

TROWBRIDGE CAMPUS

Design & Access Statement
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REVISIONS

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03						

SECTION 1.0 INTRODUCTION



1.0 INTRODUCTION

AWW have been appointed by Wiltshire College & University Centre (WCUC) to explore options to rationalise and reconfigure space at the Trowbridge Campus in order to support the expansion of both the Creative and Construction curricula. This Design and Access Statement has been prepared in support of a full planning application for the proposed developments.

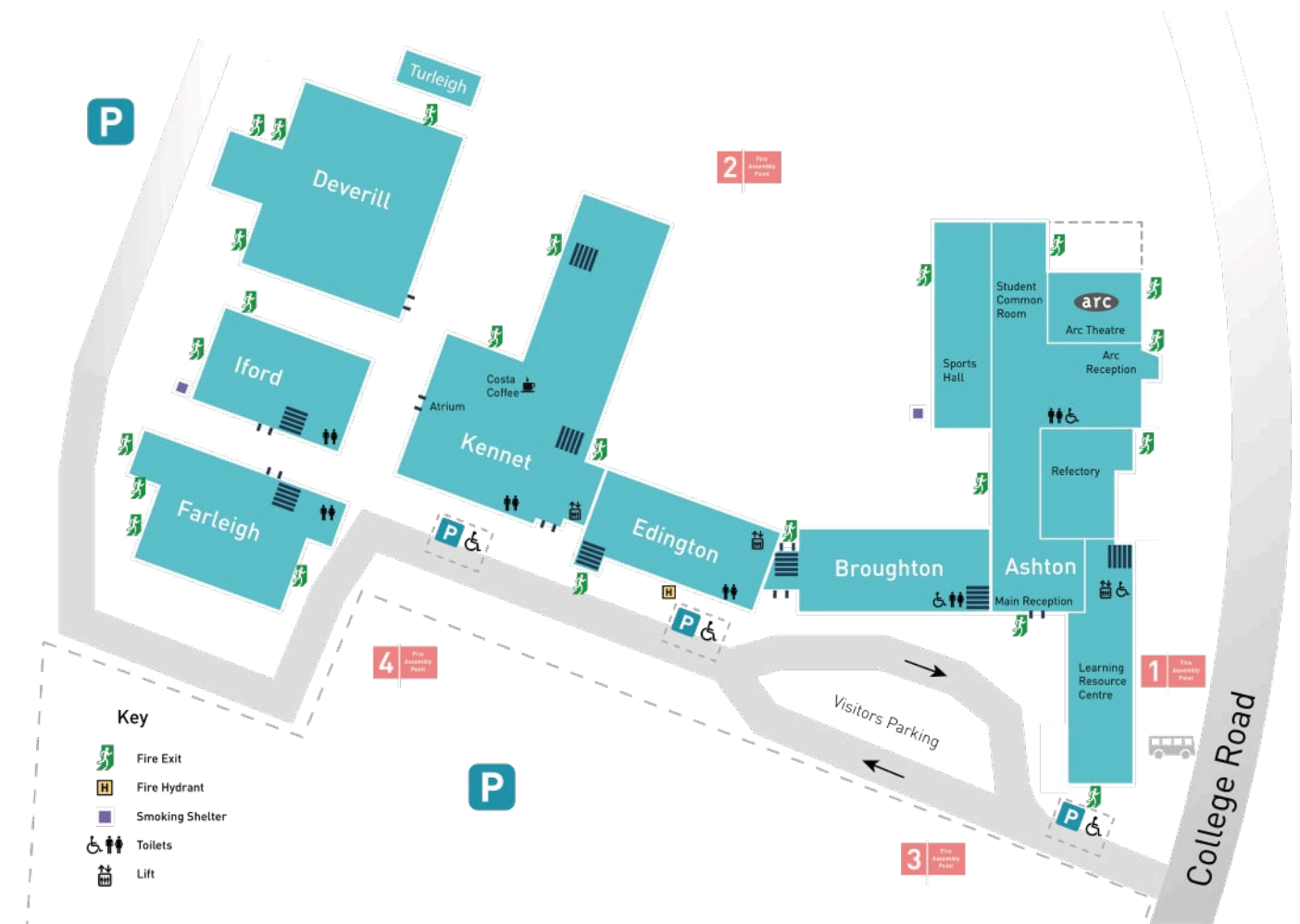
The proposals form part of WCUC's wider estate strategy to optimise the use of existing accommodation and improve operational efficiency. The plan will create space for additional students and improve collocation and efficiency for both the Creative and Construction Skills curriculum.

The application comprises the following elements:

- Conversion of the existing sports hall into a Creative Arts Centre
- Construction of a new entrance extension to enhance the identity of the Creative Arts Centre
- Construction of a new entrance extension to create a singular point of entry for the Construction Centre
- Internal reconfiguration works across Ashton, Kennnet, Iford and Deverill
- Associated improvements to building fabric
- Construction of a new boundary wall to the main vehicle and pedestrian entrance

The proposals are predominantly refurbishment-led, representing a sustainable approach to development through the reuse of existing buildings.

Note: Drawings are not to scale within this document. Separate scaled PDF drawings accompany this application.



Trowbridge Campus Site Map

SECTION 2.0

SITE CONTEXT



2.0 SITE CONTEXT

The Trowbridge Campus is a further education facility accommodating a wide range of teaching activities including construction, engineering and creative arts.

The campus has evolved over time, resulting in a varied building stock of differing age, condition and architectural character. While functional, this has led to:

- Dispersed teaching functions
- Inefficient use of space
- Unclear curriculum identities at building entrances

When entering the campus from the road, the existing front boundary lacks security, allowing for opportunities for unauthorised access onto the campus.



Site Location Map

- Application Boundaries
- - - WCUC Campus Boundary

SECTION 3.0

SCHOOL OF DIGITAL & CREATIVE ART



3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.1 Existing Sports Hall - Photos

The existing Sports Hall is an uninspiring building within the campus, particularly when viewed from across the courtyard. Externally, the building requires upgrading to enhance its thermal performance and to provide a more contemporary and appealing appearance. Internally, the Sports Hall is accessed via the Ashton Building and is currently underutilised, serving only limited sporting activities and accommodating exams during the spring months. To support its proposed function, the internal finishes require refurbishment to create a more appropriate and visually aesthetic space.

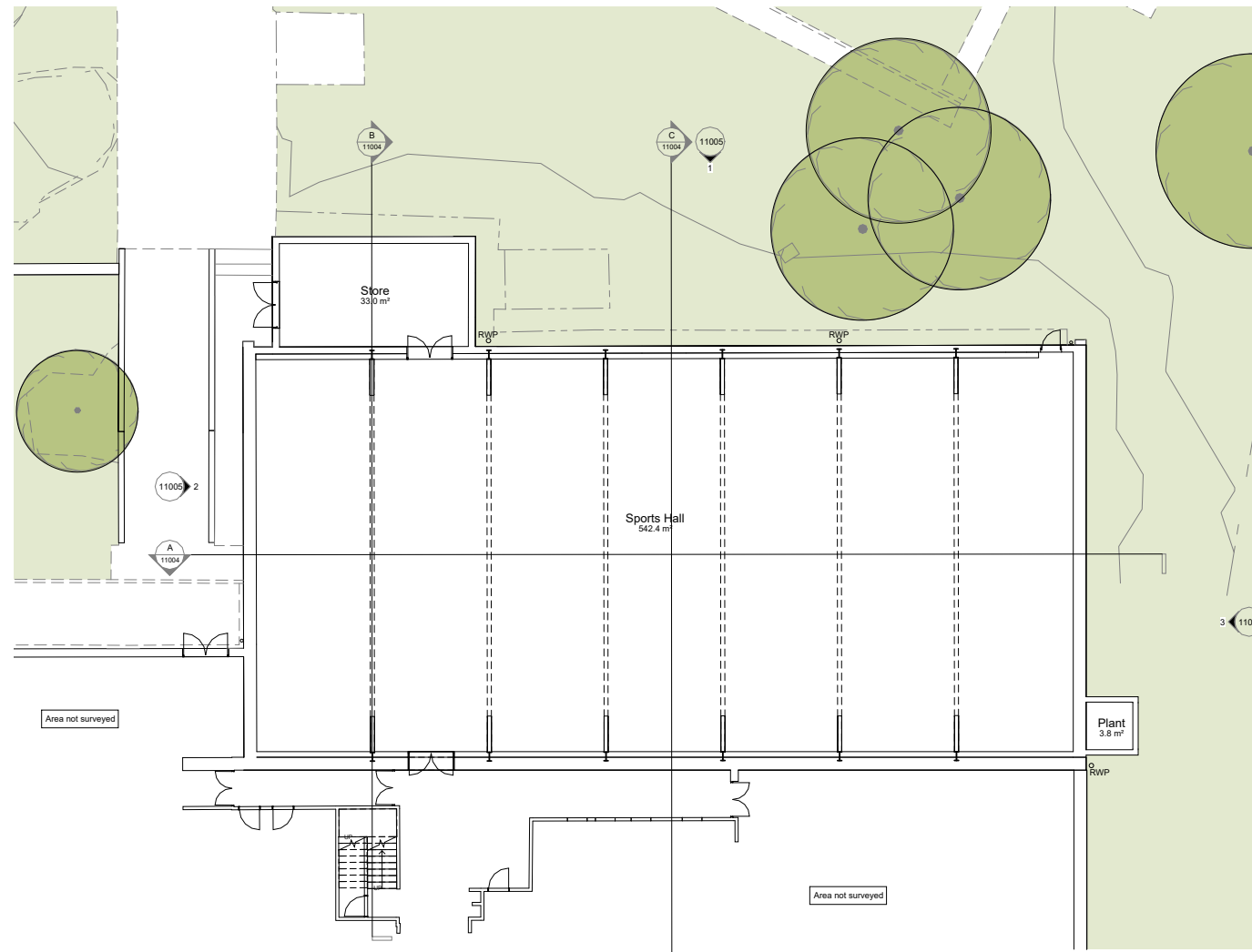


External Photos

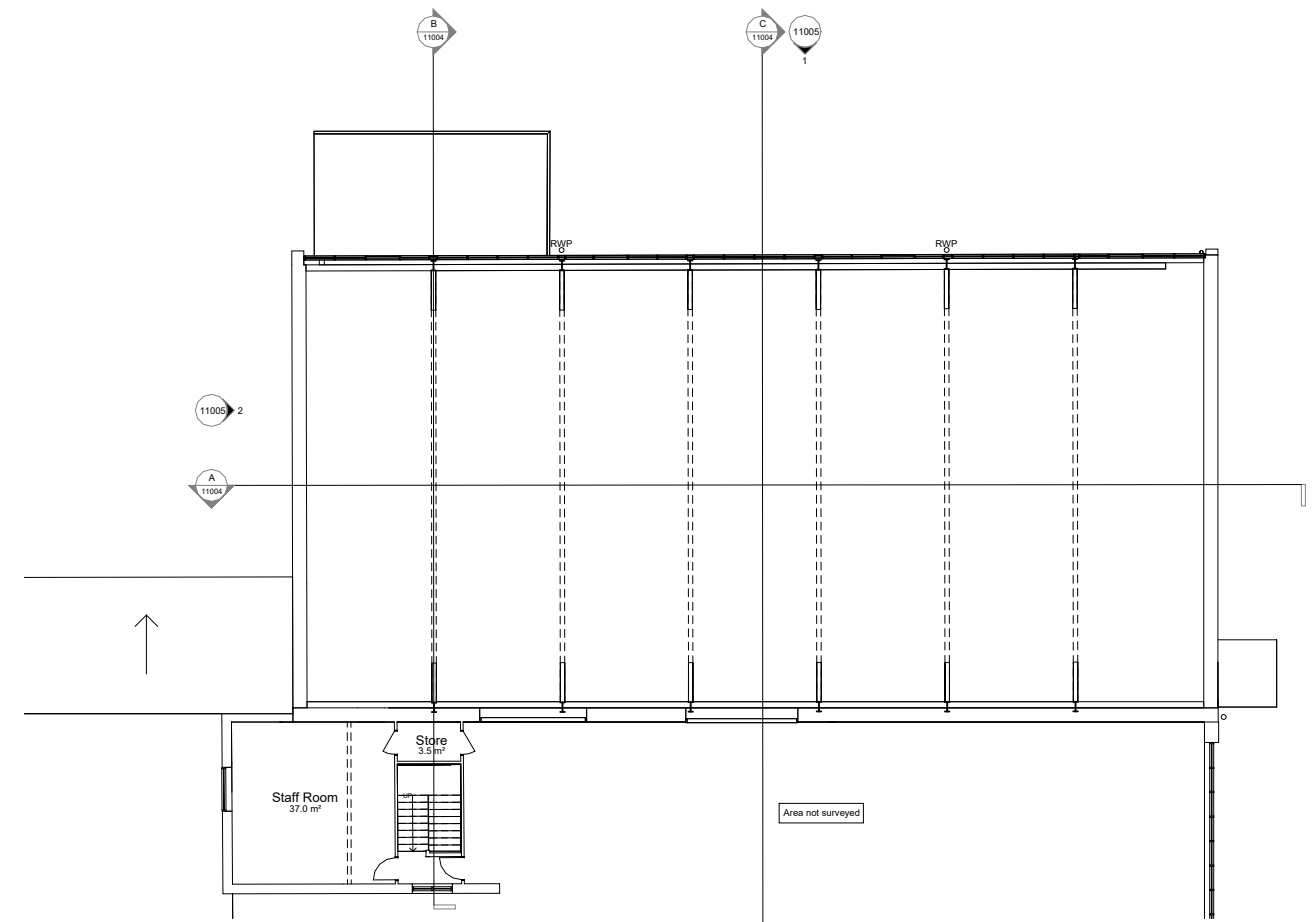
Internal Photos

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.2 Existing Sports Hall - Drawings



