

05

PROPOSAL B 2FE EXPANSION

NOTES ON PROPOSAL

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FIRST FLOOR PLAN

SECOND FLOOR PLAN

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PROPOSAL AREAS

PHASING PLAN

PROPOSED BUILDING HEIGHTS

COMPARISON SCHEDULE PROPOSAL TO BB103 REQUIREMENTS

NOTES ON COMPARISON

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

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

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

Total capacity : 1805

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

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

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

Site Areas -

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

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

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

Car Parking -

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

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

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

Phasing -

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

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



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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 (2FE Expansion) - Site Plan

Drawn: NA Date: May 2024

Checked: JJH Scale @ A3: 1:1000

Pro. No: C5884 / 061
Drg No:

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Preliminary Proposal (2FE Expansion) - Site Plan

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Notes:



Construction Block Demolition

B Block Demolition

Partial G Block Demolition

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 (2FE Expansion) - Ground Floor

Drawn: NA Date: May 2024

Checked: JJH Scale @ A2: 1:500

Pro. No: C5884 / 062A
Drg No:

Preliminary Proposal (2FE Expansion) - Ground Floor

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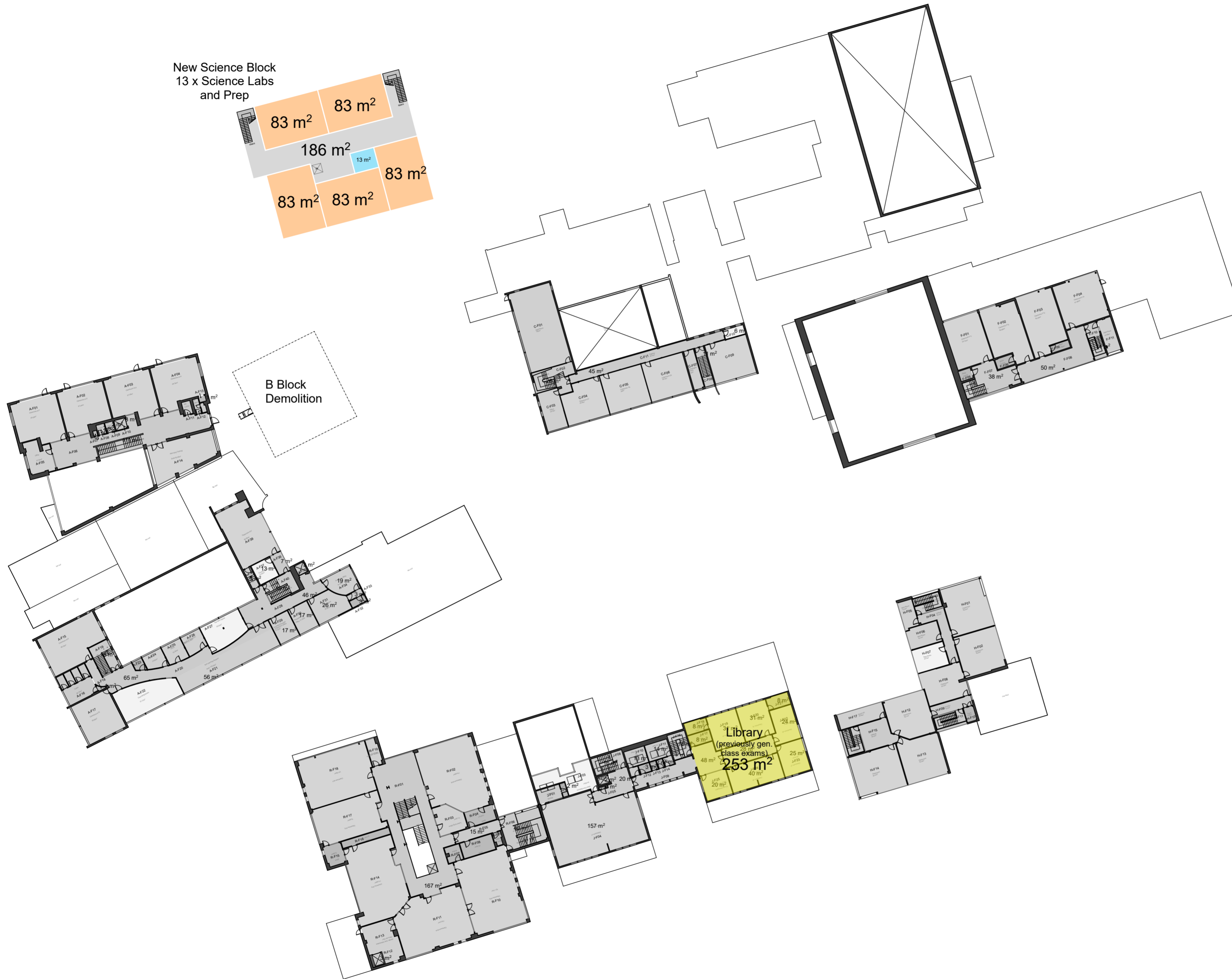
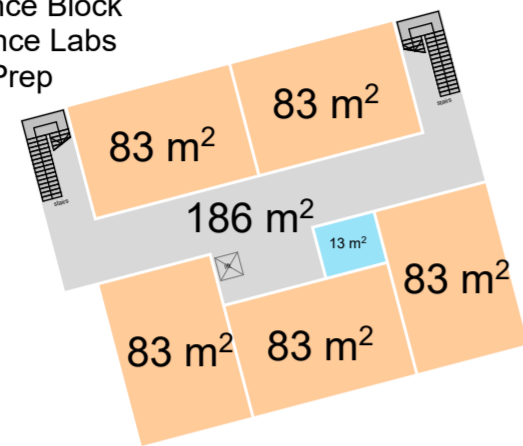
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Notes:

New Science Block
 13 x Science Labs
 and Prep



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

Status: **PRELIMINARY** RIBA Stage:

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

Project: **Mascalls Academy Paddock Wood**

Title: **Preliminary Proposal (2FE Expansion) - First Floor**

Drawn: **NA** Date: **May 2024**

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

Pro. No: **C5884 / 063**
 Drg No:

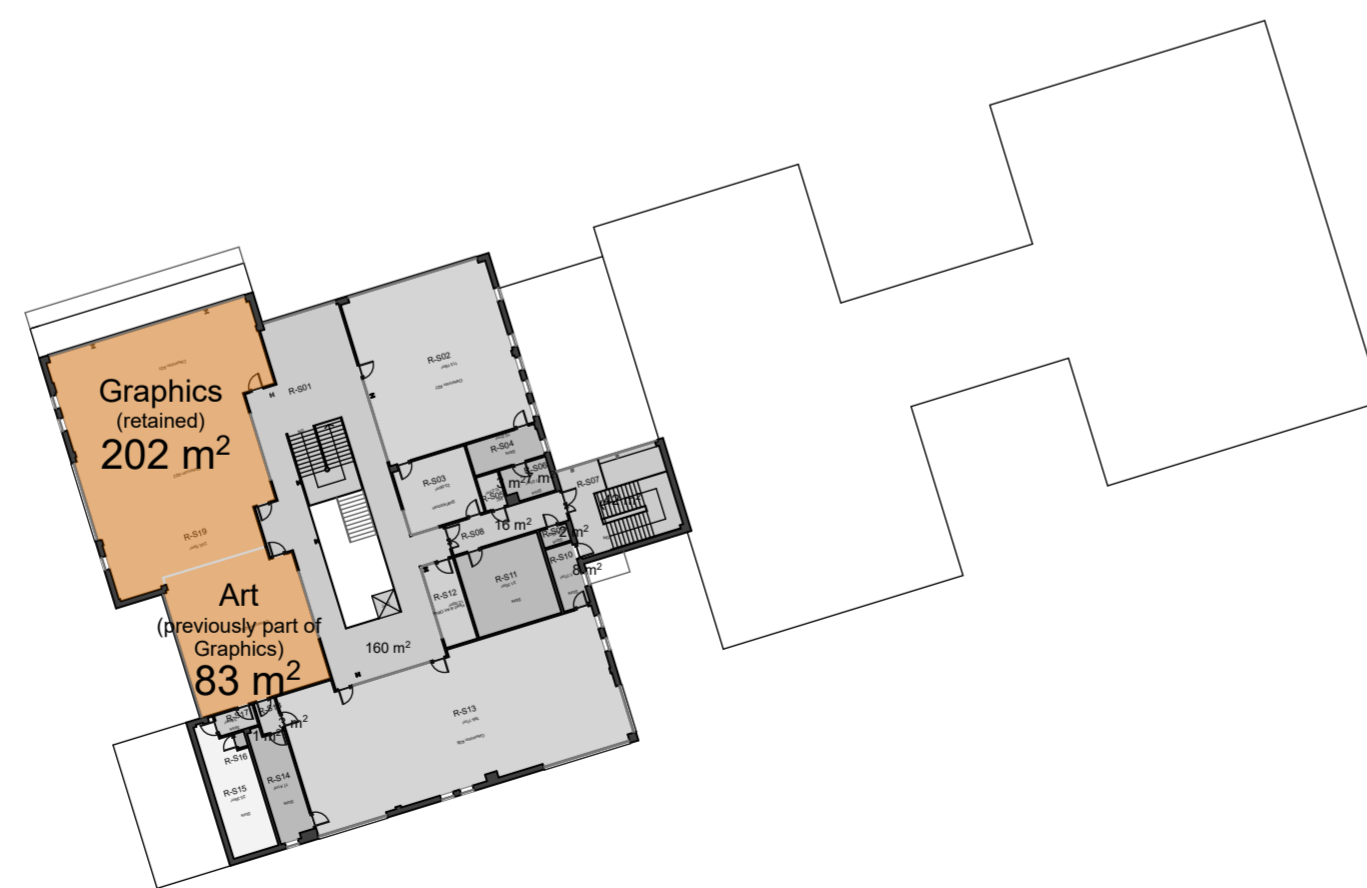
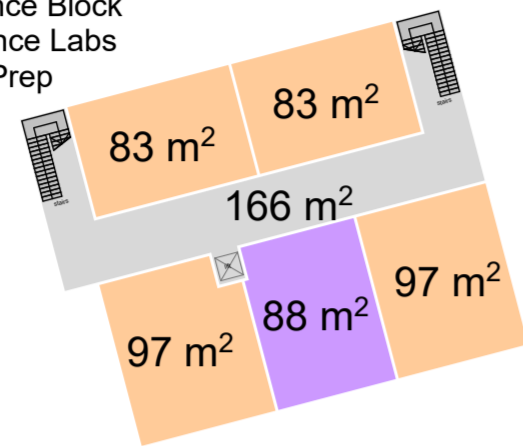
Preliminary Proposal (2FE Expansion) - First Floor



