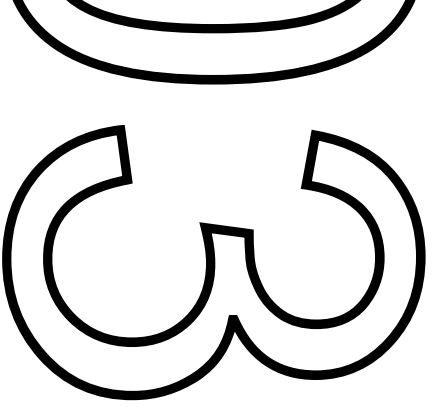


BB103 REQUIREMENTS COMPARISON

NOTES ON BB103 COMPARISON
COMPARISON SCHEDULE OF ACCOMMODATION
SITE AREAS COMPARISON



The table on the following page compares the existing situation at Mascalls Academy to the requirements of the DFE Building Bulletin 103.

The schedule of accommodation tool used is version 'Schedule of Accommodation (SoA) tool (Secondary) version 8.3' dated December 2023, which is the current document at this time. Please refer to the appendices for these schedules.

As noted previously, the school capacity numbers used are as follows.

Existing school capacity

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

Total capacity : 1450

Proposal A - 3FE Expansion

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

Total capacity : 1980

Proposal B - 2FE Expansion

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

Total capacity : 1805

Mascalls Academy Existing

8FE BB103 Requirements

10FE BB103 Requirements

11FE BB103 Requirements

Room names	Mascalls Academy Existing	BB103 1450 (1200 + 250 6th form)				BB103 1805 (1650 + 305 6th form)				BB103 1500 (1200 + 300 6th form)				Notes
		No. of rooms	Average area of room (m ²)	Total Area (m ²)	Comparison (+/-)	No. of rooms	Average area of room (m ²)	Total Area (m ²)	Comparison (+/-)	No. of rooms	Average area of room (m ²)	Total Area (m ²)	Comparison (+/-)	
Classrooms	General classroom	40	2654/26	106180	-3	40	2654/26	106180	-3	40	2654/26	106180	-3	There are no rooms labelled '1' in the room list on the existing plans, however there are a number of smaller rooms which are not included in the schedule of accommodation tool. These rooms are assumed to be of the same size as the existing classrooms, which would meet the requirements of BB103 for an expansion to 10FE. An expansion to 11FE would require a total of 53 general teaching spaces.
	ICT / Business studies	3	69	2103	0	3	69	2103	0	3	69	2103	0	
Science	General science laboratory	0	0	0	-3	3	97	291	-3	3	97	291	-3	The existing school has 700 'ICT/ITV' Business studies classrooms which meet the recommendations for an expansion to 11FE.
	Specialist science laboratory	0	0	0	-1	1	16	160	-1	1	16	160	-1	
Art	General art room	11	898.5	9883.5	-1	14	619	8666	-3	15	619	9285	-4	The existing school has 200 general art rooms. It is worth noting that one of the existing art rooms is double the BB103 recommended size and therefore could be considered to provide 200 general art rooms in itself meaning the school has 300 art rooms as existing. Expansion to either 10FE or 11FE would require a total of 500.
	3D art room	1	97	970	-1	3	97	291	-2	3	97	291	-2	
Music and Drama	Music classroom	2	309.4	618.8	0	5	69	345	-3	4	69	276	-3	The existing school has 200 music classrooms. There would not be any additional music classrooms required for an expansion to 10FE. An expansion to 11FE would require a total of 400.
	Music - external classrooms	2	69	138	0	2	69	138	0	2	69	138	0	
Design and Technology	Design and Technology	1	188	188	0	1	188	188	0	1	188	188	0	The existing school has 2 large computer/IT technology classrooms in accordance to the BB103 requirements. Even if an expansion to 11FE, there are 2 additional classrooms in comparison to the requirements. Also to note some of the technology classrooms are very large spaces, for example the graphics classroom is 235.8m ² . In comparison to the BB103 recommended 83m ² .
	3D printing	1	188	188	0	1	188	188	0	1	188	188	0	
Large spaces	Halls and indoor PE	2	153.8	307.6	1	2	153.8	307.6	1	2	153.8	307.6	1	The school has an over provision of large spaces in comparison to the BB103 recommendations. While the main hall is below the recommended floor area, the school has an additional sport hall in comparison to the BB103 recommendations.
	Dining and social areas	6	1596.1	9576.6	3	4	616	2464	2	4	616	2464	2	
Learning Resource Areas	Library resource centre	1	80.8	808	0	1	80.8	808	0	1	80.8	808	0	The existing school has 2 large computer/IT technology classrooms in accordance to the BB103 requirements. Even if an expansion to 11FE, there are 2 additional classrooms in comparison to the requirements. Also to note some of the technology classrooms are very large spaces, for example the graphics classroom is 235.8m ² . In comparison to the BB103 recommended 83m ² .
	Learning Resource	1	344.4	3444	0	1	344.4	3444	0	1	344.4	3444	0	
Non-net area	Storage Areas	115	1096.24	126067.44	0	65	7451	484515	0	37	390.24	14528.88	0	TOTAL GROSS INTERNAL AREA BB103 range for GMA
	Staff and Administration Areas total	64	1150.67	73622.88	0	43	674	28822.2	0	44	674	29758.16	0	
TOTAL GROSS INTERNAL AREA		402131	6060	2425311	5330	23955	129585	23957	2390	12910	10005	1897		

Mascalls Academy Existing	No. of rooms	Total Area (m ²)	BB103		Comparison (+/-)		BB103		Comparison (+/-)		BB103	No. of rooms	Total Area (m ²)	Comparison (+/-)	Notes
			8FE (1200) + 250 6th form	Average area of space (m ²)	Total Area (m ²)	No. of rooms	Total Area (m ²)	No. of rooms	Average area of space (m ²)	Total Area (m ²)					
Classrooms	0		3	41	123	-3	4	41	164	-4	4	41	164	-4	There are no rooms labelled as 'seminar room' on the existing plans, however there are a number of smaller classrooms which could be redesignated as seminar rooms. The existing school currently has 49 classroom spaces, which would meet the requirements of BB103 for an expansion to 10FE. An expansion to 11FE would require a total of 53 general teaching spaces.
general classroom	49		36	55	1980	13	45	55	2475	4	49	55	2695	0	
Sub Total:	49	2854.26	39	n/a	2103	10	49	n/a	2699	0	53	n/a	2859	-4	-4.74
ICT / Business studies	4		4	69	276	0	6	69	414	-2	6	69	414	-2	The existing school has 7no. ICT/tech / Business studies classrooms which meets the recommendations for expansion to 11FE.
ICT/tech classroom	4		4	69	276	0	6	69	414	-2	6	69	414	-2	
ICT/Business studies room	3		1	69	69	2	1	69	69	2	1	69	69	2	
Sub Total:	7	532.8	5	n/a	345	2	7	n/a	483	0	7	n/a	483	0	49.8
Science	11		9	83	747	-2	11	83	913	0	12	83	996	-1	The existing school has 11no general science laboratories. Expansion to 10FE would require a total of 14no., and an expansion to 11FE would require a total of 15no.
general science laboratory	11		9	83	747	-2	11	83	913	0	12	83	996	-1	
specialist science laboratory	0		3	97	291	-3	3	97	291	-3	3	97	291	-3	
Sub Total:	11	898.5	12	n/a	1038	-1	14	n/a	1204	-3	15	n/a	1287	-4	-388.5
Art	1		2	83	166	-1	2	83	166	-1	2	83	166	-1	The existing school has 2no. general art rooms. It is worth noting that one of the existing art rooms is double the BB103 recommended size, and therefore could be considered to provide 2no. general art rooms in itself, meaning the school has 3no. art rooms as existing. Expansion to either 10FE of 11FE would require a total of 5no.
3D art room	1		2	97	194	-1	3	97	291	-2	3	97	291	-2	
Sub Total:	2	309.4	4	n/a	360	-2	5	n/a	457	-3	5	n/a	457	-3	-147.6
Music and Drama	2		2	69	138	0	2	69	138	0	4	69	276	-2	The existing school has 2no. Music classrooms. There would not be any additional music classrooms required for an expansion to 10FE. An expansion to 11FE would require a total of 4no.
music classroom	2		2	69	138	0	2	69	138	0	4	69	276	-2	
music + drama classrooms	0		0	83	0	0	0	83	0	0	1	83	83	-1	
drama studio	3		1	97	97	2	1	97	97	2	2	83	166	-1	
Sub Total:	5	481.6	3	n/a	235	2	3	n/a	235	2	6	n/a	456	-1	25.6
Design and Technology	4		3	111	111	3	1	111	111	3	1	111	111	3	The existing school has a large overprovision of technology classrooms in comparison to the BB103 requirements. Even at an expansion to 11FE, there are 2 additional classrooms in comparison to the requirements. Also to note some of the technology classrooms are very large spaces, for example the graphics classroom is 233.8m ² in comparison to the BB103 recommended 83m ² .
D-T workshop	1		1	97	97	0	1	97	97	0	1	97	97	0	
Food room	2		1	97	97	1	2	97	194	0	2	97	194	0	
graphic products	1		1	83	83	0	1	83	83	0	2	83	166	-1	
constructional textiles	1		1	83	83	0	1	83	83	0	2	83	166	-1	
Sub Total:	9	1056.3	5	n/a	471	4	6	n/a	588	3	7	n/a	651	2	405.3
Basic Teaching Area Total:	83	6132.86	68	n/a	4552	15	84	n/a	5566	-1	93	n/a	6193	-10	-60.14
Large spaces	1		1	226	226	0	1	224	224	0	1	224	224	0	The school has an over provision of large spaces in comparison to the BB103 recommendations. Whilst the main hall is below the recommended floor area, the school has an additional sports hall in comparison to the BB103 recommendations.
main hall	1		1	226	226	0	1	224	224	0	1	224	224	0	
school sports hall (4-court)	2		1	594	594	1	1	594	594	1	1	594	594	1	
activity studio	3		1	150	150	2	2	180	360	1	2	180	360	1	
Halls and Indoor PE	6	1596.1	3	n/a	970	3	4	n/a	1208	2	4	n/a	1208	2	388.1
dining areas(s)	1	451.8	0	407	407	1	1	422	422	0	1	446	446	0	
social space (6xth form)	2	674.4	2	n/a	525	0	2	n/a	604	0	2	n/a	595	0	
Sub Total:	2	674.4	2	n/a	525	0	2	n/a	604	0	2	n/a	595	0	83.6
Dining and Social Areas	8	2270.5	5	n/a	1495	3	6	n/a	1812	2	6	n/a	1799	2	47.5
Library resource centre	1	89.8	1	188	188	0	1	230	230	0	1	251	251	0	The existing school has 1no. general art rooms. It is worth noting that one of the existing art rooms is double the BB103 recommended size, and therefore could be considered to provide 2no. general art rooms in itself, meaning the school has 3no. art rooms as existing. Expansion to either 10FE of 11FE would require a total of 5no.
sixth form study area(s)	1	34.42	1	76	76	0	1	83	83	0	1	90	90	0	
Sub Total:	2	124.22	2	n/a	264	0	2	n/a	313	0	2	n/a	341	0	-216.78
Learning Resource	4		4	16	16	0	4	16	16	0	4	16	16	0	The existing school has 4no. SEN resource bases. There would not be any additional SEN resource bases required for an expansion to 10FE. An expansion to 11FE would require a total of 4no.
kin room	4		4	16	16	0	4	16	16	0	4	16	16	0	
music practice / group rooms	0		5	16	80	-5	5	16	80	-5	8	16	128	-8	
extensive music practice room	1		1	8	8	0	1	8	8	0	1	8	8	0	
recording control spaces	0		8	8	8	0	8	8	8	0	8	8	8	0	
lighting / audio control room	0		6	6	6	-1	6	6	6	-1	6	6	6	-1	-110.8
Sub Total:	6	91.2	9	n/a	106	-3	9	n/a	106	-3	18	n/a	202	-12	-110.8
SEN and support spaces	2		1	16	16	1	1	16	16	1	1	16	16	1	The existing school has 2no. SEN resource bases. There would not be any additional SEN resource bases required for an expansion to 10FE. An expansion to 11FE would require a total of 4no.
SEN resource base	2		1	16	16	1	1	16	16	1	1	16	16	1	
SEN therapy / MI room	1		1	12	12	1	1	12	12	1	1	12	12	1	
small group room	1		5	9	45	-4	6	9	54	-5	7	9	63	-6	
large group room (SEN etc)	2		1	16	16	1	1	16	16	1	1	16	16	1	56.6
Sub Total:	6	163.6	8	n/a	89	-2	9	n/a	98	-3	10	n/a	107	-4	56.6
Learning Resource Areas Total:	14	379.02	19	n/a	459	-5	20	n/a	517	-6	30	n/a	650	-16	-270.98
Staff and Administration Areas Total:	64	1150.87	41	n/a	551	23	59	n/a	663	21	42	n/a	707	20	443.87
Storage Areas Total:	115	1096.24	65	n/a	593	50	78	n/a	999.24	37	84	n/a	1007.5	33	364.24
TOTAL NET AREA:		11029.49			7650				3379.49				10075		954.49
Kitchen	8	197.9	6	n/a	146.5		6	n/a	174		6	n/a	188		-9.3
Toilets / Changing	50	651.65	24	n/a	474.8		24	n/a	553.8		24	n/a	610.8		-40.82
Plant		115.8		n/a	146.4			n/a	178.9			n/a	197.4		-81.6
Circulation		3227.76		n/a	1941			n/a	2383			n/a	2579		648.76
Partitions		719.4		n/a	337			n/a	408			n/a	443		276.4
TOTAL NON-NET AREA:		4912.51			3060				3710				4030		882.51
TOTAL GROSS INTERNAL AREA:		15,942			10710				5,232				2,957		1,837
BB103 range for GIA:					10710 - 12183				12985 - 14744				14105 - 16006		

The table on this page sets out the existing Mascalls Academy site areas against the of the DFE Building Bulletin 103.

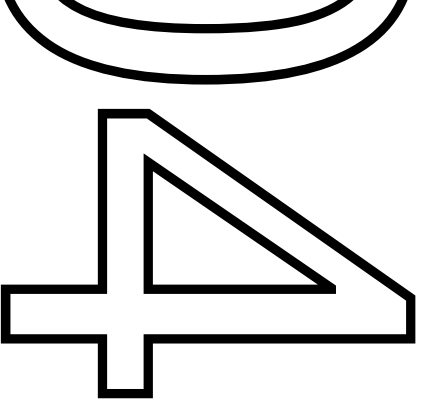
The schedule of accommodation tool used is version 'Schedule of Accommodation (SOA) tool (Secondary) version 8.3' dated December 2023, which is the current document at this time.

In summary, the existing overall site area can accommodate a 3FE expansion.

	Mascalls Existing	BB103 1450 capacity 8FE (1200) + 250 6th form	Comparison (+/-)	BB103 1805 capacity 10FE (1500) + 305 6th form	Comparison (+/-)	BB103 1980 capacity 11FE (1650) + 330 6th form	Comparison (+/-)
Soft outdoor PE	56,456	56,750	-294	69,175	-12,719	75,300	-18,844
Hard outdoor PE	4,330	2,575	1,755	3,108	1,222	3,370	960
Soft informal and social area	40,214	3,500	36,714	4,210	36,004	4,560	35,694
Hard informal and social area	6,051	1,650	4,401	2,005	4,046	2,180	3,871
Habitat		725	-725	903	-903	990	-990
Minimum total site area	133,228	81,500	51,728	99,250	33,978	108,000	25,228
Maximum total site area	133,228	102,350	30,878	124,715	8,513	135,740	-2,512

PROPOSAL A 3FE EXPANSION

NOTES ON PROPOSAL
PROPOSED SITE PLAN
GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
SITE AREAS
PROPOSAL AREAS
PHASING PLAN
PROPOSED BUILDING HEIGHTS
COMPARISON SCHEDULE PROPOSAL TO BB103 REQUIREMENTS
NOTES ON COMPARISON



The drawings on the following pages show a preliminary proposal to accommodate a 3FE expansion on the Mascalls Academy site.

