



MASCALLS ACADEMY EXPANSION

FEASIBILITY REPORT

MAY 2024

MASCALLS ACADEMY EXPANSION

FEASIBILITY REPORT

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01

INTRODUCTION + BRIEF

INTRODUCTION
BRIEF

1.1 Introduction and Brief

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

The brief for this feasibility report is as follows:

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

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

Existing school capacity:

Pupils:

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

Total pupil capacity : 1450

Staff:

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

Proposal A - 3FE Expansion:

Pupils:

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

Total capacity : 1980

Staff:

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

Proposal B - 2FE Expansion:

Pupils:

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

Total capacity : 1805

Staff:

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

02

MASCALLS ACADEMY EXISTING SITUATION

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

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

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

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





View of A Block and main entrance



View of B Block



View of C Block



View of D Block



View of F Block



View of G Block



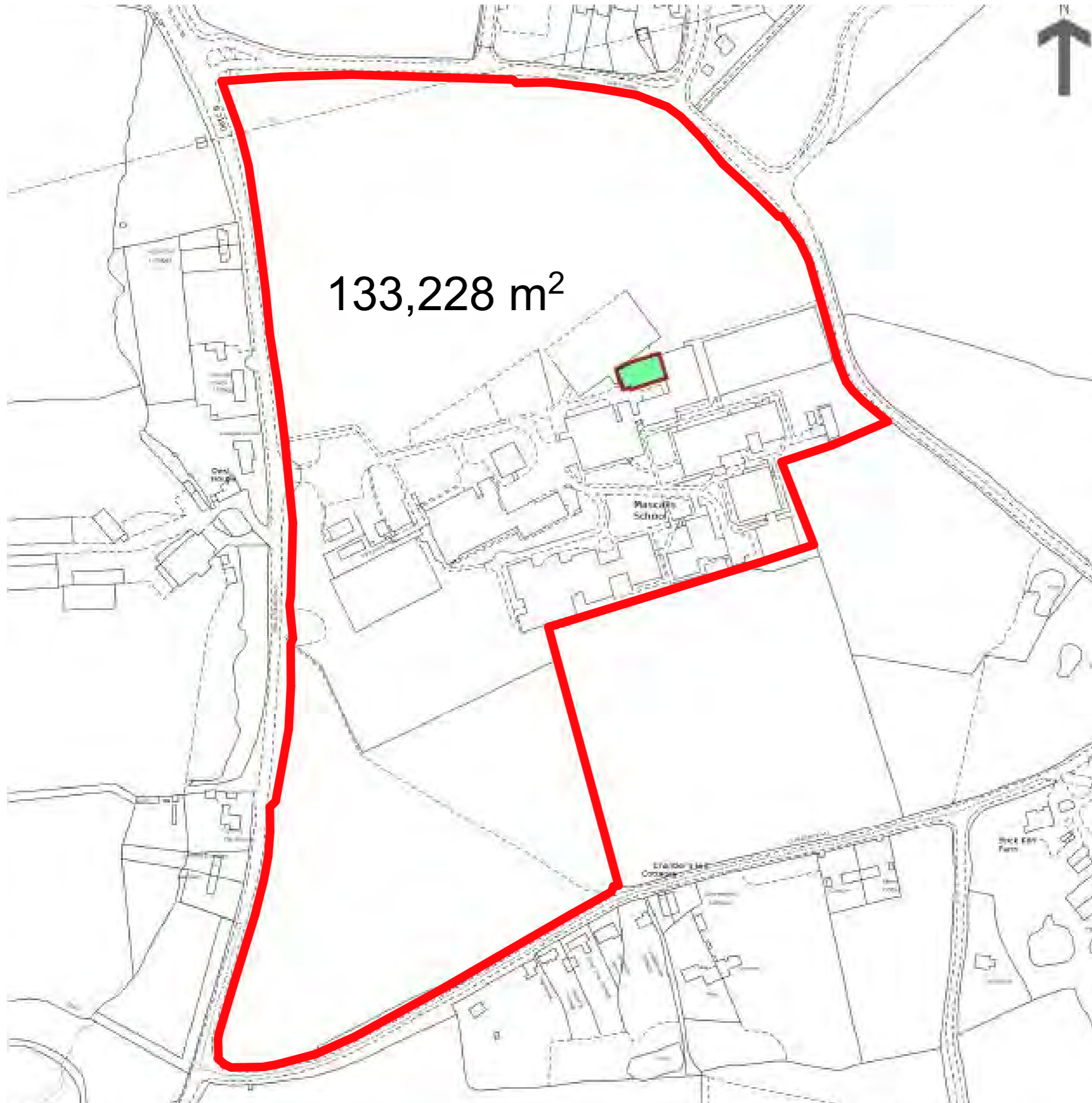
View of H Block



View of J Block



View of R Block



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

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

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

Notes:

Boundary Plan

Rev:	Date:	Comment(s):	Name:	Check:
Status:	PRELIMINARY		RIBA Stage:	1
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascalls Academy Paddock Wood			
Title:	Boundary Plan			
Drawn:	NA	Date:	March 2024	
Checked:	JJH	Scale @ A3:	1:2500	
Pro. No.:	C5884 / 001			
Drg No.:	C5884 / 001			

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Notes:

33.0m

Rev:	Date:	Comment(s):	Name:	Check:

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

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

Project: **Mascalls Academy Paddock Wood**

Title: **Existing Site Plan**

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

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

Pro. No: **C5884 / 002**

Drg No: **C5884 / 002**

Existing Site Plan

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Notes:



Existing Ground Floor

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage: 

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


Project: **Mascalls Academy Paddock Wood**

Title: **Existing Ground Floor**

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

Checked: **JJH** Scale @ A2: **1:500**

Pro. No: **C5884 / 003**
Drg No:



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Notes:



Existing First Floor

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage: 

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

Project: **Mascalls Academy Paddock Wood**

Title: **Existing First Floor**

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

Checked: **JJH** Scale @ A2: **1:500**

Pro. No: **C5884 / 004**



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Notes:



Existing Second Floor

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage: 

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

Project: **Mascalls Academy Paddock Wood**

Title: **Existing Second Floor**

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

Checked: **JJH** Scale @ A2: **1:500**

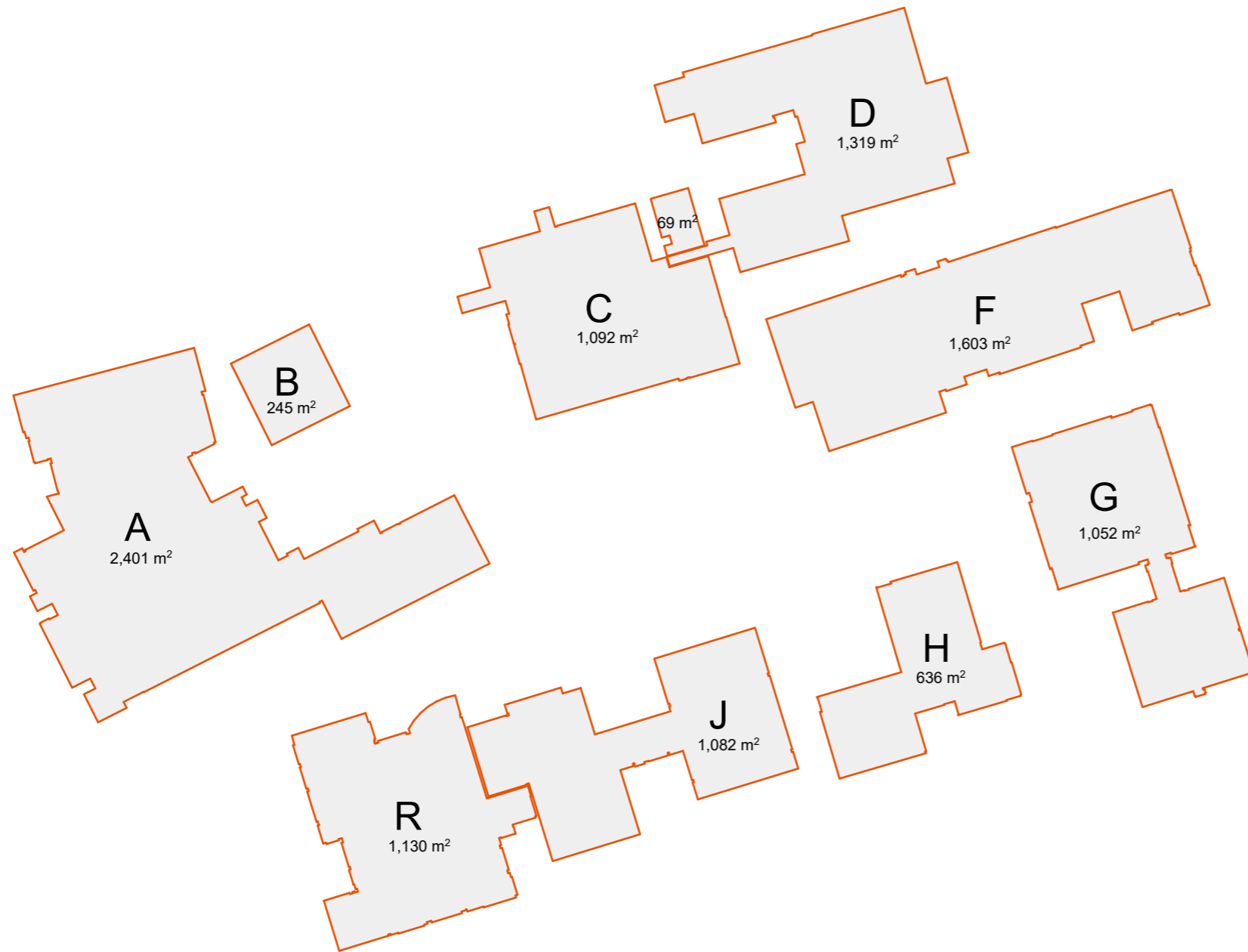
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Notes:

GIFA

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

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

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

D Block
Ground Floor : 1319m²
TOTAL : 1319m²

F Block
Ground Floor : 1603m²
First Floor : 387m²
TOTAL : 1990m²

G Block
Ground Floor : 1052m²
TOTAL : 1052m²

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

J Block
Ground Floor : 1082m²
First Floor : 583m²
TOTAL : 1665m²

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

OVERALL SCHOOL TOTAL : 15,942m²

Rev: Date: Comment(s): Name: Check:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: Existing Ground Floor GIFAs

Drawn: NA Date: Feb 2024

Checked: JJH Scale @ A3: 1:1000

Pro. No: C5884 / 006
Drg No:

Existing Ground Floor GIFAs

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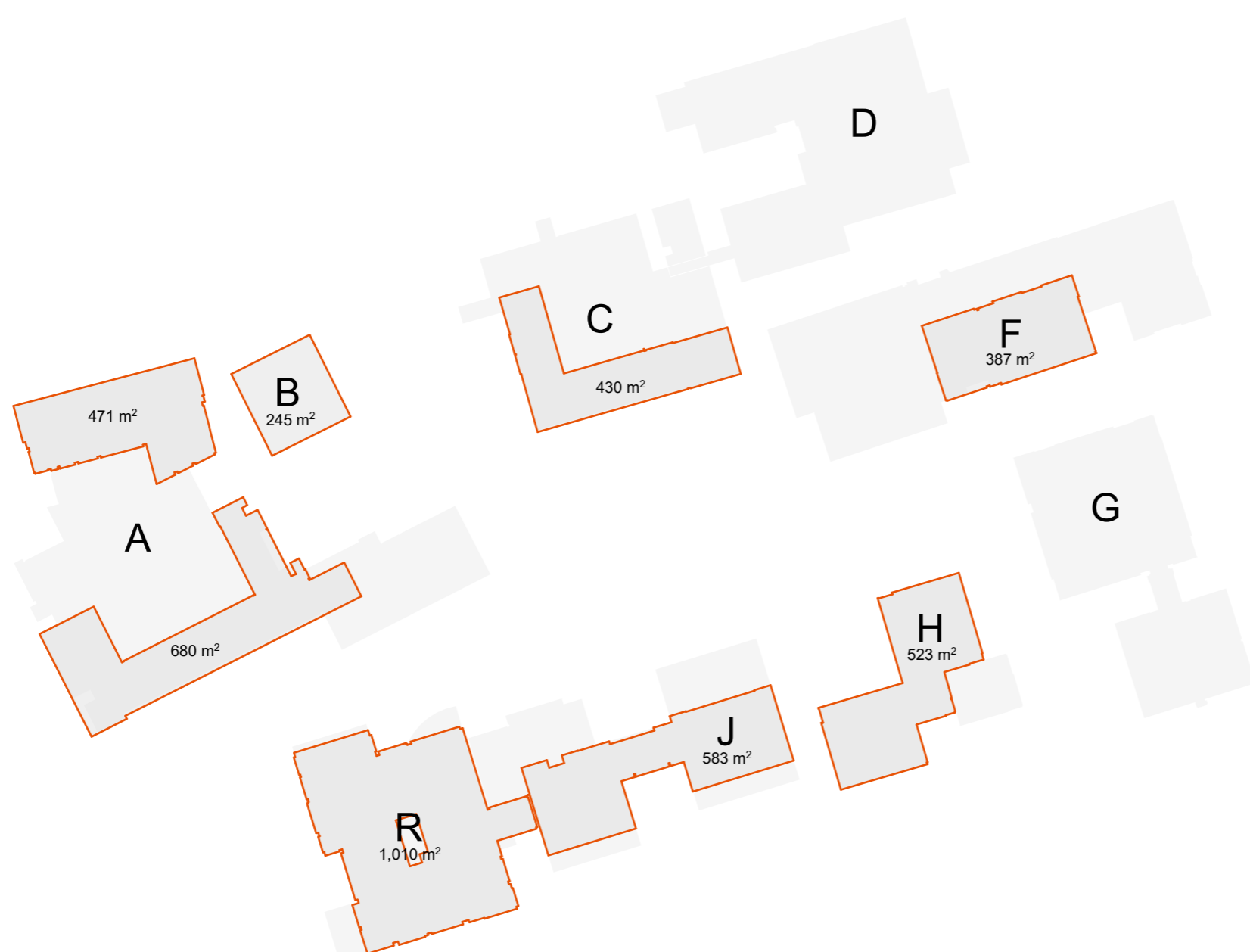
G Block
Ground Floor : 1052m²
TOTAL : 1052m²

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

OVERALL SCHOOL TOTAL : 15,942m²



Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage:

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

Project: **Mascalls Academy Paddock Wood**

Title: **Existing First Floor GIFAs**

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

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Pro. No: **C5884 / 007**
Drg No:

