

## **Matter 4 – The Strategy for Paddock Wood**

### **Introduction**

- i. Before responding to the MIQ's we have for clarity just set out below the background to Persimmon and Redrow's interest.
- ii. Persimmon and Redrow are promoting parcels C and D respectively as referenced in the revised policy STR1/SS1.
- iii. Three separate planning applications were submitted to reflect the different land ownerships in January 2023. These comprise:
  1. Full planning application for erection of 170 homes and Waste Water Treatment Works together with temporary construction / haul road off Queen Street to enable the delivery of the Waste Water Treatment Works and up to 150 dwellings, and outline planning application (appearance, landscaping, layout, and scale reserved) for the erection of up to 430 additional homes, inclusive of associated infrastructure including land for a new primary school, play areas, allotments, network of new roads (and widening of existing roads), surface water drainage features, car and cycle parking and open space and associated works – 'the Redrow development' [ref: TW/23/00118/HYBRID].
  2. Full planning application for erection of 160 homes and outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 400 additional homes, inclusive of associated infrastructure including land for specialist accommodation for the elderly, expansion of the secondary school, a local centre, play areas, network of new roads (and widening of existing roads), surface water drainage features, car and cycle parking and open space and associated works – 'the Persimmon development.' [ref: TW/23/00086/HYBRID].
  3. Full planning application for construction of bus, pedestrian, and cycle link between the land at Church Farm and land at Knells Farm, together with associated works. [TW/23/00091/FULL].
- iv. Whilst the submission of these applications has taken place ahead of the adoption of the Local Plan, Persimmon and Redrow have committed to progressing the applications in line with the policy requirements of the TWLP, and specifically policy STR/SS1 and the principles of the DLA Masterplanning and Infrastructure Study, as recently amended.
- v. Likewise, Persimmon and Redrow have committed to working with the council, other statutory consultees and the other developers in PWeC on the infrastructure requirements associated with the PWeC developments so as to agree an appropriate mechanism for equitable and timely infrastructure delivery.

## Issue 1 – Flooding and Flood Risk

**Q1. In seeking to apply the sequential test and avoid areas at risk of flooding, did the Council look at any alternative strategies for Paddock Wood, such as different sites and/or site areas?**

1.1 The land east of Paddock Wood – Parcels C and D in the revised policy STR/SS1 avoids areas of flood risk and was not part of the area the Inspector commented upon in his Initial Findings. To this end we note that the para 2.12 of the Strategic Sites Masterplanning and Infrastructure Study (Follow-on Study) (PS\_046) makes it clear that the change in flood risk boundaries will reduce the development capacity of the sites to the west of Paddock Wood, even when compared to the previous Option 3, and that para 2.18 indicates that as the Inspector’s comments were primarily aimed at the western sites, the eastern sites are broadly unaffected by changes to the Structure Plan, such that the revised Structure Plan will be aligned with the submitted OPAs to understand the overall effect on residential capacity and facility provision around Paddock Wood, and reflect what is likely to be delivered.

1.2 That said we note that when comparing the updated modelling undertaken by Jacobs in PS\_043 to that prepared for the land to the east of PW to assess the impacts of the revised floodplain extent outputs from the new modelling, it is clear that these are consistent with, or slightly reduced from, the original flood extents used to inform the development proposals. This is borne out in the Technical Note summary, which states “*The finer scale mesh resolution refines the extent of flooding, and generally appears to produce a reduction in areas of flooding, due to the smaller mesh element area, and also refinement of flow routes*”

**Q2. Do the changes suggested by the Council in the Paddock Wood Strategic Sites Master Planning Addendum address the soundness issues raised in the Inspector’s Initial Findings?**

2.1 No Comment – the land east of Paddock Wood – Parcels C and D in the revised policy STR/SS1 avoids areas of flood risk and was not part of the area the Inspector commented upon in his Initial Findings.

**Q3. If not, what Main Modifications are required to make the Plan sound?**

3.1 No Comment – the land east of Paddock Wood – Parcels C and D in the revised policy STR/SS1 avoids areas of flood risk and was not part of the area the Inspector commented upon in his Initial Findings.

## Issue 2 – Education Provision

Q1. What is the projected requirement for primary and secondary school education as a result of the suggested changes to the Plan?

### a) Primary Requirements

1.1 KCC assume a pupil product yield of 0.28 per house and 0.07 per flat for the purpose of forecasting primary school requirements. Thus, working on a worst case of 0.28, and assuming 2,500 dwellings, the development of PWeC would generate circa 700 primary aged pupils<sup>1</sup>.

1.2 Assuming no capacity locally, and as primary schools have 7 year groups, a 2FE primary school would have capacity for 420 children<sup>2</sup>, with 1FE of primary education provision equating to 210 primary school places.

1.3 Two 2FE primary school are proposed to serve the new development of PWeC, one to the east and one to the west, which combined would accommodate 840 pupils so would more than address the needs of the PWeC developments.

### b) Secondary Requirements

1.1 KCC assume a pupil product yield of 0.20 per house and 0.05 per flat for the purpose of forecasting primary school requirements. Thus, working on a worst case of 0.20, and assuming 2,500 dwellings, the development of PWeC would generate circa 500 secondary aged pupils.

1.2 Again, assuming no capacity locally, and ignoring the issues of selective schools<sup>3</sup>, as secondary schools have 5 year groups, a 6FE secondary school would have capacity for 900 pupils aged 11-16<sup>4</sup>; and a 4FE secondary school would have capacity for 600 pupils, with 1FE of secondary education provision equating to 150 secondary school places.

1.3 The proposed changes to policy STR/SS 1 under Strategic Infrastructure (2(h)) provide for: *'The delivery of secondary school provision equivalent to 3 Forms of Entry (3FE) within the North-Western development parcel, unless it is demonstrated that through feasibility studies that the provision can be delivered through other means such as expansion of existing secondary school provision'* whilst Policy SS/STR 1(A) (vii) goes on to

<sup>1</sup>  $0.28 \times 2,500 = 700$

<sup>2</sup>  $30 \times 7 \times 2 = 420$

<sup>3</sup> Whilst technically the total pupil product ratio from the scale of development proposed in PWeC would, if all dwellings were 'qualifying dwellings', generate 3FE, this does not take into account the fact not all dwellings will be qualifying dwellings that generate a pupil yield, and not all potential pupils would seek a place at a local non-selective secondary school. We say this as it is evident from table 1e of KCC's Facts and Figures 2024 (see **Appendix A**) [https://www.kelsi.org.uk/\\_data/assets/pdf\\_file/0010/166888/Facts-and-Figures-2024.pdf](https://www.kelsi.org.uk/_data/assets/pdf_file/0010/166888/Facts-and-Figures-2024.pdf) that in the academic year 2023/24 there were 39,341 pupils in selective schools, which amounted to 34.18% of total secondary places (115,066); the level of selective education provision in Tunbridge Wells borough being even higher at 4,798 pupils out of a total of 10,363 i.e. 46.29%. It is thus reasonable to accept that on average 35% of pupils at KCC secondary schools in 2023/24 attended a selective school. Which would in reality suggest that only a 2FE secondary is required to serve the proposed PWeC developments.

<sup>4</sup>  $30 \times 5 \times 6 = 900$

refer to '*Safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required*'

**Q2. How will the needs for secondary school education be met? Will this be through the expansion of Mascalls Academy and/or provision of a new school? What evidence has been produced which considers the merits of each option?**

2.1 As set out in section 4 of PS\_054 KCC as the local education authority have confirmed that the secondary education requirements for circa 2,500 dwellings would result in there being a demand for an additional 490 pupils to be accommodated in the secondary school education system locally; and that a yield of 490 pupils is equivalent to 3.27 FE. However, when taking into account the potential for some flats and 1 bedroom properties this would reduce the requirement to a full 3 FE of additional secondary school provision, ignoring the issue of selective schools.

2.2 Various options were then considered by the Council as to how this 3 FE provision could be met, either through existing Secondary Schools found locally such as Mascalls Academy (by 2 or 3FE), Skinners Academy in Tunbridge Wells (1FE)), Leigh Academy, Brook Street, Tonbridge (2-3 FE), Hugh Christie School, White Cottage Road, Tonbridge (1 FE), or a standalone new school. Section 4 of PS\_054 goes on to explain why Skinners Academy and the secondary schools in Tonbridge were effectively dismissed, leaving just the possibility of the expansion of Mascalls or the provision of land for a new standalone school on one of the proposed allocation sites.

2.3 The proposed changes to policy STR/SS 1 under Strategic Infrastructure (2(h)) thus provide for: '*The delivery of secondary school provision equivalent to 3 Forms of Entry (3FE) within the North-Western development parcel, unless it is demonstrated that through feasibility studies that the provision can be delivered through other means such as expansion of existing secondary school provision*' whilst Policy SS/STR 1(A) (vii) goes on to refer to '*Safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required*'

2.4 Having regard to the above, the strategic site promoters at PWeC have been in detailed discussions with TWBC, KCC and Leigh Academy Trust (LAT) (who run Mascalls Academy) about the possibilities of expanding Mascalls Academy from an 8 to an 11FE school. To this end, a scope was agreed with KCC and IDP were instructed and prepared the Mascalls Academy Expansion Feasibility Report, May 2024 attached at **Appendix B** of this Statement. It is understood that this report has been reviewed and agreed by Atkins on behalf of TWBC. The Feasibility Report clearly sets out that Mascalls can be expanded on its existing site from an 8FE to 11FE secondary school by way of a combination of demolition and rebuild and re purposing of existing buildings. It explains the phasing and delivery of the proposed works and how these can be arranged to minimise any disruption, and how said expansion works would greatly enhance the school's academic offer. As discussed in week one of the resumed hearings, the Feasibility Study has been the subject of collaborative working with KCC Education and LAT and who are fully supportive of the proposed expansion of the school. To this end, Appendix B also contains a letter from LAT confirming its involvement in the process and agreement to the outcomes of the Feasibility Study, the proposed plans reflecting the academy's operational and academic needs.

2.5 It is hoped that a SoCG between all relevant parties will be presented to the examination which will then enable changes to Policy STR/SS1 and Revised May 28 to reflect the fact that secondary school provision can be achieved at Mascalls Academy and that the safeguarded land on parcel A can therefore be deleted.

2.6 Whilst we leave TWBC to explain the situation in more detail at the EiP, we are happy to respond as necessary at the EiP ourselves as to how this scenario could be taken forward.

2.7 Redrow and Persimmon both believe that expanding the existing school is a more efficient way to help deliver the secondary educational needs of the town, and that delivery could be quicker and deliver a better facility that would be of benefit to all.

2.8 As a result of this feasibility work and subject to the SoCG, the reference at Revised Policy STR/SS1 1(A) (vii) and 2(h) should be deleted and a criterion added to reference financial contributions only for secondary school provision. The safeguarded sites annotation should be removed from Revised Map 28.

**Q3. What is the justification for safeguarding an area of land for a secondary school to the northwest of Paddock Wood? Is the site developable for the type and size of school envisaged?**

3.1 Whilst, in the light of the results of the Feasibility Study into the capacity of Mascalls Academy to accommodate the additional 3 FE generated by the proposed development of the land at PWeC, we do not believe there is any justification for safeguarding an area of land for a secondary school to the northwest of Paddock Wood, we leave TWBC to address this point.

3.2 We have no comment as to whether the land identified is developable for the type and size of school envisaged.

**Q4. How and when will the proposed secondary school be provided? Who will fund and deliver the project and is this sufficiently clear to users of the Plan?**

4.1 We would envisage any S106 agreement to include triggers for the release of funds related to the scale of development proposed that would provide for the phased delivery of the proposed works at Mascalls Academy to facilitate the 3FE generated by the proposed development of the land at PWeC. The Feasibility Study includes an indicative high level phasing plan that looks to illustrate one way of sequencing development. The main considerations for the phasing of the development of the site will be balancing delivery of new homes allocated pursuant to policy STR/SS1 with educational needs; whilst also ensuring the least disruption to the school's curriculum.

4.2 Clearly the phased expansion of Mascalls would be more effective than a new standalone school, which could take longer to deliver.

### Issue 3 – Sports and Leisure Provision

Q1. What is the projected requirement for sports and leisure facilities as a result of the suggested changes to the Plan? Have needs been determined by relevant and up-to-date evidence?

1.1 The open and play space requirements outlined in Policy OSSR 2 of the Submission Local Plan for 2,500 dwellings would be:

Type of space	Adopted Policy Requirements	Requirement for 2,500 dwellings Assuming an occupancy rate of 2.4 per dwelling
Amenity Green Space	0.8 ha/ 1,000 residents	4.8ha <sup>5</sup>
Natural Green Space	0.8 ha/ 1,000 residents	4.8ha
Park and Recreation Grounds	1.1ha per 1,000 residents	6.6ha
Play Space (Children)	0.04ha/ 1,000 residents	0.24ha
Play Space (Youth)	0.04ha/ 1,000 residents	0.24ha
Allotments	0.3ha/ 1,000 residents	1.8ha

1.2 The level of provision proposed on the land to the east of Paddock Wood (parcels C and D) is as follows:

Type of space	Adopted Policy Requirements	Site Provision for 1,160 dwellings
Amenity Green Space	0.8 ha/ 1,000 residents	11.7ha = 4.2ha/ 1,000 residents
Natural Green Space	0.8 ha/ 1,000 residents	15.40ha = 5.53ha/ 1,000 residents
Park and Recreation Grounds	1.1ha per 1,000 residents	Off-site contributions
Play Space (Children)	0.04ha/ 1,000 residents	0.53ha = 0.19ha/ 1,000 residents
Play Space (Youth)	0.04ha/ 1,000 residents	
Allotments	0.3ha/ 1,000 residents	1.0ha = 0.35ha/ 1,000 residents

1.3 The proposals for parcels C and D themselves thus far exceed the policy requirements for all Publicly Accessible Open Space and Recreation, bar Park and Recreation grounds which is to be delivered through S106 contributions.

