

APPENDIX B - IDP Mascalls Academy Expansion Feasibility Report, May 2024, and Letter from Leigh Academy Trust



MASCALLS ACADEMY EXPANSION

FEASIBILITY REPORT

MAY 2024

MASCALLS ACADEMY EXPANSION

FEASIBILITY REPORT

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01

INTRODUCTION + BRIEF

INTRODUCTION
BRIEF

1.1 Introduction and Brief

IDP were commissioned by the developer client team of Crest Nicholson, Redrow and Persimmon to carry out this feasibility report for a potential expansion to Mascalls Academy Secondary School in relation to the wider housing development proposals at Paddock Wood.

The brief for this feasibility report is as follows:

- Review the existing size of site and building capacity areas.
- Following this review to advise on the suitability of the Mascalls Academy site and buildings to allow expansion to the school by either 2 or 3 forms of entry.

The report is based upon the following staff and pupil numbers:

Existing school capacity:

Pupils:

8FE (1200 11 to 16 year old places) plus 250 6th form places

Total pupil capacity : 1450

Staff:

We have been advised by Leigh Academies Trust that there are 88 full time equivalent staff at Mascalls Academy.

Proposal A - 3FE Expansion:

Pupils:

11FE (1650 11 to 16 year old places) plus 330 6th form places

Total capacity : 1980

Staff:

We have taken the existing staff number and pro rated this to estimate that there will be 121 staff full time equivalent staff at 11FE.

Proposal B - 2FE Expansion:

Pupils:

10FE (1500 11 to 16 year old places) plus 305 6th form places

Total capacity : 1805

Staff:

We have taken the existing staff number and pro rated this to estimate that there will be 110 staff full time equivalent staff at 10FE.

2

MASCALLS ACADEMY EXISTING SITUATION

SITE LOCATION + CONTEXT
PHOTOGRAPHS OF EXISTING BUILDINGS
SITE BOUNDARY PLAN
EXISTING SITE PLAN
EXISTING GROUND FLOOR PLAN
EXISTING FIRST FLOOR PLAN
EXISTING SECOND FLOOR PLAN
EXISTING GROUND FLOOR GIFAS
EXISTING FIRST FLOOR GIFAS
EXISTING SECOND FLOOR GIFAS
EXISTING PLANS + SOA - BY BLOCK
EXISTING SITE AREAS
EXISTING BUILDING HEIGHTS

02 | SITE LOCATION + CONTEXT

MASCALLS ACADEMY EXISTING SITUATION

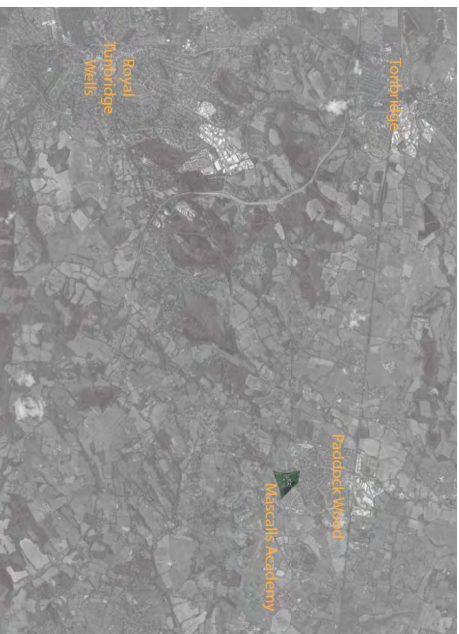


Mascalls Academy is located to the south of Paddock Wood, Kent.

The main access is from Maidstone Road to the west of the site.

The site is also bound by Mascalls Court Road to the east, and Chantler's Hill to the south of the site. There is an existing secondary entrance into the school site from Mascalls Court Road, however this is not currently in use.

The school was constructed in the 1950s, and some of the building stock dates back to the original build. There are a variety of building constructions and building heights across the site.



02 PHOTOS OF EXISTING BUILDINGS

MASCALL'S ACADEMY EXISTING SITUATION



View of A Block and main entrance



View of B Block



View of C Block



View of D Block



View of F Block



View of G Block



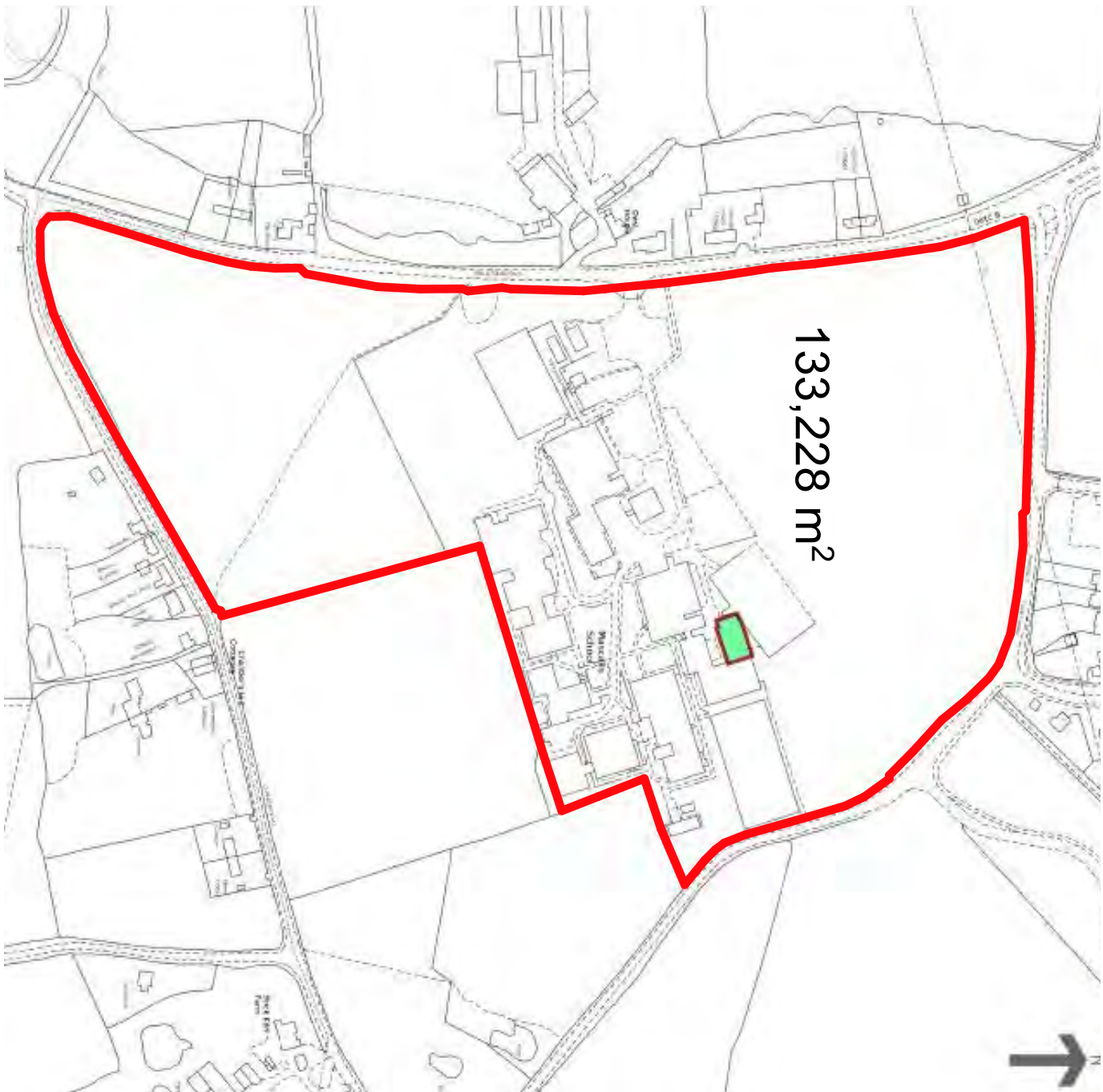
View of H Block



View of J Block



View of R Block



133,228 m²

NOTE: It has been confirmed by the Academy Trust that the area shaded in green is on long term lease to the school. The area has been included within the overall site area.

