

A PLANNING GUIDE FOR SCHOOLS

TEMPORARY CLASSROOMS DON'T HAVE TO BE BOXES

What to know, what to plan and what to ask before you choose to have a temporary teaching space.

designed around your school

CLASSROOM	CLASSROOM	CLASSROOM	WCs
CLASSROOM	CLASSROOM	CLASSROOM	STAFF ROOM

YOU'VE BEEN TOLD YOUR ONLY OPTION IS A ROW OF CABINS

When a school faces a capacity crisis, the answer usually looks the same: modular cabins lined up on the playground. They work. But they're rarely designed around how your school actually runs.

Why temporary space is needed

It's rarely planned. Most schools come to us after something stressful: RAAC found in a ceiling, fire or flood damage, emergency repairs, a building project that's overrun, or more pupils arriving in September than there are rooms for.

The last thing you need is a solution that creates more problems, so it's worth knowing what the usual option involves before you commit.

The cabin compromise

Modular cabins have their place. But they come with constraints that schools often accept as unavoidable:



12+

weeks of fabrication

Cabins are built off site, and fabrication alone can take twelve weeks or more before anything arrives.

CONCRETE

before you start

Cabins need a reinforced concrete base. Without a suitable hardstanding, groundworks add weeks and cost.

FIXED BOXES

your space fits the product

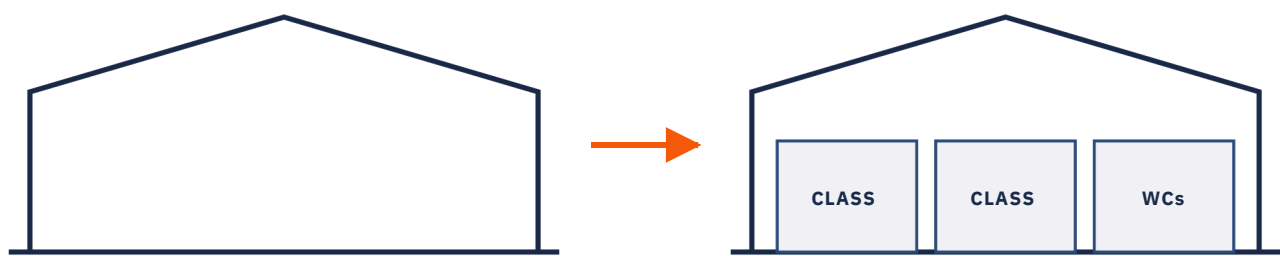
Fixed unit sizes mean separate blocks and outdoor walkways, not one connected building.

What if...

...you could have six classrooms, a staff room and toilets in one connected building, on your existing playground, in weeks rather than months?

CLEARSPAN: ONE OPEN FRAME, WALLS WHEREVER YOU NEED THEM

A clearspan structure is an engineered building with no internal columns or load-bearing walls. The inside is completely open, so classrooms, corridors, toilets, storage and offices go exactly where your school needs them.



	MODULAR CABINS	TEMPSPAN CLEARSPAN
Lead time	Fabrication can take 12+ weeks before anything arrives	We can mobilise within one to two weeks of confirmation, subject to availability
Groundwork	Reinforced concrete base needed first	No concrete base. Installs on grass, tarmac, gravel and uneven ground
Layout	Fixed unit sizes: the space fits the product	Any layout: the building fits the space you need
Connection	Separate blocks, often linked by outdoor walkways	One connected building with internal corridors and a single secure entrance
Duration	Varies by supplier	Hire for months or years, set out clearly in your quote