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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 (2FE Expansion) - Second Floor**

Drawn: **NA** Date: **May 2024**

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

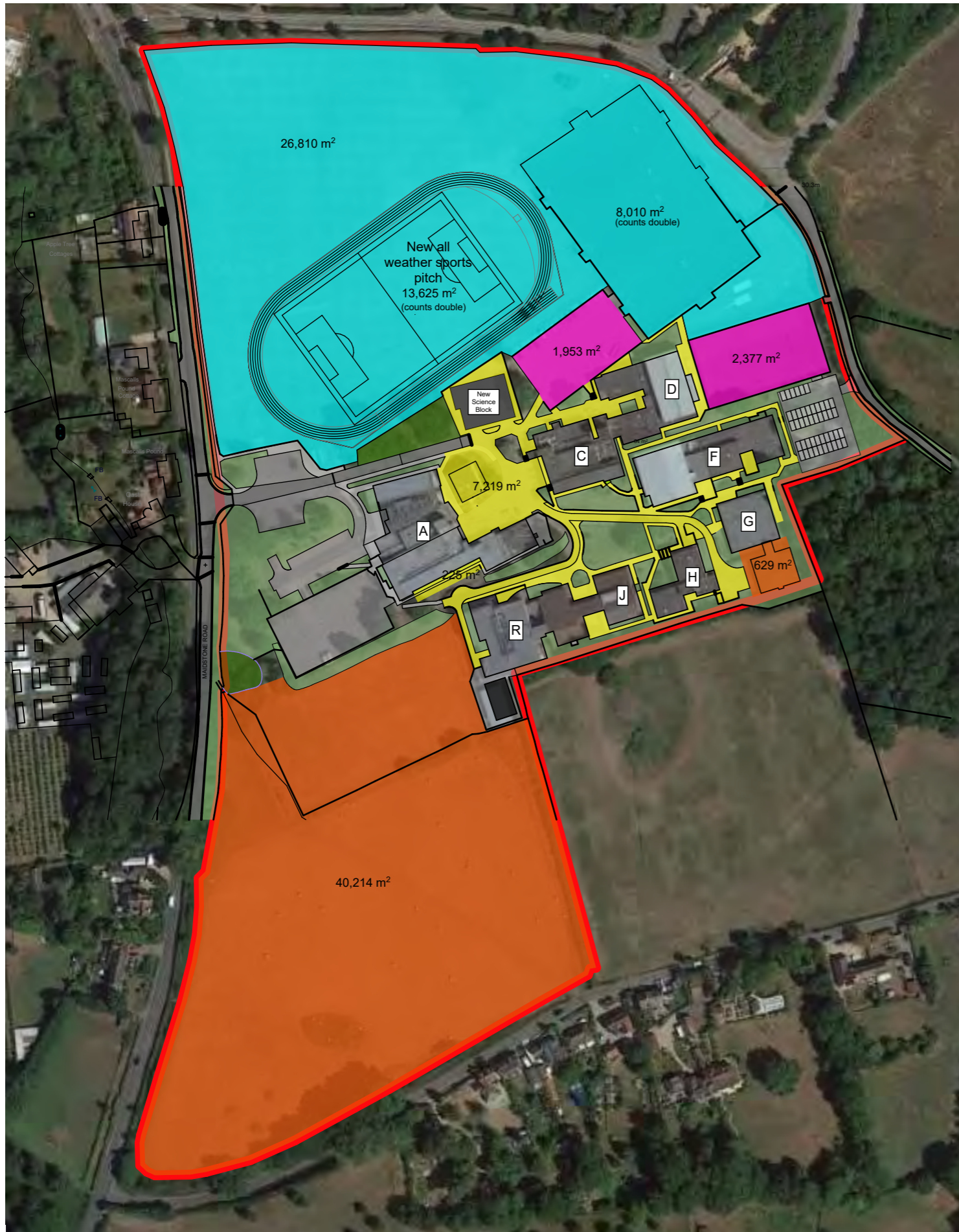
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Drg No:

Preliminary Proposal (2FE Expansion) - Second Floor



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Preliminary Proposal (2FE Expansion) - Site Areas

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Notes:

	2FE Proposal Site Areas	BB103 1805 capacity 10FE (1500) + 305 6th form	Comparison (+/-)	BB103 1980 capacity 11FE (1650) + 330 6th form	Comparison (+/-)
Soft outdoor PE	70,080	69,175	905	75,300	-5,220
Hard outdoor PE	3,330	3,108	2,222	3,370	-960
Soft informal and social area	40,843	4,210	36,633	4,560	-36,283
Hard informal and social area	7,444	2,005	5,439	2,180	5,264
Habitat		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

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

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

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

Project: **Mascalls Academy Paddock Wood**

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

Drawn: **NA** Date: **May 2024**

Checked: **JJH** Scale @ A3: **1:2500**

Pro. No: **C5884 / 065**
Drg No:

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Second Floor

631 m²

286 m²

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Notes:

Demolition
Total : 1,046m²

New Build
Total : 1,893m²

Remodelling / Refurbishment
Total : 1,801m²

First Floor

631 m²

245 m²

253 m²

Ground Floor

631 m²

245 m²

97 m²

639 m²

170 m²

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

Status: PRELIMINARY RIBA Stage: 

Client: Crest Nicholson / Redrow / Persimmon


Project: Mascalls Academy Paddock Wood

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

Drawn: NA Date: May 2024

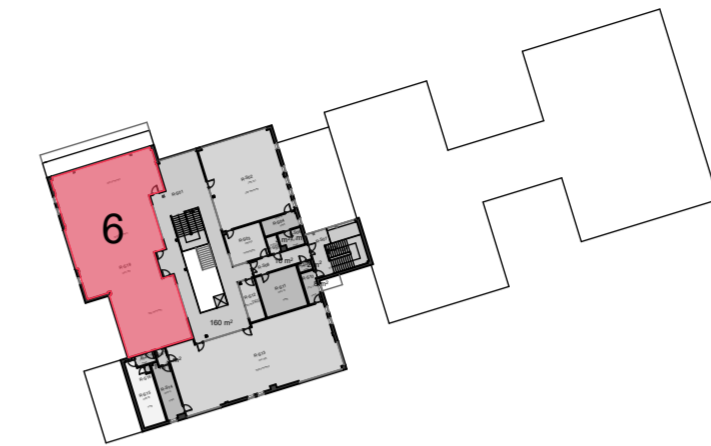
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Second Floor