<sup>5</sup> 2,500 x 2.4 = 6000 residents  
 0.8 x 6 = 4.8



1.4 The proposed modifications at Policy SS/STR 1 under Strategic Infrastructure (2(5)) thus provide for: *‘Sports and leisure provision to include an upgrade to existing indoor and outdoor sports facilities (which may include a 25m swimming pool)’*; whilst Policy SS/STR 1 (B) (iii) goes on to refer to: *‘A scheme designed with a landscape led approach; 4.54 hectares of land for sport and leisure provision including outdoor pitches, changing facilities, and car parking’*. Whilst para 4.61 of PS\_054 suggests that this approach satisfies the vast majority of provision set out in the original Structure Plan, and that further intensification of use could occur, for example by the replacement of the grass football pitch with an artificial surface, which can be used for more hours each week, supporting greater levels of participation and provision. This could be supplemented further by the proposed improvements being considered at Mascalls Academy which include the possibility of new all-weather facilities, including new sports pitches and running track, that would add to that already available at the school, that could, like the existing facilities, be made available to outside organisations outside of school hours<sup>6</sup>, and thus enhance the nature of the facilities on offer in Paddock Wood; enabling that proposed at Putlands to be reviewed and helping to create a bespoke sports offer in the town.

## Q2. How will the needs for sports and leisure facilities in Paddock Wood be met?

2.1 As set out above the sports and leisure facilities will be accommodated through the 4.54ha being proposed on land within parcel B and the upgrading of existing indoor and outdoor facilities in Paddock Wood. The Strategic Sites Master Plan and Infrastructure Study (Follow On) (PS\_046) suggests at para 2.35 that: *‘Stakeholder feedback with Paddock Wood Town Council has discussed the potential of sites in the town for intensification, including Putlands Leisure Centre and Green Lane sports ground.*

- *Providing space for indoor facilities*
- *Providing additional outdoor spaces*
- *Replacing some existing pitches with facilities that can be used more intensively (e.g. artificial pitches)’*

2.2 Section 3 of PS\_046 goes on to explain at para 3.17 that: *‘There are three key aspects to sports and leisure provision arising from growth:*

- *The need for new indoor sporting facilities to complement and improve Putlands Leisure Centre, potentially including a new swimming pool for the town*
- *The need to provide land for outdoor sporting facilities in line with TWBC’s Open Space policies*
- *Whether existing land that provides outdoor sporting facilities within Paddock Wood is being used to best effect, and whether changes to existing sites could provide additional capacity for sports that can serve both the existing town and new growth’*

2.3 Following a review of existing facilities to determine which sites had the potential for intensification and improvements, table 2 of PS\_042 sets out how Putlands, and Greenland

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<sup>6</sup> Mascalls Academy already boasts a strong relationship with the local community, through a Community Use Agreement, that enables local residents to actively utilise the academy’s facilities. Leigh Academies Trust believe the proposed expansion plans will further enhance the existing sports facilities and offerings, bringing positive benefits to the wider community. To this end they have confirmed that they partner with Vivify Ventures, a supply-chain partner passionate about building thriving communities with healthier and happier individualism, who will be responsible for marketing the expanded community use opportunities that would be generated by the proposed works at Mascalls Academy. Please see **Appendix C**

could be enhanced, whilst para 3.25 explains what could be delivered on the land within parcel B, including 2x U9/10, 1x U11/12 and 1x senior football pitches, 4x tennis/netball courts, 1x senior rugby pitch and 1x senior cricket pitching (overlapping with rugby and football pitches). Para 3.29 also indicates that *'no provision has been made for dual/community use of the sports facilities at the proposed secondary school, due to the uncertainty as to whether this could be secured in practice'*. As set out above that is now something that is being given serious consideration as part of the proposed expansion to Mascalls Academy. It is also noted that para 3.30 makes it clear that the upgrade to the Memorial Ground football pitch to allow dual use, had not been included in the study, and that this would provide a further uplift in overall provision.

**Q3. What is the justification for seeking to delete the proposed sports 'hub', rather than move it to an area not at risk of flooding or modify the Plan in another way to make it sound?**

For TWBC to address – albeit we reserve the right respond to any comments made.

**Q4. How and when will the proposed improvements to facilities at Putlands and Green Lane be provided? Who will fund and deliver the projects and is this sufficiently clear to users of the Plan?**

4.1 We would envisage any S106 agreement to include triggers for the release of funds related to the scale of development proposed that would provide for the phased delivery of the proposed improvements to facilities at Putlands and Green Lane, as well as those proposed on the land to the south west in parcel B, as generated by the proposed development of the land at PWeC.

4.2 Clearly one of the main considerations for the introduction of the proposed improvements to facilities at Putlands and Green Lane will be balancing delivery of new homes allocated pursuant to policy STR/SS1 with sport and recreational needs; whilst also ensuring the least disruption to the existing facilities and we would look to TWBC to explain how these see this progressing.

4.3 To this end we understand that a high level Housing and Infrastructure Trajectory, which includes the trajectory of sport and leisure provision, along with other key joint infrastructure is to be presented to the examination in week 2 and reserve the right to respond to this when it becomes available. Clearly the provision of the future facilities at Putlands and Green Lane would be co-ordinated alongside the provision of the facilities and funding from existing sites in Paddock Wood plus the facilities provided on the strategic growth Parcels A, B, C and D themselves to ensure a fully coordinated and holistic approach to sports and leisure facilities

**Q5. Have any feasibility studies been carried out to determine whether or not the sites at Putlands and Green Lane can be upgraded in the manner proposed? Are the sites developable?**

5.1 PS\_046 provides an indication in figure 11 as to how the facilities on the sites at Putlands and Green Lane could be upgraded in the manner proposed. We understand the proposals for Putlands are currently under review in light of the possible delivery of a new 6 lane, 400m polymeric running track at Mascalls as part of its 3FE expansion plans, as this



would enable the existing 4 lane track at Putlands, which is in poor repair to be removed and existing facilities revised.

5.2 In the context of the above we note that policy PW-SR1 of Paddock Wood Neighbourhoods Plan (PS\_072) actively supports the retention and improvement of the Putlands Leisure Centre and field.

5.3 Overall it is clear that with the additional facilities that would come forward as part of the expansion of Mascalls Academy (which were not taken into account in the DLA Strategic Sites Addendum PS\_046); the space at existing sports and leisure sites in Paddock Wood; the potential intensification of said facilities to enable greater levels of participation and provision; the facilities and funding already being provided by committed/completed development in Paddock Wood; the facilities being provided within each of the PWeC Strategic Growth Parcels; and the additional 4.54ha of land proposed to the south west of Paddock Wood that there is ample space to be able to provide a proportionate increase in sports and leisure facilities for the revised growth strategy.

## Issue 4 – Highways Infrastructure

**Q1. What effect would the suggested deletion of the Five Oak Green Bypass have on the distribution of traffic across the highway network? Does the growth around Paddock Wood require additional highways mitigation not previously identified?**

1.1 The deletion of the Five Oak Green Bypass would occur alongside the removal of Tudeley Village and its associated traffic, as well as a reduction in housing numbers to be delivered by the PWeC schemes. The provision of key infrastructure within Paddock Wood, principally education and sports facilities would also remove the requirement to travel between settlements, thereby limiting new trips on the B2017 corridor in particular. On this basis, there would be a re-balancing of traffic flows across the network.

1.2 PS\_059 (Tunbridge Wells Local Plan - Local Junction Capacity Sensitivity Testing Technical Note (Nov 23))<sup>7</sup> which considers the updated development capacity figures of the PWeC sites, and associated removal of Tudeley Village, and tests off-site vehicle traffic mitigation measures across the local highways network, indicates on PDF p7 that *‘Although the data analysis shows that congestion rises along the B2017 through Five Oak Green link in the Local Plan scenario, the demand is not seen as being of a level to justify a major expansion in link capacity or a new link road such as the Five Oak Green bypass that was previously considered.*

*However, it is recommended that consideration be given to the implementation of enhanced traffic management through the area to better support the flow of vehicles whilst also integrating this with enhanced infrastructure for people walking, wheeling and cycling in the area to enable them to safely travel along and across the link. More broadly the sustainable transport measures should be designed to maximise accessibility to Paddock Wood rail services to reduce the need for car travel on this link.*

*The design and implementation of such measures would be expected to be linked to Travel Plans and Monitor and Manage agreements for all major Local Plan developments in the wider Paddock Wood area.’*

1.3 The above is reiterated in the information contained in the appendix 1 of TWBC Matter 3 issue 2 statement (see p 23/55 of Sweco’s - Strategic Transport Assessment – Modelling Appraisal (18/04/2024)).

1.4 Following the deletion of the Five Oak Green Bypass, any additional highways mitigation related to growth around Paddock Wood, would be limited to small-scale schemes to be identified and delivered through planning applications and the development management processes. This includes traffic management schemes on the B2017 corridor as discussed at the Matter 3 Hearing. Such traffic management measures could take the form of speed reduction and attenuation features, supporting sustainable transport interventions and modal shift enablers, and could be delivered / funded by the Paddock Wood developers through planning and Section 106 mechanisms.

**Q2. Is the Colts Hill Bypass required as a result of the growth proposed around Paddock Wood? How will it be funded and delivered?**

<sup>7</sup> Referred to as the Tunbridge Wells Local Plan - Stage 3 Part 2 Outcomes November 2023 on the Councils Submission Local Plan and Core Documents list online

2.1 The need for the Colts Hill Bypass has, as set out in chapter 11 of the TWLP 2006, been muted since the 1990's, with land safeguarded pursuant to policy TP12 of the 2006 LP. The latest alignment of what is now referred to as the Colts Hill Improvements is as shown on 'figure a' of PS\_050 and is costed at £7,250,000.00 in PS\_061b (1). These improvements are required due to existing capacity constraints on the network that will be exacerbated by the growth proposed around Paddock Wood. The Colts Hill Improvements will be funded via Section 106 contributions attached to any planning consents by PWeC developers, with contributions apportioned relative to impact, and triggers informed by the housing trajectory, it being the developers understanding that committed funds are already in place for the Badsell roundabout.

2.2 This is standard practice and will form part of the Phasing and Implementation Plan, conditions and s106 obligations as set out in the 'Strategic Infrastructure' element of Revised Policy STR/SS1.

**Q3. What effect will the proposed Colts Hill Bypass have on the setting of the High Weald AONB, landscape character and heritage assets? How have these factors been considered as part of the preparation of the Plan?**

3.1 PS\_050 is a RAG Assessment of the Landscape and Visual effects of the proposed Colts Hill Improvements as defined in 'figure a' and having regard to the Preliminary Zone of Theoretical Visibility (ZTV).

3.2 Para 1.4.7 of PS\_050 advises that the findings of the desk-based preliminary ZTV analysis exercise are:

- *Without assumed mitigation*
  - *The proposed sketch scheme would likely result in **limited visual effects over a very small part** of the High Weald Area of Outstanding Natural Beauty (HWAONB), these being located to the south of the site, ranging from the southeast to southwest, and no more than circa 2.5km from the site.*
  - *The proposed sketch scheme would likely result in **partial visual effects** up to 5km from the site, ranging from the northeast to north compass direction, being from south of Parker's Green to west of East Peckham.*
  - *It is considered that **significant visual effects would be likely to be experienced at a distance of up to approximately 1km from the site**; this being based on professional experience and indicated by area that the greatest visibility percentages of visibility occur on the ZTVs on Figures 1 and 3, ranging from 90% to 10%.*
- *With assumed mitigation*
  - *The visibility of the proposed sketch scheme would have reduced, **to very limited to just perceptible visual effects over a very small part of the HWAONB**; these being located in occasional areas southeast to the southwest of the site, and up to circa 2km from the site.*
  - *The proposed sketch scheme would likely result in reduced **limited and partial visual effects for a small area** to the northeast at up to 5km from the site.*
  - *The worst-case percentage visibility of the scheme would reduce to 20% and 10%.*

- *The proposed sketch scheme with assumed mitigation is **unlikely to result in significant visual effects, other than from locations immediately adjacent to the scheme.*** My emphasis

Para 1.4.7 goes on to suggest that:

- *'It is anticipated that, in reality, the actual visual effects **would be less than indicated** on the preliminary ZTV plans, due to a greater amount of intervening vegetation being 'on the ground' than is indicated in the 1m spatial resolution DSM data.*
- *Based on professional experience of other highway infrastructure schemes, visual effects arising from a proposed road, and which are experienced from beyond 2km of that road, **are unlikely to be significant in landscape and visual impact assessment / EIA terms.***
- *The preliminary ZTVs indicate that planting mitigation as part of the proposed scheme has **potential to considerably reduce visual effects.***

3.3 Turning to heritage impacts the RAG assessment advises in section 2.1 that:

'Listed Buildings: Two Listed Buildings are in proximity to the proposed bypass route (closest within c.100m), and the setting of the Listed Buildings would be of high sensitivity. There is potential for adverse effects on the setting of the Listed Buildings (note that separate heritage assessment will be required to determine heritage impacts), subject to historic purposes, and visual association and intervisibility with their surrounding landscape. Mitigation potentially required e.g. through careful retention of existing trees and provision of new landscape planting appropriate to the heritage setting and local landscape character. Appropriate mitigation is anticipated to reduce magnitude of effects, and there is **potential for significant effects** on the setting of Listed Buildings, in the long term, to reduce to **not significant after mitigation.**' My emphasis.

3.4 It is clear from PS\_050 that the effect of the proposed Colts Hill Improvements would only have a very limited effect on the setting of the High Weald AONB, and landscape character of the area, and that likewise impacts on heritage assets would not be significant after mitigation. It is also our understanding that these issues were taken into consideration as part of the preparation of the Plan, and that opportunities exist to refine the route and respond to individual effects through the next stages of the schemes design.