Proposal A - 3FE Expansion is to accommodate a pupil capacity as follows:

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

Total capacity : 1980

Leigh Academies Trust have been consulted on the proposed expansion, and this proposal takes into account the priorities set out by the Trust for the site in terms of existing buildings and spaces which are not currently fit for purpose.

There has been ongoing consultation throughout the development of these preliminary proposals through meetings held with the Trust. There have also been meetings with Tunbridge Wells Borough Council and Kent County Council.

The proposal uses a combination of demolition, remodelling of existing buildings and new build construction create the appropriate amount of area to accommodate a 11FE school on the site.

Site Areas -

Whilst the overall site area can accommodate the 3FE expansion, the specific area for 'soft outdoor PE' is below that recommended within BB103. Through consultation with Leigh Academy Trust it was acknowledged that the preferred option would be as shown within this report for a new all weather sports pitch (which counts as double the area towards the BB103 requirements) to be provided close to the existing sports facilities. As shown in the table on the site areas drawing, this provides slightly less 'soft outdoor PE' area than set out in BB103 for a new school facility, and therefore a derogation would be needed. An option was discussed where grass pitches were to be provided at the south of the site on the sloped land, where there is enough land to provide the 'soft outdoor PE' area to meet the BB103 requirements, however this was not ideal educationally for the Trust as the pitches would be removed from the existing sports areas.

There is the potential for the proposed new all weather sports pitch facility to be open to community use through the school's existing booking system.

The location of the proposed all weather sports pitch would mean that the gradient across the pitch can meet national guidelines for sports facilities.

Car Parking -

A new car park is proposed linked to the existing vehicle entrance into the site from Mascalls Court Road which is proposed to be brought into use. This car park replaces the existing car parking area where the new science building is proposed to be located. This car park is would be well located to serve the sports facilities. As the project design develops there will need to be a dialogue with Kent County Council Highways for consultation on the vehicle entrance and junction requirements.

The construction of this new car park will require the removal of some existing low quality trees and vegetation. As the project develops an Ecologist would need to be consulted.

The estimated new staff number is 121 full time equivalent (FTE) staff at 11FE - as noted previously, this is based on the existing 88 FTE staff increased pro rata. The Kent County Council parking standards set out a ratio of 1 space per member of staff plus 10%. This would equate to 134 parking spaces. These are accommodated within the proposals within the existing and proposed new replacement car park.

Phasing -

Phasing dates are based on preliminary projected pupil number increases based on indicative housing delivery programme. Please see table within report document appendices.

These dates are subject to any amendments to the overall housing development project timeline, housing delivery rates, and continuing discussions with the academy trust.



Preliminary Proposal (3FE Expansion) - Site Plan

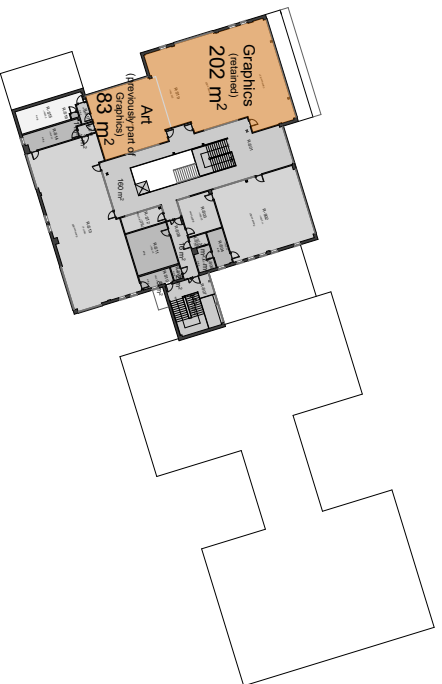
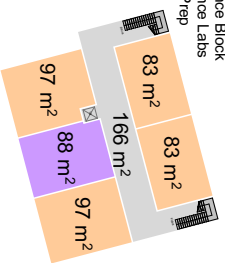
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 All dimensions shall be checked on site and attached to all drawings. Any discrepancies shall be noted.
 Any use of all drawings relating to the safety of the building will require separate confirmation and approval by fully accredited engineering consultants who can be responsible for them.
 Name: _____

Rev:	Date:	Comments:	Name:	Circle:
1				
Status:	PRELIMINARY	RIBA Stage:		
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascula Academy / Padlock Wood			
Title:	Preliminary Proposal (3FE Expansion) - Site Plan			
Drawn:	NA	Date:	April 2024	
Checked:	JJH	Scale:	@ A3: 1:1000	
Proj No:	CS5884 / 041			
Proj No:	CS5884 / 041			

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**New Science Block
13 x Science Labs
and Prep**



Preliminary Proposal (3FE Expansion) - Second Floor

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Name:

Rev.	Date	Comments	Name	Check
1				

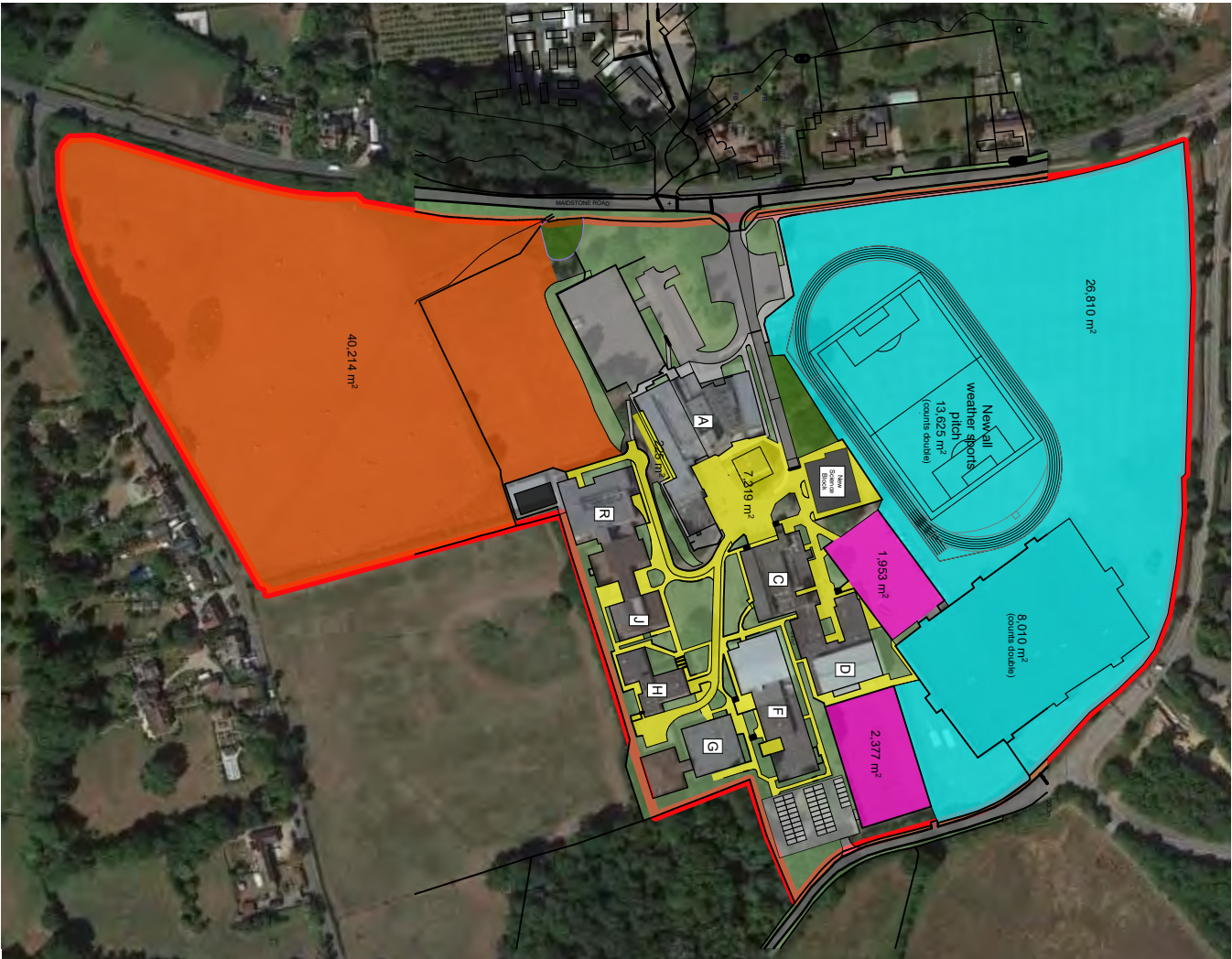
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Client: Crest Nicholson / Redrow / Peasimon
Project: Macclesall Academy / Reddock Wood
Title: Preliminary Proposal (3FE Expansion) - Second Floor
Drawn: NA **Date:** April 2024
Checked: JIH **Scale:** @ A2: 1:500
Proj No: CS894 / 044



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	3FE Proposal Site Areas	1805 capacity 10FE (1500) + 305 6th form	1980 capacity 11FE (1650) + 380 6th form	1980 capacity 11FE (1650) + 380 6th form
Soft outdoor FE	20,090	26,175	3,104	3,104
Hard outdoor FE	4,139	3,104	3,104	3,104
Soft internal and social areas	40,214	4,210	3,904	3,904
Hard internal and social areas	7,444	5,912	5,912	5,912
Internal		501	501	501
Maximum total site area	133,228	99,250	133,228	108,000
Maximum total site area	133,228	124,715	133,228	135,740
			8,513	-2,512

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All dimensions shall be checked on site and as-built of any discrepancies shall be noted.

Do not scale.

Any and all alterations relating to the details of the building shall require separate confirmation and approval by fully accredited fire engineering consultants who may be requested by the client.

Name:

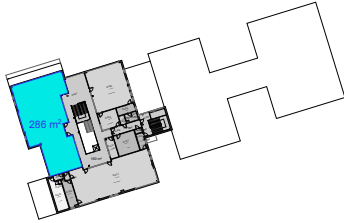
A 24/04/24 Areas revised NA, JIH
 Rev: 10/04/24
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 Project: Mascalls Academy / Padlock Wood
 Title: Preliminary Proposal (3FE Expansion) - Site Areas
 Drawn: NA Date: April 2024
 Checked: JIH Scale @ A3: 1:2500
 Plan No: CS5884 / 045A
 Dwg No:

Preliminary Proposal (3FE Expansion) - Site Areas

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Second Floor



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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
Do not scale.

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

Notes:

Demolition
Total : 660m²

New Build
Total : 1,893m²

Remodelling / Refurbishment
Total : 2,295m²

First Floor



Ground Floor



A 23.05.24 Security lobby added. NA JJH
Rev. Date: Comment(s) Name: Check:

Status: PRELIMINARY RIBA Stage:

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: Preliminary Proposal (3FE Expansion) - Proposal Areas

Drawn: NA Date: April 2024

Checked: JJH Scale @ A2: 1:1000

Proj. No: C5884 / 046A

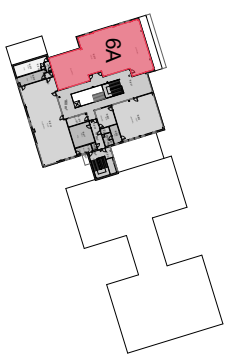
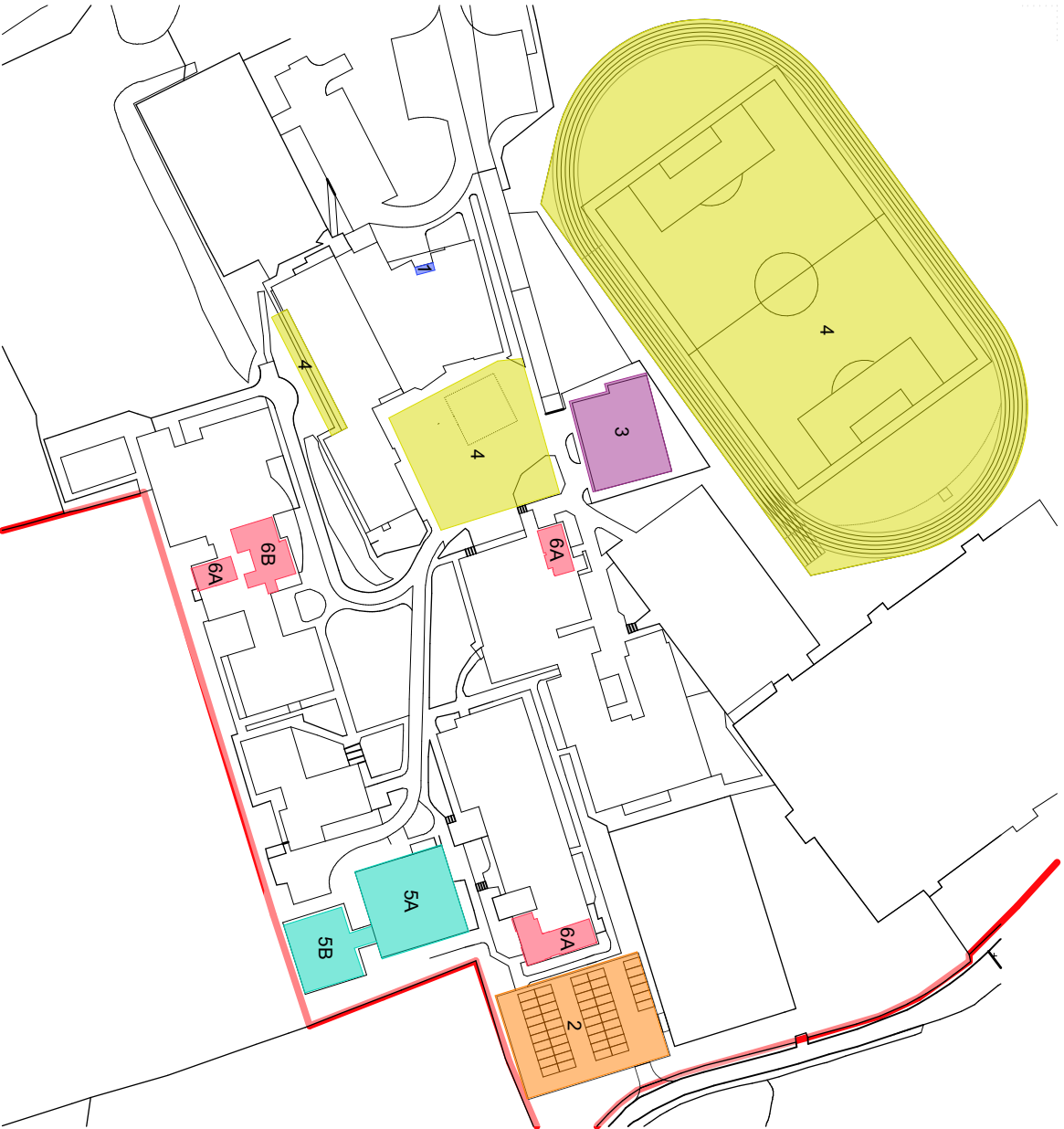


ARCHITECTS. IDP
27 SPON STREET
COVENTRY
CV1 3BA

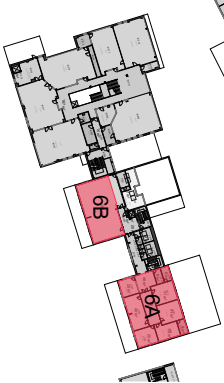
URBAN DESIGNERS.

