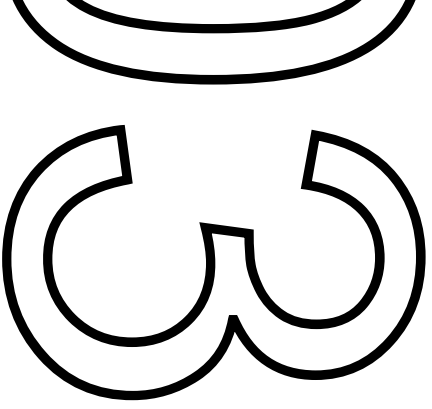


BB103 REQUIREMENTS COMPARISON

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

Rooms names	Mascalls Academy Existing	8FE BB103 Requirements		10FE BB103 Requirements		11FE BB103 Requirements		Notes
		BB103 No. of rooms	BB103 Total Area (m ²)	BB103 No. of rooms	BB103 Total Area (m ²)	BB103 No. of rooms	BB103 Total Area (m ²)	
Basic Teaching Area	General art room	11	898.5	12	1008	14	1204	
	3D art room	1	97	2	156	3	291	
	music classroom	2	309.4	4	350	5	477	
	music - external classrooms	2	69	138	2	69	138	
	music - external classrooms	3	57	97	3	97	97	
	music - external classrooms	3	57	97	3	97	97	
	Sub total	4	481.6	11	213	11	311	
	ICT / Business studies	4	630	2103	6	699	2639	
	ICT / Business studies room	3	69	279	4	69	424	
	General science laboratory	0	0	0	0	0	0	
Specialist science laboratory	0	0	0	0	0	0		
Sub total	7	513.8	9	948	11	831	913	
Science	0	0	3	97	3	97	291	
Sub total	11	898.5	12	1008	14	1204	-3	
Art	1	97	97	2	156	3	291	
Sub total	1	97	2	156	3	291	-2	
Design and Technology	1	113	111	1	111	1	111	
3D workshop	4	630	2103	6	699	2639		
3D workshop	3	69	279	4	69	424		
3D workshop	2	57	97	2	57	97		
3D workshop	2	57	97	2	57	97		
Sub total	9	803	831	11	831	913	81	
Music and Drama	2	69	138	2	69	138	0	
Sub total	2	69	138	2	69	138	0	
Large spaces	1	1586.1	3	676	4	676	1208	
Halls and indoor PE	2	1586.1	3	676	4	676	1208	
School sports hall (4 court)	2	1586.1	3	676	4	676	1208	
Activity studio	3	1586.1	3	676	4	676	1208	
Sub total	6	1586.1	3	676	4	676	1208	
Dining and social areas	1	451.6	1	407	1	472	472	
dining area(s)	1	212.6	1	118	1	132	132	
social space (both form)	1	118	118	1	132	132	0	
Sub total	2	674.2	2	625	2	604	604	
Learning Resource Areas	1	89.8	1	188	1	230	230	
Library resource centre	1	34.4	1	188	1	230	230	
South form study area(s)	2	124.2	2	69	2	69	69	
Sub total	2	124.2	2	69	2	69	69	
SEN and support spaces	2	157.5	1	15	1	15	15	
SEN resource base	2	157.5	1	15	1	15	15	
Sub total	2	157.5	1	15	1	15	15	
Non-net area	8	742.9	6	742.9	6	742.9	742.9	
Storage Areas total	115	1095.2	65	742.9	78	697	37	309.2
Tenure / Changing	50	451.5	24	176.85	24	176.85	24	176.85
Shower	115.8	322.7	6	148.4	6	178.9	6	63.1
Reception	1	115.8	1	115.8	1	115.8	1	115.8
Partitions	4021.31	69.9	3660	3710	3660	3660	3660	3660
TOTAL NON-NET AREA	15,940	10710	12885	12985	12985	12985	12985	12985
TOTAL GROSS INTERNAL AREA	15,940	10710	12885	12985	12985	12985	12985	12985
BB103 range for GMA		10710 - 12183		12985 - 12724		12985 - 12724		12985 - 12724

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

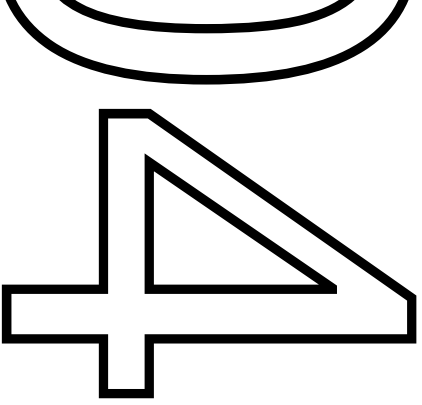
The schedule of accommodation tool used is version 'Schedule of Accommodation (SOA) tool (Secondary) version 8.3' dated December 2023, which is the current document at this time.

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

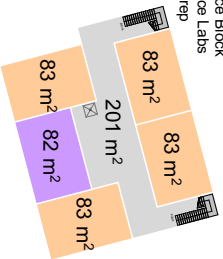
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 Name: _____

Rev.	Date	Comments	Name	Circle
1				

Status: **PRELIMINARY** Risk Stage: **1**
 Client: Crest Nicholson / Redrow / Persimmon
 Project: Macclesfield Academy / Padlock Wood
 Title: Preliminary Proposal (3FE Expansion) - Site Plan
 Drawn: NA Date: April 2024
 Checked: JIH Scale @ A3: 1:1000
 Plan No: CS5884 / 041

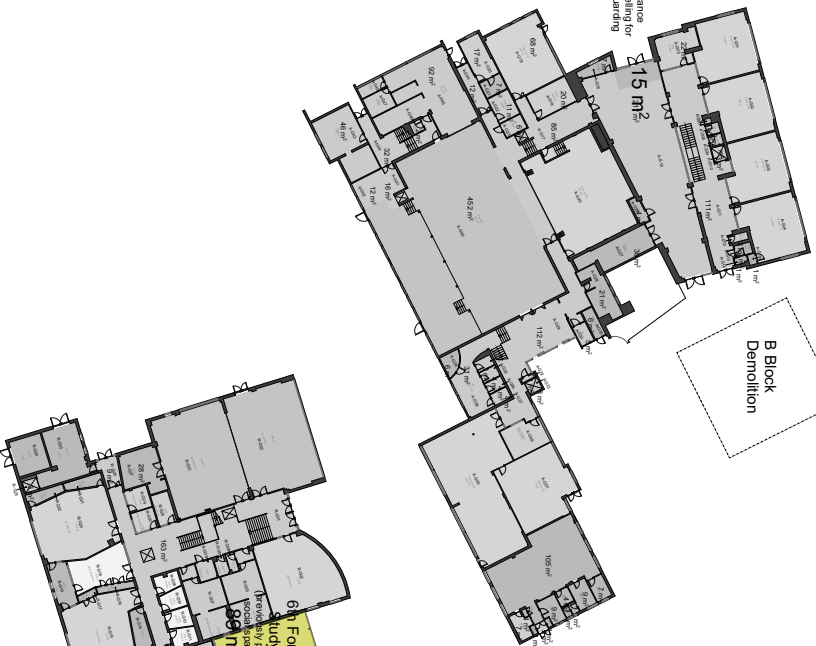

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New Science Block
13 x Science Labs
and Prep



B Block
Demolition

Entrance
retaining for
separating



1x General Classroom
x Seminar room
(formerly library)



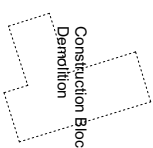
2no. existing
science labs



10x General Classrooms
3x Seminar Rooms
(formerly science)