Engineered, not improvised

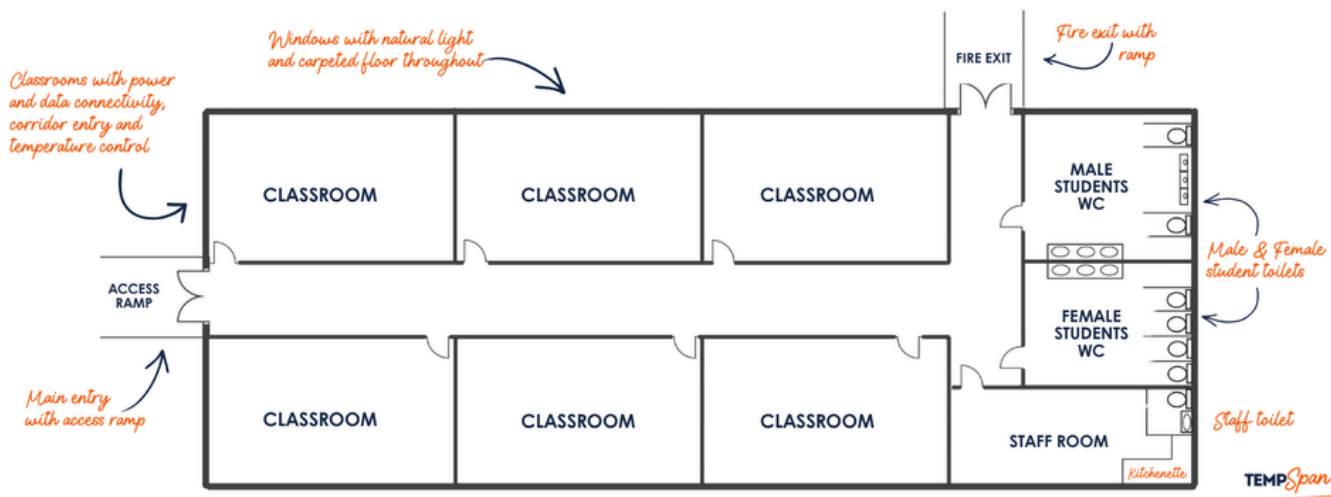
Our structures are designed and installed in line with the Institution of Structural Engineers' guidance on temporary demountable structures, and every handover includes structural and safety information.

Fully insured

Tempspan holds £10 million public liability insurance. Clearspan won't be right for every site, and if it isn't right for yours, we'll tell you.

EVERY LAYOUT IS DRAWN FOR YOUR SITE

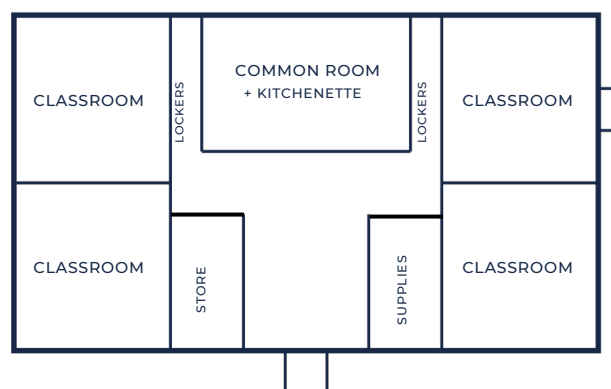
These are real examples, not a prefabricate product list to pick from. Tell us what has to fit inside and we'll draw it.



Six-classroom block. Six classrooms off a central corridor, male and female pupil toilets, staff room, staff toilet and kitchenette, with a ramped main entrance and fire exit.



Infant school. Two classrooms, store room, three child toilets with sinks, adult toilet, office and a single secure entrance.



Sixth-form unit. Four classrooms with built-in lockers, a common room with kitchenette, staff office and stores, in one connected building.

THIS ISN'T A SHELL. IT'S A WORKING SCHOOL BUILDING.

Temporary doesn't mean basic. Our buildings are fitted out to feel like a proper classroom, with the protections you'd expect in a permanent school building.

INCLUDED AS STANDARD

- ✓ Full electrics and lighting designed for comfort
- ✓ Heating and temperature control, usable all year
- ✓ Windows and natural light
- ✓ Fire alarm and emergency lighting
- ✓ Fire exits and access ramps
- ✓ Visibility panels in doors
- ✓ Fitted out and ready to use on day one

AVAILABLE ON REQUEST

- ✓ Toilets and sinks sized for the age group
- ✓ Staff and accessible toilets
- ✓ Changing facilities
- ✓ Kitchens, kitchenettes and food prep areas
- ✓ Soft-close doors and finger guards
- ✓ Power, data and networking
- ✓ Secure entrance lobbies and CCTV-ready fit-out

Built around safeguarding

01

One secure way in

A single, controlled entrance instead of several separate cabins with their own doors.