PROJECT MANAGERS. T: +44 (0)24 7522 7020
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LANDSCAPE ARCHITECTS. www.weareidp.com



Second Floor



First Floor

- 1** Phase 1 (June 2027 - open Sept' 2027)
Remodelling Main Entrance for safeguarding
- 2** Phase 2 (June 2027 - open Sept' 2027)
Demolition Construction Block
Construction New Car Park
- 3** Phase 3 (Oct' 2030 - open Sept' 2031)
Construction New Science Block
- 4** Phase 4
Demolition B Block (July - Aug' 2031)
Construction External Quad Area (July - Aug' 2031)
Construction New Sports Pitch (April - Sept' 2031)
Construction Canopies / External Dining Areas (July - Sept' 2031)
- 5A** Phase 5A
G Block Internal Remodelling + Refurbishment to create 2FE expansion (May - Sept' 2034)
- 5B** Phase 5B
G Block Internal Remodelling + Refurbishment to create 3FE expansion (March - Sept' 2035)
- 6A** Phase 6A
Internal Remodelling + Refurbishment to create 2FE expansion (May - Sept' 2034)
- 6B** Phase 6B
Internal Remodelling + Refurbishment to create 3FE expansion (June - Sept' 2034)

Phasing dates are based on preliminary projected pupil number increases based on indicative housing delivery programme. Please see table within report document appendices.
These dates are subject to any amendments to the overall housing development project timeline, housing delivery rates, and continuing discussions with the academy trust.

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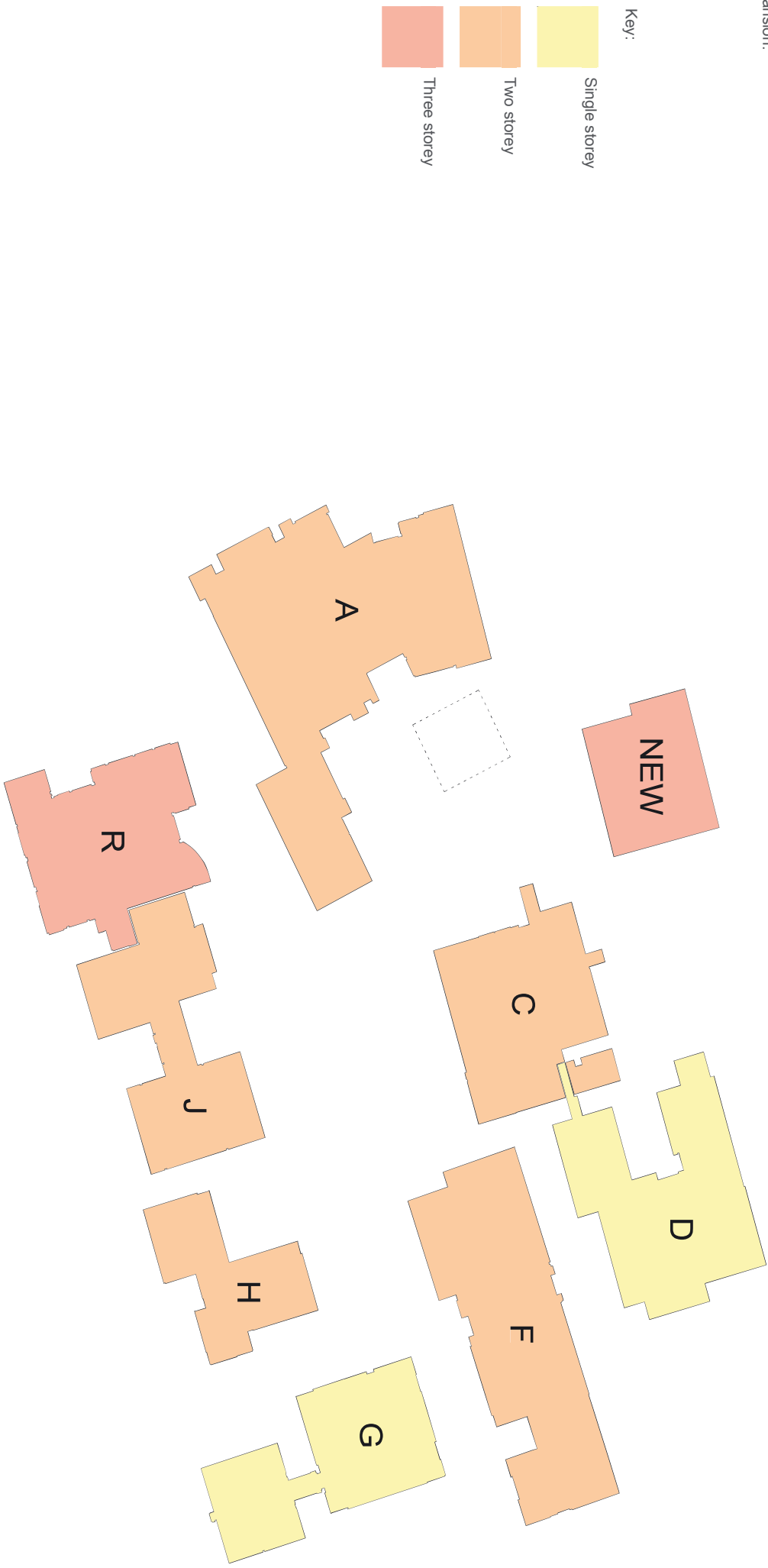
Client:	Crest Nicholson / Redrow / Preshmon
Project:	Mascalls Academy / Reddock Wood
Title:	Preliminary Proposal (3FE Expansion) - Phasing Plan
Drawn:	NA
Checked:	JJH
Scale:	@ A2: 1:1000
Proj No:	CS894 / 04TC
Draw No:	
Date:	April 2024

SB16:	PRELIMINARY	REBA Stage
C	23.05.24	Security/lobby added.
B	22.05.24	Notes revised.
A	24.04.24	External areas revised.
Rev:		
Drawn:	NA	Checked:
Drawn:	NA	Checked:

Preliminary Proposal (3FE Expansion) - Phasing Plan



The diagram on this page shows the proposed building heights across the site at Mascall Academy for the proposed 3FE expansion.



		Proposal		BB103 1980 capacity 11FE (1650) + 330 6th form			Comparison (+/-)		
		No. of rooms	Total Area (m ²)	No. of rooms	Average area of space (m ²)	Total Area (m ²)	No. of Rooms	Total Area (m ²)	
Basic Teaching Area	Classrooms	seminar room	4		4	41	164	0	
		general classroom	49		49	55	2695	0	
		Sub Total:	53	3010	53	n/a	2859	0	151
	ICT / Business studies	ICT-rich classroom	4		6	69	414	-2	
		ICT/business studies room	3		1	69	69	2	
		Sub Total:	7	527.1	7	n/a	483	0	44.1
	Science	general science laboratory	12		12	83	996	0	
		specialist science laboratory	3		3	97	291	0	
		Sub Total:	15	1287.4	15	n/a	1287	0	0.4
	Art	general art room	3		2	83	166	1	
		3D art room	2		3	97	291	-1	
		Sub Total:	5	475.4	5	n/a	457	0	18.4
	Music and Drama	music classroom	4		4	69	276	0	
		music + drama classrooms	0		1	83	83	-1	
		drama studio	3		1	97	97	2	
		Sub Total:	7	619.6	6	n/a	456	1	163.6
	Design and Technology	D+T workshop	4		1	111	111	3	
		D+T workshop	1		1	97	97	0	
		food room	2		2	97	194	0	
		graphic products	1		2	83	166	-1	
constructional textiles		1		1	83	83	0		
Sub Total:		9	1022.5	7	n/a	651	2	371.5	
Basic Teaching Area Total:		96	6942	93	n/a	6193	3	749	
Large spaces	Halls and Indoor PE	main hall	1	153.8	1	254	254	0	-100.2
		school sports hall (4-court)	2		1	594	594	1	
		activity studio	3		2	180	360	1	
		Sub Total:	6	1596.1	4	n/a	1208	2	388.1
	Dining and Social Areas	dining area(s)	1	451.8	1	446	446	0	5.8
		social space (sixth form)	1	138	1	139	139	0	-1
		Sub Total:	2	589.8	2	n/a	585	0	4.8
Large Spaces Total:		8	2185.9	6	n/a	1793	2	392.9	
Learning Resource Areas	Learning Resource	library resource centre	1	253	1	251	251	0	
		sixth form study area(s)	1	89	1	90	90	0	
		Sub Total:	2	342	2	n/a	341	0	1
	Creative Art	kiln room	1		1	4	4	0	
		music practice / group rooms	4		7	8	56	-3	
		extensive music practice room	0		8	16	128	-8	
		recording control spaces	1		1	8	8	0	
		lighting / audio control room	0		1	6	6	-1	
		Sub Total:	6	91.2	18	n/a	202	-12	-110.8
	SEN and support spaces	SEN resource base	1		1	16	16	0	
		SEN therapy / MI room	2		1	12	12	1	
		small group room	1		7	9	63	-6	
		large group room (SEN etc)	2		1	16	16	1	
		Sub Total:	6	163.6	10	n/a	107	-4	56.6
	Learning Resource Areas Total:		15	631.22	30	n/a	650	-15	-18.78
Staff and Administration Areas Total:		61	1078.4	44	n/a	707	17	371.4	
Storage Areas Total:		109	1118.2	82	n/a	732	27	386.2	
TOTAL NET AREA:		11955.72		10075			1880.72		
Non-net area	Kitchen	8	197.9	6	n/a	188		9.9	
	Toilets / Changing	49	649.9	24	n/a	610.8		39.1	
	Plant		115.8		n/a	197.4		-81.6	
	Circulation		3702.2		n/a	2579		1123.2	
	Partitions		723.48		n/a	443		280.48	
TOTAL NON-NET AREA:		5389.28		4030			1359.28		
TOTAL GROSS INTERNAL AREA:		17,345		14105			3,240		
BB103 range for GIA:				14105 - 16006					

This page provides a commentary on the comparison schedule on the previous page, and gives an overview of how the proposal meets the requirements of BB103.

The proposal is based on a 3FE expansion to bring the school capacity up to a total of 1980 pupils (1650 i.e. 11FE 11-16 year olds, and 330 sixth form places).

GROSS INTERNAL FLOOR AREA (GIFA)

The existing GIFA is 15,942m².

To accommodate the expanded 1980 capacity school, BB103 recommends a GIFA between 14,105 - 16,006m².

The proposal includes the demolition of B Block, and the construction of a new Science block, and the proposed GIFA would be 17,345m².

The reasons for the overall floor area being higher than the BB103 recommendations are there a number of existing spaces that would be above the BB103 requirements for a new build school, for example the additional sports hall.

GENERAL TEACHING CLASSROOMS

The existing school has a total of 49 general teaching rooms (general classrooms and seminar rooms), combining to give a total floor area of 2834m². The existing rooms vary widely in floor area ranging from as low as 24m² through to 157m² across the school.

To accommodate the expanded 1980 capacity school, BB103 recommends: 4 x 41m² seminar rooms, and 49 x 55m² general classrooms, combined to give a total floor area of 2859m².

The proposal is to refurbish the existing G Block (previously science) to provide additional general teaching classrooms and seminar rooms at the recommended room areas.

The proposals also include the refurbishment of the existing general classrooms at the first floor of J Block (which include the smallest existing classrooms) to provide a new Library area, and the refurbishment of the existing library to provide additional general teaching rooms.

The proposal would provide a total of 53 general teaching rooms, combining to give a total floor area of 3010m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

ICT / BUSINESS STUDIES

The existing school has a total of 7 ICT / Business Studies classrooms, combining to give a total floor area of 532m².

To accommodate the expanded 1980 capacity school, BB103 recommends:

6 x 69m² ICT-rich classrooms, and 1 x 69m² business studies rooms, combined to give a total floor area of 483m².

The proposal includes the refurbishment of one of the existing ICT rooms at the ground floor of J Block to provide an additional Art classroom. A new ICT classroom is provided within the refurbishment of G Block.

The proposal would provide a total of 7 ICT / Business Studies classrooms, combined to give a total of 527m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

SCIENCE

The existing school has a total of 11 Science Laboratories, combining to give a total floor area of 898m².

To accommodate the expanded 1980 capacity school, BB103 recommends: 12 x 83m² general science laboratories, and 3 x 97m² specialist science laboratories, combined to give a total floor area of 1287m².

The proposal includes the construction of a new science block, providing 13 new science laboratories (11 x 83m², and 2 x 97m²) along with science prep rooms a staff office and WC facilities.

The 2 existing science laboratories in F Block are proposed to be retained.

The proposal would provide a total of 15 science laboratories, combined to give a total of 1287m², which meets the number of rooms and floor area compared to those set out in BB103 for a new school.

ART

The existing school has a total of 2 art classroom, combining to give a total floor area of 309m². The existing art rooms are very large in comparison to the BB103 recommended floor areas, one is the equivalent of two classrooms joined together.

To accommodate the expanded 1980 capacity school, BB103 recommends: 2 x 83m² general art rooms, and 3 x 97m² 3D art rooms, combined to give a total floor area of 457m².

The proposal is to retain the existing art rooms, and provide 2 additional art rooms through refurbishment of an existing ICT room in J Block, and the reducing the size of one existing very large graphics technology room in R Block.

The proposal would provide a total of 5 art rooms (counting one of the existing rooms which is the equivalent of two rooms as two rooms), combined to give a total of 475m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

MUSIC + DRAMA

The existing school has a total of 5 music and drama rooms, combining to give a total floor area of 481m².

To accommodate the expanded 1980 capacity school, BB103 recommends:
4 x 69m² music rooms, 1 x 83m² music + drama rooms and 1 x 97m² drama studio, combined to give a total floor area of 456m².

The proposal is to retain the existing rooms, and provide 2 additional music rooms through refurbishment of an existing classroom in J Block.

The proposal would provide a total of 7 music and drama rooms, combined to give a total of 619m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

DESIGN + TECHNOLOGY

The existing school has a total of 9 design and technology rooms, combining to give a total floor area of 1056m². The school has a large overprovision in comparison to the BB103 recommendations.

To accommodate the expanded 1980 capacity school, BB103 recommends:
1 x 111m² D+T workshop, 1 x 97m² D+T workshop, 2 x 97m² food rooms, 2 x 83m² graphics rooms and 1 x 83m² textiles rooms, combined to give a total floor area of 651m².

The proposal is to retain the existing rooms, with one of the very large graphics classrooms to reduce in size to provide an additional art room.

The proposal would provide a total of 9 design and technology rooms, combined to give a total of 1022m², which gives an additional number of rooms and additional floor area compared to those set out in BB103 for a new school.

LARGE SPACES

The existing school has a total of 8 large spaces, combining to give a total floor area of 2270m².

The school has a large overprovision in comparison to the BB103 recommendations, including an additional sports hall.

To accommodate the expanded 1980 capacity school, BB103 recommends:
1 x 254m² main hall, 1 x 594m² sports hall, 2 x 180m² activity studios, 1 x 446m² dining space and 1 x 139m² sixth form social space, combined to give a total floor area of 1793m².

The proposal is to retain the existing rooms, with the sixth form social space to reduce in size to provide an additional sixth form study area.

The proposal would provide a total of 8 large spaces, combined to give a total of 2185m², which gives an additional number of rooms and additional floor area compared to those set out in BB103 for a new school.

LEARNING RESOURCE AREA

The existing school has a total of 15 learning resource areas, combining to give a total floor area of 379m².

To accommodate the expanded 1980 capacity school, BB103 recommends:
1 x 251m² library and 1 x 90m² sixth form study area, along with smaller rooms such as group rooms and music practice rooms, a total of 30 rooms, combined to give a total floor area of 650m².

The proposal is to provide an additional sixth form study area, by remodelling the existing sixth form social space reducing in size. The proposal provides a new library facility by remodelling existing general teaching rooms in J Block.

The proposal would provide a total of 15 learning resource spaces, combined to give a total of 631m², which gives a lower number of rooms and slightly less floor area compared to those set out in BB103 for a new school. This is due to a large requirement for music practice rooms in a new school of this size - it was discussed that these small rooms would be less of a priority to the school during this expansion in comparison to the teaching rooms. There is also scope within the overall buildings GIFA, in existing office or store spaces (which there is an overprovision of in comparison to the BB103 recommendations) to provide these small resource rooms.

05

PROPOSAL B 2 FFE EXPANSION

NOTES ON PROPOSAL
PROPOSED SITE PLAN
GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
SITE AREAS
PROPOSAL AREAS
PHASING PLAN
PROPOSED BUILDING HEIGHTS
COMPARISON SCHEDULE PROPOSAL TO BB103 REQUIREMENTS
NOTES ON COMPARISON

The drawings on the following pages show a preliminary proposal to accommodate a 3FE expansion on the Mascalls Academy site.