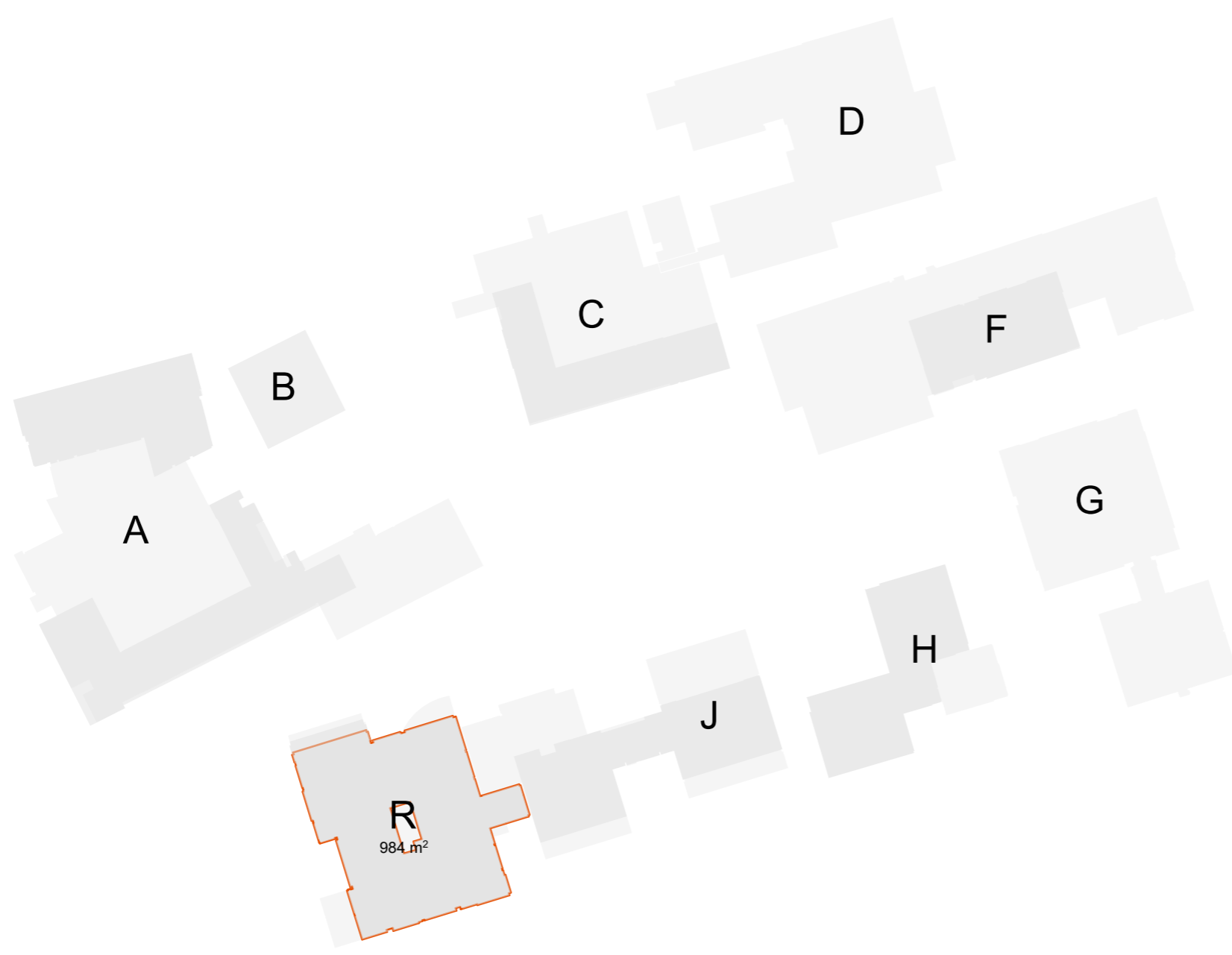
Existing First Floor GIFAs

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- Notes:
- GIFA**
- A Block**
Ground Floor : 2401m²
First Floor : 471m² + 680m²
TOTAL : 3552m²
 - B Block**
Ground Floor : 245m²
First Floor : 245m²
TOTAL : 490m²
 - C Block**
Ground Floor : 1092m² + 69m²
First Floor : 430m²
TOTAL : 1591m²
 - D Block**
Ground Floor : 1319m²
TOTAL : 1319m²
 - F Block**
Ground Floor : 1603m²
First Floor : 387m²
TOTAL : 1990m²
 - G Block**
Ground Floor : 1052m²
TOTAL : 1052m²
 - H Block**
Ground Floor : 636m²
First Floor : 523m²
TOTAL : 1159m²
 - J Block**
Ground Floor : 1082m²
First Floor : 583m²
TOTAL : 1665m²
 - R Block**
Ground Floor : 1130m²
First Floor : 1010m²
Second Floor : 984m²
TOTAL : 3124m²
- OVERALL SCHOOL TOTAL : 15,942m²**

Rev:	Date:	Comment(s):	Name:	Check:
Status:	PRELIMINARY		RIBA Stage:	
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascalls Academy Paddock Wood			
Title:	Existing Second Floor GIFAs			
Drawn:	NA	Date:	Feb 2024	
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Drg No:	C5884 / 008			

Existing Second Floor GIFAs



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A BLOCK		GIFA: Ground Floor : 2401m ²			
		First Floor : 471m ² + 680m ²			
		TOTAL : 3552m ²			
Type	Room No.	Room Name	Room Area m ²	Subject	
Ground	A-G01	Classroom A1	59.24	English	
	A-G02	Classroom A2	57.8	English	
	A-G03	Classroom A3	57.83	English	
	A-G04	Classroom A4	57.82	English	
	A-G05	Store	1.4		
	A-G06	Office	21.9		
	A-G07	Store	0.5		
	A-G08	WC	2.4		
	A-G09	WC	2.5		
	A-G10	Lift	3.4		
	A-G11	Circulation	110.6		
	A-G12	WC	2.5		
	A-G13	Store	3		
	A-G14	Store	1.4		
	A-G15	Entrance Foyer	217.1		
	A-G16	Store	7.2		
	A-G17	Circulation	84.7		
	A-G18	Office	20.4		
	A-G19	Classroom	67.4	Drama	
	A-G20	Office	17.4		
	A-G21	Store	6.6		
	A-G22	WC	10.7		
	A-G23	WC	5.9		
	A-G24	Circulation	11.7		
	A-G25	Drama Classroom	152.6	Drama	
	A-G26	Store	4.3		
	A-G27	Store	29.9		
	A-G28	Store	2.1		
	A-G29	Circulation	112.1		
	A-G30	Store	6		
	A-G31	WC	5.1		
	A-G32	Plant	0.9		
	A-G33	Lift	3		
	A-G34	WC	3.4		
	A-G35	WC	3.5		
	A-G36	WC	3.5		
	A-G37	WC	3.7		
	A-G38	WC	31.1		
	A-G39	Clnrs Store	5.9		
	A-G40	Dining Hall	451.8		
	A-G41	Circulation	16.2		
	A-G42	Servery	11.8		
	A-G43	Kitchen Store	46.4		
	A-G44	Circulation	32.4		
	A-G45	Kitchen	91.5		
	A-G46	Kitchen Store	2.3		
	A-G47	Kitchen Store	9.9		
	A-G48	Kitchen Office	5.9		
	A-G49	Office	21.7		
	A-G50	Classroom A8	147.8	Media Studies	
	A-G51	Classroom A7	78	Media Studies	
	A-G52	Store - Site Base	104.8		
	A-G53	Store - Site Base	6.6		
	A-G54	Store - Site Base	9		
	A-G55	Store - Site Base	1.4		
	A-G56	Store - Site Base	1.3		
	A-G57	Store - Site Base	3.8		
	A-G58	Store - Site Base	8.7		
	A-G59	Store - Site Base	0.7		
	A-G60	Circulation	1.5		
	A-G61	Store - Site Base	0.6		
	A-G62	Store - Site Base	0.7		
	A-G63	Office	7.2		

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Notes:



A Block Ground Floor Existing

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage: 

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

Project: **Mascalls Academy Paddock Wood**

Title: **A Block Ground Floor Existing**

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

Checked: **JJH** Scale @ A3: **1:500**

Pro. No: **C5884 / 009**
Drg No:



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	Type	Room No.	Room Name	Room Area m ²	Subject
First		A-F01	Classroom A11	59.3	English
		A-F02	Classroom A12	57.4	English
		A-F03	Classroom A13	57.3	English
		A-F04	Classroom A14	58.8	English
		A-F05	Office	21.5	
		A-F06	Circulation	110.6	
		A-F07	Store	0.5	
		A-F08	WC	2.4	
		A-F09	WC	2.5	
		A-F10	Lift	3.4	
		A-F11	WC	3.4	
		A-F12	WC	3.9	
		A-F13	Store	1.2	
		A-F14	Training Suite	63.9	Training
		A-F15	Classroom A16	68.8	Inclusion Room
		A-F16	WCs	28.2	
		A-F17	Classroom A15	50	Homework Club
		A-F18	Store	0.7	
		A-F19	Stairs	18.4	
		A-F20	Circulation	64.6	
		A-F21	Offices	56	
		A-F22	Counselling Room	51.2	
		A-F23	Store	3.2	
		A-F24	Office	10.1	
		A-F25	Office	12.3	
		A-F26	Office	12.1	
		A-F27	SEN	33.5	
		A-F28	Circulation	46.4	
		A-F29	Office	16.7	
		A-F30	Office	16.7	
		A-F31	Meeting Room	26.2	
		A-F32	Store	3.4	
		A-F33	Circulation	2.8	
		A-F34	Head Teachers Office	19.1	
		A-F35	Lift	3	
		A-F36	Circulation	7.2	
		A-F37	Counselling Room	12.6	
		A-F38	Circulation	4.7	
		A-F39	Classroom A17	69.7	English
		A-F40	Stairs	19.1	

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Notes:



A Block First Floor Existing

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage: 

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

Project: **Mascalls Academy Paddock Wood**

Title: **A Block First Floor Existing**

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

Checked: **JJH** Scale @ A3: **1:500**

Pro. No: **C5884 / 010**
Drg No:

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Notes:



B BLOCK		GIFA: Ground Floor : 245m ²			
		First Floor : 245m ²			
		TOTAL : 490m ²			
Type	Room No.	Room Name	Room Area m ²	Subject	
Ground	B-G01	Entrance	23.5		
	B-G02	Circulation	14		
	B-G03	Store	3.1		
	B-G04	Store	1.5		
	B-G05	Store	0.94		
	B-G06	Office	16.04		
	B-G07	Classroom B1	67.22	Geography	
	B-G08	Classroom B2	68.2	Geography	
	B-G09	Office	25.44		
	B-G10	Office	11.65		
	B-G11	Circulation	2.62		
	B-G12	WC	1.75		
First	B-F01	Circulation	38.44		
	B-F02	Classroom B7 / Office	32.84		
	B-F03	Classroom B3	57.81	Geography	
	B-F04	Classroom B4	58.25	Geography	
	B-F05	Classroom B5	52.39	Geography	

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage:

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

Project: **Mascalls Academy Paddock Wood**

Title: **B Block Existing**

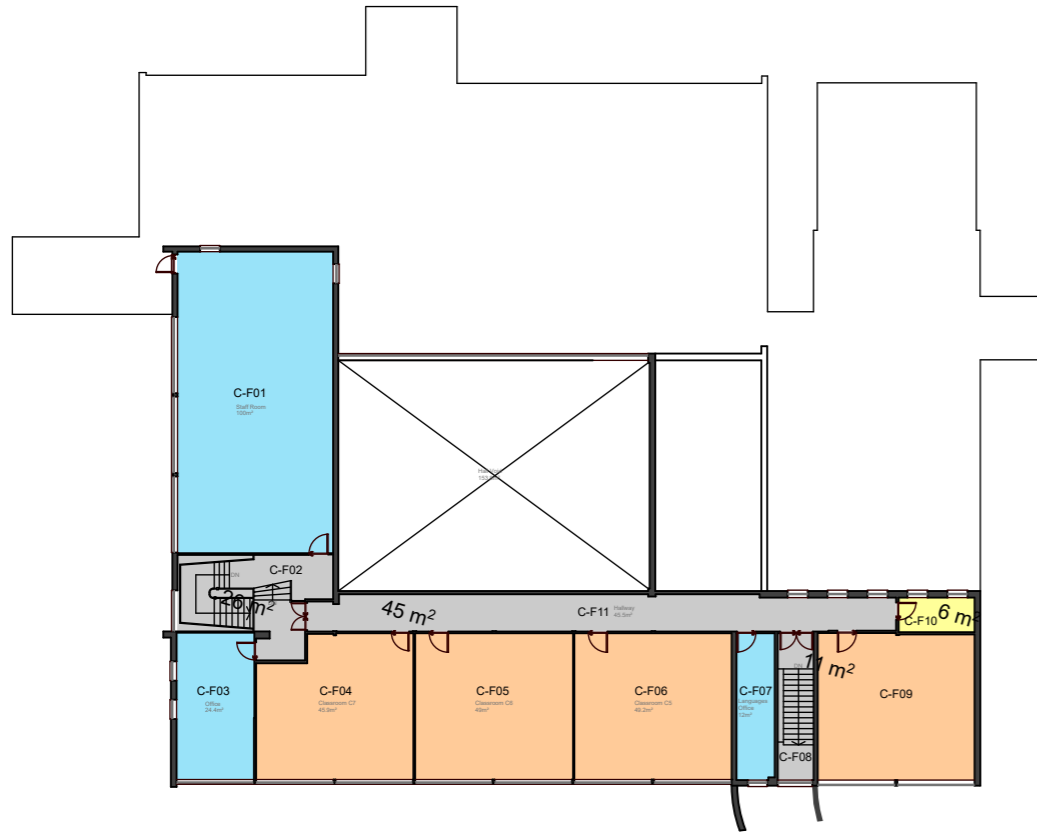
Drawn: **NA** Date: **Feb 2024**

Checked: **JJH** Scale @ A3: **1:200**

Pro. No: **C5884 / 011**
Drg No:

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C BLOCK		GIFA: Ground Floor : 1092m ² + 69m ²			
		First Floor : 430m ²			
		TOTAL : 1591m ²			
Type	Room No.	Room Name	Room Area m ²	Subject	
Ground	C-G01	Entrance / reception	69.9		
	C-G02	Store	5.6		
	C-G03	Store	8.5		
	C-G04	Office	23		
	C-G05	Data Office	22		
	C-G06	Store	9		
	C-G07	Store	4.6		
	C-G08	Staff WC	13.9		
	C-G09	Circulation	25.8		
	C-G10	WC	2.5		
	C-G11	Store	5.2		
	C-G12	Finance Office	23.3		
	C-G13	Business Office	17.7		
	C-G14	Circulation	129.8		
	C-G15	Classroom C3	48.9	PE	
	C-G16	Store	8		
	C-G17	Data Room	37.6		
	C-G18	Changing Room	30.9		
	C-G19	PE Office	5.5		
	C-G20	Exam Prep Room	35.7		
	C-G21	Filing Room	9.7		
	C-G22	Hallway	14.3		
	C-G23	Hall	153.8		
	C-G24	Store	3.1		
	C-G25	Store	2		
	C-G26	Store	5		
	C-G27	Store	7.5		
	C-G28	Gym	89.3		
	C-G29	WCs	13.7		
	C-G30	Store	9.7		
	C-G31	Office / Store	6.6		
	C-G32	WCs	13.5		
	C-G33	Library	89.8		
	C-G34	Lobby	8.8		
	C-G35	Store	7.1		
	C-G36	Store	9.2		
	C-G37	Store	4.4		
	C-G38	Store	9.7		
First	C-F01	Staff Room	100		
	C-F02	Circulation / Stair	26.5		
	C-F03	Office	24.4		
	C-F04	Classroom C7	45.9	Languages	
	C-F05	Classroom C6	49	Languages	
	C-F06	Classroom C5	49.2	Languages	
	C-F07	Languages Office	12		
	C-F08	Circulation / Stair	11.3		
	C-F09	Classroom	49.2	Languages	
	C-F10	Group Room	5.6		
	C-F11	Hallway	45.5		

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Do not scale.

