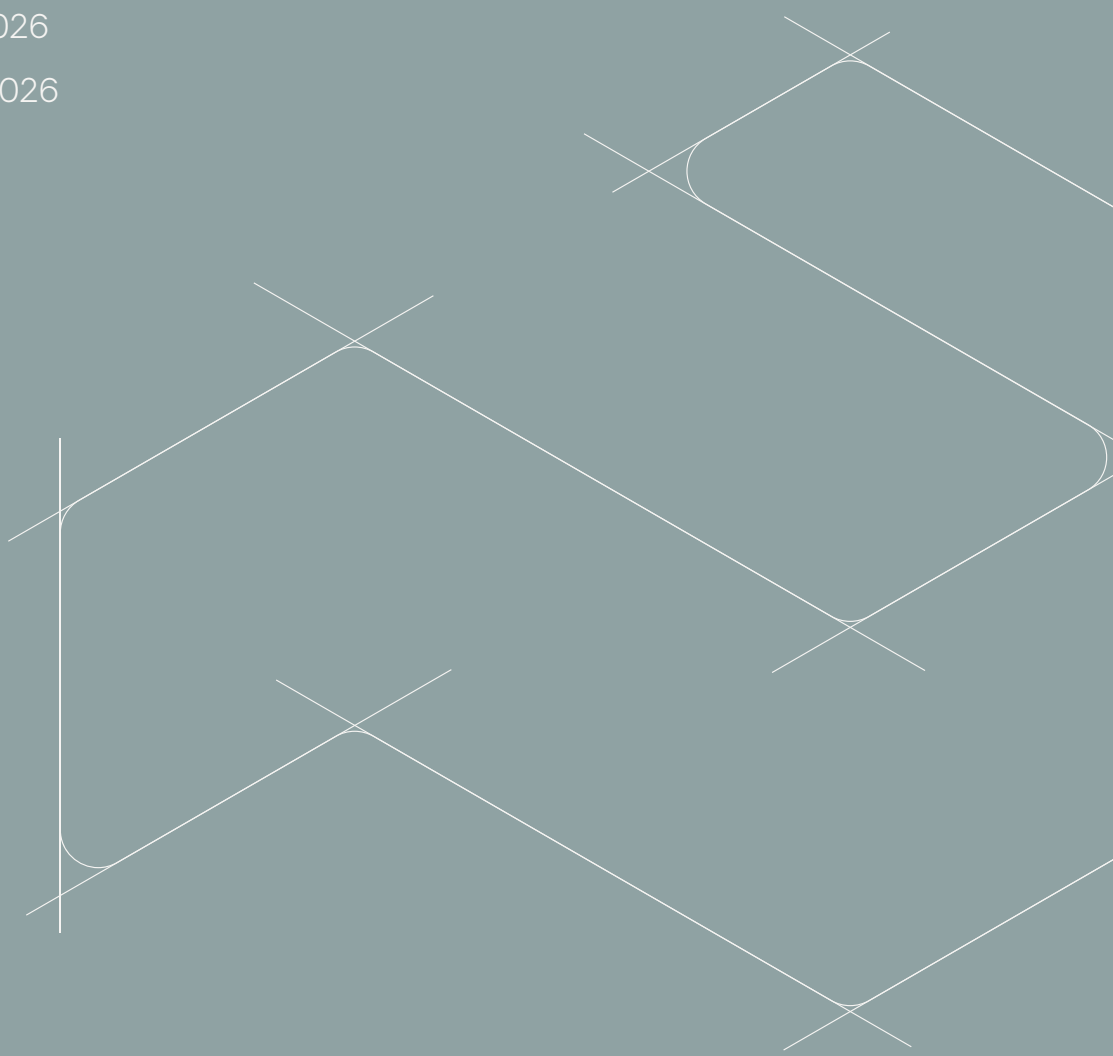

Design Statement

Melksham House SEND Works

Ref No: 7415

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Revision B | 03.07.2026



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Design Statement

Introduction

This design statement is for a planning application and listed building consent to support the proposed works to the Grade II listed Melksham House. It relates to internal building modifications and external works including the addition of external canopies and two new AC units.