Construction Block
Demolition

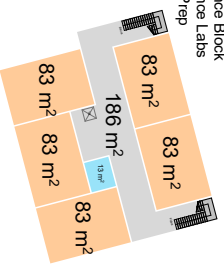


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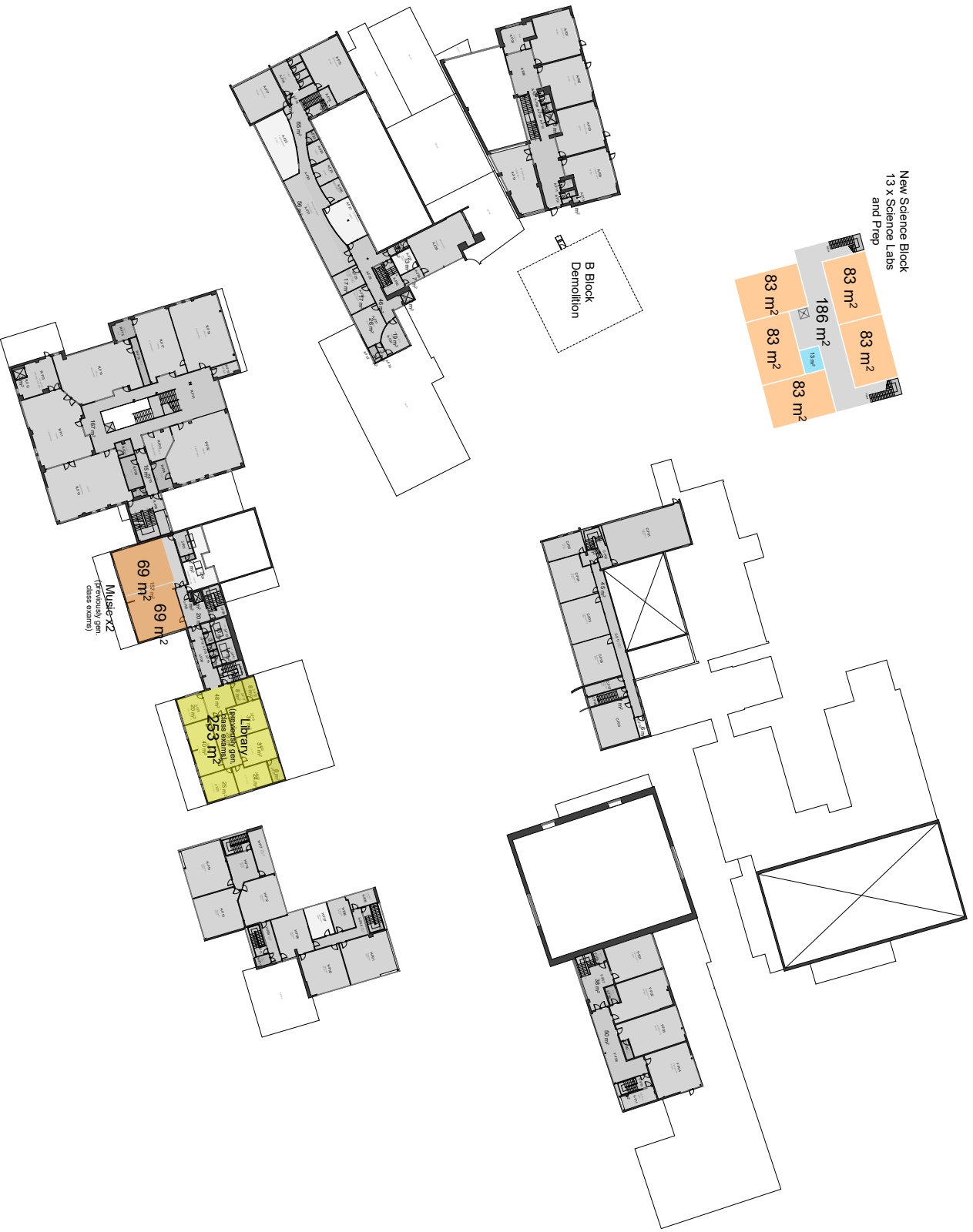
Preliminary Proposal (3FE Expansion) - Ground Floor

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Project:	Macclesfield Academy / Redrow / Peabody	Project:	NA - JIH
Title:	Preliminary Proposal (3FE Expansion) - Ground Floor	Title:	NA - JIH
Drawn:	NA	Date:	April 2024
Checked:	JIH	Scale:	@ A2: 1:500
Proj No:	CS894 / 042A	Proj No:	CS894 / 042A
Architects:	I+P	Architects:	I+P
Urban Designers:	Urban Designers	Urban Designers:	Urban Designers
Project Managers:	Project Managers	Project Managers:	Project Managers
Landscape Architects:	Landscape Architects	Landscape Architects:	Landscape Architects

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



B Block
Demolition



Preliminary Proposal (3FE Expansion) - First Floor

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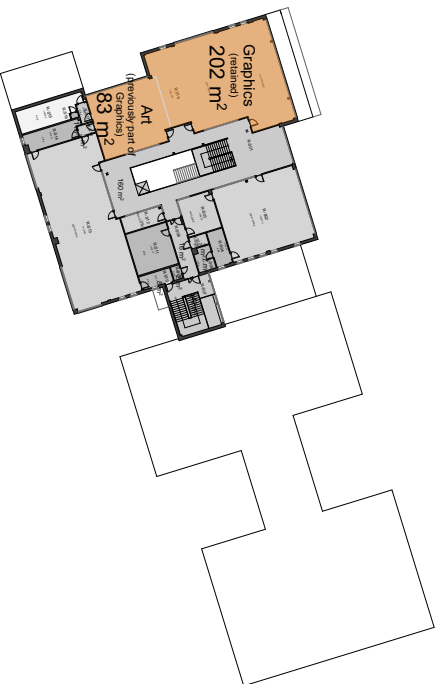
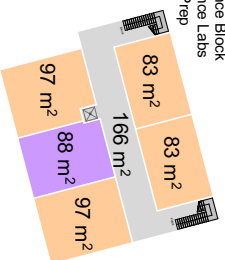
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Date:		Comment:	
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Client:	Crest Nicholson / Redrow / Peabody		
Project:	Macclesfield Academy / Padlock Wood		
Title:	Preliminary Proposal (3FE Expansion) - First Floor		
Drawn:	NA	Date:	April 2024
Checked:	JJH		

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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: Comment(s) Name: Check:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Peasimon