First Floor

- 1 Phase 1 (June 2027 - open Sept' 2027)
Remodelling Main Entrance for safeguarding

- 2 Phase 2 (June 2027 - open Sept' 2027)
Demolition Construction Block
Construction New Car Park

- 3 Phase 3 (Oct' 2030 - open Sept' 2031)
Construction New Science Block

- 4 Phase 4
Demolition B Block (July - Aug' 2031)
Partial Demolition G Block (July - Aug' 2031)
Construction External Quad Area (July - Aug' 2031)
Construction New Sports Pitch (April - Sept' 2031)
Construction Canopies / External Dining Areas (July - Sept' 2031)
New Soft landscaping making good G Block demo (Aug' - Sept' 2031)

- 5 Phase 5
G Block Internal Remodelling + Refurbishment (Jan' - open Sept' 2032)

- 6 Phase 6
Internal Remodelling + Refurbishment to remaining blocks (May - open Sept' 2032)

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

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Notes:

B	23.05.24	Security lobby added.	NA	JJH
A	22.05.24	Notes 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 (2FE Expansion) - Phasing Plan

Drawn: NA Date: May 2024

Checked: JJH Scale @ A2: 1:1000

Pro. No: C5884 / 067B
Dwg No:

Preliminary Proposal (2FE Expansion) - Phasing Plan




IDP

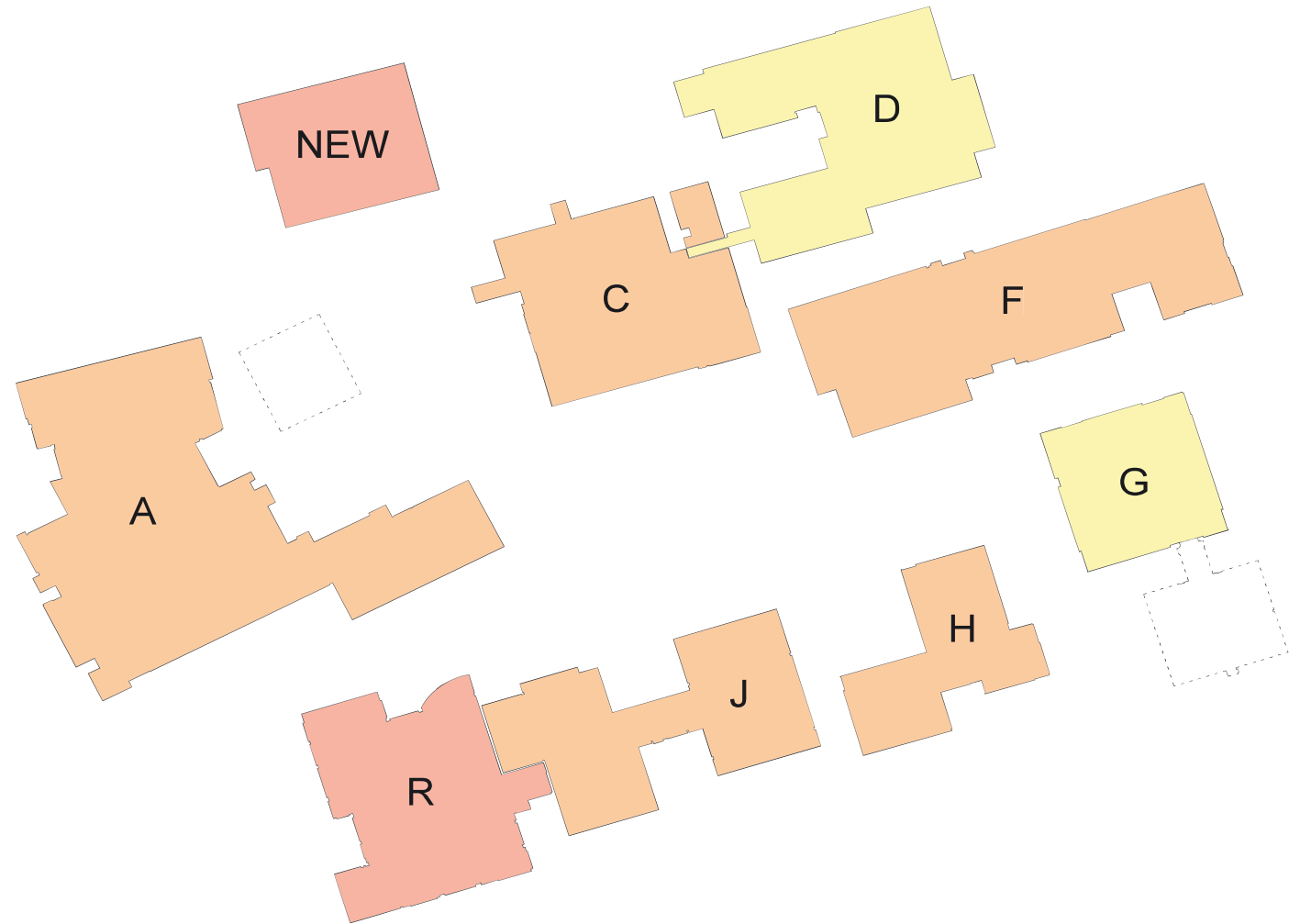
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The diagram on this page shows the proposed building heights across the site at Mascall Academy for the proposed 2FE expansion.

Key:

-  Single storey
-  Two storey
-  Three storey





		Proposal		BB103 1805 capacity 10FE (1500) + 305 6th form			Comparison (+/-)		
		No. of rooms	Total Area (m ²)	No. of rooms	Average area of space (m ²)	Total Area (m ²)	No. of Rooms	Total Area (m ²)	
Basic Teaching Area	Classrooms	seminar room	4		4	41	164	0	
		general classroom	45		45	55	2475	0	
		Sub Total:	49	2909	49	n/a	2639	0	270
	ICT / Business studies	ICT-rich classroom	4		6	69	414	-2	
		ICT/business studies room	3		1	69	69	2	
		Sub Total:	7	527.1	7	n/a	483	0	44.1
	Science	general science laboratory	11		11	83	913	0	
		specialist science laboratory	3		3	97	291	0	
		Sub Total:	14	1196	14	n/a	1204	0	-8
	Art	general art room	2		2	83	166	0	
		3D art room	2		3	97	291	-1	
		Sub Total:	4	475.4	5	n/a	457	-1	18.4
	Music and Drama	music classroom	2		2	69	138	0	
		music + drama classrooms	0		0	83	0	0	
		drama studio	3		1	97	97	2	
		Sub Total:	5	481.6	3	n/a	235	2	246.6
	Design and Technology	D+T workshop	4		1	111	111	3	
		D+T workshop	1		1	97	97	0	
		food room	2		2	97	194	0	
		graphic products	1		1	83	83	0	
constructional textiles		1		1	83	83	0		
Sub Total:		9	1022.5	6	n/a	568	3	454.5	
Basic Teaching Area Total:		88	6611.6	84	n/a	5586	4	1025.6	
Large spaces	Halls and Indoor PE	main hall	1	153.8	1	254	254	0	-100.2
		school sports hall (4-court)	2		1	594	594	1	
		activity studio	3		2	180	360	1	
		Sub Total:	6	1596.1	4	n/a	1208	2	388.1
	Dining and Social Areas	dining area(s)	1	451.8	1	472	472	0	-20.2
		social space (sixth form)	1	138	1	132	132	0	6
		Sub Total:	2	589.8	2	n/a	604	0	-14.2
Large Spaces Total:		8	2185.9	6	n/a	1812	2	373.9	
Learning Resource Areas	Learning Resource	library resource centre	1	253	1	230	230	0	
		sixth form study area(s)	1	89	1	83	83	0	
		Sub Total:	2	342	2	n/a	313	0	29
	Creative Art	kiln room	1		1	4	4	0	
		music practice / group rooms	4		1	8	8	3	
		extensive music practice room	0		5	16	80	-5	
		recording control spaces	1		1	8	8	0	
		lighting / audio control room	0		1	6	6	-1	
		Sub Total:	6	91.2	9	n/a	106	-3	-14.8
	SEN and support spaces	SEN resource base	1		1	16	16	0	
		SEN therapy / MI room	2		1	12	12	1	
		small group room	1		6	9	54	-5	
		large group room (SEN etc)	2		1	16	16	1	
		Sub Total:	6	163.6	9	n/a	98	-3	65.6
Learning Resource Areas Total:		15	631.22	20	n/a	517	-5	114.22	
Staff and Administration Areas Total:		61	1078.4	43	n/a	663	18	415.4	
Storage Areas Total:		109	1118.2	78	n/a	697	31	421.2	
TOTAL NET AREA:		11625.32		9275		2350.32			
Non-net area	Kitchen	8	197.9	6	n/a	174		23.9	
	Toilets / Changing	49	649.9	24	n/a	553.8		96.1	
	Plant		115.8		n/a	178.9		-63.1	
	Circulation		3650.7		n/a	2383		1267.7	
	Partitions		719.38		n/a	408		311.38	
TOTAL NON-NET AREA:		5333.68		3710		1623.68			
TOTAL GROSS INTERNAL AREA:		16,959		12985		3,974			
BB103 range for GIA:				12985 - 14744					

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

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

GROSS INTERNAL FLOOR AREA (GIFA)

The existing GIFA is 15,942m².