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 Name: _____

Boundary Plan

Rev.	Date	Comments	Name	Circle
1				

Status: **PRELIMINARY** Risk Stage: **1**
 Client: Crest Nicholson / Redrow / Persimmon
 Project: Mascalls Academy Paddock Wood
 Title: Boundary Plan
 Drawn: NA Date: March 2024
 Checked: JH Scale @ A3: 1:2500
 Pwd No: CS894 / 001


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Existing Site Plan

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Name:

Rev.	Date	Comments	Name	Circle
1				
Status: PRELIMINARY RIBA Stage:				
Client: Crest Nicholson / Redrow / Persimmon				
Project: Mascalls Academy / Padrick Wood				
Title: Existing Site Plan				
Drawn:	NA	Date:	Feb 2024	
Checked:	JJH	Scale @ A3:	1:1000	
Proj No:	CS5884 / 002			
Proj No:	CS5884 / 002			



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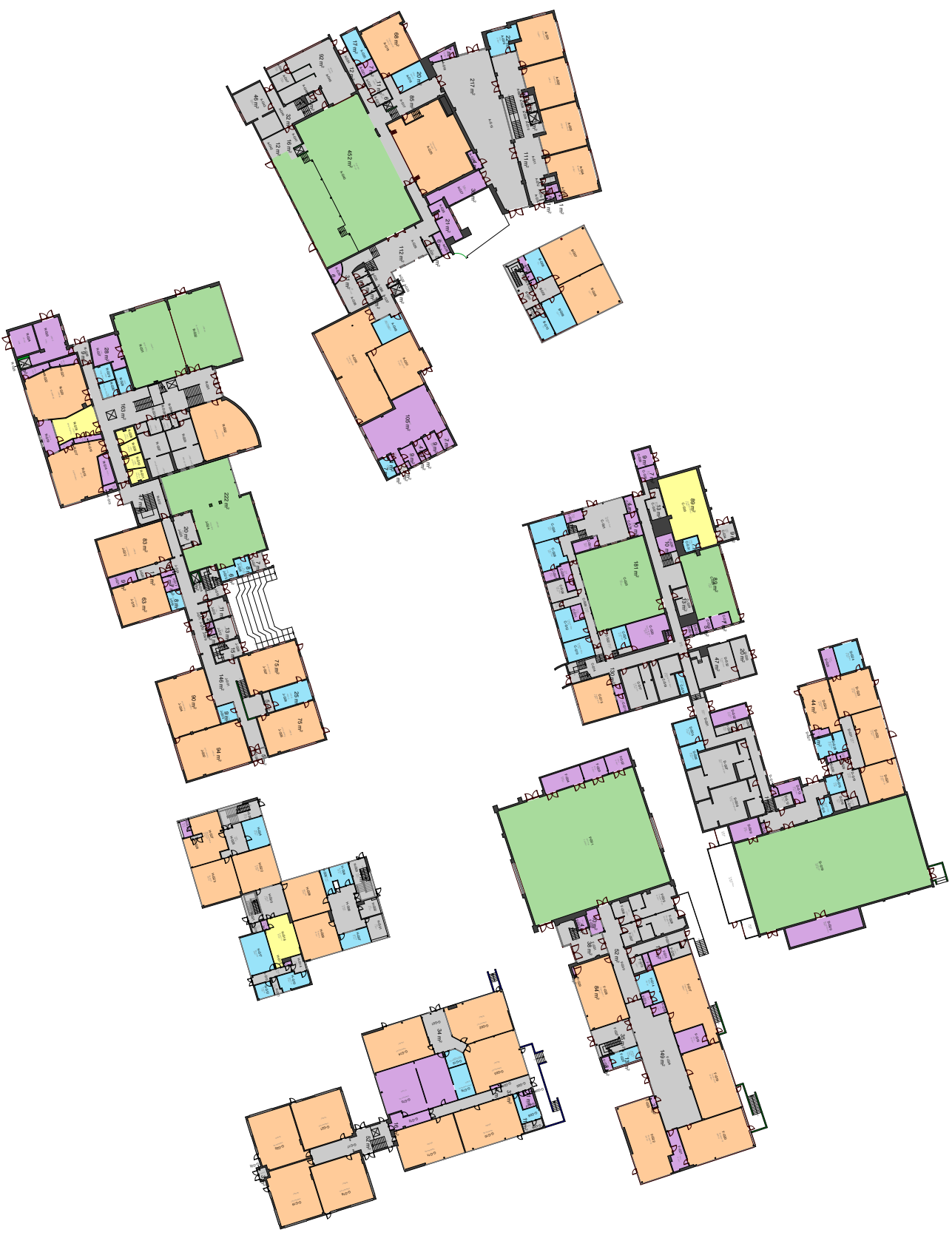
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Existing Ground Floor

Rev.	Date	Comments	Name	Checked
1				

Status: **PRELIMINARY** RIBA Stage: **1**
 Client: **Crest Nicholson / Redrow / Peasimon**
 Project: **Maschalls Academy / Paddock Wood**
 Title: **Existing Ground Floor**
 Drawn: **NA** Date: **Feb 2024**
 Checked: **JH** Scale: **@ A2: 1:300**
 Proj No: **CS894 / 003**

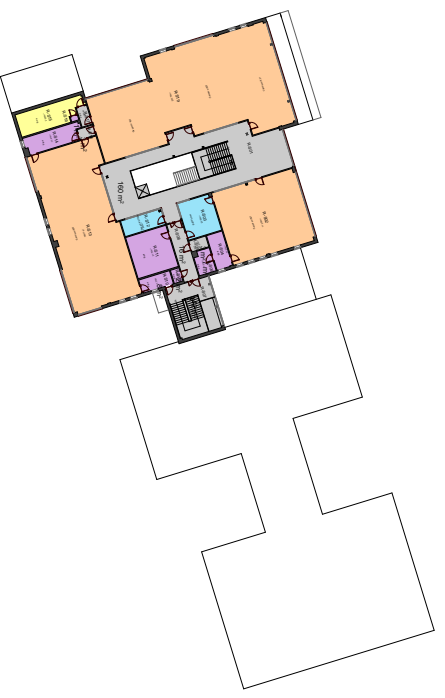


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Notes



Existing Second Floor

Rev.	Date	Comments	Name	Checked
1				

STATUS: PRELIMINARY RIBA Stage
Client: Crest Nicholson / Redrow / Peasimon
Project: Maccalls Academy Paddock Wood
Title: Existing Second Floor
Drawn: NA **Date:** Feb 2024
Checked: JHJ **Scale:** @ A2: 1:300
Proj No: CS894 / 005
Dwg No:



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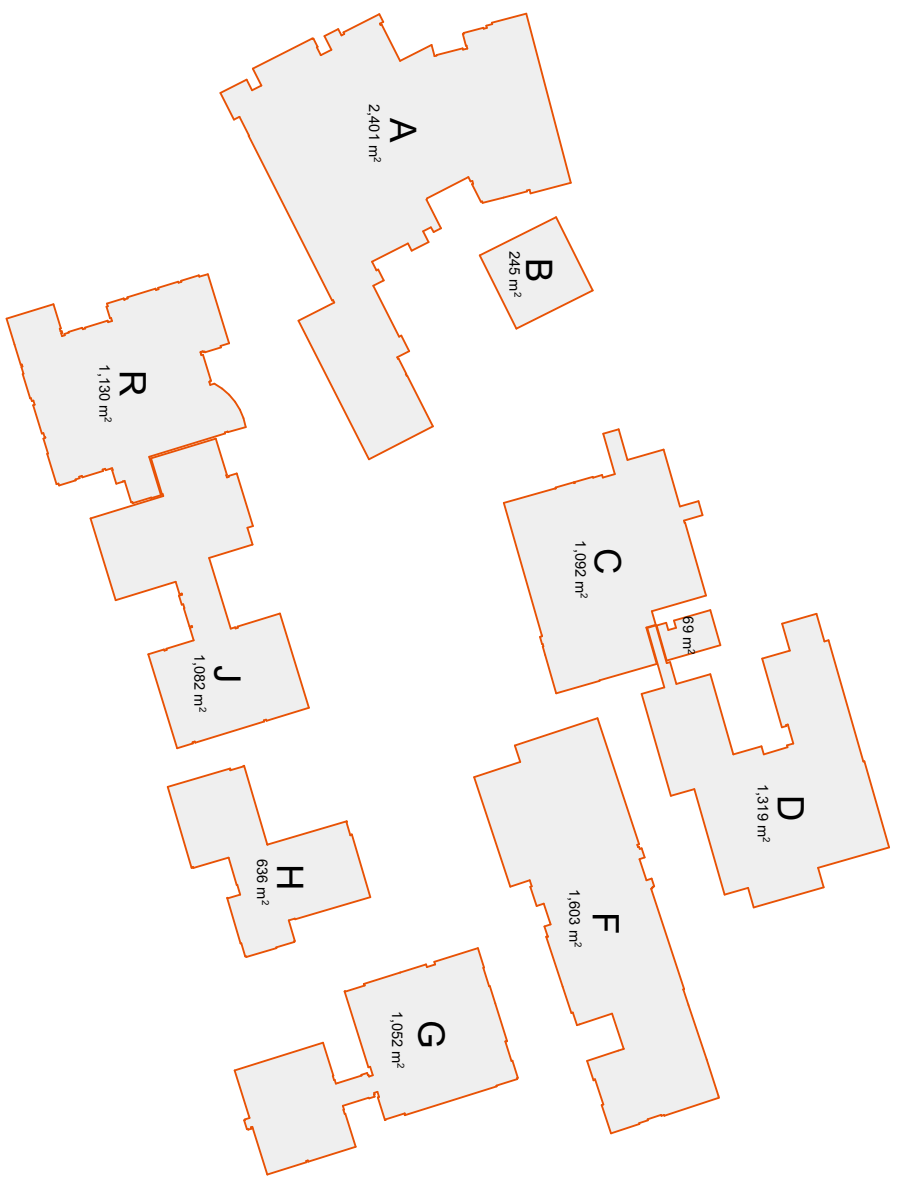
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Any and all alterations relating to the building works must require separate confirmation and approval by fully accredited engineering consultants who may be requested by the client.