Project: Macclesfield Academy / Reddock Wood

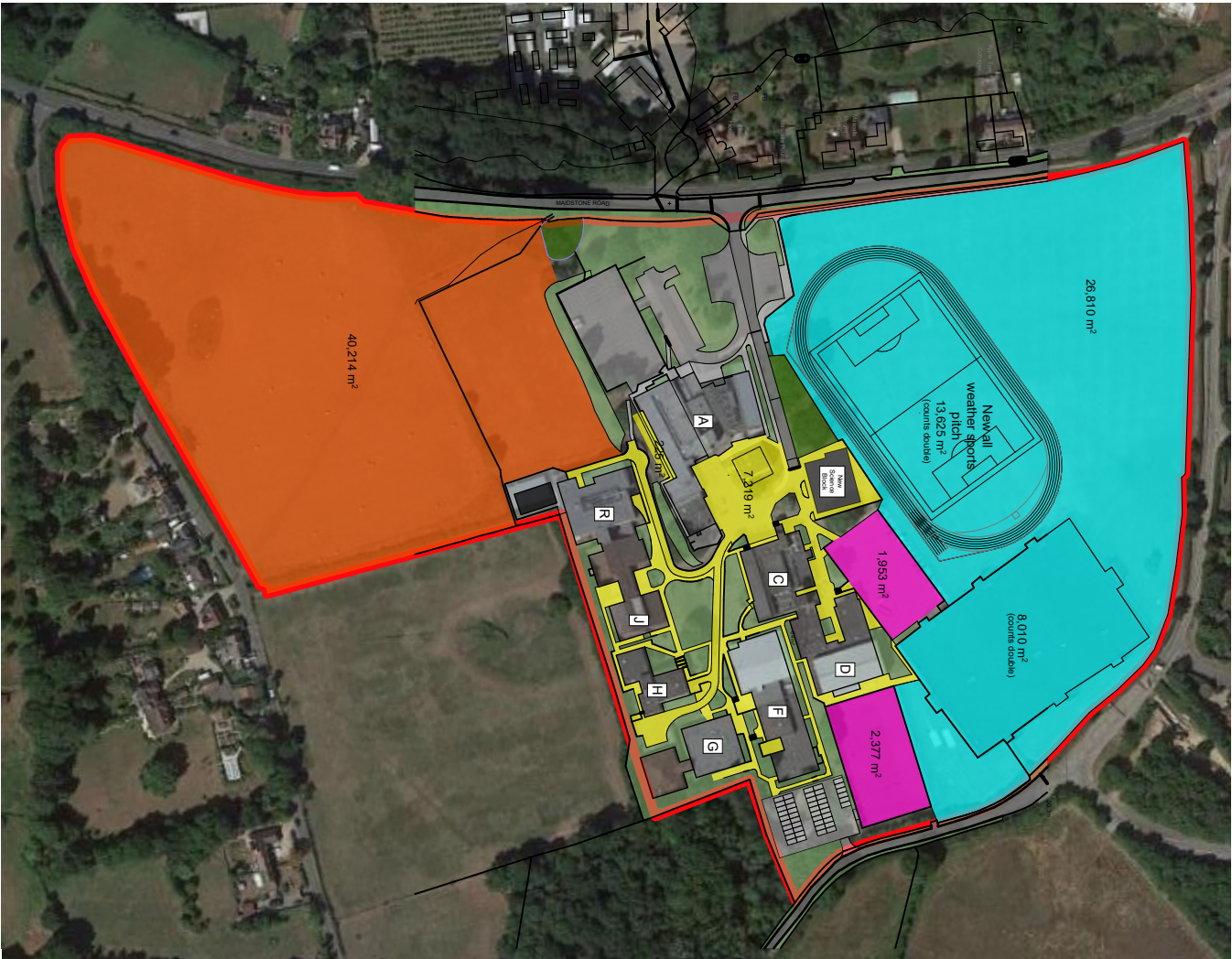
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Drawn: NA Date: April 2024

Checked: JIH Scale: @ A2: 1:500

Proj No: CS894 / 044

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	3FE Proposal Site Areas	BB103 1805 capacity 10FE (1500) + 305 6th form	Comparison (+/-)	BB103 1980 capacity 11FE (1650) + 330 6th form	Comparison (+/-)
Soft outdoor FE	20,080	69,175	505	111E (1650)	-5,220
Hard outdoor FE	4,130	3,108	1,222	75,300	982
Soft internal and social area	40,214	4,210	36,004	4,580	35,654
Hard internal and social area	7,444	5,013	2,431	2,580	4,860
Internal		99,250	33,978	108,000	25,228
Minimum total site area	133,228	124,715	8,513	135,740	-2,512
Maximum total site area					

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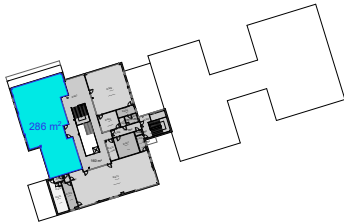
Drawn: NA
Date: April 2024
Checked: JIH
Scale: @ A3: 1:2500

A 24/04/24 Areas revised
Rev: 1/24
Status: PRELIMINARY
Client: Crest Nicholson / Redrow / Persimmon
Project: Mascalls Academy / Padrick Wood
Title: Preliminary Proposal (3FE Expansion) - Site Areas
Drawn: NA
Date: April 2024
Checked: JIH
Scale: @ A3: 1:2500
Proj No: CS5884 / 045A

Preliminary Proposal (3FE Expansion) - Site Areas

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Second Floor



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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: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

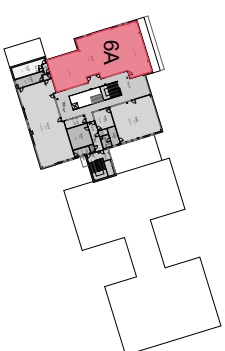
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Drawn: NA Date: April 2024

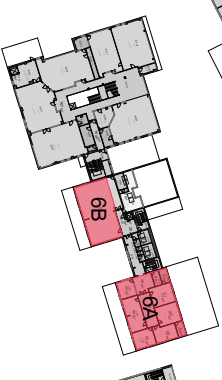
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Proj. No: C5884 / 046A

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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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Notes

Checked: JIH Scale @ A2: 1:1000

Proj No: CS894 / 047C

Proj No: CS894 / 047C

C	23.05.24	Security/lobby added.	NA	JIH
B	22.05.24	Notes revised.	NA	JIH
A	24.04.24	External areas revised.	NA	JIH
Rev:		Comments:	NA	JIH
Drawn:		Checked:	NA	JIH

Scale: @ A2: 1:1000

Client: Crest Nicholson / Redrow / Preasmon

Project: Macclesall Academy / Paddock Wood

Title: Preliminary Proposal (3FE Expansion) - Phasing Plan

Drawn: NA Date: April 2024

Checked: JIH Scale @ A2: 1:1000

Proj No: CS894 / 047C

Proj No: CS894 / 047C

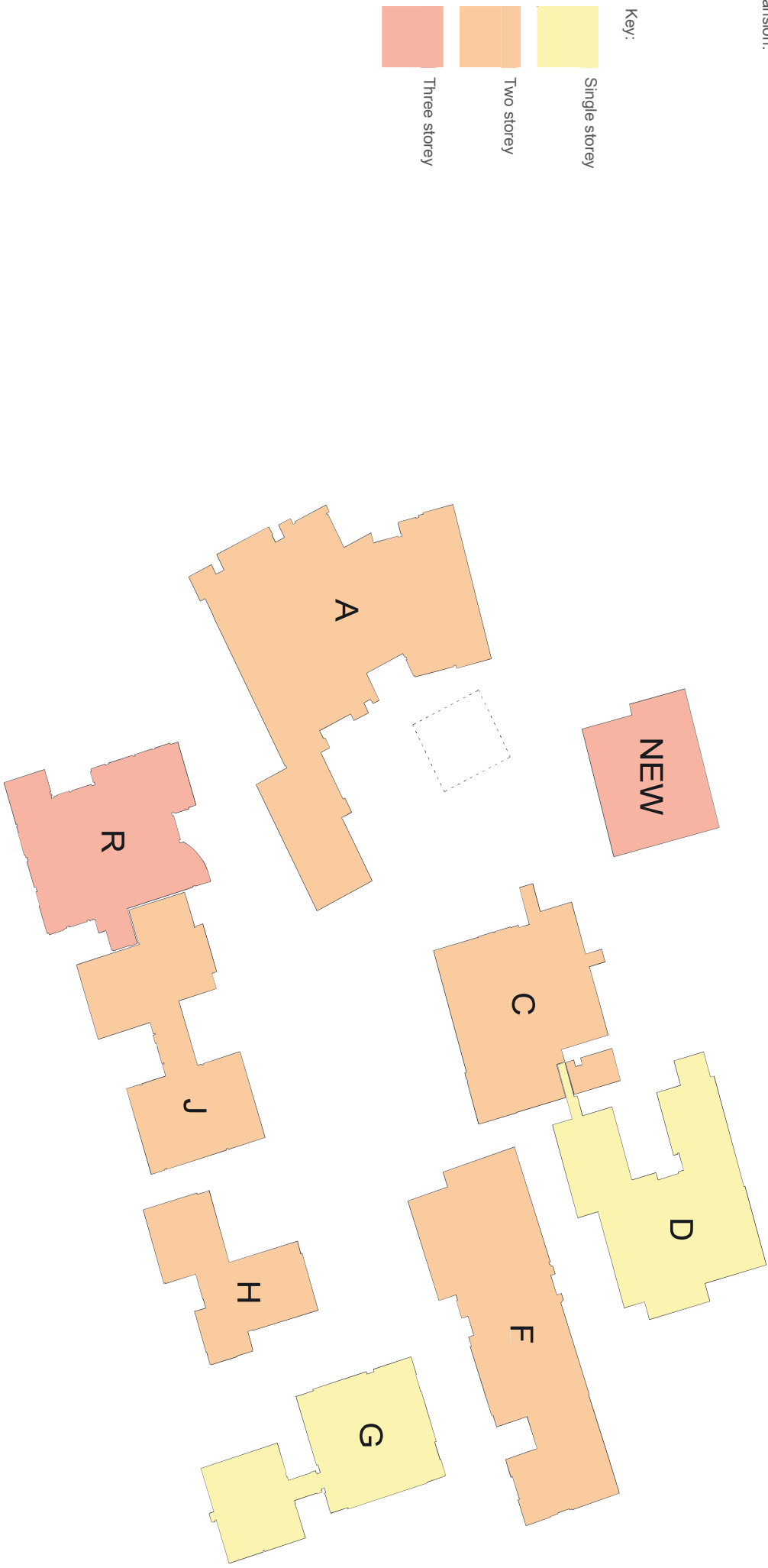
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Preliminary Proposal (3FE Expansion) - Phasing Plan

