



LRM
PLANNING
LIMITED

SANDLEFORD PARK

PLANNING STATEMENT

Bloor Homes and Sandlesford Farm Partnership

May 2020



Report Control

Project: Sandleford Park

Client: Bloor Homes and Sandleford Farm Partnership

Job Number: 16.159

File Origin: [https://lmapplanninglimited.sharepoint.com/16/16.159 Sandleford Park, Newbury/9 Applications/Application 4 December 2019/Planning Statement/200507 Planning Statement.docx](https://lmapplanninglimited.sharepoint.com/16/16.159%20Sandleford%20Park,%20Newbury/9%20Applications/Application%204%20December%202019/Planning%20Statement/200507%20Planning%20Statement.docx)

Document checking

Primary author: Owen Jones

Initialled: OJ

Review by:

Initialled:

| Issue | Date | Status | Checked for issue |
|-------|------------|------------|-------------------|
| A | 07/05/2020 | Submission | OJ |



Contents

| | | |
|----------|--|-----------|
| 1 | Introduction | 4 |
| | Decision Making Framework..... | 4 |
| | Application Site | 5 |
| | Proposed Development | 6 |
| | Parameter Plans..... | 6 |
| | Illustrative Masterplan | 8 |
| | Other Planning Applications at Sandleford Park | 8 |
| | Application Documentation | 11 |
| | Statement Structure..... | 11 |
| 2 | Contextual Information | 13 |
| 3 | The Proposed Development | 14 |
| | Arrangement of Built Development..... | 14 |
| | Development Parcel North 1 | 15 |
| | Development Parcel North 2 | 15 |
| | Development Parcel Centre..... | 15 |
| | Means of Access..... | 16 |
| | Housing Mix..... | 17 |
| | Open Space..... | 18 |
| | Infrastructure Provision..... | 18 |
| | Design approach..... | 21 |
| | New Warren Farm | 21 |
| 4 | West Berkshire Core Strategy..... | 23 |
| | The Spatial Strategy..... | 23 |
| | Core Policies | 23 |
| | Housing Sites Allocation Development Plan Document..... | 26 |
| | Community Infrastructure Levy..... | 27 |
| | West Berkshire District Local Plan (1991-2006) (Saved Policies 2007) | 28 |
| | Replacement Minerals Local Plan for Berkshire | 29 |
| | Waste Local Plan for Berkshire | 30 |
| | Synthesis | 30 |
| 5 | National Planning Policy Framework..... | 32 |
| | Presumption in Favour of Sustainable Development..... | 32 |
| | Sustainable Development | 32 |
| | Promoting Sustainable Transport | 33 |
| | Delivering a wide choice of High Quality Homes..... | 33 |
| | Requiring Good Design..... | 33 |
| | Historic Environment..... | 34 |
| | Conserving and Enhancing the Natural Environment..... | 35 |
| | Promoting Healthy Communities..... | 35 |



| | |
|---|-----------|
| Synthesis | 35 |
| 6 Sandleford Park Supplementary Planning Document..... | 36 |
| Vision and Strategic Objectives | 36 |
| Development Principle S1 | 39 |
| Synthesis | 39 |
| 7 Conclusions | 40 |

List of Tables

| | | |
|---------|---|---------|
| Table 1 | Parameter Plan | Page 8 |
| Table 2 | Other Controlling Plans | Page 8 |
| Table 3 | Housing Mix | Page 18 |
| Table 4 | Infrastructure proposed to be provided by Sandleford Park | Page 20 |
| Table 5 | Combined Plans for Sandleford Park and Sandleford Park West | Page 22 |
| Table 6 | Supplementary Planning Document Objective and Scheme Components | Page 39 |

List of Appendices

| |
|---|
| Appendix 1: Planning Application Documents |
| Appendix 2: Combined Housing Mix Table |
| Appendix 3: IDP Park House School Feasibility Study |
| Appendix 4: IDP Primary School Feasibility Study |
| Appendix 5: Permeability |
| Appendix 6: Infrastructure Commitments |
| Appendix 7: Brookbanks Consulting Technical Note: Thames Water Position Statement |



1 Introduction

- 1.1 This Planning Statement accompanies an outline planning application submitted by Bloor Homes and Sandlford Farm Partnership to bring forward development at the Sandlford Park Strategic Site; a site allocated for development in the adopted West Berkshire Core Strategy (2006-2026).
- 1.2 The submitted application addresses the reasons for refusal set out by the Local Planning Authority previously and comments made in respect of application 18/00764/OUTMAJ, which was submitted in March 2018. It incorporates the amendments discussed with Officers in respect of application 18/00764/OUTMAJ and therefore includes, as one package, the various submissions made by the Applicants in 2018 and 2019 in response to comments in respect of that application.
- 1.3 The submitted application seeks planning permission for a residential and mixed-use development as follows:

Up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works.
- 1.4 Matters not reserved for subsequent approval relate to two points of access from Monks Lane.
- 1.5 In addition, in March 2018, an outline planning application was submitted by Donnington New Homes for development of land at New Warren Farm, which is part of the allocated site, and at Sanfoin. (ref: 18/00828/OUTMAJ). Amended plans for that scheme were submitted in December 2019.
- 1.6 Together, these development proposals relate to an area of land that is greater than, but encompasses the whole of, the Core Strategy's strategic allocation. The two planning applications provide co-ordinated development schemes and the comprehensive provision of infrastructure to serve the whole development.
- 1.7 Donnington New Homes also submitted an application to improve and enhance Warren Road to 6m (ref 19/02707/FUL) in October 2019. This application has not yet been determined.

Decision Making Framework

- 1.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.



- 1.9 The **National Planning Policy Framework** (NPPF) is a material planning consideration. Paragraph 14 states, in the context of decisions on planning applications, that development proposals that accord with the Development Plan should be approved without delay.
- 1.10 The **West Berkshire Core Strategy** was adopted in 2012 and forms part of the Local Plan for the District. It sets out the overall planning strategy to 2026 and beyond. Policy CS3 of the Core Strategy allocates Sandlesford Park as a strategic site for a mixed-use development. Development of this site is integral to the implementation of the Core Strategy – it is intended to provide 1,000 new homes by 2026. This planning application has been prepared in the context of this policy and the proposals are in conformity with the Development Plan as the starting point for consideration of the application.
- 1.11 Pursuant to Policy CS3 of the Core Strategy, West Berkshire Council (WBC) prepared a **Supplementary Planning Document** (SPD) concerning Sandlesford Park, which was first adopted in September 2013 and then amended in March 2015. It provides information about the site's context, in addition to a series of development principles. The SPD is a material consideration in the determination of the application and regard has been had to the SPD in the formation of the development proposals.
- 1.12 The LPA has more recently adopted a **Housing Sites Allocation Development Plan Document** in May 2017. Whilst this includes additional housing allocations to those strategic sites set out in the Core Strategy, it includes a generic policy which *inter alia* seeks single planning applications for development proposals on allocated sites.
- 1.13 In 2015, the LPA adopted its **Community Infrastructure Levy Charging Schedule** (CIL). CIL is a levy charged on most new development within the local authority area. The money is used to pay for new infrastructure set out in the Regulation 123 list which is required as a result of the new development. Section 106 Planning Obligations are also required for site specific mitigation pursuant to Regulation 122. The 2019 CIL Regulation amendments removed the 123 List, which will be replaced by an annual Infrastructure Funding Statement.
- 1.14 A number of Policies in the earlier West Berkshire Local Plan, the Replacement Minerals Local Plan and the Waste Local Plan have also been 'saved' by a Secretary of State Direction and continue to attract weight in determining planning applications.

Application Site

- 1.15 The application site, identified on plan 14.273/PP01 Rev B, comprises the entirety of the land controlled and owned by Bloor Homes and Sandlesford Farm Partnership. The site measures approximately 114ha in size. It is the majority part of the allocation in the Core Strategy. Together with application 18/00828/OUTMAJ by Donnington New Homes, all of the land which is the subject of the Core Strategy allocation is encompassed in these two planning applications.
- 1.16 The application site is bounded to the north by Monks Lane and Newbury Rugby club, with residential development beyond. Monks Lane connects the A339 Newtown Road in the east



(from its junction with the access to Newbury Retail Park) to the A343 Andover Road in the west at Wash Common. Newbury College is adjacent to the eastern corner of the site, with Newbury Retail Park located beyond (on the eastern side of the A339).

- 1.17 The western boundary is formed by Park House School. The site's southern boundary is formed by hedgerows, tree belts and the River Enborne with agricultural land and dispersed residential development beyond. The boundary between the application site and New Warren Farm is defined by hedgerows and tree belts.
- 1.18 The application site is in agricultural use and contains several areas of ancient woodland dispersed throughout. It has a complex topography, generally slopes north to south towards the river Enbourne. It contains a central valley which runs north-west to south-east through the site. At its fringes are large tracts of mainly flat/ gently sloping land.

Proposed Development

- 1.19 Planning permission is sought for the following:
 - residential development comprising up to 1000 dwellings;
 - 80 unit Extra Care facility;
 - up to 40% affordable housing;
 - a local centre (retail, local business employment and community uses);
 - a new two form primary school and 1.62ha of land safeguarded for expansion of Park House School;
 - areas of equipped play;
 - areas of open space including the Country Park, areas of green infrastructure incorporating existing retained vegetation (woodlands, tree belts, hedgerows) proposed woodland planting, habitat creation, new footpaths, cycle routes and amenity space, and associated parking; and
 - sustainable urban drainage infrastructure within both the proposed development areas and the Country Park.
- 1.20 These uses accord with the provisions of Policy CS3 in the West Berkshire Core Strategy.

Parameter Plans

- 1.21 The Parameter Plans identified in Table 1 are the controlling plans that will be formally approved with the grant of planning permission.



Table 1: Parameter Plans

| Parameter Plan | Drawing No. |
|----------------------|--------------------|
| Land Use and Access | 14.273/PP02 Rev H1 |
| Green Infrastructure | 14.273/PP03 Rev G1 |
| Building Heights | 14.273/PP04 Rev G1 |

- 1.22 In addition, the following plans are similarly controlling plans and provide more detailed proposals for the areas of green infrastructure including the Country Park.