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Notes:

C Block Existing

Rev: Date: Comment(s): Name: Check:

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

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: C Block Existing

Drawn: NA Date: Feb 2024

Checked: JJH Scale @ A3: NTS

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Drg No:

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D BLOCK		GIFA: Ground Floor : 1319m ²			
		TOTAL : 1319m ²			
Type	Room No.	Room Name	Room Area m ²	Subject	
Ground	D-G01	Circulation	115		
	D-G02	PE Store	15.6		
	D-G03	WC	3.8		
	D-G04	Utility	5.8		
	D-G05	PE Office	17.9		
	D-G06	Staff Room	13.8		
	D-G07	Girls Changing Room	74		
	D-G08	Boys Changing Room	73.7		
	D-G09	Store	16.8		
	D-G10	Store	1.3		
	D-G11	Store	1.8		
	D-G12	Dis. WC	6.7		
	D-G13	Music Store	11.8		
	D-G14	Letting's Office	6.5		
	D-G15	Office	9.3		
	D-G16	WCs	7.6		
	D-G17	Dis. WC	3.5		
	D-G18	Hallway	26.6		
	D-G19	Sports Hall	536.8		
	D-G20	Sports Hall Store	47.8		
	D-G21	Classroom D1	43.7	History	
	D-G22	Classroom D2	51.9	History	
	D-G23	Classroom D3	53.6	History	
	D-G24	Office / Store	21.8		
	D-G25	Store	11.5		
	D-G26	Classroom D4	48.5	History	
	D-G27	Store	3.6		
	D-G28	Staff Room	17.9		
	D-G29	Elec Cpb	2.5		
	D-G30	Store	1.9		
	D-G31	Circulation	20		
	D-G32	Plant	47.4		
	D-G33	Plant	19.6		

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Notes:

D Block Existing

Rev:	Date:	Comment(s):	Name:	Check:
Status:	PRELIMINARY	RIBA Stage:	1	
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascalls Academy Paddock Wood			
Title:	D Block Existing			
Drawn:	NA	Date:	Feb 2024	
Checked:	JJH	Scale @ A3:	NTS	
Pro. No.:	C5884 / 013			
Drg No.:	C5884 / 013			

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Notes:



F BLOCK	GIFA	Room No.	Room Name	Room Area m ²	Subject
	Ground Floor : 1603m ²				
	First Floor : 387m ²				
	TOTAL : 1990m ²				
Ground		F-G01	2021 Hall	547.2	
		F-G02	Store	13.1	
		F-G03	Store	13.3	
		F-G04	Store	22	
		F-G05	Changing Room	33.3	
		F-G06	Changing Room	28.9	
		F-G07	WC	11.1	
		F-G08	WC	12.2	
		F-G09	Circulation	19.2	
		F-G10	WC	8.9	
		F-G11	Store	8.2	
		F-G12	Store	3	
		F-G13	WC	6.3	
		F-G14	Office	16	
		F-G15	Store	3.6	
		F-G16	Store	5.4	
		F-G17	Classroom F5	98.9	Food Tech
		F-G18	Store	20	
		F-G19	Classroom F4	88.5	Food Tech
		F-G20	Classroom F3	86.9	Science
		F-G21	Store	16.2	
		F-G22	Classroom F2	93.5	Science
		F-G23	Store	1.7	
		F-G24	Circulation	148.8	
		F-G25	Office	13	
		F-G26	Store	3.2	
		F-G27	Circulation / Stair	35.4	
		F-G28	Classroom F1	84.3	Religious Education
		F-G29	Store	0.6	
		F-G30	Circulation	52.1	
		F-G31	Circulation / Stair	38.1	
		F-G32	Store	4	
		F-G33	Store	9.8	
First		F-F01	Classroom F11	53.7	PE
		F-F02	Classroom F12	60.9	Social sciences
		F-F03	Classroom F13	63.3	Social sciences
		F-F04	Classroom F14	61.8	Social sciences
		F-F05	Store	3.9	
		F-F06	Store	5.4	
		F-F07	Circulation / Stair	37.9	
		F-F08	Circulation	49.8	
		F-F09	Store	4.2	
		F-F10	Circulation / Stair	13.6	
		F-F11	Staff Room	14.6	

Rev: Date: Comment(s): Name: Check:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: F Block Existing

Drawn: NA Date: Feb 2024

Checked: JJH Scale @ A3: NTS

Pro. No: C5884 / 014
Drg No:

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F Block Existing

G BLOCK		GIFA: Ground Floor: 1052m ²		
		TOTAL : 1052m ²		
Type	Room No.	Room Name	Room Area m ²	Subject
Ground	G-G01	Circulation	33.5	
	G-G02	Classroom G1	76.6	Science
	G-G03	Classroom G2	83	Science
	G-G04	Store	0.9	
	G-G05	Circulation	37.3	
	G-G06	Store	1	
	G-G07	Store	6.2	
	G-G08	Office	11.1	
	G-G09	WC	5.6	
	G-G10	Classroom G5	80.1	Science
	G-G11	Classroom G6	80.2	Science
	G-G12	Store	15.8	
	G-G13	Science Prep Room	111.1	
	G-G14	Classroom G4	79.5	Science
	G-G15	Office	9	
	G-G16	Staff Room	18.9	
	G-G17	Circulation	51.5	
	G-G18	Classroom G10	79.8	Science
	G-G19	Classroom G7	80	Science
	G-G20	Classroom G8	79.5	Science
	G-G21	Classroom G9	79.4	Science
	G-G22	Plant	2.9	

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Notes:



G Block Existing

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage:

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

Project: **Mascalls Academy Paddock Wood**

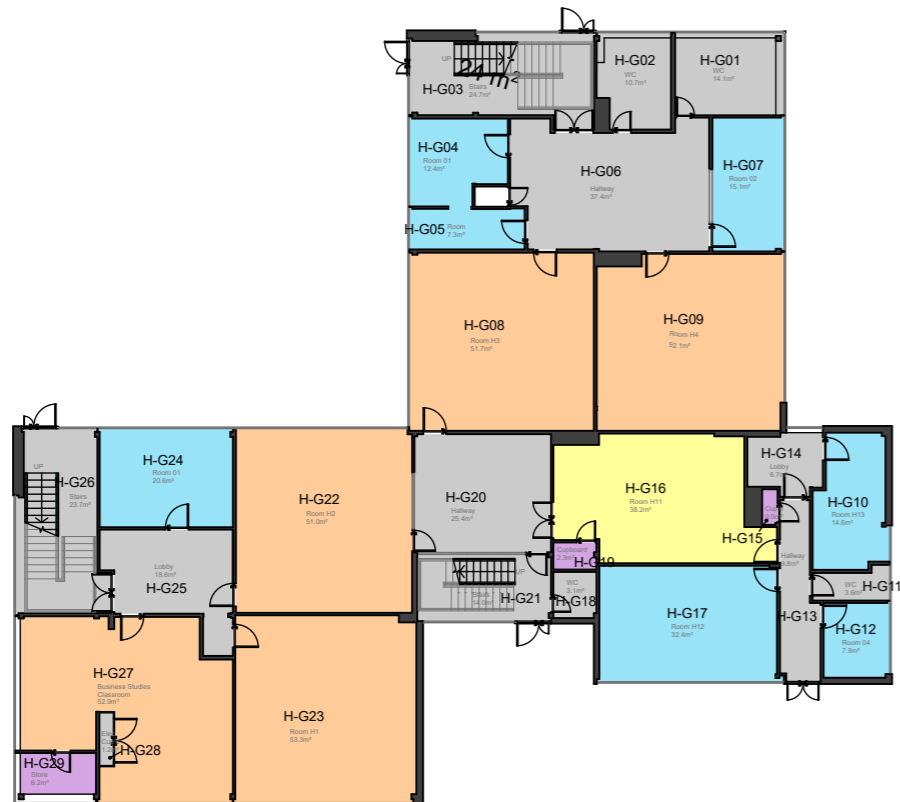
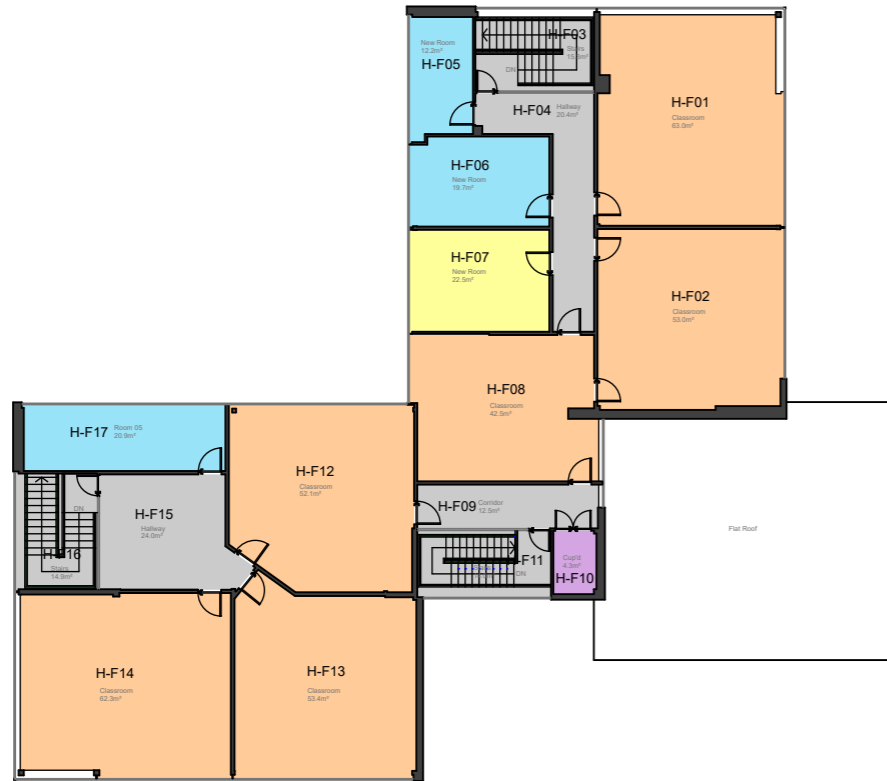
Title: **G Block Existing**

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

Checked: **JJH** Scale @ A3: **NTS**

Pro. No: **C5884 / 015**
Drg No:

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H BLOCK		GIFA: Ground Floor : 636m ²		
		First Floor : 523m ²		
		TOTAL : 1159m ²		
Type	Room No.	Room Name	Room Area m ²	Subject
Ground	H-G01	WC	14.1	
	H-G02	WC	10.7	
	H-G03	Stairs	24.7	
	H-G04	Assistant Principal Office	12.4	
	H-G05	Office	7.3	
	H-G06	Circulation	37.4	
	H-G07	Room 02	15.1	
	H-G08	Room H3	51.7	Maths
	H-G09	Room H4	52.1	Maths
	H-G10	Room H13	14.6	
	H-G11	WC	3.6	
	H-G12	Room 04	7.8	
	H-G13	Circulation	9.8	
	H-G14	Circulation	6.7	
	H-G15	Store	0.9	
	H-G16	Room H11	38.2	
	H-G17	Room H12	32.4	
	H-G18	WC	3.1	
	H-G19	Store	2.3	
	H-G20	Circulation	25.4	
	H-G21	Circulation	14	
	H-G22	Room H2	51	Maths
	H-G23	Room H1	53.3	Maths
	H-G24	Room 01	20.6	
	H-G25	Circulation	18.6	
	H-G26	Circulation / Stair	23.7	
	H-G27	Classroom	52.9	Business Studies
	H-G28	Elec Cpbd	1.2	
	H-G29	Store	6.2	
First	H-F01	Classroom	63	Maths
	H-F02	Classroom	53	Maths
	H-F03	Stairs	15.3	
	H-F04	Circulation	20.4	
	H-F05	Office	12.2	
	H-F06	Staff Room	19.7	
	H-F07	Maths Intervention Room	22.5	
	H-F08	Classroom	42.5	Maths
	H-F09	Circulation	12.5	
	H-F10	Store	4.3	
	H-F11	Stairs	14	
	H-F12	Classroom	52.1	Maths
	H-F13	Classroom	53.4	Maths
	H-F14	Classroom	62.3	Maths
	H-F15	Circulation	24	
	H-F16	Stairs	14.9	
	H-F17	Office	20.9	

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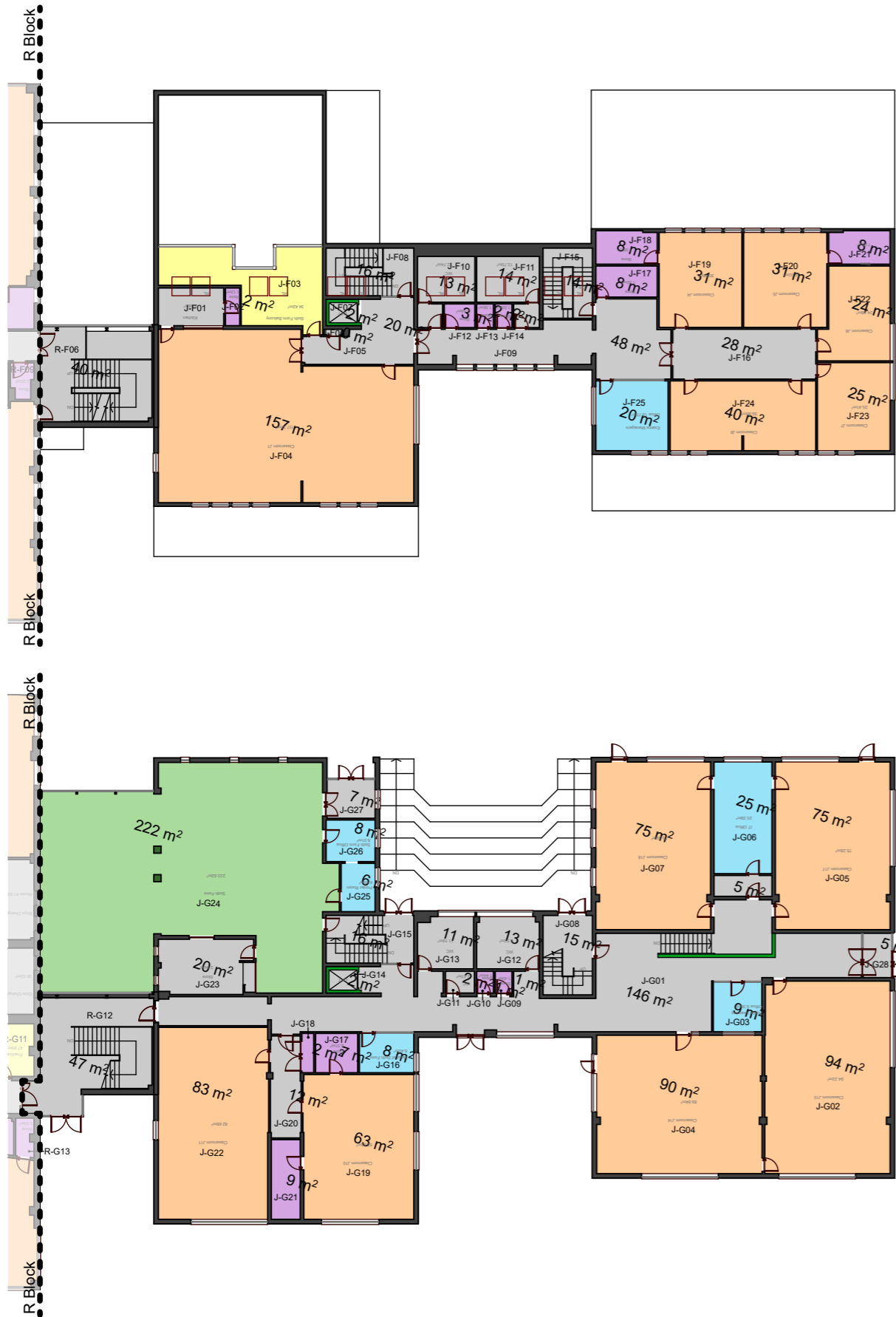
Notes:

H Block Existing

Rev:	Date:	Comment(s):	Name:	Check:
Status:	PRELIMINARY		RIBA Stage:	1
Client:	Crest Nicholson / Redrow / Persimmon			
Project:	Mascalls Academy Paddock Wood			
Title:	H Block Existing			
Drawn:	NA	Date:	Feb 2024	
Checked:	JJH	Scale @ A3:	NTS	
Pro. No.:	C5884 / 016			
Drg No.:				

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J BLOCK	GIFA: Ground Floor : 1082m ²			
	First Floor : 583m ²			
	TOTAL : 1665m ²			
	Type	Room No.	Room Name	Room Area m ²
Ground		J-G01	Circulation	146
		J-G02	Classroom J15	94.3
		J-G03	Office	9.4
		J-G04	Classroom J14	89.6
		J-G05	Classroom J17	75.3
		J-G06	Office	25.4
		J-G07	Classroom J18	75.3
		J-G08	Stairs	15.4
		J-G09	Store	1.4
		J-G10	Store	1.4
		J-G11	WC	2.5
		J-G12	WC	12.7
		J-G13	WC	11.2
		J-G14	Lift	2.2
		J-G15	Stairs	16.4
		J-G16	Office	8.4
		J-G17	Store	6.5
		J-G18	Store	1.8
		J-G19	Classroom J10	62.7
		J-G20	Circulation	12.1
		J-G21	Store	9.1
		J-G22	Classroom J11	82.7
		J-G23	Kitchen	20.4
		J-G24	Sixth Form Social	222.6
		J-G25	Reprographics	6.5
		J-G26	Office	8
		J-G27	Circulation	7.2
		J-G28	Circulation	4.9
First		J-F01	Kitchen	9.7
		J-F02	Store	2.1
		J-F03	Sixth Form balcony	34.4
		J-F04	Classroom J1	157.4
		J-F05	Circulation	20.4
		J-F06	Plant	0.4
		J-F07	Lift	2.2
		J-F08	Stairs	16.4
		J-F09	Circulation	47.9
		J-F10	WC	12.7
		J-F11	WC	13.8
		J-F12	Store	2.8
		J-F13	Store	1.6
		J-F14	Store	1.6
		J-F15	Stairs	13.6
		J-F16	Circulation	28
		J-F17	Store	7.5
		J-F18	Store	7.9
		J-F19	Classroom J4	30.8
		J-F20	Classroom J5	31
		J-F21	Store	8
		J-F22	Classroom J6	24.3
		J-F23	Classroom J7	25.1
		J-F24	Classroom J8	39.8
		J-F25	Office	19.8

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Notes:

J Block Existing

Rev: Date: Comment(s): Name: Check:

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

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: J Block Existing

Drawn: NA Date: Feb 2024

Checked: JJH Scale @ A3: NTS

Pro. No: C5884 / 017
Drg No:

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R BLOCK	GIFA	Room No.	Room Name	Room Area m²	Subject
	Ground Floor : 1130m²				
	First Floor : 1010m²				
	Second Floor : 984m²				
	TOTAL : 3124m²				
Type	Room No.	Room Name	Room Area m²	Subject	
Ground	R-G01	Circulation	162.7		
	R-G02	Classroom R7	90.7		Drama
	R-G03	Changing Room	41.9		
	R-G04	WC	2.7		
	R-G05	WC	8.3		
	R-G06	WC	5.9		
	R-G07	Changing Room	38.5		
	R-G08	Practice 1	7.4		
	R-G09	Practice 2	7.9		
	R-G10	Practice 3	7.9		
	R-G11	Practice 4	7.7		
	R-G12	Circulation	46.9		
	R-G13	Store	2.6		
	R-G14	Store	10.8		
	R-G15	Classroom R6	84.5		Music
	R-G16	Store	4.3		
	R-G17	Store	2.1		
	R-G18	Recording Studio	34.9		
	R-G19	Store	15.4		
	R-G20	Classroom R4	86.4		Music
	R-G21	Store	6.8		
	R-G22	Store	7		
	R-G23	Store (D+T)	37.9		
	R-G24	Store	20.4		
	R-G25	Lift	3.1		
	R-G26	Circulation	9.1		
	R-G27	Store	27.7		
	R-G28	Office	9.7		
	R-G29	Office	8.8		
	R-G30	Office	8.8		
	R-G31	Classroom R2	134.1		Dance
	R-G32	Classroom R1	134.9		Dance
	First	R-F01	Circulation	167.1	
R-F02		Classroom R16	115		Technology
R-F03		Office	21.3		
R-F04		Store	13		
R-F05		Circulation	15		
R-F06		Stairs	40.3		
R-F07		Store	6.1		
R-F08		Store	15.2		
R-F09		Store	2.9		
R-F10		Classroom R15	121.1		D+T workshop
R-F11		Classroom R14	110		D+T workshop
R-F12		Lift	3.1		
R-F13		Office	39.1		
R-F14		Classroom R13	111.6		D+T workshop
R-F15		Store	10.9		
R-F16		Store	9.8		
R-F17		Classroom R12	73.8		D+T workshop
R-F18		Classroom R11	101.6		D+T Textiles
R-F19		Office	8.3		
Second	R-S01	Circulation	159.6		
	R-S02	Classroom R27	113.2		Art
	R-S03	Staff Room	23.1		
	R-S04	Store	10.3		
	R-S05	WC	3.4		
	R-S06	Store	7.1		
	R-S07	Stairs	41.7		
	R-S08	Circulation	16.2		
	R-S09	Store	2.2		
	R-S10	Store	7.8		
	R-S11	Store	31.7		
	R-S12	Office	12		
	R-S13	Classroom R26	196.2		Art
	R-S14	Store	17.4		
	R-S15	Dark Room	25.4		
	R-S16	Store	0.6		
	R-S17	Circulation	3.7		
	R-S18	Circulation	3		
	R-S19	Classroom R22/R23	235.8		D+T Graphics

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Notes:

R Block Ground Floor Existing

Rev: Date: Comment(s): Name: Check:

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

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: R Block Ground Floor Existing

Drawn: NA Date: Feb 2024

Checked: JJH Scale @ A3: NTS

Pro. No: C5884 / 018
Drg No:

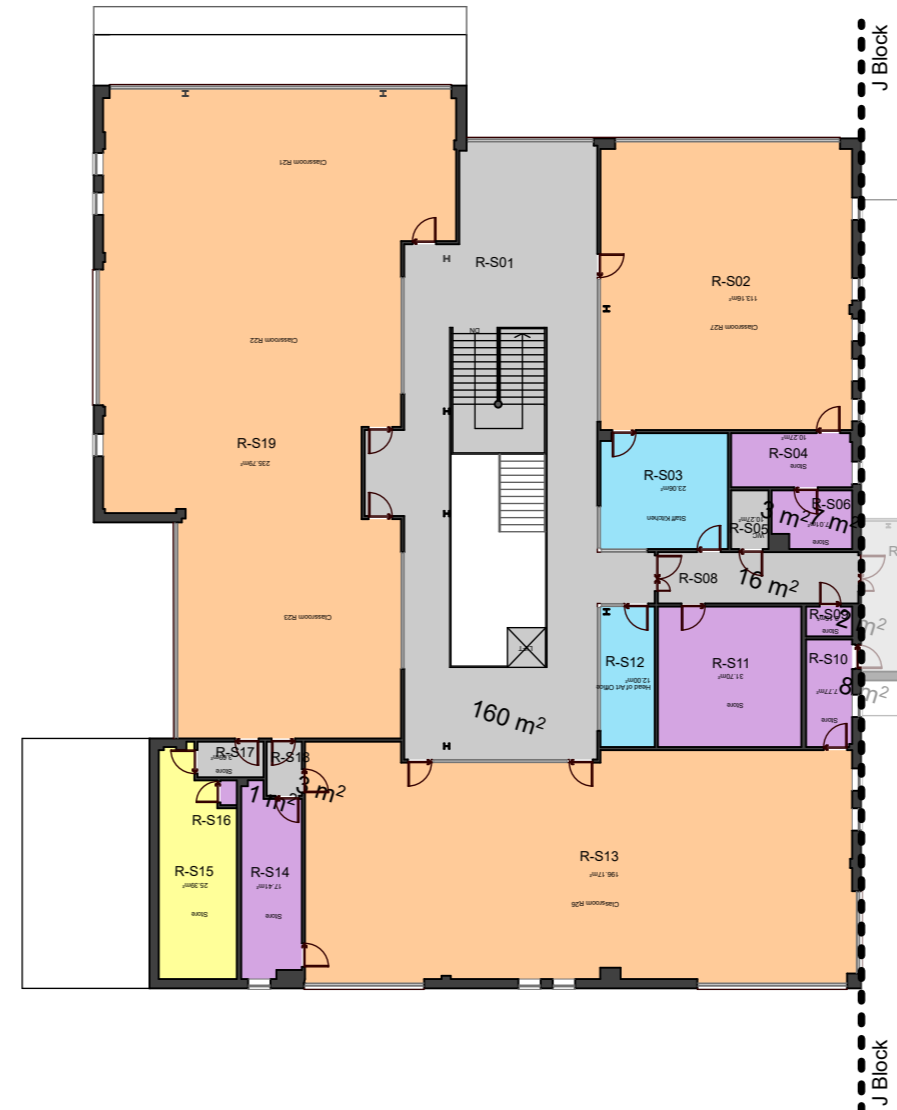
IDP ARCHITECTS. 27 SPON STREET COVENTRY CV1 3BA
URBAN DESIGNERS. T: +44 (0)24 7652 7600 E: info@idpgrp.com
PROJECT MANAGERS.
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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
Do not scale.

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

Notes:



R Block First + Second Floor Existing

Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage:

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: R Block First + Second Floor Existing

Drawn: NA Date: Feb 2024

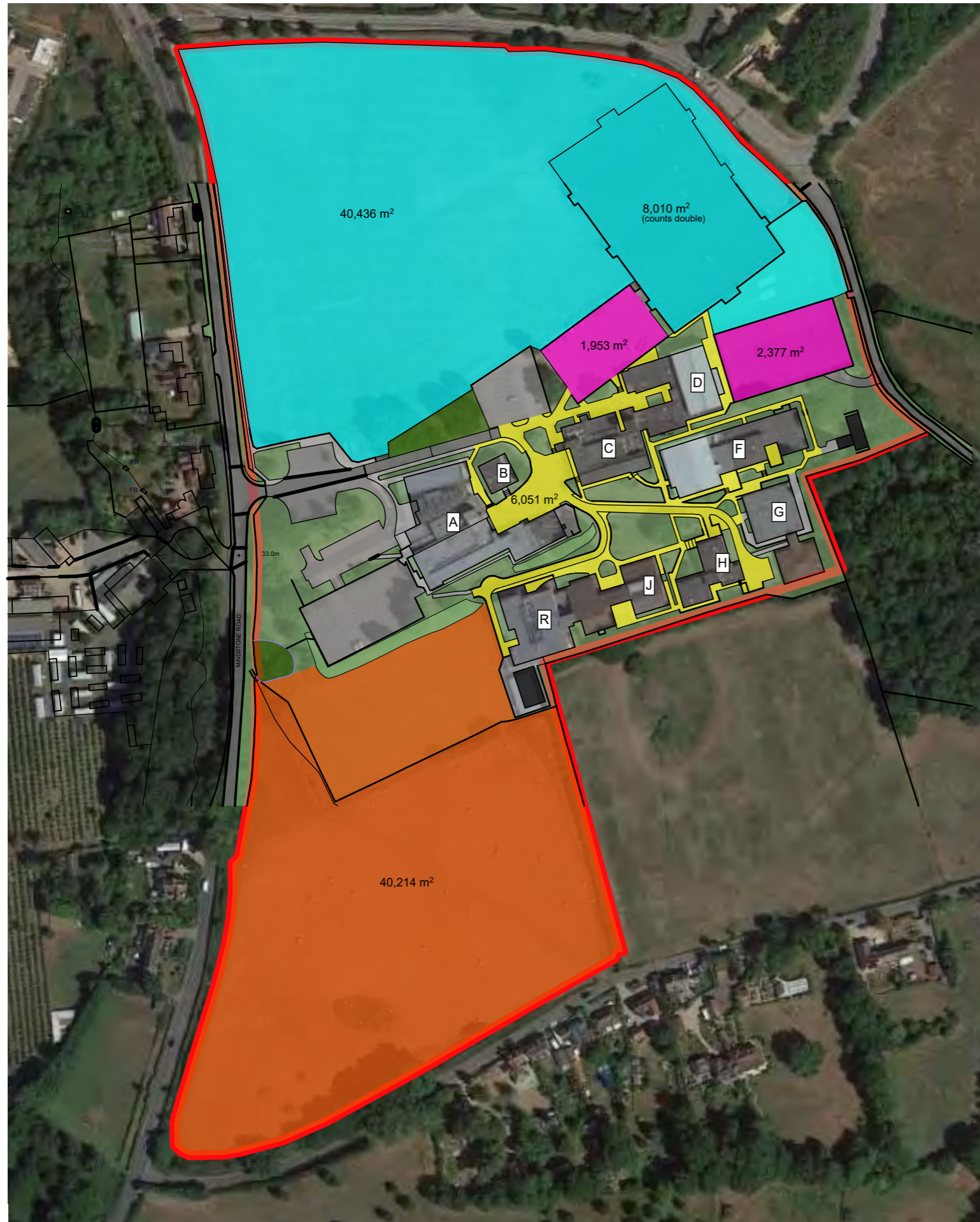
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Pro. No: C5884 / 019
Drg No:



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Existing Site Areas

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Notes:

	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	59,175	-12,719	75,300	-18,844
Hard outdoor PE	4,330	2,575	1,755	3,108	1,222	3,270	960
Soft informal and social area	40,214	3,500	36,714	4,210	36,004	4,560	35,654
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

B 23.04.24 Updated schedule NA JJH
 A 11.04.24 Updated schedule NA JJH
 Rev: Date: Comment(s): Name: Check:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: Existing Site Areas