02

Nowalking outside

Internal corridors connect classrooms, toilets and staff areas, so pupils stay inside between lessons.

03

Clear sightlines

Visibility panels, finger guards and soft closers, the same details you'd expect in a permanent building.

A proper classroom, not a temporary compromise.

YOUR PLANNING CHECKLIST

Work through this before you speak to any supplier. It will help you get accurate quotes quickly, and it's a useful summary to share with your head, governors or trust.

1. WHO NEEDS SPACE

- ☐ Number of classrooms: _____
- ☐ Pupils per class and ages: _____
- ☐ Any SEND, sixth-form or specialist needs
- ☐ Staff room, office or meeting space needed
- ☐ Storage, lockers or a common room

2. FACILITIES

- ☐ Pupil toilets (and the age range they're for)
- ☐ Staff and accessible toilets
- ☐ Changing room or kitchenette
- ☐ Power, data and Wi-Fi in each room
- ☐ Do existing facilities stay usable, or do we need our own?

3. TIMING

- ☐ Teaching in it from: _____
- ☐ Needed for how long: _____
- ☐ Holidays or quieter periods for installation

4. YOUR SITE

- ☐ Where it could go (playground, field, car park)
- ☐ Ground type: grass, tarmac, gravel, sloping
- ☐ Access for delivery lorries to the area
- ☐ Known underground or overhead services
- ☐ Power supply nearby
- ☐ Site plan or a few photos to share

5. SIGN-OFF AND PERMISSIONS

- ☐ Who approves the decision (head, governors, trust, diocese)
- ☐ Landowner or trust consent, if needed
- ☐ Check planning with your local planning authority. Where a building is rehousing existing pupils during repairs, it can sometimes be treated as permitted development
- ☐ Is this an insurance claim? (see page 7)

Don't have every answer? That's normal. Send us what you know and we'll work out the rest together on the site visit.

WORKING WITH YOUR INSURER AND LOSS ADJUSTER

When a building is lost to fire, flood or structural damage, the question is often less "how much?" and more "will the insurance cover it, and how quickly can we agree it?" We've worked alongside insurance loss adjusters on school projects and know what they need to see.

HOW WE HELP

- ✓ A clear, itemised quote that separates installation from hire, so it's easy to assess
- ✓ Layout drawings showing exactly what's being replaced, room for room
- ✓ Realistic timescales the loss adjuster can plan around
- ✓ Talking directly to your loss adjuster, so you're not the go-between
- ✓ Flexible hire periods that can be extended if repairs take longer than expected

BEFORE YOU CALL US

- ☐ Tell your insurer as early as possible
- ☐ Ask whether your policy covers temporary accommodation or "alternative premises"
- ☐ Get your loss adjuster's name and contact details
- ☐ Note which rooms and facilities are out of action
- Take photos of the damaged area

Every policy is different. Your insurer or broker will confirm what's covered.

Lost a building?

Call us on the day. We'll help you work out what you need, and get a drawing and quote to your loss adjuster quickly.

020 8106 8974

team@tempspan.com

FROM FIRST CALL TO HANDOVER



*of confirmation, subject to availability

QUESTIONS SCHOOLS ASK

How long can it stay?

Weeks, months or years. Structures are hired, not sold, and the hire period is set out clearly in your quote. It can be extended if you need it for longer.

Can you connect toilets and utilities?

Yes. We check water, drainage and power on the site visit and connect to your existing supply.

What ground can you build on?

Grass, tarmac, gravel and uneven or sloping ground. No concrete base or excavation is needed.

Do we need planning permission?

It depends on your site and situation, so check with your local planning authority. We provide drawings and structural information to support any application.

GET A FREE LAYOUT AND QUOTE

Tell us what you need and we'll visit your site, draw your layout and send a quote. No cost, no obligation.

one short conversation is usually enough

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