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Wiltshire Council

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September 2026*

**Ref. Design & Access Statement – Apple Tree Nursery A/C Installation,
Priestley Primary School, Prince Charles Drive, Calne, SN11 8TG**

INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the installation of air-source heat-pump equipment at Apple Tree Nursery, Priestley Primary School, Prince Charles Drive, Calne, SN11 8TG.

The proposal comprises the installation of six individual reversible air-source heat-pump systems providing heating and cooling to existing nursery activity and sleeping areas, including six external condenser units, internal units and associated refrigerant pipework, electrical connections, condensate drainage, service penetrations and making good.

The submitted A/C Strategy identifies one system serving an Activity Area and five systems serving Sleeping Areas.

The systems are required to provide effective and controllable heating to the existing nursery accommodation, while also providing cooling during warmer periods to reduce the risk of overheating and maintain appropriate internal environmental conditions for children and staff.

The proposal does not involve a change of use, extension to the building, additional floorspace or an increase in the capacity of the nursery.

SITE AND CONTEXT

Apple Tree Nursery occupies existing accommodation at Priestley Primary School, Prince Charles Drive, Calne and is in established nursery use.

The proposed works comprise a modest and localised alteration to the existing building to improve environmental conditions within the existing nursery accommodation.

The building is not statutorily listed and the site is not located within a Conservation Area.

The external equipment has been positioned in direct relationship with the internal spaces being served, thereby limiting the extent of external pipework and alterations to the existing building. The siting of the equipment has also taken account of the operational requirements of the nursery and the need to maintain safe and usable external play and circulation areas.

PROPOSED DEVELOPMENT

Planning permission is sought for the installation of:

- 6 no. external reversible air-source heat-pump condenser units;
- associated internal heating and cooling units;
- insulated refrigerant pipework;
- condensate drainage;
- electrical connections and controls;
- localised service penetrations; and
- associated making good.

The submitted A/C Strategy identifies one system serving an Activity Area and five systems serving Sleeping Areas.

Each external condenser will serve a corresponding internal heating and cooling unit. Associated services will be routed between the internal and external equipment as discreetly as practicable.

Condensate drainage will be connected to suitable existing drainage/waste points where practicable.

The external condenser units are positioned adjacent to the existing building, with a number of units located at high level, as indicated on the submitted drawings.

The specific equipment is identified on the accompanying A/C Strategy drawing and manufacturer's technical information is submitted with the application.

DESIGN AND APPEARANCE

The installation has been designed to provide the required environmental control to the nursery spaces whilst minimising its visual impact upon the existing building and surrounding area.

The external condenser units are relatively small-scale items of mechanical plant positioned immediately adjacent to the building rather than introduced as independent structures within the site.

Where indicated on the submitted drawings, units will be installed at high level. This maintains the safe and effective use of the external nursery spaces, avoids unnecessary obstruction of circulation and play areas, and reduces the potential for interaction between children and the equipment.

Associated refrigerant pipework, condensate drainage, electrical cabling and containment will be limited to that necessary for operation of the systems and routed in an orderly and discreet manner.

Service penetrations through the existing walls will be localised and limited to those necessary for the installation. Finishes disturbed by the works will be appropriately made good following completion.

The proposal does not alter the building footprint, roof form, overall massing or principal architectural form of the property.

ENVIRONMENTAL PERFORMANCE AND CLIMATE RESILIENCE

The proposed systems are reversible air-source heat-pump systems providing both heating and cooling to the existing nursery accommodation.

The installation is required to provide effective and controllable heating to the nursery, as well as cooling during periods of elevated internal and external temperatures. This will improve environmental comfort for children and staff throughout the year and provide greater resilience to both cold weather and periods of overheating.

The proposal is consistent with the objectives of the National Planning Policy Framework (August 2026), which supports improvements to the environmental performance and climate resilience of existing buildings and gives substantial weight to the benefits of drawing energy from local renewable and low-carbon sources, including heat pumps where these do not already benefit from permitted development rights.

The proposed systems deliver these environmental and climate-resilience benefits through a limited intervention to the existing building, without requiring additional floorspace or substantial alteration to the building fabric.

VISUAL AND RESIDENTIAL AMENITY

The proposed equipment is solely intended to serve the established nursery use and will not result in any increase in the scale or intensity of that use.

The proposed equipment comprises modern reversible air-source heat-pump systems providing both heating and cooling. Manufacturer's technical information for the proposed equipment is submitted with the application, with the specific units identified on the accompanying A/C Strategy drawing.

The external units will be installed in accordance with the manufacturer's requirements and incorporate appropriate anti-vibration mounting to minimise transmission of vibration to the building structure. The equipment incorporates inverter-controlled operation, allowing output to respond to heating and cooling demand rather than operating continuously at maximum capacity.

The submitted A/C Strategy includes photographic views of the relevant external elevations and identifies the proposed positions of the condenser units in relation to the existing nursery building and external areas.

The systems are required to provide heating as well as cooling to the existing nursery accommodation and will operate only as necessary to maintain appropriate internal environmental conditions.

Having regard to the nature, scale, location and operational purpose of the equipment, it is considered that the proposal can be accommodated without unacceptable effects upon neighbouring amenity.

Should the Local Planning Authority consider additional control of plant noise necessary, the applicant would be willing to accept an appropriately worded condition relating to plant noise, provided that this allows the systems to fulfil their essential heating and cooling function.

ACCESS

The proposed works do not alter the existing pedestrian or vehicular access arrangements to the nursery.

No changes are proposed to entrances, parking provision or circulation routes as part of the application.

The high-level positioning of a number of the condenser units assists in maintaining existing external circulation and play areas free from obstruction.

Accessibility to and within the nursery will therefore remain unchanged.

CONCLUSION

Planning permission is sought for a modest installation of reversible air-source heat-pump systems required to provide effective and controllable heating and cooling to the existing nursery accommodation.

The proposal:

- comprises six individual systems serving existing activity and sleeping areas;
- provides essential and controllable heating, improved environmental comfort and greater resilience to periods of overheating;
- does not involve a change of use, building extension, additional floorspace or increased nursery capacity;
- positions the external equipment in close relationship with the existing building;
- uses high-level locations where appropriate to maintain safe and usable external nursery spaces;
- limits alterations and penetrations to the existing building fabric;
- does not affect existing access or parking arrangements;
- relates to a building which is not statutorily listed; and
- is not located within a Conservation Area.

The proposed development therefore represents an appropriate and proportionate alteration to the existing nursery building. Its limited physical extent, considered siting and relationship with the existing building ensure that the installation can be accommodated without significant adverse effects upon the character and appearance of the property, accessibility or the amenity of surrounding occupiers, whilst providing important heating, environmental comfort and climate-resilience benefits for the existing nursery.

Yours sincerely,



Jim Mitchell. Director