Drawn: NA Date: March 2024

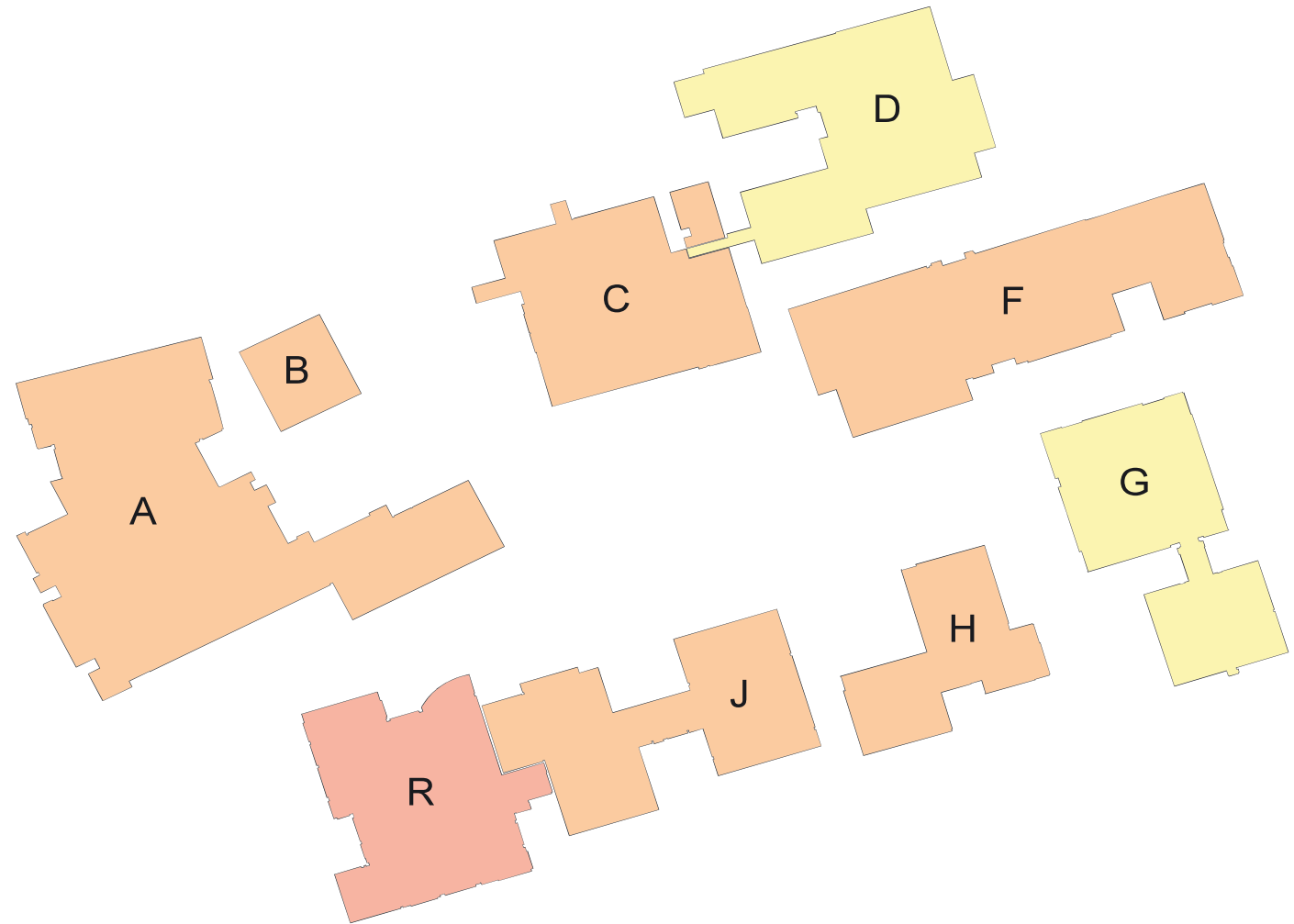
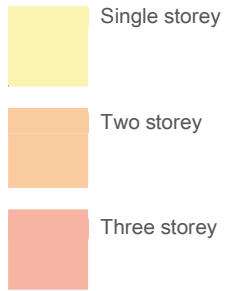
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 Drg No:

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

Key:



03

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

Rooms names	Mascalls Academy Existing		8FE BB103 Requirements		10FE BB103 Requirements		11FE BB103 Requirements		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	No. of rooms	Total Area (m ²)	No. of rooms	Total Area (m ²)	No. of Rooms	Total Area (m ²)	No. of rooms	Total Area (m ²)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	Comparison (+/-)		Comparison (+/-)		Comparison (+/-)		Comparison (+/-)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
<table border="1"> <thead> <tr> <th rowspan="2">CS884 Mascalls Academy</th> <th colspan="4">Mascalls Academy Existing</th> <th colspan="4">Review of Mascalls Academy Comparison Schedule</th> <th rowspan="2">Notes</th> </tr> <tr> <th>No. of rooms</th> <th>Total Area (m²)</th> <th>BB103 1450 capacity 8FE (1200) + 250 6th form</th> <th>Comparison (+/-)</th> <th>No. of rooms</th> <th>Total Area (m²)</th> <th>BB103 1805 capacity 10FE (1500) + 305 6th form</th> <th>Comparison (+/-)</th> <th>No. of rooms</th> <th>Total Area (m²)</th> <th>BB103 1980 capacity 11FE (1650) + 330 6th form</th> <th>Comparison (+/-)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Common</td> <td>Seminar room</td> <td>0</td> <td>3</td> <td>41</td> <td>123</td> <td>-3</td> <td>4</td> <td>-1</td> <td>164</td> <td>-4</td> <td>4</td> <td>-1</td> <td>164</td> <td rowspan="2">There are no rooms labelled as 'seminar room' on the existing plans, however there are a number of smaller classrooms which could be redesignated as seminar rooms. The existing school currently has 49 classroom spaces, which would meet the requirements of BB103 for an expansion to 10FE. An expansion to 11FE would require a total of 53 general teaching spaces.</td> </tr> <tr> <td>general classroom</td> <td>49</td> <td>36</td> <td>55</td> <td>1980</td> <td>13</td> <td>45</td> <td>55</td> <td>2475</td> <td>4</td> <td>49</td> <td>55</td> <td>2695</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>49</td> <td>2854.26</td> <td>39</td> <td>n/a</td> <td>2103</td> <td>10</td> <td>751.26</td> <td>0</td> <td>215.26</td> <td>53</td> <td>n/a</td> <td>2859</td> <td>-4</td> <td>-4.74</td> </tr> <tr> <td rowspan="2">ICT / Business studies</td> <td>ICT-rich classroom</td> <td>4</td> <td>4</td> <td>69</td> <td>276</td> <td>0</td> <td>6</td> <td>69</td> <td>414</td> <td>-2</td> <td>6</td> <td>69</td> <td>414</td> <td>-2</td> <td>-2</td> </tr> <tr> <td>ICT/business studies room</td> <td>3</td> <td>1</td> <td>69</td> <td>69</td> <td>2</td> <td>1</td> <td>69</td> <td>69</td> <td>2</td> <td>1</td> <td>69</td> <td>69</td> <td>2</td> <td>2</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>7</td> <td>532.8</td> <td>5</td> <td>n/a</td> <td>345</td> <td>2</td> <td>187.8</td> <td>7</td> <td>n/a</td> <td>483</td> <td>0</td> <td>49.8</td> <td>0</td> <td>49.8</td> </tr> <tr> <td rowspan="2">Science</td> <td>general science laboratory</td> <td>11</td> <td>9</td> <td>83</td> <td>747</td> <td>2</td> <td>11</td> <td>83</td> <td>913</td> <td>0</td> <td>12</td> <td>83</td> <td>996</td> <td>-1</td> <td>-1</td> </tr> <tr> <td>specialist science laboratory</td> <td>0</td> <td>3</td> <td>97</td> <td>291</td> <td>-3</td> <td>3</td> <td>97</td> <td>291</td> <td>-3</td> <td>3</td> <td>97</td> <td>291</td> <td>-3</td> <td>-3</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>11</td> <td>898.5</td> <td>12</td> <td>n/a</td> <td>1038</td> <td>-1</td> <td>-139.5</td> <td>14</td> <td>n/a</td> <td>1204</td> <td>-3</td> <td>-305.5</td> <td>15</td> <td>n/a</td> <td>1287</td> <td>-1</td> <td>-388.5</td> </tr> <tr> <td rowspan="2">Art</td> <td>general art room</td> <td>1</td> <td>2</td> <td>83</td> <td>166</td> <td>-1</td> <td>2</td> <td>83</td> <td>166</td> <td>-1</td> <td>2</td> <td>83</td> <td>166</td> <td>-1</td> <td>-1</td> </tr> <tr> <td>3D art room</td> <td>1</td> <td>2</td> <td>97</td> <td>194</td> <td>-1</td> <td>3</td> <td>97</td> <td>291</td> <td>-2</td> <td>3</td> <td>97</td> <td>291</td> <td>-2</td> <td>-2</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>2</td> <td>309.4</td> <td>4</td> <td>n/a</td> <td>360</td> <td>-2</td> <td>-50.6</td> <td>5</td> <td>n/a</td> <td>457</td> <td>-3</td> <td>-147.6</td> <td>5</td> <td>n/a</td> <td>457</td> <td>-3</td> <td>-147.6</td> </tr> <tr> <td rowspan="2">Music and Drama</td> <td>music classroom</td> <td>2</td> <td>2</td> <td>69</td> <td>138</td> <td>0</td> <td>2</td> <td>69</td> <td>138</td> <td>0</td> <td>4</td> <td>69</td> <td>276</td> <td>-2</td> <td>-2</td> </tr> <tr> <td>music + drama classrooms</td> <td>3</td> <td>0</td> <td>83</td> <td>0</td> <td>0</td> <td>0</td> <td>83</td> <td>0</td> <td>0</td> <td>1</td> <td>83</td> <td>83</td> <td>-1</td> <td>-1</td> </tr> <tr> <td></td> <td>drama studio</td> <td>0</td> <td>1</td> <td>97</td> <td>97</td> <td>2</td> <td>1</td> <td>97</td> <td>97</td> <td>2</td> <td>1</td> <td>97</td> <td>97</td> <td>2</td> <td>2</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>5</td> <td>481.6</td> <td>3</td> <td>n/a</td> <td>235</td> <td>2</td> <td>246.6</td> <td>3</td> <td>n/a</td> <td>235</td> <td>2</td> <td>246.6</td> <td>6</td> <td>n/a</td> <td>456</td> <td>-1</td> <td>-25.6</td> </tr> <tr> <td rowspan="2">Design and Technology</td> <td>DfT workshop</td> <td>4</td> <td>1</td> <td>111</td> <td>111</td> <td>3</td> <td>1</td> <td>111</td> <td>111</td> <td>3</td> <td>1</td> <td>111</td> <td>111</td> <td>3</td> <td>3</td> </tr> <tr> <td>DfT workshop</td> <td>1</td> <td>1</td> <td>97</td> <td>97</td> <td>0</td> <td>1</td> <td>97</td> <td>97</td> <td>0</td> <td>1</td> <td>97</td> <td>97</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>Food room</td> <td>2</td> <td>1</td> <td>97</td> <td>97</td> <td>1</td> <td>2</td> <td>97</td> <td>194</td> <td>0</td> <td>2</td> <td>97</td> <td>194</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>graphic products</td> <td>1</td> <td>1</td> <td>83</td> <td>83</td> <td>0</td> <td>1</td> <td>83</td> <td>83</td> <td>0</td> <td>2</td> <td>83</td> <td>166</td> <td>-1</td> <td>-1</td> </tr> <tr> <td></td> <td>constructional textiles</td> <td>1</td> <td>1</td> <td>83</td> <td>83</td> <td>0</td> <td>1</td> <td>83</td> <td>83</td> <td>0</td> <td>1</td> <td>83</td> <td>83</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>9</td> <td>1058.3</td> <td>5</td> <td>n/a</td> <td>471</td> <td>4</td> <td>585.3</td> <td>6</td> <td>n/a</td> <td>568</td> <td>-3</td> <td>-488.3</td> <td>7</td> <td>n/a</td> <td>651</td> <td>-2</td> <td>-405.3</td> </tr> <tr> <td></td> <td>Basic Teaching Area Total:</td> <td>83</td> <td>6132.36</td> <td>68</td> <td>n/a</td> <td>4552</td> <td>12</td> <td>1580.82</td> <td>84</td> <td>n/a</td> <td>5386</td> <td>-4</td> <td>-546.86</td> <td>92</td> <td>n/a</td> <td>6193</td> <td>10</td> <td>60.14</td> </tr> <tr> <td rowspan="2">Large spaces</td> <td>main hall</td> <td>1</td> <td>153.8</td> <td>1</td> <td>226</td> <td>226</td> <td>0</td> <td>-72.2</td> <td>1</td> <td>254</td> <td>254</td> <td>0</td> <td>-100.2</td> <td>1</td> <td>254</td> <td>254</td> <td>0</td> <td>-100.2</td> </tr> <tr> <td>school sports hall (4-court)</td> <td>2</td> <td>1</td> <td>594</td> <td>594</td> <td>1</td> <td>1</td> <td>594</td> <td>594</td> <td>1</td> <td>1</td> <td>594</td> <td>594</td> <td>1</td> <td>1</td> <td>594</td> <td>594</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>activity studio</td> <td>1</td> <td>1</td> <td>150</td> <td>150</td> <td>2</td> <td>2</td> <td>180</td> <td>360</td> <td>1</td> <td>2</td> <td>180</td> <td>360</td> <td>1</td> <td>2</td> <td>180</td> <td>360</td> <td>1</td> <td>2</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>6</td> <td>1596.1</td> <td>3</td> <td>n/a</td> <td>970</td> <td>3</td> <td>626.1</td> <td>4</td> <td>n/a</td> <td>1208</td> <td>2</td> <td>388.1</td> <td>4</td> <td>n/a</td> <td>1208</td> <td>2</td> <td>388.1</td> </tr> <tr> <td rowspan="2">Dining and Social Area</td> <td>dining area(s)</td> <td>1</td> <td>451.6</td> <td>1</td> <td>407</td> <td>407</td> <td>0</td> <td>44.8</td> <td>1</td> <td>472</td> <td>472</td> <td>0</td> <td>-20.2</td> <td>1</td> <td>446</td> <td>446</td> <td>0</td> <td>5.8</td> </tr> <tr> <td>social space (sixth form)</td> <td>1</td> <td>222.6</td> <td>1</td> <td>118</td> <td>118</td> <td>0</td> <td>104.6</td> <td>1</td> <td>132</td> <td>132</td> <td>0</td> <td>90.6</td> <td>1</td> <td>139</td> <td>139</td> <td>0</td> <td>83.6</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>2</td> <td>674.4</td> <td>2</td> <td>n/a</td> <td>525</td> <td>0</td> <td>149.4</td> <td>2</td> <td>n/a</td> <td>604</td> <td>0</td> <td>70.4</td> <td>2</td> <td>n/a</td> <td>585</td> <td>0</td> <td>89.4</td> </tr> <tr> <td></td> <td>Large Spaces Total:</td> <td>8</td> <td>2270.5</td> <td>5</td> <td>n/a</td> <td>1395</td> <td>3</td> <td>775.5</td> <td>6</td> <td>n/a</td> <td>1812</td> <td>2</td> <td>-438.5</td> <td>6</td> <td>n/a</td> <td>1793</td> <td>2</td> <td>-478.5</td> </tr> <tr> <td rowspan="2">Learning Resource</td> <td>library resource centre</td> <td>1</td> <td>89.8</td> <td>1</td> <td>188</td> <td>188</td> <td>0</td> <td>1</td> <td>230</td> <td>230</td> <td>0</td> <td>1</td> <td>251</td> <td>251</td> <td>0</td> <td>0</td> </tr> <tr> <td>sixth form study area(s)</td> <td>1</td> <td>34.42</td> <td>1</td> <td>76</td> <td>76</td> <td>0</td> <td>1</td> <td>83</td> <td>83</td> <td>0</td> <td>1</td> <td>90</td> <td>90</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>2</td> <td>124.22</td> <td>2</td> <td>n/a</td> <td>264</td> <td>0</td> <td>-139.78</td> <td>2</td> <td>n/a</td> <td>313</td> <td>0</td> <td>-188.78</td> <td>2</td> <td>n/a</td> <td>341</td> <td>0</td> <td>-216.78</td> </tr> <tr> <td rowspan="2">Creative-Art</td> <td>kiln room</td> <td>1</td> <td>1</td> <td>4</td> <td>4</td> <td>0</td> <td>1</td> <td>4</td> <td>4</td> <td>0</td> <td>1</td> <td>4</td> <td>4</td> <td>0</td> <td>0</td> </tr> <tr> <td>music practice / group rooms</td> <td>4</td> <td>1</td> <td>8</td> <td>8</td> <td>3</td> <td>1</td> <td>8</td> <td>8</td> <td>3</td> <td>7</td> <td>8</td> <td>56</td> <td>-3</td> <td>-3</td> </tr> <tr> <td></td> <td>extensive music practice room</td> <td>0</td> <td>5</td> <td>16</td> <td>80</td> <td>-5</td> <td>5</td> <td>16</td> <td>80</td> <td>-5</td> <td>8</td> <td>16</td> <td>128</td> <td>-8</td> <td>-8</td> </tr> <tr> <td></td> <td>recording control spaces</td> <td>1</td> <td>1</td> <td>8</td> <td>8</td> <td>0</td> <td>1</td> <td>8</td> <td>8</td> <td>0</td> <td>1</td> <td>8</td> <td>8</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>lighting / audio control room</td> <td>0</td> <td>1</td> <td>6</td> <td>6</td> <td>-1</td> <td>1</td> <td>6</td> <td>6</td> <td>-1</td> <td>1</td> <td>6</td> <td>6</td> <td>-1</td> <td>-1</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>6</td> <td>91.2</td> <td>9</td> <td>n/a</td> <td>106</td> <td>-3</td> <td>-14.8</td> <td>9</td> <td>n/a</td> <td>106</td> <td>-3</td> <td>-14.8</td> <td>18</td> <td>n/a</td> <td>202</td> <td>-12</td> <td>-110.8</td> </tr> <tr> <td rowspan="2">SEN and support spaces</td> <td>SEN resource base</td> <td>1</td> <td>1</td> <td>16</td> <td>16</td> <td>0</td> <td>1</td> <td>16</td> <td>16</td> <td>0</td> <td>1</td> <td>16</td> <td>16</td> <td>0</td> <td>0</td> </tr> <tr> <td>SEN therapy / MI room</td> <td>2</td> <td>1</td> <td>12</td> <td>12</td> <td>1</td> <td>1</td> <td>12</td> <td>12</td> <td>1</td> <td>1</td> <td>12</td> <td>12</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>small group room</td> <td>1</td> <td>5</td> <td>9</td> <td>45</td> <td>-4</td> <td>6</td> <td>9</td> <td>54</td> <td>-5</td> <td>7</td> <td>9</td> <td>63</td> <td>-6</td> <td>-6</td> </tr> <tr> <td></td> <td>large group room (SEN etc)</td> <td>2</td> <td>1</td> <td>16</td> <td>16</td> <td>1</td> <td>1</td> <td>16</td> <td>16</td> <td>1</td> <td>1</td> <td>16</td> <td>16</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>Sub Total:</td> <td>6</td> <td>183.5</td> <td>8</td> <td>n/a</td> <td>89</td> <td>-2</td> <td>-74.5</td> <td>9</td> <td>n/a</td> <td>98</td> <td>-8</td> <td>-85.6</td> <td>10</td> <td>n/a</td> <td>107</td> <td>-4</td> <td>-56.5</td> </tr> <tr> <td></td> <td>Learning Resource Areas Total:</td> <td>14</td> <td>378.10</td> <td>19</td> <td>n/a</td> <td>458</td> <td>-5</td> <td>-79.90</td> <td>20</td> <td>n/a</td> <td>517</td> <td>-6</td> <td>-137.90</td> <td>30</td> <td>n/a</td> <td>653</td> <td>16</td> <td>-270.90</td> </tr> <tr> <td></td> <td>Staff and Administration Areas Total:</td> <td>64</td> <td>1150.87</td> <td>41</td> <td>n/a</td> <td>551</td> <td>23</td> <td>599.87</td> <td>43</td> <td>n/a</td> <td>663</td> <td>21</td> <td>487.87</td> <td>44</td> <td>n/a</td> <td>707</td> <td>20</td> <td>443.87</td> </tr> <tr> <td></td> <td>Storage Areas Total:</td> <td>115</td> <td>1096.24</td> <td>65</td> <td>n/a</td> <td>593</td> <td>50</td> <td>503.24</td> <td>78</td> <td>n/a</td> <td>697</td> <td>37</td> <td>399.24</td> <td>82</td> <td>n/a</td> <td>732</td> <td>33</td> <td>364.24</td> </tr> <tr> <td></td> <td>TOTAL NET AREA:</td> <td></td> <td>11029.49</td> <td></td> <td>7650</td> <td></td> <td>3379.49</td> <td></td> <td>9275</td> <td></td> <td>1754.49</td> <td></td> <td>10075</td> <td></td> <td>954.49</td> </tr> <tr> <td rowspan="5">Non-Net Area</td> <td>Kitchen</td> <td>8</td> <td>192.5</td> <td>6</td> <td>n/a</td> <td>146.5</td> <td>51.0</td> <td>6</td> <td>n/a</td> <td>174</td> <td>23.9</td> <td>6</td> <td>n/a</td> <td>189</td> <td>9.9</td> <td>9.9</td> </tr> <tr> <td>Toilets / Changing</td> <td>50</td> <td>651.05</td> <td>24</td> <td>n/a</td> <td>474.8</td> <td>176.85</td> <td>24</td> <td>n/a</td> <td>553.8</td> <td>97.85</td> <td>24</td> <td>n/a</td> <td>610.8</td> <td>40.85</td> <td>40.85</td> </tr> <tr> <td>Plant</td> <td>1</td> <td>115.8</td> <td>n/a</td> <td>148.4</td> <td>32.6</td> <td>n/a</td> <td>178.9</td> <td>63.1</td> <td>n/a</td> <td>197.4</td> <td>81.6</td> <td>n/a</td> <td>197.4</td> <td>81.6</td> </tr> <tr> <td>Circulation</td> <td></td> <td>3227.76</td> <td>n/a</td> <td>1941</td> <td>1286.76</td> <td>n/a</td> <td>2383</td> <td>844.76</td> <td>n/a</td> <td>2579</td> <td>648.76</td> <td>n/a</td> <td>2579</td> <td>648.76</td> </tr> <tr> <td>Partitions</td> <td></td> <td>719.4</td> <td>n/a</td> <td>337</td> <td>382.0</td> <td>n/a</td> <td>409</td> <td>37</td> <td>n/a</td> <td>443</td> <td>276.4</td> <td>n/a</td> <td>443</td> <td>276.4</td> </tr> <tr> <td></td> <td>TOTAL NON-NET AREA:</td> <td></td> <td>4912.51</td> <td></td> <td>3060</td> <td></td> <td>1852.51</td> <td></td> <td>3710</td> <td></td> <td>1202.51</td> <td></td> <td>4030</td> <td></td> <td>882.51</td> </tr> <tr> <td></td> <td>TOTAL GROSS INTERNAL AREA:</td> <td></td> <td>15,942</td> <td></td> <td>10710</td> <td></td> <td>5,232</td> <td></td> <td>12985</td> <td></td> <td>2,957</td> <td></td> <td>14105</td> <td></td> <td>1,837</td> </tr> <tr> <td></td> <td>BB103 range for GfA:</td> <td></td> <td></td> <td></td> <td>10710 - 12183</td> <td></td> <td></td> <td></td> <td>12985 - 14714</td> <td></td> <td></td> <td></td> <td>14105 - 16000</td> <td></td> <td></td> </tr> </tbody> </table>										CS884 Mascalls Academy	Mascalls Academy Existing				Review of Mascalls Academy Comparison Schedule				Notes	No. of rooms	Total Area (m ²)	BB103 1450 capacity 8FE (1200) + 250 6th form	Comparison (+/-)	No. of rooms	Total Area (m ²)	BB103 1805 capacity 10FE (1500) + 305 6th form	Comparison (+/-)	No. of rooms	Total Area (m ²)	BB103 1980 capacity 11FE (1650) + 330 6th form	Comparison (+/-)	Common	Seminar room	0	3	41	123	-3	4	-1	164	-4	4	-1	164	There are no rooms labelled as 'seminar room' on the existing plans, however there are a number of smaller classrooms which could be redesignated as seminar rooms. The existing school currently has 49 classroom spaces, which would meet the requirements of BB103 for an expansion to 10FE. An expansion to 11FE would require a total of 53 general teaching spaces.	general classroom	49	36	55	1980	13	45	55	2475	4	49	55	2695		Sub Total:	49	2854.26	39	n/a	2103	10	751.26	0	215.26	53	n/a	2859	-4	-4.74	ICT / Business studies	ICT-rich classroom	4	4	69	276	0	6	69	414	-2	6	69	414	-2	-2	ICT/business studies room	3	1	69	69	2	1	69	69	2	1	69	69	2	2		Sub Total:	7	532.8	5	n/a	345	2	187.8	7	n/a	483	0	49.8	0	49.8	Science	general science laboratory	11	9	83	747	2	11	83	913	0	12	83	996	-1	-1	specialist science laboratory	0	3	97	291	-3	3	97	291	-3	3	97	291	-3	-3		Sub Total:	11	898.5	12	n/a	1038	-1	-139.5	14	n/a	1204	-3	-305.5	15	n/a	1287	-1	-388.5	Art	general art room	1	2	83	166	-1	2	83	166	-1	2	83	166	-1	-1	3D art room	1	2	97	194	-1	3	97	291	-2	3	97	291	-2	-2		Sub Total:	2	309.4	4	n/a	360	-2	-50.6	5	n/a	457	-3	-147.6	5	n/a	457	-3	-147.6	Music and Drama	music classroom	2	2	69	138	0	2	69	138	0	4	69	276	-2	-2	music + drama classrooms	3	0	83	0	0	0	83	0	0	1	83	83	-1	-1		drama studio	0	1	97	97	2	1	97	97	2	1	97	97	2	2		Sub Total:	5	481.6	3	n/a	235	2	246.6	3	n/a	235	2	246.6	6	n/a	456	-1	-25.6	Design and Technology	DfT workshop	4	1	111	111	3	1	111	111	3	1	111	111	3	3	DfT workshop	1	1	97	97	0	1	97	97	0	1	97	97	0	0		Food room	2	1	97	97	1	2	97	194	0	2	97	194	0	0		graphic products	1	1	83	83	0	1	83	83	0	2	83	166	-1	-1		constructional textiles	1	1	83	83	0	1	83	83	0	1	83	83	0	0		Sub Total:	9	1058.3	5	n/a	471	4	585.3	6	n/a	568	-3	-488.3	7	n/a	651	-2	-405.3		Basic Teaching Area Total:	83	6132.36	68	n/a	4552	12	1580.82	84	n/a	5386	-4	-546.86	92	n/a	6193	10	60.14	Large spaces	main hall	1	153.8	1	226	226	0	-72.2	1	254	254	0	-100.2	1	254	254	0	-100.2	school sports hall (4-court)	2	1	594	594	1	1	594	594	1	1	594	594	1	1	594	594	1	1		activity studio	1	1	150	150	2	2	180	360	1	2	180	360	1	2	180	360	1	2		Sub Total:	6	1596.1	3	n/a	970	3	626.1	4	n/a	1208	2	388.1	4	n/a	1208	2	388.1	Dining and Social Area	dining area(s)	1	451.6	1	407	407	0	44.8	1	472	472	0	-20.2	1	446	446	0	5.8	social space (sixth form)	1	222.6	1	118	118	0	104.6	1	132	132	0	90.6	1	139	139	0	83.6		Sub Total:	2	674.4	2	n/a	525	0	149.4	2	n/a	604	0	70.4	2	n/a	585	0	89.4		Large Spaces Total:	8	2270.5	5	n/a	1395	3	775.5	6	n/a	1812	2	-438.5	6	n/a	1793	2	-478.5	Learning Resource	library resource centre	1	89.8	1	188	188	0	1	230	230	0	1	251	251	0	0	sixth form study area(s)	1	34.42	1	76	76	0	1	83	83	0	1	90	90	0	0		Sub Total:	2	124.22	2	n/a	264	0	-139.78	2	n/a	313	0	-188.78	2	n/a	341	0	-216.78	Creative-Art	kiln room	1	1	4	4	0	1	4	4	0	1	4	4	0	0	music practice / group rooms	4	1	8	8	3	1	8	8	3	7	8	56	-3	-3		extensive music practice room	0	5	16	80	-5	5	16	80	-5	8	16	128	-8	-8		recording control spaces	1	1	8	8	0	1	8	8	0	1	8	8	0	0		lighting / audio control room	0	1	6	6	-1	1	6	6	-1	1	6	6	-1	-1		Sub Total:	6	91.2	9	n/a	106	-3	-14.8	9	n/a	106	-3	-14.8	18	n/a	202	-12	-110.8	SEN and support spaces	SEN resource base	1	1	16	16	0	1	16	16	0	1	16	16	0	0	SEN therapy / MI room	2	1	12	12	1	1	12	12	1	1	12	12	1	1		small group room	1	5	9	45	-4	6	9	54	-5	7	9	63	-6	-6		large group room (SEN etc)	2	1	16	16	1	1	16	16	1	1	16	16	1	1		Sub Total:	6	183.5	8	n/a	89	-2	-74.5	9	n/a	98	-8	-85.6	10	n/a	107	-4	-56.5		Learning Resource Areas Total:	14	378.10	19	n/a	458	-5	-79.90	20	n/a	517	-6	-137.90	30	n/a	653	16	-270.90		Staff and Administration Areas Total:	64	1150.87	41	n/a	551	23	599.87	43	n/a	663	21	487.87	44	n/a	707	20	443.87		Storage Areas Total:	115	1096.24	65	n/a	593	50	503.24	78	n/a	697	37	399.24	82	n/a	732	33	364.24		TOTAL NET AREA:		11029.49		7650		3379.49		9275		1754.49		10075		954.49	Non-Net Area	Kitchen	8	192.5	6	n/a	146.5	51.0	6	n/a	174	23.9	6	n/a	189	9.9	9.9	Toilets / Changing	50	651.05	24	n/a	474.8	176.85	24	n/a	553.8	97.85	24	n/a	610.8	40.85	40.85	Plant	1	115.8	n/a	148.4	32.6	n/a	178.9	63.1	n/a	197.4	81.6	n/a	197.4	81.6	Circulation		3227.76	n/a	1941	1286.76	n/a	2383	844.76	n/a	2579	648.76	n/a	2579	648.76	Partitions		719.4	n/a	337	382.0	n/a	409	37	n/a	443	276.4	n/a	443	276.4		TOTAL NON-NET AREA:		4912.51		3060		1852.51		3710		1202.51		4030		882.51		TOTAL GROSS INTERNAL AREA:		15,942		10710		5,232		12985		2,957		14105		1,837		BB103 range for GfA:				10710 - 12183				12985 - 14714				14105 - 16000		
CS884 Mascalls Academy	Mascalls Academy Existing				Review of Mascalls Academy Comparison Schedule				Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Common	Seminar room	0	3	41	123	-3	4	-1	164	-4	4	-1	164	There are no rooms labelled as 'seminar room' on the existing plans, however there are a number of smaller classrooms which could be redesignated as seminar rooms. The existing school currently has 49 classroom spaces, which would meet the requirements of BB103 for an expansion to 10FE. An expansion to 11FE would require a total of 53 general teaching spaces.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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	Sub Total:	7	532.8	5	n/a	345	2	187.8	7	n/a	483	0	49.8	0	49.8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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	Sub Total:	11	898.5	12	n/a	1038	-1	-139.5	14	n/a	1204	-3	-305.5	15	n/a	1287	-1	-388.5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	Sub Total:	2	309.4	4	n/a	360	-2	-50.6	5	n/a	457	-3	-147.6	5	n/a	457	-3	-147.6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	Sub Total:	5	481.6	3	n/a	235	2	246.6	3	n/a	235	2	246.6	6	n/a	456	-1	-25.6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	Sub Total:	9	1058.3	5	n/a	471	4	585.3	6	n/a	568	-3	-488.3	7	n/a	651	-2	-405.3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Basic Teaching Area Total:	83	6132.36	68	n/a	4552	12	1580.82	84	n/a	5386	-4	-546.86	92	n/a	6193	10	60.14																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	activity studio	1	1	150	150	2	2	180	360	1	2	180	360	1	2	180	360	1	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	Sub Total:	6	1596.1	3	n/a	970	3	626.1	4	n/a	1208	2	388.1	4	n/a	1208	2	388.1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	social space (sixth form)	1	222.6	1	118	118	0	104.6	1	132	132	0	90.6	1	139	139	0	83.6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Sub Total:	2	674.4	2	n/a	525	0	149.4	2	n/a	604	0	70.4	2	n/a	585	0	89.4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Large Spaces Total:	8	2270.5	5	n/a	1395	3	775.5	6	n/a	1812	2	-438.5	6	n/a	1793	2	-478.5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	sixth form study area(s)	1	34.42	1	76	76	0	1	83	83	0	1	90	90	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Sub Total:	2	124.22	2	n/a	264	0	-139.78	2	n/a	313	0	-188.78	2	n/a	341	0	-216.78																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	music practice / group rooms	4	1	8	8	3	1	8	8	3	7	8	56	-3	-3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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	Sub Total:	6	91.2	9	n/a	106	-3	-14.8	9	n/a	106	-3	-14.8	18	n/a	202	-12	-110.8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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	Sub Total:	6	183.5	8	n/a	89	-2	-74.5	9	n/a	98	-8	-85.6	10	n/a	107	-4	-56.5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Learning Resource Areas Total:	14	378.10	19	n/a	458	-5	-79.90	20	n/a	517	-6	-137.90	30	n/a	653	16	-270.90																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Staff and Administration Areas Total:	64	1150.87	41	n/a	551	23	599.87	43	n/a	663	21	487.87	44	n/a	707	20	443.87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Storage Areas Total:	115	1096.24	65	n/a	593	50	503.24	78	n/a	697	37	399.24	82	n/a	732	33	364.24																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	TOTAL NET AREA:		11029.49		7650		3379.49		9275		1754.49		10075		954.49																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Non-Net Area	Kitchen	8	192.5	6	n/a	146.5	51.0	6	n/a	174	23.9	6	n/a	189	9.9	9.9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Toilets / Changing	50	651.05	24	n/a	474.8	176.85	24	n/a	553.8	97.85	24	n/a	610.8	40.85	40.85																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Plant	1	115.8	n/a	148.4	32.6	n/a	178.9	63.1	n/a	197.4	81.6	n/a	197.4	81.6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	Circulation		3227.76	n/a	1941	1286.76	n/a	2383	844.76	n/a	2579	648.76	n/a	2579	648.76																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	Partitions		719.4	n/a	337	382.0	n/a	409	37	n/a	443	276.4	n/a	443	276.4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	TOTAL NON-NET AREA:		4912.51		3060		1852.51		3710		1202.51		4030		882.51																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	TOTAL GROSS INTERNAL AREA:		15,942		10710		5,232		12985		2,957		14105		1,837																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	BB103 range for GfA:				10710 - 12183				12985 - 14714				14105 - 16000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

