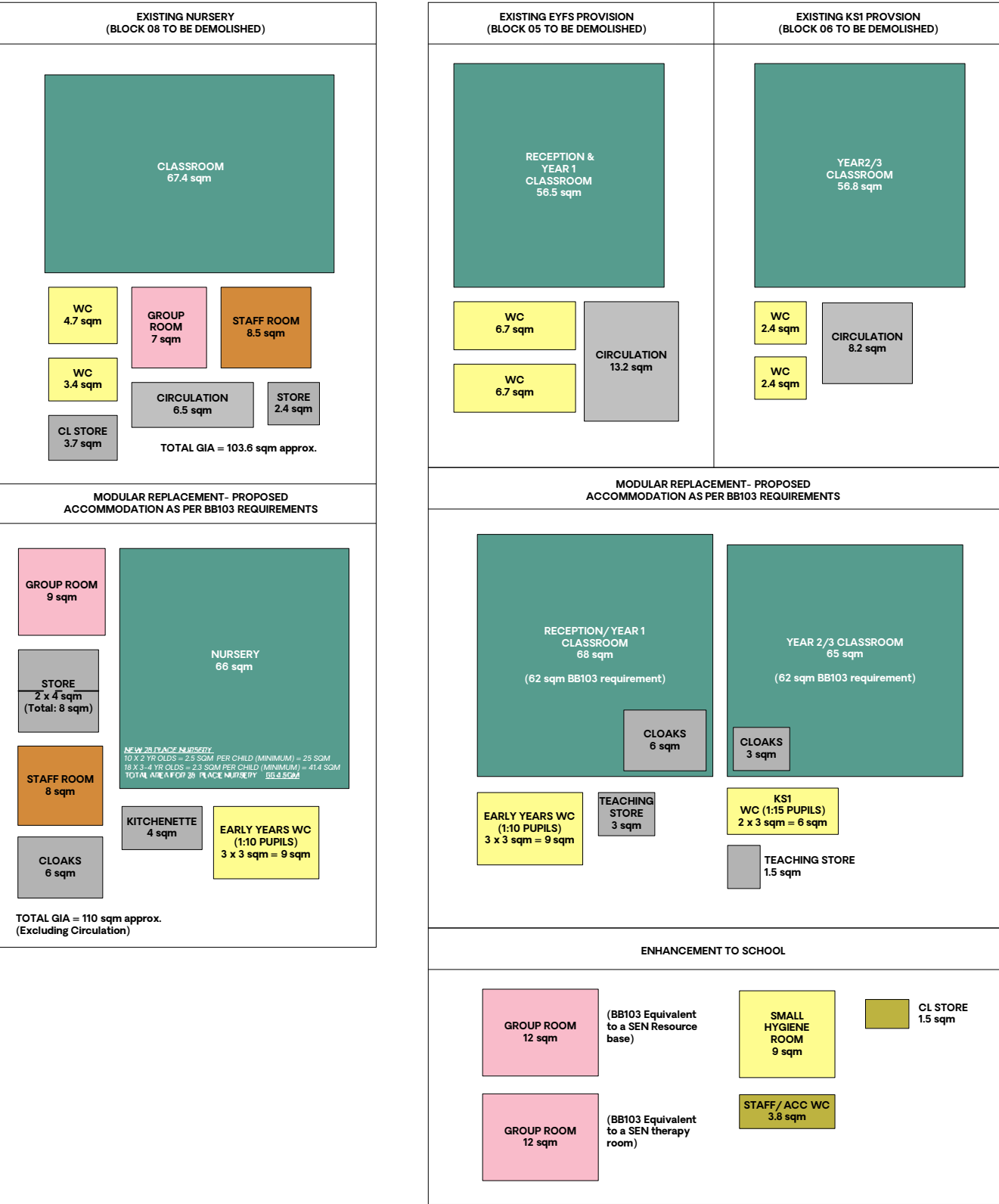
5.1 Proposed Accommodation Schedule Analysis

The accommodation schedule has been tailored to BB103 requirements and provisions made based on the removal of the modular buildings. The new building will accommodate re-providing Nursery, Reception and Year 2.