#### Q4. What is the justification for suggesting the removal of the Five Oak Green Bypass from the Plan, but not the Colts Hill Bypass?

4.1 In traffic impact terms, the TWBC Hearing Statement for Matter 3 – Issue 1 Location Accessibility – Appendix 1 – Strategic Transport Assessment – Modelling Appraisal sets out in Table 14 link capacity analysis for the B2017 and A228 corridors affecting Five Oak Green and Colts Hill respectively.

4.2 It is clear from this analysis that whilst traffic conditions in Five Oak Green near or reach capacity under '2038 Local Plan Modal Shift' scenarios, the link does not function over capacity, and the impact of PWeC traffic is not severe. As such, as there is the opportunity to positively impact the B2017 corridor under the 'Monitor and Manage' approach put forward by KCC and achieve a betterment on the link capacity results for this corridor

through the implementation of Travel Planning measures, sustainable transport interventions and minor highway works, there is no justification for the proposed bypass when assessing the effects of the PWeC developments as now proposed alone.

4.3 In respect of Colts Hill, the same link capacity analysis shows the A228 at Colts Hill functioning over capacity under '2038 Ref Case' and '2038 Local Plan Modal Shift' scenarios. It is evident that the introduction of PWeC traffic to the network at this location, due to existing capacity constraints, sees a level of impact that warrants infrastructure intervention in the form of the Colts Hill Improvements.

**Q5. In what ways does the evidence base rely on modal shift when considering likely future impacts on the highway network? Is the Plan justified by appropriate supporting evidence?**

5.1 It is understood that additional reporting on modal shift in relation to the PWeC sites is to be provided by Sweco on behalf of TWBC as part of their Hearing Statements for this matter. We thus reserve the right respond to any comments made.

5.2 In the context of the above we note that the Inspector's Initial Findings state at paragraph 52 that "*Paddock Wood is a town with a good range of services, employment premises and public transport provision...I therefore agree with the Council that it represents a 'logical choice' for growth*" as set out in the Submission Local Plan; and that paragraph 5.13 of PS\_054 indicates that Paddock Wood "*is fairly compact, relatively flat, with a concentrated town centre, where it is feasible that a majority of journeys could be via sustainable modes*". The town is also served by a good rail service and existing bus network that can be improved and extended into the strategic growth areas, as is clear from the proposed bus, pedestrian, and cycle link application for the land between Church Farm and Knells Farm referenced in the introduction above. Further, the DLA Masterplan envisages low traffic neighbourhoods with good pedestrian and cycling networks with managed vehicle movements. This will accord with LTN1/20 Cycle Infrastructure Design and the National Design Guide which prioritises active travel and will encourage modal shift.

**Q6. Is it sufficiently clear to users of the Plan what strategic highways improvements will be needed as a result of the growth proposed around Paddock Wood, where and when? Is the Plan (as suggested to be modified) justified and effective in this regard?**

6.1 The strategic highway improvements required as a result of growth proposed at PWeC are set out in the Strategic Infrastructure section of policy STR/SS1 (especially criteria d, e, and j, as well as PS\_061b 'Addendum to Local Plan Viability Assessment Appendix I'. This clearly sets out in Table 1A infrastructure items alongside costs and timings by month.

6.2 Notably, where infrastructure items are consistent or comparable with those identified in the 2021 Submission Local Plan and the proposed changes to policy STR/SS1; the timescales for delivery broadly align with the Infrastructure Delivery Plan (Oct 2021) (CD3.142) e.g. the Colts Hill Improvements are identified as being delivered between months 73-84 in the PS\_061b 'Addendum to Local Plan Viability Assessment Appendix I', which based on Local Plan adoption in Q4 2024 would see delivery in 2030-2031. This is also reflective of the 'Medium' term timescales identified for the Colts Hill Bypass in the 2021 IDP and 3.66 Strategic Sites Masterplanning and Infrastructure Main Report i.e. by 2025-

JAA for Redrow and Persimmon Homes (South East)  
JAA ID: 1233764  
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Matter 4 Issues 2, 3, 4, 5 and 7  
To be debated Tuesday 16<sup>th</sup> July 2024

2032. We would anticipate the updated IDP pushing this back to 31-32 to reflect the revised date for adoption as set out in the latest LDS (June 24 (PS\_084) i.e. Q1 2025.

6.3 Ultimately phasing and funding will be dealt with in the Phasing and Implementation Plan, conditions and s106 obligations as set out in the 'Strategic Infrastructure' element of Revised Policy STR/SS1



## Issue 5 – Viability and Infrastructure Provision

Q1. Has the Infrastructure Delivery Plan ('IDP') been updated to reflect the suggested changes to the Plan?

1.1 From the answers provided in week 1 we understand that an updated IDP will be consulted upon with main mods. We do however reserve the right to respond to any comments made in statements/ during the matter 4 debate.

Q2. What evidence is there to demonstrate that the necessary infrastructure requirements can be delivered over the plan period? Is the Plan viable?

2.1 Again we understand that an infrastructure delivery/ housing trajectory plan is to be provided for week 2 and reserve our right to comment upon that when released. We can however confirm that the costs set out in the updated Viability Appraisal (PS\_061) are, subject to clarity on costs sharing mechanisms and review to address the proposed expansion of Mascalls instead of a new 3FE secondary on parcel a, viable and can be delivered when required over the plan period.

## Issue 6 – Employment Land

Q1. What is the justification for the suggested changes to the Plan? As suggested to be modified, will the strategy for employment be justified and consistent with national planning policy?

Q2. What are the implications for the provision of employment land? Will the Plan provide sufficient sites to meet needs over the plan period?

No Comments

## Issue 7 – Policy Requirements / Masterplanning

Q1. Do the suggested changes adequately address the issues identified in the Inspector's Initial Findings? If not, what changes are necessary to make the Plan sound?

1.1 As set out in our letter of the 23<sup>rd</sup> February, policy STR/SS1 as proposed to be modified, now encompasses 5 parts, that which relate to Development Principles, which encompasses 15 criteria, that which relates to Masterplanning, which encompasses 12 principles, that which relates to Strategic Infrastructure which encompasses 10 principles, and the specific policy criteria for the 5 identified areas:

The North - Western parcel  
The South - Western parcel  
The South - Eastern parcel  
The North - Eastern parcel and  
The Northern parcel.

1.2 Whilst Redrow and Persimmon support the overall principles of this policy they are concerned that as a policy it runs to circa 8 pages of A4 text and doesn't seem to comply with government guidance that planning policies should be 'concise'. As the Local Plan should be read as a whole, it should be as concise as possible with a minimal amount of

repetition. Avoiding repetition will also remove any discrepancies between slight deviations in wording of different policies or different parts of the same policy.

1.3 Given the above we suggested some proposed changes to the policy wording as far as it relates to the land north east and south east of Paddock Wood which we consider will contribute in creating a sounder and less repetitive and confusing policy (see **appendix D**) This will also help the public understand what is proposed and required and when across the sites as a whole and within each parcel as we believe the intention was. Said wording was set out in an appendix to our letter. With these proposed changes, together with the changes we have requested to Map 27 as contained in appendix D of PS\_054 and appendices E and G of PS\_063, in our letter of the 23<sup>rd</sup> Feb 2024, we consider the revised policy wording to be justified and effective.

**Q2. Is the suggested policy wording justified and effective?**

2.1 Subject to the changes proposed in the appendix to our letter of the 23<sup>rd</sup> February, and the changes we have requested to Map 27 as contained in appendix D of PS\_054 and appendices E and G of PS\_063, in our letter of the 23<sup>rd</sup> Feb 2024, we believe the proposed changes to policy STR/SS1 to be justified and effective. To this end, we understand the council are reviewing the wording of policy STR/SS1 and reserve our right to comment further upon this when published.

**Q3. The Green Belt Assessment Stage 3 Study identified potential mitigation measures to reduce impacts on the perceived separation between Paddock Wood and Five Oak Green. How does the revised masterplan relate to the evidence and need to ensure separation between the two settlements?**

No Comment

**Issue 8 – Exceptional Circumstances**

**Q1. Following the Council's suggested changes to the Plan, do the exceptional circumstances exist to alter the Green Belt boundary in this location, having regard to paragraphs 140 – 143 of the Framework?**

1.1 No Comment – the land east of Paddock Wood – parcels C and D do not fall within the Green Belt and are not subject to exceptional circumstances.

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Matter 4 Issues 2, 3, 4, 5 and 7  
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## Appendices

Appendix A – Table 1e of KCC’s Facts and Figures June 2024

Appendix B - IDP Mascalls Academy Expansion Feasibility Report, May 2024

Appendix C – Letter from LAT re proposed 3FE expansion and community use opportunities

Appendix D – Suggested Amended Policy – as per Feb 23 reps

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Matter 4 Issues 2, 3, 4, 5 and 7  
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## **Matter 4 The Strategy for Paddock Wood**

### **Appendix A Table 1e of KCC's Facts and Figures 2022**

# Facts and Figures 2024

**Produced by:** Management Information, Children, Young People & Education, KCC

**Publication Date:** June 2024



**Table 1e**  
**Total Pupils On Roll by District and Type of School (Secondary) - January 2024**

District	Grammar	Grammar Academy	High	High Academy	Wide Ability	Wide Ability Academy	University Technical College	Free Secondary	Total Secondary	Secondary Capacity
<b>Kent 2022</b>	<b>10,736</b>	<b>27,941</b>	<b>9,663</b>	<b>37,856</b>	<b>1,947</b>	<b>18,989</b>	<b>730</b>	<b>3,440</b>	<b>111,302</b>	<b>118,722</b>
<b>Kent 2023</b>	<b>10,921</b>	<b>28,064</b>	<b>8,520</b>	<b>39,713</b>	<b>2,015</b>	<b>19,173</b>	<b>730</b>	<b>4,302</b>	<b>113,438</b>	<b>121,322</b>
<b>Kent 2024</b>	<b>11,164</b>	<b>28,177</b>	<b>7,621</b>	<b>41,179</b>	<b>2,050</b>	<b>18,966</b>	<b>705</b>	<b>5,204</b>	<b>115,066</b>	<b>123,499</b>
Ashford	0	2,810	0	4,567	0	1,945	0	720	10,042	10,070
Canterbury	2,490	1,002	0	5,331	731	1,090	0	300	10,944	11,722
Dartford	0	5,026	876	2,200	0	2,329	705	933	12,069	13,502
Dover	1,740	1,009	0	3,763	0	1,099	0	0	7,611	8,416
Folkestone and Hythe	0	2,197	0	1,046	0	2,375	0	951	6,569	7,765
Gravesham	0	2,858	3,163	1,001	1,319	1,473	0	0	9,814	9,690
Maldstone	2,660	2,693	0	6,734	0	1,119	0	765	13,971	15,077
Sevenoaks	0	0	0	1,364	0	551	0	1,149	3,064	3,400
Swale	0	2,819	0	5,821	0	1,522	0	0	10,162	11,307
Thanet	0	2,681	1,634	3,681	0	934	0	0	8,930	9,342
Tonbridge and Malling	1,502	3,056	1,948	4,635	0	0	0	386	11,527	12,304
Tunbridge Wells	2,772	2,026	0	1,036	0	4,529	0	0	10,363	10,904

Pupil on roll figures are from the January School Census of each year.

Ashford Primary Academy figure includes primary aged pupils attending The John Wallis Academy (466 primary pupils).

Thanet Primary Academy figure includes primary aged pupils attending St George's CE Foundation School (417 primary pupils).

Gravesham Primary Academy figure includes primary aged pupils attending Saint George's CE School (212 primary pupils).

The Duke of York Military Academy (Dover) is excluded from Capacity Figures.

Source: January School Census 2022, 2023, 2024 and December DfE SCAP return 2022, 2023.

Contact: MIEducation&WiderEH@kent.gov.uk



JAA for Redrow and Persimmon Homes (South East)

JAA ID: 1233764

Tunbridge Wells Borough Council Local Plan Examination – Stage 3

Matter 4 Issues 2, 3, 4, 5 and 7

To be debated Tuesday 16<sup>th</sup> July 2024

## **Matter 4 The Strategy for Paddock Wood**

### **Appendix B**

#### **IDP**

### **Mascalls Academy Expansion Feasibility Report May 2024**



# MASCALLS ACADEMY EXPANSION

FEASIBILITY REPORT

MAY 2024

# MASCALLS ACADEMY EXPANSION

## FEASIBILITY REPORT

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				Appendix E : Phasing Pupils Spreadsheet	

# 01

## INTRODUCTION + BRIEF

INTRODUCTION  
BRIEF

## 1.1 Introduction and Brief

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

The brief for this feasibility report is as follows:

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

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

Existing school capacity:

Pupils:

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

Total pupil capacity : 1450

Staff:

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

Proposal A - 3FE Expansion:

Pupils:

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

Total capacity : 1980

Staff:

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

Proposal B - 2FE Expansion:

Pupils:

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

Total capacity : 1805

Staff:

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

# 2

## MASCALLS ACADEMY EXISTING SITUATION

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



## 02 | SITE LOCATION + CONTEXT

MASCALLS ACADEMY EXISTING SITUATION

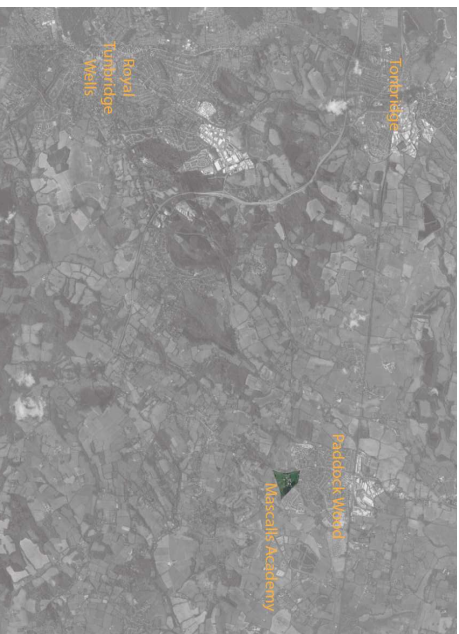


Mascalls Academy is located to the south of Paddock Wood, Kent.