Proposal B - 2FE Expansion is to accommodate a pupil capacity as follows:

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

Total capacity : 1805

Leigh Academies Trust have been consulted on the proposed expansion, and this proposal takes into account the priorities set out by the Trust for the site in terms of existing buildings and spaces which are not currently fit for purpose.

There has been ongoing consultation throughout the development of these preliminary proposals through meetings held with the Trust. There have also been meetings with Tunbridge Wells Borough Council and Kent County Council.

The proposal uses a combination of demolition, remodelling of existing buildings and new build construction create the appropriate amount of area to accommodate a 10FE school on the site.

Site Areas -

Whilst the overall site area can accommodate the 2FE expansion, the specific area for 'soft outdoor PE' is below that recommended within BB103. Through consultation with Leigh Academy Trust it was acknowledged that the preferred option would be as shown within this report for a new all weather sports pitch (which counts as double the area towards the BB103 requirements) to be provided close to the existing sports facilities. As shown in the table on the site areas drawing, this provides enough 'soft outdoor PE' area to meet the BB103 recommendations.

There is the potential for the proposed new all weather sports pitch facility to be open to community use through the school's existing booking system.

The location of the proposed all weather sports pitch would mean that the gradient across the pitch can meet national guidelines for sports facilities.

Car Parking -

A new car park is proposed linked to the existing vehicle entrance into the site from Mascalls Court Road which is proposed to be brought into use. This car park replaces the existing car parking area where the new science building is proposed to be located. This car park is well located to serve the sports facilities. As the project design develops there will need to be a dialogue with Kent County Council Highways for consultation on the vehicle entrance and junction requirements.

The construction of this new car park will require the removal of some existing low quality trees and vegetation. As the project develops an Ecologist would need to be consulted.

The estimated new staff number is 110 full time equivalent (FTE) staff at 10FE - as noted previously, this is based on the existing 88 FTE staff increased pro rata. The Kent County Council parking standards set out a ratio of 1 space per member of staff plus 10%. This would equate to 121 parking spaces. These are accommodated within the proposals within the existing and proposed new replacement car park.

Phasing -

Phasing dates are based on preliminary projected pupil number increases based on indicative housing delivery programme. Please see table within report document appendices.

These dates are subject to any amendments to the overall housing development project timeline, housing delivery rates, and continuing discussions with the academy trust.



Preliminary Proposal (2FE Expansion) - Site Plan

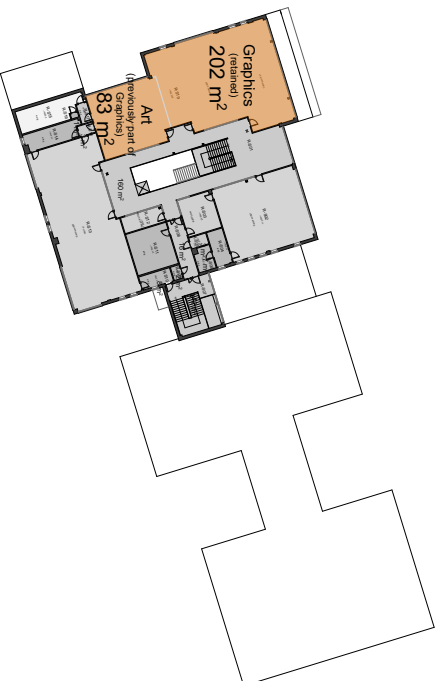
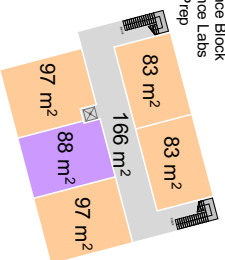
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Rev.	Date	Comments	Name	Circle
1				

Status: **PRELIMINARY** Risk Stage: **1**
 Client: Crest Nicholson / Redrow / Persimmon
 Project: Macclesfield Academy / Padlock Wood
 Title: Preliminary Proposal (2FE Expansion) - Site Plan
 Drawn: NA Date: May 2024
 Checked: JHP Scale @ A3: 1:1000
 Plan No: CS5884 / 061


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**New Science Block
13 x Science Labs
and Prep**



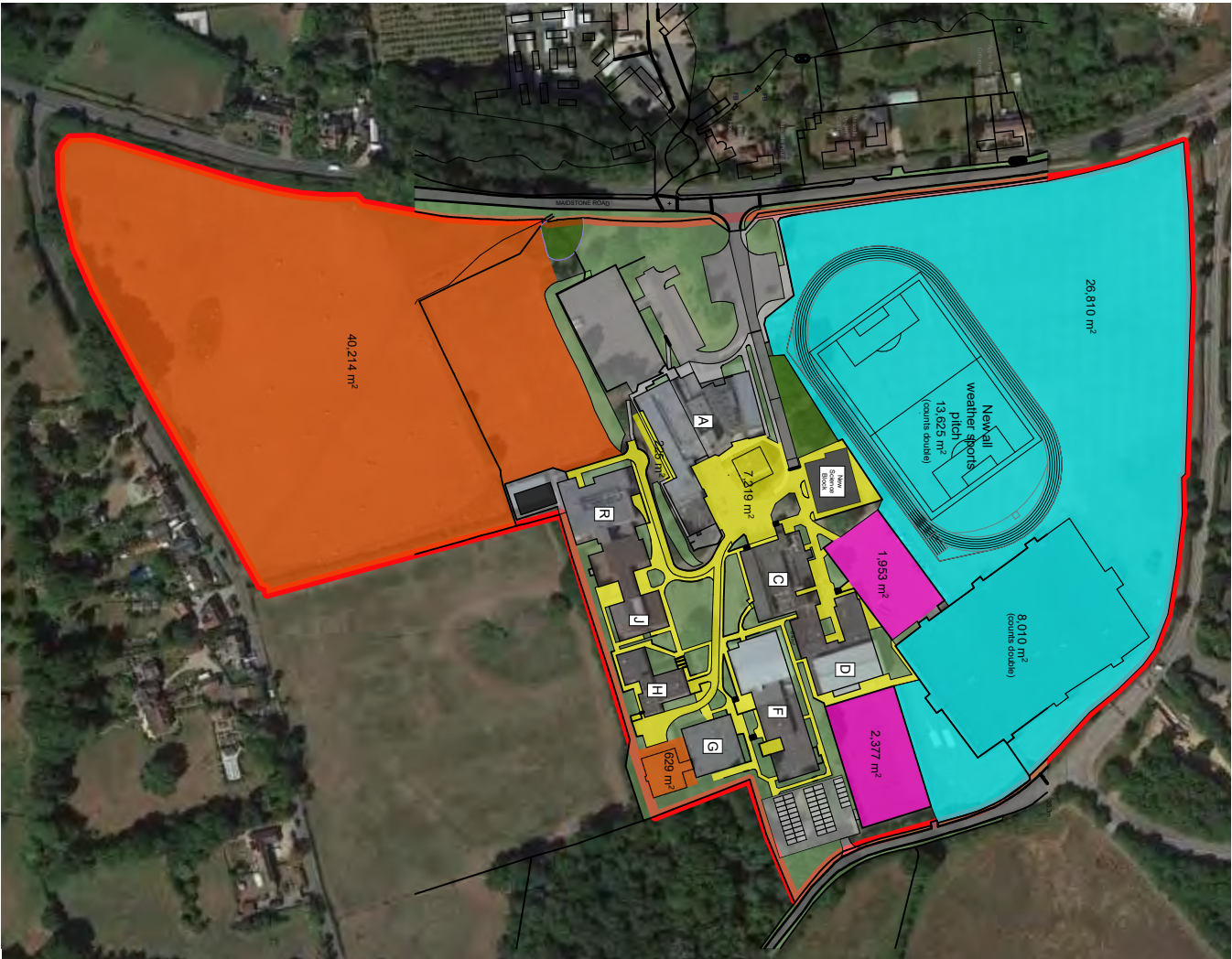
Preliminary Proposal (2FE Expansion) - Second Floor

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Rev.	Date	Comments	Name	Checked
1				

STATUS: PRELIMINARY **REVISIONS:** 1
Client: Crest Nicholson / Redrow / Peasimon
Project: Macclesall Academy / Reddock Wood
Title: Preliminary Proposal (2FE Expansion) - Second Floor
Drawn: NA **Date:** May 2024
Checked: JIH **Scale:** @ A2: 1:500
Proj No: CS894 / 064

ARCHITECTS: IPP ARCHITECTS
HUMAN RESOURCES: IPP HUMAN RESOURCES
PROJECT MANAGERS: IPP PROJECT MANAGERS
LANDSCAPE ARCHITECTS: IPP LANDSCAPE ARCHITECTS
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	2FE Proposal site Areas	BB103 1805 capacity 106E (1500) + 305 6th form	Competition (V/I)	BB103 1980 capacity 111E (1650) + 330 6th form	Competition (V/I)
Soft outdoor fit	10,030	69,375	905	75,300	5,220
Soft outdoor fit	40,214	8,210	3,375	48,984	3,375
Hard outdoor fit	40,214	2,005	8,633	4,560	36,250
Hard internal and outdoor area	7,444	903	5,439	2,180	5,265
Habitat		89,250	-903	33,978	-980
Minimum total site area	133,228	108,000		108,000	
Maximum total site area	133,228	124,715	8,513	135,740	-2,512

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Name:

Rev: DATE: Comments: Name: CHAIR:

Status: **PRELIMINARY** RIBA Stage: **1**

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy / Padrick Wood

Title: Preliminary Proposal (2FE Expansion) - Site Areas

Drawn: NA Date: May 2024

Checked: JIH Scale @ A3: 1:2500

Proj No: CS5884 / 065

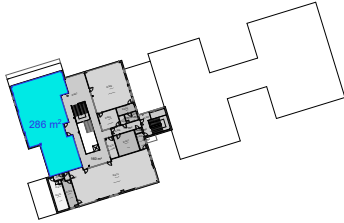
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Preliminary Proposal (2FE Expansion) - Site Areas

Second Floor



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Do not scale.

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

Notes:

Demolition
Total : 1,046m²

New Build
Total : 1,893m²

Remodelling / Refurbishment
Total : 1,801m²

First Floor



Ground Floor



A 23.05.24 Security lobby added. NA JJH
Rev. Date: Comment(s) Name: Check:

Status: PRELIMINARY RIBA Stage:

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: Preliminary Proposal (2FE Expansion) - Proposal Areas

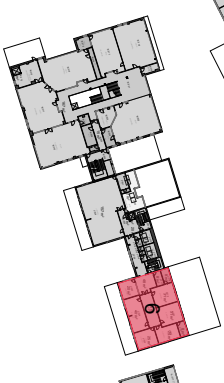
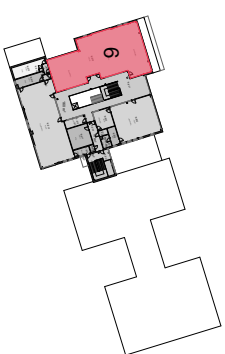
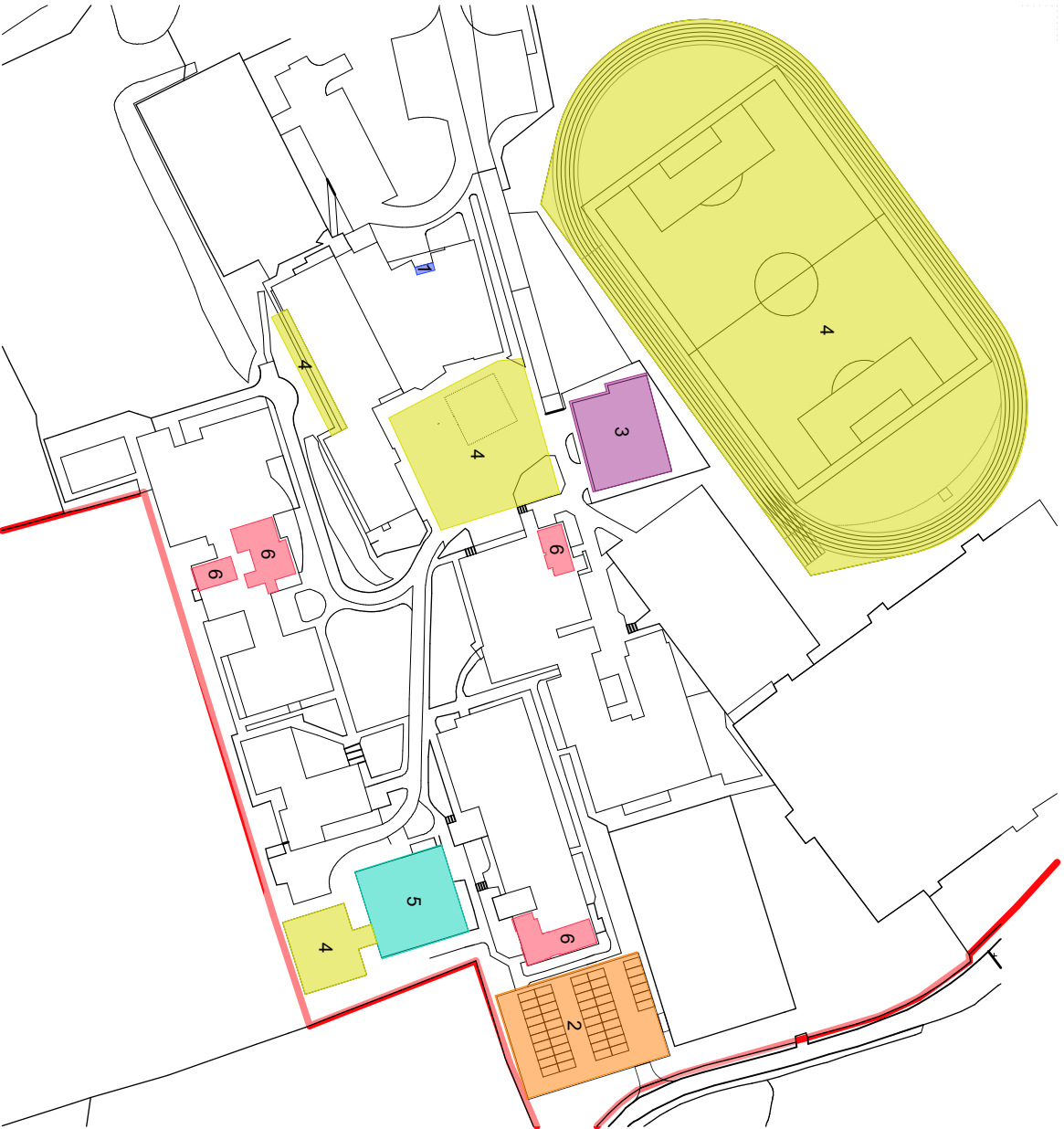
Drawn: NA Date: May 2024

Checked: JJH Scale @ A2: 1:1000

Proj. No: C5884 / 066A

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Preliminary Proposal (2FE Expansion) - Proposal Areas



- 1** Phase 1 (June 2027 - open Sept' 2027)
Remodelling Main Entrance for safeguarding
- 2** Phase 2 (June 2027 - open Sept' 2027)
Demolition Construction Block
Construction New Car Park
- 3** Phase 3 (Oct 2030 - open Sept' 2031)
Construction New Science Block
- 4** Phase 4
Demolition B Block (July - Aug '2031)
Partial Demolition G Block (July - Aug 2031)
Construction External Quad Area (July - Aug 2031)
Construction New Sports Pitch (April - Sept 2031)
Construction Canopies / External Dining Areas (July - Sept 2031)
New Soft landscaping making good G Block demo (Aug - Sept 2031)
- 5** Phase 5
G Block Internal Remodelling + Refurbishment (Jan - open Sept' 2032)
- 6** Phase 6
Internal Remodelling + Refurbishment to remaining blocks (May - open Sept' 2032)

Phasing dates are based on preliminary projected pupil number increases based on indicative housing delivery programme. Please see table within report document appendices
 These dates are subject to any amendments to the overall housing development project timeline, housing delivery rates, and continuing discussions with the academy trust.

