



Notton House School

Design and Access Statement

Proposed Parking

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Date 09.02.2026

Updated 19.06.26 Fence Justification

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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

Our Initial site notes were compiled during a meeting with Ben Reysenn who is the Health, Safety and Compliance Lead & SEMH Hub Manager for Midsomer Norton Schools Partnership and Notton House School is within this partnership. I also met with a number of staff and Michelle Reysenn, Headteacher at Notton House Academy. Points raised were as follows;

1. Complaints raised by the local residents regarding parking throughout the day and pick up / drop off along side taxis queuing.
2. On the 27<sup>th</sup> November 25 there was an incident where a fire engine was unable to pass due to cars parked both sides of the road.
3. School bus trips have been cancelled on more than one occasion because it has been unsafe to navigate the mini buses out of the gates due to excessive parking near and around the entrance of the school.

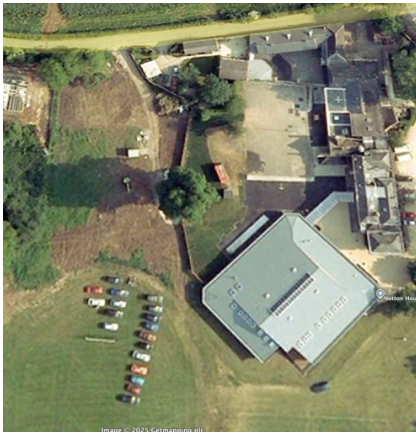
4. The school owned transport minibuses, SUVs and small cars used for field trips, outings or planned trips are not in constant use and could free valuable space is relocated.
5. Children and parents safety is paramount to the schools identity and to many concerns have been raised around the interaction of vehicles and pedestrians even though Health and Safety plans have been implemented.
6. The school has 84 staff of which some car share and approximately 50% drive, due to its remote location its difficult to cycle, walk or bus and arrive on time.

### 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.

Notton House School benefits from on and off street parking which surround the West, North and small section of the East elevation within the grounds of the school, externally on the road, parking is available however uncontrolled and the road is not in good condition with excessive puddles, what appears to be surface water pooling across the pavement and road in wetter weather, debris from the large trees and generally muddy under foot. On the three occasions visiting the school it has been very noticeable how wet the road gets and choice parking is limited.

Notton House School had previously built a new classrooms and sports hall building to the rear of Notton House which was approved in 2004 under application - [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. When this building was erected, an existing rear entrance to the rear playing fields was reformed in to an access for the development of the sports and classrooms building to reduce the disruption at the schools entrance. The surface of this access is clearly identifiable visually by the long straight flat section of ground heading towards and up to the building also identified on google earth 2006.



## 2. The Proposal

Notton House School has identified by relocating the vehicles that are used less frequently to allow for the safer access of staff, parents and children on a daily basis, reduce the impact on the road to the front of the school and lessen the impact on the local residents and services, including emergency services will all benefit the health and safety of all who attend the school and its surroundings.

The proposal integrates the previously formed entrance which was used in the construction of the sports hall and new classrooms, the design has incorporated the area that was previously disrupted with limited alteration and very little construction. The proposal allows for four smaller cars, two SUV type vehicles and five mini bus vehicles all strategically parked in bays that provide safe and easy access for pupils and staff. Each bay allows suitable access which has been identified as an issue when loading and unloading the pupils in their current locations. Included within the proposed parking area is a gated entrance and exit separated to eliminate the risk of vehicles meeting on the entrance to the highway and potentially causing disruption, enough space has been provided to pull off of the highway before the gate opens and allow vehicles to pass safely.

The materials used in the proposal are as follow;

1. The surface to the highway will be permeable block paving to allow safe passage on and off the highway and to prevent loose material pulled on to the highway surface, the total area of permeable paving will amount to 77m<sup>2</sup> and has been calculated the have a 100mm aco drain running across the paving with a fall in to the aco drain from the road side and from the car park, this will be drained in the direction of the open field trough a 150mm

drainage pie directly to a create soak away system with a minimum water storage capacity of 1.93m<sup>3</sup>.

2. The surface of the parking and access paths will be a product called X-Grid – Green which is a permeable system that self drains

Ground Reinforcement Grid System

#### PRODUCT INFORMATION

- Available in Black, White and Green
- Panel Size 330 x 330 x 40mm
- 9 Panels = 1 Sqm
- Made from 100% Recycled Plastic
- UK Designed & Manufactured
- 428 tonnes per m<sup>2</sup> load bearing capacity
- UV & Weather resistant
- Easy to Install Interlocking Panels
- Max Gradient Of 12%

3. The surrounding fence will be 2.4m high v mesh fence with timber inset to form an anti climb fence.

## 2.4m High V Mesh Security Fencing Kit

The 2.4m High V Mesh Security Fencing Kit offers a reliable and visually appealing perimeter solution for a wide range of applications. Designed to combine strength, durability, and aesthetics, this fencing system provides a high level of protection against unauthorised access while maintaining a neat, modern appearance that complements both public and private spaces.

With its distinctive V-shaped profile pressed into the mesh panels, this fencing system delivers an effective balance between security and visibility. It is a popular choice for a variety of installations, including schools, parks, business premises, warehouses, and light industrial sites, where safety, visibility, and professional presentation are equally important.