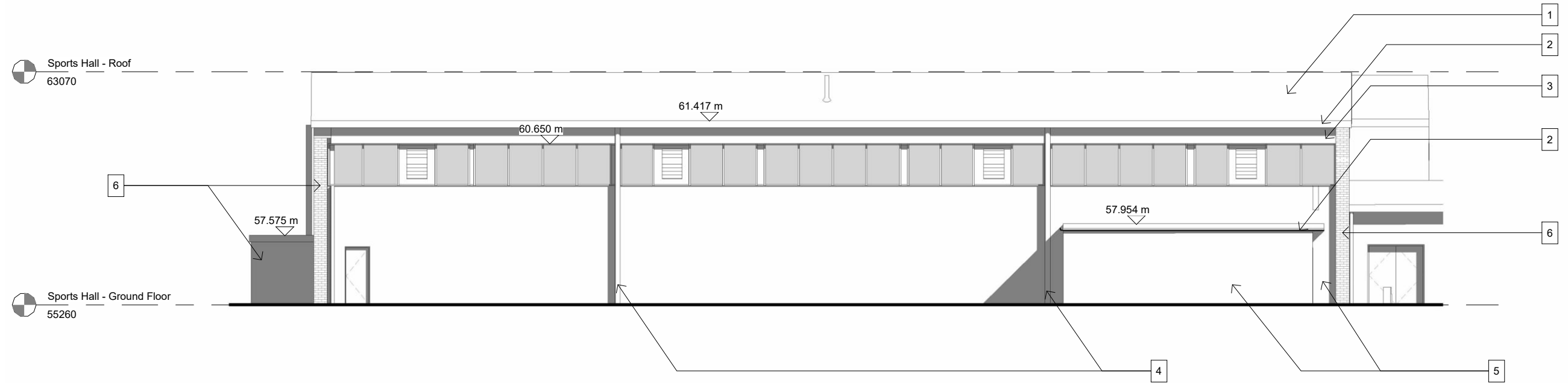
Existing Ground Floor Plan



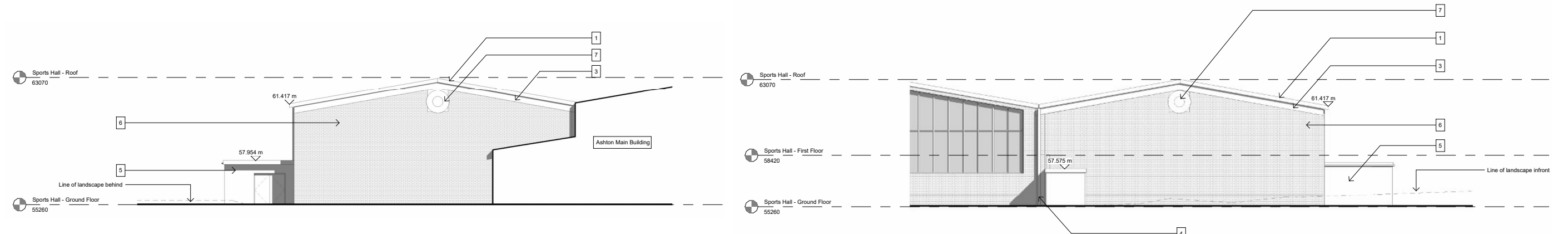
Existing First Floor Plan

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.2 Existing Sports Hall - Drawings



Existing Front Elevation



Existing Side Elevation

Existing Side Elevation

MATERIALS KEY -	
1.	Profiled metal sheet roof
2.	Gutter
3.	Fascia board
4.	Downpipes
5.	Render
6.	Brick
7.	External vent

3.0 SCHOOL OF DIGITAL & CREATIVE ART

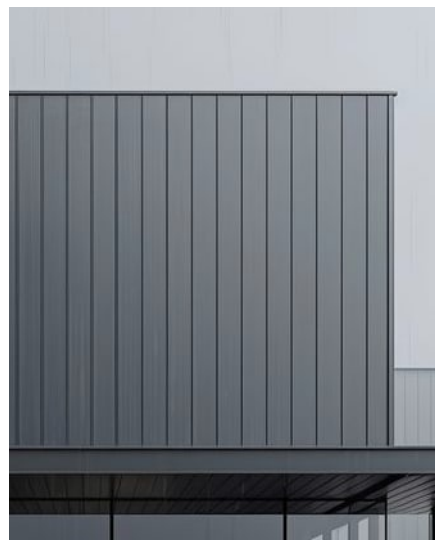
3.3 Proposed Sports Hall

The sports hall will be repurposed to form a new Creative Arts Centre.

External works include -

- New single-storey extension to the North elevation, including lobby and plant area
- Enclosed plant area to the East elevation
- New landscape outside the proposed extension
- New windows to the North elevation
- Removal of 3 No. Trees (Refer to BNG Report)

The extension comprises of a simplistic modern addition - glazing and standing seam metal cladding. The external walls of the existing building are upgraded through the addition of external insulation and a new render finish. This will improve both the environmental and visual quality of the Sports Hall.



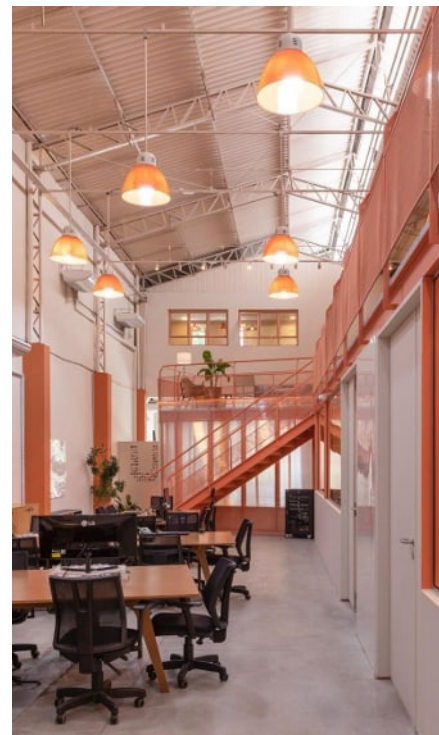
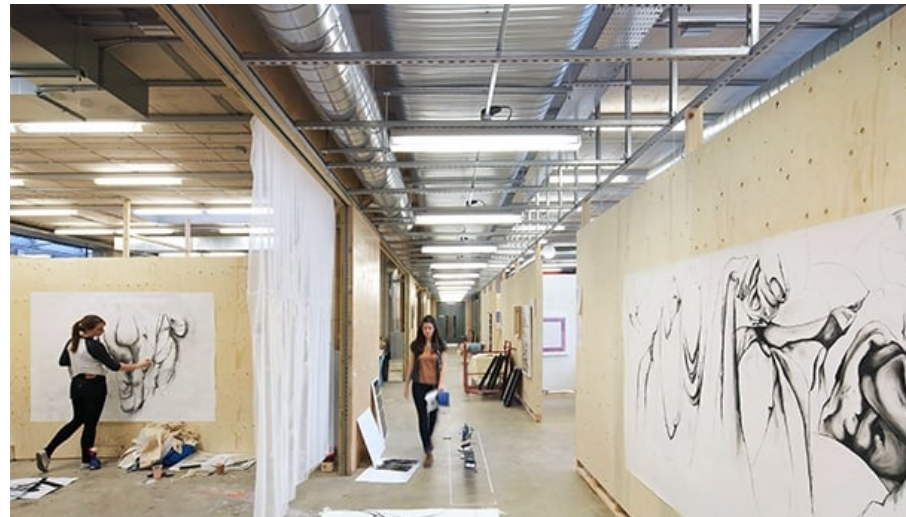
Precedent images



Conceptual Visual - Proposed External View

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.3 Proposed Sports Hall



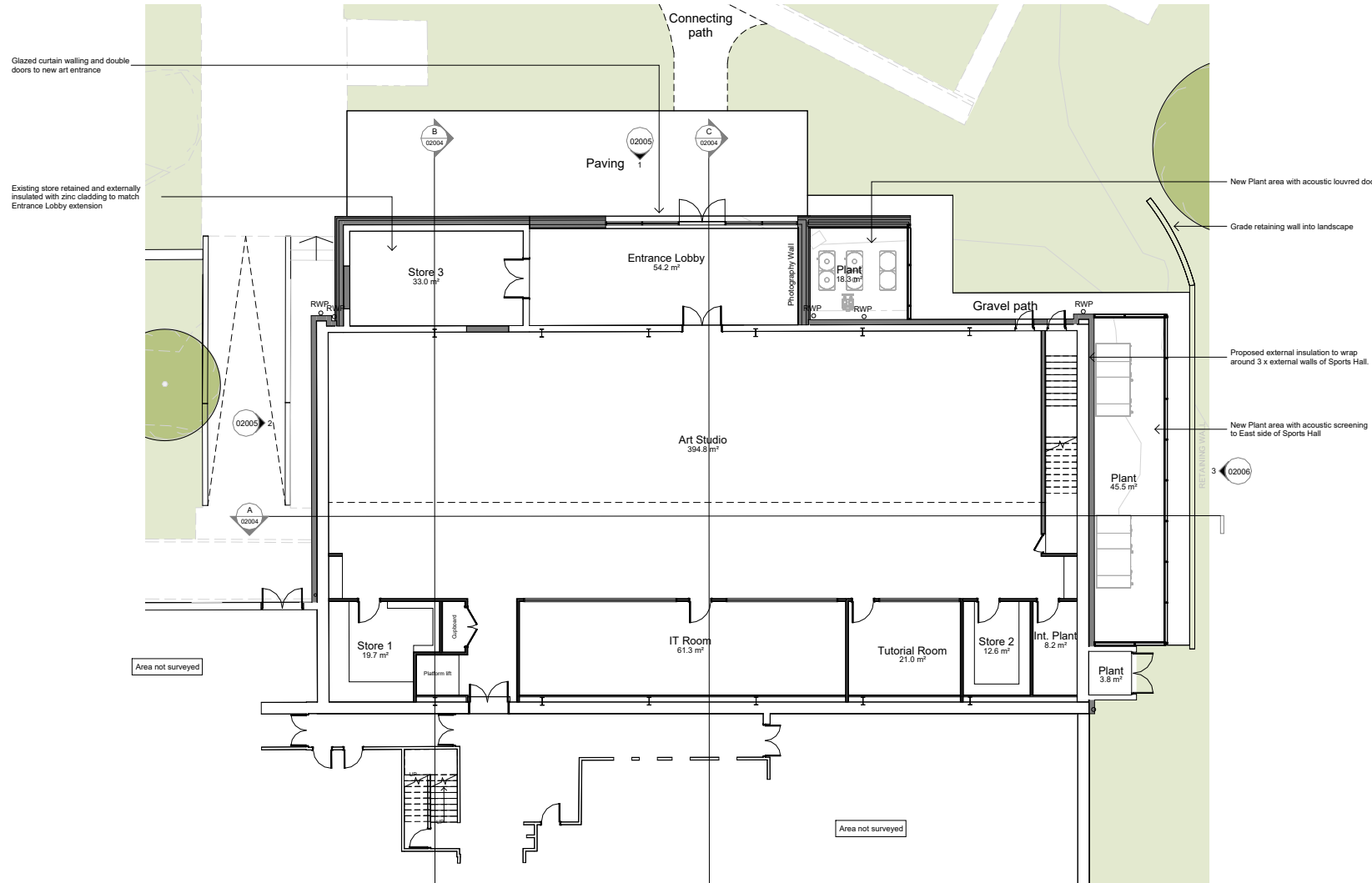
Internal Precedent images



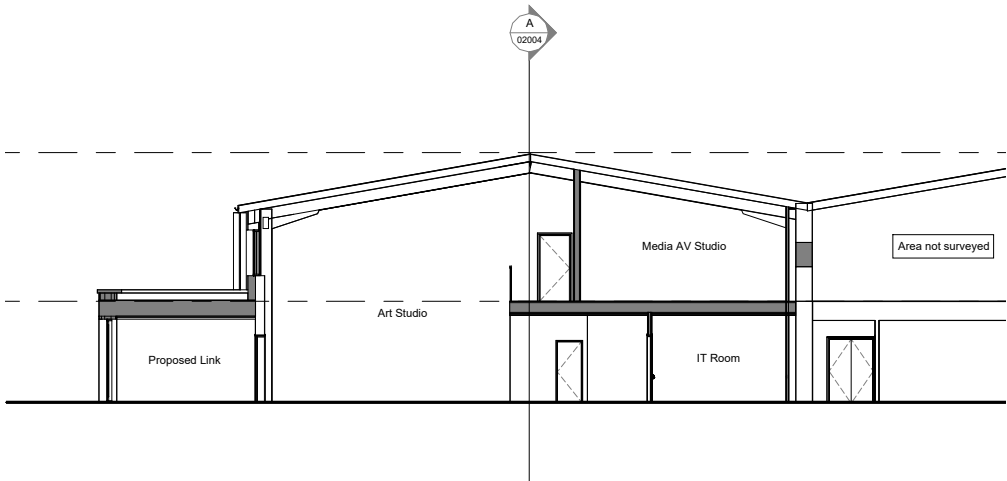
Conceptual Visual - Proposed Internal View