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 Note

Preliminary Proposal (2FE Expansion) - Phasing Plan

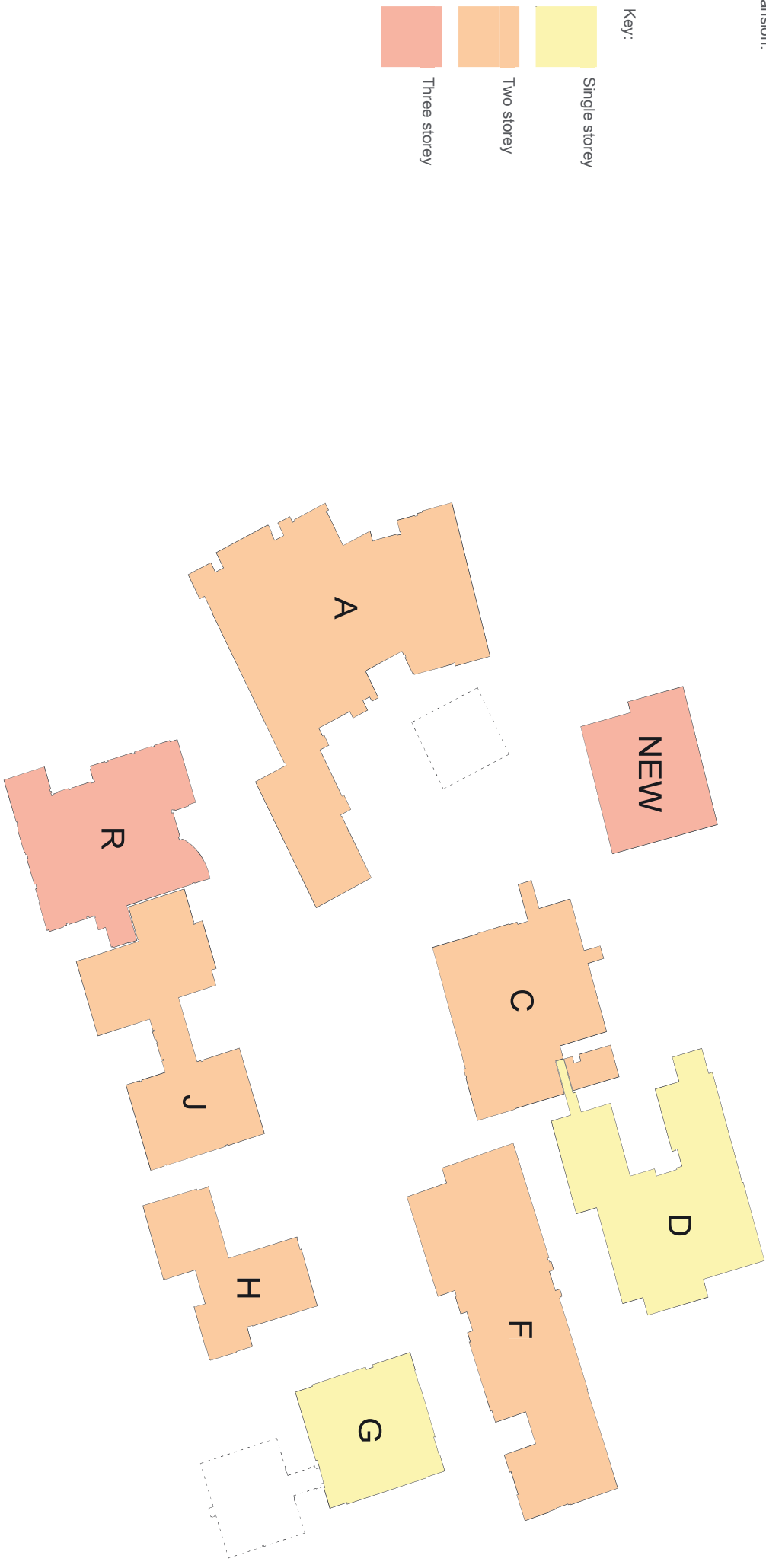
B 23.05.24. Security lobby added. NA, JHH
 A 22.05.24. Notes raised. NA, JHH
 Rev: 01
 Date: 23/05/24
 Checked: JHH
 Scale: @ A2: 1:1000

Client: Crest Nicholson / Redrow / Peabody
 Project: Macclesall Academy / Paddock Wood
 Title: Preliminary Proposal (2FE Expansion) - Phasing Plan
 Drawn: NA Date: May 2024
 Checked: JHH
 Proj No: CS894 / 067B
 Dwg No: 1

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The diagram on this page shows the proposed building heights across the site at Mascall Academy for the proposed 2FE expansion.



			Proposal		BB103 1805 capacity 10FE (1500) + 305 6th form			Comparison (+/-)	
			No. of rooms	Total Area (m ²)	No. of rooms	Average area of space (m ²)	Total Area (m ²)	No. of Rooms	Total Area (m ²)
Basic Teaching Area	Classrooms	seminar room	4		4	41	164	0	
		general classroom	45		45	55	2475	0	
		Sub Total:	49	2909	49	n/a	2639	0	270
	ICT / Business studies	ICT-rich classroom	4		6	69	414	-2	
		ICT/business studies room	3		1	69	69	2	
		Sub Total:	7	527.1	7	n/a	483	0	44.1
	Science	general science laboratory	11		11	83	913	0	
		specialist science laboratory	3		3	97	291	0	
		Sub Total:	14	1196	14	n/a	1204	0	-8
	Art	general art room	2		2	83	166	0	
		3D art room	2		3	97	291	-1	
		Sub Total:	4	475.4	5	n/a	457	-1	18.4
	Music and Drama	music classroom	2		2	69	138	0	
		music + drama classrooms	0		0	83	0	0	
		drama studio	3		1	97	97	2	
		Sub Total:	5	481.6	3	n/a	235	2	246.6
	Design and Technology	D+T workshop	4		1	111	111	3	
		D+T workshop	1		1	97	97	0	
		food room	2		2	97	194	0	
		graphic products	1		1	83	83	0	
constructional textiles		1		1	83	83	0		
Sub Total:		9	1022.5	6	n/a	568	3	454.5	
Basic Teaching Area Total:			88	6611.6	84	n/a	5586	4	1025.6
Large spaces	Halls and Indoor PE	main hall	1	153.8	1	254	254	0	-100.2
		school sports hall (4-court)	2		1	594	594	1	
		activity studio	3		2	180	360	1	
		Sub Total:	6	1596.1	4	n/a	1208	2	388.1
	Dining and Social Areas	dining area(s)	1	451.8	1	472	472	0	-20.2
		social space (sixth form)	1	138	1	132	132	0	6
		Sub Total:	2	589.8	2	n/a	604	0	-14.2
Large Spaces Total:			8	2185.9	6	n/a	1812	2	373.9
Learning Resource Areas	Learning Resource	library resource centre	1	253	1	230	230	0	
		sixth form study area(s)	1	89	1	83	83	0	
		Sub Total:	2	342	2	n/a	313	0	29
	Creative Art	kiln room	1		1	4	4	0	
		music practice / group rooms	4		1	8	8	3	
		extensive music practice room	0		5	16	80	-5	
		recording control spaces	1		1	8	8	0	
		lighting / audio control room	0		1	6	6	-1	
	Sub Total:	6	91.2	9	n/a	106	-3	-14.8	
	SEN and support spaces	SEN resource base	1		1	16	16	0	
		SEN therapy / MI room	2		1	12	12	1	
		small group room	1		6	9	54	-5	
		large group room (SEN etc)	2		1	16	16	1	
		Sub Total:	6	163.6	9	n/a	98	-3	65.6
	Learning Resource Areas Total:			15	631.22	20	n/a	517	-5
Staff and Administration Areas Total:			61	1078.4	43	n/a	663	18	415.4
Storage Areas Total:			109	1118.2	78	n/a	697	31	421.2
TOTAL NET AREA:			11625.32		9275		2350.32		
Non-net area	Kitchen	8	197.9	6	n/a	174		23.9	
	Toilets / Changing	49	649.9	24	n/a	553.8		96.1	
	Plant		115.8		n/a	178.9		-63.1	
	Circulation		3650.7		n/a	2383		1267.7	
	Partitions		719.38		n/a	408		311.38	
TOTAL NON-NET AREA:			5333.68		3710		1623.68		
TOTAL GROSS INTERNAL AREA:			16,959		12985		3,974		
BB103 range for GIA:					12985 - 14744				

This page provides a commentary on the comparison schedule on the previous page, and gives an overview of how the proposal meets the requirements of BB103.

The proposal is based on a 2FE expansion to bring the school capacity up to a total of 1805 pupils (i.e. 1500 10FE 11-16 year olds, and 305 sixth form places).

GROSS INTERNAL FLOOR AREA (GIFA)

The existing GIFA is 15,942m².

To accommodate the expanded 1805 capacity school, BB103 recommends a GIFA between 12,985m² - 14,744m².

The proposal includes the demolition of B Block, the partial demolition of G Block and the construction of a new Science block, and the proposed GIFA would be 16,959m².

The reasons for the overall floor area being higher than the BB103 recommendations are there a number of existing spaces that would be above the BB103 requirements for a new build school, for example the additional sports hall.

GENERAL TEACHING CLASSROOMS

The existing school has a total of 49 general teaching rooms (general classrooms and seminar rooms), combining to give a total floor area of 2834m². The existing rooms vary widely in floor area ranging from as low as 24m² through to 157m² across the school.

To accommodate the expanded 1805 capacity school, BB103 recommends: 4 x 41m² seminar rooms, and 45 x 55m² general classrooms, combined to give a total floor area of 2639m².

The proposal is to refurbish part of the existing G Block (previously science) to provide additional general teaching classrooms at the recommended room areas.

The proposals also include the refurbishment of the existing general classrooms at the first floor of J Block (which include the smallest existing classrooms) to provide a new Library area, and the refurbishment of the existing library to provide an additional science lab.

The proposal would provide a total of 49 general teaching rooms, combining to give a total floor area of 2909m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

ICT / BUSINESS STUDIES

The existing school has a total of 7 ICT / Business Studies classrooms, combining to give a total floor area of 532m².

To accommodate the expanded 1805 capacity school, BB103 recommends: 6 x 69m² ICT-rich classrooms, and 1 x 69m² business studies rooms, combined to give a total floor area of 483m².

The proposal includes the refurbishment of one of the existing ICT rooms at the ground floor of J Block to provide an additional Art classroom. A new ICT classroom is provided within the refurbishment of G Block.

The proposal would provide a total of 7 ICT / Business Studies classrooms, combined to give a total of 527m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

SCIENCE

The existing school has a total of 11 Science Laboratories, combining to give a total floor area of 898m².

To accommodate the expanded 1805 capacity school, BB103 recommends: 11 x 83m² general science laboratories, and 3 x 97m² specialist science laboratories, combined to give a total floor area of 1204m².

The proposal includes the construction of a new science block, providing 13 new science laboratories (11 x 83m², and 2 x 97m²) along with science prep rooms a staff office and WC facilities.

The existing library in C Block is proposed to be refurbished to provide an additional science laboratory.

The proposal would provide a total of 14 science laboratories, combined to give a total of 1196m², which meets the number of rooms and floor area compared to those set out in BB103 for a new school.

ART

The existing school has a total of 2 art classroom, combining to give a total floor area of 309m². The existing art rooms are very large in comparison to the BB103 recommended floor areas, one is the equivalent of two classrooms joined together.

To accommodate the expanded 1805 capacity school, BB103 recommends: 2 x 83m² general art rooms, and 3 x 97m² 3D art rooms, combined to give a total floor area of 457m².

The proposal is to retain the existing art rooms, and provide 2 additional art rooms through refurbishment of an existing ICT room in J Block, and the reducing the size of one existing very large graphics technology room in R Block.

The proposal would provide a total of 5 art rooms (counting one of the existing rooms which is the equivalent of two rooms as two rooms), combined to give a total of 475m², which meets the number of rooms and gives additional floor area compared to those set out in BB103 for a new school.

MUSIC + DRAMA

The existing school has a total of 5 music and drama rooms, combining to give a total floor area of 481m².

To accommodate the expanded 1805 capacity school, BB103 recommends:
2 x 69m² music rooms and 1 x 97m² drama studio, combined to give a total floor area of 235m².

The proposal is to retain the existing music and drama classrooms, as these provide additional rooms and floor area compared to those set out in BB103 for a new school.

DESIGN + TECHNOLOGY

The existing school has a total of 9 design and technology rooms, combining to give a total floor area of 1056m². The school has a large overprovision in comparison to the BB103 recommendations.

To accommodate the expanded 1805 capacity school, BB103 recommends:
1 x 111m² D+T workshop, 1 x 97m² D+T workshop, 2 x 97m² food rooms, 1 x 83m² graphics rooms and 1 x 83m² textiles rooms, combined to give a total floor area of 568m².

The proposal is to retain the existing rooms, with one of the very large graphics classrooms to reduce in size to provide an additional art room.

The proposal would provide a total of 9 design and technology rooms, combined to give a total of 1022m², which gives an additional number of rooms and additional floor area compared to those set out in BB103 for a new school.

LARGE SPACES

The existing school has a total of 8 large spaces, combining to give a total floor area of 2270m². The school has a large overprovision in comparison to the BB103 recommendations, including an additional sports hall.

To accommodate the expanded 1805 capacity school, BB103 recommends:
1 x 254m² main hall, 1 x 594m² sports hall, 2 x 180m² activity studios, 1 x 472m² dining space and 1 x 132m² sixth form social space, combined to give a total floor area of 1812m².

The proposal is to retain the existing rooms, with the sixth form social space to reduce in size to provide an additional sixth form study area.

The proposal would provide a total of 8 large spaces, combined to give a total of 2185m², which gives an additional number of rooms and additional floor area compared to those set out in BB103 for a new school.

LEARNING RESOURCE AREA

The existing school has a total of 15 learning resource areas, combining to give a total floor area of 379m².

To accommodate the expanded 1805 capacity school, BB103 recommends:
1 x 230m² library and 1 x 83m² sixth form study area, along with smaller rooms such as group rooms and music practice rooms, a total of 20 rooms, combined to give a total floor area of 517m².

The proposal is to provide an additional sixth form study area, by remodelling the existing sixth form social space reducing in size. The proposal provides a new library facility by remodelling existing general teaching rooms in J Block.

The proposal would provide a total of 15 learning resource spaces, combined to give a total of 631m², which gives a lower number of rooms and but additional floor area compared to those set out in BB103 for a new school. There is scope within the overall buildings G1FA, in existing office or store spaces (which there is an overprovision of in comparison to the BB103 recommendations) to provide additional small resource rooms.

06

REVIEW AND SUMMARY

REVIEW + SUMMARY

The brief for this feasibility report was to:

- 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 has been 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.

A review of the existing building and site areas in comparison to the requirements set out in the Building Bulletin 103 shows that the Mascalls Academy site size can accommodate an expansion of either 2FE or 3FE as existing, however there are some existing spaces which are not fit for purpose.

Proposals have been developed to provide accommodation to house either a 3FE or 2FE expansion, both of which can be accommodated on the Mascalls Academy site.

There have been ongoing consultation with Leigh Academies Trust through the development of these proposals, with meetings held alongside Tunbridge Wells Borough Council and Kent County Council. The Trust confirmed within an email dated 25th April 2024, that the preliminary proposals are acceptable as an early proving exercise to show that the expansion can be accommodated on the site:

"We also agree that the preliminary drawings shared demonstrate an indicative working model that the additional accommodation requirements can be met for a 3FE expansion."