This statement should be read in conjunction with Heritage Statement 2021 completed by Forum Heritage Services.

Brunel Academies Trust operate Melksham House School as a specialist education provision at Melksham House. The school provides education for children and young people from the age of 4-16 with complex social, emotional and/or mental health/medical needs.

Proposed Internal Works

As a special school, there is a heightened risk due to the designation of the pupil cohort. The proposed internal works are proposed to ensure the school are able to manage pupils from different age ranges and deliver a building that is a safe environment for all young people.

The proposed internal works that are proposed under this applications relate to 2 main areas. Refer to drawings; ZZ-ZZ-DR-A-08-0004, 0005, 0006, 0007 P01.

Staircases

In order to maintain a safe environment for all young people using the building, the school requires a separation between the first floor and the staircases to prevent pupils running up and down stairs. An open vertical wooden slatted screen is proposed with a low level gate to match that of the existing screen to Stair 2. This proposal will be kept independent of the original staircase and is a provision that is reversible should the building use change.

Additional works to existing staircases include:-

An access control/fob operating system is proposed to be installed to the door between the breakout space and stairwell containing the lift in order to prevent pupil access and provide improved security. This will be managed by the school and during transition times (arrival & departure) the area will be open. During the school day, access control locks down that area to manage movement with pupils using the alternative access to the breakout room.

First floor to second floor - Staircase 4 provides staff access to the 2nd floor offices and exam store currently without separation. An open vertical wooden slatted screen and door is proposed to prevent pupil access and improve security.

Acoustic Panels

The main hall (multi-purpose activity space) does not meet the Building Bulletin 93 (BB93) requirements for acoustic reverberation of a maximum 1.5 Tmf seconds, with current results indicating 3.7 Tmf seconds. The reverberation requirements are provided with the objective of allowing clear communication of speech between students and teachers and between students.

It is proposed that new acoustic panelling is installed at high level to the end walls and the raked portions of the ceiling to reduce the reverberation and improve the learning environment.

Proposed External Works

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Canopies

In order to provide external shaded areas for the pupils from both rain and sun, there are 2 canopies proposed to be installed in the enclosed playground to the rear of the building. The two separate canopies are proposed to provide shelter whilst also not requiring all students to be together when different ages of pupils are using the playground. These have been designed to be robust, but can also be dismantled in the future if required. They have also been designed as to not encroach on any existing fire escape routes and are positioned adjacent to existing fence lines.

An additional canopy is proposed to be installed over the existing hard play area to the rear of the car park. This is to provide solar shading and protection from rain.

Air Conditioning

During the summer, the existing plant room and early years classroom are becoming overheated and therefore require air conditioning and two new air conditioning units are proposed to cool the plant room and classroom.

The new external air conditioning units are proposed to be installed on the existing flat roof of the plant room adjacent to the rear playground. These have been positioned here so that they cannot be accessed by any pupils and no external ground works will be required. These units have been set back from the parapet of the roof in order to conceal the units as much as possible and from external ground level they will not be visible.

Existing Internal Photographs



Image of the existing open timber slat screen to Stair 2 on the first floor.



Vertical timber slats to be fitted on the first floor landing to Stair 3 to continue from the existing and incorporate a gate



Image of the existing first floor landing to Stair 4, where an open timber slatted screen and gate is proposed.



Images of the existing main hall to have acoustic panels installed high level

Existing External Photographs



Image of the external playground to the rear of the school where a triangular canopy is proposed in the corner of the black fence (External Works 3)



Image of the fenced off hard play area to the rear of the car park.



Image of the corner of the existing playground where a rectangular canopy is proposed. (External Works 2)



Image of the existing flat roof to the plant room where the new AC unit is proposed.



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