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.4 Proposed Sports Hall - Drawings



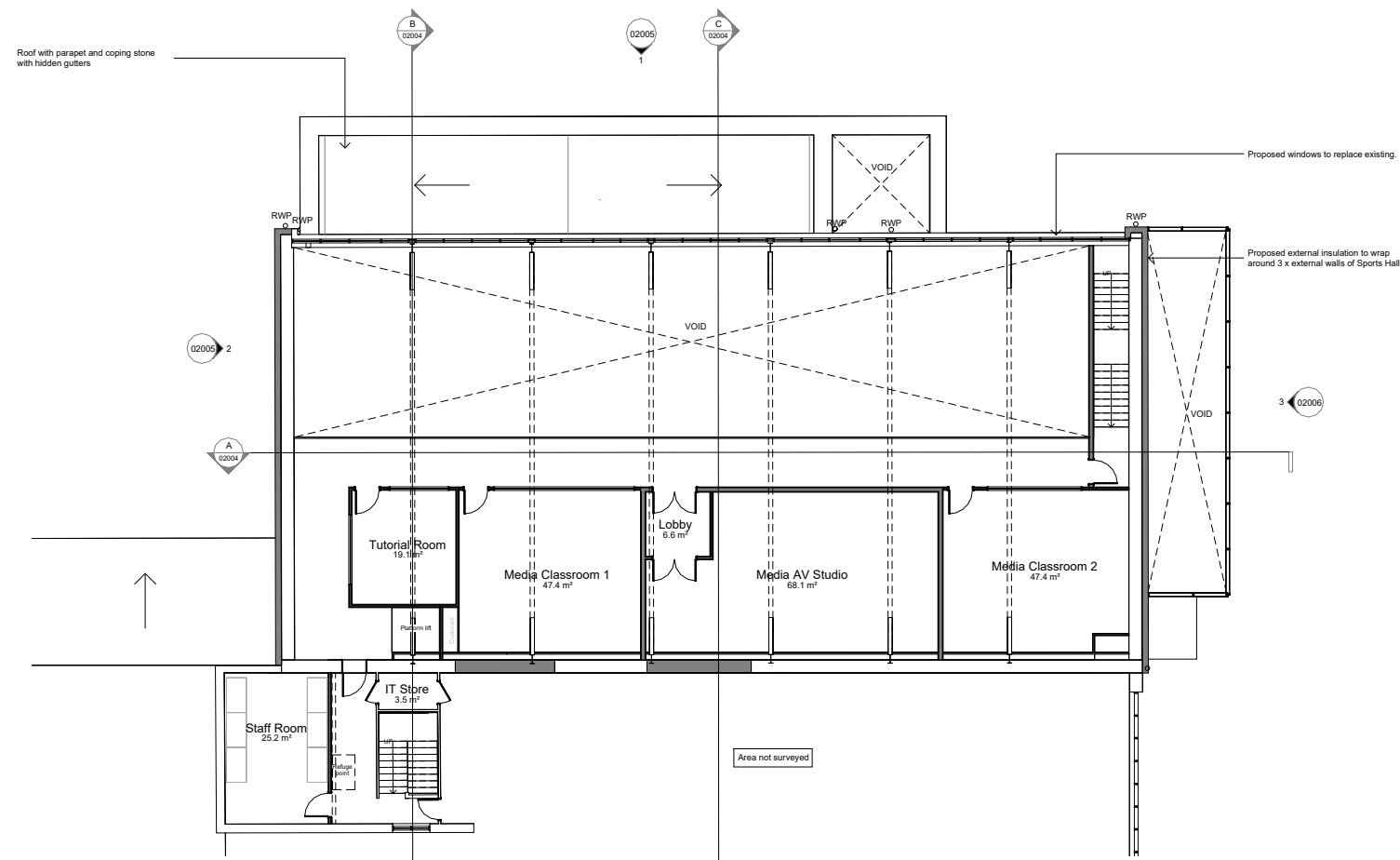
Proposed Ground Floor Plan



Proposed Section

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.4 Proposed Sports Hall - Drawings



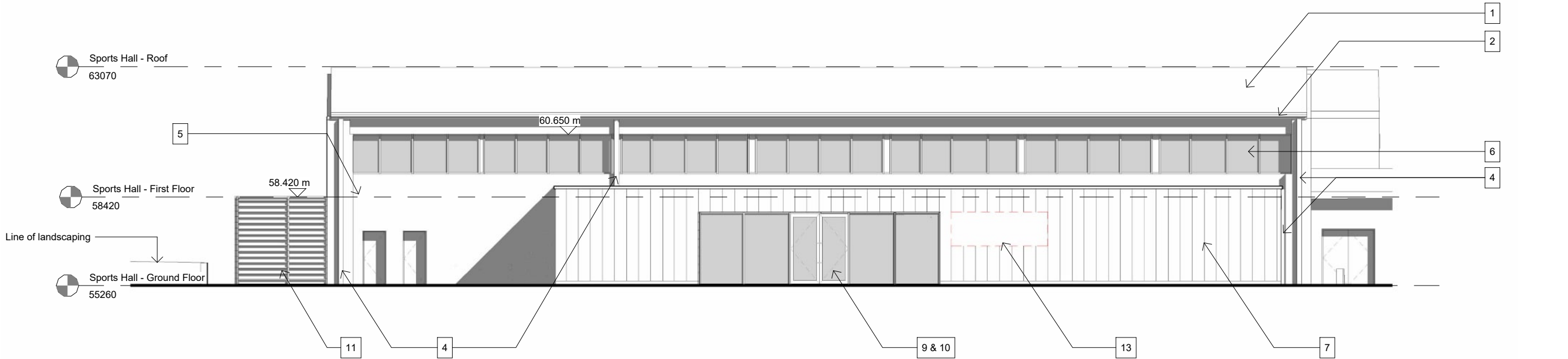
Proposed First Floor Plan



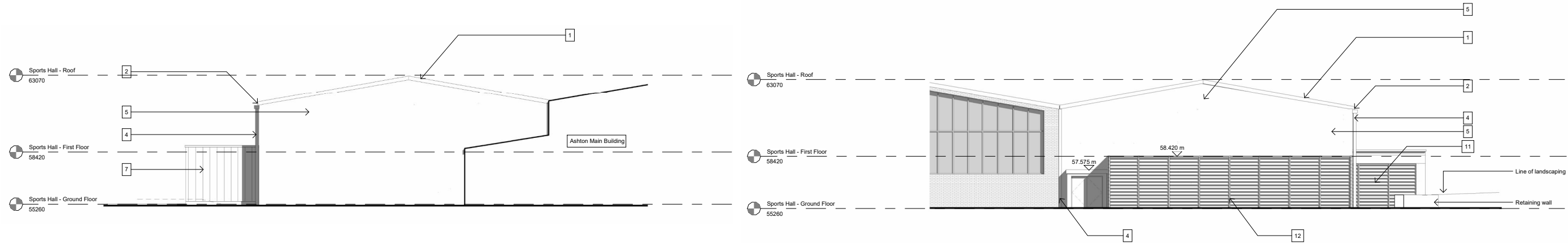
Conceptual Visual - Proposed Section

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.4 Proposed Sports Hall - Drawings



Proposed Front Elevation



Proposed Side Elevation

Proposed Side Elevation

MATERIALS KEY -	
1.	Existing profiled metal sheet roof
2.	New metal gutter
3.	New fascia board
4.	New downpipes
5.	New render
6.	New PPC metal windows
7.	Standing seam zinc cladding
8.	Brick
9.	Double glazed doors
10.	Double glazed windows
11.	Louvered doors
12.	Acoustic screening
13.	Signage

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.5 Proposed Sports Hall - External Materiality



Off-white render



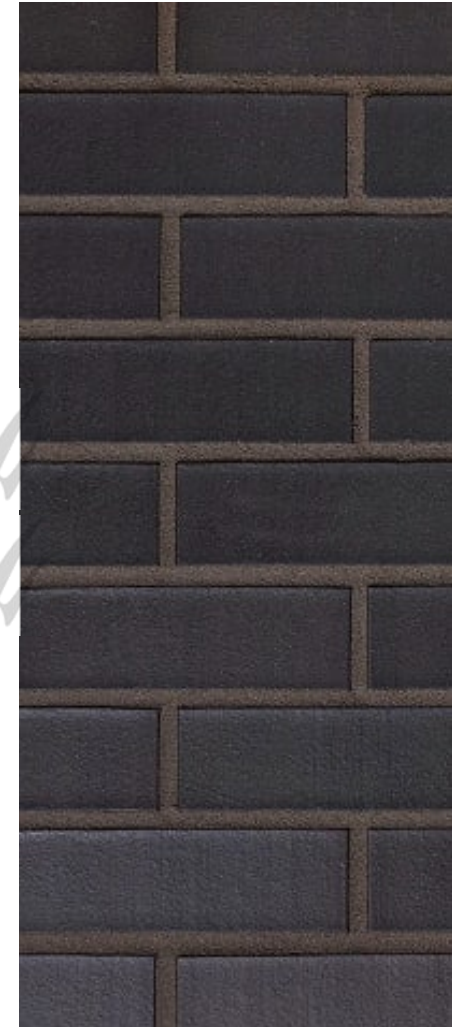
Standing zinc



Glazing with manifestation



Framing (RAL 7016)

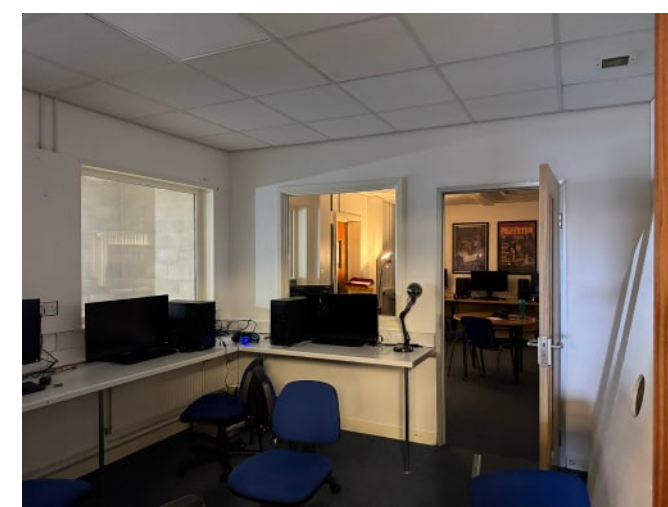


Engineering brick

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.6 Existing Kennet - Photos

Several areas within the Kennet Building are proposed for repurposing and reconfiguration. At ground floor level, the affected spaces include the Drama Studio, Dark Room, and three Film Rooms. On the first floor, the works will impact the AV Studio, a Teaching Room and the Edit Suites.