An exercise was conducted to compare the current accommodation schedule to the Building Bulletin 103. This indicates that the school floor area and accommodation is generally in accordance with BB103, with the exception of the hall, which is circa 30sqm smaller than the recommendation. In addition to the modular replacement, it is proposed for the school to have:

- A small hygiene room
- 2 x 12 sqm group rooms

The accommodation analysis identified a shortfall in specialist support spaces, specifically the absence of a hygiene room and dedicated group rooms. To align with the recommendations of BB103 and ensure the school meets current standards for inclusive provision and small-group teaching, these spaces are included within the proposed accommodation schedule. They will be provided as part of the replacement areas for the existing modular buildings, ensuring that the expanded provision integrates efficiently with the overall school layout and operational needs.

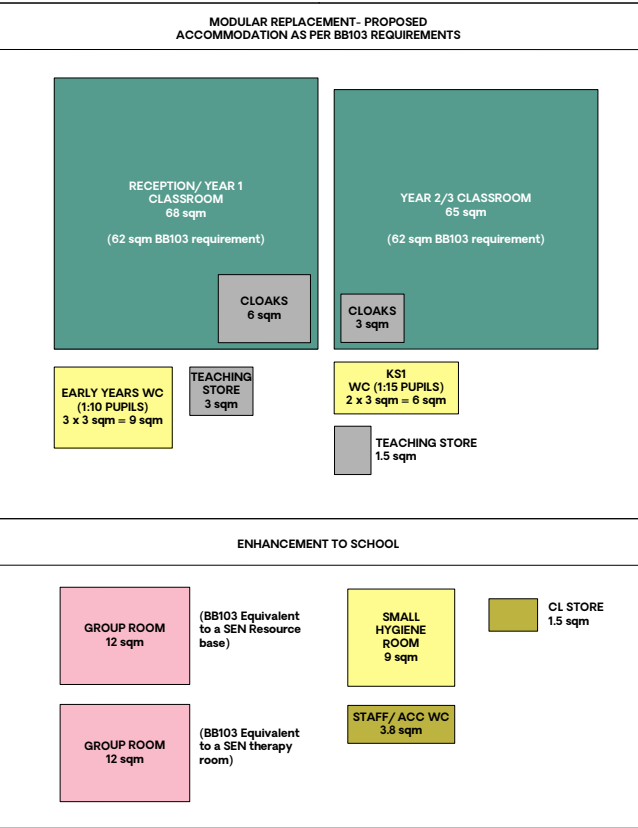
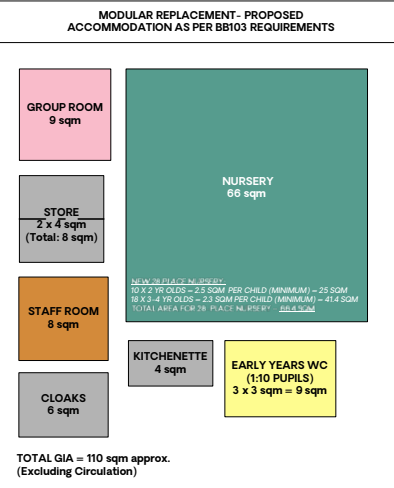


6.0 Proposed Design

6.1 Ground Floor Plan

The school extension will be directly adjacent to the year 5/6 classroom. Reception/ Year 1 and Year 2/3 will be in closer proximity to the main school building due to existing adjacencies. The nursery provision can retain function and access during build. It has the option for a new dedicated and controlled entrance 'on site'. This enables the nursery to be independent of the school routine, especially with midday drop offs.

Whilst no additional parking spaces are required as this is not a school expansion, 8 additional bays have been included. These can be accommodated on site without impacting play space.