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

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

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

GENERAL TEACHING CLASSROOMS

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

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

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

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

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

ICT / BUSINESS STUDIES

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

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

The proposal includes the refurbishment of one of the existing ICT rooms at the ground floor of J Block to provide an additional Art classroom.

A new ICT classroom is provided within the refurbishment of G Block.

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

SCIENCE

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

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

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

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

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

ART

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

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

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

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

MUSIC + DRAMA

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

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

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

DESIGN + TECHNOLOGY

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

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

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

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

LARGE SPACES

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

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

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

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

LEARNING RESOURCE AREA

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

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

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

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

06

REVIEW AND SUMMARY

REVIEW + SUMMARY

The brief for this feasibility report was to:

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

The report has been based upon the following staff and pupil numbers:

Existing school capacity:

Pupils:

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

Total pupil capacity : 1450

Staff:

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

Proposal A - 3FE Expansion:

Pupils:

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

Total capacity : 1980

Staff:

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

Proposal B - 2FE Expansion:

Pupils:

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

Total capacity : 1805

Staff:

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

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

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

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

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

07

APPENDICES

DFE SCHEDULE OF ACCOMMODATION - 8FE

DFE SCHEDULE OF ACCOMMODATION - 10FE

DFE SCHEDULE OF ACCOMMODATION - 11FE

FEEDBACK EMAIL FROM LEIGH ACADEMY TRUST DATED 25.04.24

PHASING PUPILS SPREADSHEET

Appendix A : DFE Schedule of Accommodation – 8FE

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

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

1200	8 FE	11 to 16 places	<input type="text" value="1200"/>	<input type="text" value="5"/>	2023 net capacity for SoA below = <input type="text" value="1450"/> within a potential range of:	site: <input type="text" value="sufficient"/>	no. of blocks: <input type="text" value="2"/>	net capacity for recommended
300	30	16 to 19 places	<input type="text" value="250"/>	<input type="text" value="2"/>		number of storeys: <input type="text" value="3-storey"/>	existing buildings to be: <input type="text" value="some retained"/>	SoA below: <input type="text" value="1450"/>
62.5%	Total Mainstream Places		<input type="text" value="1450"/>		<input type="text" value="1377"/> to <input type="text" value="1530"/>			<input type="text" value="1377"/> to <input type="text" value="1530"/>

Additionally resourced places for: SEN curriculum recommended

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

Parent ADS code	Final ADS code	Space type	existing or new (new if blank)	max. group size	average area of space (m ²)	TOTAL no. of spaces	TOTAL AREA (m ²)	NON-NET AREA (m ²)	SUPP AREA (m ²)	AREA OF RE-TAINED SPACES	area of space (m ²)	no. of spaces (& total supp area)
Basic Teaching Area												
General teaching spaces												
Classrooms <input type="text" value="0"/> classroom options <input type="text" value="all standard except post-16"/>												
CLA02	CLA02	Seminar rooms		22	41	3	123				41	3
CLA12	CLA12	Classrooms (general)		30	55	36	1980				55	36
ICT/ business studies <input type="text" value="0"/> (5)												
CLA32	CLA32	ICT-rich classrooms		33	69	4	276				69	4
CLA32	CLA42	ICT-rich classrooms (business studies)		33	69	1	69				69	1
Practical learning spaces												
Science <input type="text" value="0"/> (12) science options <input type="text" value="all standard labs + post-16"/>												
SCI02	SCI02	Science studios		30	69						69	
SCI05	SCI05	Science laboratories		30	83	9	747				83	9
SCI05	SCI11	Science laboratories (specialist)		32	97	3	291				97	3
Art <input type="text" value="0"/> (4)												
DAT00	DAT02	Art rooms (general)		30	83	2	166				83	2
DAT00	DAT03	Art rooms (3D)		30	97	2	194				97	2
Music and drama <input type="text" value="0"/> (3)												
PER02	PER03	Music rooms (fitted, extensive)		33	69	2	138				69	2
PER15	PER15	Drama studios		35	97	1	97				97	1
Design and technology <input type="text" value="0"/> (5)												
DAT43	DAT43	DT workshops		28	111	1	111				111	1
DAT43	DAT44	DT workshops (2 of 2)		24	97	1	97				97	1
DAT35	DAT35	Food rooms		24	97	1	97				97	1
DAT20	DAT22	DT studios (graphic products)		25	83	1	83				83	1
DAT20	DAT25	DT studios (textiles)		25	83	1	83				83	1
PE basic teaching spaces <input type="text" value="0"/> All PE Spaces (3)												
TOTAL AREA BB103 range <input type="text" value="4280"/> to <input type="text" value="4965"/> 4552 OK: area within BB103 range 4552												
Large spaces: halls and indoor PE												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		366	226	1	226				226	1
SPH00	SPH04	Sports halls, school (4-court)		248	594	1	594				594	1
ACT05	ACT07	Activity studios (10 x 15)		30	150	1	150				150	1
Dining and Social Areas												
DIN01	DIN01	Dining halls		426	407	1	407				407	1
DIN02	DIN02	Informal dining spaces		105	118	1	118				118	1
TOTAL AREA BB103 range <input type="text" value="1245"/> to <input type="text" value="1690"/> 1495 OK: area within BB103 range 1495												
Total timetabled spaces (71) 71												
Learning Resource Areas												
LIB05	LIB05	Library resource centres (LRC)		72	188	1	188				188	1
LIB07	LIB06	Study spaces, rooms (sixth form)		46	76	1	76				76	1
Creative art												
RES21	RES21	Heavy practical resource (kiln)		-	4	1	4				4	1
RES12	RES12	Music practice rooms		3	8	1	8				8	1
RES12	RES13	Music practice rooms (extensive)		7	16	5	80				16	5
RES14	RES14	Recording control spaces		3	8	1	8				8	1
RES16	RES16	Lighting and audio control spaces		2	6	1	6				6	1
SEN and support spaces												
SEN02	SEN02	Medical treatment (MI) rooms		4	12	1	12				12	1
SEN20	SEN20	SEN resource spaces		7	16	1	16				16	1
RES00	RES00	Small group rooms		4	9	5	45				9	5
RES00	RES03	Small group rooms (medium)		6	12							
RES00	RES04	Small group rooms (large SEN etc.)		8	16	1	16				16	1
TOTAL AREA BB103 range <input type="text" value="405"/> to <input type="text" value="625"/> 459 OK: area within BB103 range 459												