Table 2: Other Controlling Plans

| Plan | Drawing No. |
|---|-----------------------|
| Strategic Landscape and Green Infrastructure Plan | 04627.00005.16.632.13 |
| Country Park Phasing Plan | 04627.00005.16.306.15 |
| Main Access Road | 14.273/928 |
| Monks Lane Access (east) | 172985_A_07.1 |
| Monks Lane access (west) | 172985_A_08 |

- 1.23 These plans form the basis of the Environmental Impact Assessment (EIA) which culminates in the Environmental Statement (ES) that forms part of the suite of planning application documents.
- 1.24 Although not a parameter plan, the parcelisation plan (14.273/PP05 RevB) is relevant to the identification of the three development parcels within this application site and the adjoining land New Warren Farm / Sanfoin that are referenced at various points in the application documents and is central to the implementation strategy and sequencing of development.
- 1.25 For illustrative purposes, Combined Plans that show the development proposals at Sandlesford Park and Sandlesford Park West have also been produced jointly by Bloor Homes, Sandlesford Farm Partnership and Donnigton New Homes. These are described in Section 3. The parameter plans set out above are consistent with the Combined Plans. Where necessary, the Environmental Statement includes assessments of the combined developments as well as the application scheme
- 1.26 Whilst the application site does not include New Warren Farm, the fact that complementary development proposals are being brought forward at New Warren Farm shows how granting planning permission individually does not prejudice the co-ordinated development and comprehensive provision of infrastructure and facilities in accordance with the thrust of Core Strategy Policy CS3 and Housing Sites Allocations DPD Policy GS.1.



Illustrative Masterplan

- 1.27 An Illustrative Masterplan (scale: 1:2000) is also submitted with the application. This is founded on the plans referred to above, along with the development proposals which are the subject of the planning application at New Warren Farm / Sanfoin.

Other Planning Applications at Sandlesford Park

- 1.28 Four planning applications have previously been submitted for development at Sandlesford Park.
- 1.29 A hybrid planning application (ref: 15/02300/OUTMAJ) for the entire allocation, comprising 136 hectares of land, was submitted by Bloor Homes and Sandlesford Farm Partnership in September 2015 for:

'(1) outline proposal for up to 2,000 new homes (C3), 80 bed extra care housing (C2), a local center to comprise flexible commercial floorspace (retail A1-A5 up to 2,150sq.m, business B1a up to 200sq.m) and community uses (D1), 2no two form entry primary schools (D1), the formation of new means of access onto Monks Lane, Warren Road (to include part demolition of Park Cottage) and Newtown Road, Green Infrastructure comprising of the laying out of open space including a Country Park, drainage infrastructure, walking and cycling infrastructure and other associated information - with access only to be considered at this stage; and (2) detailed proposal for 337 of those dwellings on a parcel of land immediately south of Monks Lane (Development Parcel North 1).' (First Application)

- 1.30 A second planning application (ref: 16/00106/OUTMAJ) in December 2015 for:

'(1) detailed proposal for 337 dwellings, associated means of access and green infrastructure; (2) outline proposal for a two form entry primary school on a parcel of land immediately south of Monks Lane (Development Parcel North 1) which forms part of Sandlesford Park Strategic Site Allocation.' (Second Application)

- 1.31 The second application related to the first phase of development (Development Parcel North 1 or DPN1), which forms part of the wider scheme covering the whole strategic site in the First Application.
- 1.32 The detailed component of both the First and Second Applications and the Parameter Plans were amended in October 2016. The layout of DPN1 was amended and the number of residential dwellings for which permission was sought reduced to 320 to take account of comments made by the LPA and other consultees. The Applicants also submitted supplementary information to the LPA in January 2017.
- 1.33 In February 2017, the Applicants agreed with the LPA to place the First and Second Application into abeyance until November 2017. Without further reference to the Applicants, the LPA refused both the First and Second Application on the 8th November 2017.
- 1.34 A Third Planning Application was submitted by the Applicants in December 2016 which related



to land owned by Sandleford Farm Partnership. It did not include land at New Warren Farm. In March 2017, the LPA and the Applicants agreed to work together to explore how this Third Application could be positively determined, notwithstanding that it did not extend across the whole of the allocated site.

- 1.35 The Third Application was however refused on the 14th December 2017.
- 1.36 A further planning application was submitted in March 2018 and incorporated the revisions proposed by the Applicants in October 2017, and responded to the various Reasons for Refusal associated with the earlier applications, where relevant. Between June 2018 and October 2019 various technical meetings were held and amendments to the scheme discussed. The Applicant submitted additional information first in November 2018 and then in September and October 2019 and in February 2020 to address comments made in respect of the Application but at the time of writing these amendments have not been accepted by the LPA and that application has not been determined.
- 1.37 This current application packages together the amendments to application 18/00764/OUTMAJ Application. These are summarised as follows:

Description of Development

The description of development has been amended to accord with discussions during our technical meetings; this includes the agreed definition of extra care housing and the floorspace for the D1 use in the Local Centre.

Plans

The submitted Parameter Plans reflect the amendments discussed during the technical meetings described in para 1.36. The Combined Plans, which are for information only, have been updated to reflect the amendments proposed by DNH for application 18/00828/OUTMAJ.

Housing Mix

The Applicants intend to commit to a market and affordable housing mix which will deliver 65% family housing as sought by the Core Strategy. In respect of affordable housing, the mix set out in the SHMA for the Western Berkshire HMA (Table 140) has been adopted; previously the SHMA mix for West Berkshire as an individual area in Table 108 had been used. *Appendix 2* provides a summary table that defines the proposed housing mix for Sandleford Park and Sandleford Park West prepared jointly by the respective applicants.

Infrastructure Commitments

We have updated Appendix 2 of the 2018 Memorandum of Understanding to set out the Applicants Infrastructure Commitments. These Infrastructure Commitments have been reproduced as *Appendix 6* to this Planning Statement with cross referencing to the draft Section 106 Agreement/draft Planning Conditions as appropriate.



Park House School

The IDP Park House School improvement scheme is submitted for consideration as a basis for determining off-site mitigation to be included as a planning obligation. This is included at *Appendix 3*. This is based on an increase in the size of the School by 236 additional secondary school pupils, which corresponds with 139 places for pupils from the Bloor Homes/Sandleford Farm Partnership development, 57 pupils from the DNH development and an existing 40 spaces required by WBC.

A Feasibility Study has also been prepared in respect of the proposed Primary School and this is included at *Appendix 4*.

Playing Fields

The playing fields proposed to the south of Highwood Primary School have been removed to reflect the Council's view that these were not appropriate within the Country Park and instead propose in the draft Section 106 Agreement a Community Use of the new playing field to be provided at Park House School. The principle of such community use reflects existing arrangements at Park House School and is supported by the LEA and the School.

Haul Route

It is intended that a haul route within the application site is provided to allow construction access to Park House School; a draft planning condition relating to this has been proposed.

Environmental Statement

The Environmental Statement incorporates assessments based on the amended parameter plans, including transport assessments based on VISSIM modelling, associated noise and air quality assessments, up to date ecological surveys, a biodiversity net gain calculation and the landscape and visual assessment sought in relation to the Public Right of Way GREE/9. It also includes the Combined Ecological Management and Mitigation Plan which has been updated to reflect the amendments proposed by DNH for application18/00828/OUTMAJ.

Transport Assessment

The submitted Transport Assessment is based on the VISSIM modelling undertaken in 2018 and includes the mitigation measures identified by West Berkshire Council in July 2019. There is common ground between the Applicant and the Council as regards the off-site junction improvements, and the draft Section 106 Agreements includes funding clauses that will enable all of the junction improvements to be undertaken by the occupation of the 500th dwelling. This allows both development at Sandleford Park and Sandleford Park West to proceed either together or separately.

Further air quality and noise modelling has been undertaken based on the traffic flows in the VISSIM modelling. This considers both the Sandleford Park scheme in isolation as well as the cumulative effect of 1500 new homes and associated uses.



Proposals for emergency access are set out in the Transport Assessment (*Appendix E and F*) and note on *permeability* is included at *Appendix 5* of this Planning Statement. Reflecting the position taken by the Council previously we are not seeking detailed approval of the Valley Crossing but have included an indicative scheme; the ES has considered the various potential environmental effects of this (landscape and visual, hydrology, ecology and arboriculture).

The Transport Assessment includes an updated Construction Traffic Management Plan (*Appendix G*).

A new Travel Plan has been prepared which responds to comments from the Council's Transport Policy Officer. This is included in the Transport Assessment (*Appendix M*).

The Applicants continue to commit to construct the main access road to the boundaries of the application site to connect with the Newbury College Link and Sandlesford Park West. This is addressed in the draft Section 106 Agreement.

Planning Obligations and Planning Conditions

A draft Section 106 Agreement and draft Planning Conditions are included setting out the Applicants suggested approach. These have been updated as necessary and illustrate how infrastructure commitments will be provided in a co-ordinated and timely manner as required by Policy GS1.

Response to Reasons for Refusal to Application 16/03309/OUTMAJ

A separate document has been prepared which sets out our response to the Reasons for Refusal to application 16/03309/OUTMAJ.

- 1.38 The Applicants believe these amendments address the various actions that arose in the context of application 18/00764/OUTMAJ.

Application Documentation

- 1.39 To complement the submission of this planning application an extensive suite of supporting documents has also been provided. This documentation is listed at *Appendix 1*.

Statement Structure

- 1.40 This document provides an overarching statement which explains the nature of the development proposals, the framework provided by relevant tiers of planning policy and the scheme's compatibility with the Development Plan, the NPPF and the Sandlesford Park SPD. In doing so, it provides the justification for a grant of planning permission in accordance with the Development Plan and having regard to other material considerations.
- 1.41 In terms of its structure, this Statement is comprised of the following:
- Section 2: a description of the application site and surrounding context;



- Section 3: details of the proposed development and its components, along with an explanation of the interaction with development proposals at New Warren Farm / Sanfoin;
- Section 4-6: the planning policy framework relevant to the proposed development including the West Berkshire Core Strategy, the NPPF, and the Sandford Park SPD;
- Section 7: a summary and conclusion.



2 Contextual Information

- 2.1 The application site (shown on plan 14.273/PP01 RevB) comprises approximately 114 hectares and is primarily in agricultural use. It is located immediately south of the existing built-up area of Newbury. It contains several areas of woodland, some of which are designated as ancient woodland, whilst others are local wildlife sites. The site is divided into a number of fields, which are bounded by hedgerows.
- 2.2 The site has a complex topography but generally slopes downwards from north to south towards the river Enbourne. A Valley lies in a relatively central location within the site which runs from the north-west corner until it reaches the river Enbourne in the south-east corner. The fringes of the site are flat or gently sloping land.
- 2.3 The site is divided between the town of Newbury and the parish of Greenham. It is bounded to the north by Monks Lane and to the east by Newtown Road (A339), which links with the A34 trunk road continuing north to the M4 at Chieveley or south to the M3.
- 2.4 The boundary between the application site and New Warren Farm is defined by hedgerows and tree belts. There are a small number of buildings situated at New Warren Farm. New Warren Farm gains vehicle access from Warren Road to the west.
- 2.5 There are no major access routes into the site, but a public footpath runs through the site linking Andover Road in the west with Newtown Road in the east.
- 2.6 The application site is in a sustainable location with good access to local town centre facilities, public transport services, including the mainline railway station, employment opportunities and the strategic road network.
- 2.7 Newbury Rugby Club is located between the application site and Monks Lane, while to the north east of the site is Newbury College, both of which access from Monks Lane. Falklands Surgery is also located on Monks Lane. Park House School adjoins the western boundary. Wash Common local centre and Falklands Primary School are located within the residential area on the west side of Andover Road.
- 2.8 To the east of the site and Newtown Road is Newbury Retail Park, which comprises a range of food outlets including a large format superstore. St Gabriel School is to the south of the Retail Park.
- 2.9 Newbury town centre is approximately 2km to the north from the centre of the site. The town has a range of shops, from small independent stores to larger high-street brands, food and drink establishment and professional services.