Name: _____
 Title: _____

GIFA

- A Block**
 Ground Floor: 2401m²
 First Floor: 477m² + 680m²
 TOTAL: 3552m²
 - B Block**
 Ground Floor: 245m²
 First Floor: 245m²
 TOTAL: 490m²
 - C Block**
 Ground Floor: 1092m² + 69m²
 First Floor: 490m²
 TOTAL: 1591m²
 - D Block**
 Ground Floor: 1319m²
 TOTAL: 1319m²
 - F Block**
 Ground Floor: 1603m²
 First Floor: 367m²
 TOTAL: 1990m²
 - G Block**
 Ground Floor: 1052m²
 TOTAL: 1052m²
 - H Block**
 Ground Floor: 636m²
 First Floor: 323m²
 TOTAL: 1159m²
 - J Block**
 Ground Floor: 1082m²
 First Floor: 263m²
 TOTAL: 1669m²
 - R Block**
 Ground Floor: 1130m²
 First Floor: 1010m²
 Second Floor: 984m²
 TOTAL: 3124m²
- OVERALL SCHOOL TOTAL: 15,942m²**



Existing Ground Floor GIFAs

Rev: DATE: _____ Comment: _____ Name: _____
 Status: **PRELIMINARY** RIBA Stage: **1**
 Client: Crest Nicholson / Redrow / Persimmon
 Project: Mascalls Academy / Padstock Wood
 Title: Existing Ground Floor GIFAs
 Drawn: NA Date: Feb 2024
 Checked: JHJ Scale @ A3: 1:1000
 Ppn No: _____
 Dwg No: **CS8884 / 006**



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Block

A Block
 Ground Floor: 2401m²
 First Floor: 471m² + 680m²
 TOTAL: 3552m²

B Block
 Ground Floor: 245m²
 First Floor: 245m²
 TOTAL: 490m²

C Block
 Ground Floor: 1092m² + 69m²
 First Floor: 430m²
 TOTAL: 1591m²

D Block
 Ground Floor: 1319m²
 TOTAL: 1319m²

F Block
 Ground Floor: 1609m²
 First Floor: 387m²
 TOTAL: 1990m²

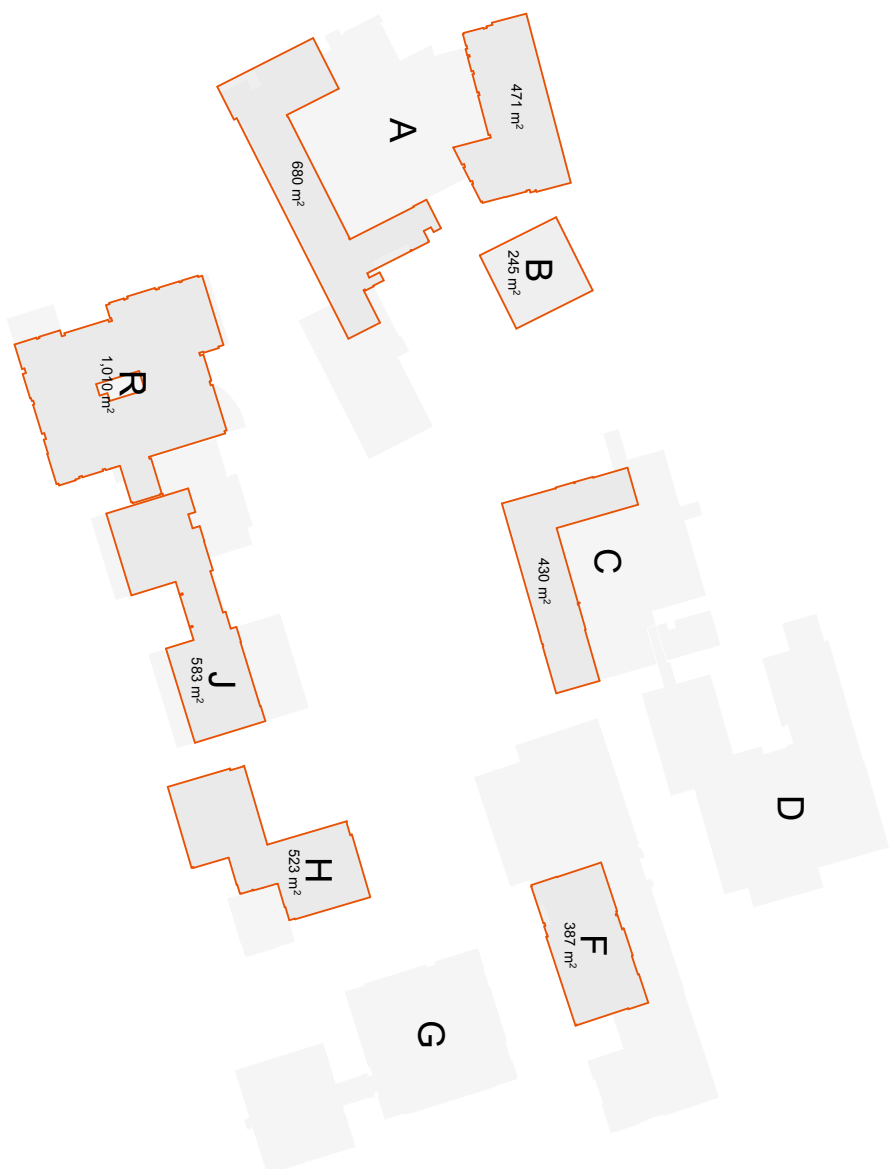
G Block
 Ground Floor: 1052m²
 TOTAL: 1052m²

H Block
 Ground Floor: 636m²
 First Floor: 523m²
 TOTAL: 1159m²

J Block
 Ground Floor: 1082m²
 First Floor: 583m²
 TOTAL: 1669m²

R Block
 Ground Floor: 1130m²
 First Floor: 1010m²
 Second Floor: 984m²
 TOTAL: 3124m²