SoA FOR MAINSTREAM SECONDARY (cont.)				average	TOTAL	TOTAL	AREA		recommended	
[Insert Project Code and Scheme Name here in title sheet]				area of	no. of	AREA	SUPP	OF RE-	area of	no. of
				space	spaces	(m ²)	AREA	TAINED	space	spaces
				(m ²)		(m ²)	(m ²)	SPACES	(m ²)	
Staff and Administration Areas										
OFF30	OFF33	Staff workrooms (teaching staff)	11	25	5	125				
OFF30	OFF32	Staff workrooms (smaller teaching team)	7	19	3	57				
OFF50	OFF52	Staff rooms (social)	33	55	1	55			including kitchenette and pigeon holes	
OFF40	OFF40	Meeting rooms (conference)	12	24	1	24				
ADM32	ADM32	Reception areas, community (50% circulation)	-	8	1	4	4		for community use outside core hours	4
ADM22	ADM22	Kitchenettes, bay	1	3	5	15			off each Staff workroom (teaching staff)	5
Admin suite										
ADM10	ADM11	Enclosed offices, admin (head)	6	16	1	16			reception desk options	office with 2 recep desks
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8				
ADM08	ADM08	Reprographics rooms	4	20	1	20				
ADM05	ADM07	Enclosed offices, with recep desk (and window)	12	48	1	48			to match option above	
ADM31	ADM31	Reception areas, entrance (50% circulation)	-	16	1	8	8		net area of this space only	8
ADM02	ADM02	Confidential meetings rooms (interview)	4	6	1	6			adjacent to entrance/reception	1
ADM03	ADM03	First aid posts (sick bay)	4	9	1	9			adjacent to entrance/reception	1
Offices										
OFF00	OFF01	Offices (1-person)	1	7	6	42			e.g. assistant head or pastoral head	6
OFF00	OFF11	Offices (with meeting area, 1-person)	3	9	8	72				8
OFF00	OFF02	Offices (2-person)	2	9						9
OFF00	OFF12	Offices (with meeting area, 2-person)	4	11						13
OFF00	OFF06	Offices (exams)	2	9	1	9				9
OFF00	OFF23	Offices (SENco, learning support)	4	11	1	11			e.g. SENco and learning support	11
OFF30	OFF37	Staff workrooms (ICT technicians)	2	11	1	11				11
OFF30	OFF38	Staff workrooms (premises)	2	11	1	11				11
TOTAL AREA BB103 range 390 to 695				551			12	OK: area within BB103 range		551
Storage: teaching storage										
STT10	STT13	Teaching resources stores (IT/ GT off corridor)		5	8	40			42 m ² total recommended	8
STT20	STT21	Science prep rooms (central)		132	1	132			132 m ² minimum recom'd	1
STT23	STT23	Chemicals stores, science		10	1	10			10 m ² minimum recom'd	1
STT20	STT22	Science prep rooms (satellite)								
STT10	STT16	Teaching resources stores (off art room)		5	8	40			minimum 2 stores off each art space	8
STT32	STT32	DT prep rooms		34	1	34			34 m ² min recom'd for 1 workshop	1
STT34	STT34	Food prep rooms		10	1	10			10 m ² minimum recom'd	1
STT10	STT18	Teaching resources stores (off DT studio)		5	6	30			2 stores off each light practical space	6
STT10	STT17	Teaching resources stores (music)		5	2	10			shared stores for music suite	2
STT08	STT08	Equipment stores, drama		10	1	10			1 store off any drama space	1
STT35	STT35	Food stores, off food room		5						5
STT10	STT41	Teaching resources stores, room (off LRC)		3	1	3				1
STT00	STT42	Classroom stores, room (off SEN room)		5	1	5				1
STH00	STH01	Sports equipment stores, internal (sports hall)		60	1	60			60 m ² minimum recom'd	1
STH00	STH02	Sports equipment stores, internal (community)		4	1	4			may be locked cage in main PE store	1
STH00	STH03	Sports equipment stores, internal (activity studio)		15	1	15			15 m ² minimum recom'd	1
STH05	STH05	Sports equipment stores, external		8	1	8				1
Non-teaching storage										
STH10	STH11	Furniture stores (chair/ table, off hall)		23	1	23			23 m ² recom'd for chairs and tables	1
STN20	STN22	General storerooms (central stock)		7	2	14				2
STN50	STN50	Secure storerooms		8	2	16				2
CIR06	CIR06	Equipment stores, appliance bay		1.5	6	9.0			as 'bays' off circulation areas	6
STH20	STH20	Retractable seating storage (off hall)		16	1	16				1
STN00	STN02	Coats and bags stores (lockers)		13	6	78			94% of pupils can have locker if 4 tiers	6
STN00	STN03	Coats and bags stores (community lockers)		3	1	3			for community use outside core hours	1
STN31	STN31	Cleaners' stores		1.5	10	15.0				10
STN32	STN32	Equipment stores, maintenance		8	1	8			1 of 8m ² minimum recommended	1
TOTAL AREA BB103 range 525 to 830				593.0				OK: area within BB103 range		593
Float 0 to 805								no float available		0
Total Net Area BB103 range 7650 to 8405				7650			12	OK		7650
Recommended Net Area 7650								OK		7650
Non-net Area										
KIT00	KIT01	Food prep areas, kitchen (servery & wash-up)		118	1	118			110 m ² min recom'd for full service	1
KIT11	KIT11	Offices, kitchen		5	1	5				1
KIT20	KIT21	Food stores, kitchen (dry)		6	1	6				1
KIT25	KIT25	Cold stores, kitchen		6	1	6				1
KIT25	KIT26	Cold stores, kitchen (freezer)		4.5	1	4.5				1
KIT40	KIT40	Toilets, kitchen (with changing area)	4	7	1	7			146 m ² min recom'd for total kitchen area	1
Toilets (and personal care)										
TOC01	TOC01	Changing rooms, with showers (pupils)	73	82	2	164			164 m ² for 145 incl shower cubicles	2
TOC02	TOC02	Accessible (and staff) changing rooms	1	6	2	12			6 m ² minimum including shower	2
TOC04	TOC04	Hygiene rooms	1	12	1	12			12 m ² minimum if ceiling-mounted hoist	1
TOC10	TOC13	Toilets, suite (pupils)	12	39	6	234				6
TOC10	TOC14	Toilets, suite (pupils, other)	2	6	2	12				2
TOC15	TOC15	Toilets, individual (pupil)	1	2	3	6				3
TOC10	TOC12	Toilets, suite (staff)	2	6	2	12				2
TOC21	TOC21	Accessible (and staff) toilets		3.8	6	22.8			also for visitors and staff	6
Plant indicative % of net area: for new: 1.9% incl ICT hubs and risers										
PLA10	PLA15	Server rooms (5-cabinet)		18.4	1	18.4				1.9%
PLA10	PLA18	Server rooms (ICT hub)		7.5						0
PLA20	PLA21	Plant rooms (heat source)		38	1	38			38 m ² minimum recom'd in new build	1
PLA20	PLA23	Plant rooms (cold water tanks)		34	1	34			34 m ² minimum recom'd in new build	1
PLA20	PLA25	Plant rooms (electrical intake)		34	1	34			34 m ² minimum recom'd in new build	1
PLA40	PLA43	Services shafts (enclosed electrical)		1.0	24	24			incl electrical risers and distribution boards	24
PLA40	PLA41	Services shafts (enclosed ventilation)	CTS						Contractor to specify for approval	
PLA40	PLA44	Services shafts (enclosed other)	CTS						Contractor to specify for approval	
PLA20	PLA08	Stairways, plant (to roof)	CTS						Contractor to specify for approval	
Circulation indicative % of net area: for new: 25.5% incl circ noted above (12)										
CIR12	CIR12	Stairways (area per floor)		27	15	405			25.0% of net min circulation for 3 storeys	15
CIR13	CIR13	Lifts (area per floor, incl space to wait)		6	6	36			25.5% of new build net area recommended	6
CIR03	CIR03	Lobbies		6	2	12				2
CIR00	CIR00	Circulation spaces (horizontal) remaining		1488.3		1488			incl corridors and horizontal circulation	1488
Partitions indicative % of net area 4.4% for new build				337						337
TOTAL AREA BB103 range 3060 to 3443				3060.0				OK: area within BB103 range		3060
Total Gross Area BB103 range 10710 to 12183				10710				OK		10710
Recommended Gross Area 10710								OK		
Total Gross Area (including supplementary area)				10710				of which		retained, so: gross area to be built* 10710 m ²
Gross area as proportion of net				140.0%						

Appendix B : DFE Schedule of Accommodation – 10FE

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

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

1500	10 FE	11 to 16 places	<input type="text" value="1500"/>	<input type="text" value="5"/>	2023 net capacity for SoA below = <input type="text" value="1805"/> within a potential range of:	site: <input type="text" value="sufficient"/>	no. of blocks: <input type="text" value="2"/>	net capacity for recommended
375	30	16 to 19 places	<input type="text" value="305"/>	<input type="text" value="2"/>		number of storeys: <input type="text" value="3-storey"/>	existing buildings to be: <input type="text" value="some retained"/>	SoA below: <input type="text" value="1805"/>
62.5%	Total Mainstream Places		<input type="text" value="1805"/>		<input type="text" value="1714"/> to <input type="text" value="1905"/>			<input type="text" value="1714"/> to <input type="text" value="1905"/>