APPENDICES

DFE SCHEDULE OF ACCOMMODATION - 8FE
DFE SCHEDULE OF ACCOMMODATION - 10FE
DFE SCHEDULE OF ACCOMMODATION - 11FE
FEEDBACK EMAIL FROM LEIGH ACADEMY TRUST DATED 25.04.24
PHASING PUPILS SPREADSHEET

Appendix A : DFE Schedule of Accommodation – 8FE

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

age range school name date as a check, if new:

1200	8 FE	11 to 16 places	<input type="text" value="1200"/>	<input type="text" value="5"/>	2023 net capacity for SoA below = <input type="text" value="1450"/> within a potential range of: <input type="text" value="1377"/> to <input type="text" value="1530"/>	site: <input type="text" value="sufficient"/>	no. of blocks: <input type="text" value="2"/>	net capacity for recommended
300	classes of	16 to 19 places	<input type="text" value="30"/>	<input type="text" value="2"/>		number of storeys: <input type="text" value="3-storey"/>	existing buildings to be: <input type="text" value="some retained"/>	SoA below: <input type="text" value="1450"/>
62.5%		Total Mainstream Places	<input type="text" value="1450"/>					

Additionally resourced places for: SEN curriculum recommended

Parent ADS code	Final ADS code	Space type	existing or new (new if blank)	max. group size	average area of space (m ²)	TOTAL no. of spaces	TOTAL AREA (m ²)	NON-NET AREA (m ²)	SUPP AREA (m ²)	AREA OF RE-TAINED SPACES	area of space (m ²)	no. of spaces (& total supp area)
Basic Teaching Area												
General teaching spaces												
Classrooms <input type="text" value="0"/> classroom options <input type="text" value="all standard except post-16"/>												
CLA02	CLA02	Seminar rooms		22	41	3	123				41	3
CLA12	CLA12	Classrooms (general)		30	55	36	1980				55	36
ICT/ business studies <input type="text" value="0"/> (5)												
CLA32	CLA32	ICT-rich classrooms		33	69	4	276				69	4
CLA32	CLA42	ICT-rich classrooms (business studies)		33	69	1	69				69	1
Practical learning spaces												
Science <input type="text" value="0"/> (12) science options <input type="text" value="all standard labs + post-16"/>												
SCIO2	SCIO2	Science studios		30	69						69	
SCIO5	SCIO5	Science laboratories		30	83	9	747				83	9
SCIO5	SCIO5	Science laboratories (specialist)		32	97	3	291				97	3
Art <input type="text" value="0"/> (4)												
DAT00	DAT02	Art rooms (general)		30	83	2	166				83	2
DAT00	DAT03	Art rooms (3D)		30	97	2	194				97	2
Music and drama <input type="text" value="0"/> (3)												
PER02	PER03	Music rooms (fitted, extensive)		33	69	2	138				69	2
PER15	PER15	Drama studios		35	97	1	97				97	1
Design and technology <input type="text" value="0"/> (5)												
DAT43	DAT43	DT workshops		28	111	1	111				111	1
DAT43	DAT44	DT workshops (2 of 2)		24	97	1	97				97	1
DAT35	DAT35	Food rooms		24	97	1	97				97	1
DAT20	DAT22	DT studios (graphic products)		25	83	1	83				83	1
DAT20	DAT25	DT studios (textiles)		25	83	1	83				83	1
PE basic teaching spaces <input type="text" value="0"/> All PE Spaces (3)												
TOTAL AREA BB103 range <input type="text" value="4280"/> to <input type="text" value="4965"/> 4552 OK: area within BB103 range 4552												
Large spaces: halls and indoor PE												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		366	226	1	226				226	1
SPH00	SPH04	Sports halls, school (4-court)		248	594	1	594				594	1
ACT05	ACT07	Activity studios (10 x 15)		30	150	1	150				150	1
Dining and Social Areas												
DIN01	DIN01	Dining halls		426	407	1	407				407	1
DIN02	DIN02	Informal dining spaces		105	118	1	118				118	1
TOTAL AREA BB103 range <input type="text" value="1245"/> to <input type="text" value="1690"/> 1495 OK: area within BB103 range 1495												
Total timetabled spaces (71) 71												
Learning Resource Areas												
LIB05	LIB05	Library resource centres (LRC)		72	188	1	188				188	1
LIB07	LIB06	Study spaces, rooms (sixth form)		46	76	1	76				76	1
Creative art												
RES21	RES21	Heavy practical resource (kiln)		-	4	1	4				4	1
RES12	RES12	Music practice rooms		3	8	1	8				8	1
RES12	RES13	Music practice rooms (extensive)		7	16	5	80				16	5
RES14	RES14	Recording control spaces		3	8	1	8				8	1
RES16	RES16	Lighting and audio control spaces		2	6	1	6				6	1
SEN and support spaces												
SEN02	SEN02	Medical treatment (MI) rooms		4	12	1	12				12	1
SEN20	SEN20	SEN resource spaces		7	16	1	16				16	1
RES00	RES00	Small group rooms		4	9	5	45				9	5
RES00	RES03	Small group rooms (medium)		6	12							
RES00	RES04	Small group rooms (large SEN etc.)		8	16	1	16				16	1
TOTAL AREA BB103 range <input type="text" value="405"/> to <input type="text" value="625"/> 459 OK: area within BB103 range 459												

SoA FOR MAINSTREAM SECONDARY (cont.)				average	TOTAL	TOTAL	AREA		recommended				
[Insert Project Code and Scheme Name here in title sheet]				area of	no. of	AREA	SUPP	OF RE-	area of				
				space	spaces	(m ²)	AREA	TAINED	space				
				(m ²)		(m ²)	(m ²)	SPACES	(m ²)				
									no. of				
									spaces				
Staff and Administration Areas													
OFF30	OFF33	Staff workrooms (teaching staff)	11	25	5	125				25	5		
OFF30	OFF32	Staff workrooms (smaller teaching team)	7	19	3	57				19	3		
OFF50	OFF52	Staff rooms (social)	33	55	1	55			including kitchenette and pigeon holes	55	1		
OFF40	OFF40	Meeting rooms (conference)	12	24	1	24				24	1		
ADM32	ADM32	Reception areas, community (50% circulation)	-	8	1	4	4		for community use outside core hours	4	4		
ADM22	ADM22	Kitchenettes, bay	1	3	5	15			off each Staff workroom (teaching staff)	3	5		
Admin suite													
ADM10	ADM11	Enclosed offices, admin (head)	6	16	1	16			reception desk options	office with 2 recep desks	16	1	
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8					8	1	
ADM08	ADM08	Reprographics rooms	4	20	1	20					20	1	
ADM05	ADM07	Enclosed offices, with recep desk (and window)	12	48	1	48			to match option above		48	1	
ADM31	ADM31	Reception areas, entrance (50% circulation)	-	16	1	8	8		net area of this space only		8	8	
ADM02	ADM02	Confidential meetings rooms (interview)	4	6	1	6			adjacent to entrance/reception		6	1	
ADM03	ADM03	First aid posts (sick bay)	4	9	1	9			adjacent to entrance/reception		9	1	
Offices													
OFF00	OFF01	Offices (1-person)	1	7	6	42			e.g. assistant head or pastoral head		7	6	
OFF00	OFF11	Offices (with meeting area, 1-person)	3	9	8	72					9	8	
OFF00	OFF02	Offices (2-person)	2	9							9		
OFF00	OFF12	Offices (with meeting area, 2-person)	4	11							13		
OFF00	OFF06	Offices (exams)	2	9	1	9					9	1	
OFF00	OFF23	Offices (SENco, learning support)	4	11	1	11			e.g. SENco and learning support		11	1	
OFF30	OFF37	Staff workrooms (ICT technicians)	2	11	1	11					11	1	
OFF30	OFF38	Staff workrooms (premises)	2	11	1	11					11	1	
TOTAL AREA				BB103 range	390	to	695		OK: area within BB103 range		551		
Storage: teaching storage													
STT10	STT13	Teaching resources stores (IT/ GT off corridor)		5	8	40			42 m ² total recommended		5	8	
STT20	STT21	Science prep rooms (central)		132	1	132			132 m ² minimum recom'd		132	1	
STT23	STT23	Chemicals stores, science		10	1	10			10 m ² minimum recom'd		10	1	
STT20	STT22	Science prep rooms (satellite)											
STT10	STT16	Teaching resources stores (off art room)		5	8	40			minimum 2 stores off each art space		5	8	
STT32	STT32	DT prep rooms		34	1	34			34 m ² min recom'd for 1 workshop		34	1	
STT34	STT34	Food prep rooms		10	1	10			10 m ² minimum recom'd		10	1	
STT10	STT18	Teaching resources stores (off DT studio)		5	6	30			2 stores off each light practical space		5	6	
STT10	STT17	Teaching resources stores (music)		5	2	10			shared stores for music suite		5	2	
STT08	STT08	Equipment stores, drama		10	1	10			1 store off any drama space		10	1	
STT35	STT35	Food stores, off food room		5							5		
STT10	STT41	Teaching resources stores, room (off LRC)		3	1	3					3	1	
STT00	STT42	Classroom stores, room (off SEN room)		5	1	5					5	1	
STH00	STH01	Sports equipment stores, internal (sports hall)		60	1	60			60 m ² minimum recom'd		60	1	
STH00	STH02	Sports equipment stores, internal (community)		4	1	4			may be locked cage in main PE store		4	1	
STH00	STH03	Sports equipment stores, internal (activity studio)		15	1	15			15 m ² minimum recom'd		15	1	
STH05	STH05	Sports equipment stores, external		8	1	8					8	1	
Non-teaching storage													
STH10	STH11	Furniture stores (chair/ table, off hall)		23	1	23			23 m ² recom'd for chairs and tables		23	1	
STN20	STN22	General storerooms (central stock)		7	2	14					7	2	
STN50	STN50	Secure storerooms		8	2	16					8	2	
CIR06	CIR06	Equipment stores, appliance bay		1.5	6	9.0			as 'bays' off circulation areas		1.5	6	
STH20	STH20	Retractable seating storage (off hall)		16	1	16					16	1	
STN00	STN02	Coats and bags stores (lockers)		13	6	78			94% of pupils can have locker if 4 tiers		13	6	
STN00	STN03	Coats and bags stores (community lockers)		3	1	3			for community use outside core hours		3	1	
STN31	STN31	Cleaners' stores		1.5	10	15.0					1.5	10	
STN32	STN32	Equipment stores, maintenance		8	1	8			1 of 8m2 minimum recommended		8	1	
TOTAL AREA				BB103 range	525	to	830		OK: area within BB103 range		593.0		
Float					0	to	805		no float available		0		
Total Net Area				BB103 range	7650	to	8405		OK		7650		
Recommended Net Area					7650				OK		7650		
Non-net Area													
KIT00	KIT01	Food prep areas, kitchen (servery & wash-up)		118	1	118			110 m ² min recom'd for full service		118	1	
KIT11	KIT11	Offices, kitchen		5	1	5					5	1	
KIT20	KIT21	Food stores, kitchen (dry)		6	1	6					6	1	
KIT25	KIT25	Cold stores, kitchen		6	1	6					6	1	
KIT25	KIT26	Cold stores, kitchen (freezer)		4.5	1	4.5					4.5	1	
KIT40	KIT40	Toilets, kitchen (with changing area)	4	7	1	7			146 m ² min recom'd for total kitchen area		7	1	
Toilets (and personal care)													
TOC01	TOC01	Changing rooms, with showers (pupils)	73	82	2	164			164 m ² for 145 incl shower cubicles		82	2	
TOC02	TOC02	Accessible (and staff) changing rooms	1	6	2	12			6 m ² minimum including shower		6	2	
TOC04	TOC04	Hygiene rooms	1	12	1	12			12 m ² minimum if ceiling-mounted hoist		12	1	
TOC10	TOC13	Toilets, suite (pupils)	12	39	6	234			(pupil toilets: 73 recom'd 80 provided)		39	6	
TOC10	TOC14	Toilets, suite (pupils, other)	2	6	2	12					6	2	
TOC15	TOC15	Toilets, individual (pupil)	1	2	3	6					2	3	
TOC10	TOC12	Toilets, suite (staff)	2	6	2	12					6	2	
TOC21	TOC21	Accessible (and staff) toilets		3.8	6	22.8			also for visitors and staff		3.8	6	
Plant													
PLA10	PLA15	Server rooms (5-cabinet)		18.4	1	18.4					18.4	1	
PLA10	PLA18	Server rooms (ICT hub)		7.5							7.5	0	
PLA20	PLA21	Plant rooms (heat source)		38	1	38			38 m ² minimum recom'd in new build		38	1	
PLA20	PLA23	Plant rooms (cold water tanks)		34	1	34			34 m ² minimum recom'd in new build		34	1	
PLA20	PLA25	Plant rooms (electrical intake)		34	1	34			34 m ² minimum recom'd in new build		34	1	
PLA40	PLA43	Services shafts (enclosed electrical)		1.0	24	24			incl electrical risers and distribution boards		1	24	
PLA40	PLA41	Services shafts (enclosed ventilation)	CTS						Contractor to specify for approval				
PLA40	PLA44	Services shafts (enclosed other)	CTS						Contractor to specify for approval				
PLA20	PLA08	Stairways, plant (to roof)	CTS						Contractor to specify for approval				
Circulation													
CIR12	CIR12	Stairways (area per floor)		27	15	405			25.0% of net min circulation for 3 storeys		27	15	
CIR13	CIR13	Lifts (area per floor, incl space to wait)		6	6	36			25.5% of new build net area recommended		6	6	
CIR03	CIR03	Lobbies		6	2	12					6	2	
CIR00	CIR00	Circulation spaces (horizontal)	remaining	1488.3		1488			incl corridors and horizontal circulation		1488		
Partitions				indicative % of net area	4.4%	for new build	337				337	4.4%	
TOTAL AREA				BB103 range	3060	to	3443		OK: area within BB103 range		3060		
Total Gross Area				BB103 range	10710	to	12183		OK		10710		
Recommended Gross Area					10710				OK		10710		
Total Gross Area (including supplementary area)							10710		of which		retained, so: gross area to be built*	10710	m ² *
Gross area as proportion of net							140.0%						

Appendix B : DFE Schedule of Accommodation – 10FE

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

age range school name date as a check, if new:

1500	10 FE	11 to 16 places	<input type="text" value="1500"/>	<input type="text" value="5"/>	2023 net capacity for SoA below = <input type="text" value="1805"/> within a potential range of:	site: <input type="text" value="sufficient"/>	no. of blocks: <input type="text" value="2"/>	net capacity for recommended
375	classes of	16 to 19 places	<input type="text" value="305"/>	<input type="text" value="2"/>		number of storeys: <input type="text" value="3-storey"/>	existing buildings to be: <input type="text" value="some retained"/>	SoA below: <input type="text" value="1805"/>
62.5%		Total Mainstream Places	<input type="text" value="1805"/>		<input type="text" value="1714"/> to <input type="text" value="1905"/>			<input type="text" value="1714"/> to <input type="text" value="1905"/>