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

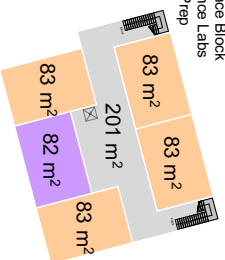
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 Name: _____

Rev:	Date:	Comments:	Name:	Circle:
1				
Status:	PRELIMINARY	RIBA Stage:		
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Macclesfield Academy / Padlock Wood			
Title:	Preliminary Proposal (2FE Expansion) - Site Plan			
Drawn:	NA	Date:	May 2024	
Checked:	JJH	Scale:	@ A3: 1:1000	
Proj No:	CS5884 / 061			
Dwg No:				

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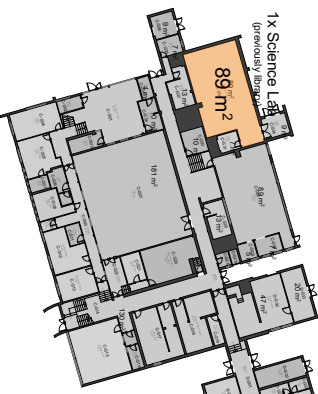
New Science Block
13 x Science Labs
and Prep



B Block
Demolition



1x Science Lab
(previously library)



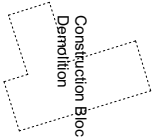
4x Seminar rooms
(previously science)



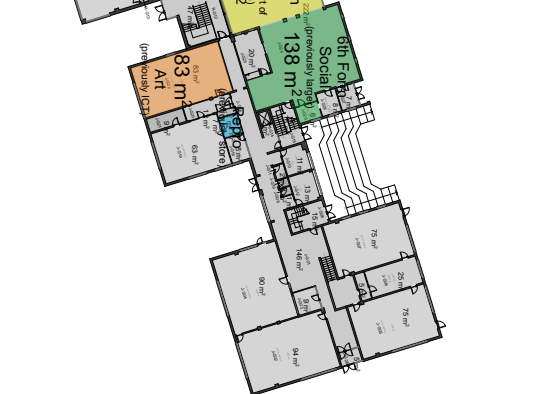
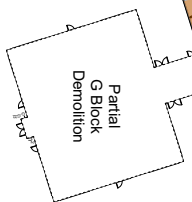
6x General Classrooms
(previously science)



Construction Block
Demolition



Partial G Block
Demolition



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A	23.05.24	Security lobby added	NA	JJH
Rev:	Drawn:	Checked:	Scale:	@ A2: 1:500
STATUS:	PRELIMINARY	REVISIONS:	1	
Client:	Crest Nicholson / Redrow / Preshmon			
Project:	Macclesfield Academy / Reddock / Wood			
Title:	Preliminary Proposal (ZFE Expansion) -			
Drawn:	NA	Date:	May 2024	
Checked:	JJH			
Proj No:	CS884 / 062A			

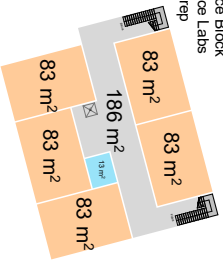
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PROJECT MANAGER
CONTRACTORS
CYTISIA

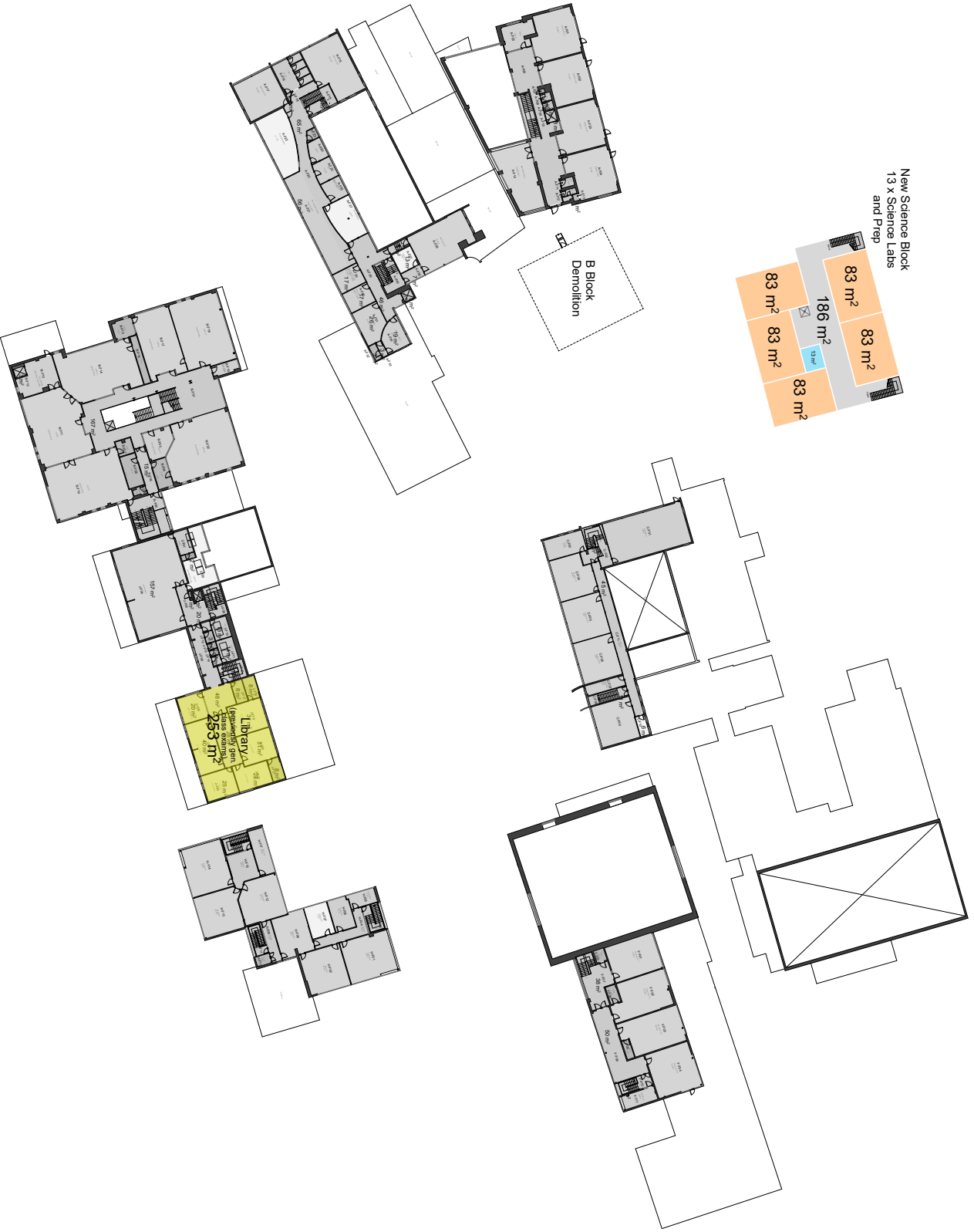
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Preliminary Proposal (ZFE Expansion) - Ground Floor