OVERALL SCHOOL TOTAL: 15,942m²



Existing First Floor GIFAS

Rev: DATE: COMMENTS: NAME: CHG#: **1**

Status: **PRELIMINARY** Risk Stage: **1**

Client: **Crest Nicholson / Redrow / Persimmon**

Project: **Mascula Academy / Padlock Wood**

Title: **Existing First Floor GIFAS**

Drawn: **NA** Date: **Feb 2024**

Checked: **JH** Scale @ A3: **1:1000**

Proj No: **C5884 / 007**

Draw No: **C5884 / 007**

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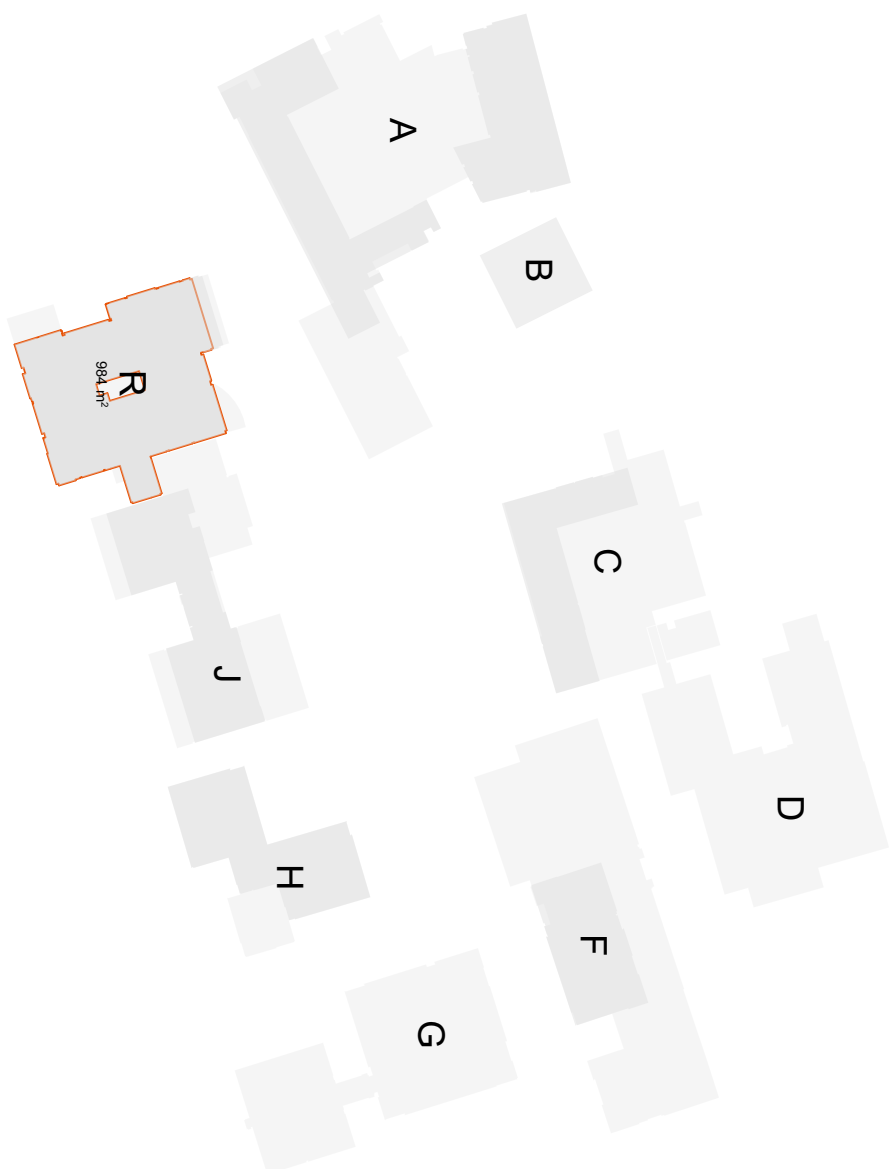
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Any and all alterations relating to the quality of the building will require separate confirmation and approval by fully accredited engineering consultants who can be responsible for them.

Name: _____

GIFAs

- A Block**
Ground Floor: 2401m²
First Floor: 477m² + 680m²
TOTAL: 3552m²
 - B Block**
Ground Floor: 245m²
First Floor: 245m²
TOTAL: 490m²
 - C Block**
Ground Floor: 1092m² + 69m²
First Floor: 490m²
TOTAL: 1591m²
 - D Block**
Ground Floor: 1319m²
TOTAL: 1319m²
 - F Block**
Ground Floor: 1609m²
First Floor: 367m²
TOTAL: 1980m²
 - G Block**
Ground Floor: 1052m²
TOTAL: 1052m²
 - H Block**
Ground Floor: 636m²
First Floor: 323m²
TOTAL: 1159m²
 - J Block**
Ground Floor: 1082m²
First Floor: 283m²
TOTAL: 1669m²
 - R Block**
Ground Floor: 1130m²
First Floor: 1010m²
Second Floor: 984m²
TOTAL: 3124m²
- OVERALL SCHOOL TOTAL: 15,942m²**



Existing Second Floor GIFAs

Rev: DATE: _____ Comment: _____ Name: CHASE

Status: **PRELIMINARY** Risk Stage: **1**

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padstock Wood

Title: Existing Second Floor GIFAs

Drawn: NA Date: Feb 2024

Checked: JHJ Scale @ A3: 1:1000

Proj No: CS5884 / 008

ARCHITECTS: IJP
URBAN DESIGNERS: IJP
PROJECT MANAGERS: IJP

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Room No.	Room Name	Room Area m ²	Subject
A-F01	Classroom A11	50.3	English
A-F02	Classroom A12	57.2	English
A-F03	Classroom A13	57.3	English
A-F04	Classroom A14	56.8	English
A-F05	Office	21.2	
A-F06	Office	21.2	
A-F07	Office	11.0	
A-F08	WC	2.4	
A-F09	WC	2.5	
A-F10	WC	3.4	
A-F11	WC	3.4	
A-F12	WC	3.9	
A-F13	WC	1.2	
A-F14	Training Suite	61.9	Training
A-F15	Classroom A15	68.8	Inclusion Room
A-F16	WCs	28.2	
A-F17	Classroom A15	50	Homework Club
A-F18	Store	0.7	
A-F19	Store	1.8	
A-F20	Storage	6.4	
A-F21	Offices	56	
A-F22	Counselling Room	51.2	
A-F23	Store	3.2	
A-F24	Office	10.1	
A-F25	Office	12.3	
A-F26	Office	12.1	
A-F27	SEN	31.5	
A-F28	Circulation	46.4	
A-F29	Office	16.7	
A-F30	Office	16.7	
A-F31	Meeting Room	26.2	
A-F32	Store	3.4	
A-F33	Storage	2	
A-F34	Head Teachers Office	13.1	
A-F35	Lib.	3	
A-F36	Circulation	7.2	
A-F37	Counselling Room	11.6	
A-F38	Circulation	4.7	
A-F39	Classroom A17	69.7	English
A-F40	Shops	19.1	

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Name:

A Block First Floor Existing

Rev: DATE Comment: Name: CHAIR

Status: **PRELIMINARY** Risk Stage: **1**

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Paddock Wood

Title: A Block First Floor Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: 1:500

Proj No: CS5884 / 010

Dwg No:



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 N/A

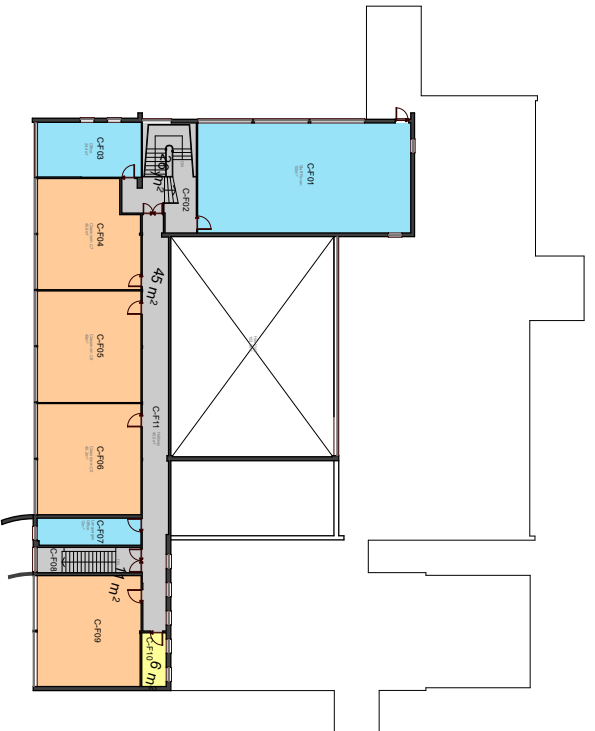


B BLOCK		G/F/A Ground Floor: 245m ²		1st Floor: 245m ²	
		TOTAL: 490m ²			
Type	Room No.	Room Name	Room Area m ²	Subject	
Ground	B-G01	Entrance	23.5		
	B-G02	Circulation	14		
	B-G03	Store	3.1		
	B-G04	Store	1.5		
	B-G05	Store	0.3		
	B-G06	Store	16.9		
	B-G07	Classroom B1	67.2	Geography	
	B-G08	Classroom B2	68.2	Geography	
	B-G09	Office	25.44		
	B-G10	Office	11.65		
	B-G11	Circulation	2.62		
	B-G12	WC	1.75		
First	B-F01	Circulation	38.44		
	B-F02	Classroom B7 / Office	32.84		
	B-F03	Classroom B3	57.81	Geography	
	B-F04	Classroom B4	58.25	Geography	
	B-F05	Classroom B5	52.39	Geography	