Additionally resourced places for: SEN curriculum recommended

curriculum analysis data 0 float if rec'd net not over rec'd gross

Parent ADS code	Final ADS code	Space type	existing or new (new if blank)	max. group size	average area of space (m ²)	TOTAL no. of spaces	TOTAL AREA (m ²)	NON-NET AREA (m ²)	SUPP AREA (m ²)	AREA OF RE-TAINED SPACES	area of space (m ²)	no. of spaces (& total supp area)
Basic Teaching Area												
General teaching spaces												
Classrooms <input type="text" value="0"/> (49)												
CLA02	CLA02	Seminar rooms		22	41	4	164			classroom options <input type="text" value="all standard except post-16"/>	41	4
CLA12	CLA12	Classrooms (general)		30	55	45	2475			41 m2 minimum size for 30 pupils 55 m2 minimum size for 30 pupils	55	45
ICT/ business studies <input type="text" value="0"/> (7)												
CLA32	CLA32	ICT-rich classrooms		33	69	6	414			62 m2 minimum size for 30 pupils	69	6
CLA32	CLA42	ICT-rich classrooms (business studies)		33	69	1	69			62 m2 minimum size for 30 pupils	69	1
Practical learning spaces												
Science <input type="text" value="0"/> (14)												
SCI02	SCI02	Science studios		30	69					science options <input type="text" value="all standard labs + post-16"/>		(14)
SCI05	SCI05	Science laboratories		30	83	11	913			69 m2 minimum size for 30 pupils 83 m2 minimum size for 30 pupils	83	11
SCI05	SCI11	Science laboratories (specialist)		32	97	3	291			90 m2 minimum size for 30 pupils	97	3
Art <input type="text" value="0"/> (5)												
DAT00	DAT02	Art rooms (general)		30	83	2	166			83 m2 minimum size for 30 pupils	83	2
DAT00	DAT03	Art rooms (3D)		30	97	3	291			97 m2 minimum size for 30 pupils	97	3
Music and drama <input type="text" value="0"/> (3)												
PER02	PER03	Music rooms (fitted, extensive)		33	69	2	138			69 m2 minimum size for 30 pupils	69	2
PER15	PER15	Drama studios		35	97	1	97			90 m2 minimum size for 30 pupils	97	1
Design and technology <input type="text" value="0"/> (6)												
DAT43	DAT43	DT workshops		28	111	1	111			104 m2 minimum for 24 if one space	111	1
DAT43	DAT44	DT workshops (2 of 2)		24	97	1	97			96 m2 minimum size for 24 pupils	97	1
DAT35	DAT35	Food rooms		24	97	1	97			96 m2 minimum size for 24 pupils	97	1
DAT35	DAT37	Food rooms (2 of 2)		24	97	1	97			96 m2 minimum size for 24 pupils	97	1
DAT20	DAT22	DT studios (graphic products)		25	83	1	83			83 m2 minimum size for 24 pupils	83	1
DAT20	DAT25	DT studios (textiles)		25	83	1	83			83 m2 minimum size for 24 pupils	83	1
PE basic teaching spaces <input type="text" value="0"/> All PE Spaces (4)												
TOTAL AREA BB103 range <input type="text" value="5326"/> to <input type="text" value="6118"/> 5586 OK: area within BB103 range 5586												
Large spaces: halls and indoor PE												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		417	254	1	254			main hall options <input type="text" value="hall with bleacher seating"/>	254	1
SPH00	SPH04	Sports halls, school (4-court)		310	594	1	594			29% of pupils eating cold food at lunch recommended: Sports halls, school (4-court)	594	1
ACT05	ACT10	Activity studios, 1-court		30	180	2	360			recommended: Activity studios, 1-court dining <input type="text" value="40 mins in dining area and hall"/>	180	2
Dining and Social Areas												
DIN01	DIN01	Dining halls		495	472	1	472			653 m ² min. recom'd for all pupils dining 71% of pupils incl 33% eating hot food recommended: Social spaces (sixth form)	472	1
DIN02	DIN02	Informal dining spaces		118	132	1	132				132	1
TOTAL AREA BB103 range <input type="text" value="1458"/> to <input type="text" value="1944"/> 1812 OK: area within BB103 range 1812												
Total timetabled spaces (88)												
Learning Resource Areas												
LIB05	LIB05	Library resource centres (LRC)		88	230	1	230			226 m ² minimum recommended	230	1
LIB07	LIB06	Study spaces, rooms (sixth form)		50	83	1	83			81 m2 minimum recommended	83	1
Creative art												
RES21	RES21	Heavy practical resource (kiln)		-	4	1	4			4 m ² minimum in new build	4	1
RES12	RES12	Music practice rooms		3	8	1	8			8 m ² standard size	8	1
RES12	RES13	Music practice rooms (extensive)		7	16	5	80			16 m2 minimum in new build	16	5
RES14	RES14	Recording control spaces		3	8	1	8			8 m2 minimum in new build	8	1
RES16	RES16	Lighting and audio control spaces		2	6	1	6			6 m2 minimum in new build	6	1
SEN and support spaces												
SEN02	SEN02	Medical treatment (MI) rooms		4	12	1	12			12 m2 min recommended	12	1
SEN20	SEN20	SEN resource spaces		7	16	1	16			Group room suitable for SEN/ multi-agency	16	1
RES00	RES00	Small group rooms		4	9	6	54				9	6
RES00	RES03	Small group rooms (medium)		6	12							
RES00	RES04	Small group rooms (large SEN etc.)		8	16	1	16				16	1
TOTAL AREA BB103 range <input type="text" value="472"/> to <input type="text" value="728"/> 517 OK: area within BB103 range 517												

SoA FOR MAINSTREAM SECONDARY (cont.)				average	TOTAL	TOTAL	AREA		recommended	
[Insert Project Code and Scheme Name here in title sheet]				area of	no. of	AREA	SUPP	OF RE-	area of	
				space	spaces	(m ²)	AREA	TAINED	space	
				(m ²)		(m ²)	(m ²)	SPACES	(m ²)	
									no. of	
									spaces	
Staff and Administration Areas										
OFF30	OFF33	Staff workrooms (teaching staff)	15	33	5	165			33	5
OFF30	OFF32	Staff workrooms (smaller teaching team)	10	24	3	72			24	3
OFF50	OFF52	Staff rooms (social)	42	69	1	69			69	1
OFF40	OFF40	Meeting rooms (conference)	15	30	1	30			30	1
ADM32	ADM32	Reception areas, community (50% circulation)	-	8	1	4	4		4	1
ADM22	ADM22	Kitchenettes, bay	1	3	5	15			3	5
-	-	-	-	-	-	-			-	-
Admin suite										
ADM10	ADM11	Enclosed offices, admin (head)	6	16	1	16			16	1
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8			8	1
ADM08	ADM08	Reprographics rooms	6	27	1	27			27	1
ADM05	ADM07	Enclosed offices, with recep desk (and window)	16	62	1	62			62	1
-	-	-	-	-	-	-			0	0
ADM31	ADM31	Reception areas, entrance (50% circulation)	-	16	1	8	8		8	1
ADM02	ADM02	Confidential meetings rooms (interview)	4	6	1	6			6	1
ADM03	ADM03	First aid posts (sick bay)	4	9	1	9			9	1
Offices										
OFF00	OFF01	Offices (1-person)	1	7	7	49			7	7
OFF00	OFF11	Offices (with meeting area, 1-person)	3	9	9	81			9	9
OFF00	OFF02	Offices (2-person)	2	9					9	
OFF00	OFF12	Offices (with meeting area, 2-person)	4	11					13	
OFF00	OFF06	Offices (exams)	2	9	1	9			9	1
OFF00	OFF23	Offices (SENco, learning support)	4	11	1	11			11	1
OFF30	OFF37	Staff workrooms (ICT technicians)	2	11	1	11			11	1
OFF30	OFF38	Staff workrooms (premises)	2	11	1	11			11	1
TOTAL AREA BB103 range 461 to 817						663	12	OK: area within BB103 range		663
Storage: teaching storage										
STT10	STT13	Teaching resources stores (IT/ GT off corridor)		5	10	50			53 m ² total recommended	5
STT20	STT21	Science prep rooms (central)		153	1	153			153 m ² minimum recom'd	153
STT23	STT23	Chemicals stores, science		10	1	10			10 m ² minimum recom'd	10
STT20	STT22	Science prep rooms (satellite)								
STT10	STT16	Teaching resources stores (off art room)		5	10	50			minimum 2 stores off each art space	5
STT32	STT32	DT prep rooms		34	1	34			34 m ² min recom'd for 1 workshop	34
STT34	STT34	Food prep rooms		10	1	10			10 m ² minimum recom'd	10
STT10	STT18	Teaching resources stores (off DT studio)		5	8	40			2 stores off each light practical space	5
STT10	STT17	Teaching resources stores (music)		5	2	10			shared stores for music suite	5
STT08	STT08	Equipment stores, drama		10	1	10			1 store off any drama space	10
STT35	STT35	Food stores, off food room		5						5
STT10	STT41	Teaching resources stores, room (off LRC)		3	1	3				3
STT00	STT42	Classroom stores, room (off SEN room)		5	1	5				5
-	-	-								
STH00	STH01	Sports equipment stores, internal (sports hall)		60	1	60			60 m ² minimum recom'd	60
STH00	STH02	Sports equipment stores, internal (community)		4	1	4			may be locked cage in main PE store	4
STH00	STH03	Sports equipment stores, internal (activity studio)		18	2	36			18 m ² minimum recom'd	18
STH05	STH05	Sports equipment stores, external		8	1	8				8
Non-teaching storage										
STH10	STH11	Furniture stores (chair/ table, off hall)		26	1	26			26 m ² recom'd for chairs and tables	26
STN20	STN22	General storerooms (central stock)		8	2	16				8
STN50	STN50	Secure storerooms		8	2	16				8
CIR06	CIR06	Equipment stores, appliance bay		1.5	8	12.0			as 'bays' off circulation areas	1.5
STH20	STH20	Retractable seating storage (off hall)		16	1	16				16
-	-	-								
STN00	STN02	Coats and bags stores (lockers)		16	6	96			93% of pupils can have locker if 4 tiers	16
STN00	STN03	Coats and bags stores (community lockers)		3	1	3			for community use outside core hours	3
STN31	STN31	Cleaners' stores		1.5	14	21.0				1.5
STN32	STN32	Equipment stores, maintenance		8	1	8			1 of 8m2 minimum recommended	8
TOTAL AREA BB103 range 617 to 972						697.0		OK: area within BB103 range		697
Float 0 to 942								no float available		0
Total Net Area BB103 range 9275 to 10172						9275	12	OK		9275
Recommended Net Area 9275								OK		9275
Non-net Area										
KIT00	KIT01	Food prep areas, kitchen (servery & wash-up)		141	1	141			131 m ² min recom'd for full service	141
KIT11	KIT11	Offices, kitchen		6	1	6				6
KIT20	KIT21	Food stores, kitchen (dry)		7	1	7				7
KIT25	KIT25	Cold stores, kitchen		7	1	7				7
KIT25	KIT26	Cold stores, kitchen (freezer)		5.5	1	5.5				5.5
KIT40	KIT40	Toilets, kitchen (with changing area)	5	7.5	1	7.5			174 m ² min recom'd for total kitchen area	7.5
Toilets (and personal care)										
TOC01	TOC01	Changing rooms, with showers (pupils)	91	102	2	204			203 m ² for 181 incl shower cubicles	102
TOC02	TOC02	Accessible (and staff) changing rooms	1	6	2	12			6 m ² minimum including shower	6
TOC04	TOC04	Hygiene rooms	1	12	1	12			12 m ² minimum if ceiling-mounted hoist	12
-	-	-	1							
TOC10	TOC13	Toilets, suite (pupils)	14	45.5	6	273				45.5
TOC10	TOC14	Toilets, suite (pupils, other)	2	6	2	12				6
TOC15	TOC15	Toilets, individual (pupil)	1	2	3	6				2
TOC10	TOC12	Toilets, suite (staff)	2	6	2	12				6
-	-	-		0		0				0
TOC21	TOC21	Accessible (and staff) toilets		3.8	6	22.8			also for visitors and staff	3.8
Plant indicative % of net area: for new: 1.9% incl ICT hubs and risers										
PLA10	PLA15	Server rooms (5-cabinet)		18.4	1	18.4				18.4
PLA10	PLA18	Server rooms (ICT hub)		7.5	1	7.5				7.5
PLA20	PLA21	Plant rooms (heat source)		44	1	44			44 m ² minimum recom'd in new build	44
PLA20	PLA23	Plant rooms (cold water tanks)		40	1	40			40 m ² minimum recom'd in new build	40
PLA20	PLA25	Plant rooms (electrical intake)		40	1	40			40 m ² minimum recom'd in new build	40
PLA40	PLA43	Services shafts (enclosed electrical)		1.0	29	29			incl electrical risers and distribution boards	1
PLA40	PLA41	Services shafts (enclosed ventilation)	CTS						Contractor to specify for approval	
PLA40	PLA44	Services shafts (enclosed other)	CTS						Contractor to specify for approval	
-	-	-								
PLA20	PLA08	Stairways, plant (to roof)	CTS						Contractor to specify for approval	
-	-	-								
Circulation indicative % of net area: for new: 25.8% incl circ noted above (12)										
CIR12	CIR12	Stairways (area per floor)		27	18	486			25.0% of net min circulation for 3 storeys	27
CIR13	CIR13	Lifts (area per floor, incl space to wait)		6	6	36			25.8% of new build net area recommended	6
CIR03	CIR03	Lobbies		6	2	12				6
-	-	-								
CIR00	CIR00	Circulation spaces (horizontal) remaining		1849.3		1849			incl corridors and horizontal circulation	1849
Partitions indicative % of net area 4.4% for new build										
TOTAL AREA BB103 range 3710 to 4174						3710.0		OK: area within BB103 range		3710
Total Gross Area BB103 range 12985 to 14744						12985		OK		12985
Recommended Gross Area 12985								OK		12985
Total Gross Area (including supplementary area)						12985		of which _____ retained, so: gross area to be built* 12985 m ² *		
Gross area as proportion of net						140.0%				

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

age range school name date as a check, if new:

1650	11 FE	11 to 16 places	<input type="text" value="1650"/>	<input type="text" value="5"/>	2023 net capacity for SoA below = <input type="text" value="1980"/> within a potential range of: <input type="text" value="1887"/> to <input type="text" value="2097"/>	site: <input type="text" value="sufficient"/>	no. of blocks: <input type="text" value="2"/>	net capacity for recommended
413	classes of	16 to 19 places	<input type="text" value="30"/>	<input type="text" value="2"/>		number of storeys: <input type="text" value="3-storey"/>	existing buildings to be: <input type="text" value="some retained"/>	SoA below: <input type="text" value="1980"/>
62.5%		Total Mainstream Places	<input type="text" value="1980"/>					1887 to 2097

Additionally resourced places for: SEN curriculum **recommended**

curriculum analysis data NOTE manual amendments needed for large schools

Parent ADS code	Final ADS code	existing or new (new if blank)	max. group size	average area of space (m ²)	TOTAL no. of spaces	TOTAL AREA (m ²)	NON-NET AREA (m ²)	SUPP AREA (m ²)	AREA OF RE-TAINED SPACES	area of space (m ²)	no. of spaces (& total supp area)
Basic Teaching Area											
General teaching spaces											
Classrooms <input type="text" value="0"/> (53) classroom options <input type="text" value="all standard except post-16"/> (53)											
CLA02	CLA02		22	41	4	164			41 m2 minimum size for 30 pupils	41	4
CLA12	CLA12		30	55	49	2695			55 m2 minimum size for 30 pupils	55	49
ICT/ business studies <input type="text" value="0"/> (7)											
CLA32	CLA32		33	69	6	414			62 m2 minimum size for 30 pupils	69	6
CLA32	CLA42		33	69	1	69			62 m2 minimum size for 30 pupils	69	1
Practical learning spaces											
Science <input type="text" value="0"/> (15) science options <input type="text" value="all standard labs + post-16"/> (15)											
SCIO2	SCIO2		30	69					69 m2 minimum size for 30 pupils		
SCIO5	SCIO5		30	83	12	996			83 m2 minimum size for 30 pupils	83	12
SCIO5	SCIO5		32	97	3	291			90 m2 minimum size for 30 pupils	97	3
Art <input type="text" value="0"/> (5)											
DAT00	DAT02		30	83	2	166			83 m2 minimum size for 30 pupils	83	2
DAT00	DAT03		30	97	3	291			97 m2 minimum size for 30 pupils	97	3
Music and drama <input type="text" value="0"/> (6)											
PER02	PER03		33	69	4	276			69 m2 minimum size for 30 pupils	69	4
PER05	PER05		30	83	1	83			83 m2 minimum size for 30 pupils	83	1
PER15	PER15		35	97	1	97			90 m2 minimum size for 30 pupils	97	1
Design and technology <input type="text" value="0"/> (7)											
DAT43	DAT43		28	111	1	111			104 m2 minimum for 24 if one space	111	1
DAT43	DAT44		24	97	1	97			96 m2 minimum size for 24 pupils	97	1
DAT35	DAT35		24	97	1	97			96 m2 minimum size for 24 pupils	97	1
DAT35	DAT37		24	97	1	97			96 m2 minimum size for 24 pupils	97	1
DAT20	DAT22		25	83	2	166			83 m2 minimum size for 24 pupils	83	2
DAT20	DAT25		25	83	1	83			83 m2 minimum size for 24 pupils	83	1
PE basic teaching spaces <input type="text" value="0"/> All PE Spaces (4)											
TOTAL AREA BB103 range 5841 to 6685 6193 OK: area within BB103 range 6193											
Large spaces: halls and indoor PE											
main hall options <input type="text" value="hall with bleacher seating"/> 40% of pupils eating cold food at lunch recommended: Sports halls, school (4-court) recommended: Activity studios, 1-court dining <input type="text" value="40 mins in dining area and hall"/> 715 m ² min. recom'd for all pupils dining 60% of pupils incl 33% eating hot food recommended: Social spaces (sixth form)											
HAL01	HAL03		417	254	1	254			40% of pupils eating cold food at lunch	254	1
SPH00	SPH04		341	594	1	594			recommended: Sports halls, school (4-court)	594	1
ACT05	ACT10		30	180	2	360			recommended: Activity studios, 1-court dining	180	2
Dining and Social Areas											
DIN01	DIN01		467	446	1	446			715 m ² min. recom'd for all pupils dining	446	1
DIN02	DIN02		125	139	1	139			60% of pupils incl 33% eating hot food recommended: Social spaces (sixth form)	139	1
TOTAL AREA BB103 range 1563 to 2069 1793 OK: area within BB103 range 1793											
Total timetabled spaces (97) 97											
Learning Resource Areas											
LIB05	LIB05		97	251	1	251			247 m ² minimum recommended	251	1
LIB07	LIB06		55	90	1	90			86 m2 minimum recommended	90	1
Creative art											
RES21	RES21		-	4	1	4			4 m ² minimum in new build	4	1
RES12	RES12		3	8	7	56			8 m ² standard size	8	7
RES12	RES13		7	16	8	128			16 m2 minimum in new build	16	8
RES14	RES14		3	8	1	8			8 m2 minimum in new build	8	1
RES16	RES16		2	6	1	6			6 m2 minimum in new build	6	1
SEN and support spaces											
SEN02	SEN02		4	12	1	12			12 m2 min recommended	12	1
SEN20	SEN20		7	16	1	16			Group room suitable for SEN/ multi-agency	16	1
RES00	RES00		4	9	7	63				9	7
RES00	RES03		6	12							
RES00	RES04		8	16	1	16				16	1
TOTAL AREA BB103 range 505 to 778 650 OK: area within BB103 range 650											