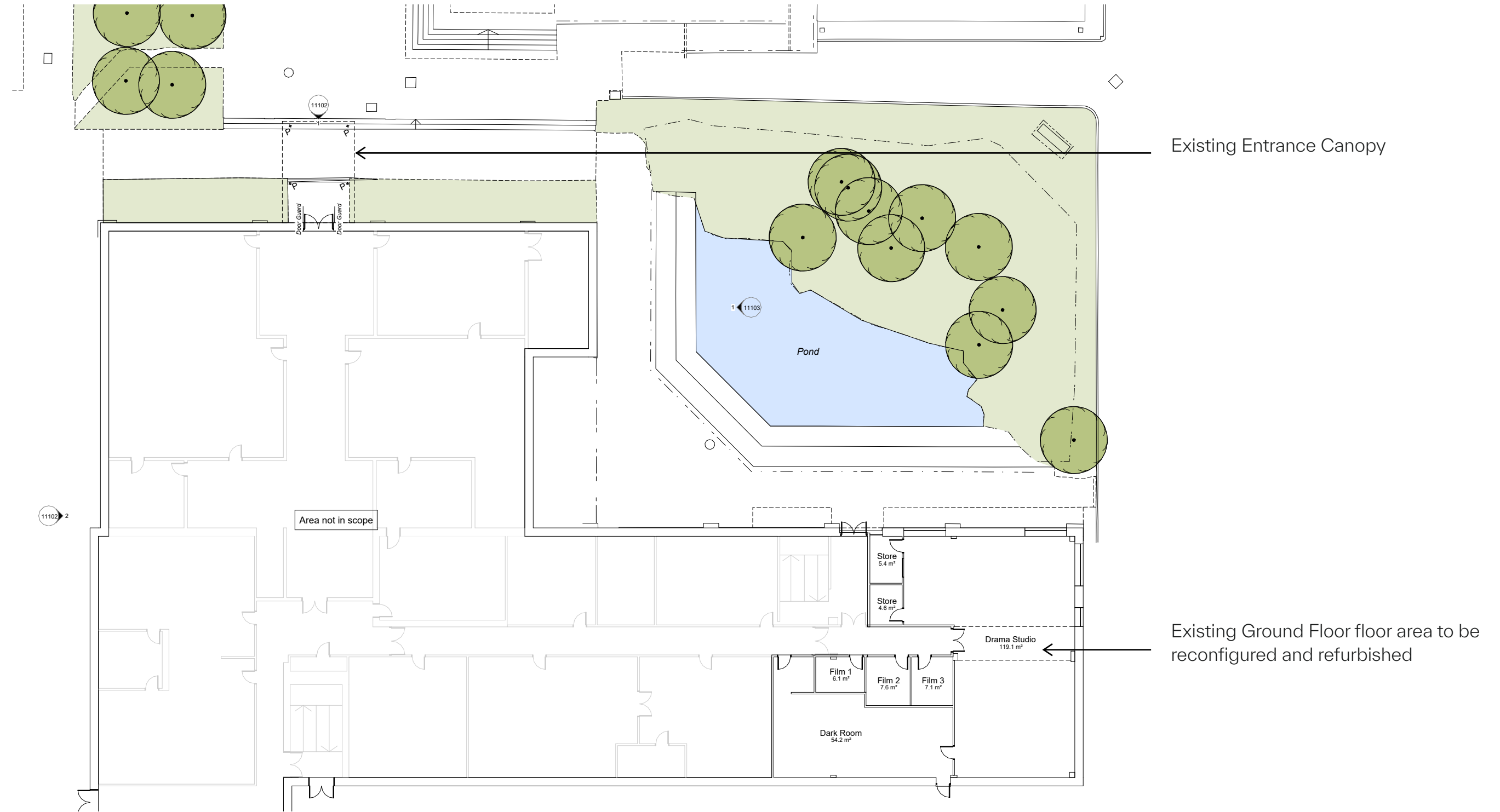
Ground Floor rooms

First Floor rooms

Existing Entrance Canopy

3.0 SCHOOL OF DIGITAL & CREATIVE ART

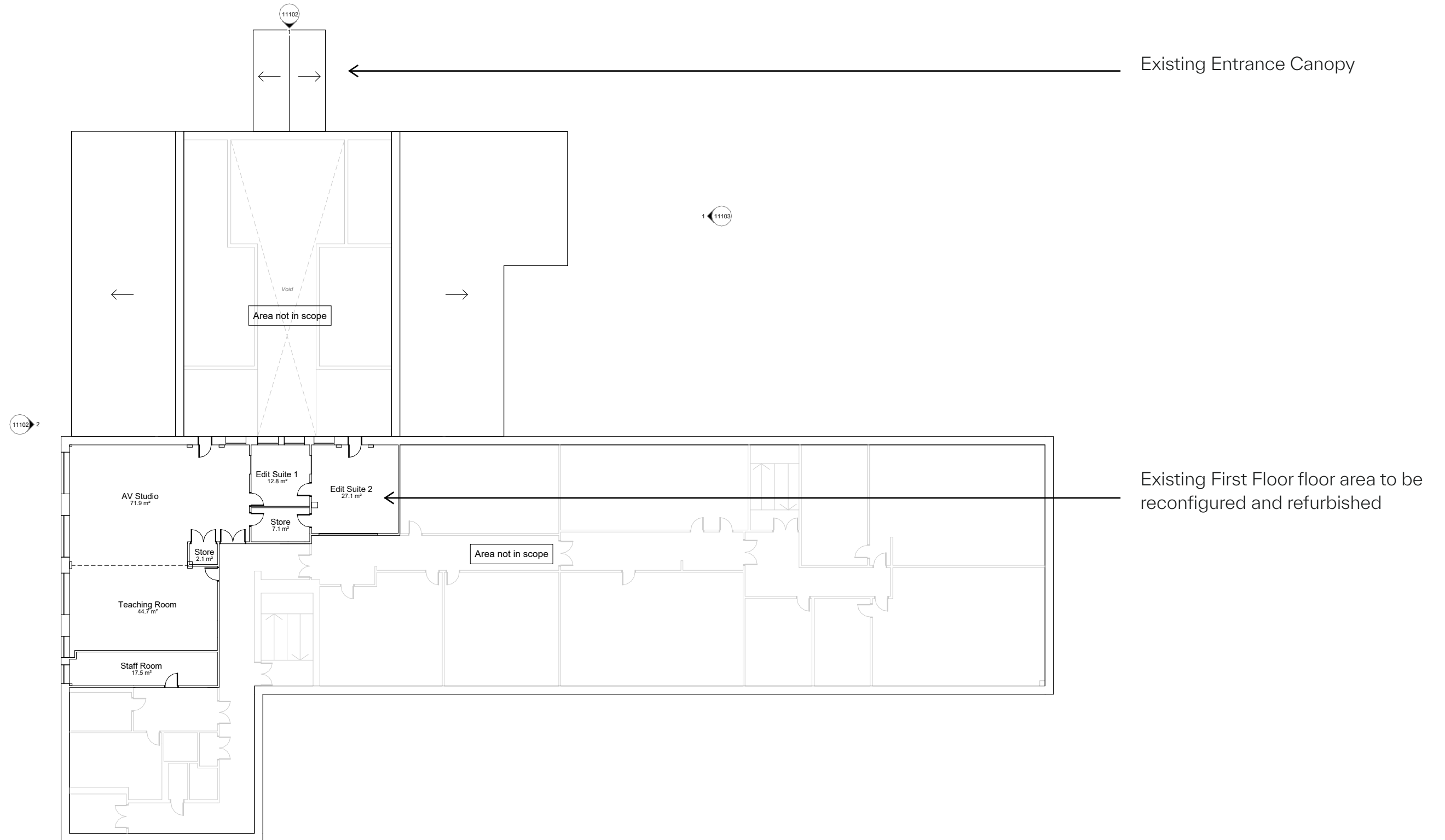
3.7 Existing Kennet - Drawings



Existing Ground Floor Plan

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.7 Existing Kennet - Drawings



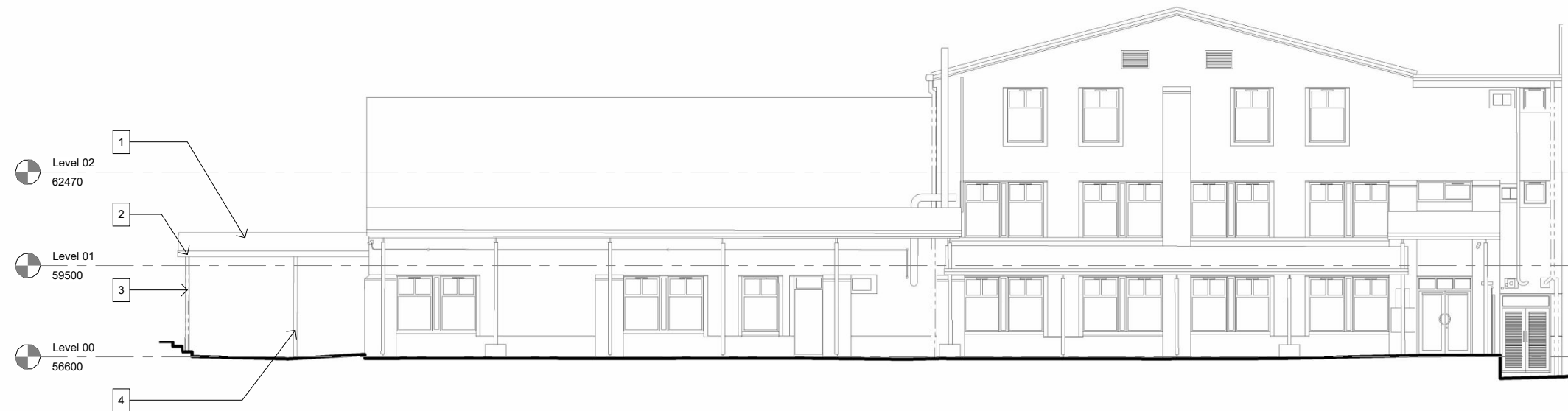
Existing First Floor Plan

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.7 Existing Kennet - Drawings



Existing Front Elevation



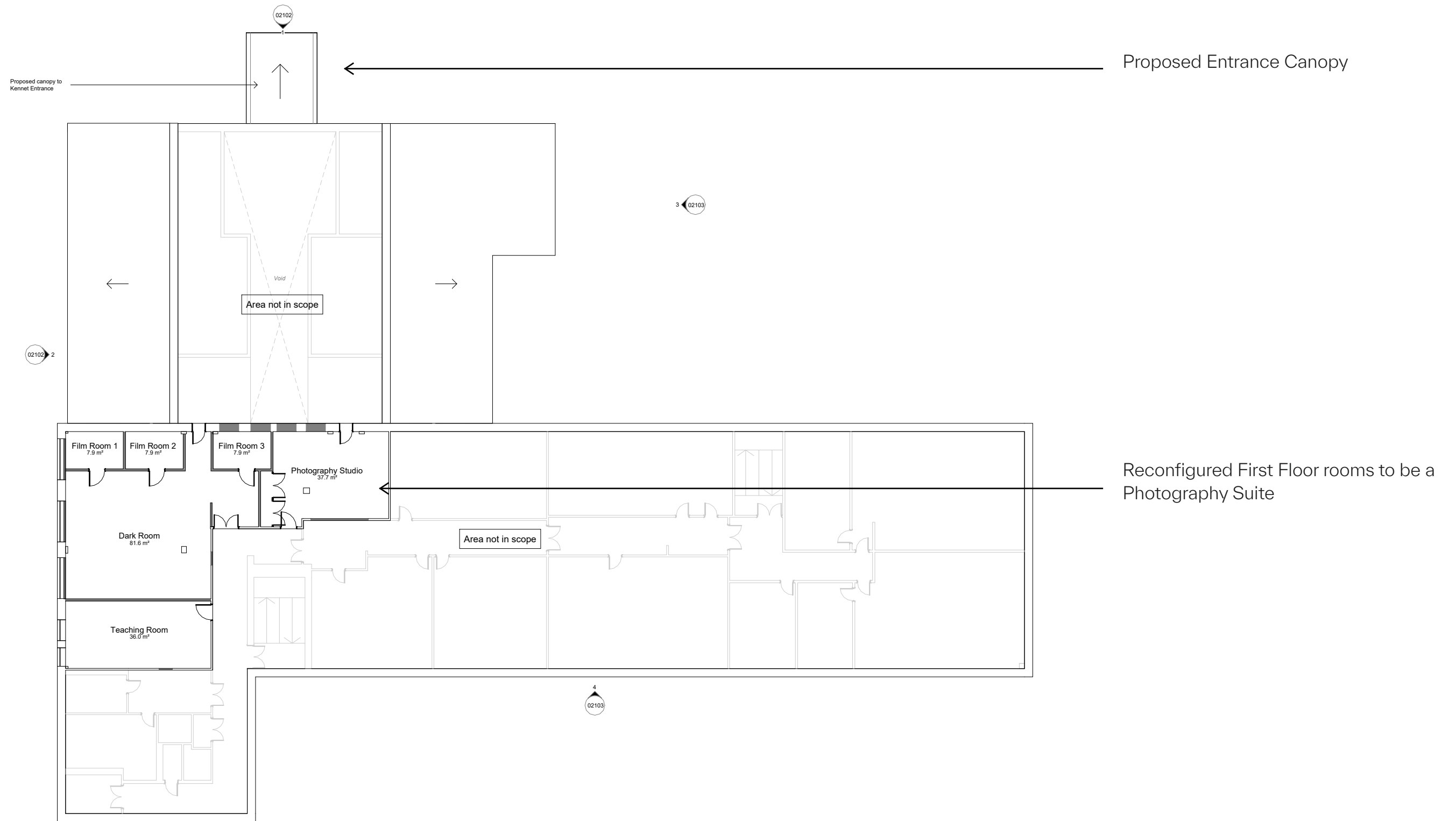
Existing Side Elevation

MATERIALS KEY -	
1.	Profiled metal sheeting
2.	Gutter
3.	Metal Posts
4.	Downpipes
5.	New metal sheeting
6.	Metal-clad posts