B Block Existing

Rev: DATE Comment: Name: CHASE
 Status: PRELIMINARY RIBA Stage: 1
 Client: Crest Nicholson / Redrow / Persimmon
 Project: Macclesfield Academy / Padlock Wood
 Title: B Block Existing
 Drawn: NA Date: Feb 2024
 Checked: JIH Scale @ A3: 1:200
 Proj No: CS894 / 011
 Dwg No:

ARCHITECTS: IJP
 URBAN DESIGNERS: 22 PRINCE STREET
 PROJECT MANAGERS: CIVIL SAN
 LANDSCAPE ARCHITECTS: 146 GOSWOLD ROAD
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C BLOCK		GIFA Ground Floor - 1092m² + 69m²		First Floor - 1530m²	
Room No.	Room Name	Room Area m²	Subject	Room No.	Room Name
C-G01	Entrance / Reception	69.9		C-F01	Store
C-G02	Store	8.8		C-F02	Store
C-G03	Store	8.8		C-F03	Store
C-G04	Office	2.1		C-F04	Office
C-G05	Data Office	2.2		C-F05	Data Office
C-G06	Store	9		C-F06	Store
C-G07	Store	4.8		C-F07	Store
C-G08	Staff WC	13.9		C-F08	Staff WC
C-G09	Circulation	25.8		C-F09	Circulation
C-G10	WC	2.5		C-F10	WC
C-G11	Store	5.2		C-F11	Store
C-G12	Finance Office	23.3		C-F12	Finance Office
C-G13	Business Office	17.7		C-F13	Business Office
C-G14	Circulation	129.8		C-F14	Circulation
C-G15	Store	46.9	PE	C-F15	Store
C-G16	Store	37.6		C-F16	Store
C-G17	Isola Room	30.9		C-F17	Isola Room
C-G18	Changling Room	5.5		C-F18	Changling Room
C-G19	PE Office	35.7		C-F19	PE Office
C-G20	Exam Prep Room	9.7		C-F20	Exam Prep Room
C-G21	Filing Room	14.3		C-F21	Filing Room
C-G22	Hallway	153.8		C-F22	Hallway
C-G23	Hall	3.1		C-F23	Hall
C-G24	Store	2		C-F24	Store
C-G25	Store	2		C-F25	Store
C-G26	Store	2.5		C-F26	Store
C-G27	Store	89.5		C-F27	Store
C-G28	WC	1.2		C-F28	WC
C-G29	WC	1.2		C-F29	WC
C-G30	Store	19.7		C-F30	Store
C-G31	Office / Store	6.6		C-F31	Office / Store
C-G32	WC	13.5		C-F32	WC
C-G33	Library	89.8		C-F33	Library
C-G34	Lobby	8.8		C-F34	Lobby
C-G35	Store	7.1		C-F35	Store
C-G36	Store	9.2		C-F36	Store
C-G37	Store	4.4		C-F37	Store
C-G38	Store	9.7		C-F38	Store
C-F01	Staff Room	100		C-F39	Staff Room
C-F02	Circulation / Staff	26.5		C-F40	Circulation / Staff
C-F03	Office	24.4		C-F41	Office
C-F04	Classroom C2	45.9	Language	C-F42	Classroom C2
C-F05	Classroom C1	45.9	Language	C-F43	Classroom C1
C-F06	Classroom C5	49.2	Language	C-F44	Classroom C5
C-F07	Language Office	12		C-F45	Language Office
C-F08	Circulation / Staff	11.3		C-F46	Circulation / Staff
C-F09	Classroom	49.2	Language	C-F47	Classroom
C-F10	Group Room	5.6		C-F48	Group Room
C-F11	Hallway	45.5		C-F49	Hallway

C Block Existing

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Scale: @ A3: NTS

Date: Feb 2024

Checked: JIH

Drawn: NA

Title: C Block Existing

Project: Macclesfield Academy / Padlock Wood

Client: Crest Nicholson / Redrow / Persimmon

Status: PRELIMINARY RIBA Stage: 1

Rev: DATE COMMENTS NAME: CHAIR

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D BLOCK				G/F/A: Ground Floor: 1319m ²			
Room No.	Room Name	Room Area m ²	Subject	Room No.	Room Name	Room Area m ²	Subject
D-G01	Circulation	115		D-G01	Circulation	115	
D-G02	PE Store	15.6		D-G02	PE Store	15.6	
D-G03	WC	3.8		D-G03	WC	3.8	
D-G04	Utility	3.6		D-G04	Utility	3.6	
D-G05	PE Office	17.9		D-G05	PE Office	17.9	
D-G06	PE Store	11.2		D-G06	PE Store	11.2	
D-G07	Girls Changing Room	7.6		D-G07	Girls Changing Room	7.6	
D-G08	Boys Changing Room	23.7		D-G08	Boys Changing Room	23.7	
D-G09	Store	16.6		D-G09	Store	16.6	
D-G10	Store	1.3		D-G10	Store	1.3	
D-G11	Store	1.8		D-G11	Store	1.8	
D-G12	Dis. W.C.	6.7		D-G12	Dis. W.C.	6.7	
D-G13	Music Store	11.8		D-G13	Music Store	11.8	
D-G14	Letting's Office	6.5		D-G14	Letting's Office	6.5	
D-G15	Office	9.3		D-G15	Office	9.3	
D-G16	WCs	7.6		D-G16	WCs	7.6	
D-G17	Dis. W.C.	3.5		D-G17	Dis. W.C.	3.5	
D-G18	Reception	32.8		D-G18	Reception	32.8	
D-G19	Sports Hall	528.4		D-G19	Sports Hall	528.4	
D-G20	Sports Hall Store	47.2		D-G20	Sports Hall Store	47.2	
D-G21	Classroom D1	43.7	History	D-G21	Classroom D1	43.7	History
D-G22	Classroom D2	51.9	History	D-G22	Classroom D2	51.9	History
D-G23	Classroom D3	53.8	History	D-G23	Classroom D3	53.8	History
D-G24	Office / Store	21.8		D-G24	Office / Store	21.8	
D-G25	Store	11.5		D-G25	Store	11.5	
D-G26	Classroom D4	48.5	History	D-G26	Classroom D4	48.5	History
D-G27	Store	3.6		D-G27	Store	3.6	
D-G28	Staff Room	17.9		D-G28	Staff Room	17.9	
D-G29	Ethic Club	2.5		D-G29	Ethic Club	2.5	
D-G30	Store	1.9		D-G30	Store	1.9	
D-G31	Circulation	2.0		D-G31	Circulation	2.0	
D-G32	Entr	4.4		D-G32	Entr	4.4	
D-G33	Plant	19.9		D-G33	Plant	19.9	



D Block Existing

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Name:

Rev: DATE: Comments: Name: Check:

Status: **PRELIMINARY** RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: D Block Existing