		Mascalls Academy 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 (+/-)		Notes		
		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)	No. of rooms	Average area of space (m ²)	Total Area (m ²)	No. of Rooms	Total Area (m ²)	No. of rooms	Average area of space (m ²)	Total Area (m ²)	No. of Rooms	Total Area (m ²)			
Basic Teaching Area	Classrooms	seminar room	0		3	41	123	-3		4	41	164	-4		4	41	164	-4	There are no rooms labelled as 'seminar room' on the existing plans, however there are a number of smaller classrooms which could be redesignated as seminar rooms. The existing school currently has 49 classroom spaces, which would meet the requirements of BB103 for an expansion to 10FE. An expansion to 11FE would require a total of 53 general teaching spaces.		
		general classroom	49		36	55	1980	13		45	55	2475	4		49	55	2695	0			
		Sub Total:	49	2854.26	39	n/a	2103	10	751.26	49	n/a	2639	0	215.26	53	n/a	2859	-4		-4.74	
	ICT / Business Studies	ICT-rich classroom	4		4	69	276	0		6	69	414	-2		6	69	414	-2	The existing school has 7no. ICT-rich / Business studies classrooms which meets the recommendations for expansion to 11FE.		
		ICT/business studies room	3		1	69	69	2		1	69	69	2		1	69	69	2			
		Sub Total:	7	532.8	5	n/a	345	2	187.8	7	n/a	483	0	49.8	7	n/a	483	0		49.8	
	Science	general science laboratory	11		9	83	747	2		11	83	913	0		12	83	996	-1	The existing school has 11no. general science laboratories. Expansion to 10FE would require a total of 14no., and an expansion to 11FE would require a total of 15no.		
		specialist science laboratory	0		3	97	291	-3		3	97	291	-3		3	97	291	-3			
		Sub Total:	11	898.5	12	n/a	1038	-1	-139.5	14	n/a	1204	-3	-305.5	15	n/a	1287	-4		-388.5	
	Art	general art room	1		2	83	166	-1		2	83	166	-1		2	83	166	-1	The existing school has 2no. general art rooms. It is worth noting that one of the existing art rooms is double the BB103 recommended size, and therefore could be considered to provide 2no. general art rooms in itself, meaning the school has 3no. art rooms as existing. Expansion to either 10FE of 11FE would require a total of 5no.		
		3D art room	1		2	97	194	-1		3	97	291	-2		3	97	291	-2			
		Sub Total:	2	309.4	4	n/a	360	-2	-50.6	5	n/a	457	-3	-147.6	5	n/a	457	-3		-147.6	
	Music and Drama	music classroom	2		2	69	138	0		2	69	138	0		4	69	276	-2	The existing school has 2no. Music classrooms. There would not be any additional music classrooms required for an expansion to 10FE. An expansion to 11FE would require a total of 4no. The existing school has 3no. drama classrooms. 1no. drama classroom is sufficient to meet BB103 requirements up to 11FE.		
		music + drama classrooms	0		0	83	0	0		0	83	0	0		1	83	83	-1			
		drama studio	3		1	97	97	2		1	97	97	2		1	97	97	2			
	Design and Technology	D+T workshop	4		1	111	111	3		1	111	111	3		1	111	111	3	The existing school has a large overprovision of technology classrooms in comparison to the BB103 requirements. Even at an expansion to 11FE, there are 2 additional classrooms in comparison to the requirements. Also to note some of the technology classrooms are very large spaces, for example the graphics classroom is 235.8m ² , in comparison to the BB103 recommended 83m ² .		
		D+T workshop	1		1	97	97	0		1	97	97	0		1	97	97	0			
		food room	2		1	97	97	1		2	97	194	0		2	97	194	0			
		graphic products	1		1	83	83	0		1	83	83	0		2	83	166	-1			
		constructional textiles	1		1	83	83	0		1	83	83	0		1	83	83	0			
		Sub Total:	9	1056.3	5	n/a	471	4	585.3	6	n/a	568	3	488.3	7	n/a	651	2		405.3	
	Basic Teaching Area Total:		83	6132.86	68	n/a	4552	15	1580.86	84	n/a	5586	-1	546.86	93	n/a	6193	-10	-60.14		
	Large spaces	Halls and Indoor PE	main hall	1	153.8	1	226	226	0	-72.2	1	254	254	0	-100.2	1	254	254	0	-100.2	The school has an over provision of large spaces in comparison to the BB103 recommendations. Whilst the main hall is below the recommended floor area, the school has an additional sports hall in comparison to the BB103 recommendations.
			school sports hall (4-court)	2		1	594	594	1		1	594	594	1		1	594	594	1		
activity studio			3		1	150	150	2		2	180	360	1		2	180	360	1			
Sub Total:		6	1596.1	3	n/a	970	3	626.1	4	n/a	1208	2	388.1	4	n/a	1208	2	388.1			
Dining and Social Areas		dining area(s)	1	451.8	1	407	407	0	44.8	1	472	472	0	-20.2	1	446	446	0	5.8		
	social space (sixth form)	1	222.6	1	118	118	0	104.6	1	132	132	0	90.6	1	139	139	0	83.6			
Large Spaces Total:		8	2270.5	5	n/a	1495	3	775.5	6	n/a	1812	2	458.5	6	n/a	1793	2	477.5			
Learning Resource Areas	Learning Resource	library resource centre	1	89.8	1	188	188	0		1	230	230	0		1	251	251	0			
		sixth form study area(s)	1	34.42	1	76	76	0		1	83	83	0		1	90	90	0			
		Sub Total:	2	124.22	2	n/a	264	0	-139.78	2	n/a	313	0	-188.78	2	n/a	341	0	-216.78		
	Creative Art	kiln room	1		1	4	4	0		1	4	4	0		1	4	4	0			
		music practice / group rooms	4		1	8	8	3		1	8	8	3		7	8	56	-3			
		extensive music practice room	0		5	16	80	-5		5	16	80	-5		8	16	128	-8			
		recording control spaces	1		1	8	8	0		1	8	8	0		1	8	8	0			
		lighting / audio control room	0		1	6	6	-1		1	6	6	-1		1	6	6	-1			
	Sub Total:		6	91.2	9	n/a	106	-3	-14.8	9	n/a	106	-3	-14.8	18	n/a	202	-12	-110.8		
	SEN and support spaces	SEN resource base	1		1	16	16	0		1	16	16	0		1	16	16	0			
		SEN therapy / MI room	2		1	12	12	1		1	12	12	1		1	12	12	1			
		small group room	1		5	9	45	-4		6	9	54	-5		7	9	63	-6			
		large group room (SEN etc)	2		1	16	16	1		1	16	16	1		1	16	16	1			
Sub Total:		6	163.6	8	n/a	89	-2	74.6	9	n/a	98	-3	65.6	10	n/a	107	-4	56.6			
Learning Resource Areas Total:		14	379.02	19	n/a	459	-5	-79.98	20	n/a	517	-6	-137.98	30	n/a	650	-16	-270.98			
Staff and Administration Areas Total:		64	1150.87	41	n/a	551	23	599.87	43	n/a	663	21	487.87	44	n/a	707	20	443.87			
Storage Areas Total:		115	1096.24	65	n/a	593	50	503.24	78	n/a	697	37	399.24	82	n/a	732	33	364.24			
TOTAL NET AREA:		11029.49		7650			3379.49		9275			1754.49		10075			954.49				
Non-net area	Kitchen	8	197.9	6	n/a	146.5		51.4	6	n/a	174		23.9	6	n/a	188		9.9			
	Toilets / Changing	50	651.65	24	n/a	474.8		176.85	24	n/a	553.8		97.85	24	n/a	610.8		40.85			
	Plant		115.8		n/a	148.4		-32.6		n/a	178.9		-63.1		n/a	197.4		-81.6			
	Circulation		3227.76		n/a	1941		1286.76		n/a	2383		844.76		n/a	2579		648.76			
	Partitions		719.4		n/a	337		382.4		n/a	408		311.4		n/a	443		276.4			
TOTAL NON-NET AREA:		4912.51		3060			1852.51		3710			1202.51		4030			882.51				
TOTAL GROSS INTERNAL AREA:		10710		10710			5232		12985			2957		14105			1,837				
BB103 range for GIA:		15,942		10710 - 12183			5,232		12985 - 14744			2,957		14105 - 16006			1,837				

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	35,654
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

04

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 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.



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

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

Notes:

Rev: Date: Comment(s): Name: Check:

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

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

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

Drawn: NA Date: April 2024

Checked: JJH Scale @ A3: 1:1000

Pro. No: C5884 / 041
Drg No:

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Preliminary Proposal (3FE Expansion) - Site Plan

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Notes:



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:	Mascal's Academy Paddock Wood			
Title:	Preliminary Proposal (3FE Expansion) - Ground Floor			
Drawn:	NA	Date:	April 2024	
Checked:	JJH	Scale @ A2:	1:500	
Pro. No.:	C5884 / 042A			
Dirg No.:	C5884 / 042A			

Preliminary Proposal (3FE Expansion) - Ground Floor



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Notes:



Rev: Date: Comment(s): Name: Check:

Status: **PRELIMINARY** RIBA Stage:

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

Title: Preliminary Proposal (3FE Expansion) - First Floor

Drawn: NA Date: April 2024

Checked: JJH Scale @ A2: 1:500

Pro. No: C5884 / 043
 Drg No:

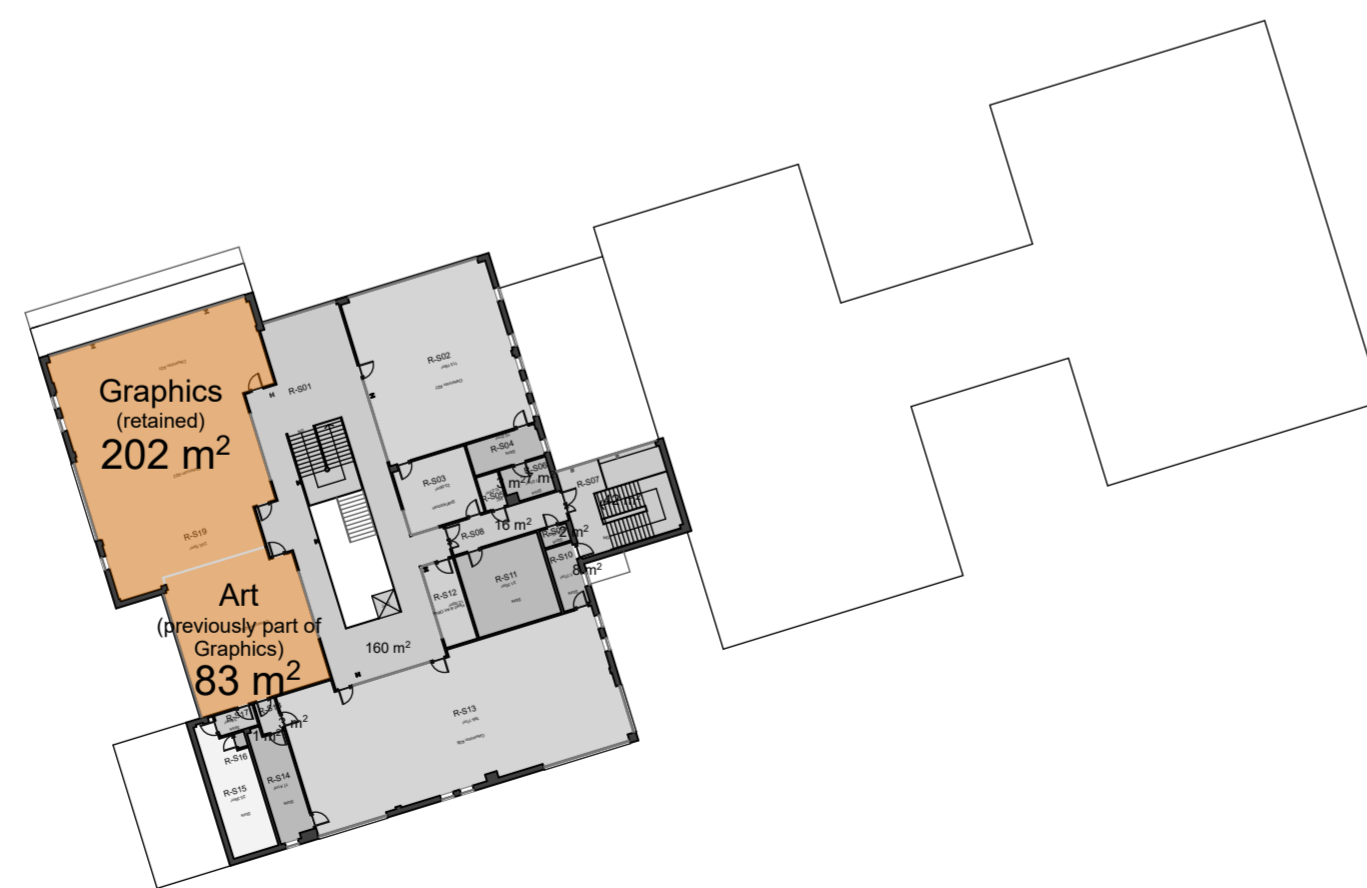
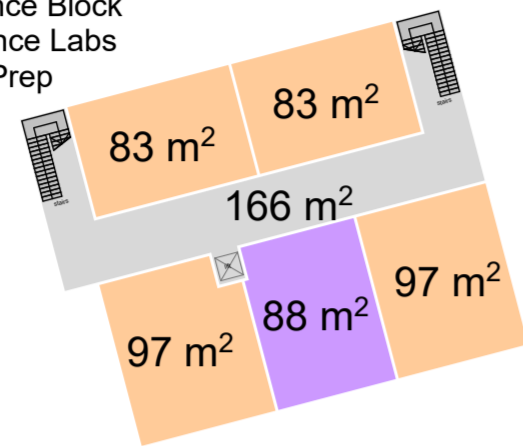
Preliminary Proposal (3FE Expansion) - First Floor



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New Science Block
13 x Science Labs
and Prep



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Notes:

Rev.	Date:	Comment(s):	Name:	Check:

Status: **PRELIMINARY** RIBA Stage:

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

Project: **Mascalls Academy Paddock Wood**

Title: **Preliminary Proposal (3FE Expansion) - Second Floor**

Drawn: **NA** Date: **April 2024**

Checked: **JJH** Scale @ A2: **1:500**

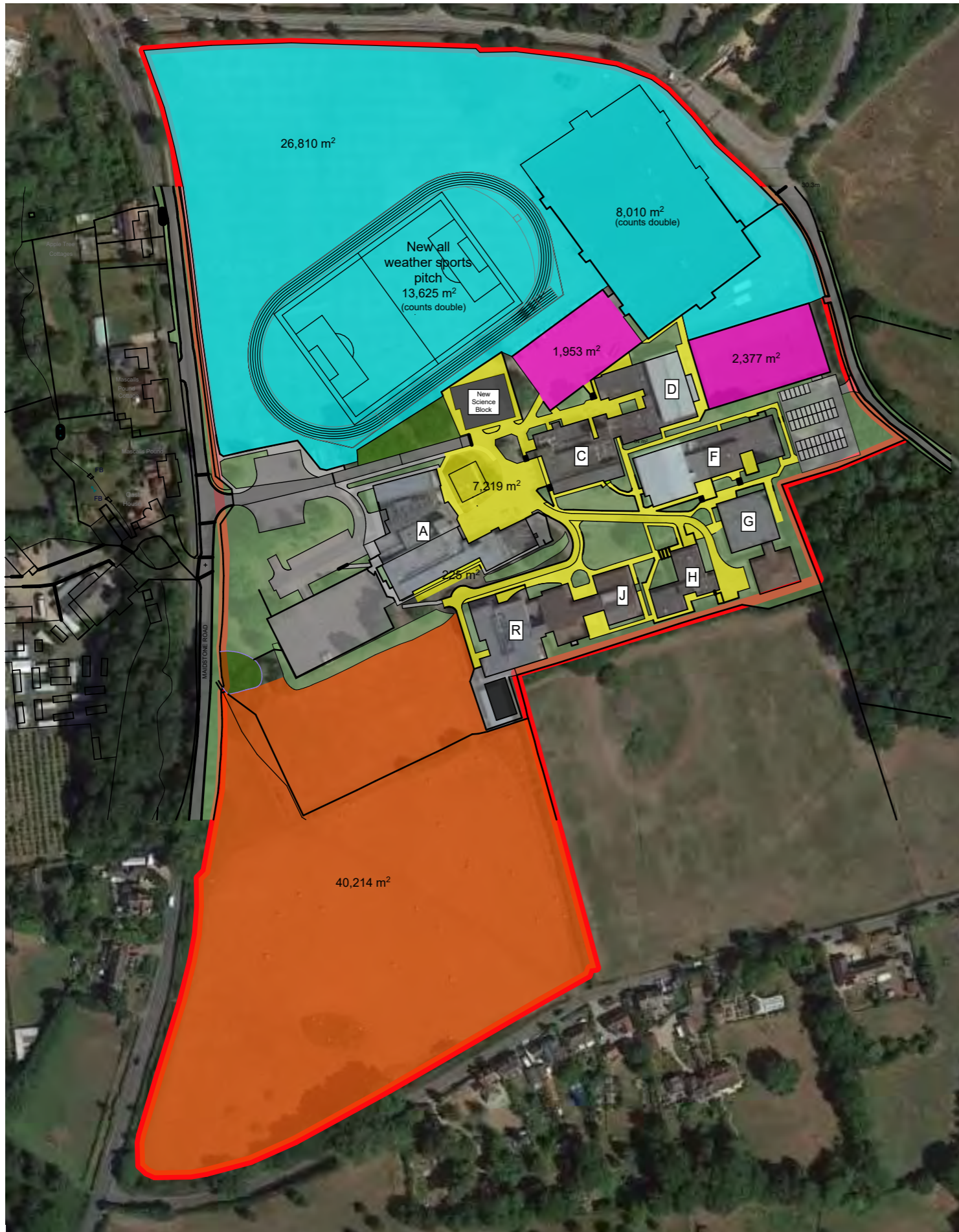
Pro. No: **C5884 / 044**
Drg No:

Preliminary Proposal (3FE Expansion) - Second Floor



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Preliminary Proposal (3FE Expansion) - Site Areas

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

Notes:

	3FE Proposal Site Areas	BB103 1805 capacity 10FE (1500) + 305 6th form	Comparison (+/-)	BB103 1980 capacity 11FE (1650) + 330 6th form	Comparison (+/-)
Soft outdoor PE	70,090	69,175	905	75,300	-5,210
Hard outdoor PE	4,340	3,108	1,232	3,370	960
Soft informal and social area	40,214	4,210	36,004	4,560	35,654
Hard informal and social area	7,444	2,005	5,439	2,180	5,264
Habitat		903	-903	990	-990
Minimum total site area	133,228	99,250	33,978	108,000	25,228
Maximum total site area	133,228	124,715	8,513	135,740	-2,512

A 24.04.24 Areas revised. NA JJH
Rev: Date: Comment(s): Name: Check:

Status: PRELIMINARY RIBA Stage: 1

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

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

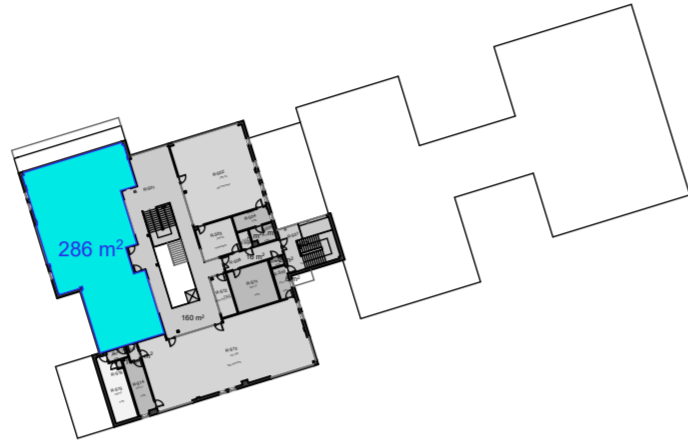
Drawn: NA Date: April 2024

Checked: JJH Scale @ A3: 1:2500

Pro. No: C5884 / 045A
Drg No:

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Second Floor





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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
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Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

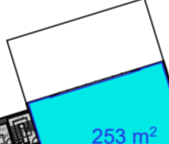
Notes:

 Demolition
Total : 660m²

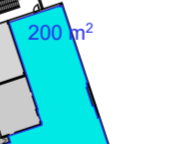
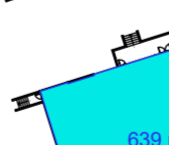
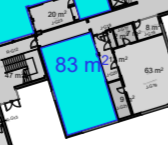
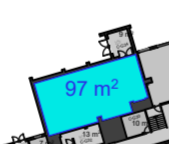
 New Build
Total : 1,893m²

 Remodelling / Refurbishment
Total : 2,295m²

First Floor



Ground Floor



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

Status: PRELIMINARY RIBA Stage: 

Client: Crest Nicholson / Redrow / Persimmon


Project: Mascalls Academy Paddock Wood

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

Drawn: NA Date: April 2024

Checked: JJH Scale @ A2: 1:1000

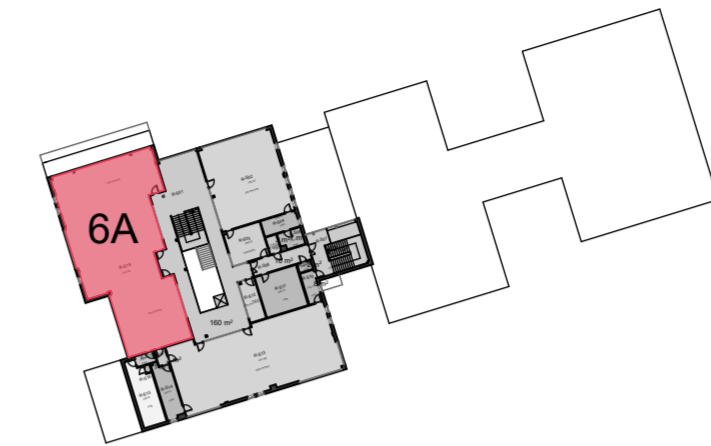
Pro. No: C5884 / 046A
Drg No:



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Preliminary Proposal (3FE Expansion) - Proposal Areas



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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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
Do not scale.
Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

Notes:

C	23.05.24	Security lobby added.	NA	JJH
B	22.05.24	Notes revised.	NA	JJH
A	24.04.24	External areas revised.	NA	JJH
Rev:	Date:	Comment(s):	Name:	Check:

Status: **PRELIMINARY** RIBA Stage:

Client: Crest Nicholson / Redrow / Persimmon

Project: Mascalls Academy Paddock Wood

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

Drawn: NA Date: April 2024

Checked: JJH Scale @ A2: 1:1000

Pro. No: C5884 / 047C
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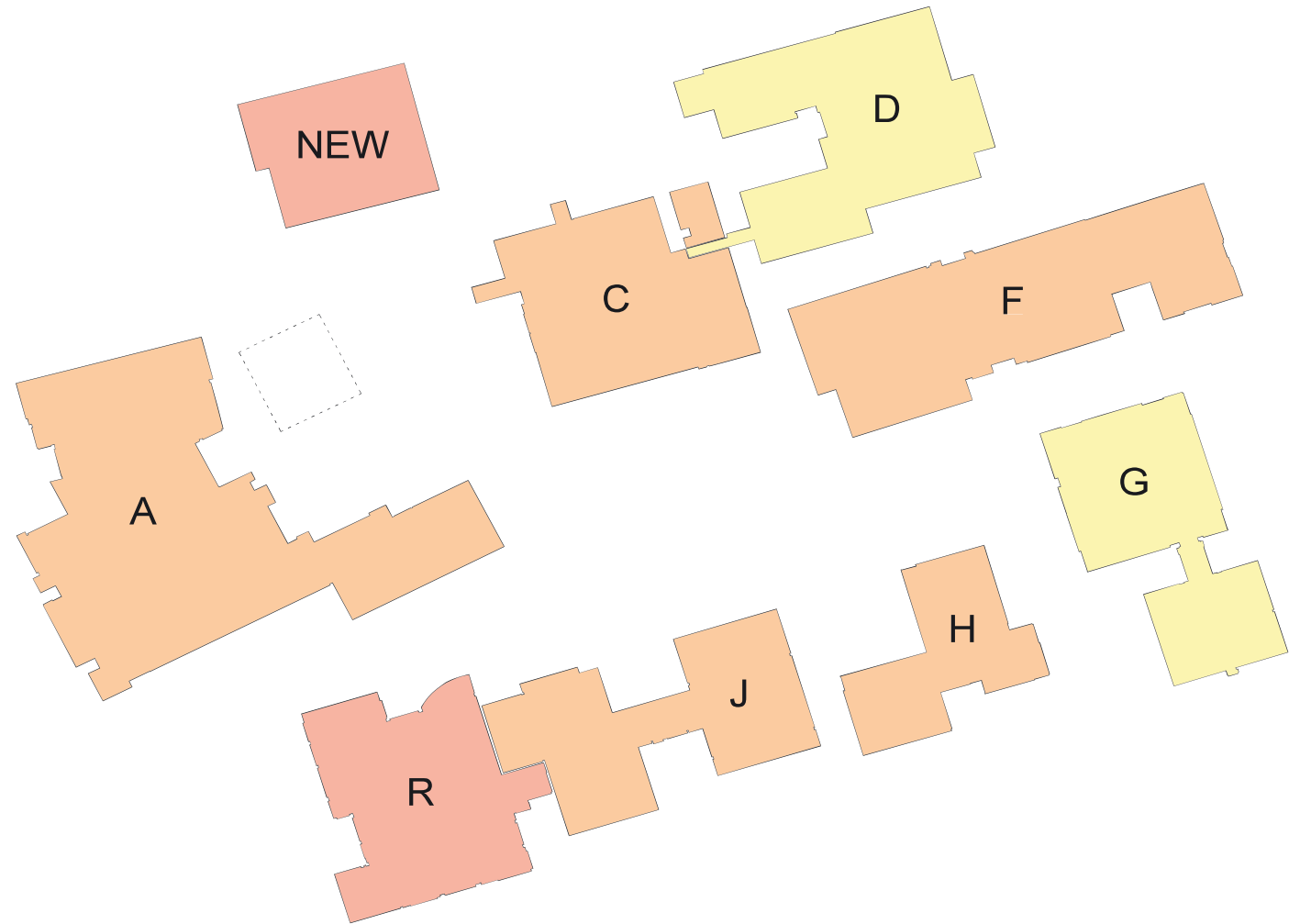
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Preliminary Proposal (3FE Expansion) - Phasing Plan

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

Key:

-  Single storey
-  Two storey
-  Three storey





		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.