3.0 SCHOOL OF DIGITAL & CREATIVE ART

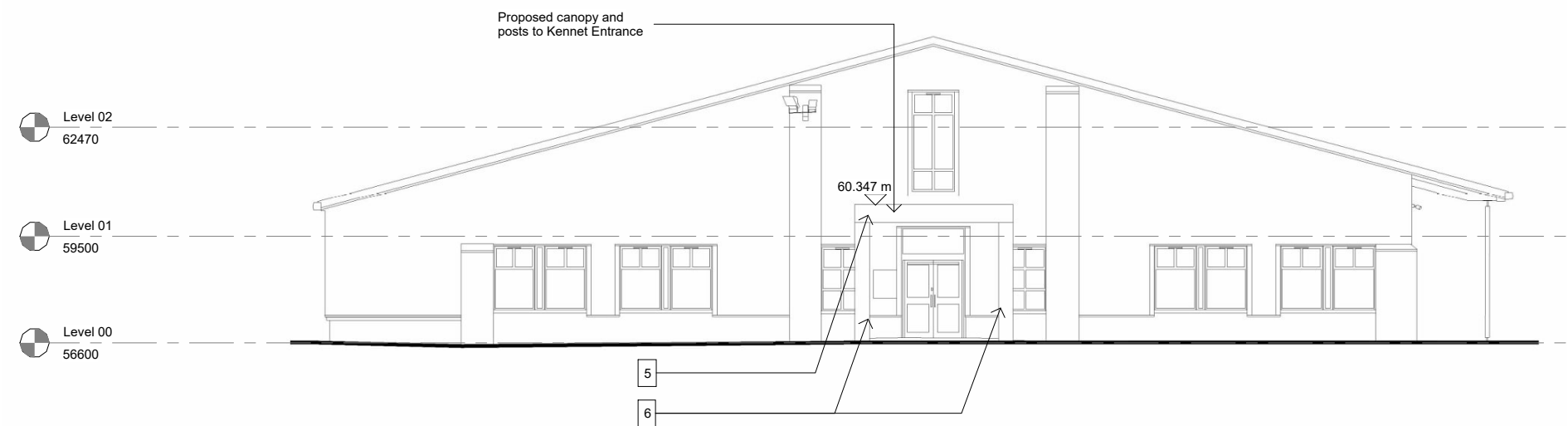
3.8 Proposed Kennet - Drawings



Proposed First Floor Plan

3.0 SCHOOL OF DIGITAL & CREATIVE ART

3.8 Proposed Kennet - Drawings



Proposed Front Elevation



Proposed Side Elevation

MATERIALS KEY -	
1.	Profiled metal sheeting
2.	Gutter
3.	Metal Posts
4.	Downpipes
5.	New metal sheeting
6.	Metal-clad posts

SECTION 4.0 CONSTRUCTION SKILLS CENTRE



4.0 CONSTRUCTION SKILLS CENTRE

4.1 Existing Iford and Deverill - Photos

The existing Iford Building is currently being used for the Creative Arts curriculum. Ground Floor comprising of An IT Suite and Print Workshop and First Floor comprising of Art Studios, Staff Room and Storage spaces. The Deverill Building houses the Construction curriculum.

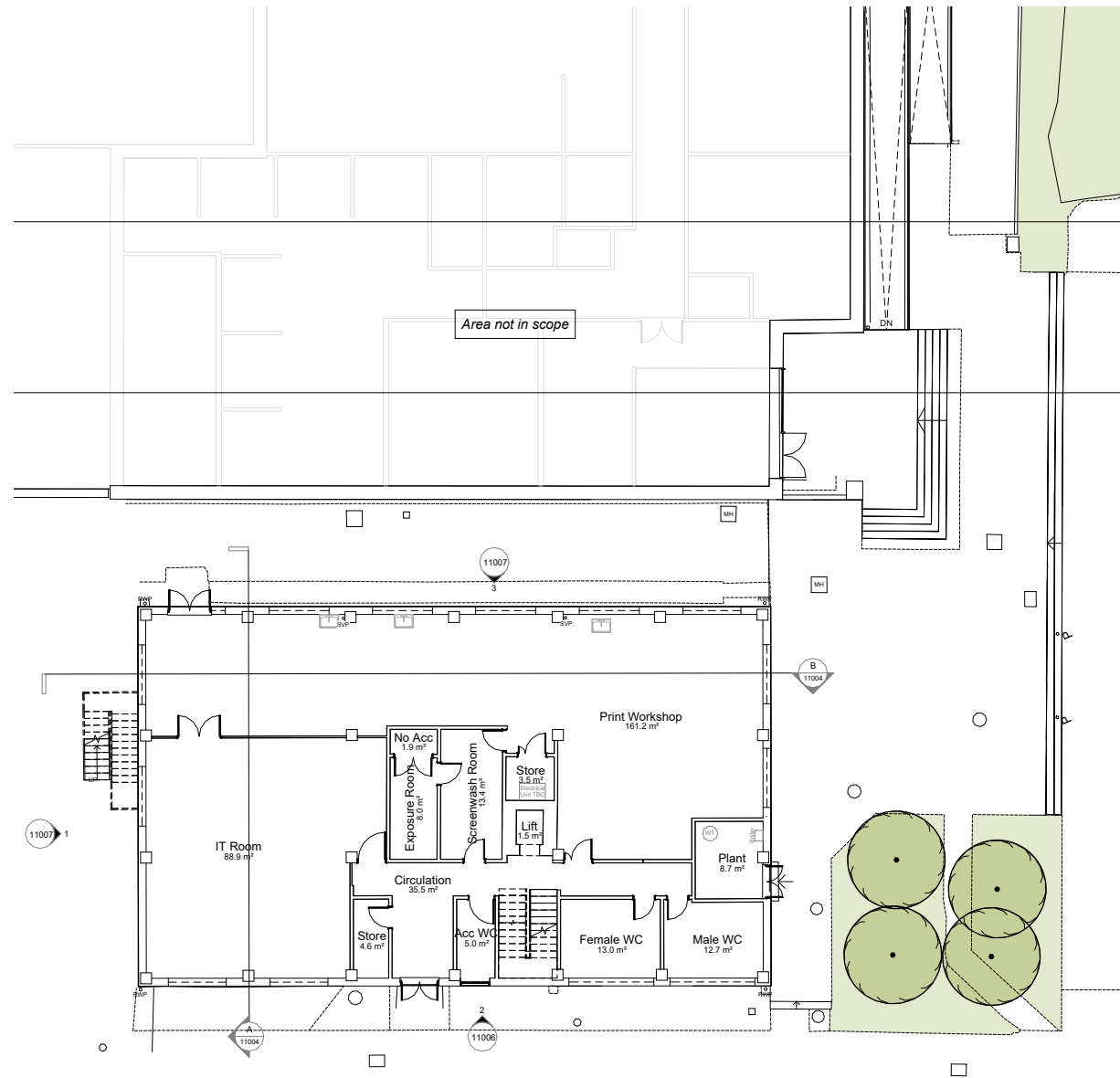


External Photos

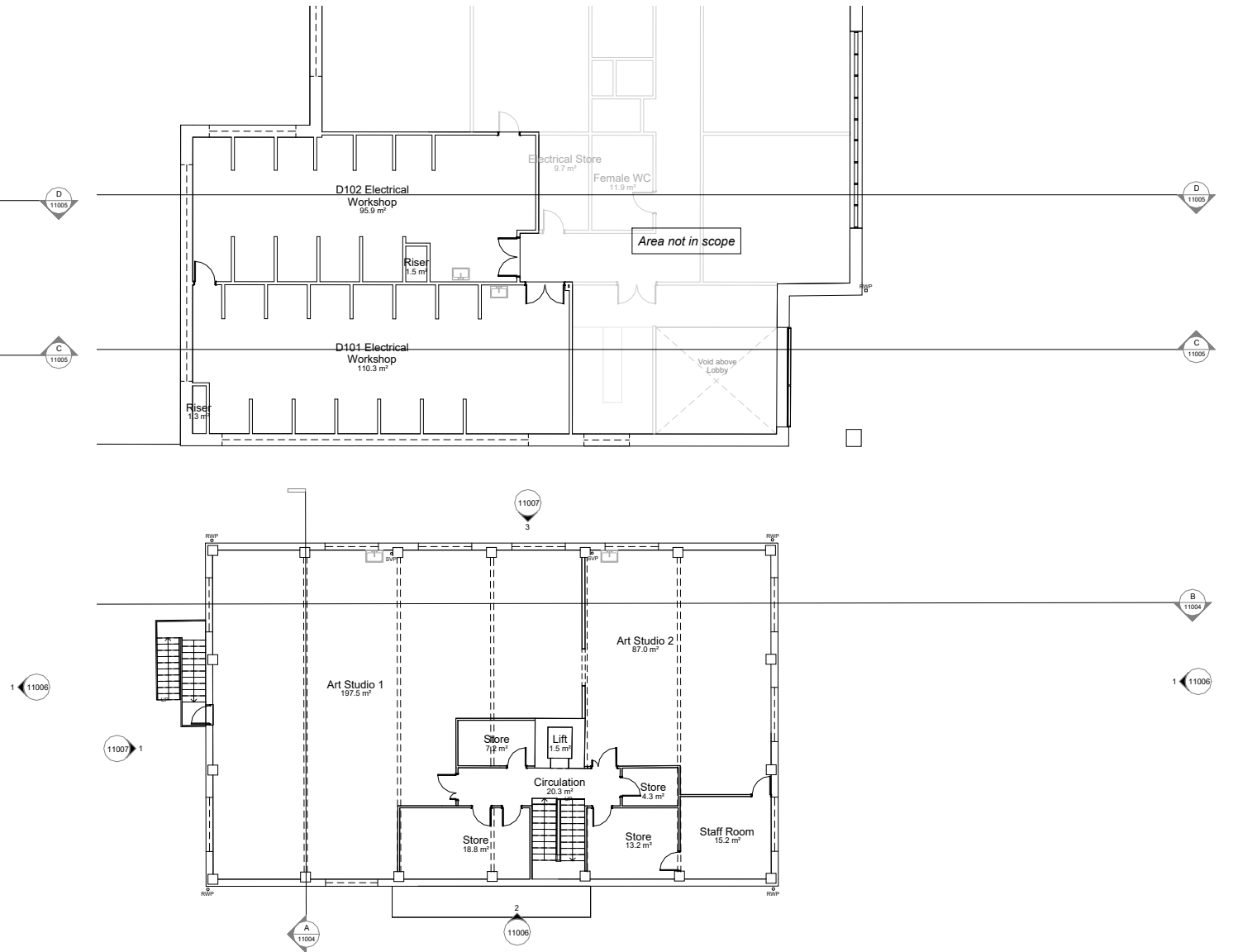
Internal Photos (Iford only)