3 The Proposed Development

3.1 Planning permission is sought for the following proposed development:

Up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works.

3.2 The Parameter Plans listed in Table 1, provide a pictorial explanation of these development proposals. Drawings 172985_A_07.1 and 172985_A_08 provide the detail design of Monks Lane accesses for which planning permission is sought.

3.3 The application site is comprised of three Development Parcels. These are shown on Plan 14.273/PP05 RevB.

Arrangement of Built Development

3.4 Built development is focused to the north and west of the application site. This reflects the arrangement of development land shown on the Framework Masterplan that is part of the Sandlesford Park SPD.

3.5 The proposal is for up to 1,000 dwellings with a range of house types and sizes and 80 extra care units as part of the affordable housing element of the scheme. As encouraged by the Core Strategy and SPD, this provides a focus on family housing; 65% of the housing comprises family accommodation (see para 3.24). Affordable housing is to be delivered throughout the site and, consistent with Core Strategy Policy CS6, will comprise 40% of dwellings including the Extra Care. Residential densities on the site range between 30 and 50 dwellings per hectare which accords with the Core Strategy Policy CS4 and the Sandlesford Park SPD.

3.6 The topography of the site creates a natural divide – a northern section and a western section – creating two neighbourhoods. The northern neighbourhood is comprised of Development Parcels North 1 and 2. The Central development parcel makes up the western neighbourhood. These two neighbourhoods comprise a mix of dwelling types and are well connected to one another and the surrounding area through green linkages and pedestrian and cycle routes. Character Areas across the site will draw upon principles identified in the SPD.

3.7 A mixed use local centre will be located in Development Parcel Central within the western neighbourhood and will allow for flexible floorspace to be developed within the A, B1a, and D1 use classes, as well as residential development (C3). The local centre will be accessible by a range of transport modes including bus, pedestrian and cycle routes.



- 3.8 A new two-form entry primary school is proposed in Development Parcel North 1 reflecting discussions to date relating to the land in question with the Local Education Authority. Land has also been identified for future expansion of Park House School within Development Parcel Central. The implementation and delivery of the school sites will be controlled by planning condition/planning obligation. Safe walking routes to schools will be integrated within the development.

Development Parcel North 1

- 3.9 Within Development Parcel North 1, the development comprises new residential development, a two-form entry primary school, areas of amenity open space, and a Local Equipped Area of Play. A new community orchard will also be planted.
- 3.10 Two new junctions will be formed on Monks Lane (drawings 172985_A_07.1 and 172985_A_08). The internal highway network will connect both to Development Parcel North 2 and to the eastern boundary of the application site at Newbury College to adjoin the new access road to be built to connect to the A339, as approved under planning permission 17/00158. A highway link will be constructed south of Crooks Copse to connect the two areas of residential development west and east of this woodland.
- 3.11 Pedestrian and cycle links are also proposed from Monks Lane and to Newbury College. Sustainable urban drainage features will be provided within the area of built development, drawing from the options identified in the Drainage Strategy. Attenuation will also be provided within areas of open space south of Crooks Copse. A 15m buffer is provided around Crooks Copse alongside which will be a new footpath which will provide a Trim Trail and Foraging Trail. The same buffer is provided around High Wood.
- 3.12 With the exception of the means of access onto Monks Lane, all other matters (appearance landscaping, layout, and scale) are reserved for subsequent approval.

Development Parcel North 2

- 3.13 Development Parcel North 2 will comprise residential development. All details are reserved for subsequent approval. The main access road will be built through this parcel extending from DPN1 to the Valley Crossing. Existing trees are to be retained, with additional planting to be provided also. Sustainable urban drainage features will be provided within the area of built development, drawing from the options identified in the Drainage Strategy. A 15m buffer is provided around Slackett's Copse and a dedicated recreational route is to be provided within this Copse.

Development Parcel Centre

- 3.14 Development Parcel Centre will comprise residential development, the local centre, the extra care housing and land for the expansion of Park House School. All details are reserved for subsequent approval.



- 3.15 Pedestrian and cycle routes are to be laid out within the development area connecting to the lane at the eastern extent of Warren Road, the area of land safeguarded for the expansion of Parkhouse School, the Country Park and the Neighbourhood Area of Play to the east, and the recreational routes within Barn Copse, Dirty Ground Copse and Gorse Covert. A Local Equipped Area of Play is also to be provided. Sustainable urban drainage features will be provided within the area of built development, drawing from the options identified in the Drainage Strategy.
- 3.16 The main access road will be constructed through this parcel extending from the Valley Crossing to the boundary of the Application Site adjoining New Warren Farm. The precise point at which the main access road adjoins New Warren Farm is to be in the location shown on the Parameter Plan, allowing a degree of flexibility to align with future development proposals at New Warren Farm. This will be determined in its final form through the approval of the layout for the respective parcels. There is, however, a logical point of connection where the structure of the existing hedgerow is at its weakest and this corresponds to the location shown on the Land Use and Access Parameter Plan and the illustrative masterplan.

Means of Access

- 3.17 Two vehicular accesses into the site will be from Monks Lane. The proposed junction arrangements are shown on Drawings 172985_A_07.1 and 172985_A_08.
- 3.18 A main access road will be constructed through each of the development parcels as shown on the Land Use and Access Parameter Plan. The main access road will be built to the boundary of New Warren Farm within 6 years of the commencement of development providing access to this parcel. With development at New Warren Farm the main access road will extend to Warren Road which is to be improved as part of the development of Sandford Park West. A planning application for the improvement of Warren Road has been submitted with reference 19/02707/FUL but has not presently been determined.
- 3.19 Within Development Parcel North 1, a road will be constructed to the boundary of Newbury College to facilitate a vehicular connection to A339 Newtown Road. A new highway link between the A339 and the boundary of the Sandford Park site was granted planning permission as part of the High Wood Primary School scheme in 2017 (planning permission 17/00158) and construction of this has commenced. West Berkshire Council has secured funding from the Local Enterprise Partnership and the Applicants propose a financial contribution towards the construction of this link.
- 3.20 Pedestrian and cycle routes which link into Newbury's existing walking and cycling networks will be provided via Monks Lane. The development also incorporates improved linkages to existing services and facilities in the locality, including direct links to Newbury Rugby Club, Newbury College and Park House School as shown on the Land Use and Access Parameter Plan. The detailed design of these measures and their implementation will be secured by planning condition. Wider links to Newbury Town Centre and the railway station shown on Figures 5 and 6 of the Transport Assessment and their implementation are referenced in the draft Section 106 Agreement.



- 3.21 The proposal includes new public transport provision in the form of a bus link, which will access and egress the site from Monks Lane. This can be extended to Warren Road and Andover Road with development at New Warren Farm. Details of this are described in the accompanying Transport Assessment and Travel Plan.
- 3.22 The draft Section 106 Agreement includes financial contributions towards the construction of the Newbury College link east to the A339. Off-site junction improvements are also identified at the following locations:
- A339-A343 to Pinchington Lane Speed Reduction Scheme
 - Newtown Road/Pound Street and Bartholemew Street/Market Street
 - A339, Pinchington Lane and Monks Lane
 - A339/A343 St. John's Roundabout
 - Swan Roundabout
- 3.23 Pedestrian and cycle improvements have been identified at the following locations:
- Monks Lane and Pinchington Lane, Newton Road, Rupert Road, Chandos Road, Wenden Road;
 - A339 to Deadmans Lane (as part of the Newbury College Link)
 - via the PROW footpath Gree/9 and the A339 towards Greenham Common and Greenham Common Park
 - along the A343 Andover Road

Housing Mix

- 3.24 Table 3 illustrates the housing mix proposed for the proposed development.

Table 3: Housing Mix

| Dwelling Type | Market Housing % | Affordable Housing % |
|---------------|------------------|----------------------|
| 1 bed flat | 0 | 35 |
| 2 bed flat | 10 | 8 |
| 2 bed house | 20 | 27 |
| 3 bed house | 42.5 | 25 |
| 4 bed house | 27.5 | 5 |

- 3.25 Family housing, comprised of 3 and 4 bedroom market housing and 2, 3 and 4 bedroom affordable housing (not flats), equate to 65% of the total number of houses proposed. This accords with the Core Strategy Policy CS4 and the SPD which seeks a predominance of family housing.



- 3.26 The Affordable Housing Mix is derived from the Berkshire Strategic Housing Market Assessment (Table 140 Western Berkshire Housing Market Area).
- 3.27 The Applicants propose that the housing mix is fixed by either a planning condition (market housing) or planning obligation (affordable housing).
- 3.28 The Extra Care housing is in addition to the above and will comprise 70no. 1 bed units and 10no. 2 bed units.
- 3.29 A combined housing mix table for Sandleford Park and Sandleford Park West is included at *Appendix 2*. This further illustrates the predominance of family housing across the proposed developments as a whole.
- 3.30 This Appendix also establishes the pupil product using the Council's Education Calculator. For Sandleford Park this mix generates 139 secondary school places.
- 3.31 The IDP Park House School Feasibility Study attached at *Appendix 3* establishes an improvement scheme which accommodates this increase in secondary school pupils. It also accommodates 57 secondary school children from Sandleford Park West and an existing 40 spaces which the Council need to accommodate.

Open Space

- 3.32 Approximately 50% of the overall site will be in the form of greenspace accessible for new and existing residents (excluding the areas of woodland). The Strategic Landscape and Green Infrastructure Plan (drawing 04627.00005.16.632.13) illustrates the Green Infrastructure strategy for the site, including the location of the various open space components.
- 3.33 The Country Park is located in the south eastern part of the site with an area of approximately 84 hectares in size including the existing areas of woodland. The Country Park includes both formal and informal recreation areas. More formal areas could include a circular walk, cycle path, educational trails and a sculpture trail. Picnic areas and mown grass create more informal areas. Options for future management of the Country Park are set out in the Strategic Landscape and Green Infrastructure Design and Management Plan (Appendix G7 of the ES).
- 3.34 The green links throughout the site make connections via paths and open spaces between the wider urban area, Country Park, areas of ancient woodland, the primary and secondary schools and children's play area.

Infrastructure Provision

- 3.35 *Appendix 6* lists the Applicants Infrastructure commitments with associated cross references to the relevant planning obligation/planning condition proposed in respect of this. This is summarised in Table 4.