Additionally resourced places for: SEN curriculum recommended

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

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

SoA FOR MAINSTREAM SECONDARY (cont.)				average	TOTAL	TOTAL	AREA		recommended	
[Insert Project Code and Scheme Name here in title sheet]				area of	no. of	AREA	SUPP	OF RE-	area of	no. of
				space	spaces	(m ²)	AREA	TAINED	space	spaces
				(m ²)		(m ²)	(m ²)	SPACES	(m ²)	
Staff and Administration Areas										
OFF30	OFF33	Staff workrooms (teaching staff)	15	33	5	165				
OFF30	OFF32	Staff workrooms (smaller teaching team)	10	24	3	72				
OFF50	OFF52	Staff rooms (social)	42	69	1	69			including kitchenette and pigeon holes	
OFF40	OFF40	Meeting rooms (conference)	15	30	1	30				
ADM32	ADM32	Reception areas, community (50% circulation)	-	8	1	4	4		for community use outside core hours	4
ADM22	ADM22	Kitchenettes, bay	1	3	5	15			off each Staff workroom (teaching staff)	
-	-	-	-	-	-	-				
Admin suite										
ADM10	ADM11	Enclosed offices, admin (head)	6	16	1	16			reception desk options	office with 2 recep desks
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8				
ADM08	ADM08	Reprographics rooms	6	27	1	27				
ADM05	ADM07	Enclosed offices, with recep desk (and window)	16	62	1	62			to match option above	
-	-	-	-	-	-	-				
ADM31	ADM31	Reception areas, entrance (50% circulation)	-	16	1	8	8		net area of this space only	8
ADM02	ADM02	Confidential meetings rooms (interview)	4	6	1	6			adjacent to entrance/reception	
ADM03	ADM03	First aid posts (sick bay)	4	9	1	9			adjacent to entrance/reception	
Offices										
OFF00	OFF01	Offices (1-person)	1	7	7	49			e.g. assistant head or pastoral head	
OFF00	OFF11	Offices (with meeting area, 1-person)	3	9	9	81				
OFF00	OFF02	Offices (2-person)	2	9						
OFF00	OFF12	Offices (with meeting area, 2-person)	4	11						
OFF00	OFF06	Offices (exams)	2	9	1	9				
OFF00	OFF23	Offices (SENco, learning support)	4	11	1	11			e.g. SENco and learning support	
OFF30	OFF37	Staff workrooms (ICT technicians)	2	11	1	11				
OFF30	OFF38	Staff workrooms (premises)	2	11	1	11				
TOTAL AREA BB103 range 461 to 817				663			12	OK: area within BB103 range		663
Storage: teaching storage										
STT10	STT13	Teaching resources stores (IT/ GT off corridor)		5	10	50			53 m ² total recommended	
STT20	STT21	Science prep rooms (central)		153	1	153			153 m ² minimum recom'd	
STT23	STT23	Chemicals stores, science		10	1	10			10 m ² minimum recom'd	
STT20	STT22	Science prep rooms (satellite)								
STT10	STT16	Teaching resources stores (off art room)		5	10	50			minimum 2 stores off each art space	
STT32	STT32	DT prep rooms		34	1	34			34 m ² min recom'd for 1 workshop	
STT34	STT34	Food prep rooms		10	1	10			10 m ² minimum recom'd	
STT10	STT18	Teaching resources stores (off DT studio)		5	8	40			2 stores off each light practical space	
STT10	STT17	Teaching resources stores (music)		5	2	10			shared stores for music suite	
STT08	STT08	Equipment stores, drama		10	1	10			1 store off any drama space	
STT35	STT35	Food stores, off food room		5						
STT10	STT41	Teaching resources stores, room (off LRC)		3	1	3				
STT00	STT42	Classroom stores, room (off SEN room)		5	1	5				
-	-	-								
STH00	STH01	Sports equipment stores, internal (sports hall)		60	1	60			60 m ² minimum recom'd	
STH00	STH02	Sports equipment stores, internal (community)		4	1	4			may be locked cage in main PE store	
STH00	STH03	Sports equipment stores, internal (activity studio)		18	2	36			18 m ² minimum recom'd	
STH05	STH05	Sports equipment stores, external		8	1	8				
Non-teaching storage										
STH10	STH11	Furniture stores (chair/ table, off hall)		26	1	26			26 m ² recom'd for chairs and tables	
STN20	STN22	General storerooms (central stock)		8	2	16				
STN50	STN50	Secure storerooms		8	2	16				
CIR06	CIR06	Equipment stores, appliance bay		1.5	8	12.0			as 'bays' off circulation areas	
STH20	STH20	Retractable seating storage (off hall)		16	1	16				
-	-	-								
STN00	STN02	Coats and bags stores (lockers)		16	6	96			93% of pupils can have locker if 4 tiers	
STN00	STN03	Coats and bags stores (community lockers)		3	1	3			for community use outside core hours	
STN31	STN31	Cleaners' stores		1.5	14	21.0				
STN32	STN32	Equipment stores, maintenance		8	1	8			1 of 8m2 minimum recommended	
TOTAL AREA BB103 range 617 to 972				697.0				OK: area within BB103 range		697
Float 0 to 942								no float available		0
Total Net Area BB103 range 9275 to 10172				9275			12	OK		9275
Recommended Net Area 9275								OK		9275
Non-net Area										
KIT00	KIT01	Food prep areas, kitchen (servery & wash-up)		141	1	141			131 m ² min recom'd for full service	
KIT11	KIT11	Offices, kitchen		6	1	6				
KIT20	KIT21	Food stores, kitchen (dry)		7	1	7				
KIT25	KIT25	Cold stores, kitchen		7	1	7				
KIT25	KIT26	Cold stores, kitchen (freezer)		5.5	1	5.5				
KIT40	KIT40	Toilets, kitchen (with changing area)	5	7.5	1	7.5			174 m ² min recom'd for total kitchen area	
Toilets (and personal care)										
TOC01	TOC01	Changing rooms, with showers (pupils)	91	102	2	204			203 m ² for 181 incl shower cubicles	
TOC02	TOC02	Accessible (and staff) changing rooms	1	6	2	12			6 m ² minimum including shower	
TOC04	TOC04	Hygiene rooms	1	12	1	12			12 m ² minimum if ceiling-mounted hoist	
-	-	-	1							
TOC10	TOC13	Toilets, suite (pupils)	14	45.5	6	273				
TOC10	TOC14	Toilets, suite (pupils, other)	2	6	2	12				
TOC15	TOC15	Toilets, individual (pupil)	1	2	3	6				
TOC10	TOC12	Toilets, suite (staff)	2	6	2	12				
-	-	-		0		0				
TOC21	TOC21	Accessible (and staff) toilets		3.8	6	22.8			also for visitors and staff	
Plant indicative % of net area: for new: 1.9% incl ICT hubs and risers										
PLA10	PLA15	Server rooms (5-cabinet)		18.4	1	18.4				1.9%
PLA10	PLA18	Server rooms (ICT hub)		7.5	1	7.5				
PLA20	PLA21	Plant rooms (heat source)		44	1	44			44 m ² minimum recom'd in new build	
PLA20	PLA23	Plant rooms (cold water tanks)		40	1	40			40 m ² minimum recom'd in new build	
PLA20	PLA25	Plant rooms (electrical intake)		40	1	40			40 m ² minimum recom'd in new build	
PLA40	PLA43	Services shafts (enclosed electrical)		1.0	29	29			incl electrical risers and distribution boards	
PLA40	PLA41	Services shafts (enclosed ventilation)	CTS						Contractor to specify for approval	
PLA40	PLA44	Services shafts (enclosed other)	CTS						Contractor to specify for approval	
-	-	-								
PLA20	PLA08	Stairways, plant (to roof)	CTS						Contractor to specify for approval	
-	-	-								
Circulation indicative % of net area: for new: 25.8% incl circ noted above (12)										
CIR12	CIR12	Stairways (area per floor)		27	18	486			25.0% of net min circulation for 3 storeys	
CIR13	CIR13	Lifts (area per floor, incl space to wait)		6	6	36			25.8% of new build net area recommended	
CIR03	CIR03	Lobbies		6	2	12				
-	-	-								
CIR00	CIR00	Circulation spaces (horizontal) remaining		1849.3		1849			incl corridors and horizontal circulation	
Partitions indicative % of net area 4.4% for new build				408						4.4%
TOTAL AREA BB103 range 3710 to 4174				3710.0				OK: area within BB103 range		3710
Total Gross Area BB103 range 12985 to 14744				12985				OK		12985
Recommended Gross Area 12985								OK		12985
Total Gross Area (including supplementary area)				12985				of which		retained, so: gross area to be built* 12985 m ² *
Gross area as proportion of net				140.0%						