8.0 Materiality

8.1 Local Context Analysis

The proposed classroom block not only responds to the school site but importantly takes inspiration from the wider context of Hullavington, such as:

- Simple pitched roof from
- Timber panelling
- Chimney features
- Proposed symmetrical and repetitive window and doors. Openings are paired with the timber cladding to reflect the existing language.
- Proposed buff brick to reflect traditional stone history of the town.



9.0 Materiality

- 9.2 Proposed Materials
- 01. Buff brick to match the Cotswold stone
 - 02. Vertical timber cladding
 - 03. Green Door frames
 - 04. Timber free-standing canopy
 - 05. Slate Colour Roof to match standing seam on site and local roof treatment
 - 06. Panelling with fenestration's (green windows with matching louvres)
 - 07. Timber picket fence to match low wall boundary
 - 08. Chimney features
 - 09. Simple pitched roof form

The chosen materials take inspiration from the school's immediate setting and the wider historic vernacular of Hullavington.

- The primary material is the buff facing brickwork, which reflects the existing school building and direct neighbourhood .
- Slate coloured roof have been chosen for the same reason as the brick. It compliments the standing seam roof of the new sports hall.
- The warm timber has been used to mimic the uPVC panelling on the windows on the existing building, creating a natural and playful interpretation.
- Green fenestration reflects the school branding and adds an uplifting colour to the scheme.

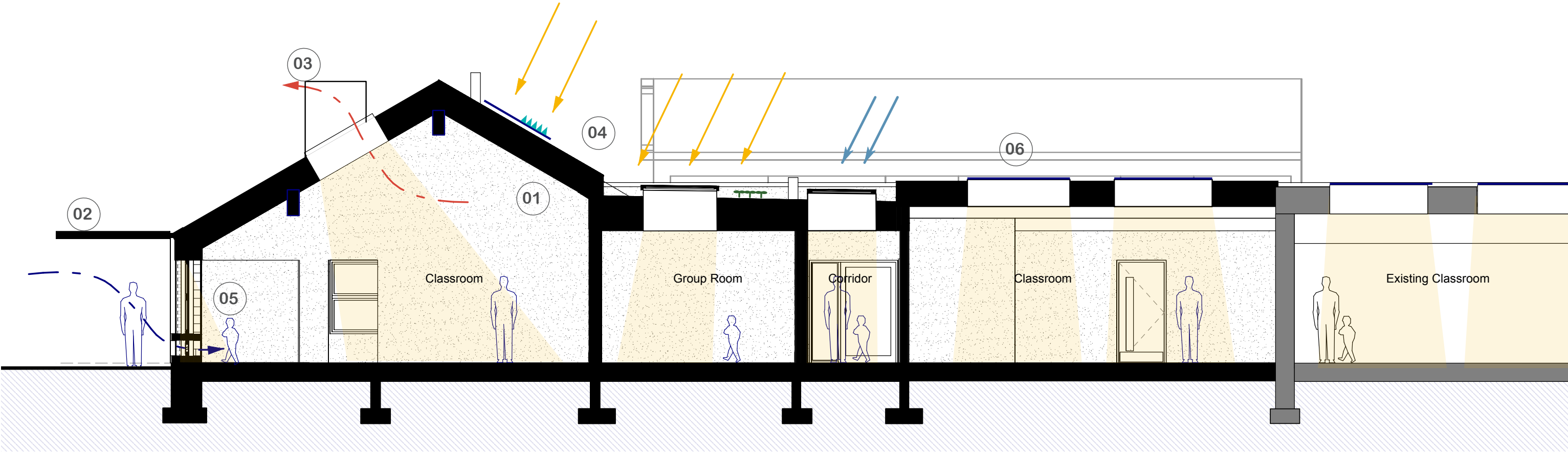




11.0 Proposed Design

11.2 Sustainable Design Strategy

- 01. Highly insulated and airtight facade for improved thermal comfort & lower operational energy demand
- 02. Timber canopy for solar shading
- 03. Natural Ventilation system with Heat Recovery to provide fresh air without cold draughts. Large louvre panels to provide fresh air and reduce overheating.
- 04. Solar PV to achieve Net Zero Carbon in Operation.
- 05. Large windows to maximise views and natural daylighting to create a healthy and uplifting teaching environment.
- 06. New rooflight to existing classrooms



A Long Section A-A
Scale 1:100

12.0 Public Consultation

12.1 School Consultation

On the 25th February 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, including the Parish Council.