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



B Block
Demolition



Preliminary Proposal (2FE Expansion) - First Floor

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 Final approval is subject to the approval of the building authority.
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Name:

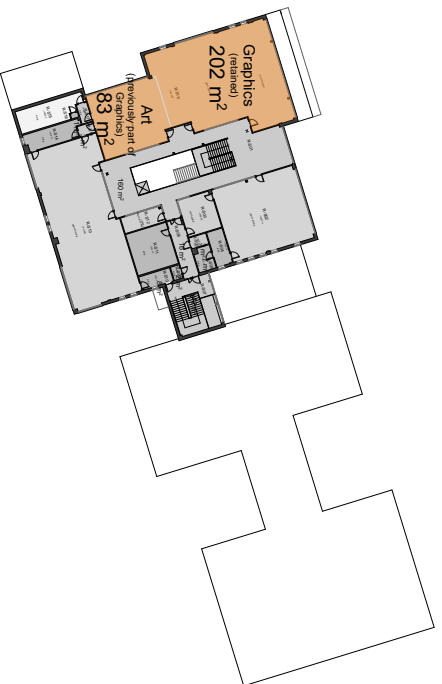
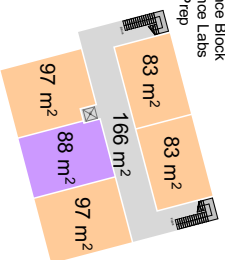
Rev:	Date:	Comments:	Name:	Checked:
1				J.H.
SHEET:		PRELIMINARY	RBA Stage	
Client:		Crest Nicholson / Redrow / Peasimon		
Project:		Mascalls Academy / Padlock Wood		
Title:		Preliminary Proposal (2FE Expansion) - First Floor		
Drawn:	NA	Date:	May 2024	
Checked:	J.H.	Scale:	@ A2: 1:500	
Proj No:	CS894 / 063			

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17
17
17
17
17

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



Preliminary Proposal (2FE Expansion) - Second Floor

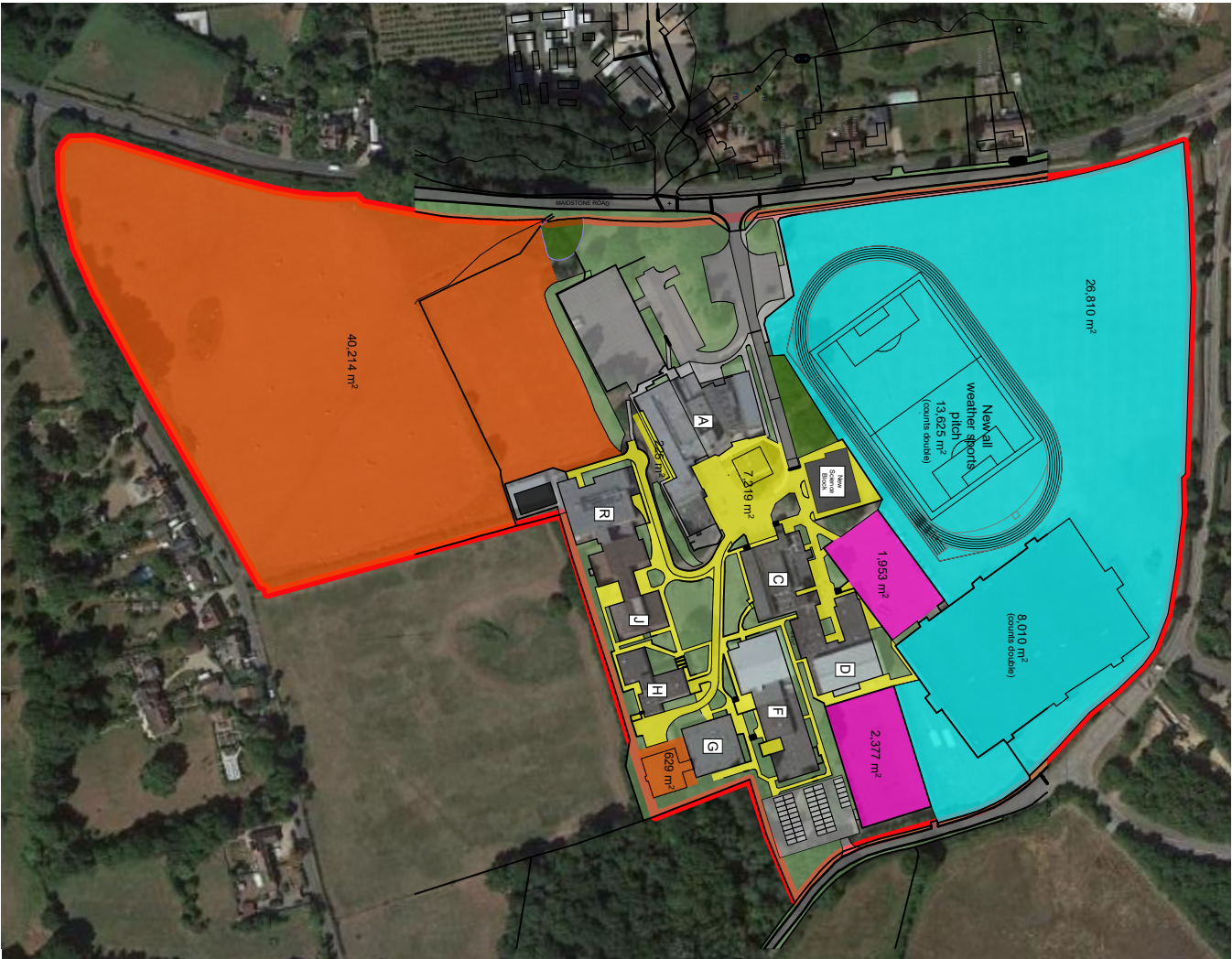
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Name:

Rev.	Date	Comments	Name	Check
1				

STATUS: PRELIMINARY **REVISIONS:** 1
Client: Crest Nicholson / Redrow / Peabody
Project: Macclesfield Academy / Redrow / Peabody
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
URBAN DESIGNERS: Ipp Architects
PROJECT MANAGERS: Ipp Architects
LANDSCAPE ARCHITECTS: Ipp Architects
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	ZFE Proposal site Areas	BB103 1805 capacity 100E (L500) + 30E 6th form	Competition (V/)	BB103 1980 capacity 11E (L650) + 350 6th form	Competition (V/)
Soft outdoor PE	70,080	69,275	905	75,300	-5,220
Hard outdoor PE	1,200	1,200	0	1,200	0
Soft outdoor and social areas	40,920	40,920	8,533	4,540	36,380
Hard outdoor and social areas	7,444	2,005	5,439	2,180	3,259
Habitat	903	99,250	-903	990	-90
Minimum total site area	133,228	33,978	108,000	25,238	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 / Padlock Wood