Table 4: Infrastructure proposed to be provided by Sandlesford Park

| Infrastructure | Sandlesford Park |
|--------------------------|---|
| Vehicular Access | <ul style="list-style-type: none"> • a financial contribution towards the construction of the Newbury College Link; • improvements to the following junctions: St.John's Road, Pinchington Lane, Swan Roundabout, Monks Lane/Andover Road/Essex Street (subject to WBC VISSIM modelling); • the construction of two points of access onto Monks Lane; • the construction of the main access road to the boundary of Sandlesford Park West within six years of the commencement of development at the Sandlesford Park site; • the construction of the main access road to the boundary of Newbury College prior to the occupation of the 300th dwelling at the Sandlesford Park site; and • construction of highway link from the HWRC to the boundary of the application site to allow connection to Newbury College Link. |
| Pedestrian and Cycle | <ul style="list-style-type: none"> • pedestrian and cycle linkages to the boundary of Sandlesford Park West, Newbury Rugby Club, Newbury College, Parkhouse School and Monks Lane; • pedestrian and cycle improvements: <ul style="list-style-type: none"> along Monks Lane and Pinchington Lane along Newtown Road towards Newbury Town Centre across the A339 to Deadmans Lane^[1] via the Public Right of Way Footpath Greenham 9 and the A339 towards Greenham Common and employment at New Greenham Park, along Rupert Road / Chandos Road / Wenden Road towards Newbury Town Centre, along the A343 Andover Road to nearby schools, retail and towards Newbury Town Centres • improvements to the PROW within the application site to create shared pedestrian and cycle way. |
| Public Transport | <ul style="list-style-type: none"> • contribution to bus service improvements and the provision of bus infrastructure; this will enable buses to access and egress onto Monks Lane with a loop at the Local Centre. |
| Travel Plan | <ul style="list-style-type: none"> • Travel Plan with associated monitoring to be secured. • Contribution to Travel Plan measures |
| Primary School Education | <ul style="list-style-type: none"> • the provision of 2 hectares of land and a financial contribution for construction of a new two form entry primary school and |



| Infrastructure | Sandleford Park |
|----------------------------|--|
| | early years provision (or its procurement in accordance with an agreed specification). |
| Secondary School Education | <ul style="list-style-type: none"> the transfer of up to 1.62 ha of land for the extension of Park House School and a pro-rata financial contribution for improvements at the school to reflect the IDP Group Feasibility Study prepared by the applicants/LEA to accommodate the predicted increase in pupils of secondary school age. |
| Surface Water | <ul style="list-style-type: none"> the laying out of surface water drainage and management and maintenance regimes. |
| Foul Water | <ul style="list-style-type: none"> the laying out of sewers and pumping stations. improvements to off-site mitigation scheme. |
| Green Infrastructure | <ul style="list-style-type: none"> the provision of the Country Park as shown on the Strategic Landscape and Green Infrastructure Plan – the mechanisms to design, procure the laying out of, and manage the Country Park are to be agreed between the Applicant and West Berkshire Council early Planting as shown on the Strategic Landscape and Green Infrastructure Plan not later than the first planting season the provision of 1 NEAP and 2 LEAPS as shown on the Strategic Landscape and Green Infrastructure Plan LAPs to be provided within the residential parcels a financial contribution towards qualitative improvements to playing pitches at Newbury Rugby Club (surface and drainage upgrades) the procurement of the detailed design of the Country Park to the agreement of West Berkshire Council a community use agreement for use of the new playing field at Park House School by the community. |
| Community Infrastructure | <ul style="list-style-type: none"> a financial contribution for improvements to Falklands Surgery as requested by the Care Commissioning Group land suitable for the Local Centre to provide A1-A5, B1 and D1 uses and an obligation to market this site. |

3.36 Discussions have been held with Thames Water in respect of wastewater infrastructure as explained in *Appendix 7*.

3.37 In addition, the proposed development is liable for CIL which will generate an additional financial contribution towards infrastructure identified on the Council's Regulation 123 List.



Design approach

3.38 As demonstrated by the Design and Access Statement and the Illustrative Masterplan, the general principles and character areas identified within the Sandleford Park SPD have been central to the design approach adopted for these proposals. It is envisioned that the site's key landscape features will be safeguarded and enhanced to provide an exemplary sustainable development. The following design principles underpinned the proposed development:

- Creating a distinctive setting - restoring and maximising the historic landscape assets;
- Strengthening the inherited landscape - retaining the existing ancient woodland, hedges, streams, ponds, trees and historic tracks;
- Maximising the landscape - parkland for existing and new community - introduction of green fingers to facilitate easy and quick access;
- Distinct but connected neighbourhoods - new development with strong local centre and focal points;
- Activity corridors focal points – a street to be the main activity corridor - varying character areas to create sequences experience;
- New homes accessible to an expanse of green space and existing community infrastructure;
- Maximising connectivity - robust network of pedestrian and cycle routes to create permeable development – legible routes defined by changing character areas;
- Edge treatments that respond to the site and its inherent qualities - distinctive character areas.

3.39 The Design and Access Statement describes in detail the response to SPD's established urban design principles.

New Warren Farm

3.40 New Warren Farm is not part of the Application Site, but is subject to a separate outline planning application submitted by Donnington New Homes, referred to Sandleford Park West (which comprises New Warren Farm and Sanfoin). The following plans have been prepared to illustrate how development at Sandleford Park and Sandleford Park West relate to one another.

Table 5: Combined Plans for Sandleford Park and Sandleford Park West

| Parameter Plan | Drawing No. |
|---|----------------------|
| Land Use and Access | 14.273/PP02 Rev I |
| Green Infrastructure | 14.273/PP02 Rev H |
| Building Heights | 14.273/PP02 Rev H |
| Strategic Landscape and Green Infrastructure Plan | 04627.0005.16.633.14 |
| Combined Illustrative Masterplan | 14.273 171 |

3.41 The above plans illustrate how the Sandleford Park West scheme is to be laid out comprising the



following key elements:

- Up to 440 new homes
- 60 extra care housing units
- The construction of a 1 form entry primary school
- Land for expansion of Park House School
- Enhancements to Brick Kiln Copse to provide sustainable drainage
- a green infrastructure strategy focused upon Brick Kiln Copse which creates east-west and north-south green links through the site
- the main access route into the site is from Warren Road, which is to continue through to the wider Sandleford Park area to the east
- potential emergency access from Kendrick Road
- potential for pedestrian and cycle links from Kendrick Road and Garden Close Lane
- one new play area (LEAP) is proposed to the north of the Eastern Fields
- provision of a specialist play facility to be operated by the charitable organisation Swings and Smiles, adjacent to New Warren Farmhouse
- access and egress are proposed for Phase 1 of the Sandleford Park West scheme from the Stage 1 Warren Road Improvement. An extant planning permission exists for the widening and improvement of Warren Road to a 4.8m carriageway up to the entrance of New Warren Farm (planning permission 14/02416/FUL refers). This improvement will serve development of up to 100 new dwellings on the Sandleford Park West site
- for more than 100 dwelling to be constructed, Warren Road will need to be widened to a carriageway width of 6.0m. Donnington New Homes has submitted a separate planning application for this improvement and enhancement (ref. 19/02707/FUL)
- Existing and proposed pedestrian and cycle routes are also identified and include connections to the links being provided as part of the Sandleford Park application along the proposed greenway and as part of the main access road. These are in corresponding locations but will be subject to detailed design to ensure connectivity.

3.42 The infrastructure commitments for Sandleford Park West are shown in Appendix 2 of the Memorandum of Understanding prepared between the Applicants.

3.43 In addition, that scheme will be liable for CIL which will generate an additional financial contribution towards infrastructure.

3.44 It is evident from the above that the two schemes have been designed to provide a comprehensive development of the overall Sandleford Park site and the co-ordinated provision of infrastructure.



4 West Berkshire Core Strategy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan is currently made up of different documents:
- West Berkshire Core Strategy Development Plan Document (2006-2026) adopted July 2012;
 - Housing Sites Allocation DPD adopted in May 2017;
 - West Berkshire District Local Plan 1991-2006 (Saved Policies 2007);
 - Replacement Minerals Local Plan for West Berkshire incorporating alterations adopted in December 1997 and May 2001; and
 - Waste Local Plan for Berkshire adopted December 1998.
- 4.3 The adopted Core Strategy is a development plan document (DPD) which sets out the long-term vision for West Berkshire to 2026 and beyond. It provides an overall framework for more detailed policies and site-specific proposals to be contained in other documents of the Local Plan.

The Spatial Strategy

- 4.4 The Spatial Strategy is set out in Area Delivery Plan Policies 1 and 2. New development is to follow the District's existing settlement pattern with the main urban areas providing the focus. At least 10,500 new homes are to be built between 2006 and 2026 of which over half are to be built at Newbury reflecting the town's preeminent role. Strategic sites at Newbury Racecourse and Sandford Park are allocated to provide new residential neighbourhoods with supporting facilities and green infrastructure.

Core Policies

- 4.5 Policy CS1: Delivering New Homes and Retaining the Housing Stock states that provision will be made for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006-2026. New homes will be primarily developed on suitable land within development boundaries, strategic sites such as Sandford Park and land allocated for residential development in subsequent DPDs.
- 4.6 Development at Sandford Park is integral to the implementation of the Core Strategy. Policy CS3 is reproduced overleaf. Sandford Park is to provide up to 2,000 new homes; a substantial component of the future supply of housing in the District during the Core Strategy period.



POLICY CS3

“Within the area identified at Sandleford Park, a sustainable and high quality mixed use development will be delivered in accordance with the following parameters:

Phased delivery of up to 2,000 dwellings, of which at least 40% will be affordable and with an emphasis on family housing. At least half the housing is planned to be delivered by 2026;

- **Development to be limited to the north and west of the site in order to respect the landscape and sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;**
- **Residential densities on the site to be in an average range of between 30 and 50 dwellings per hectare to reflect the predominant mix of family sized homes;**
- **Generation of on-site renewable energy;**
- **Two vehicular accesses will be provided off Monks Lane with an additional sustainable transport link for pedestrians, cyclists and buses provided from Warren Road onto the Andover Road;**
- **Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D;**
- **Provision of a new primary school on site and the extension of Park House School;**
- **Provision for retail facilities in the form of a local centre and business employment;**
- **A network of green infrastructure to be provided which will:**
 - **Conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;**
 - **Mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;**
 - **Provide a country park or equivalent area of public open space in the southern part of the site; and**
 - **Respect the landscape significance of the site on the A339 approach road into Newbury.”**

4.7 Policy CS4: Housing Type and Mix states that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community. The housing mix proposed at Sandleford Park is, drawing upon evidence in the SHMA, intended to provide a range of housing; smaller homes for first time buyers, larger family accommodation, apartments for smaller households; extra care accommodation and affordable housing for rent and intermediate housing.

4.8 Policy CS5: Infrastructure Requirements and Delivery states that key infrastructure schemes required to facilitate development and secure the delivery of the Core Strategy include, but are not limited to, those schemes set out within the Infrastructure Delivery Plan.