Appendix C : DFE Schedule of Accommodation – 11FE

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL

Version 8.3 November 2023

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

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

Additionally resourced places for: SEN curriculum C: typical

NOTE manual amendments needed for large schools

curriculum analysis data manual

0 float if rec'd net not over rec'd gross

Parent ADS code	Final ADS code	Space type	existing or new (new if blank)	max. group size	average area of space (m ²)	TOTAL no. of spaces	TOTAL AREA (m ²)	NON-NET AREA (m ²)	SUPP AREA (m ²)	AREA OF RE-TAINED SPACES	recommended area of space (m ²)	no. of spaces (& total supp area)
Basic Teaching Area												
General teaching spaces												
Classrooms <input type="checkbox"/> 0												
CLA02	CLA02	Seminar rooms		22	41	4	164			classroom options <input type="checkbox"/> all standard except post-16	41	(53)
CLA12	CLA12	Classrooms (general)		30	55	49	2695			41 m2 minimum size for 30 pupils	55	4
-	-	-		-	-	-	-			55 m2 minimum size for 30 pupils	-	49
-	-	-		-	-	-	-			-	-	-
-	-	-		-	-	-	-			-	-	-
ICT/ business studies <input type="checkbox"/> 0												
CLA32	CLA32	ICT-rich classrooms		33	69	6	414				62 m2 minimum size for 30 pupils	(7)
CLA32	CLA42	ICT-rich classrooms (business studies)		33	69	1	69				62 m2 minimum size for 30 pupils	6
-	-	-		-	-	-	-				69	1
-	-	-		-	-	-	-				-	-
Practical learning spaces												
Science <input type="checkbox"/> 0												
SCI02	SCI02	Science studios		30	69		(15)			science options <input type="checkbox"/> all standard labs + post-16		(15)
SCI05	SCI05	Science laboratories		30	83	12	996				69 m2 minimum size for 30 pupils	83
SCI05	SCI11	Science laboratories (specialist)		32	97	3	291				83 m2 minimum size for 30 pupils	12
-	-	-		-	-	-	-				90 m2 minimum size for 30 pupils	3
-	-	-		-	-	-	-				-	-
-	-	-		-	-	-	-				-	-
Art <input type="checkbox"/> 0												
DAT00	DAT02	Art rooms (general)		30	83	2	166				83 m2 minimum size for 30 pupils	(5)
DAT00	DAT03	Art rooms (3D)		30	97	3	291				83 m2 minimum size for 30 pupils	2
-	-	-		-	-	-	-				97 m2 minimum size for 30 pupils	3
-	-	-		-	-	-	-				-	-
Music and drama <input type="checkbox"/> 0												
PER02	PER03	Music rooms (fitted, extensive)		33	69	4	276				69 m2 minimum size for 30 pupils	(6)
PER05	PER05	Music and drama classrooms		30	83	1	83				69 m2 minimum size for 30 pupils	4
PER15	PER15	Drama studios		35	97	1	97				83 m2 minimum size for 30 pupils	83
-	-	-		-	-	-	-				90 m2 minimum size for 30 pupils	1
-	-	-		-	-	-	-				-	-
Design and technology <input type="checkbox"/> 0												
DAT43	DAT43	DT workshops		28	111	1	111				104 m2 minimum for 24 if one space	(7)
DAT43	DAT44	DT workshops (2 of 2)		24	97	1	97				96 m2 minimum size for 24 pupils	1
DAT35	DAT35	Food rooms		24	97	1	97				96 m2 minimum size for 24 pupils	1
DAT35	DAT37	Food rooms (2 of 2)		24	97	1	97				96 m2 minimum size for 24 pupils	1
DAT20	DAT22	DT studios (graphic products)		25	83	2	166				83 m2 minimum size for 24 pupils	2
DAT20	DAT25	DT studios (textiles)		25	83	1	83				83 m2 minimum size for 24 pupils	1
-	-	-		-	-	-	-				-	-
PE basic teaching spaces <input type="checkbox"/> 0 All PE Spaces												
-	-	-		-	-	-	-				-	(4)
-	-	-		-	-	-	-				-	-
TOTAL AREA BB103 range 5841 to 6685 6193 OK: area within BB103 range 6193												
Large spaces: halls and indoor PE												
HAL01	HAL03	Assembly halls, secondary (with bleachers)		417	254	1	254			main hall options <input type="checkbox"/> hall with bleacher seating	254	1
SPH00	SPH04	Sports halls, school (4-court)		341	594	1	594			40% of pupils eating cold food at lunch recommended: Sports halls, school (4-court)	594	1
ACT05	ACT10	Activity studios, 1-court		30	180	2	360			recommended: Activity studios, 1-court dining <input type="checkbox"/> 40 mins in dining area and hall	180	2
-	-	-		-	-	-	-				-	-
Dining and Social Areas												
DIN01	DIN01	Dining halls		467	446	1	446			715 m ² min. recom'd for all pupils dining	446	1
DIN02	DIN02	Informal dining spaces		125	139	1	139			60% of pupils incl 33% eating hot food recommended: Social spaces (sixth form)	139	1
-	-	-		-	-	-	-				-	-
-	-	-		-	-	-	-				-	-
TOTAL AREA BB103 range 1563 to 2069 1793 OK: area within BB103 range 1793												
Total timetabled spaces (97) 97												
Learning Resource Areas												
LIB05	LIB05	Library resource centres (LRC)		97	251	1	251				247 m ² minimum recommended	251
LIB07	LIB06	Study spaces, rooms (sixth form)		55	90	1	90				86 m2 minimum recommended	90
-	-	-		-	-	-	-				-	-
-	-	-		-	-	-	-				-	-
Creative art												
RES21	RES21	Heavy practical resource (kiln)		-	4	1	4				4 m ² minimum in new build	4
RES12	RES12	Music practice rooms		3	8	7	56				8 m ² standard size	8
RES12	RES13	Music practice rooms (extensive)		7	16	8	128				16 m2 minimum in new build	16
RES14	RES14	Recording control spaces		3	8	1	8				8 m2 minimum in new build	8
RES16	RES16	Lighting and audio control spaces		2	6	1	6				6 m2 minimum in new build	6
-	-	-		-	-	-	-				-	-
-	-	-		-	-	-	-				-	-
SEN and support spaces												
SEN02	SEN02	Medical treatment (MI) rooms		4	12	1	12				12 m2 min recommended	12
SEN20	SEN20	SEN resource spaces		7	16	1	16				Group room suitable for SEN/ multi-agency	16
RES00	RES00	Small group rooms		4	9	7	63				-	9
RES00	RES03	Small group rooms (medium)		6	12						-	7
RES00	RES04	Small group rooms (large SEN etc.)		8	16	1	16				-	16
-	-	-		-	-	-	-				-	-
-	-	-		-	-	-	-				-	-
TOTAL AREA BB103 range 505 to 778 650 OK: area within BB103 range 650												