Title: Preliminary Proposal (ZFE Expansion) - Site Areas

Drawn: NA Date: May 2024

Checked: JIH Scale @ A3: 1:2500

Proj No: CS8884 / 085

Preliminary Proposal (ZFE Expansion) - Site Areas



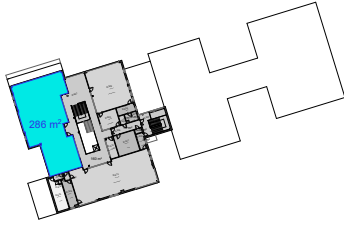
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PROJECT MANAGERS

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Second Floor



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Notes:

Demolition
Total : 1,046m²

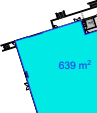
New Build
Total : 1,893m²

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

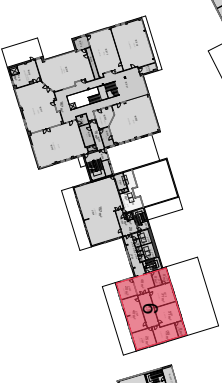
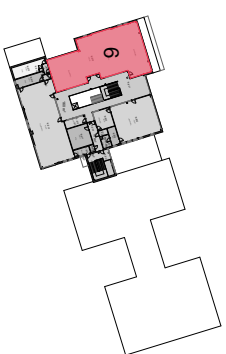
Title: Preliminary Proposal (2FE Expansion) - Proposal Areas

Drawn: NA Date: May 2024

Checked: JJH Scale @ A2: 1:1000

Proj. No: C5884 / 066A

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- 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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 Notes

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

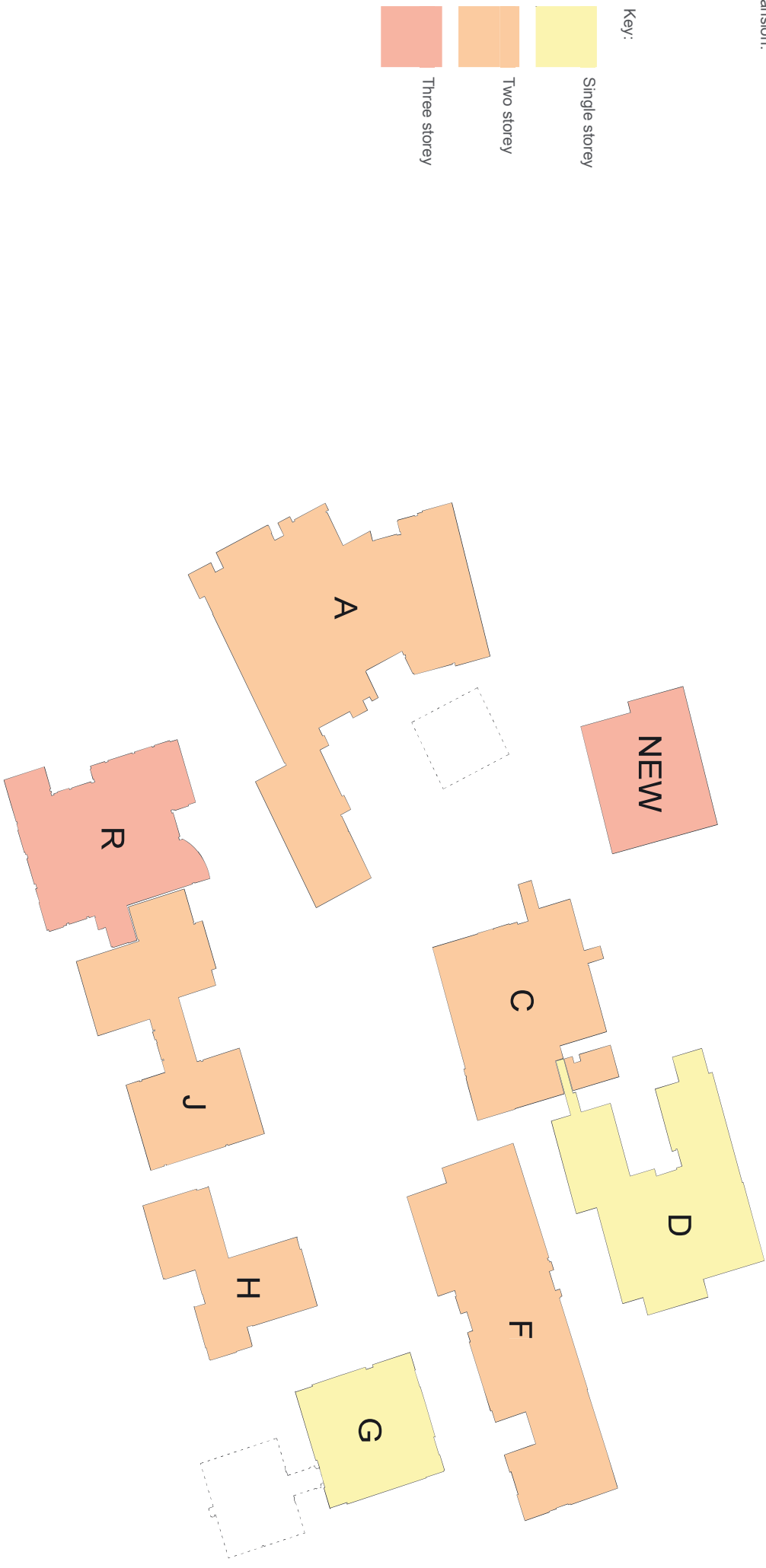
Client: Crest Nicholson / Redrow / Peabody
 Project: Macclesall Academy / Paddock Wood
 Title: Preliminary Proposal (ZFE Expansion) - Phasing Plan
 Drawn: NA Date: May 2024
 Checked: JHH
 Proj No: CS894 / 067B
 Dwg No: Scale @ A2: 1:1000

Preliminary Proposal (ZFE Expansion) - Phasing Plan

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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 the the requirements set out 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 300 62.5%	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
	classes of	16 to 19 places	<input type="text" value="250"/>	<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"/>
Total Mainstream Places		<input type="text" value="1450"/>				0 float if rec'd net <input type="text"/> not over rec'd gross <input type="text"/>		recommended

Additionally resourced places for: SEN curriculum

curriculum analysis data

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"/>												
CLA02	CLA02	Seminar rooms		22	41	3	123			classroom options <input type="text" value="all standard except post-16"/>	41	(39)
CLA12	CLA12	Classrooms (general)		30	55	36	1980			41 m2 minimum size for 30 pupils	55	36
ICT/ business studies <input type="text" value="0"/>												
CLA32	CLA32	ICT-rich classrooms		33	69	4	276			62 m2 minimum size for 30 pupils	69	(5)
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"/>												
SCI02	SCI02	Science studios		30	69		(12)			science options <input type="text" value="all standard labs + post-16"/>		(12)
SCI05	SCI05	Science laboratories		30	83	9	747			69 m2 minimum size for 30 pupils	83	9
SCI05	SCI11	Science laboratories (specialist)		32	97	3	291			83 m2 minimum size for 30 pupils	97	3
Art <input type="text" value="0"/>												
DAT00	DAT02	Art rooms (general)		30	83	2	166			90 m2 minimum size for 30 pupils	83	(4)
DAT00	DAT03	Art rooms (3D)		30	97	2	194			97 m2 minimum size for 30 pupils	97	2
Music and drama <input type="text" value="0"/>												
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"/>												
DAT43	DAT43	DT workshops		28	111	1	111			104 m2 minimum for 24 if one space	111	(5)
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
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												
TOTAL AREA					BB103 range	4280	to	4965		OK: area within BB103 range	4552	
Large spaces: halls and indoor PE												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		366	226	1	226			main hall options <input type="text" value="hall with bleacher seating"/>	226	1
SPH00	SPH04	Sports halls, school (4-court)		248	594	1	594			23% of pupils eating cold food at lunch recommended: Sports halls, school (4-court)	594	1
ACT05	ACT07	Activity studios (10 x 15)		30	150	1	150			recommended: Activity studios (10 x 15)	150	1
Dining and Social Areas												
DIN01	DIN01	Dining halls		426	407	1	407			526 m ² min. recom'd for all pupils dining	407	1
DIN02	DIN02	Informal dining spaces		105	118	1	118			77% of pupils incl 33% eating hot food recommended: Social spaces (sixth form)	118	1
TOTAL AREA					BB103 range	1245	to	1690		OK: area within BB103 range	1495	
Total timetabled spaces						(71)					71	
Learning Resource Areas												
LIB05	LIB05	Library resource centres (LRC)		72	188	1	188			183 m ² minimum recommended	188	1
LIB07	LIB06	Study spaces, rooms (sixth form)		46	76	1	76			70 m2 minimum recommended	76	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	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	405	to	625		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	16	1
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8			office with 2 recep desks	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						551	12	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 8m ² minimum recommended	8	1
TOTAL AREA BB103 range 525 to 830						593.0		OK: area within BB103 range		593	
Float 0 to 805								no float available		0	
Total Net Area BB103 range 7650 to 8405						7650	12	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				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 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	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 indicative % of net area: for new: 25.5% incl circ noted above (12)											
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						3060.0		OK: area within BB103 range		3060	
Total Gross Area BB103 range 10710 to 12183						10710		OK		10710	
Recommended Gross Area 10710								OK			
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						100.0%					