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



13.0 Planning

13.1 Amount

The proposed teaching block will have a total gross internal area of 450 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.

13.2 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 hall that is a recent addition, allowing the building to integrate effectively into the site and not be overly prominent.

13.3 Landscaping

The proposed building will be constructed over existing hard play. A new hard play provision will be created to mitigate the loss. The new designated hard play to the classroom extension will be made of permeable surfacing. The existing play trail will be removed and replaced. The boundary treatment will retain as existing. A single tree in the south will be removed as a part of the scheme but this will be mitigated by replanting and enhancing biodiversity site wide.

13.4 Fire

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

13.5 Access

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

The proposal is to replace the existing classroom accommodation currently being provided in three temporary mobile units. There will be no expansion of mainstream provision a result of the proposals, the mainstream capacity will remain at 150 with a 21 place Nursery.

The site currently has 6 marked parking spaces that are accessed through a single entrance gate on The Street. To support the school better, 8 new parking spaces will accommodate the short fall for visitors/ parents. As per the adopted policy; 'Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy.

13.6 Drainage

See separate Drainage Strategy Report.

13.7 Ecology

See separate Ecology report for full details.

13.8 Arboricultural

See separate Arboricultural report for full details.

13.9 Flooding

The site is not located within a flood risk zone.

13.10 Contamination

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

13.11 Sustainability

A whole building sustainability strategy has been undertaken, see separate Sustainable Energy Strategy Report for full details.

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

14.0 Planning Statement

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

There is no change of use on site.

14.1 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 Chippenham as playing a key role as an employment, administration and service centre for the west Wiltshire area, and having good transport links to many nearby settlements, including Bath and Bristol.

Core Policy 10: Spatial Strategy: Chippenham Community Area

Core Policy 10 of the Wiltshire Core Strategy sets out the spatial strategy for the Chippenham Community Area, directing development in accordance with the settlement hierarchy established under Core Policy 1. Within this framework, Hullavington is identified as a Large Village, where development is supported at a scale that is proportionate to its role, helping to maintain and enhance the vitality and resilience of the community.

While the majority of housing and employment growth is focused at Chippenham, the policy recognises that sustainable development within the wider rural area—including Large Villages such as Hullavington—plays an important role in supporting local needs. This includes not only housing delivery but also the provision and enhancement of essential community infrastructure.

In this context, the proposed expansion of educational facilities within Hullavington is consistent with the strategic objectives of Core Policy 10. The policy places strong emphasis on ensuring that growth is supported by timely and appropriate infrastructure, including schools, to meet the needs of existing and future residents.

The proposed development accords with the key principles of the policy in the following ways:

- Supporting sustainable communities: The expansion of school facilities directly contributes to the social infrastructure required to support planned and existing population levels within Hullavington and the surrounding rural catchment.
- Infrastructure-led growth: Core Policy 10 requires that development is accompanied by the infrastructure necessary to support it. Enhancing local education provision aligns with this objective and reduces reliance on facilities in higher-order settlements.

- Accessibility and sustainable travel: The provision of additional school capacity within the village enables pupils to access education locally, encouraging walking and cycling and reducing the need for longer-distance vehicular trips.
 - Integration with the existing settlement: The proposal can be delivered in a manner that respects the scale and character of Hullavington, ensuring that any physical expansion is well-related to the existing built form.
 - Environmental considerations: In line with policy requirements, the development can incorporate appropriate landscape mitigation, biodiversity enhancements, and sustainable drainage measures, while avoiding areas of flood risk.
- Core Policy 10 also highlights the importance of coordinated planning and delivery. The school expansion represents a proactive response to current and anticipated demand, ensuring that essential infrastructure keeps pace with development across the Community Area.
- In summary, the proposed school expansion in Hullavington is fully aligned with the spatial strategy set out in Core Policy 10. It represents sustainable, infrastructure-led development that supports the long-term resilience of the village, enhances local accessibility to education, and contributes positively to the creation of a balanced and well-served community.
- 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.