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

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

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



WE ARE IDP





# 02 PHOTOS OF EXISTING BUILDINGS

MASCALL'S ACADEMY EXISTING SITUATION



View of A Block and main entrance



View of B Block



View of C Block



View of D Block



View of F Block



View of G Block



View of H Block

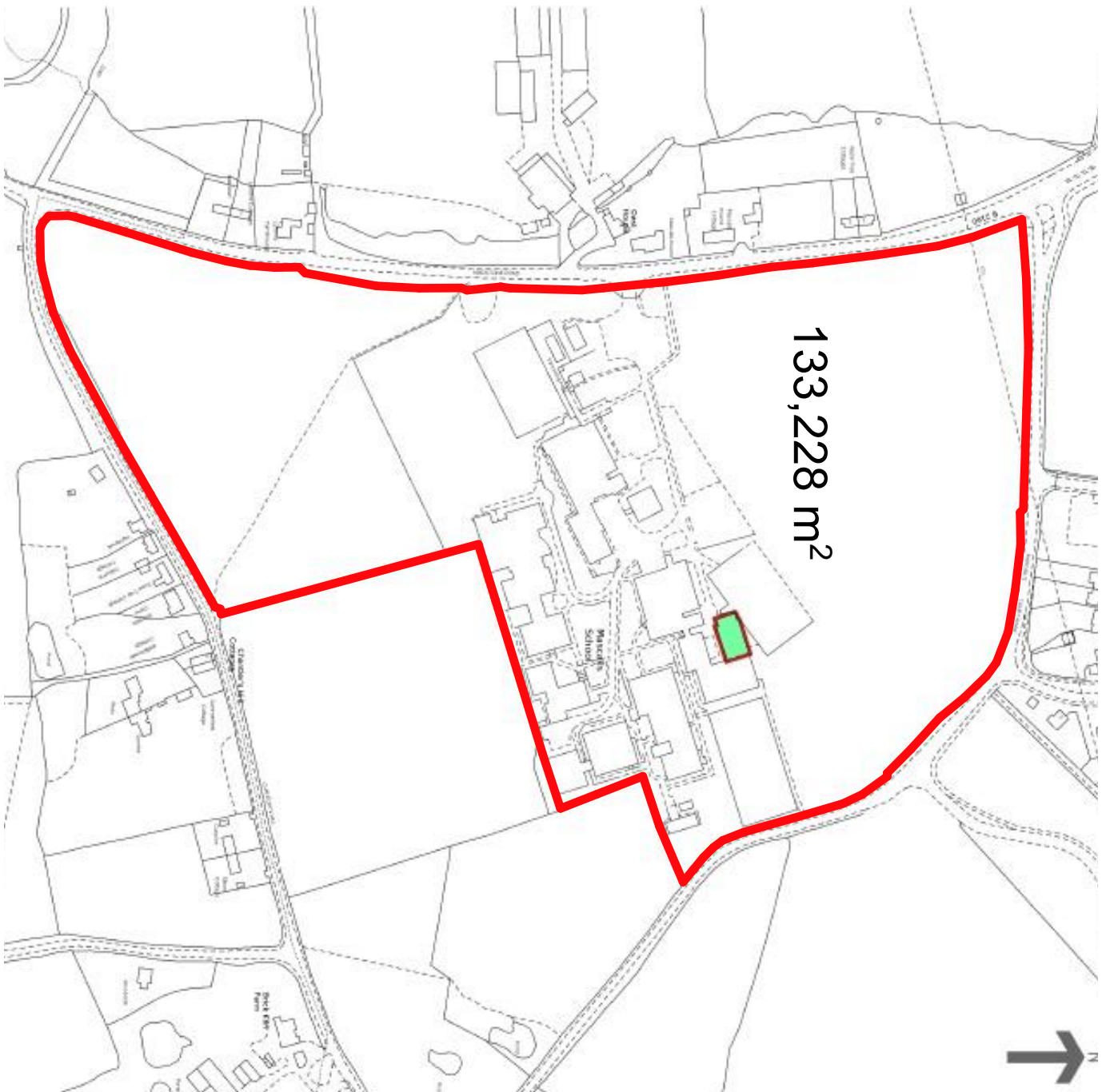


View of J Block



View of R Block





133,228 m<sup>2</sup>

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

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Boundary Plan

Rev.	Date	Comments	Name	Circle
1				
Status:	PRELIMINARY	RIBA Stage:		
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Marsale Academy/Paddock Wood			
Title:	Boundary Plan			
Drawn:	NA	Date:	March 2024	
Checked:	JH	Scale @ A3:	1:2500	
Proj No:	CS5894 / 001			

**LPP** ARCHITECTS  
 URBAN DESIGNERS  
 PROJECT MANAGERS

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 CHY 3AN  
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 info@lpp.com  
 www.lpp.com



Existing Site Plan

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Name:

Rev.	Date	Comments	Name	Circle
1				

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

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy / Padrick Wood

Title: Existing Site Plan

Drawn: NA Date: Feb 2024

Checked: JH Scale @ A3: 1:1000

Proj No: CS5884 / 002

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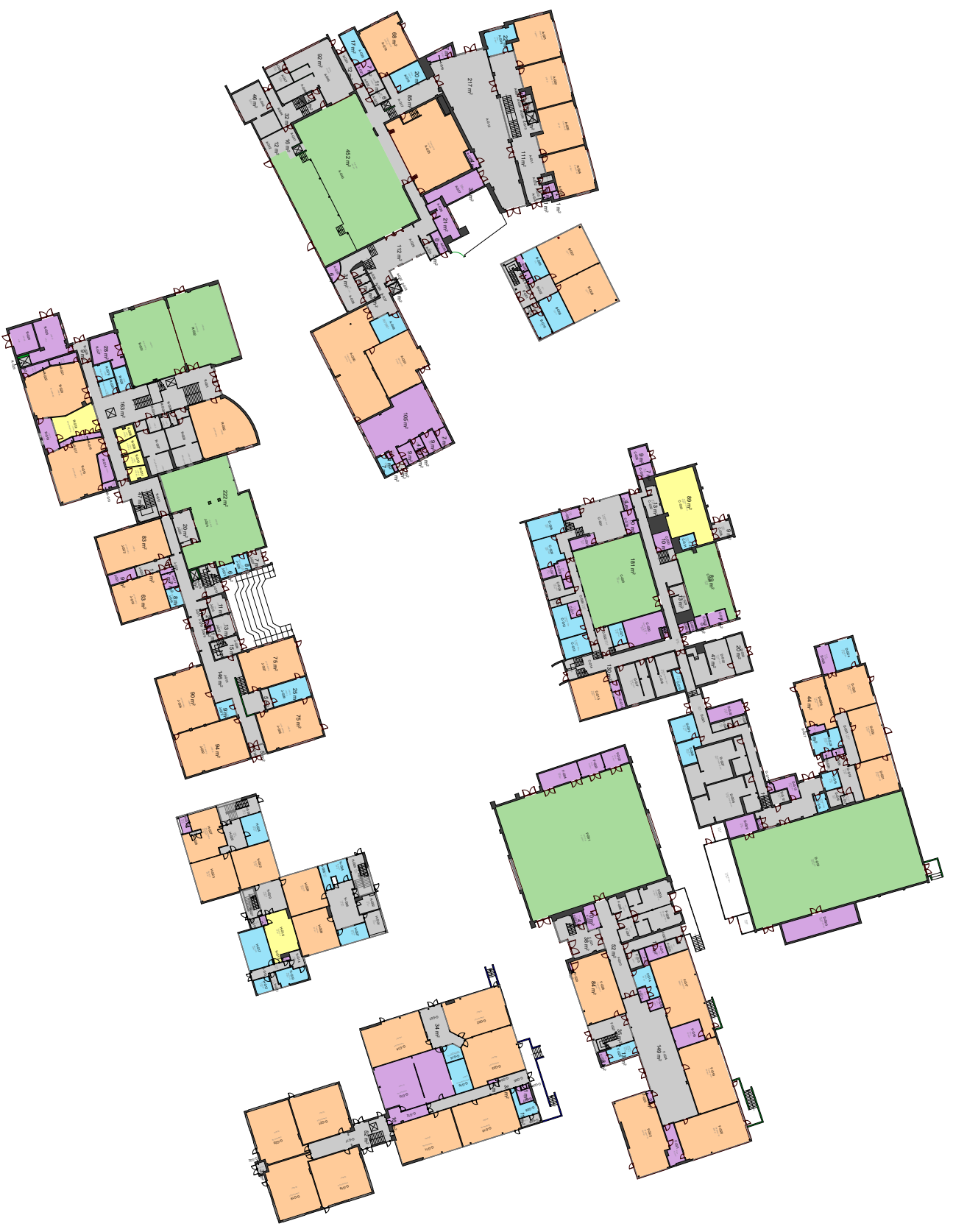
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Notes



# Existing Ground Floor

Rev.	Date	Comments	Name	Check
1				

**Scale:** PRELIMINARY  
**Client:** Crest Nicholson / Redrow / Peasimon  
**Project:** Mascalls Academy / Paddock Wood  
**Title:** Existing Ground Floor  
**Drawn:** NA  
**Checked:** JIH  
**Scale:** @ A2: 1:300  
**Proj No:** CS894 / 003  
**Draw No:**

IDP

ARCHITECTS

100, BROAD STREET

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# Existing First Floor

Rev: Date: Comment: Name: Check:

Sheet: PRELIMINARY RBA Single 1

Client: Crest Nicholson / Redrow / Peashon

Project: Maccalls Academy / Raddock Wood

Title: Existing First Floor

Drawn: NA Date: Feb 2024

Checked: JHH Scale @ A3: 1:300

Proj No: CS894 / 004

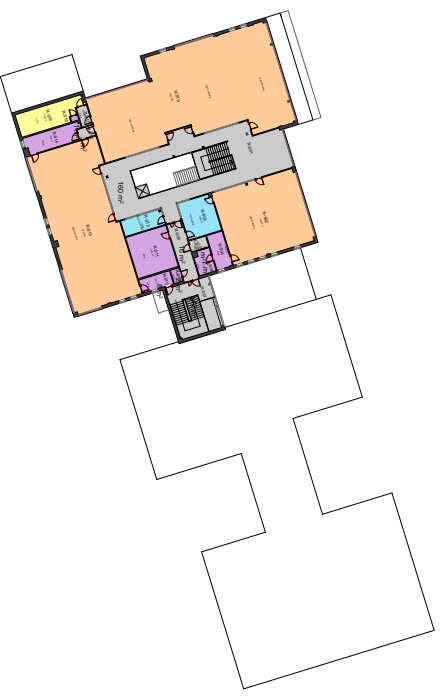
	<b>ARCHITECTS</b> URBAN DESIGNERS PROJECT MANAGERS	<b>I&amp;P</b> PROJECT MANAGER CONTRIBUTOR CYTSIA 11, West Hill, New Ross Wexford, Co. Wick www.iandip.com
-------------------------------------------------------------------------------------	----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------



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Notes



# Existing Second Floor

Rev.	Date	Comments	Name	Checked
1				

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



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Name: \_\_\_\_\_

**GIFA**

**A Block**  
Ground Floor: 2401m<sup>2</sup>  
First Floor: 477m<sup>2</sup> + 680m<sup>2</sup>  
TOTAL: 3552m<sup>2</sup>

**B Block**  
Ground Floor: 245m<sup>2</sup>  
First Floor: 245m<sup>2</sup>  
TOTAL: 490m<sup>2</sup>

**C Block**  
Ground Floor: 1092m<sup>2</sup> + 69m<sup>2</sup>  
First Floor: 490m<sup>2</sup>  
TOTAL: 1591m<sup>2</sup>