4.9 Policy CS6: Provision of Affordable Housing states that in order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development. In accordance with Policy CS6, Sandleford Park will provide 40% of affordable housing on-site with a tenure split of 70% social rented and 30% intermediate. The



Affordable Housing Statement demonstrates how the proposed development will accord with this policy.

- 4.10 Policy CS11: Hierarchy of Centres states that the scale, character and role of the centres define their position within the district, with Newbury at the top of the hierarchy being described as a "major town centre". Sandleford Park, in accordance with Policy CS11, will provide small amounts of new retail floorspace (A1-A5 uses) at a new local centre.
- 4.11 Policy CS13: Transport states that development that generates traffic will be required to, amongst other things, reduce the need to travel, improve travel choice and facilitate sustainable travel, as well as demonstrating good access to key services and facilities. Sandleford Park will be a sustainable and high-quality mixed-use development with key services and facilities within and adjoining the site and improved connections to Newbury town centre. The proposal promotes alternative forms of transport to the car through the provision of a network of pedestrian and cycle routes and a bus route within the site along with improvements locally. A Transport Assessment and Travel Plan accompany this planning application.
- 4.12 Policy CS14: Design states that new development must demonstrate high-quality and sustainable design that respects and enhances the character and appearance of the area, making a positive contribution to the quality of life in West Berkshire. Policy CS14 sets out a range of design principles which new developments are expected to meet. The Design and Access Statement that accompanies this planning application provides detailed information in respect of the design principles that underpin the proposed development, consistent with Policy CS14 and the urban design principles specified in the SPD.
- 4.13 Policy CS15: Sustainable Construction and Energy Efficiency requires that new residential dwellings meet Level 4 of the Code for Sustainable Homes from 2013 and Level 6 from 2016. However, this has been superseded by the Written Ministerial Statement titled 'Planning Update March 2015'. In this statement it was made clear that the Code for Sustainable Homes has been withdrawn and therefore, there is no longer a national policy basis against which to enforce this requirement. Therefore, the residential dwellings at Sandleford Park will be constructed in accordance with prevailing Building Regulations only as intended by Government. New non-residential development is expected to meet the BREEAM Excellent construction standard.
- 4.14 Policy CS16: Flooding requires a Flood Risk Assessment (FRA) to be carried out for new development on sites of 1 ha or more in Flood Zone 1 or sites in Flood Zone 2 or 3. Sandleford Park is located within Flood Zone 1. The risk of flooding has been assessed in the FRA submitted with this planning application and is considered to be low. Surface water within the site will be managed in a sustainable manner through SuDS, which will also provide other benefits, including biodiversity enhancement. Such features will be provided within the area of built development and the Country Park, drawing from the options identified in the Drainage Strategy.
- 4.15 Policy CS17: Biodiversity and Geodiversity requires that assets across West Berkshire will be conserved and enhanced. Habitats designated or proposed for designation as important for



biodiversity or geodiversity at an international or national level or which support protected, rare or endangered species, will be protected or enhanced. The Ecological Impact Assessment which forms part of the ES describes the extent of assets within the application site and how the development proposals will conserve and enhance the biodiversity value of the site. The Ecological Mitigation and Management Plan provides a framework for detailed consideration later in the development management process.

- 4.16 Policy CS18: Green Infrastructure states that new developments will make provision for high quality and multifunctional spaces of an appropriate size and will also provide links to the existing green infrastructure network. Approximately 74% of the application site will be in the form of greenspace accessible to new and existing residents and will include Country Parkland, retained woodlands, equipped areas of play and green links across the site. The Strategic Landscape and Green Infrastructure Design and Management Plan provides a framework for the preparation of Landscape and Ecological Management Plans later in the development management process.

Housing Sites Allocation Development Plan Document

- 4.17 West Berkshire Council adopted a Housing Sites Allocation Development Plan Document in May 2017. Whilst this includes additional housing allocations to those strategic sites set out in the Core Strategy, of which Sandleford Park is one, it includes a generic policy, Policy GS1. This requires that:
- a. Allocated sites be masterplanned and delivered as a whole to achieve comprehensive development that ensures the timely and coordinated provision of infrastructure, services, open space and facilities. A single planning application to be submitted for each allocated site to ensure this comprehensive approach to development is achieved;
 - c. An integrated water supply and drainage strategy to be provided in advance of development, to ensure that provision of adequate and appropriate infrastructure for water supply and waste water both on and off site;
 - d. Measures to improve accessibility by, and encourage use of, non-car transport modes are provided;
 - e. Internal walking and cycling routes for the site will be provided and will be linked to existing routes including Public Rights of Way – such routes should take advantage of the landscape features of value within the site – and opportunities to improve external routes to services and facilities will be sought;
 - f. Measures are provided to mitigate the impact of the development on the local road network;
 - g. Consideration of Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire will be required where necessary;
 - h. A landscape and visual assessment is prepared;
 - i. Development responds positively to local context ensuring high quality development;
 - j. Necessary infrastructure is provided at a rate and scale that meets the needs that arise from the development of as a whole; and



- k. Adverse impacts on habitats and species of principal importance for the conservation of biodiversity through avoidance, appropriate buffering, on-site mitigation and where applicable off-site compensation measures.
- 4.18 In respect of the first criterion, this must be read in the context of the SPD prepared for Sandlesford Park which establishes a great many of the masterplanning issues relevant to the site in the form of its development principles. Moreover, a series of combined plans have been prepared which illustrate how development at Sandlesford Park and Sandlesford Park West are integrated and co-ordinated. This demonstrates how, together with the infrastructure commitments set out in these two planning applications, a comprehensive approach has been adopted.
- 4.19 It is instructive to note that the Planning Policy Officer's consultation response to Application 18/00764/OUTMAJ (31st May 2018) draws attention to the fact that, in the context of two planning applications having been submitted for development at the allocated site, the decision maker will need to establish whether considered together they could provide the infrastructure required by the proposed developments in overall terms. In that situation the purpose underlying a single planning application will have been met. This is a principle that underpins both this application and application 18/00828/OUTMAJ by Donnington New Homes.
- 4.20 The remaining criteria are addressed in various planning application documents and reflected in the plans set out in Tables 1 and 2. The proposed development accords with these criteria to the extent possible for an outline planning application. Planning conditions and planning obligations will provide a framework for these measures to be achieved later in the development management process, along with subsequent Reserved Matter applications.
- 4.21 Parking Standards for New Residential Development have also been incorporated into the DPD Policy Parking P1. This is something that relates to the subsequent preparation of Reserved Matters applications in due course.

Community Infrastructure Levy

- 4.22 West Berkshire Council has adopted a Community Infrastructure Levy Charging Schedule which came into effect in April 2015.
- 4.23 The Charging Schedule (the Regulation 123 List) identifies those aspects of community infrastructure towards which the required CIL payment will be directed; namely, public transport improvements (rail), nursery schools, further and higher education, mental healthcare, culture and heritage, social and community facilities, sports centres, supported accommodation, allotments and community gardens, biodiversity, cemeteries and churchyards, green corridors, outdoor sports facilities, parks and gardens, river and canal corridors, emergency services, libraries, waste management and disposal and flood defences.
- 4.24 Whilst the Regulation 123 List identifies exclusions relating to Sandlesford Park, which will be the subject of alternative S106 Agreement or other statutory provisions, the extent of obligations



which would otherwise have been sought by means of a S106 Agreement are less wide ranging.

- 4.25 Draft Heads of Terms for Section 106 Agreement are set out in a separate document, which accompanies this planning application. These are based on the infrastructure commitments set out earlier.

West Berkshire District Local Plan (1991-2006) (Saved Policies 2007)

- 4.26 The saved policies of the West Berkshire District Local Plan also form part of the current Development Plan for the District. Only two of the remaining policies are relevant.
- 4.27 Policy OVS.5 – Environmental Nuisance and Pollution Control directs that the Council will only permit development proposals where they do not give rise to an unacceptable pollution of the environment. It identifies mitigation measures related to the construction process that seeks to minimise the adverse impact on the environment or loss of amenity. In the main these are measures that are addressed in a Construction Environmental Management Plan, however, criterion (b), the installation of equipment to minimize the harmful effects of emission, could have application beyond the application site where there are air quality impacts. The proposed development does not include sources of significant air pollution and therefore, impacts are limited to the construction phase, nearby uses and emissions from vehicles. During construction, standard measures will be set out in the CEMP to reduce the risk of impacts on human health and general amenity from dust. During occupation, the sources of air pollution are limited as explained in the Environmental Statement, and there will be measures to reduce private car use in order to reduce potential impacts of traffic emissions, both on-site and off-site.
- 4.28 Policy OVS.6 – Noise Pollution requires that appropriate measures be taken in the location, design, layout, and operation of development proposals to minimise any adverse impacts as a result of noise generated. For noise sensitive developments, which include housing and schools, regard should be had to existing sources of noise, the need for appropriate noise insulation measures and noise exposure levels. During construction, standard measures will be used to limit noise and vibration impacts on existing and future residents in accordance with a Construction Environmental Management Plan (CEMP). Measures to reduce private car use will reduce potential impacts of traffic noise, both on-site and off-site. Further noise surveys will be carried out at reserved matters stage once a detailed layout has been produced in order to identify what other specific measures are required to mitigate potential impacts from traffic noise and fixed plant and machinery. It is likely that improved glazing and ventilation will be required for new dwellings near to Monk's Lane and the existing recycling centre. In overall terms the noise effects will be negligible.
- 4.29 Policy TRANS1 – Meeting the Transport Needs of New Development requires the provision of a range of facilities associated with different transport modes including public transport, walking, cycling and parking provision. Such principles are encapsulated in WBC Core Strategy Policy CS3 and the Sandford Park SPD. Policy TRANS1 also refers to parking standards but this is a matter more directly relevant to detailed applications for reserved matters in due course and in the



context of parking standards in the Housing Sites Allocation DPD. The Transport Assessment identifies off-site improvements to walking and cycling routes which the applicants intend to fund. In addition, the Travel Plan identifies a number of measures to support sustainable transportation measures. These measures accord with this policy.

- 4.30 Policy SHOP.5 - The encouragement of Local and Village Shops outlines that the Council will encourage proposals for the provision of local shops within new residential areas to support the increased demand for such provision in areas of new development. This objective is similarly set out in Policy CS3 of the Core Strategy specifically in relation to Sandford Park. The Applicants intend that new retail development will be located in the proposed local centre in accordance with these policies.
- 4.31 Policy RL1 – Public Open Space Provision in Residential Development Schemes sets out a standard for open space provision ranging between 3 and 4.3 hectares per 1000 population. The form, scale and distribution of such provision is to be considered in the context of individual circumstances. Policy RL.2 identifies that the provision of open space will be satisfied by amongst other ways allocating space on the development site itself. Policy RL.3 gives criteria for assessing the quality of open space proposed alongside new development. Again, Core Strategy Policy CS3 and the Sandford Park SPD provide specific requirements for the provision of open space, which exceed this standard and exhibit the measures required. The submitted planning application accords with the approach to open space set out in these policies for Sandford Park and further identifies how the loss of playing field land within the allocated site at Newbury Rugby Club will be mitigated.