15.0 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.

The Wiltshire Core Strategy has outlines a requirement to promote sustainable development. It is considered that the proposal minimises the visual harm to the surrounding area 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 Hullavington. For these reasons we feel this application should be supported by the Local Authority and recommended for approval.

00.

Appendix

Variations of images, sketches and plans

00.1 Future Expansion

Planning Application - PL/2024/03115

A planning application has been submitted March 2024 in regards to land adjacent of Hullavington School. This application consists of 71 residential units including a community car park and land reserved for a school extension, as per the Hullavington Town Plan 2016-2026 set in.

The reserved land measures approximately 2000sqm.

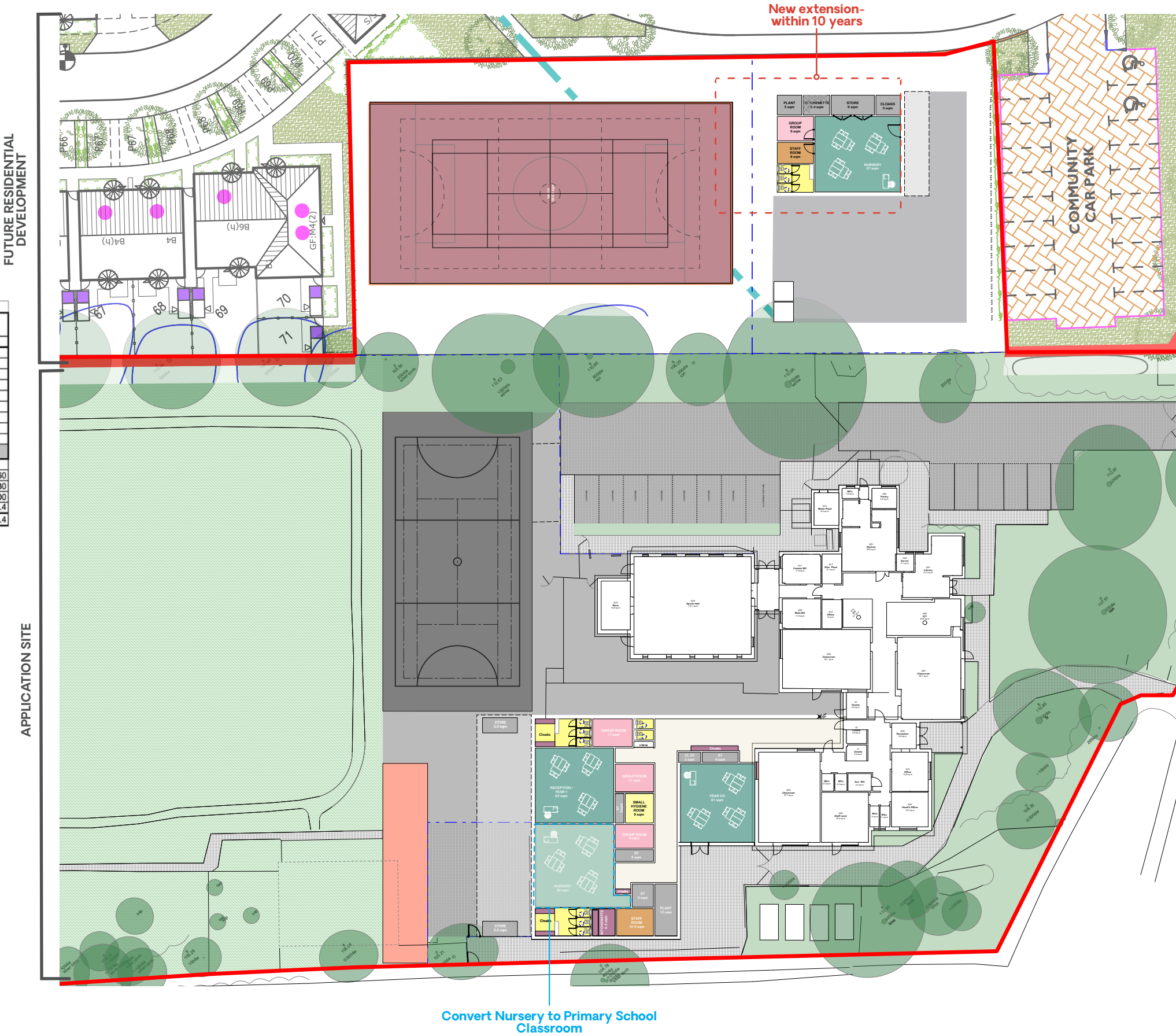


00.1 Future Expansion

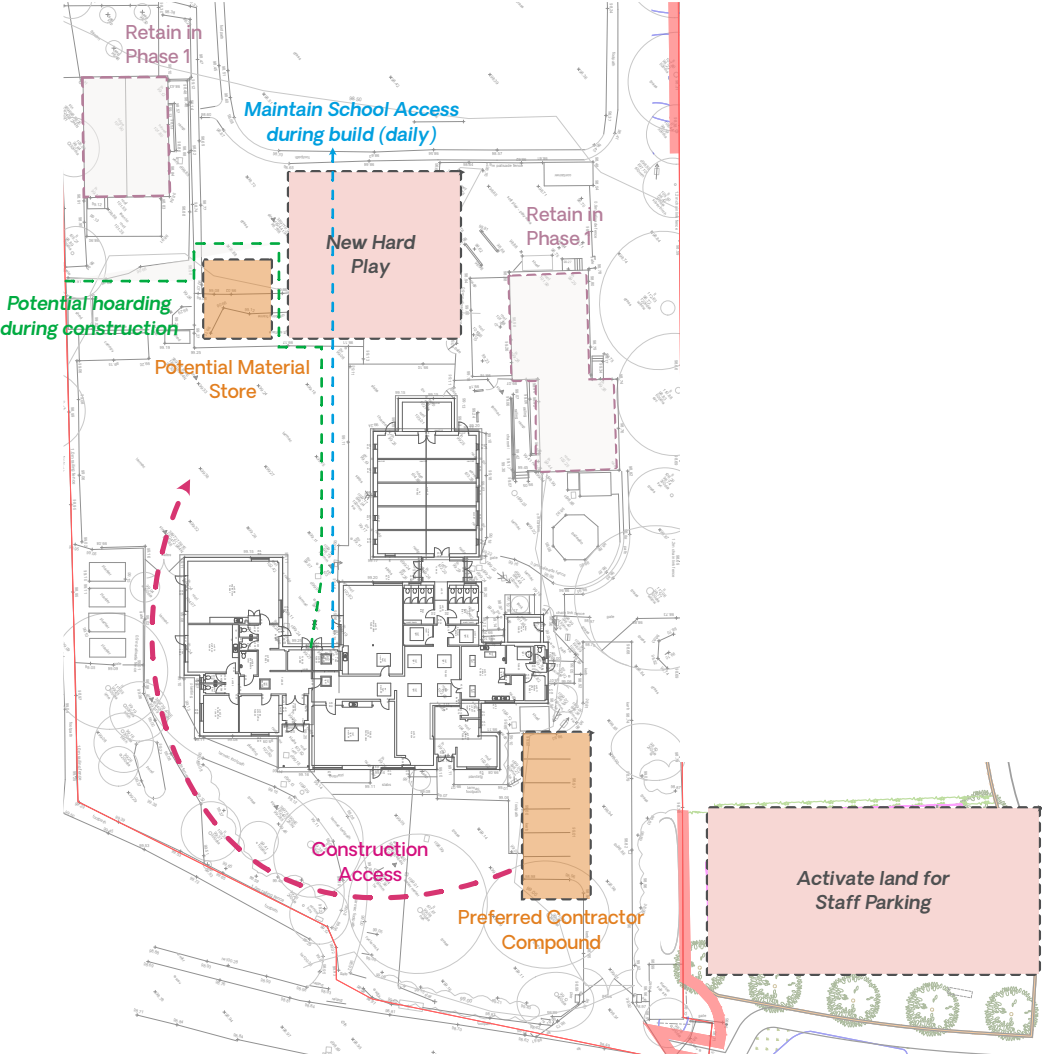
Future Development Plan Option

The school development will include the conversion of the nursery classroom to a primary school classroom. The parcel of land reserved for the school will be used as the new site for the nursery as per BB103 requirements. With close proximity to the community car park, there can be easy access for parents for midday pick up and drop off. The other half could be hard play or a multi-use games area (MUGA) that could include community use.

External Areas	BASE AREA	Nursery	5-11 Primary required (BB103)	TOTAL
pupil numbers		28	180	208
Soft outdoor PE		0	3600	3600
Hard outdoor PE	400	0	670	670
Soft Play (informal & social)	600	56	960	1016
Hard Play (informal & social)	200	28	380	408
Habitat	0	0	90	90
Float	600	56	1500	1556
Carpark and hard surface	-	-	-	-
TOTAL		140	7200	7340
Minimum site areas (Primary)				
Total net site areas	(2000+32*n)			7760
likely site area : from	(2200+36*n)			8480
to	(2500+40*n)			9700
Existing Site Area				10193.4
Proposed Site Area (i.e.with Land reservation)				12193.4