4.0 CONSTRUCTION SKILLS CENTRE

4.2 Existing Iford & Deverill - Drawings



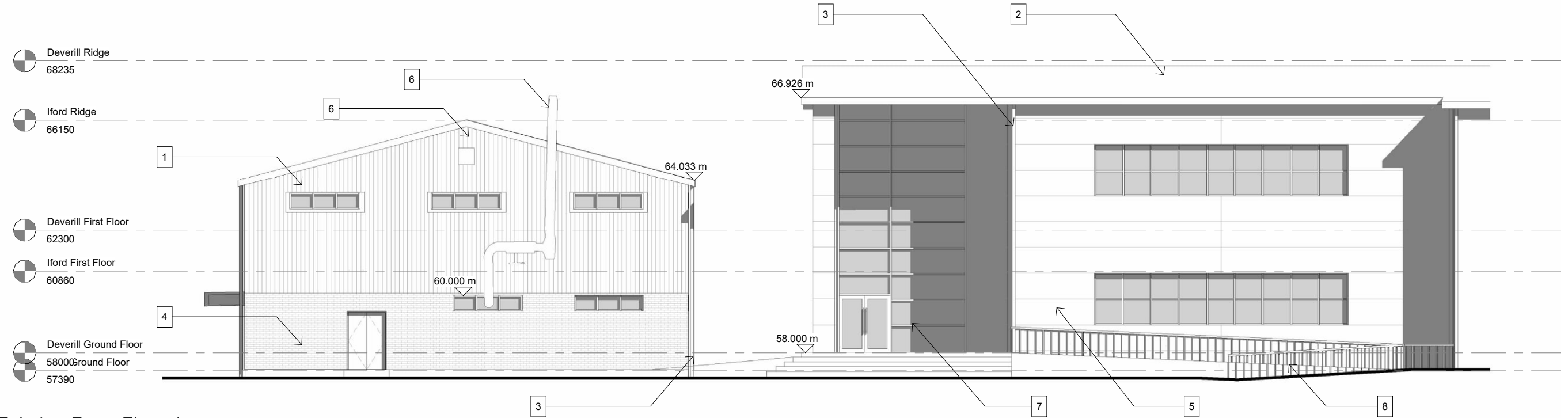
Existing Ground Floor Plan



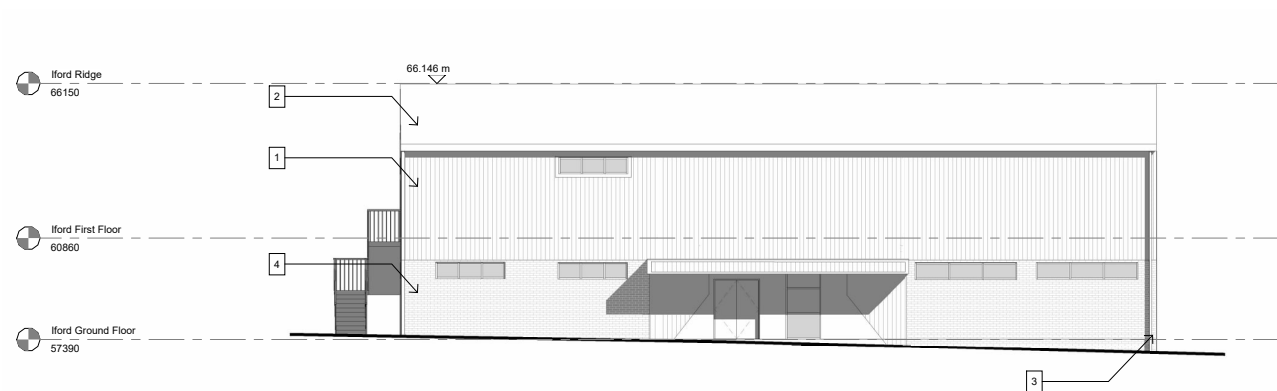
Existing First Floor Plan

4.0 CONSTRUCTION SKILLS CENTRE

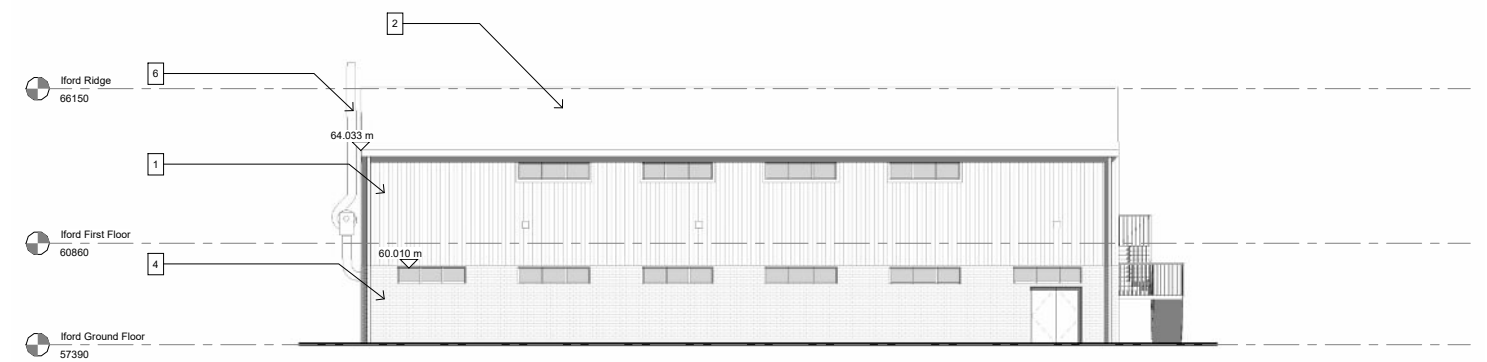
4.2 Existing Iford & Deverill - Drawings



Existing Front Elevation



Existing Side Elevation



Existing Side Elevation

MATERIALS KEY -	
1.	Profiled metal sheeting
2.	Existing profiled metal roof
3.	Downpipes
4.	Brick
5.	Insulated metal panel
6.	External vent
7.	Glazed curtain wall
8.	Metal railings

4.0 CONSTRUCTION SKILLS CENTRE

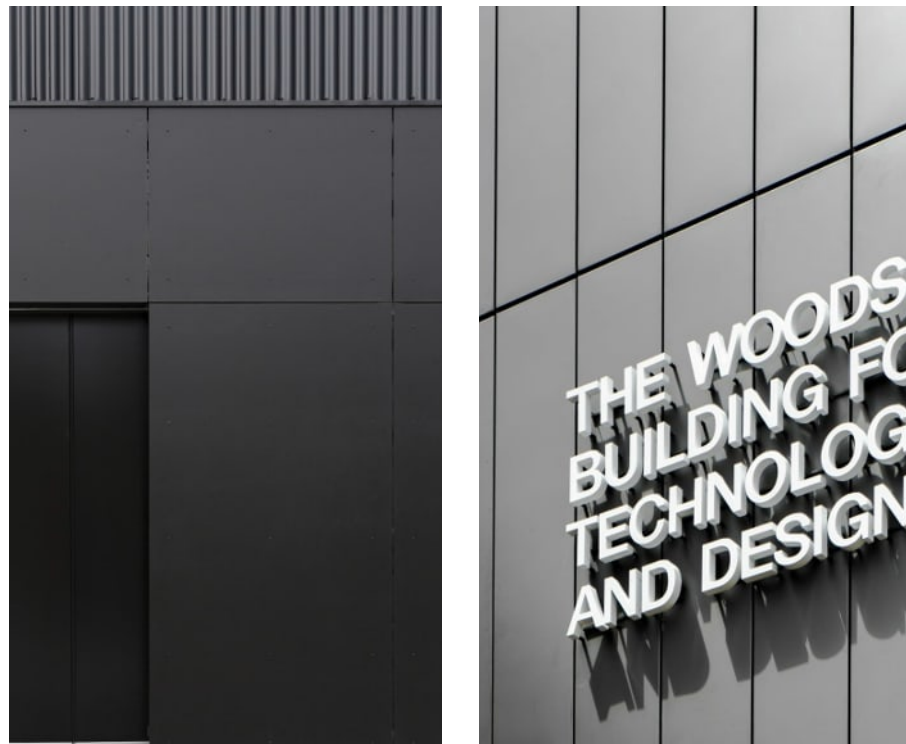
4.3 Proposed Iford & Deverill

The new link building will connect Iford and Deverill to form an integrated Construction Skills entrance.

External works include -

- New single-storey link with flat roof
- Mixture of metal panels and glazing
- Removal of 1 No. Trees (Refer to BNG Report)
- New vents to support proposed activity within Iford

This intervention improves internal circulation between the two and allows for the construction department to enhance their identity on the campus.