Replacement Minerals Local Plan for Berkshire

- 4.32 The Replacement Minerals Local Plan for Berkshire was initially adopted in 1995 and was subject to alterations in 1997 and 2001. It sets out policies to be applied for mineral extraction in Berkshire over the period to 2006. The following policies are amongst those that have been saved:
- Policy 1: local planning authorities will seek to husband the mineral resources of Berkshire to prevent their wasteful use or sterilization;
 - Policy 2: local planning authorities will oppose development proposed which would cause the sterilization of mineral deposits on proposed development sites subject to criteria relating to commercial interest, there is an overriding case in favour of the proposed development proceeding without the prior extraction of the minerals; or where extraction would give rise to strong environmental objection; and
 - Policy 2a: the local planning authorities will in appropriate cases encourage the extraction of minerals prior to other more permanent forms of development taking place. In such instances prior extraction of minerals must be capable of firstly being completed within a timetable that would not unreasonably prejudice the timetable for the subsequent development; and secondly the associated traffic, would not cause unacceptable impacts on the environment or living conditions.



- 4.33 Policy 8 identifies Preferred Areas. This implies a general presumption that those areas are suitable for sand and gravel extraction. The application site is not within such a Preferred Area.
- 4.34 West Berkshire Council is currently preparing a new DPD for minerals and waste planning. In March 2017 a Preferred Strategy was published as a consultation document. Again, this did not include any site-specific policies relating to the Application site. A Minerals Safeguarding Area covers an extensive tract of land extending east to west from Reading to Hungerford generally along the alignment of the River Kennet. The policy does not mean that other forms of (non-mineral) development should not take place where sand and gravel deposits occur but does mean that developers will need to show that they have fully explored the quality, extent and possibility for the extraction and use of the underlying sand and gravel when preparing their development proposals. The policy includes provision for projects of overriding importance to proceed where this can be demonstrated.
- 4.35 The Applicants have previously prepared a Stage 1 Mineral Assessment Desk Study and Site Walkover and later a Site Investigation and Mineral Evaluation Report. Both identify the potential presence of mineral within the application site but acknowledge potential limitations to the quality of the resource and the likely environmental effects of extraction. On this basis and having regarding to discussions with the LPA's Principal Minerals and Waste Officer, a planning condition requiring incidental extraction as part of the development of the site has been previously agreed to be appropriate. It is proposed that this approach is retained.

Waste Local Plan for Berkshire

- 4.36 The Waste Local Plan for Berkshire was adopted in 1998. Its set out detailed land use policies for the treatment and disposal of waste in the County. It also identifies Preferred Areas for Waste Management Uses (Policy WLP11). Again, the application site is not within such an area. None of the other remaining policies are considered relevant to the proposed development.
- 4.37 West Berkshire Council is currently preparing a new DPD for minerals and waste planning. In March 2017, a Preferred Strategy was published as a consultation document. This did not include any site-specific policies relating to the Application site.
- 4.38 Details of the waste collection measures can be satisfactorily determined through application of principles in the SPD at the Reserved Matters stage. Waste Facilities is an element of infrastructure towards which CIL monies will be directed.

Synthesis

- 4.39 The Application Site is part of the allocated site in the Core Strategy which is central to the delivery of housing over the plan period and beyond. The proposed development accords with relevant Development Plan policies in all respects except for first criterion of Policy GS.1 which requires the submission of a single planning application for the whole of the site. However, this must be seen in the context of two planning application having been submitted for



development of the allocated site which have been planned in an integrated and co-ordinated manner to ensure comprehensive development and the provision of infrastructure to meet the needs of the overall development. This illustrates how the underlying purpose of the first criteria of Policy GS.1 is achieved through two separate planning permissions. As such the proposed development accords with the Development Plan when read as a whole.



5 National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. It provides guidance for Local Planning Authorities (LPAs) and decision-takers both in the preparation of plans and as a material consideration in determining planning applications.

Presumption in Favour of Sustainable Development

- 5.2 To ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 explains that when determining planning applications, the presumption means approving development proposals that accord with an up-to-date development plan without delay. As shown in Section 4, the development proposals at Sandlesford Park accord with the Development Plan when read as a whole, and therefore, benefit from the presumption in favour of sustainable development.
- 5.3 Sandlesford Park will be a sustainable and high-quality mixed-use development, which complies with Development Plan policies. It has been demonstrated how the proposed development will deliver the purposive principle of a single planning application. On this basis, it is expected that such a planning application which accords with the Development Plan will be “approved without delay” (Paragraph 11). Moreover, as the development proposals foster the delivery of sustainable development they should be viewed positively by the LPA (Paragraph 38).
- 5.4 Land-use planning principles underpinning both plan-making and decision-taking are embedded within the NPPF by reference to various topics. These principles provide a foundation for the proposals at Sandlesford Park and are considered in the paragraphs that follow.

Sustainable Development

- 5.5 Sandlesford Park will be a mixed-use development which will support sustainable economic development through the delivery of new homes, commercial space, community facilities and infrastructure, thereby creating a thriving local place. The site will include a local centre, a new two form entry primary school and land for the expansion of Park House School to deliver sufficient community facilities to meet local needs. The proposals seek to secure high quality design and a good standard of amenity. The site will include two neighbourhoods taking account of the different roles and character of the area. The scheme will make use of public transport, walking and cycling through the provision of a bus route and pedestrian and cycle links within the site. Approximately 74% of the application site will be retained and enhanced as open space and existing woodland will be conserved. The proposal will conserve or enhance heritage assets through careful positioning of the proposed built-up areas within the northern and western parts of the site, retention of historic character and features within the proposed Country Park and sensitive mitigation as detailed in the Environmental Statement. The development takes full account of flood risk as detailed within the accompanying Flood Risk Assessment. Sustainable Urban Drainage features will be provided within the area of built



development and the Country Park, drawing from the options identified in the Drainage Strategy.

Promoting Sustainable Transport

- 5.6 The mixed use proposals at Sandleford Park will be balanced in favour of sustainable transport modes through the provision of a bus route and cycle and pedestrian links, providing people with a choice of travel in accordance with Paragraphs 108 and 110 of the NPPF.
- 5.7 As the proposed development is likely to generate a significant amount of movement, the application is supported by a Transport Assessment and Travel Plan, which takes into account, among other considerations, opportunities for sustainable transport modes and the impacts from the new development on the transport network.

Delivering a wide choice of High-Quality Homes

- 5.8 The NPPF continues to emphasise the government's objective of increasing the supply of new homes (paragraph 59). Sandleford Park will deliver a wide choice of high-quality homes, widening opportunities for homeownership through the provision of market housing, affordable housing and extra care, and the creation of a sustainable and inclusive mixed community through the provision of local facilities, services and green infrastructure.
- 5.9 The Council's housing strategy relies upon delivery at Sandleford Park and the Core Strategy Policy expects it to have provided 1000 new homes by 2026.
- 5.10 The Council's most recent 5-year land supply estimate of April 2019 indicates a supply in excess of 5 years. Whilst this does not attribute any housing at Sandleford Park to the period 2017/18 to 2022/23 this does not lessen the importance of bringing forward this site. The 5-year land supply is not a target but a requirement that should be exceeded especially through development on an allocated. Indeed, the AMR indicates that there will be additional supply during the period for applications currently under consideration.
- 5.11 Indeed, in comparison with the requirement for the plan period to date, and having regard to the evidence of the Strategic Housing Market Assessment of the Objectively Assessed Need, there has been a shortfall of some 400 new homes. This underscores the importance of bringing forward development at Sandleford Park without delay.

Requiring Good Design

- 5.12 Good design underpins the proposals at Sandleford Park and is a "...key aspect of sustainable development" (Paragraph 124). Paragraph 57 of the NPPF places emphasis on the importance of achieving high quality and inclusive design for all development through, for instance, the design of individual buildings and public and private spaces. Whilst this level of detail will be included in the reserved matters applications, the Design and Access Statement provides a framework for addressing this by incorporating urban design and character area principles from the Council's



SPD.

5.13 Paragraph 58 of the NPPF requires planning policies and decisions to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

5.14 In adherence to these principles, and as is evident from the Design and Access Statement, Sandlesford Park will be a high quality mixed use development, having taken into account all of the above principles.

Historic Environment

5.15 Paragraph 184 of the NPPF states that heritage assets should be conserved in a manner appropriate to their significance so that they can contribute to the quality of life of this and future generations.

5.16 This is amplified in Paragraph 185 which states that LPAs should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place

5.17 A Heritage and Landscape Study accompanies this planning application as part of the Environmental Statement. It establishes which known and potential assets could be affected by the proposed development (including the Grade I House and Grade II Registered Park of Sandlesford Priory), their heritage significance, and where relevant, the contribution made by their setting to that significance.



- 5.18 The proposed development, in accordance with Paragraph 192 of the NPPF, will conserve and enhance existing heritage assets through, for instance, the positioning of the proposed built-up areas within the northern and western parts of the site and positive measures to restore features of the historic landscape within the Country Parkland.

Conserving and Enhancing the Natural Environment

- 5.19 Paragraph 170 of the NPPF seeks to protect and enhance the natural and local environment. The proposals at Sandlesford Park will protect and enhance valued landscape assets within the site including woodland; protect geological conservation interests and soils; recognise the wider benefits of ecosystems; and minimise impact on biodiversity through the positioning of infrastructure and built development, in accordance with Paragraph 175 of the NPPF. The ancient woodlands are afforded appropriate protection to avoid the deterioration of these habitats.
- 5.20 Within the area of land proposed for the expansion of Park House School is situated a veteran tree (T43). In order to provide the additional playing pitches required by the school in this location contiguous with its existing area, this tree will need to be removed. The public benefit of expanding Park House School is considered to clearly outweigh the loss of this tree, and supplemented by additional tree planting.

Promoting Healthy Communities

- 5.21 Paragraph 91 of the NPPF promotes healthy, inclusive and safe places facilitating social interaction and creating inclusive communities.
- 5.22 The proposals will create a safe and accessible development, with clear and legible pedestrian routes and high-quality public space including the Country Park and equipped play areas, encouraging the active and continual use of public areas in accordance with Paragraph 69 of the NPPF. These high quality public open spaces and opportunities for sport and recreation make an important contribution to the health and well-being of communities (Paragraph 96 refers). The local centre and extra care housing also contribute positively to the creation of an integrated community. Improvements to Falklands Surgery will also be possible through the financial contribution to be provided as a planning obligation.
- 5.23 The proposed development will include a new 2 form entry Primary School, along with land for the expansion of Park House School to meet existing capacity issues and the needs of occupiers of the new development, widening education choice as advised at Paragraph 94 of the NPPF.