One of the key features of this 2.4m high V mesh fencing is its hard-to-climb design. The mesh pattern incorporates narrow, 50mm-wide apertures, which make it extremely difficult to gain a foothold or handhold, significantly reducing the likelihood of intrusion. The pressed V-shaped sections, spaced evenly across the panel, not only add to its distinctive appearance but also improve overall strength and rigidity.

Despite its robust structure, this fencing system remains lightweight and easy to install, offering a practical and cost-effective perimeter solution. The combination of vertical and horizontal steel wires ensures a solid construction that resists cutting and bending under pressure, making it a dependable choice for long-term security applications.

Each mesh panel is manufactured from 4mm pre-galvanised steel wire, offering excellent resistance to rust and corrosion. The galvanised finish provides long-term durability, even in harsh outdoor conditions, while maintaining a clean, professional appearance. For enhanced

protection and to match specific site aesthetics, panels can also be powder-coated in a range of RAL colours.

This coating not only adds an extra layer of protection against the elements but also allows the fencing to blend seamlessly into different environments, ideal for both urban and rural installations.

## Applications

This fencing system is suitable for a wide range of settings, including:

- Educational facilities such as schools and playgrounds
- Public parks and recreational areas
- Commercial and retail sites
- Industrial estates and warehouses
- Office complexes and car parks

Offering a balance between strength, durability, and appearance, it's ideal for locations that require effective perimeter security without compromising visibility or design.

Ensure your new perimeter is fully accessible and secure by pairing your panels with our compatible [V mesh gates](#), available in various widths and configurations

**Gates to match the fencing will be provided that allow seamless access to and from the carpark, each gate will have remote access and a good visual exit on to the highway, a drawing has been provided showing the sight lines are up to forty meters in one direction and exceeds fifty meters in the opposite direction, in addition and because its approaching a busy junction and a built up area, an application to reduce the speed limit to 20mph would be welcomed. Drawings have been provided with details of layout and finishes.**

The proposal will in addition take a number of cars from the highway parking and also allow the taxi drop off and collections to be made within the grounds without the issues of queuing on the road, the impact will be greatly reduced on the highway and safety will be dramatically improved.

### 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  
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

[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 high standards of safety, low impact to the neighbouring properties / dwellings and continuing high standards of education for children that require higher special educational needs. The design has followed each element of the requirements set out by the schools staff and head teacher while understanding the additional requirements to improve and maintain higher standards of security and safety for each of the pupils and staff.

#### 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

Notton House School had work carried out in the 2005/2006 after gaining planning for the additional sports hall and classrooms which have been very successful, the school has improved and built on its success's educating and assisting in the progression of children and young adults and continue to strive in a challenging environment, the schools requirements and needs to continue their success's in education and progression is paramount and the proposal set out has identified, designed and promoted the schools requirements. The design has used the existing access and hard standing, areas that have been previously altered and minimal impact to the trees. Any consultation with the council will be welcomed to achieve a positive outcome.

## **1. FENCE JUSTIFICATION**

A perimeter fence that surrounds the proposed site is essential to the site safety and security, typically a style of V Mesh fence is used broadly across the education sector for the safety of minors, this includes preventing intruders in and children leaving the premises without the knowledge of the staff. In each case generally a green colour is apparent around most schools including Notton House School where it secures the entire perimeter of the schools boundary's. The proposal had previously suggested a three meter fence which is used in situations where there is a probability that either a pupil may attempt an unauthorised exit from the premises or a potential threat to the schools boundary security, unfortunately and tested, V Mesh can only be used as a deterrent and therefore a more substantial type of fence is required which has anti climb design. In this instance an alternative option is to provide a V Mesh fence with timber inlays, unfortunately there is maintenance associated with timber and vandalism will become apparent however without the fence the project would not be feasible resulting in continued congestion and complaints from the fire department, council and neighbouring properties.

The comments provided by the conservation team have been accepted by the school and various options have been considered, the reduction in height to 2.4m or eight feet using the mesh that is anti climb is really the very minimum standard that can be proposed due to the increasing demand of more staff than pupils, increasing pressure to keep the children safe and from escape, the reduction in damage and 'vandalism' to the buildings, vehicles and equipment. The timber inlay will soften the appearance and cause reduced visual harm to Notton House School listed building. If the conservation team would visit the site it would become obvious that in the last fifty years of being home to a school for greater needs children, Bristol City Council, who previously ran the school erected buildings which have not complimented the listed building and erected four meter fencing directly behind the school to surround the play ground along with other structures that obscure the direct line of sight between the proposed fence and the listed building, this obstruction of sight between the building and the proposed fence would suggest there is no harm to the listed building. Bristol City Council provided fencing to the perimeter of the entire site which is the same style as proposed and now we propose to add timber to help disguise the fence although this does add the additional hiding places which is not an ideal situation.

It is very difficult to explain the pressures the teachers and staff are under to maintain the daily tasks of looking after the children at Notton School and maintain good standards.

The fence is a green colour that will have pressure treated timber slats as per the drawing to blend in with the surroundings, the fence is a good distance from the main building and is not in direct line of sight for the majority of the building, in addition there is a highly fenced playground to the rear of the property which obscures the view of the proposed carpark area and proposed perimeter fence provided by Bristol City Council in their occupation of the school.