**D Block**  
Ground Floor: 1319m<sup>2</sup>  
TOTAL: 1319m<sup>2</sup>

**F Block**  
Ground Floor: 1603m<sup>2</sup>  
First Floor: 367m<sup>2</sup>  
TOTAL: 1980m<sup>2</sup>

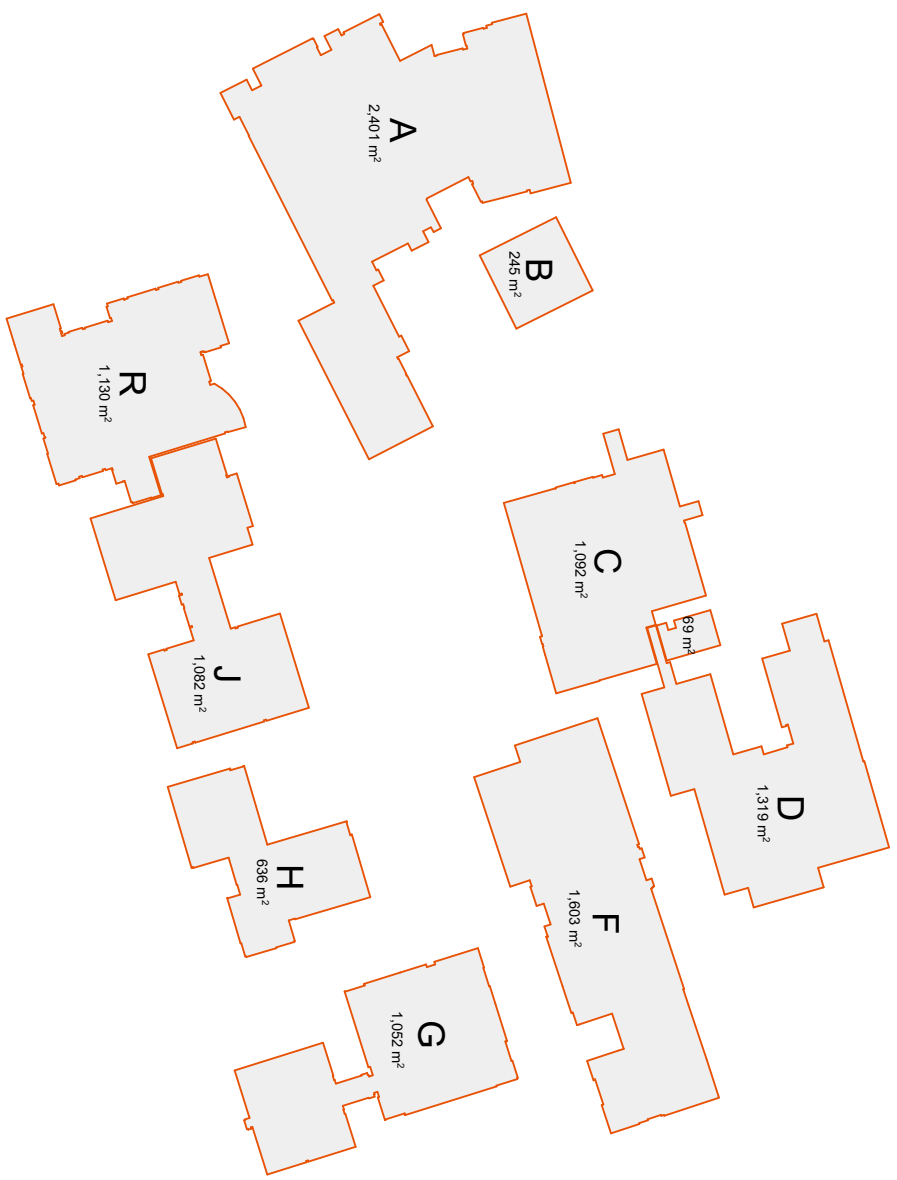
**G Block**  
Ground Floor: 1052m<sup>2</sup>  
TOTAL: 1052m<sup>2</sup>

**H Block**  
Ground Floor: 636m<sup>2</sup>  
First Floor: 323m<sup>2</sup>  
TOTAL: 1159m<sup>2</sup>

**J Block**  
Ground Floor: 1082m<sup>2</sup>  
First Floor: 263m<sup>2</sup>  
TOTAL: 1669m<sup>2</sup>

**R Block**  
Ground Floor: 1130m<sup>2</sup>  
First Floor: 1010m<sup>2</sup>  
Second Floor: 984m<sup>2</sup>  
TOTAL: 3124m<sup>2</sup>

**OVERALL SCHOOL TOTAL: 15,942m<sup>2</sup>**



**Existing Ground Floor GIFAs**

Rev: DATE: \_\_\_\_\_ Comment: \_\_\_\_\_ Name: \_\_\_\_\_

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

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

Project: **Mascula Academy / Padlock Wood**

Title: **Existing Ground Floor GIFAs**

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

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

Proj No: **CS8884 / 006**

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**NAME:**

GIFA

**A Block**  
 Ground Floor: 2401m<sup>2</sup>  
 First Floor: 477m<sup>2</sup> + 680m<sup>2</sup>  
 TOTAL: 3552m<sup>2</sup>

**B Block**  
 Ground Floor: 245m<sup>2</sup>  
 First Floor: 245m<sup>2</sup>  
 TOTAL: 490m<sup>2</sup>

**C Block**  
 Ground Floor: 1092m<sup>2</sup> + 69m<sup>2</sup>  
 First Floor: 430m<sup>2</sup>  
 TOTAL: 1591m<sup>2</sup>

**D Block**  
 Ground Floor: 1319m<sup>2</sup>  
 TOTAL: 1319m<sup>2</sup>

**F Block**  
 Ground Floor: 1609m<sup>2</sup>  
 First Floor: 387m<sup>2</sup>  
 TOTAL: 1990m<sup>2</sup>

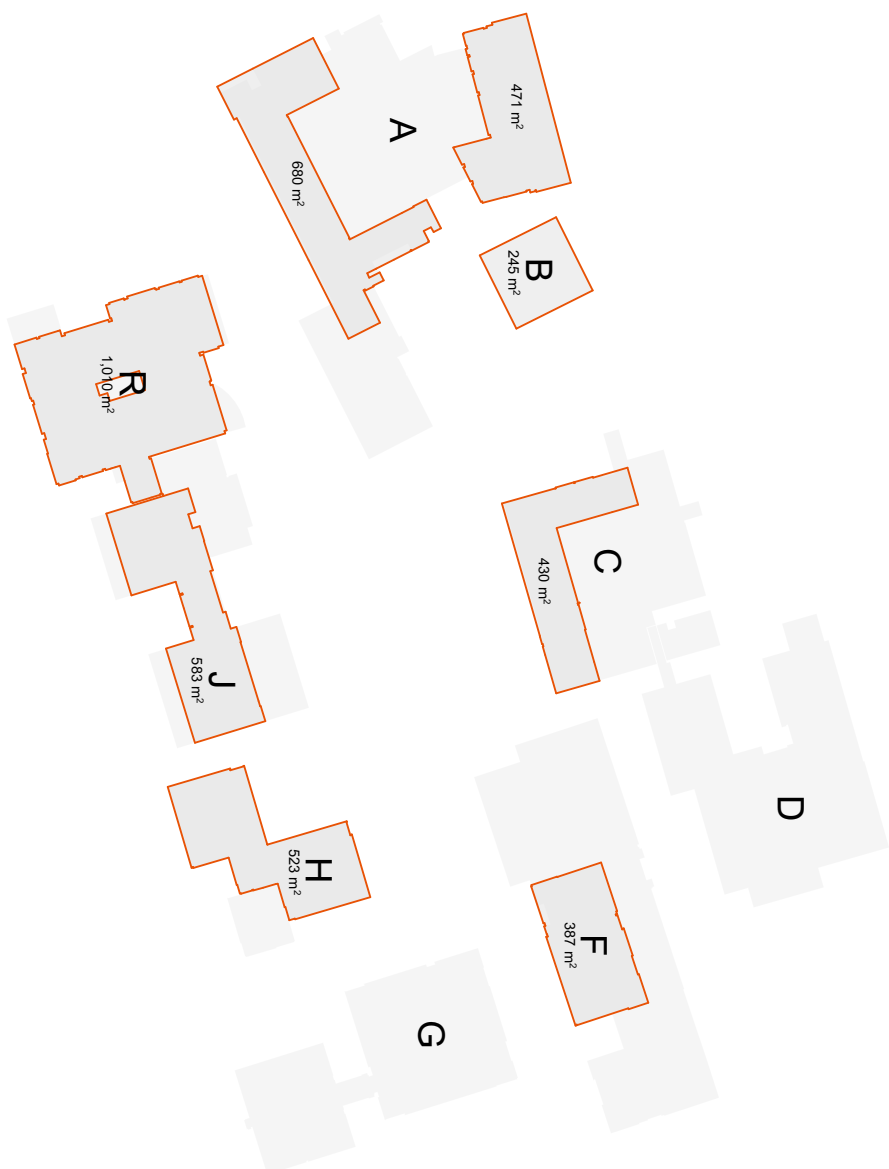
**G Block**  
 Ground Floor: 1052m<sup>2</sup>  
 TOTAL: 1052m<sup>2</sup>

**H Block**  
 Ground Floor: 636m<sup>2</sup>  
 First Floor: 323m<sup>2</sup>  
 TOTAL: 1159m<sup>2</sup>

**J Block**  
 Ground Floor: 1082m<sup>2</sup>  
 First Floor: 283m<sup>2</sup>  
 TOTAL: 1669m<sup>2</sup>

**R Block**  
 Ground Floor: 1130m<sup>2</sup>  
 First Floor: 1010m<sup>2</sup>  
 Second Floor: 984m<sup>2</sup>  
 TOTAL: 3124m<sup>2</sup>

**OVERALL SCHOOL TOTAL: 15,942m<sup>2</sup>**



**Existing First Floor GIFAS**

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

Status: **PRELIMINARY** RIBA Stage:

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

Project: **Mascula Academy / Padlock Wood**

Title: **Existing First Floor GIFAS**

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

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

Proj No: **C5884 / 007**

**IJP** ARCHITECTS  
 22 FENWICK STREET  
 URBAN DESIGNERS  
 PROJECT MANAGERS  
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Attention must be drawn to any notes and attached notched (if any) dimensions. Do not scale.

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

Name: \_\_\_\_\_

**GIFA**

**A Block**  
 Ground Floor: 2401m<sup>2</sup>  
 First Floor: 477m<sup>2</sup> + 680m<sup>2</sup>  
 TOTAL: 3552m<sup>2</sup>

**B Block**  
 Ground Floor: 245m<sup>2</sup>  
 First Floor: 245m<sup>2</sup>  
 TOTAL: 490m<sup>2</sup>

**C Block**  
 Ground Floor: 1092m<sup>2</sup> + 69m<sup>2</sup>  
 First Floor: 490m<sup>2</sup>  
 TOTAL: 1591m<sup>2</sup>

**D Block**  
 Ground Floor: 1319m<sup>2</sup>  
 TOTAL: 1319m<sup>2</sup>

**F Block**  
 Ground Floor: 1600m<sup>2</sup>  
 First Floor: 367m<sup>2</sup>  
 TOTAL: 1967m<sup>2</sup>

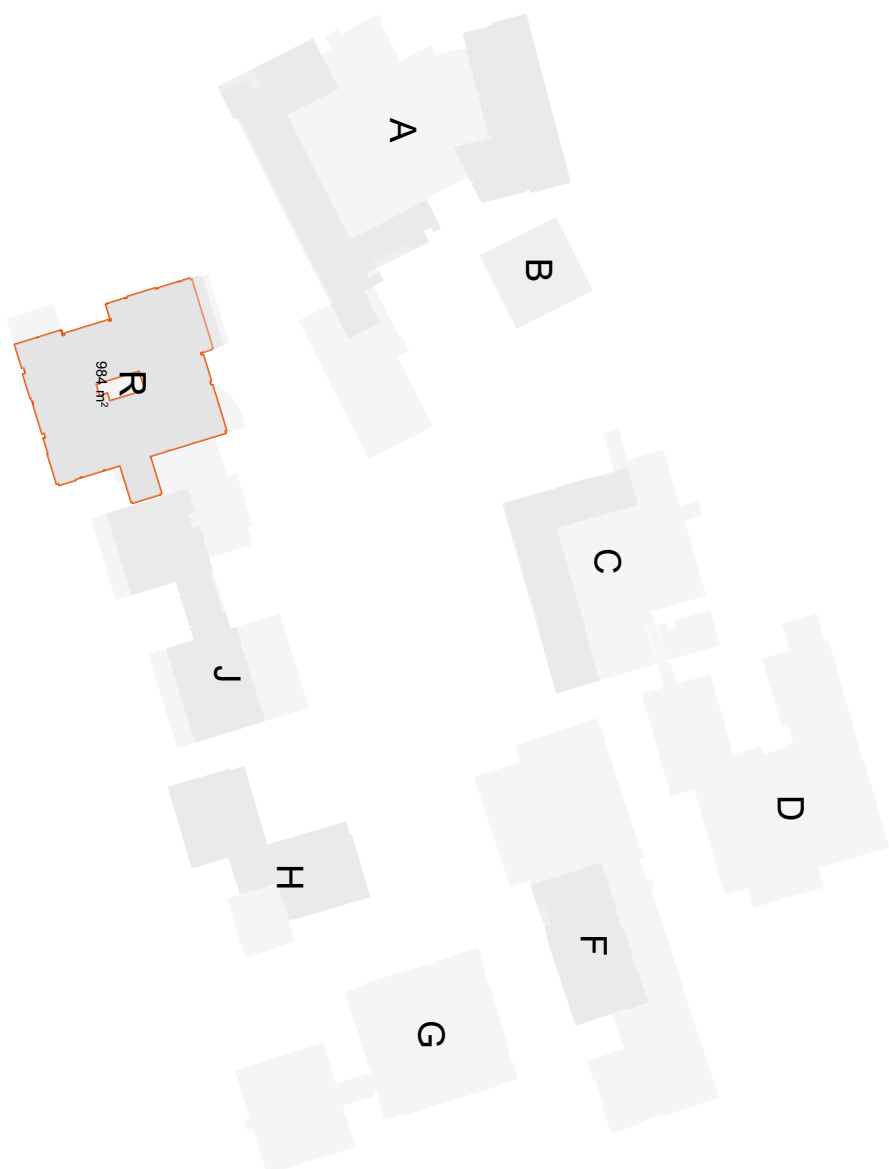
**G Block**  
 Ground Floor: 1052m<sup>2</sup>  
 TOTAL: 1052m<sup>2</sup>

**H Block**  
 Ground Floor: 636m<sup>2</sup>  
 First Floor: 323m<sup>2</sup>  
 TOTAL: 1159m<sup>2</sup>

**J Block**  
 Ground Floor: 1082m<sup>2</sup>  
 First Floor: 283m<sup>2</sup>  
 TOTAL: 1665m<sup>2</sup>

**R Block**  
 Ground Floor: 1130m<sup>2</sup>  
 First Floor: 1010m<sup>2</sup>  
 Second Floor: 984m<sup>2</sup>  
 TOTAL: 3124m<sup>2</sup>

**OVERALL SCHOOL TOTAL: 15,942m<sup>2</sup>**



Rev: DATE: \_\_\_\_\_ Comment: \_\_\_\_\_ Name: CHASE

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

Client: Crest Nicholson / Redrow / Persimmon


Project: Macclesfield Academy / Padlock Wood

Title: Existing Second Floor GIFA

Drawn: NA Date: Feb 2024

Checked: JHJ Scale @ A3: 1:1000

Proj No: CS5884 / 008

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**Existing Second Floor GIFA**