Synthesis

- 5.24 It is evident that the proposed development will contribute to many planning policy objectives of the NPPF and that, critically, its benefits are substantial and comply with the NPPF's policies. On the basis that the proposed development delivers sustainable development, planning permission should be granted without delay in accordance with Paragraph 11 of the NPPF.



6 Sandleford Park Supplementary Planning Document

- 6.1 West Berkshire Council has produced a Supplementary Planning Document (SPD) for Sandleford Park to support the Core Strategy policy. It was first adopted in September 2013 and then amended in March 2015 to require the submission of a single planning application.
- 6.2 The SPD provides more detailed guidance for future development and investment, while acting as a framework for future planning applications at the site.

Vision and Strategic Objectives

- 6.3 The SPD includes a vision for Sandleford Park:

“Sandleford Park will be a vibrant and well-designed community which is a desirable place to live, providing a mix of housing for all, community and education facilities and open spaces. It will deliver a sustainable urban extension to Newbury which integrates with the local and wider neighbourhoods. Through maximising sustainable design and construction techniques, the development will mitigate against climate change and minimise carbon dioxide emissions.

Residents will have a high quality of life, with good access to education, jobs, services, shops and public transport – many of which are within walking and cycling distance. There will be timely and coordinated provision of the social, physical and green infrastructure required for the site.

The site will conserve and enhance its natural environment and respect its landscape and heritage significance. A significant feature of the site will be the extensive Country Parkland, which will increase public access to the countryside and provide a wide range of informal leisure opportunities.”

- 6.4 The SPD also provides a set of key delivery outcomes that the Sandleford Park development should achieve. These are set out overleaf along with an explanation of how the proposed development delivers these. As this is an outline planning application, not all the Development Principles are relevant at this stage and relate to the approval of subsequent reserved matters. However, the summary is provided by reference to the parameter plans and the associated development strategies where these guide future detailed development proposals.



Table 6: Supplementary Planning Document Objective and Scheme Components

| SPD Objective | Scheme components |
|---|--|
| <p>To deliver up to 2,000 homes, at least 1,000 of which will be delivered by 2026. A mix of types and tenures of housing will be provided, with an emphasis on family homes to meet identified needs. At least 40% affordable housing will be required.</p> | <ul style="list-style-type: none"> • The proposed development will deliver up to 1000 new homes and 80 extra care units. • Sandleford Park West will also provide up to 440 new homes and 60 extra care units. • Housing mix is to be fixed in accordance with Table 7 and defined by planning condition and obligation; family housing is the predominant type of housing. • 40% affordable housing will be provided. |
| <p>To provide 2 principal vehicular accesses into the site from Monks Lane with a bus link through the site to Warren Road. Other accesses will be explored and should include: An all vehicle access link through Warren Road; and An access onto the A339 close to the Household Waste Recycling Centre (HWRC).</p> | <ul style="list-style-type: none"> • Two points of access will be constructed on Monks Lane. • A bus link from Monks Lane to Andover Road will be delivered with the development of Sandleford Park West. • In the interim a bus loop accessing and egressing onto Monks Lane will be provided. • The main access road will be built to connect to the A339 link for which planning permission has been granted. The Council have secured LEP funding for this link and the Applicants propose a financial contribution towards its construction. • The Sandleford Park West development proposes an access via the widening of Warren Road and a junction on to Andover Road to create a fourth point of access; a planning application to improve and enhance Warren Road has been submitted by DNH in respect of this. |
| <p>To ensure the conservation and enhancement of the heritage assets both within and in close proximity to the site.</p> | <ul style="list-style-type: none"> • The Heritage and Landscape Assessment has informed the design principles for the Country Park. • The arrangement of development within Development Parcel Centre specifically avoids views from Sandleford Priory. • Below ground archaeology is not a constraint to development. |
| <p>To ensure that the development of the site responds to the landscape character of the area and new strategic landscaping is put in place to minimise adverse visual impacts.</p> | <ul style="list-style-type: none"> • The landscape and visual assessment has informed the arrangement of built development within the site and the green infrastructure strategy in order to minimise landscape and visual impacts. In overall terms, there are beneficial landscape and visual effects. • Early planting is shown on the Strategic Landscape and Green Infrastructure Plan. Its detailed design and implementation is to be determined by planning condition. Management and Maintenance is to be secured by planning obligation. |
| <p>To retain all important trees and hedgerows on the site, including all of the ancient woodland areas. To manage access to the ancient woodlands to ensure that their ecological value is not compromised.</p> | <ul style="list-style-type: none"> • Wherever possible, trees and hedgerows have been retained and are protected as part of the green infrastructure strategy. All of the ancient woodlands are retained and protected by the required buffer. Future management of these assets are illustrated by the Ecological Mitigation Management Plan and the Landscape and Green Infrastructure Design and Management Plan. |
| <p>To enhance the ecology and biodiversity on the site, in particular through woodland management and the creation of the Country Parkland.</p> | <ul style="list-style-type: none"> • The proposed development will have beneficial effects on the ecological and biodiversity value of the site, as illustrated in the Biodiversity Net Calculator. Future management of these assets will be determined by the Ecological Mitigation Management Plan. |
| <p>To retain approximately 60% of the site as informal open space to be accessible to existing and future residents. This will include Country Parkland and green</p> | <ul style="list-style-type: none"> • 84 hectares of land are proposed as the Country Park – 74% of the application site - which will be delivered in two phases alongside the proposed development. |



| | |
|---|---|
| linkages across the site as well as play areas for all ages. | |
| To put in place a range of Sustainable Drainage Systems (SuDS) to ensure that surface water discharge from the site is effectively managed and provides wildlife and ecology benefits. | <ul style="list-style-type: none"> • Sustainable drainage measures are proposed both within the development areas and in the Country Park. These are defined in the Drainage Strategy and will be designed to deliver water quality and ecology benefits. |
| To provide a local centre within the site to help create a sustainable community. This will include retail provision, early years education provision, a mini recycling centre, employment space and community facilities. | <ul style="list-style-type: none"> • Development Parcel Centre includes the local centre which will provide the uses referred to. • Early years education will be provided at the primary school. |
| To provide sufficient education provision to accommodate the pupils from the site including early years provision, primary school provision and contributions for the expansion of Park House School. | <ul style="list-style-type: none"> • A new two form entry primary school will be provided in Development Parcel North 1. The Section 106 Agreement will determine the terms of the transfer of the land and the procurement of the school. • Land has been identified in Development Parcel Centre to allow expansion of Park House School. An area of land is also shown at Sandleford Park West associated with Park House School. • The Section 106 Agreement will determine the terms of the transfer of the land and the procurement of the secondary school. Pro-rata financial contributions from both developments will be made towards education provision. |
| To deliver the site holistically as one community, within which there are two new neighbourhoods to the north and to the west of the site. These neighbourhoods will take account of the site's topography and deliver high quality built form which responds to the surrounding character and context. | <ul style="list-style-type: none"> • The development proposals are similar to the Framework Masterplan within the SPD. The site wide plans prepared for Sandleford Park and Sandleford Park West show how these two sites have been planned in an integrated manner to ensure comprehensive development. • The Design and Access Statement illustrates the character area objectives for each of the development parcels within the application site. • The Design and Access Statement for Sandleford Park West similarly illustrates character area objectives. |
| To preserve and enhance the character of the area in terms of both its townscape and landscape design. To respond to the surrounding environment and create a sense of identity through the creation of character areas. | <ul style="list-style-type: none"> • The Design and Access Statement illustrates the character area objectives for each of the development parcels within the application site. |
| To deliver the development on site in a way that maximises the potential for carbon reduction, sustainable construction and renewable energy generation. | <ul style="list-style-type: none"> • The means to achieving this objective for residential dwellings is now determined in accordance with the Building Regulations. BREEAM Pre-assessments have been submitted in respect of non-residential uses. |
| To ensure that the infrastructure needs arising from the development on the site are planned and delivered comprehensively in a timely and coordinated manner which keeps pace with the development. | <ul style="list-style-type: none"> • Where relevant to the proposed development and where the application site plays a strategic role in facilitating such infrastructure this is catered for. • The timing of infrastructure provision is set out in the draft Section 106 Agreement. • CIL payments cater for a great many other infrastructure requirements. |



Development Principle S1

6.5 Development Principle S1 requires proposals for the site to be brought forward by means of a single planning application. The underlying purposes of this principle are explained in the supporting text. A single planning application will enable:

- a holistic approach to a comprehensive development across the site which maximises its potential as a well-planned and sustainable urban extension;
- assessment of the development proposed as a whole to ensure it achieves the vision and objectives for the site;
- the required infrastructure to be properly planned and delivered in an integrated way across the site; and
- that the site is designed as a whole in a cohesive manner.

6.6 The current planning application does not relate to the whole allocation. The proposed development must however be considered in the context of the purposive reasoning for this principle. Together with the development proposals at Sandlesford Park West, it has been demonstrated how the development can be delivered comprehensively without prejudicing either the infrastructure requirements or the balance of the allocation. This illustrates how the overall site will be comprehensively developed.

Synthesis

6.7 Table 6 illustrate how the proposed development intends to deliver the Development Principles of the SPD.

6.8 A number of these principles relate to detailed design considerations that will be addressed in schemes required by planning condition to inform reserved matters applications, such as drainage. In other instances, these are details that will be taken into account in reserved matters applications in due course, such as layout or architectural appearance.

6.9 The planning application documents establish a framework that is consistent with the SPD to guide the preparation of those schemes at a future date and planning conditions will anchor these within the planning permission.

6.10 In other instances, the Applicants propose that infrastructure required is addressed either by direct provision, such as the Country Park, or by way of financial contribution. These are identified in the Heads of Terms for the Section 106 Agreement. Similar measures have been identified for Sandlesford Park West.

6.11 In overall terms, the proposed development accords with the relevant aspects of the SPD and this supports the grant of planning permission. The exception being that the planning application does not cover the whole site but the underlying purposes are satisfactory realised by the two development proposals at Sandlesford Park and Sandlesford Park West.