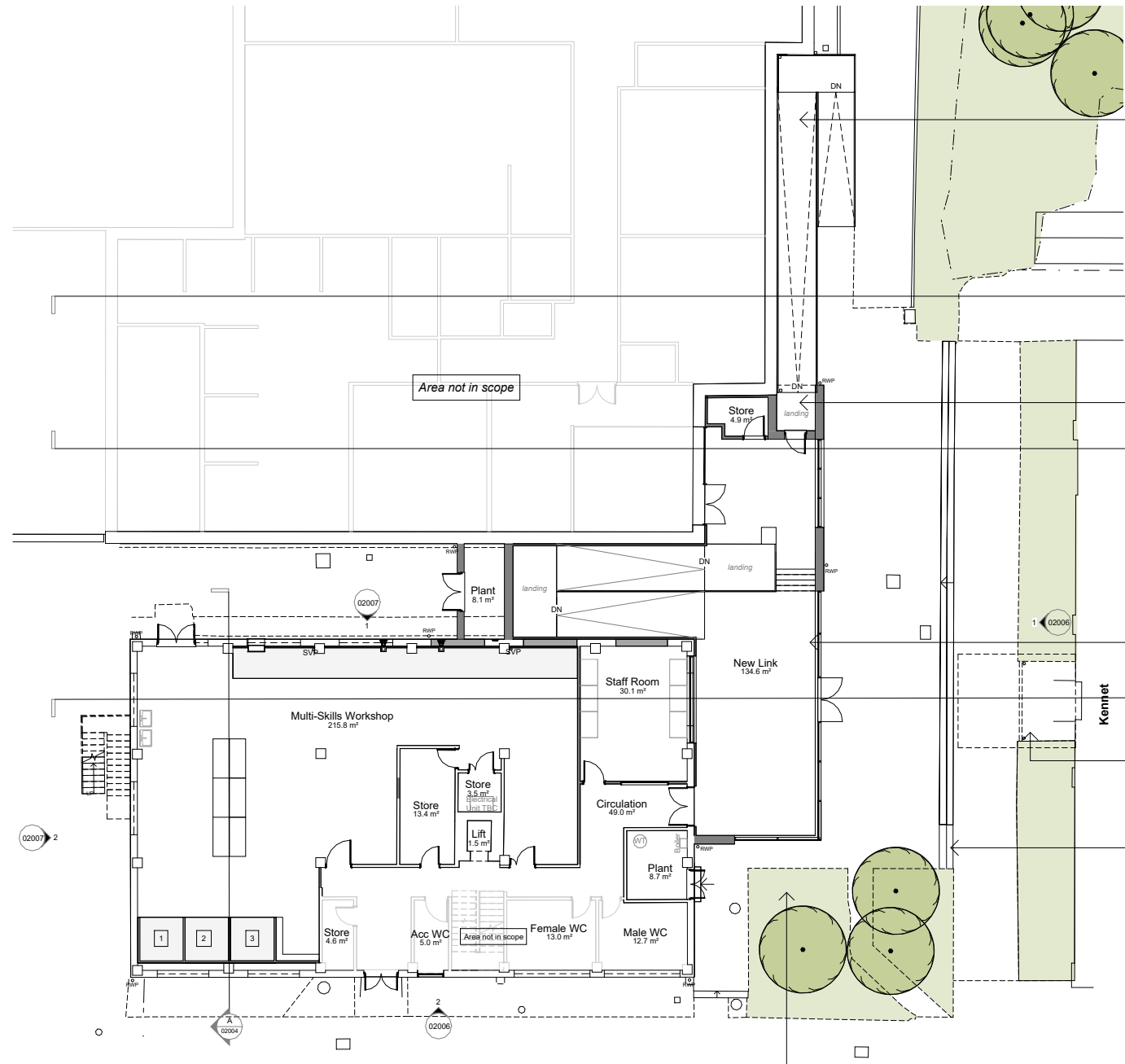
Precedent images



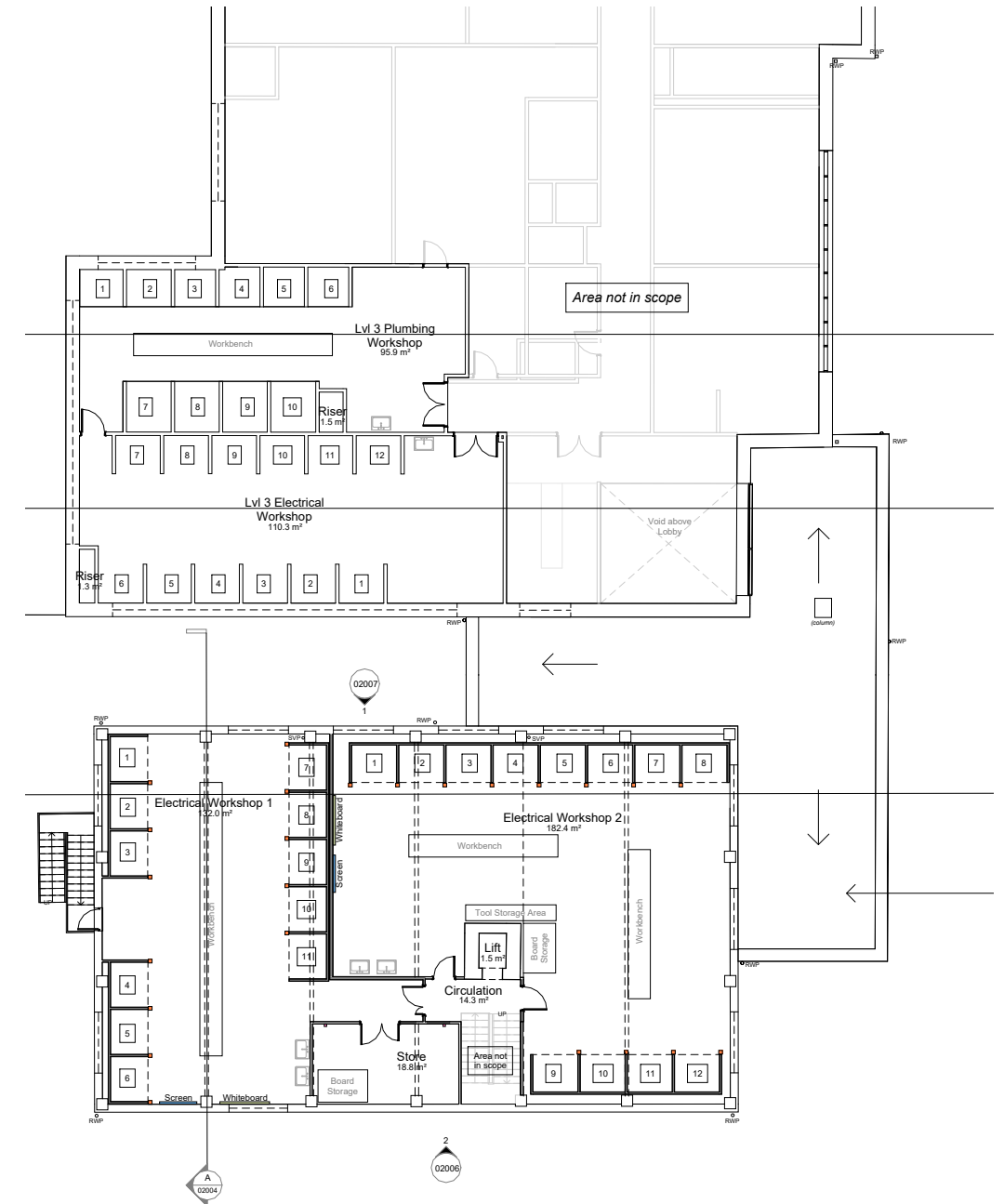
Conceptual Visual - Proposed External View

4.0 CONSTRUCTION SKILLS CENTRE

4.4 Proposed Iford & Deverill - Drawings



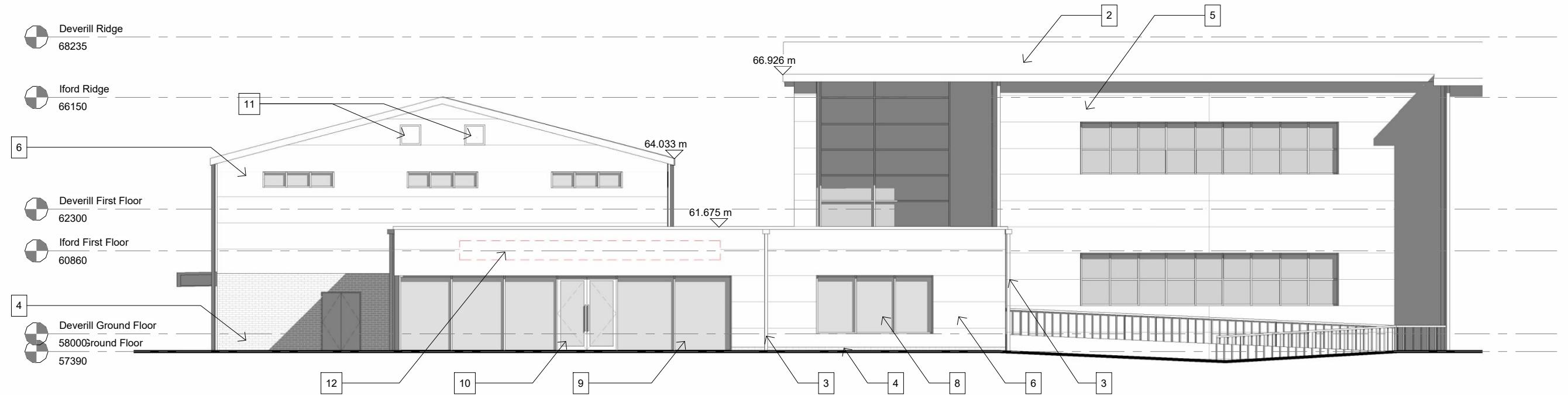
Proposed Ground Floor Plan



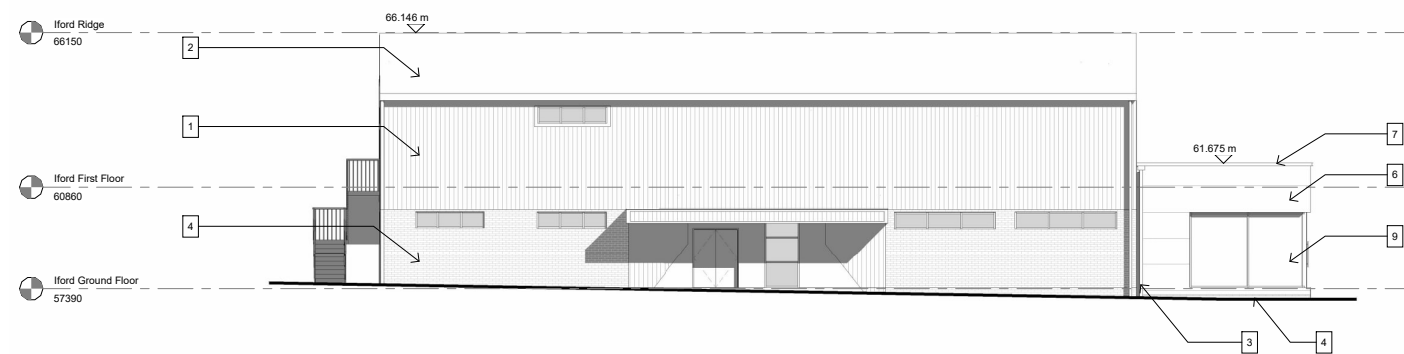
Proposed First Floor Plan

4.0 CONSTRUCTION SKILLS CENTRE

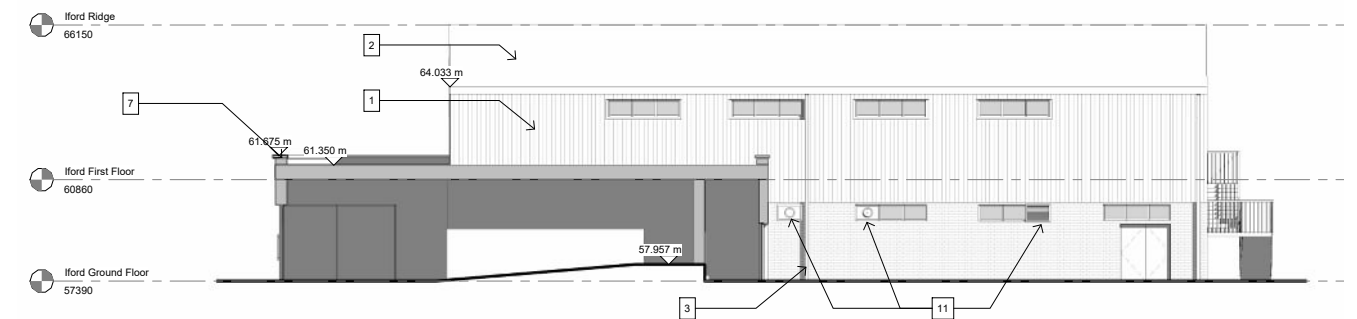
4.4 Proposed Iford & Deverill - Drawings



Existing Front Elevation



Existing Side Elevation



Existing Side Elevation

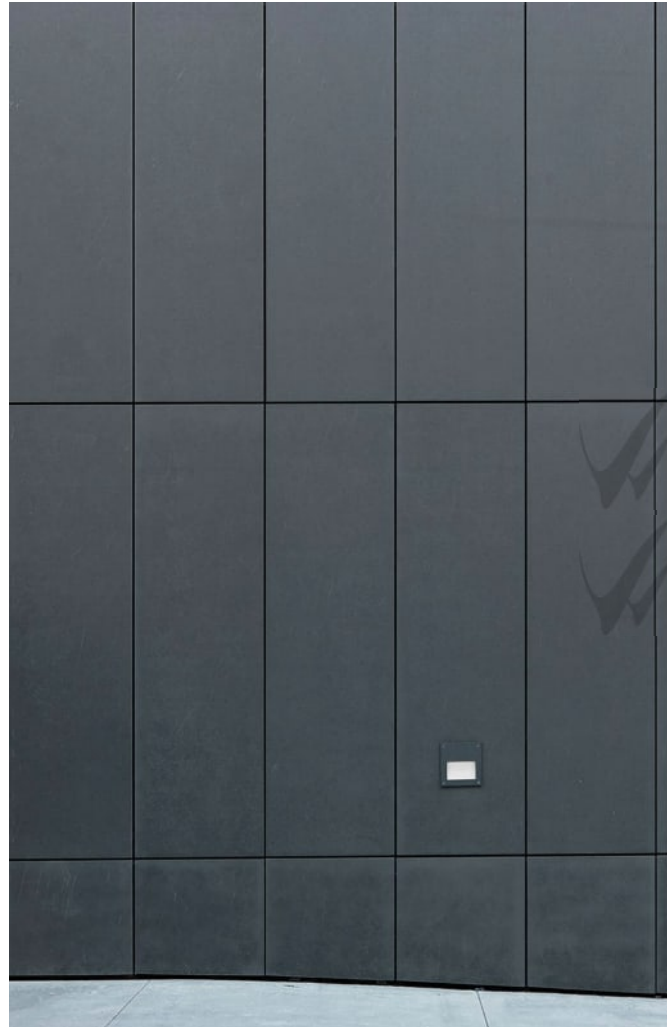
MATERIALS KEY -	
1.	Existing profiled metal sheeting
2.	Existing profiled metal roof
3.	New downpipes
4.	Brick
5.	Existing insulated metal panel
6.	Proposed insulated metal panel
7.	Metal coping
8.	New PPC metal windows
9.	Glazed curtain wall
10.	New double glazed doors
11.	New vents
12.	Signage

4.0 CONSTRUCTION SKILLS CENTRE

4.5 Proposed Link - External Materiality



Existing Brick (Iford)



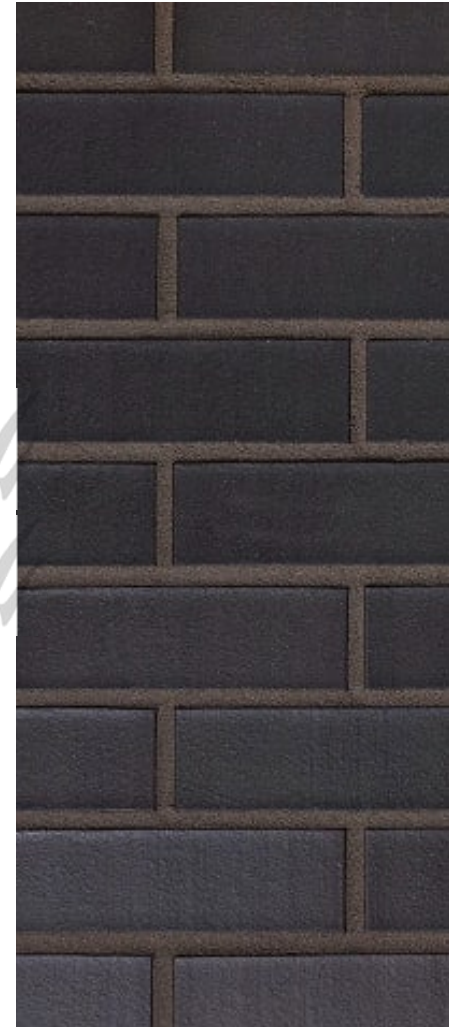
Insulated metal panels



Glazing with manifestation



Framing (RAL 7016)