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Block	Room No.	Room Name	Room Area m²	Subject
A BLOCK	Ground	Ground Floor: 3552m²		
A-001	Classroom A1	59.26 English	59.26	English
A-002	Classroom A2	57.81 English	57.81	English
A-003	Classroom A3	57.83 English	57.83	English
A-004	Classroom A4	57.82 English	57.82	English
A-005	Stage	21.9	21.9	
A-006	Office	0.5	0.5	
A-007	Store	2.4	2.4	
A-008	WC	2.5	2.5	
A-009	WC	3.4	3.4	
A-010	Lift	110.6	110.6	
A-011	Circulation	2.5	2.5	
A-012	WC	3	3	
A-013	Store	1.4	1.4	
A-014	Store	217.1	217.1	
A-015	Entrance Foyer			
A-016	Store	47.2	47.2	
A-017	Circulation	94.7	94.7	
A-018	Store	56.0	56.0	
A-019	Classroom	67.4	67.4	
A-020	Office	17.4	17.4	Drama
A-021	Store	6.6	6.6	
A-022	Store	10.7	10.7	
A-023	WC	5.9	5.9	
A-024	Circulation	11.7	11.7	
A-025	Drama Classroom	152.6 Drama	152.6	Drama
A-026	Store	4.3	4.3	
A-027	Store	29.9	29.9	
A-028	Store	21	21	
A-029	Circulation	112.1	112.1	
A-030	Store	6	6	
A-031	Store	6.4	6.4	
A-032	Plot	0.2	0.2	
A-033	Lift	0.3	0.3	
A-034	WC	3.4	3.4	
A-035	WC	3.5	3.5	
A-036	WC	3.5	3.5	
A-037	WC	3.7	3.7	
A-038	WC	31.1	31.1	
A-039	Chms Store	5.9	5.9	
A-040	Dining Hall	451.8	451.8	
A-041	Circulation	16.2	16.2	
A-042	Servery	11.8	11.8	
A-043	Kitchen Store	46.4	46.4	
A-044	Kitchen	42.4	42.4	
A-045	Kitchen	91	91	
A-046	Kitchen Store	2.3	2.3	
A-047	Kitchen Store	5.9	5.9	
A-048	Kitchen Office	5.9	5.9	
A-049	Office	21.7	21.7	
A-050	Classroom A8	147.8 Media Studies	147.8	Media Studies
A-051	Classroom A7	78 Media Studies	78	Media Studies
A-052	Store - Site Base	104.8	104.8	
A-053	Store - Site Base	6.6	6.6	
A-054	Store - Site Base	9	9	
A-055	Store - Site Base	1.4	1.4	
A-056	Store - Site Base	1.3	1.3	
A-057	Store - Site Base	2.9	2.9	
A-058	Store - Site Base	8.7	8.7	
A-059	Store - Site Base	0.7	0.7	
A-060	Circulation	1.5	1.5	
A-061	Store - Site Base	0.6	0.6	
A-062	Store - Site Base	0.7	0.7	
A-063	Office	7.2	7.2	

# A Block Ground Floor Existing

Rev: DATE Comment: Name: CHISEL

Status: PRELIMINARY Risk Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Paddock Wood

Title: A Block Ground Floor Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: 1:500

Proj. No: C5884 / 009

Proj. No.: C5884 / 009

**ARCHITECTS**  
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Room No.	Room Name	Room Area m <sup>2</sup>	Subject
A-F01	Classroom A11	59.3	English
A-F02	Classroom A12	57.4	English
A-F03	Classroom A13	57.3	English
A-F04	Classroom A14	58.8	English
A-F05	Office	21.5	
A-F06	Office	11.0	
A-F07	Store	2.4	
A-F08	WC	2.5	
A-F09	WC	3.4	
A-F10	Lit	3.4	
A-F11	WC	3.4	
A-F12	WC	3.9	
A-F13	1.2 Training Suite	63.9	Training
A-F14	Classroom A15	68.8	Inclusion Room
A-F15	WCs	28.2	
A-F16	WCs	28.2	
A-F17	Classroom A15	50	Homework Club
A-F18	Store	1.8	
A-F19	Reception	6.4	
A-F20	Offices	56	
A-F21	Offices	51.2	
A-F22	Counselling Room	3.2	
A-F23	Store	10.1	
A-F24	Office	12.3	
A-F25	Office	12.1	
A-F26	Office	33.5	
A-F27	SEN	46.4	
A-F28	Circulation	16.7	
A-F29	Office	16.7	
A-F30	Office	26.2	
A-F31	Meeting Room	3.4	
A-F32	Store	2.4	
A-F33	Reception	19.1	
A-F34	Head Teachers Office	3	
A-F35	Lit	7.2	
A-F36	Circulation	12.6	
A-F37	Counselling Room	4.7	
A-F38	Circulation	69.7	English
A-F39	Classroom A17	19.1	
A-F40	Shared Area	19.1	

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Name:

# A Block First Floor Existing

Rev: DATE Comment: Name: CHAIR

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

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: A Block First Floor Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: 1:500

Proj No: CS8984 / 010

Dwg No:



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 N/A

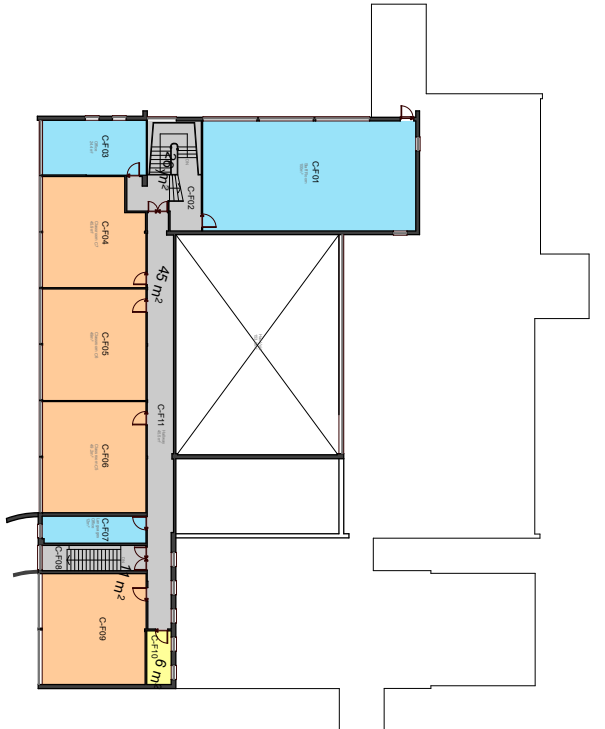


B BLOCK			
GIFA Ground Floor: 245m <sup>2</sup>		First Floor: 245m <sup>2</sup>	
TOTAL: 490m <sup>2</sup>			
Room No.	Room Name	Room Area m <sup>2</sup>	Subject
B-G01	Entrance	23.5	
B-G02	Circulation	14	
B-G03	Store	3.1	
B-G04	Store	3.1	
B-G05	Store	0.34	
B-G06	Store	16.94	
B-G07	Classroom B1	67.22	Geography
B-G08	Classroom B2	68.2	Geography
B-G09	Office	25.44	
B-G10	Office	11.65	
B-G11	Circulation	2.62	
B-G12	WC	1.75	
B-F01	Circulation	38.44	
B-F02	Classroom B7 / Office	32.84	
B-F03	Classroom B3	57.81	Geography
B-F04	Classroom B4	58.25	Geography
B-F05	Classroom B5	52.39	Geography

# B Block Existing

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

ARCHITECTS: IJP  
 URBAN DESIGNERS: 22 BRACKEN STREET  
 PROJECT MANAGERS: CIVIL SANITARY  
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 BRISTOL BS1 3YU  
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 E: info@i-j-p.com  
 www.i-j-p.com



C BLOCK				GIFA Ground Floor : 1092m <sup>2</sup> + 69m <sup>2</sup>	
				TOTAL : 1161m <sup>2</sup>	
Room No.	Room Name	Room Area m <sup>2</sup>	Subject		
C-G01	Entrance / Reception	69.9			
C-G02	Store	18.8			
C-G03	Store	18.8			
C-G04	Office	2.2			
C-G05	Data Office	2.2			
C-G06	Store	9			
C-G07	Store	4.6			
C-G08	Staff WC	13.9			
C-G09	Circulation	25.8			
C-G10	WC	2.5			
C-G11	Store	5.2			
C-G12	Finance Office	23.3			
C-G13	Business Office	17.7			
C-G14	Circulation	12.8			
C-G15	Store	48.9			
C-G16	Store	48.9			
C-G17	Data Room	37.6			
C-G18	Changing Room	30.9			
C-G19	PE Office	5.5			
C-G20	Exam Prep Room	35.7			
C-G21	Filling Room	9.7			
C-G22	Hallway	14.3			
C-G23	Hall	153.8			
C-G24	Store	3.1			
C-G25	Store	2			
C-G26	Store	2			
C-G27	Store	2.5			
C-G28	WC	89.5			
C-G29	WC	13.2			
C-G30	Store	9.7			
C-G31	Office / Store	6.6			
C-G32	WC	13.5			
C-G33	Library	89.8			
C-G34	Lobby	8.8			
C-G35	Store	7.1			
C-G36	Store	9.2			
C-G37	Store	4.4			
C-G38	Store	9.7			
C-F01	Staff Room	100			
C-F02	Circulation / Stair	26.5			
C-F03	Office	24.4			
C-F04	Classroom C2	45.9	Languages		
C-F05	Classroom C3	45.9	Languages		
C-F06	Classroom C5	49.2	Languages		
C-F07	Language Office	12			
C-F08	Circulation / Stair	11.3			
C-F09	Classroom	49.2	Languages		
C-F10	Group Room	5.6			
C-F11	Hallway	45.5			

C Block Existing

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Rev: DATE: Comment: Name: CHAIR:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: C Block Existing

Drawn: NA Date: Feb 2024

Checked: JH Scale @ A3: NTS

Proj No: CS894 / 012

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D BLOCK			
Room No.	Room Name	Room Area m²	Subject
TOTAL: 1319m²			
D-G01	Circulation	115	
D-G02	PE Store	15.6	
D-G03	WC	3.8	
D-G04	Utility	3.8	
D-G05	PE Office	17.9	
D-G06	Staff Store	11.5	
D-G07	Gift Changing Room	7.2	
D-G08	Boys Changing Room	23.7	
D-G09	Store	16.6	
D-G10	Store	1.3	
D-G11	Store	1.8	
D-G12	Dis. WC	6.7	
D-G13	Music Store	11.8	
D-G14	Letting's Office	6.5	
D-G15	Office	9.3	
D-G16	WCs	7.6	
D-G17	Dis. WC	3.5	
D-G18	hallway	26.8	
D-G19	Sports Hall	52.6	
D-G20	Sports Hall Store	47.2	
D-G21	Classroom D1	43.7	History
D-G22	Classroom D2	51.9	History
D-G23	Classroom D3	53.8	History
D-G24	Office / Store	21.8	
D-G25	Store	11.5	
D-G26	Classroom D4	48.3	History
D-G27	Store	3.6	
D-G28	Staff Room	17.9	
D-G29	Elec Cpod	2.5	
D-G30	Store	1.9	
D-G31	Circulation	20	
D-G32	Plant	47.4	
D-G33	Plant	19.9	

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Name:

Rev: DATE Comment: Name: CHGK:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: D Block Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: NTS

Proj No: CS5894 / 013

# D Block Existing

ARCHITECTS

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URBAN DESIGNERS  
PROJECT MANAGERS

LANDSCAPE ARCHITECTS

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GP

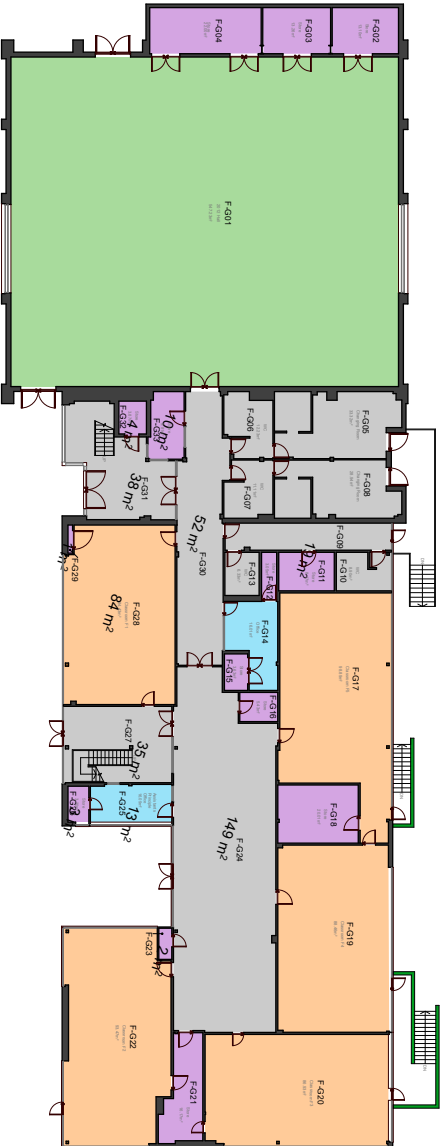
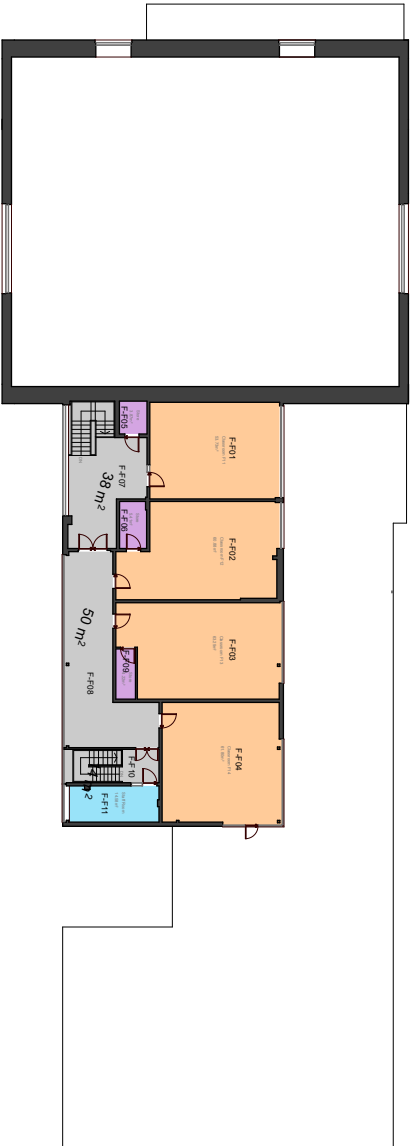
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Notes:



Room No.	Room Name	Room Area m <sup>2</sup>	Subject
F-G01	2021 Hall	547.2	Subject
F-G02	Store	13.1	Store
F-G03	Store	13.3	Store
F-G04	Store	2.2	Store
F-G05	Changing Room	33.3	Changing Room
F-G06	Changing Room	28.9	Changing Room
F-G07	WC	11.1	WC
F-G08	WC	12.2	WC
F-G09	Circulation	19.2	Circulation
F-G10	WC	8.9	WC
F-G11	WC	8.9	WC
F-G12	Store	0.3	Store
F-G13	WC	6.3	WC
F-G14	Office	1.6	Office
F-G15	Store	3.6	Store
F-G16	Store	5.4	Store
F-G17	Classroom F5	98.9	Food Tech
F-G18	Store	20	Store
F-G19	Classroom F4	88.5	Food Tech
F-G20	Classroom F3	86.9	Science
F-G21	Store	16.2	Store
F-G22	Classroom F2	93.5	Science
F-G23	Store	1.7	Store
F-G24	Circulation	148.8	Circulation
F-G25	Office	3.2	Office
F-G26	Store	3.2	Store
F-G27	Circulation / Staff	35.4	Circulation / Staff
F-G28	Classroom F1	84.3	Religious Education
F-G29	Store	0.6	Store
F-G30	Circulation	52.1	Circulation
F-G31	Circulation / Staff	38.1	Circulation / Staff
F-G32	Store	4	Store
F-G33	Store	9.8	Store
F-F01	Classroom F11	53.7	PE
F-F02	Classroom F12	60.9	Social sciences
F-F03	Classroom F13	63.3	Social sciences
F-F04	Classroom F14	61.8	Social sciences
F-F05	Store	5.2	Store
F-F06	Store	5.2	Store
F-F07	Circulation / Staff	32.9	Circulation / Staff
F-F08	Circulation	49.8	Circulation
F-F09	Store	4.2	Store
F-F10	Circulation / Staff	13.6	Circulation / Staff
F-F11	Staff Room	14.6	Staff Room

# F Block Existing

Rev: DATE: Comments: Name: CHASE

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy / Paddock Wood

Title: F Block Existing

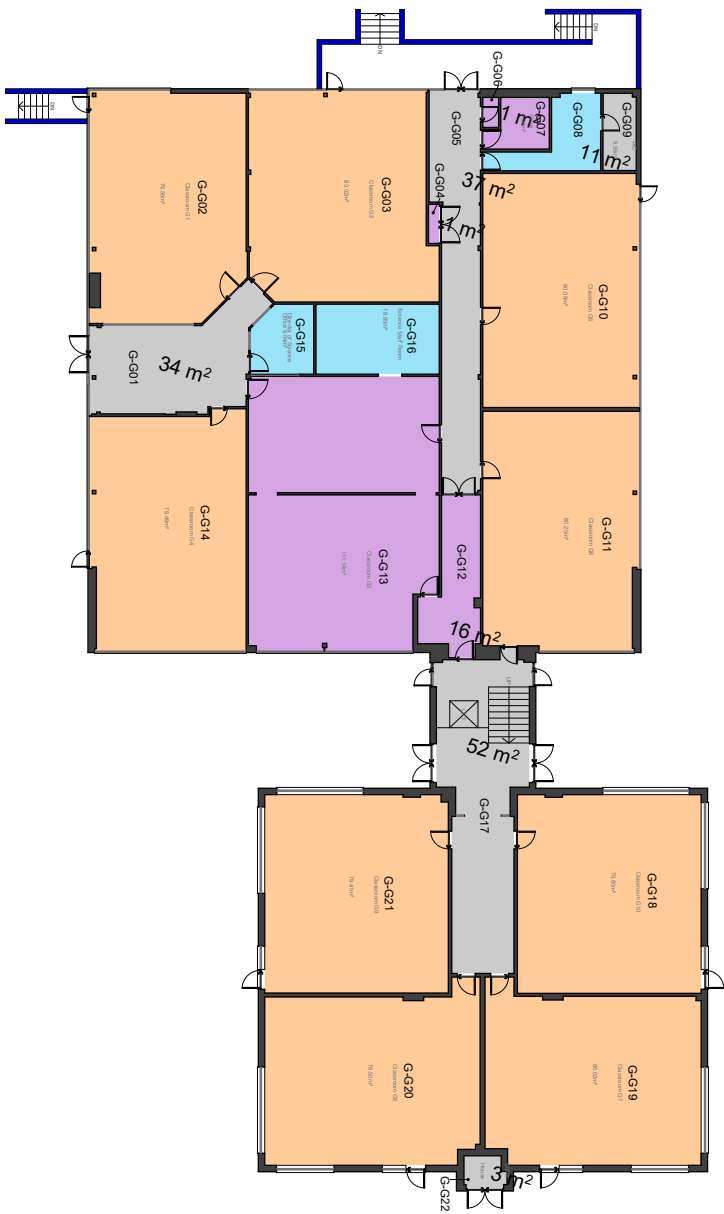
Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: NTS

Proj No: CS8984 / 014

ARCHITECTS: JPP  
 27 RIVER STREET  
 URBAN DESIGNERS: 501 B&M  
 PROJECT MANAGERS: 1 + 46 020 9877 000  
 LANDSCAPE ARCHITECTS: www.westjpp.com

G BLOCK			
Room No.	Room Name	Room Area m <sup>2</sup>	Subject
TOTAL: 1105.2m <sup>2</sup>			
G-G01	Circulation	33.5	
G-G02	Classroom G1	76.6	Science
G-G03	Classroom G2	83	Science
G-G04	Score	0.9	
G-G05	Circulation	37.3	
G-G06	Score	7.1	
G-G07	Score	1.2	
G-G08	WC	1.1	
G-G09	WC	5.6	
G-G10	Classroom G5	80.1	Science
G-G11	Classroom G6	80.2	Science
G-G12	Score	15.8	
G-G13	Science Prep Room	111.1	
G-G14	Classroom G4	79.5	Science
G-G15	Office	9	
G-G16	Staff Room	18.9	
G-G17	Circulation	51.5	
G-G18	Classroom G10	79.8	Science
G-G19	Classroom G7	80	Science
G-G20	Classroom G8	79.3	Science
G-G21	Classroom G9	79.3	Science
G-G22	Plan	2.9	



G Block Existing

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 Name:

Rev: DATE Comment: Name: CHAIR  
 Status: PRELIMINARY RIBA Stage: 1  
 Client: Crest Nicholson / Redrow / Persimmon  
 Project: Macclesfield Academy / Padlock Wood  
 Title: G Block Existing  
 Drawn: NA Date: Feb 2024  
 Checked: JIH Scale @ A3: NTS  
 Proj No: CS8984 / 015  
 Dwg No:

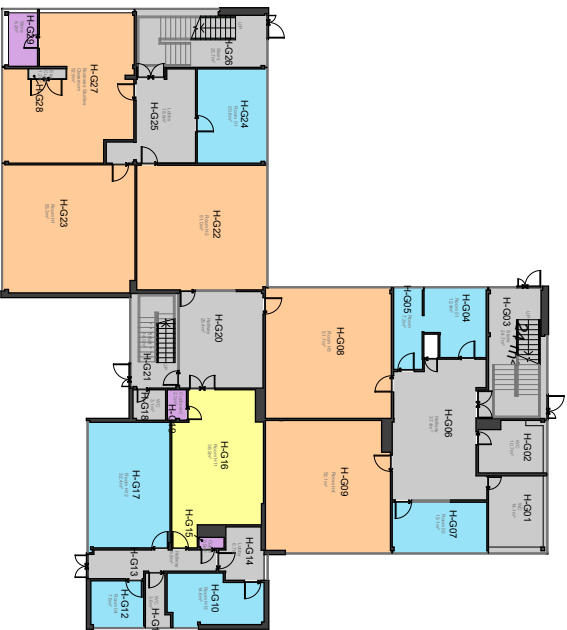
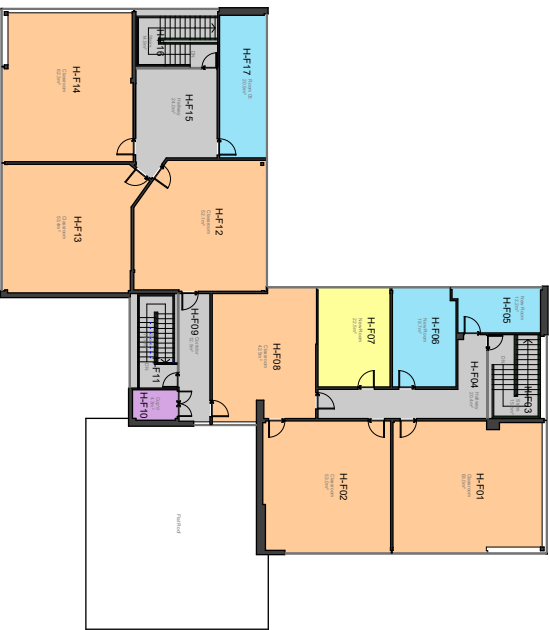
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Any use of all drawings relating to the safety of the building will require separate consultation and approval by a fully accredited fire engineering consultant who has the responsibility for safety.

Name:

H BLOCK		GFA: Ground Floor: 636m <sup>2</sup>		TOTAL: 1139m <sup>2</sup>	
Type	Room No.	Room Name	Room Area m <sup>2</sup>	Subject	
Ground	H-G01	WC	14.1		
	H-G02	WC	10.7		
	H-G03	Stairs	24.7		
	H-G04	Assistant Principal Office	12.4		
	H-G05	Office	7.3		
	H-G06	Circulation	37.4		
	H-G07	Room 02	15.1		
	H-G08	Room H3	51.7 Mairns		
	H-G09	Room H4	52.1 Mairns		
	H-G10	Room H13	14.6		
	H-G11	WC	3.6		
	H-G12	Room 04	7.8		
	H-G13	Circulation	9.8		
	H-G14	Circulation	9.2		
	H-G15	Room H11	38.2		
	H-G17	Room H12	32.4		
	H-G18	WC	3.1		
	H-G19	Stair	2.3		
	H-G20	Circulation	25.4		
	H-G21	Circulation	14		
	H-G22	Room H2	51 Mairns		
	H-G23	Room H1	53.3 Mairns		
	H-G24	Room 01	20.6		
	H-G25	Circulation	18.6		
	H-G26	Circulation / Stair	23.7		
	H-G27	Classroom	52.9 Business Studies		
	H-G28	Spec. Dpad	6.2		
	H-G29	Stair	6.2		
	H-F01	Classroom	63 Mairns		
	H-F02	Classroom	53 Mairns		
	H-F04	Stairs	15.3		
	H-F04	Stairs	20.4		
	H-F05	Office	12.2		
	H-F06	Staff Room	19.7		
	H-F07	Maths Intervention Room	22.5		
	H-F08	Classroom	42.5 Mairns		
	H-F09	Circulation	12.5		
	H-F10	Store	4.3		
	H-F11	Stairs	14		
	H-F12	Classroom	52.1 Maths		
	H-F13	Classroom	62.3 Mairns		
	H-F14	Classroom	62.3 Mairns		
	H-F15	Circulation	24		
	H-F16	Stairs	14.9		
	H-F17	Office	20.9		



# H Block Existing

Rev: DATE: Comments: Name: CHASE

Status: **PRELIMINARY** RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: H Block Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale: @ A3: NTS

Proj No: CS894 / 016

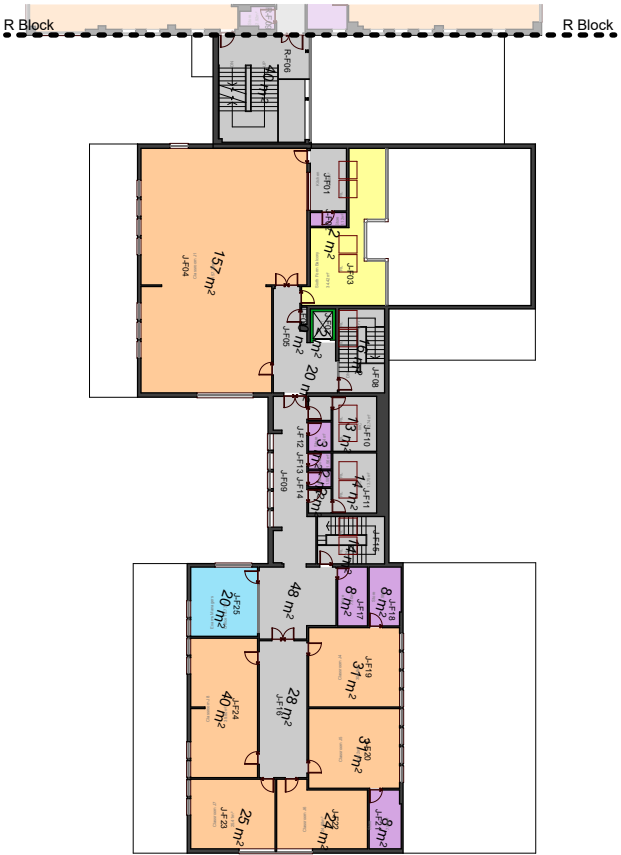
Draw No:

ARCHITECTS: IJP

URBAN DESIGNERS: URBAN DESIGNERS

PROJECT MANAGERS: PROJECT MANAGERS

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J BLOCK		G/F, Ground Floor : 1082m <sup>2</sup>	
Room No.	Room Name	Room Area m <sup>2</sup>	Subject
TOTAL: 1665m <sup>2</sup>			
J-G01	Classroom J15	146	
J-G03	Office	94.3	IT
J-G04	Classroom J14	89.5	IT
J-G05	Classroom J17	75.3	Business
J-G06	Office	72.4	
J-G07	Classroom J18	72.2	Business
J-G08	Store	1.4	
J-G10	Store	1.4	
J-G11	WC	2.5	
J-G12	WC	12.7	
J-G13	WC	11.2	
J-G14	Lift	2.2	
J-G15	Stairs	16.4	
J-G16	Office	8.4	
J-G17	Store	6.5	
J-G18	Store	1.8	
J-G19	Classroom J10	62.7	IT
J-G20	Circulation	12.1	
J-G21	Classroom J11	82.7	IT
J-G22	Kitchen	20.4	
J-G23	South Form Social	222.6	
J-G24	Reprographics	6.5	
J-G25	Office	8	
J-G26	Office	7.2	
J-G27	Circulation	4.9	
J-F01	Kitchen	9.7	
J-F02	Store	2.1	
J-F03	South Form balcony	34.4	
J-F04	Classroom J1	157.4	Exams
J-F05	Circulation	20.4	
J-F06	Paint	0.4	
J-F07	Stairs	12.2	
J-F08	Stairs	16.4	
J-F09	Circulation	42.9	
J-F10	WC	12.7	
J-F11	WC	13.8	
J-F12	Store	2.8	
J-F13	Store	1.6	
J-F14	Store	1.6	
J-F15	Stairs	13.6	
J-F16	Circulation	2.8	
J-F17	Store	7.5	
J-F18	Store	7.9	
J-F19	Classroom J4	30.8	Exams
J-F20	Classroom J5	3	Exams
J-F21	Store	8	
J-F22	Classroom J6	24.3	Exams
J-F23	Classroom J7	25.1	Exams
J-F24	Classroom J8	39.8	Exams
J-F25	Office	19.8	

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Rev: DATE: COMMENTS: NAME: CHECKED: DATE: SCALE: @ A3: NTS

STATUS: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Macclesfield Academy / Padlock Wood

Title: J Block Existing

Drawn: NA Date: Feb 2024

Checked: JIH Scale @ A3: NTS

Proj No: CS5884 / 017

Proj No: CS5884 / 017

J Block Existing

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R BLOCK		GF/F1 Ground Floor: 1130m²	GF/F2 2nd Floor: 384m²	Room Area m²	Subject
Ground	R-G01	Staff Room	152.7	152.7	Staff
Ground	R-G02	Classroom R7	50.7	50.7	Drama
Ground	R-G03	Changing Room	41.9	41.9	
Ground	R-G04	WC	2.7	2.7	
Ground	R-G05	WC	8.3	8.3	
Ground	R-G06	WC	5.9	5.9	
Ground	R-G07	Changing Room	38.5	38.5	
Ground	R-G08	Practice 1	7.4	7.4	
Ground	R-G09	Practice 2	7.9	7.9	
Ground	R-G10	Practice 3	7.9	7.9	
Ground	R-G11	Practice 4	7.7	7.7	
Ground	R-G12	Circulation	46.9	46.9	
Ground	R-G13	Store	10.6	10.6	
Ground	R-G14	Classroom R6	84.5	84.5	Music
Ground	R-G15	Classroom R6	4.3	4.3	
Ground	R-G16	Store	2.1	2.1	
Ground	R-G17	Recording Studio	15.4	15.4	
Ground	R-G18	Store	86.4	86.4	Music
Ground	R-G19	Classroom R4	6.8	6.8	
Ground	R-G20	Classroom R4	6.8	6.8	
Ground	R-G21	Store	7	7	
Ground	R-G22	Store (D+1)	37.9	37.9	
Ground	R-G23	Store	20.4	20.4	
Ground	R-G24	Store	3.1	3.1	
Ground	R-G25	Circulation	2.2	2.2	
Ground	R-G26	Office	9.7	9.7	
Ground	R-G27	Office	8.8	8.8	
Ground	R-G28	Office	8.8	8.8	
Ground	R-G29	Office	134.1	134.1	Dance
Ground	R-G30	Classroom R2	134.9	134.9	Dance
Ground	R-G31	Classroom R1	157.1	157.1	
Ground	R-G32	Circulation	115.7	115.7	
Ground	R-F01	Classroom R16	21.3	21.3	
Ground	R-F02	Office	1.3	1.3	
Ground	R-F03	Store	15	15	
Ground	R-F04	Circulation	40.3	40.3	
Ground	R-F05	Stairs	6.1	6.1	
Ground	R-F06	Store	15.2	15.2	
Ground	R-F07	Store	121.1	121.1	D+1 workshop
Ground	R-F08	Classroom R15	110.0	110.0	D+1 workshop
Ground	R-F09	Lift	3.1	3.1	
Ground	R-F10	Classroom R14	39.1	39.1	
Ground	R-F11	Office	111.6	111.6	D+1 workshop
Ground	R-F12	Classroom R13	10.9	10.9	
Ground	R-F13	Store	73.8	73.8	D+1 workshop
Ground	R-F14	Store	10.6	10.6	D+1 Textiles
Ground	R-F15	Classroom R12	8.3	8.3	
Ground	R-F16	Classroom R11	159.9	159.9	
Ground	R-F17	Office	113.2	113.2	Art
Ground	R-F18	Circulation	22.1	22.1	
Ground	R-F19	Staff Room	3.4	3.4	
Ground	R-F20	WC	7.1	7.1	
Ground	R-F21	WC	41.7	41.7	
Ground	R-F22	WC	16.2	16.2	
Ground	R-F23	WC	2.2	2.2	
Ground	R-F24	WC	7.8	7.8	
Ground	R-F25	WC	31.7	31.7	
Ground	R-F26	WC	12	12	
Ground	R-F27	WC	196.2	196.2	Art
Ground	R-F28	WC	17.4	17.4	
Ground	R-F29	WC	25.4	25.4	
Ground	R-F30	WC	9.6	9.6	
Ground	R-F31	WC	9.6	9.6	
Ground	R-F32	WC	3	3	
Ground	R-F33	WC	235.8	235.8	D+1 Graphics
Ground	R-F34	WC			

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# R Block Ground Floor Existing

Rev: DATE Comment: Name: CHAIR

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Massells Academy / Paddock Wood

Title: R Block Ground Floor Existing

Drawn: NA Date: Feb 2024

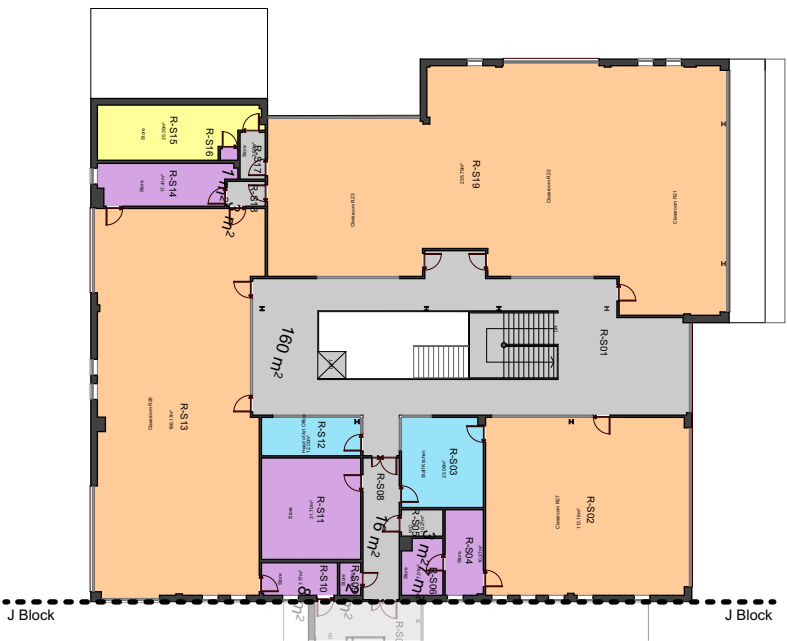
Checked: J.H. Scale @ A3: NTS

Proj No: CS5894 / 018

Proj Name: CS5894 / 018



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# R Block First + Second Floor Existing

Rev:	DATE:	Comments:	Name:	CHG#:
Status:	PRELIMINARY	Rev#:	1	
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascula Academy / Padlock / Wood			
Title:	R Block First + Second Floor Existing			
Drawn:	NA	Date:	Feb 2024	
Checked:	JJH	Scale:	@ A3: NTS	
Proj. No:	C58984 / 019			

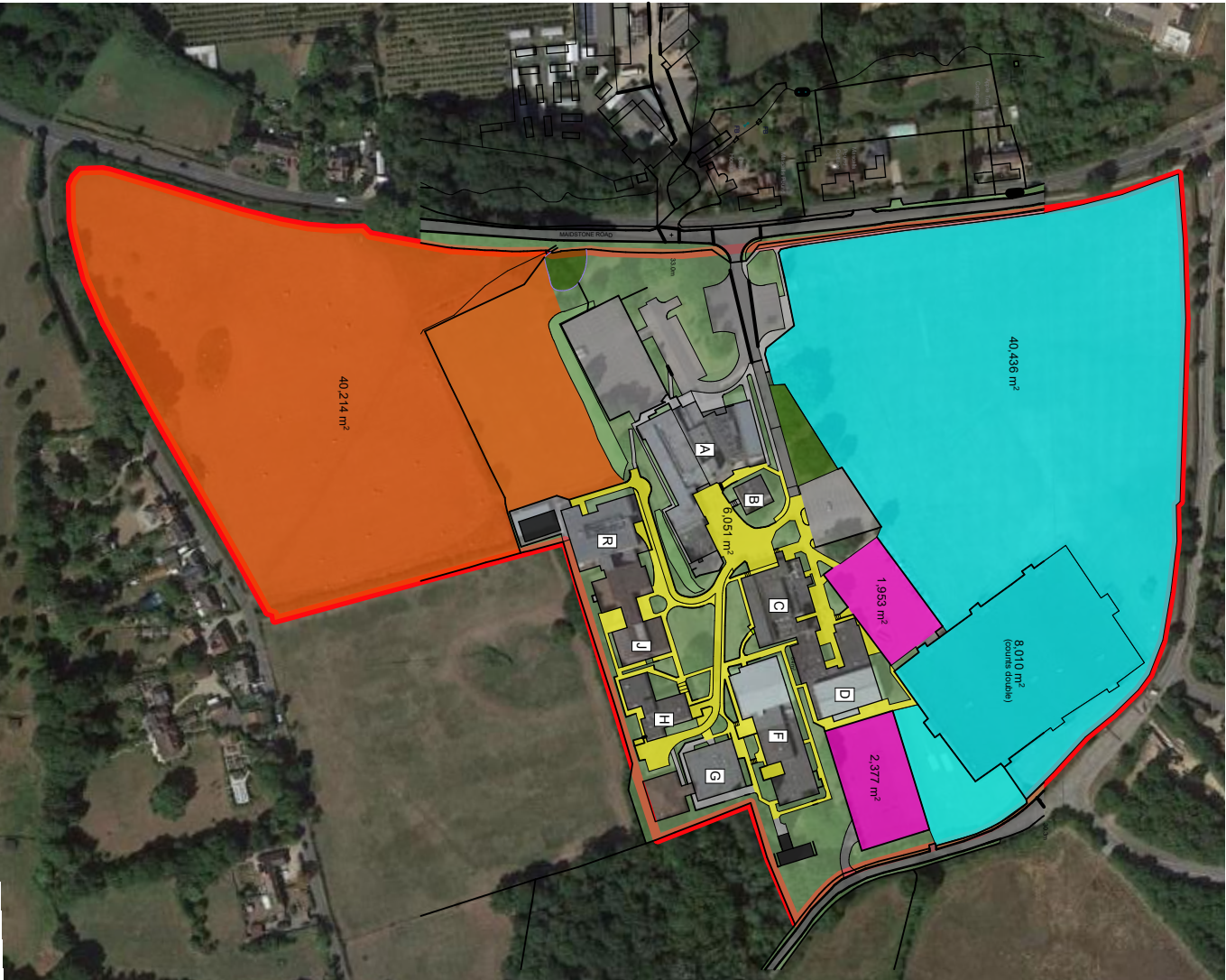
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Existing Site Areas

	Mascalls Existing	1400 capacity form BRE (1200) = 230 81m <sup>2</sup>	1605 capacity form BRE (1300) = 259 81m <sup>2</sup>	1800 capacity form BRE (1400) = 288 81m <sup>2</sup>	1950 capacity form BRE (1500) = 318 81m <sup>2</sup>
Soft outdoor PE	58,654	58,654	58,654	58,654	58,654
Hard outdoor PE	4,310	4,310	4,310	4,310	4,310
Soft informal and social area	40,214	2,375	3,500	36,714	4,560
Hard informal and social area	6,051	1,550	4,401	2,005	2,180
Habitat	725	725	725	725	725
Minimum Total site area	133,228	133,228	99,250	108,000	108,000
Maximum Total site area	133,228	102,350	102,350	128,715	128,715

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

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