SoA FOR MAINSTREAM SECONDARY (cont.)				average	TOTAL	TOTAL	AREA		recommended	
[Insert Project Code and Scheme Name here in title sheet]				area of	no. of	AREA	SUPP	OF RE-	area of	no. of
				space	spaces	(m ²)	AREA	TAINED	space	spaces
				(m ²)		(m ²)	(m ²)	SPACES	(m ²)	
Staff and Administration Areas										
OFF30	OFF33	Staff workrooms (teaching staff)	16	35	5	175				
OFF30	OFF32	Staff workrooms (smaller teaching team)	11	25	3	75				
OFF50	OFF52	Staff rooms (social)	46	76	1	76			including kitchenette and pigeon holes	
OFF40	OFF40	Meeting rooms (conference)	17	33	1	33				
ADM32	ADM32	Reception areas, community (50% circulation)	-	8	1	4			for community use outside core hours	4
ADM22	ADM22	Kitchenettes, bay	1	3	5	15			off each Staff workroom (teaching staff)	5
Admin suite										
ADM10	ADM11	Enclosed offices, admin (head)	6	16	1	16			reception desk options	office with 2 recep desks
ADM10	ADM13	Enclosed offices, admin (PA)	1	8	1	8				
ADM08	ADM08	Reprographics rooms	8	34	1	34				
ADM05	ADM07	Enclosed offices, with recep desk (and window)	18	69	1	69			to match option above	
ADM31	ADM31	Reception areas, entrance (50% circulation)	-	16	1	8	8		net area of this space only	8
ADM02	ADM02	Confidential meetings rooms (interview)	4	6	1	6			adjacent to entrance/reception	1
ADM03	ADM03	First aid posts (sick bay)	4	9	1	9			adjacent to entrance/reception	1
Offices										
OFF00	OFF01	Offices (1-person)	1	7	8	56			e.g. assistant head or pastoral head	8
OFF00	OFF11	Offices (with meeting area, 1-person)	3	9	9	81				9
OFF00	OFF02	Offices (2-person)	2	9						9
OFF00	OFF12	Offices (with meeting area, 2-person)	4	11						13
OFF00	OFF06	Offices (exams)	2	9	1	9				9
OFF00	OFF23	Offices (SENco, learning support)	4	11	1	11			e.g. SENco and learning support	11
OFF30	OFF37	Staff workrooms (ICT technicians)	2	11	1	11				11
OFF30	OFF38	Staff workrooms (premises)	2	11	1	11				11
TOTAL AREA				BB103 range 496 to 877		707	12		OK: area within BB103 range	707
Storage: teaching storage										
STT10	STT13	Teaching resources stores (IT/ GT off corridor)		5	11	55			57 m ² total recommended	5
STT20	STT21	Science prep rooms (central)		160	1	160			160 m ² minimum recom'd	160
STT23	STT23	Chemicals stores, science		10	1	10			10 m ² minimum recom'd	10
STT20	STT22	Science prep rooms (satellite)								
STT10	STT16	Teaching resources stores (off art room)		5	10	50			minimum 2 stores off each art space	5
STT32	STT32	DT prep rooms		34	1	34			34 m ² min recom'd for 1 workshop	34
STT34	STT34	Food prep rooms		10	1	10			10 m ² minimum recom'd	10
STT10	STT18	Teaching resources stores (off DT studio)		5	10	50			2 stores off each light practical space	5
STT10	STT17	Teaching resources stores (music)		5	3	15			shared stores for music suite	5
STT08	STT08	Equipment stores, drama		10	1	10			1 store off any drama space	10
STT35	STT35	Food stores, off food room		5						5
STT10	STT41	Teaching resources stores, room (off LRC)		3	1	3				3
STT00	STT42	Classroom stores, room (off SEN room)		5	1	5				5
STH00	STH01	Sports equipment stores, internal (sports hall)		60	1	60			60 m ² minimum recom'd	60
STH00	STH02	Sports equipment stores, internal (community)		4	1	4			may be locked cage in main PE store	4
STH00	STH03	Sports equipment stores, internal (activity studio)		18	2	36			18 m ² minimum recom'd	18
STH05	STH05	Sports equipment stores, external		8	1	8				8
Non-teaching storage										
STH10	STH11	Furniture stores (chair/ table, off hall)		26	1	26			26 m ² recom'd for chairs and tables	26
STN20	STN22	General storerooms (central stock)		9	2	18				9
STN50	STN50	Secure storerooms		8	2	16				8
CIR06	CIR06	Equipment stores, appliance bay		1.5	8	12.0			as 'bays' off circulation areas	1.5
STH20	STH20	Retractable seating storage (off hall)		16	1	16				16
STN00	STN02	Coats and bags stores (lockers)		17	6	102			90% of pupils can have locker if 4 tiers	17
STN00	STN03	Coats and bags stores (community lockers)		3	1	3			for community use outside core hours	3
STN31	STN31	Cleaners' stores		1.5	14	21.0				1.5
STN32	STN32	Equipment stores, maintenance		8	1	8			1 of 8m ² minimum recommended	8
TOTAL AREA				BB103 range 662 to 1042		732.0			OK: area within BB103 range	732
Float				0 to 1009					no float available	0
Total Net Area				BB103 range 10075 to 11042		10075	12		OK	10075
Recommended Net Area				10075					OK	10075
Non-net Area										
KIT00	KIT01	Food prep areas, kitchen (servery & wash-up)		152	1	152			142 m ² min recom'd for full service	152
KIT11	KIT11	Offices, kitchen		6.5	1	6.5				6.5
KIT20	KIT21	Food stores, kitchen (dry)		7.5	1	7.5				7.5
KIT25	KIT25	Cold stores, kitchen		8	1	8				8
KIT25	KIT26	Cold stores, kitchen (freezer)		6	1	6				6
KIT40	KIT40	Toilets, kitchen (with changing area)	5	8	1	8			188 m ² min recom'd for total kitchen area	8
Toilets (and personal care)										
TOC01	TOC01	Changing rooms, with showers (pupils)	99	111	2	222			222 m ² for 198 incl shower cubicles	111
TOC02	TOC02	Accessible (and staff) changing rooms	1	6	2	12			6 m ² minimum including shower	6
TOC04	TOC04	Hygiene rooms	1	12	1	12			12 m ² minimum if ceiling-mounted hoist	12
TOC10	TOC13	Toilets, suite (pupils)	16	52	6	312			(pupil toilets: 99 recom'd 104 provided)	52
TOC10	TOC14	Toilets, suite (pupils, other)	2	6	2	12				6
TOC15	TOC15	Toilets, individual (pupil)	1	2	3	6				2
TOC10	TOC12	Toilets, suite (staff)	2	6	2	12				6
TOC21	TOC21	Accessible (and staff) toilets		3.8	6	22.8			also for visitors and staff	3.8
Plant										
PLA10	PLA15	Server rooms (5-cabinet)		18.4	1	18.4				18.4
PLA10	PLA18	Server rooms (ICT hub)		7.5	2	15.0				7.5
PLA20	PLA21	Plant rooms (heat source)		47	1	47			47 m ² minimum recom'd in new build	47
PLA20	PLA23	Plant rooms (cold water tanks)		43	1	43			43 m ² minimum recom'd in new build	43
PLA20	PLA25	Plant rooms (electrical intake)		43	1	43			43 m ² minimum recom'd in new build	43
PLA40	PLA43	Services shafts (enclosed electrical)		1.0	31	31			incl electrical risers and distribution boards	1
PLA40	PLA41	Services shafts (enclosed ventilation)	CTS						Contractor to specify for approval	
PLA40	PLA44	Services shafts (enclosed other)	CTS						Contractor to specify for approval	
PLA20	PLA08	Stairways, plant (to roof)	CTS						Contractor to specify for approval	
Circulation										
CIR12	CIR12	Stairways (area per floor)		27	18	486			25.0% of net min circulation for 3 storeys	27
CIR13	CIR13	Lifts (area per floor, incl space to wait)		6	6	36			25.7% of new build net area recommended	6
CIR03	CIR03	Lobbies		6	2	12				6
CIR00	CIR00	Circulation spaces (horizontal)	remaining	2044.8		2045			incl corridors and horizontal circulation	2045
Partitions				indicative % of net area	4.4%	for new build	443			4.4%
TOTAL AREA				BB103 range 4030 to 4534		4030.0			OK: area within BB103 range	4030
Total Gross Area				BB103 range 14105 to 16006		14105			OK	14105
Recommended Gross Area				14105					OK	14105
Total Gross Area (including supplementary area)						14105			of which	retained, so: gross area to be built*
Gross area as proportion of net						140.0%				14105 m ² *

Appendix D : Email from Leigh Academy Trust

Nic Applebey

From: Judith Ashton [REDACTED]
Sent: 25 April 2024 14:07
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: C5884 Mascalls Academy - Proposals

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Please see below FYI

Kind Regards
Judith

Judith Ashton Associates

Telephone: [REDACTED]

Mobile: [REDACTED]

Email:- [REDACTED]

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From: Phil Whittall [REDACTED]
Sent: Thursday, April 25, 2024 11:18 AM
To: Judith Ashton [REDACTED]
Subject: Re: FW: C5884 Mascalls Academy - Proposals

Hi Judith

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

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

Hope this helps.

Kind Regards

Phil Whittall MSc
Estates Director

Leigh Academies Trust

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

Direct line: [REDACTED]

Appendix E : Phasing Pupils Spreadsheet

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

Key:

Secondary Pupil numbers to meet 2FE expansion

Post 16 pupil numbers to meet 2FE expansion

Secondary Pupil numbers to meet 3FE expansion

Post 16 pupil numbers to meet 3FE expansion



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