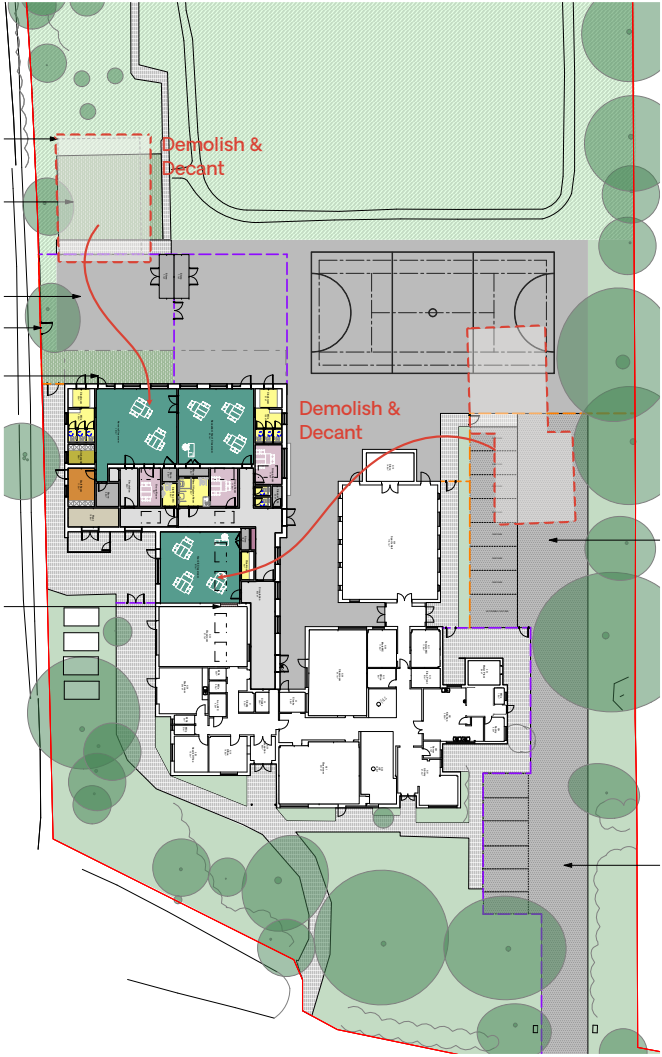


00.2 Project Phasing Plan



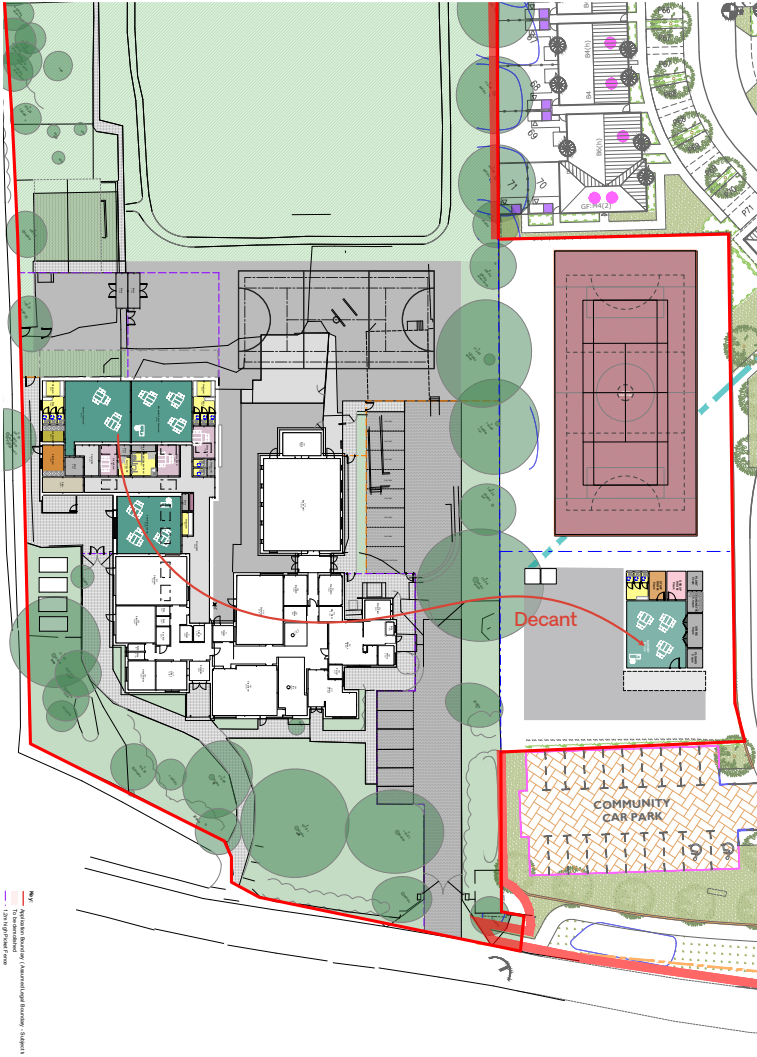
PHASE 1

- Build new hard play
- Existing staff car park to be utilised as preferred contractor compound
- Temporary Staff car parking to be relocated to land adjacent to school
- Hoarding boundary to be established without restricting school egress.
- Note: Nursery play to be smaller during construction.
- Material store to be with the hoarding boundary.
- Site access using existing footpath to minimise disruption.
- New extension of school to be built on existing hard play area & decant students from mobile building to proposed.



PHASE 2

- Demolish Nursery and Mobile building and decant children into new build
- New landscaping introduced
- Re-establish secure boundaries
- Staff car parking to be onsite



PHASE 3 (10+ years time)

- Expand red line boundary
- New stand alone Nursery on future development- decant from proposed
- Nursery Classroom in extension to be re-purposed for primary school use
- New hard/soft external play areas
- New MUGA for community access



Footprint Architects Ltd
The South Suite
Third Floor
Heliting House
35 Richmond Hill
Bournemouth
BH2 6HT

Email: hello@footprintarchitects.co.uk
Tel: **01202 818966**