SoA FOR MAINSTREAM SECONDARY (cont.)				average	TOTAL	TOTAL	AREA		recommended			
[Insert Project Code and Scheme Name here in title sheet]				area of	no. of	AREA	SUPP	OF RE-	area of	no. of		
				space	spaces	(m ²)	AREA	TAINED	space	spaces		
				(m ²)		(m ²)	(m ²)	SPACES	(m ²)			
Staff and Administration Areas												
OFF30	OFF33	Staff workrooms (teaching staff)	16	35	5	175				35	5	
OFF30	OFF32	Staff workrooms (smaller teaching team)	11	25	3	75				25	3	
OFF50	OFF52	Staff rooms (social)	46	76	1	76			including kitchenette and pigeon holes	76	1	
OFF40	OFF40	Meeting rooms (conference)	17	33	1	33				33	1	
ADM32	ADM32	Reception areas, community (50% circulation)	-	8	1	4			for community use outside core hours	4	1	
ADM22	ADM22	Kitchenettes, bay	1	3	5	15			off each Staff workroom (teaching staff)	3	5	
Admin suite												
ADM10	ADM11	Enclosed offices, admin (head)	6	16	1	16			reception desk options	office with 2 recep desks	16	1
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8					8	1
ADM08	ADM08	Reprographics rooms	8	34	1	34					34	1
ADM05	ADM07	Enclosed offices, with recep desk (and window)	18	69	1	69			to match option above		69	1
ADM31	ADM31	Reception areas, entrance (50% circulation)	-	16	1	8	8		net area of this space only		8	1
ADM02	ADM02	Confidential meetings rooms (interview)	4	6	1	6			adjacent to entrance/reception		6	1
ADM03	ADM03	First aid posts (sick bay)	4	9	1	9			adjacent to entrance/reception		9	1
Offices												
OFF00	OFF01	Offices (1-person)	1	7	8	56			e.g. assistant head or pastoral head		7	8
OFF00	OFF11	Offices (with meeting area, 1-person)	3	9	9	81					9	9
OFF00	OFF02	Offices (2-person)	2	9							9	
OFF00	OFF12	Offices (with meeting area, 2-person)	4	11							13	
OFF00	OFF06	Offices (exams)	2	9	1	9					9	1
OFF00	OFF23	Offices (SENco, learning support)	4	11	1	11			e.g. SENco and learning support		11	1
OFF30	OFF37	Staff workrooms (ICT technicians)	2	11	1	11					11	1
OFF30	OFF38	Staff workrooms (premises)	2	11	1	11					11	1
TOTAL AREA				BB103 range 496 to 877		707	12		OK: area within BB103 range		707	
Storage: teaching storage												
STT10	STT13	Teaching resources stores (IT/ GT off corridor)		5	11	55			57 m ² total recommended		5	11
STT20	STT21	Science prep rooms (central)		160	1	160			160 m ² minimum recom'd		160	1
STT23	STT23	Chemicals stores, science		10	1	10			10 m ² minimum recom'd		10	1
STT20	STT22	Science prep rooms (satellite)										
STT10	STT16	Teaching resources stores (off art room)		5	10	50			minimum 2 stores off each art space		5	10
STT32	STT32	DT prep rooms		34	1	34			34 m ² min recom'd for 1 workshop		34	1
STT34	STT34	Food prep rooms		10	1	10			10 m ² minimum recom'd		10	1
STT10	STT18	Teaching resources stores (off DT studio)		5	10	50			2 stores off each light practical space		5	10
STT10	STT17	Teaching resources stores (music)		5	3	15			shared stores for music suite		5	3
STT08	STT08	Equipment stores, drama		10	1	10			1 store off any drama space		10	1
STT35	STT35	Food stores, off food room		5							5	
STT10	STT41	Teaching resources stores, room (off LRC)		3	1	3					3	1
STT00	STT42	Classroom stores, room (off SEN room)		5	1	5					5	1
STH00	STH01	Sports equipment stores, internal (sports hall)		60	1	60			60 m ² minimum recom'd		60	1
STH00	STH02	Sports equipment stores, internal (community)		4	1	4			may be locked cage in main PE store		4	1
STH00	STH03	Sports equipment stores, internal (activity studio)		18	2	36			18 m ² minimum recom'd		18	2
STH05	STH05	Sports equipment stores, external		8	1	8					8	1
Non-teaching storage												
STH10	STH11	Furniture stores (chair/ table, off hall)		26	1	26			26 m ² recom'd for chairs and tables		26	1
STN20	STN22	General storerooms (central stock)		9	2	18					9	2
STN50	STN50	Secure storerooms		8	2	16					8	2
CIR06	CIR06	Equipment stores, appliance bay		1.5	8	12.0			as 'bays' off circulation areas		1.5	8
STH20	STH20	Retractable seating storage (off hall)		16	1	16					16	1
STN00	STN02	Coats and bags stores (lockers)		17	6	102			90% of pupils can have locker if 4 tiers		17	6
STN00	STN03	Coats and bags stores (community lockers)		3	1	3			for community use outside core hours		3	1
STN31	STN31	Cleaners' stores		1.5	14	21.0					1.5	14
STN32	STN32	Equipment stores, maintenance		8	1	8			1 of 8m2 minimum recommended		8	1
TOTAL AREA				BB103 range 662 to 1042		732.0			OK: area within BB103 range		732	
Float				0 to 1009					no float available		0	
Total Net Area				BB103 range 10075 to 11042		10075	12		OK		10075	
Recommended Net Area				10075					OK		10075	
Non-net Area												
KIT00	KIT01	Food prep areas, kitchen (servery & wash-up)		152	1	152			142 m ² min recom'd for full service		152	1
KIT11	KIT11	Offices, kitchen		6.5	1	6.5					6.5	1
KIT20	KIT21	Food stores, kitchen (dry)		7.5	1	7.5					7.5	1
KIT25	KIT25	Cold stores, kitchen		8	1	8					8	1
KIT25	KIT26	Cold stores, kitchen (freezer)		6	1	6					6	1
KIT40	KIT40	Toilets, kitchen (with changing area)	5	8	1	8			188 m ² min recom'd for total kitchen area		8	1
Toilets (and personal care)												
TOC01	TOC01	Changing rooms, with showers (pupils)	99	111	2	222			222 m ² for 198 incl shower cubicles		111	2
TOC02	TOC02	Accessible (and staff) changing rooms	1	6	2	12			6 m ² minimum including shower		6	2
TOC04	TOC04	Hygiene rooms	1	12	1	12			12 m ² minimum if ceiling-mounted hoist		12	1
TOC10	TOC13	Toilets, suite (pupils)	16	52	6	312			(pupil toilets: 99 recom'd 104 provided)		52	6
TOC10	TOC14	Toilets, suite (pupils, other)	2	6	2	12					6	2
TOC15	TOC15	Toilets, individual (pupil)	1	2	3	6					2	3
TOC10	TOC12	Toilets, suite (staff)	2	6	2	12					6	2
TOC21	TOC21	Accessible (and staff) toilets		3.8	6	22.8			also for visitors and staff		3.8	6
Plant												
PLA10	PLA15	Server rooms (5-cabinet)		18.4	1	18.4					18.4	1
PLA10	PLA18	Server rooms (ICT hub)		7.5	2	15.0					7.5	2
PLA20	PLA21	Plant rooms (heat source)		47	1	47			47 m ² minimum recom'd in new build		47	1
PLA20	PLA23	Plant rooms (cold water tanks)		43	1	43			43 m ² minimum recom'd in new build		43	1
PLA20	PLA25	Plant rooms (electrical intake)		43	1	43			43 m ² minimum recom'd in new build		43	1
PLA40	PLA43	Services shafts (enclosed electrical)		1.0	31	31			incl electrical risers and distribution boards		1	31
PLA40	PLA41	Services shafts (enclosed ventilation)	CTS						Contractor to specify for approval			
PLA40	PLA44	Services shafts (enclosed other)	CTS						Contractor to specify for approval			
PLA20	PLA08	Stairways, plant (to roof)	CTS						Contractor to specify for approval			
Circulation												
CIR12	CIR12	Stairways (area per floor)		27	18	486			25.7% of net min circulation for 3 storeys		27	18
CIR13	CIR13	Lifts (area per floor, incl space to wait)		6	6	36			25.7% of new build net area recommended		6	6
CIR03	CIR03	Lobbies		6	2	12					6	2
CIR00	CIR00	Circulation spaces (horizontal)	remaining	2044.8		2045			incl corridors and horizontal circulation		2045	
Partitions				indicative % of net area	4.4%	for new build	443				443	4.4%
TOTAL AREA				BB103 range 4030 to 4534		4030.0			OK: area within BB103 range		4030	
Total Gross Area				BB103 range 14105 to 16006		14105			OK		14105	
Recommended Gross Area				14105					OK		14105	
Total Gross Area (including supplementary area)						14105			of which		retained, so: gross area to be built*	14105 m ² *
Gross area as proportion of net						140.0%						

Appendix D : Email from Leigh Academy Trust

Nic Applebey

From: Judith Ashton <judith@judithashton.co.uk>
Sent: 25 April 2024 14:07
To: Besant, Matthew; Josephine Baker; Robert Bias; Hannah Short
Cc: Piper, Jane; Oliver Nicholson; Nic Applebey; James Hinde
Subject: FW: C5884 Mascalls Academy - Proposals

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Please see below FYI

Kind Regards
Judith

Judith Ashton Associates
Telephone: 01580 230900
Mobile: 07709 406 528

Email:- judith@judithashton.co.uk

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From: Phil Whittall <phil.whittall@latrust.org.uk>

Sent: Thursday, April 25, 2024 11:18 AM

To: Judith Ashton <judith@judithashton.co.uk>; Glenn Wadsworth <glenn.wadsworth@latrust.org.uk>; Simon Woodridge <simon.woodridge@latrust.org.uk>

Subject: Re: FW: C5884 Mascalls Academy - Proposals

Hi Judith

Following on from our conversation this week I have caught up with the CEO regarding our discussion next week;

The CEO has authorised me to act on LAT's behalf to comment that in principle we are keen to explore the 3FE expansion of Mascalls albeit 2FE or 4FE would be more efficient for us in terms of operation. We also agree that the preliminary drawings shared demonstrate an indicative working model that the additional accommodation requirements can be met for a 3FE expansion.

The CEO has commented that additional dining space is an absolute priority for us and is keen to explore how this can be accommodated.

Hope this helps.

Kind Regards

Phil Whittall MSc
Estates Director

Leigh Academies Trust

Carnation Road, Strood, Rochester, Kent, ME2 2SX

Direct line: 01634412200

Appendix E : Phasing Pupils Spreadsheet

Year	Inicative Annual Housing Delivery Number	% of homes	Annual Pupil Yield Number	Total Secondary Pupil Yield Number	Post 16 Pupil Yield Number	Total Post 16 Pupil Yield Number
23/24	0		0	0	0	
24/25	0		0	0	0	
25/26	50	2	9	9	2	2
26/27	206	8	36	45	6	8
27/28	285	12	54	99	10	18
28/29	290	12	54	153	10	28
29/30	295	12	54	207	10	37
30/31	295	12	54	261	10	47
31/32	295	12	54	315	10	56
32/33	295	12	54	369	10	66
33/34	275	11	50	419	9	75
34/35	103	4	19	438	3	78
35/36	30	1	6	444	1	79
36/37	34	1	6	450	1	80
Check	2453	100	450	450	80	80

Key:

Secondary Pupil numbers to meet 2FE expansion

Post 16 pupil numbers to meet 2FE expansion

Secondary Pupil numbers to meet 3FE expansion

Post 16 pupil numbers to meet 3FE expansion



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26 June 2024

Judith Ashton

By email only - judith@judithashton.co.uk
josephine.baker@redrow.co.uk
matthew.besant@persimmonhomes.com
hannah.short@crestnicholson.com

Dear Judith

Mascalls Academy

Thank you for reaching out and providing clarification on the points raised by Tunbridge Wells Borough Council. Here's our response to each query:

i) Involvement in Feasibility Assessment and Agreement with School Plan:

LAT confirms that our team has been actively involved throughout the Feasibility Assessment process, expansion of the Academy, funded by Crest Nicholson, Persimmon and Redrow. The design team has carefully considered both the space requirements outlined in published guidance and the operational requirements identified by the Trust and academy. This includes considerations for effective supervision, dining arrangements, grouping of subject areas, and security measures.

While Mascalls Academy currently possesses the space required for expansion, the existing layout suffers from a history of poorly planned but necessary increases in floor area. This has resulted in areas that are no longer fit for purpose in terms of modern teaching and learning practices, often due to their being undersized or poorly laid out.

Preliminary drawings and phase plans have been shared with LAT. These plans reflect the academy's operational needs and demonstrate that the proposed pupil numbers can be accommodated and would benefit from the development. Additionally, LAT has shared the academy's condition survey with the design team, who have factored a number of high risk items into the proposals. The planned expansion effectively addresses issues related to the outdated science facilities and the time-served asbestos-containing CLASP building.

Based on this comprehensive process, LAT agrees in principle with the high-level plan for Mascalls Academy's future development.

ii) Community Use Agreement and Positive Impact on Sports Offer:

Mascalls Academy already boasts a strong relationship with the local community, with residents actively utilising the academy's facilities. We believe the proposed expansion plans will further enhance the existing sports facilities and offerings, bringing positive benefits to the wider community. Community groups and sports clubs are able to access the facilities outside of academy hours in evenings, weekends and during school holidays. Any additional sporting facilities delivered as part of this scheme will be made available as per the existing arrangements.

Leigh Academies Trust partners with Vivify Ventures, a supply-chain partner passionate about building thriving communities with healthier and happier individuals. Vivify will be responsible for marketing the expanded community use opportunities. We are happy to enter into discussions regarding an amended community use agreement as the proposals for the expansion of Mascalls Academy develop.

We welcome further discussions and are happy to provide any additional information that may assist in your decision-making process.

Yours sincerely



Phil Whittall
Estates Director

Cc by email only - TWBC - Kevin.Hope@tunbridgewells.gov.uk
KCC - Nicholas.Abrahams@kent.gov.uk