Drawn: NA Date: Feb 2024

Checked: J.H. Scale: @ A3: NTS

Proj No: CS894 / 013

I&P ARCHITECTS

URBAN DESIGNERS
PROJECT MANAGERS

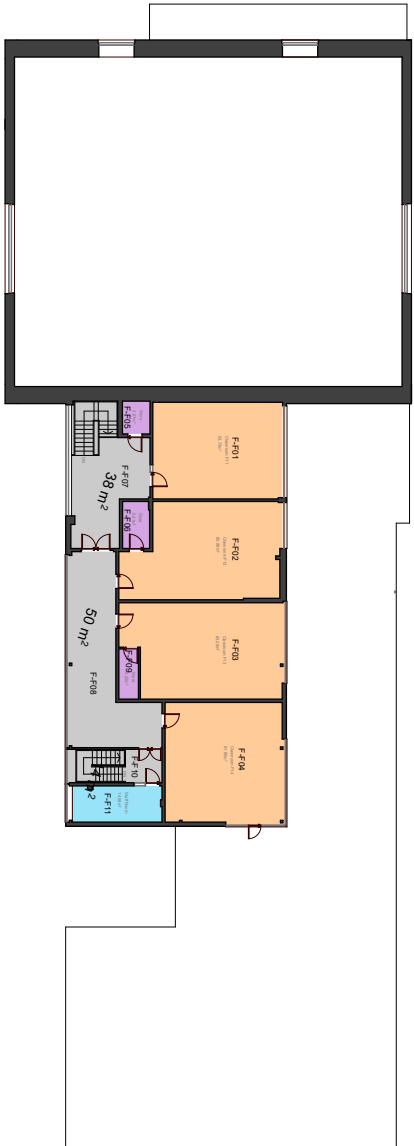
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Room No.	Room Name	Room Area m²	Subject
F-G01	2021 Hall	547.2	
F-G02	Store	13.1	
F-G03	Store	13.3	
F-G04	Store	2.2	
F-G05	Changing Room	33.3	
F-G06	Changing Room	28.9	
F-G07	WC	11.1	
F-G08	WC	12.2	
F-G09	Circulation	19.2	
F-G10	WC	8.9	
F-G11	Store	3	
F-G12	WC	6.3	
F-G13	WC	6.3	
F-G14	Office	1.6	
F-G15	Store	3.6	
F-G16	Store	5.4	
F-G17	Classroom F5	39.9	Food Tech
F-G18	Store	20	
F-G19	Classroom F4	88.5	Food Tech
F-G20	Classroom F3	86.9	Science
F-G21	Store	16.2	
F-G22	Classroom F2	39.5	Science
F-G23	Store	1.7	
F-G24	Circulation	1.8	
F-G25	Office	1.8	
F-G26	Store	3.2	
F-G27	Circulation / Staff	35.4	
F-G28	Classroom F1	84.3	Religious Education
F-G29	Store	0.6	
F-G30	Circulation	52.1	
F-G31	Circulation / Staff	38.1	
F-G32	Store	4	
F-G33	Store	9.8	
F-F01	Classroom F11	35.7	PE
F-F02	Classroom F12	60.9	Social Sciences
F-F03	Classroom F13	63.8	Social Sciences
F-F04	Classroom F14	61.8	Social Sciences
F-F05	Store	5.2	
F-F06	Store	5.2	
F-F07	Circulation / Staff	32.9	
F-F08	Circulation	49.8	
F-F09	Store	4.2	
F-F10	Circulation / Staff	13.6	
F-F11	Staff Room	14.6	

F Block Existing

Rev: DATE Comment: Name: CHAIR

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy / Paddock Wood

Title: F Block Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: NTS

Proj No: CS5894 / 014

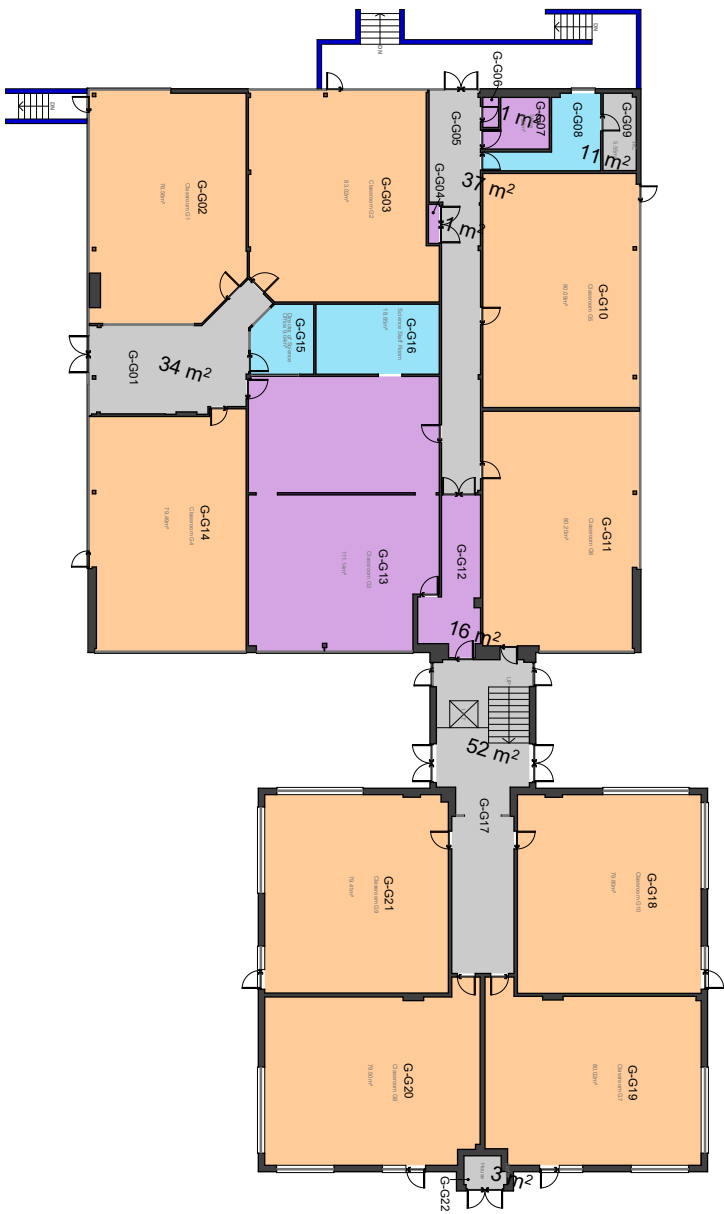
Proj Name: Dwg No:

ARCHITECTS: IJP LANDSCAPE ARCHITECTS

URBAN DESIGNERS: PROJECT MANAGERS

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G-BLOCK		G19A Ground Floor: 1053m ²		TOTAL: 1053m ²	
Room No.	Room Name	Room Area m ²	Subject		
G-G01	Circulation	33.5			
G-G02	Classroom G1	76.6	Science		
G-G03	Classroom G2	83	Science		
G-G04	Store	0.9			
G-G05	Circulation	37.3			
G-G06	Store	7.1			
G-G07	Store	6.2			
G-G08	Store	13.1			
G-G09	WC	5.4			
G-G10	Classroom G5	80.1	Science		
G-G11	Classroom G6	80.2	Science		
G-G12	Store	15.8			
G-G13	Science Prep Room	111.1			
G-G14	Classroom G4	79.5	Science		
G-G15	Office	9			
G-G16	Staff Room	38.9			
G-G17	Circulation	51.5			
G-G18	Classroom G10	79.8	Science		
G-G19	Classroom G7	80	Science		
G-G20	Classroom G8	79.3	Science		
G-G21	Classroom G9	79.2	Science		
G-G22	WC	2.9			



G Block Existing

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Scale: 1:100

Rev: DATE Comment: Name: CHAIR

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: G Block Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: NTS

Proj No: CS894 / 015



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Name:

H BLOCK		GFA: Ground floor: 636m ²		TOTAL: 1139m ²	
Type	Room No.	Room Name	Room Area m ²	Subject	
Ground	H-G01	WC	14.1		
	H-G03	Stairs	10.7		
	H-G04	Assistant Principal Office	11.4		
	H-G05	Office	7.3		
	H-G06	Circulation	37.1		
	H-G07	Room 02	15.1		
	H-G08	Room H3	51.7	Mahis	
	H-G09	Room H4	52.1	Mahis	
	H-G10	Room H13	14.6		
	H-G11	WC	3.6		
	H-G12	Room H4	7.8		
	H-G13	Circulation	9.8		
	H-G14	Circulation	6.7		
	H-G15	Room H11	38.2		
	H-G17	Room H12	32.4		
	H-G18	WC	4.1		
	H-G19	Store	2.3		
	H-G20	Store	25.4		
	H-G21	Circulation	14		
	H-G22	Room H2	51	Mahis	
	H-G23	Room H1	53.3	Mahis	
	H-G24	Room O1	20.6		
	H-G25	Circulation	18.6		
	H-G26	Circulation / Stair	23.7		
	H-G27	Classroom	52.9	Business Studies	
	H-G28	Spec. Stair	6.2		
	H-G29	Spec. Stair	6.2		
FPH1	H-F01	Classroom	63	Mahis	
	H-F02	Classroom	53	Mahis	
	H-F04	Stairs	15.3		
	H-F04	Circulation	20.4		
	H-F05	Office	12.2		
	H-F06	Staff Room	19.7		
	H-F07	Maths Intervention Room	22.5		
	H-F08	Classroom	42.5	Mahis	
	H-F09	Circulation	12.5		
	H-F10	Store	4.3		
	H-F11	Stairs	3.4		
	H-F12	Classroom	52.1	Mahis	
	H-F13	Classroom	52.1	Mahis	
	H-F14	Classroom	62.3	Mahis	
	H-F15	Circulation	24		
	H-F16	Stairs	14.9		
	H-F17	Office	20.9		



H Block Existing

Rev: DATE: Comments: Name: CHASE

Status: **PRELIMINARY** RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padstock Wood

Title: H Block Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale: @ A3: NTS

Proj No: CS894 / 016

Dwg No:

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Attention must be given to the notes on this drawing and any discrepancies between the drawing and the building works shall be the responsibility of the contractor.