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	30	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	(49)
CLA12	CLA12	Classrooms (general)		30	55	45	2475			41 m2 minimum size for 30 pupils	55	45
-	-	-								55 m2 minimum size for 30 pupils		
-	-	-										
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	(7)
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)												
SCIO2	SCIO2	Science studios		30	69					science options <input type="text" value="all standard labs + post-16"/>		(14)
SCIO5	SCIO5	Science laboratories		30	83	11	913			69 m2 minimum size for 30 pupils	83	11
SCIO5	SCIO5	Science laboratories (specialist)		32	97	3	291			83 m2 minimum size for 30 pupils	97	3
-	-	-								90 m2 minimum size for 30 pupils		
-	-	-										
Art <input type="text" value="0"/> (5)												
DAT00	DAT02	Art rooms (general)		30	83	2	166			83 m2 minimum size for 30 pupils	83	(5)
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	(6)
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	5326 to 6118			5586			OK: area within BB103 range	5586	
Large spaces: halls and indoor PE												
main hall options <input type="text" value="hall with bleacher seating"/>												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		417	254	1	254			29% of pupils eating cold food at lunch recommended: Sports halls, school (4-court)	254	1
SPH00	SPH04	Sports halls, school (4-court)		310	594	1	594			recommended: Activity studios, 1-court	594	1
ACT05	ACT10	Activity studios, 1-court		30	180	2	360			dining <input type="text" value="40 mins in dining area and hall"/>	180	2
-	-	-								653 m ² min. recom'd for all pupils dining		
Dining and Social Areas												
DIN01	DIN01	Dining halls		495	472	1	472			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	1458 to 1944			1812			OK: area within BB103 range	1812	
Total timetabled spaces						(88)					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	472 to 728			517			OK: area within BB103 range	517	

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

age range **11-18** school name **[Insert Project Code and Scheme Name here in title sheet]** date **[]** as a check, if new:

1650	11 FE	11 to 16 places	1650	5	2023 net capacity for SoA below = 1980 within a potential range of: 1887 to 2097	site: sufficient	no. of blocks: 2	net capacity for recommended
413	30	16 to 19 places	330	2		number of storeys: 3-storey	existing buildings to be: some retained	SoA below: 1980
62.5%	Total Mainstream Places		1980		1887 to 2097		1887 to 2097	

Additionally resourced places for: **[]** SEN **NOTE manual amendments needed for large schools** curriculum **C: typical**

curriculum analysis data **manual** 0 float if rec'd net not over rec'd gross 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"/> (53) classroom options <input type="text" value="all standard except post-16"/> (53)												
CLA02	CLA02	Seminar rooms		22	41	4	164			41 m2 minimum size for 30 pupils	41	4
CLA12	CLA12	Classrooms (general)		30	55	49	2695			55 m2 minimum size for 30 pupils	55	49
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"/> (15) science options <input type="text" value="all standard labs + post-16"/> (15)												
SCIO2	SCIO2	Science studios		30	69					69 m2 minimum size for 30 pupils		
SCIO5	SCIO5	Science laboratories		30	83	12	996			83 m2 minimum size for 30 pupils	83	12
SCIO5	SCIO5	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"/> (6)												
PER02	PER03	Music rooms (fitted, extensive)		33	69	4	276			69 m2 minimum size for 30 pupils	69	4
PER05	PER05	Music and drama classrooms		30	83	1	83			83 m2 minimum size for 30 pupils	83	1
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"/> (7)												
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	2	166			83 m2 minimum size for 24 pupils	83	2
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 5841 to 6685 6193 OK: area within BB103 range 6193												
Large spaces: halls and indoor PE												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		417	254	1	254			40% of pupils eating cold food at lunch	254	1
SPH00	SPH04	Sports halls, school (4-court)		341	594	1	594			recommended: Sports halls, school (4-court)	594	1
ACT05	ACT10	Activity studios, 1-court		30	180	2	360			recommended: Activity studios, 1-court	180	2
Dining and Social Areas												
DIN01	DIN01	Dining halls		467	446	1	446			715 m ² min. recom'd for all pupils dining	446	1
DIN02	DIN02	Informal dining spaces		125	139	1	139			60% of pupils incl 33% eating hot food	139	1
TOTAL AREA BB103 range 1563 to 2069 1793 OK: area within BB103 range 1793												
Total timetabled spaces (97)												
Learning Resource Areas												
LIB05	LIB05	Library resource centres (LRC)		97	251	1	251			247 m ² minimum recommended	251	1
LIB07	LIB06	Study spaces, rooms (sixth form)		55	90	1	90			86 m2 minimum recommended	90	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	7	56			8 m ² standard size	8	7
RES12	RES13	Music practice rooms (extensive)		7	16	8	128			16 m2 minimum in new build	16	8
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	7	63				9	7
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 505 to 778 650 OK: area within BB103 range 650												

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

Caution! This message was sent from outside your organization.

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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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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 16th July 2024

Matter 4

The Strategy for Paddock Wood

Appendix C

Letter from LAT

re proposed 3FE expansion

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

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 16th July 2024

Matter 4

The Strategy for Paddock Wood

Appendix D

Suggested Amended Policy

As per Feb 23 reps

Tunbridge Wells Borough Local Plan - Proposed response by TWBC to the Inspector's Initial Findings
Appendix to Representations submitted on behalf of Redrow Homes Limited and Persimmon Homes South East
Land North East and South East of Paddock Wood

Suggested changes to policy STR/SS1

Annotations as follows: **New suggested text** ~~Suggested deleted text~~ [\[Comment\]](#)

Development Principles

5. Be **landscape led and** of a high standard of design with particular attention to be paid to structural and detailed landscaping (to promote and deliver a continuous and homogeneous landscape approach to the allocation as a whole), layout, scale, height, detailed design, and massing to ensure that the development responds to local character and its overall setting. Planning applications for development should be informed by a landscape and visual impact assessment, biodiversity and heritage studies and the initial outline/ hybrid applications should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application; [\[to reflect the changes to the site specific policies below\]](#)

6. Incorporate ~~zero and low carbon development, in line~~ **with the Future Homes Standards, or any future national update**, ~~the requirements of EN3, provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable development principles in relation to the design, construction and operational stages;~~ [\[to reflect the recent ministerial statement\]](#)

7. Meet the informal and formal recreational needs of the development and provide areas of green and open space [as shown schematically on Map 28], and biodiversity objectives of Policy EN9 and which where possible integrates with neighbouring Parcels to ensure a consistent and legible functional and visual relationship between them. **This should incorporate a scheme of management of communal spaces and green infrastructure within the eastern and western parcels including provision for management and funding, initial community and stakeholder involvement with amenity, landscape, and biodiversity objectives for a period of 30 years from the completion of the development;**[\[moved from Masterplanning Criterion v\]](#)