Engineering brick

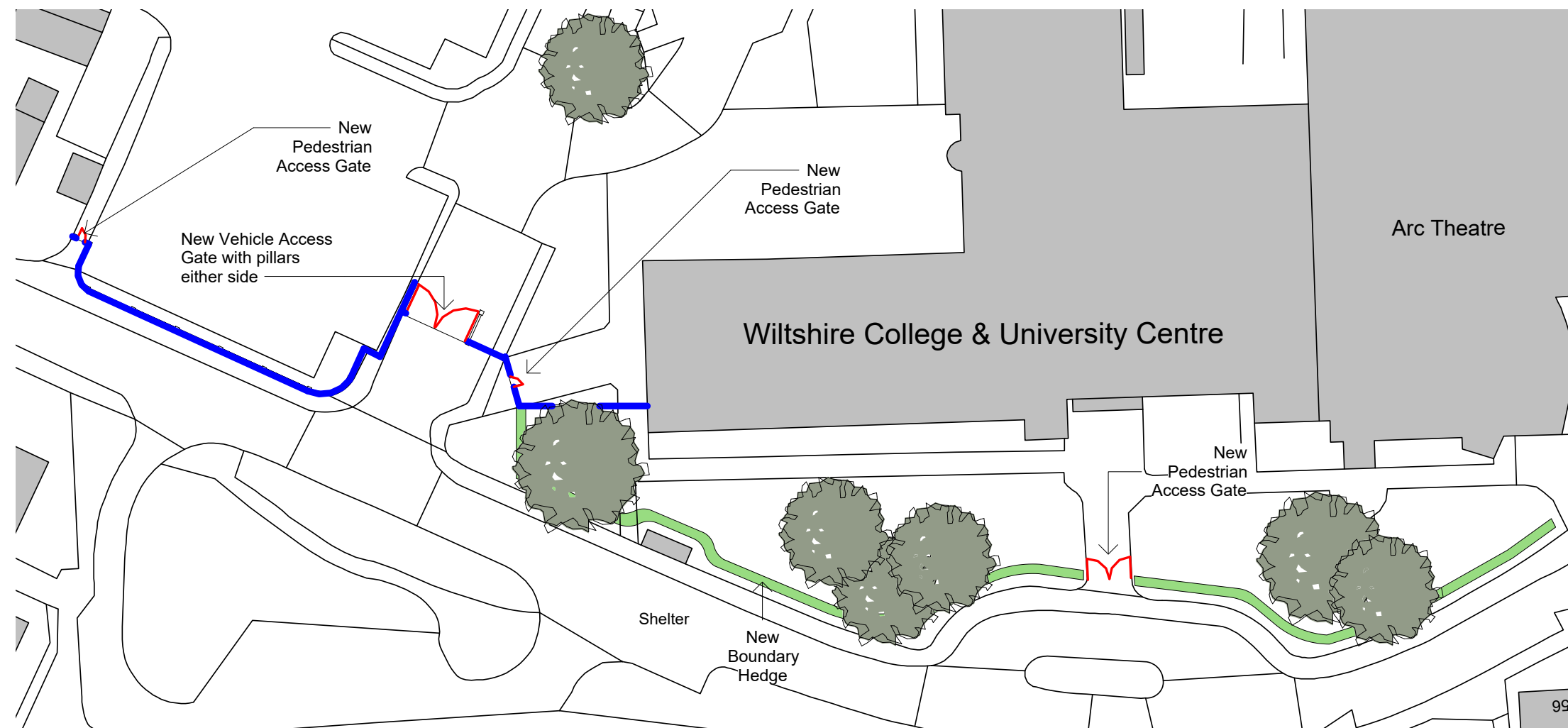
SECTION 5.0 BOUNDARY TREATMENT



5.0 BOUNDARY TREATMENT

5.1 Proposed Boundary Plan - Drawing

This proposal sets out a new wall with railings above, plus new hedging to the boundary to introduce a further level of security to the campus for safeguarding purposes.

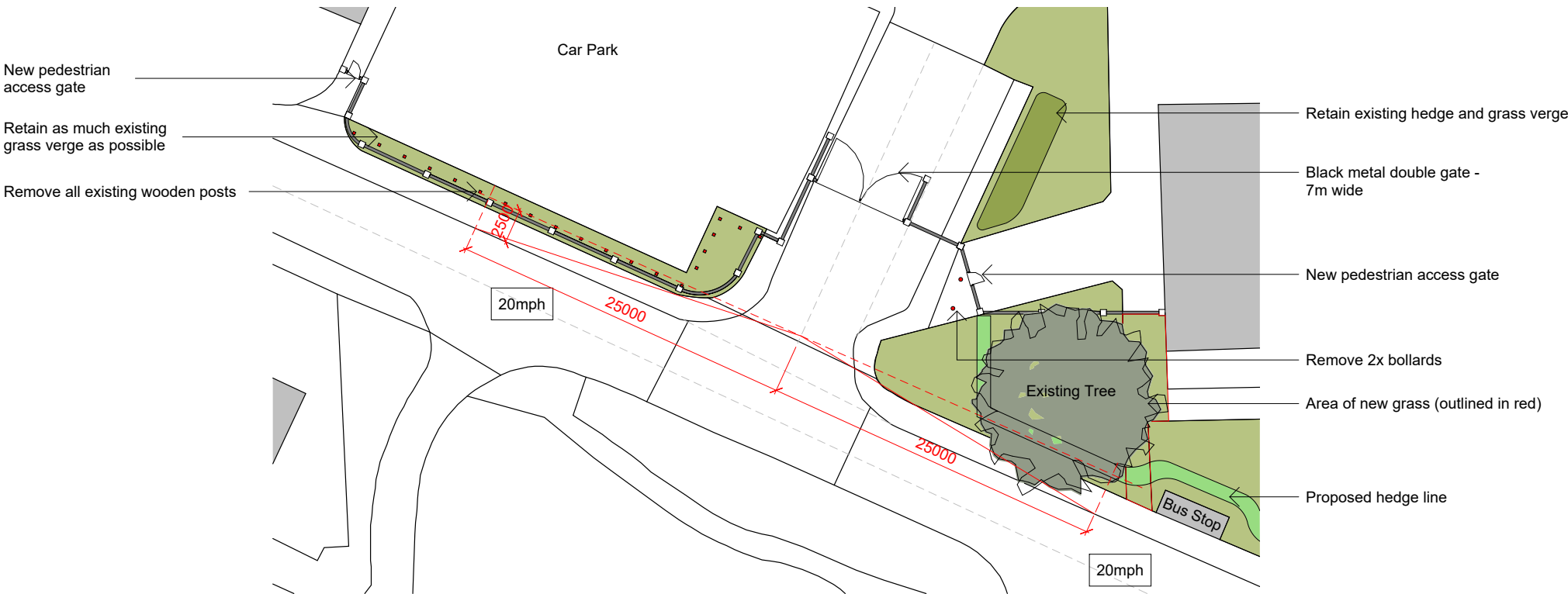


Proposed site plan

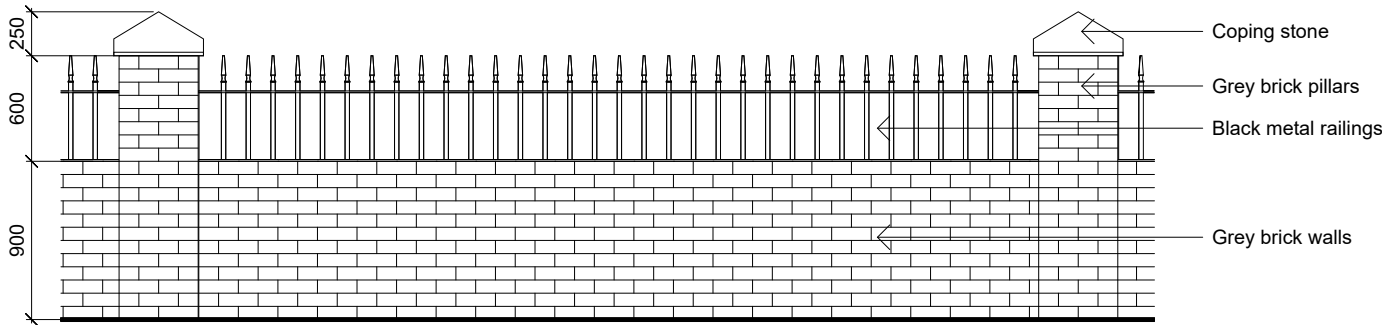
- New wall
- New hedge

5.0 BOUNDARY TREATMENT

5.2 Proposed Boundary Wall Details



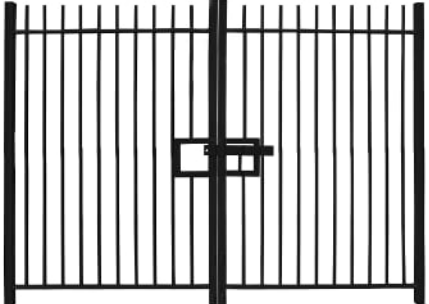
Proposed plan of new boundary wall



Elevational detail of new boundary wall



Proposed brick



Proposed Vehicle Access Double Gate

5.0 BOUNDARY TREATMENT

5.3 Proposed Boundary Wall Image



Proposed view from College Road

SECTION 6.0

DESIGN PRINCIPLES

6.0 DESIGN PRINCIPLES

Size & Scale

Focus on minimising new build elements and reorganising existing spaces. Where all new elements are single storey and smaller than the existing buildings.

Layout

Improved functional relationships and more efficient department grouping and identities.

Appearance

Contemporary but subservient approach:

- Glazed entrances
- Standing seam cladding
- Render upgrade to existing

Landscaping

Landscaping around the new entrances include new pathways and areas of grass. The removal of the three trees outside the Sports Hall are considered within the BNG requirements (TBC).

Access

The proposals maintain existing access arrangements while improving -

- New entrance provides a clear point of arrival
- Step-free access maintained/reconfigured
- Improved wayfinding across campus

Sustainability

The proposals adopt a reuse-first strategy, aligned with sustainable development principles.

Key benefits include:

- Retention of existing structures (reduced embodied carbon)
- Fabric upgrades to the sports hall
- Improved operational efficiency
- Switching to heatpumps for the Sports Hall heating approach and to assist with the decarbonisation of the WCUC

SECTION 7.0 PLANNING POLICY

7.0 PLANNING POLICY

7.1 Wiltshire Core Strategy

Core Policy 1 and Core Policy 2

Support development within established settlements where it supports existing infrastructure and services.

The proposals:

- Are located within an established educational campus
- Do not extend beyond the existing developed footprint
- Enhance an existing educational use

Core Policy 3 – Infrastructure Requirements

The proposals enhance existing educational infrastructure and are fully supported.

Core Policy 57 – High Quality Design

The development:

- Improves visual appearance
- Introduces strong entrances for Art & Construction
- Uses high quality, contemporary materials

The scheme represents a significant design improvement.

Core Policy 51 – Landscape

The development:

- Remains within the existing built footprint
- Does not adversely affect landscape character

Core Policy 58 – Historic Environment

No heritage assets are affected. The scheme preserves local character.

Core Policy 50 – Biodiversity

Core Policy 50 requires development to:

- Protect ecological features
- Demonstrate no net loss of biodiversity
- Provide enhancement where possible

BNG Requirement (Environment Act 2021)

Biodiversity Net Gain is now a statutory requirement requiring development to deliver a minimum 10% uplift in biodiversity value.

Development is exempt only where impacts are below 25m² of habitat loss, which is not the case for this proposal.

The proposals will result in a small loss of existing grassed habitat associated with the campus.

- The habitat is of low ecological value
- The extent exceeds the 25m² threshold
- No protected or priority habitats are affected

Mitigation and Enhancement

The scheme will deliver a minimum 10% biodiversity net gain, achieved through:

- Application of the Statutory Biodiversity Metric
- On-site habitat improvements where feasible
- Off-site enhancement if required

A Biodiversity Report has been produced and forms part of this application.

7.0 PLANNING POLICY

7.2 National Planning Policy Framework (NPPF)

Educational Provision

The NPPF supports the provision and enhancement of educational facilities, recognising their importance in supporting communities.

The development provides improved teaching environments and supports expansion of key disciplines.

Design Quality

The scheme enhances the visual quality of the campus and introduces clear subject entrances and identity.

Efficient Use of Land

The proposals maximise the use of already developed land through the reuse of existing buildings.

SECTION 8.0 CONCLUSION



8.0 CONCLUSION

This Design and Access Statement demonstrates that the proposed development:

- Enhances educational provision
- Improves the efficiency, security and quality of the campus
- Delivers sustainable development through reuse
- Improves accessibility and identity
- Achieves policy-compliant biodiversity outcomes

The scheme represents a well-considered and sustainable improvement to the Trowbridge Campus.

GET IN TOUCH

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