Any and all alterations relating to the safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has the responsibility for the site.

Name:

J BLOCK		G/FAL Ground Floor: 10822m ²	
Room No.	Room Name	Room Area m ²	Subject
J-G01	Circulation	146	
J-G02	Classroom J15	94.3 IT	
J-G03	Office	9.4	
J-G04	Classroom J14	89.5 IT	
J-G05	Classroom J17	75.3 Business	
J-G06	Office	28.4	
J-G07	Classroom J18	72.9 Business	
J-G08	Classroom J19	11.4	
J-G09	Score	1.4	
J-G10	WC	2.5	
J-G11	WC	12.7	
J-G12	WC	11.2	
J-G13	WC	2.2	
J-G14	WC	16.4	
J-G15	Stairs	8.4	
J-G16	Office	6.5	
J-G17	Score	1.8	
J-G18	Score	62.7 IT	
J-G19	Classroom J16	12.1	
J-G20	Circulation	83.2 IT	
J-G21	Classroom J11	20.4	
J-G22	Kitchen	222.6	
J-G23	South Form Social	6.5	
J-G24	Reprographics	8	
J-G25	Office	7.2	
J-G26	Circulation	4.9	
J-G27	Circulation	9.7	
J-F01	Kitchen	2.1	
J-F02	Score	34.4	
J-F03	South Form balcony	157.4 Exams	
J-F04	Classroom J1	20.4	
J-F05	Circulation	0.4	
J-F06	Paint	0.4	
J-F07	Score	16.4	
J-F08	Stairs	47.9	
J-F09	Circulation	12.7	
J-F10	WC	13.8	
J-F11	WC	2.8	
J-F12	Score	1.6	
J-F13	Score	1.6	
J-F14	Score	13.6	
J-F15	Stairs	28	
J-F16	Circulation	7.5	
J-F17	Score	30.8 Exams	
J-F18	Classroom J4	8	
J-F19	Classroom J5	24.1 Exams	
J-F20	Score	25.1 Exams	
J-F21	Classroom J6	39.8 Exams	
J-F22	Classroom J7	19.8	
J-F23	Classroom J8		
J-F24	Classroom J9		
J-F25	Office		



J Block Existing

Rev: DATE: Comments: Name: CHASE

Scale: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: J Block Existing

Drawn: NA Date: Feb 2024

Checked: JHH Scale @ A3: NTS

Proj No: CS5884 / 017

Proj Mgr: JPP

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Room No.	Room Name	Room Area m²	Subject
R-G01	Recording Studio	182.7	Subject
R-G02	Classroom R2	90.7	Drama
R-G03	Changing Room	41.9	
R-G04	WC	2.7	
R-G05	WC	8.3	
R-G06	WC	5.9	
R-G07	Changing Room	38.5	
R-G08	Practice 1	7.4	
R-G09	Practice 2	7.9	
R-G10	Practice 3	7.9	
R-G11	Practice 4	7.7	
R-G12	Circulation	46.9	
R-G13	Store	10.6	
R-G14	Classroom R6	84.5	Music
R-G15	Classroom R6	4.3	
R-G16	Store	2.1	
R-G17	Store	2.1	
R-G18	Recording Studio	34.9	
R-G19	Store	15.4	
R-G20	Classroom R4	86.4	Music
R-G21	Store	6.8	
R-G22	Store	7	
R-G23	Store (D+1)	37.9	
R-G24	Store	20.4	
R-G25	Store	3.1	
R-G26	Circulation	2.2	
R-G27	Office	2.7	
R-G28	Office	9.7	
R-G29	Office	8.8	
R-G30	Office	8.8	
R-G31	Classroom R2	134.1	Dance
R-G32	Classroom R1	134.9	Dance
R-G33	Circulation	157.1	
R-G34	Classroom R15	115	Technology
R-G35	Office	21.3	
R-G36	Store	1.3	
R-G37	Store	1.5	
R-G38	Circulation	40.3	
R-G39	Store	6.1	
R-G40	Store	15.2	
R-G41	Store	6.2	
R-G42	Store	12.1	D+1 workshop
R-G43	Classroom R14	110	D+1 workshop
R-G44	WC	3.1	
R-G45	Office	39.1	
R-G46	Classroom R13	111.6	D+1 workshop
R-G47	Store	10.9	
R-G48	Store	9.8	
R-G49	Classroom R12	73.8	D+1 workshop
R-G50	Classroom R11	101.6	D+1 Textiles
R-G51	Office	8.3	
R-G52	Circulation	159.6	
R-G53	Classroom R27	113.2	Art
R-G54	Staff Room	72.1	
R-G55	WC	4.0	
R-G56	WC	3.4	
R-G57	Store	2.1	
R-G58	Store	41.7	
R-G59	Circulation	16.2	
R-G60	Store	2.2	
R-G61	Store	7.8	
R-G62	Store	31.7	
R-G63	Office	12	
R-G64	Classroom R26	186.2	Art
R-G65	Store	17.4	
R-G66	Dark Room	25.4	
R-G67	Store	9.9	
R-G68	Store	9.9	
R-G69	Circulation	3.1	
R-G70	Classroom R22/R23	235.8	D+1 Graphics

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Room No.	Room Name	Room Area m²	Subject
R-G01	Recording Studio	182.7	Subject
R-G02	Classroom R2	90.7	Drama
R-G03	Changing Room	41.9	
R-G04	WC	2.7	
R-G05	WC	8.3	
R-G06	WC	5.9	
R-G07	Changing Room	38.5	
R-G08	Practice 1	7.4	
R-G09	Practice 2	7.9	
R-G10	Practice 3	7.9	
R-G11	Practice 4	7.7	
R-G12	Circulation	46.9	
R-G13	Store	10.6	
R-G14	Classroom R6	84.5	Music
R-G15	Classroom R6	4.3	
R-G16	Store	2.1	
R-G17	Store	2.1	
R-G18	Recording Studio	34.9	
R-G19	Store	15.4	
R-G20	Classroom R4	86.4	Music
R-G21	Store	6.8	
R-G22	Store	7	
R-G23	Store (D+1)	37.9	
R-G24	Store	20.4	
R-G25	Store	3.1	
R-G26	Circulation	2.2	
R-G27	Office	2.7	
R-G28	Office	9.7	
R-G29	Office	8.8	
R-G30	Office	8.8	
R-G31	Classroom R2	134.1	Dance
R-G32	Classroom R1	134.9	Dance
R-G33	Circulation	157.1	
R-G34	Classroom R15	115	Technology
R-G35	Office	21.3	
R-G36	Store	1.3	
R-G37	Store	1.5	
R-G38	Circulation	40.3	
R-G39	Store	6.1	
R-G40	Store	15.2	
R-G41	Store	6.2	
R-G42	Store	12.1	D+1 workshop
R-G43	Classroom R14	110	D+1 workshop
R-G44	WC	3.1	
R-G45	Office	39.1	
R-G46	Classroom R13	111.6	D+1 workshop
R-G47	Store	10.9	
R-G48	Store	9.8	
R-G49	Classroom R12	73.8	D+1 workshop
R-G50	Classroom R11	101.6	D+1 Textiles
R-G51	Office	8.3	
R-G52	Circulation	159.6	
R-G53	Classroom R27	113.2	Art
R-G54	Staff Room	72.1	
R-G55	WC	4.0	
R-G56	WC	3.4	
R-G57	Store	2.1	
R-G58	Store	41.7	
R-G59	Circulation	16.2	
R-G60	Store	2.2	
R-G61	Store	7.8	
R-G62	Store	31.7	
R-G63	Office	12	
R-G64	Classroom R26	186.2	Art
R-G65	Store	17.4	
R-G66	Dark Room	25.4	
R-G67	Store	9.9	
R-G68	Store	9.9	
R-G69	Circulation	3.1	
R-G70	Classroom R22/R23	235.8	D+1 Graphics