9. Consider the potential for mineral deposits **on land to the West of Paddock Wood** and make provision for any viably workable minerals to be extracted prior to development commencing on the site, **where this is practical and environmentally feasible.** [\[to reflect our understanding of the situation, as set out in para 1.10\]](#)

11. Provide walking and cycling linkages within and between each parcel, together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside **in accordance with Policy TP2;** [\[to provide clarity\]](#)

13. The development proposals for the whole of the allocated area shall embed garden settlement principles. Proposals for each Parcel should give effect to this requirement and be guided by the Council's Structure Plan for the whole of the allocation **as set out in the Appendix XX to this Local Plan** [\[to reflect recent discussions with officers and negate the need for any separate SPD\]](#)

14. Proposals for the piecemeal development of individual sites in the Eastern and Western Parcels that do not conform to the above requirements as a whole will not be permitted; and [\[Suggest this becomes Criterion 15\]](#)

15. ~~The development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD)~~ **Further, joint masterplans for the West of Paddock Wood and (separately) the East of Paddock Wood should be prepared by the respective developers with the Council and relevant statutory consultees and submitted for approval with the individual**

planning applications to show comprehensive and cohesive development. [Suggest this becomes Criterion 14] [to reflect recent discussions with officers and negate the need for any separate SPD]

Masterplanning

As set out above at [suggested] Criterion 14, the new development shall be delivered through a **joint** masterplan approach **for the West of Paddock Wood and (separately) the East of Paddock Wood.**

i. All development proposals ~~in relation to the Eastern and Western parcels~~ shall be in accordance with an approved **the appropriate** Masterplan relating to each parcel that will respect the above requirements and take into account the Council's Structure Plan SPD. Where development parcels abut each other and developers have worked collaboratively on masterplanning, this will be supported where it meets the other aims and objectives in this policy. ~~The masterplan shall be submitted to the Council for its approval as part of the initial application for planning permission in relation to (any part of) the relevant Parcel.~~ [to reflect recent discussions with officers and negate the need for any separate SPD]

v. Incorporate a green and blue infrastructure (GBI) plan which is informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessments. ~~This should incorporate a scheme of management of communal spaces and green infrastructure within the eastern and western parcels including provision for management and funding, initial community and stakeholder involvement with amenity, landscape and biodiversity objectives for a period of 30 years from the completion of the development.~~ [Suggest moving to amended Criterion 7 of Development Principles]

vi. **Show how the development will incorporate the full range of sustainable transport measures,** the proposed transport links, including access to the development and main internal highway links and all intended links within the site and to the surrounding footpath and cycleway and bridleway network, including proposed and potential footpath and cycleway and bridleway links to the wider area. All pedestrian and cycle links through the allocated site should be convenient and highly legible; [to provide clarity]

ix. ~~Show how the development will incorporate the full range of sustainable transport measures;~~ [moved to Criterion vi. above]

xiii. The masterplans for **the East and West Paddock Wood** shall include a phasing and implementation plan which shall identify the phasing of development across the whole of the relevant Parcel to ensure that the development will be carried out in a manner that co-ordinates the implementation and occupation of the development and the timely delivery of such necessary on and off-site infrastructure as shall be reasonably required to support the development and occupation of each Parcel and its proper integration with neighbouring Parcels and the timely provision of Parcel specific and shared infrastructure taking into account Table 11 of the Council's SSMIS dated February 2021 as may be updated, **following consultation with relevant parties,** (from time to time) or as may otherwise be reasonably required. [to reflect our comments in section 1.12 above]

Strategic Infrastructure

The development shall be delivered in accordance with **the** phasing and implementation plan **as approved under Criterion xiii above,** which shall be required to be **and** secured by conditions and/or s.106 obligations **to individual developer applications** to ensure that:.....[to provide clarity]

(1) the timely payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, education and health provision and other necessary infrastructure as identified in the Council's Strategic Sites Masterplanning and Infrastructure Study as updated from time to time, **following consultation with relevant parties,** and/or [to reflect our comments in section 1.12 above]

h) ~~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;~~ **The delivery of secondary school provision equivalent to up**

to 3 Forms of Entry (3FE). Subject to the current feasibility study, this may be delivered through the expansion of Mascalls Academy or through the provision of a safeguarded site within the North-Western development parcel (both alternatives are shown on the Revised Map 28). If the latter is required, the safeguarded site will need to be able to accommodate a 4FE school as a minimum, with the land available to expand to 6FE should it be required. Kent County Council will fund the additional classrooms beyond the 3FE, if required. [to reflect our understanding of the situation, as set out in paras 3.7 – 3.9 inclusive]

Policy SS/STR 1(C) – South Eastern Parcel Requirements

- ~~II. A mix of housing in accordance with policy H1, to include specialist extra care accommodation for the elderly in accordance with policy H6; [Duplicates Criterion 3 and 4 of Development Principles]~~
- ~~III. A scheme designed with a landscape led approach; [Duplicates Criterion 5 of Development Principles, as suggested to be amended above]~~
- ~~IV. Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2; [Duplicates Criterion 11 of Development Principles, as suggested to be amended above]~~
- ~~V. Safeguarding of land north of Chanters Hill for the possible expansion of Mascalls Academy if required.~~
- ~~VI. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3; [Duplicates Criterion 6 of Development Principles, as suggested to be amended above]~~
- ~~VII. Provide areas of green and open space; [Duplicates Criterion 7 of Development Principles]~~
- ~~VIII. Shall demonstrate particular regard for the setting of the High Weald AONB;~~
- ~~IX. **Subject to being viable** a Local centre providing up to 700sqm commercial floorspace (Use Class E(a) to (f)) in total; [to reflect our comments in section 1.20 above]~~
- ~~X. Incorporate zero and low carbon development, in line with the requirements of policies EN 1 and EN 3; [Duplicates Criterion 6 of Development Principles, as suggested to be amended above]~~
- ~~XI. Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1; [Duplicates first sentence of strategic Infrastructure as suggested to be amended]~~
- ~~XII. Provision of water supply and access to wastewater treatment facilities;~~
- ~~XIII. Control of flood risk through use of Sustainable Drainage Systems, to facilitate a reduction in the overall flood risk of the site and surrounding area, in accordance with policies EN 24, EN 25, and EN 26; and~~
- ~~XIV. Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD). [Duplicate of Criterion 13 of Development Principles]~~

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- ~~ii A scheme designed with a landscape led approach; [Duplicates Criterion 5 of Development Principles, as suggested to be amended above]~~
- ~~iii Land for a two-form entry primary school;~~
- ~~iv Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2; [Duplicates Criterion 11 of Development Principles, as suggested to be amended above]~~
- ~~v Incorporate zero and low carbon development, in line with the requirements of policies EN 1 and EN 3. [Duplicates Criterion 6 of Development Principles, as suggested to be amended above]~~
- ~~vi Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1; [Duplicates first sentence of strategic Infrastructure as suggested to be amended]~~
- ~~vii Provide areas of green and open space; [Duplicates Criterion 7 of Development Principles]~~
- ~~viii Development should make use of, and enhance, the Hop Pickers Trail;~~
- ~~ix Shall demonstrate particular regard for the setting of the High Weald AONB;~~
- ~~x Provision of water supply and access to wastewater treatment facilities;~~

- xi Control of flood risk through use of Sustainable Drainage Systems, to facilitate a reduction in the overall flood risk of the site and surrounding area in accordance with policies EN 24, EN 25, and EN 26; and
- xii ~~Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).~~ [\[Duplicate of Criterion 13 of Development Principles\]](#)

JAA 22nd Feb 2024