Rev: DATE COMMENTS NAME CHAIR

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Massells Academy / Padlock Wood

Title: R Block Ground Floor Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: NTS

Proj No: CS894 / 018

Dwg No:

ARCHITECTS

IJP

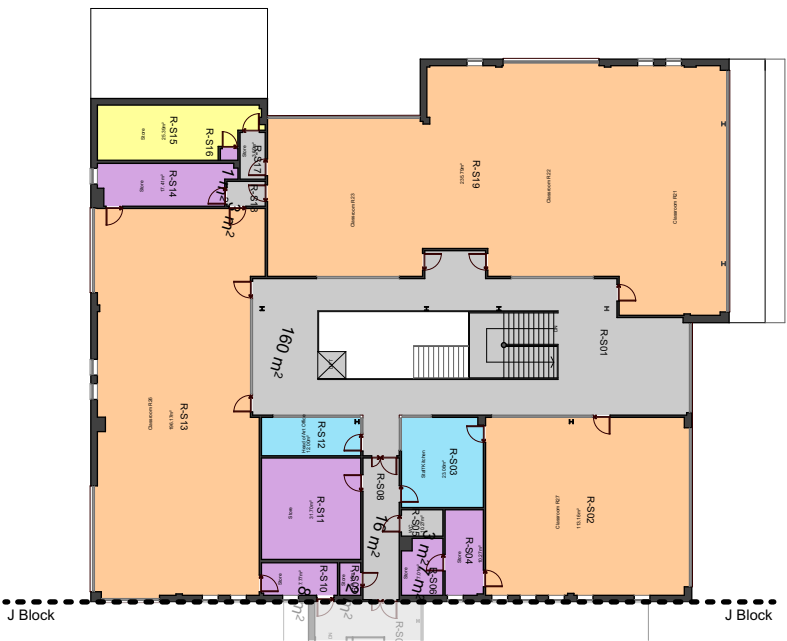
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R Block Ground Floor Existing

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 All dimensions shall be checked on site and attached to field of any discrepancies shall be noted.
 Any and all alterations relating to the details of the building shall require separate confirmation and approval by fully accredited engineering consultants who may be responsible for them.
 N/A



R Block First + Second Floor Existing

Rev:	DATE:	Comments:	Name:	CHG#:
Status:	PRELIMINARY	Rev#:	Stage:	1
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascula Academy / Paddock Wood			
Title:	R Block First + Second Floor Existing			
Drawn:	NA	Date:	Feb 2024	
Checked:	JJH	Scale:	@ A3: NTS	
Proj. No:	CS5884 / 019			
Proj. No:	CS5884 / 019			

ARCHITECTS

22 FORD STREET
 URBAN DESIGNERS
 PROJECT MANAGERS

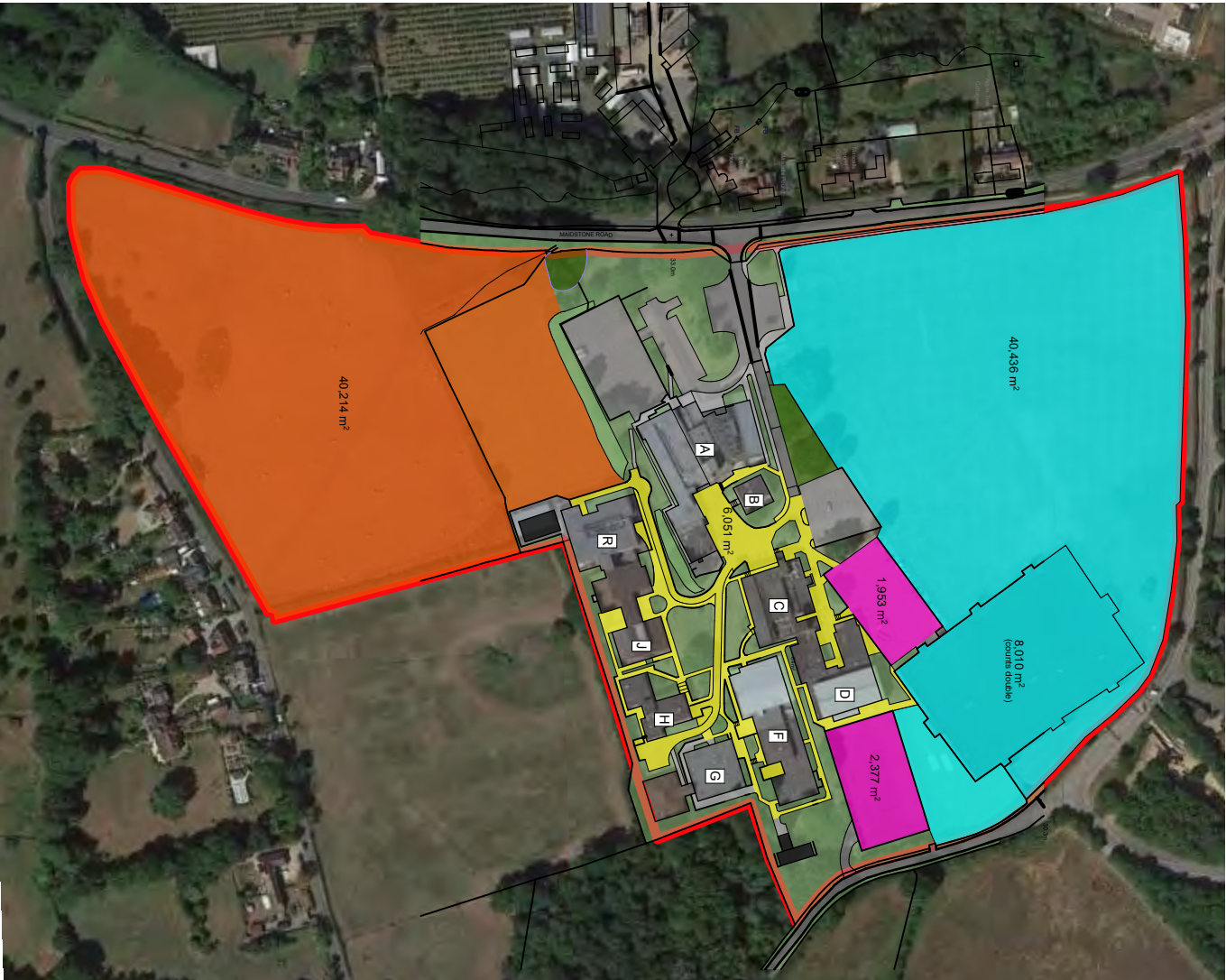
LANDSCAPE ARCHITECTS

GP

22 FORD STREET
 URBAN DESIGNERS
 PROJECT MANAGERS

GP

22 FORD STREET
 URBAN DESIGNERS
 PROJECT MANAGERS



Existing Site Areas

	Mascula Existing	1400 capacity form BRI03 BRI (1200) = 230 810 / 85,290	1405 capacity form BRI03 BRI (1350) = 259 810 / 85,290	1405 capacity form BRI03 BRI (1350) = 259 810 / 85,290	1800 capacity form BRI03 BRI (1650) = 298 810 / 85,290	1800 capacity form BRI03 BRI (1650) = 298 810 / 85,290
Site content PE	58,454	58,454	58,454	58,454	58,454	58,454
Site content PB	4,310	4,310	4,310	4,310	4,310	4,310
Soft internal and social area	40,214	40,214	40,214	40,214	40,214	40,214
Hard internal and social area	6,051	6,051	6,051	6,051	6,051	6,051
Highway	775	775	775	775	775	775
Maximum total site area	133,228	133,228	133,228	133,228	133,228	133,228
Maximum total site area	133,228	102,350	102,350	102,350	128,715	128,715
Maximum total site area	133,228	102,350	102,350	102,350	128,715	128,715

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B 23.04.24 Updated schedule NA JIH
A 11.04.24 Updated schedule NA JIH
 Status: **PRELIMINARY** Risk Stage: **1**
 Client: Crest Nicholson / Redrow / Persimmon
 Project: Mascula Academy / Padlock Wood
 Title: Existing Site Areas
 Drawn: NA Date: March 2024
 Checked: JIH Scale @ A3: 1:2500
 Plan No: **C5884 / 020B**
 Draw No:

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The diagram on this page shows the existing building heights across the site at Mascall Academy.