7 Conclusions

- 7.1 The application site is part of the allocated site in the adopted West Berkshire Core Strategy. Core Policy CS3 seeks a sustainable and high-quality mixed-use development.
- 7.2 The outline application seeks planning permission for a residential-led, mixed-use development at Sandlesford Park as follows:
- Up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works.*
- 7.3 Matters not reserved for subsequent approval relate to two points of Access from Monks Lane.
- 7.4 The parameters defined by Policy CS3 are all elements which frame the development proposals. The Applicants' proposed development contributes positively to the development objectives specified in the Development Plan. Parameter Plans provide a pictorial explanation of how the proposed development interprets the Policy requirements in land use terms. These are supplemented by a more detailed Strategic Landscape and Green Infrastructure Plan. The development proposals and their beneficial effects are explained in detail in the accompanying planning application documents most notably the Environmental Statement.
- 7.5 The application site comprises the majority part of the allocation in the Core Strategy. Together with Application 18/00828/OUTMAJ by Donnington New Homes, all of the land which is the subject of the Core Strategy allocation is encompassed in these two planning applications. These development proposals are integrated with one another to could provide a co-ordinated and comprehensive development proposal in overall terms. Thus, the applications ensure that the allocated site is planned in a comprehensive fashion. Critically, the application scheme is committing to fund the strategic infrastructure associated with off-site highway improvements, off site pedestrian and cycle improvements, the Country Park, the local centre, and secondary school provision and does not prejudice delivery of the remainder of the allocated site.
- 7.6 Otherwise the submitted planning application also accords with the objectives in the Sandlesford Park SPD where they are relevant to this stage of the planning process. The implementation of the scheme, in the conventional manner through reserved matters applications, planning conditions and planning obligations will ensure these principles are met.
- 7.7 There are positive social, environmental and economic benefits arising from the proposed development. In particular, the beneficial effects of granting planning permission for 1000 new homes is a significant material consideration. Accordingly, the development proposals are acceptable as a matter of principle in the context of Section 38(6) of the Planning and



Compulsory Purchase Act 2004.

- 7.8 Moreover, the presumption in favour of sustainable development in the National Planning Policy Framework is engaged and the planning application which accords with the Development Plan when read as whole and should be approved without delay in accordance with paragraph 11 of the NPPF.
- 7.9 For these reasons, the proposed development complies with both national and local policy and should be granted planning permission accordingly.



Appendix 1: Planning Application Documents

| | |
|--|--------------------------------|
| Planning Application Form | |
| Landownership Certificates and Notification Letters | |
| CIL Form | |
| Covering Letter | |
| Planning Statement | LRM Planning May 2020 |
| Affordable Housing Statement | LRM Planning May 2020 |
| Transport Assessment (inc Travel Plan) | Vectos March 2020 |
| Environmental Statement Non-Technical Summary | White Peak Planning March 2020 |
| Environmental Statement Vol 1 Main Text | White Peak Planning March 2020 |
| Environmental Statement Vol 2 A3 Figures | White Peak Planning March 2020 |
| Environmental Statement Vol 3 Appendices | White Peak Planning March 2020 |
| Design and Access Statement | Boyer Design February 2020 |
| Statement of Community Involvement | MPC March 2018 |
| Draft Planning Conditions | LRM Planning May 2020 |
| Energy and Sustainability Statement | December 2019 |
| Draft Section 106 Agreement | Gowlings May 2020 |
| Response to Reasons for Refusal 16/03309/OUTMAJ | LRM Planning May 2020 |
| Memorandum of Understanding | May 2020 |
| Plans and Drawings | |
| Application Boundary (redline/Site Plan) | 14.273 PP01 Rev B |
| Land Use and Access Parameter Plan | 14.273 PP02 Rev H1 |
| Green Infrastructure Parameter Plan | 14.273 PP03 Rev G1 |
| Building Heights Parameter Plan | 14.273 PP04 Rev G1 |
| Strategic Landscape and Green Infrastructure Plan | 04627.00005.16.632.13 |
| Country Park Phasing Plan | 04627.000065.16.306.15 |
| Parcel Plan | 14.273 PP05 Rev B |
| Main Access Road Plan | 14.273 298 |
| Monks Road Access (east) | 172985_A_07.1 |
| Monks Road Access (west) | 172985_A_08 |
| Illustrative Plans | |
| Combined Land Use and Access Parameter Plan | 14.273 PP02 Rev I |
| Combined Green Infrastructure Parameter Plan | 14.273 PP03 Rev H |
| Combined Building Heights Parameter Plan | 14.273 PP04 Rev H |
| Combined Strategic Landscape and Green Infrastructure Plan | 04627.00005.16.632.14 |
| Illustrative Masterplan | 14.273 171 |



Appendix 2: Combined Housing Mix Table

SANDLEFORD PARK

HOUSING MIX

Policy Context

The Core Strategy does not prescribe a housing mix that new development must provide.

Core Strategy Policy CS3 (Sandleford Park), Policy CS4 (Housing Type and Mix) and the Sandleford Park Supplementary Planning Document each refer to predominantly family housing being provided.

Strategic Housing Market Assessment

The most recent Strategic Housing Market Assessment is that prepared by GL Hearn on behalf of the Berkshire local authorities and published in February 2016.

Table 101 provides the estimates housing mix required between 2013 to 2036 for Market Housing in the Western Berkshire HMA. Table 103 provides the equivalent for Affordable housing. These tables have been assimilated below:

Table 1: Estimated Housing Mix Required 2013 to 2036 (HMA)

| Size | % of additional households (market) | % of additional households (affordable) |
|-------------|-------------------------------------|---|
| 1 bedroom | 9.1% | 43.5% |
| 2 bedrooms | 28.9% | 32.2% |
| 3 bedrooms | 42.3% | 21.6% |
| 4+ bedrooms | 19.7% | 2.8% |

Table 107 of the SHMA provides an estimated mix required for each of the local authority areas. This has been reproduced for West Berkshire below. These are District Wide figures.

Table 2: Estimated Housing Mix Required 2013 to 2036 (West Berkshire)

| Size | % of additional households (market) | % of additional households (affordable) |
|-------------|-------------------------------------|---|
| 1 bedroom | 9.6% | 48.7% |
| 2 bedrooms | 31.9% | 32.7% |
| 3 bedrooms | 41.9% | 17.0% |
| 4+ bedrooms | 16.6% | 1.6% |

Bloor Homes/Sandleford Farm Partnership and Donnington New Homes propose the following housing mix for market and affordable homes across the two application sites.

Table 3: Combined Housing Mix

| | Sandleford Park Market | Sandleford Park West Market | All Market | Percentage | Sandleford Park Affordable Housing | Sandleford Park West Affordable Housing | All Affordable Housing | Percentage | Sandleford Park Extra Care (affordable housing) | Sandleford Park West Extra Care (affordable housing) | Total Dwellings | Overall Mix % |
|---------------------------|------------------------|-----------------------------|------------|------------|------------------------------------|---|------------------------|------------|---|--|-----------------|---------------|
| | no. | no. | no. | % | no. | no. | no. | % | no. | no | no | % |
| Size | | | | | | | | | | | | |
| 1 bedroom flat | 0 | 30 | 30 | 3.2 | 123 | 38 | 161 | 32.7 | 70 | 60 | 321 | 20.3 |
| 2 bedroom maisonette/flat | 65 | 48 | 113 | 11.9 | 28 | 10 | 38 | 7.7 | 10 | 0 | 161 | 10.2 |
| 2 bedroom house | 130 | 24 | 154 | 16.2 | 95 | 55 | 150 | 30.5 | 0 | 0 | 304 | 19.2 |
| 3 bedroom house | 275 | 129 | 404 | 42.6 | 88 | 34 | 122 | 24.7 | 0 | 0 | 526 | 33.3 |
| 4 bedroom house | 178 | 69 | 247 | 26.1 | 18 | 3 | 21 | 4.3 | 0 | 0 | 268 | 16.9 |
| | 648 | 300 | 948 | | 352 | 140 | 492 | | 80 | 60 | 1580 | |

Family Housing

On the basis that 2 bedroom 4 person affordable homes provide family housing, along with all 3 and 4 bedroom houses, the total proportion of family housing is 59%.

Table 4: Family Housing

| | |
|------------------------------|------|
| Family Housing | |
| 2 bedroom house (affordable) | 150 |
| 3 bedroom house | 526 |
| 4 bedroom house | 268 |
| Total | 944 |
| All dwellings | 1580 |
| % | 59.7 |

On the basis that the LEAs education calculator suggests that children are also generated from 2 bed flats, these properties would also accommodate households with dependents.

Affordable Housing

Table 5 provides the housing mix for affordable housing compared with the SHMA.

Table 5: Affordable Housing

| | Housing | Extra Care | Combined | Percentage | SHMA |
|---------------------------|---------|------------|----------|------------|------|
| 1 bedroom flat | 161 | 130 | 291 | 46.0 | 43.5 |
| 2 bedroom maisonette/flat | 38 | 10 | 48 | 7.6 | 32.2 |
| 2 bedroom house | 150 | 0 | 150 | 23.7 | |
| 3 bedroom house | 122 | 0 | 122 | 19.3 | 21.6 |
| 4 bedroom house | 21 | 0 | 21 | 3.3 | 2.8 |
| Total | 492 | 140 | 632 | | |

Density

Based on the net developable areas, the Bloor/SFP Scheme will be developed at an average density of 40 dwellings per hectare. The Donnington New Homes Scheme will be development at an average density of approximately 37.5 dwellings per hectare.

LRM Planning & WYG

14th February 2020

| | |
|--------------------|------------|
| Application Number | Sandleford |
| Date | |

Development Impact Calculator

| Size of Development | | | |
|---------------------|-----|-------|-----|
| 1 BED | 123 | 4 H | 196 |
| 2 F | 93 | 5 H | 0 |
| 2 H | 225 | | |
| 3 H | 363 | Mixed | |

| Existing Dwellings | | | |
|--------------------|--|-------|--|
| 1 BED | | 4 H | |
| 2 F | | 5 H | |
| 2 H | | | |
| 3 H | | Mixed | |

Number of Early Years Pupils

58.28

Number of Primary Pupils

339.10

Number of Secondary Pupils

138.95

Number of SEN Pupils

5.4175

| | |
|--------------------|------------|
| Application Number | Sandleford |
| Date | |

Development Impact Calculator

| Size of Development | | | |
|---------------------|-----|-------|----|
| 1 BED | 68 | 4 H | 72 |
| 2 F | 58 | 5 H | 0 |
| 2 H | 79 | | |
| 3 H | 163 | Mixed | |

| Existing Dwellings | | | |
|--------------------|--|-------|--|
| 1 BED | | 4 H | |
| 2 F | | 5 H | |
| 2 H | | | |
| 3 H | | Mixed | |

Number of Early Years Pupils

24.63

Number of Primary Pupils

139.64

Number of Secondary Pupils

56.54

Number of SEN Pupils

2.2304

| | |
|--------------------|------------|
| Application Number | Sandleford |
| Date | |

Development Impact Calculator

| Size of Development | | | |
|---------------------|-----|-------|-----|
| 1 BED | 191 | 4 H | 268 |
| 2 F | 151 | 5 H | 0 |
| 2 H | 304 | | |
| 3 H | 526 | Mixed | |

| Existing Dwellings | | | |
|--------------------|--|-------|--|
| 1 BED | | 4 H | |
| 2 F | | 5 H | |
| 2 H | | | |
| 3 H | | Mixed | |

Number of Early Years Pupils

82.91

Number of Primary Pupils

478.75

Number of Secondary Pupils

195.48

Number of SEN Pupils

7.6479



Appendix 3: IDP Park House School Feasibility Study



Summary of Proposals & Phasing Proposal

Park House Secondary School
SFP & DNH combined
Delivery Packages 1 - 4

C3289 - 1503/ 12 05 2020



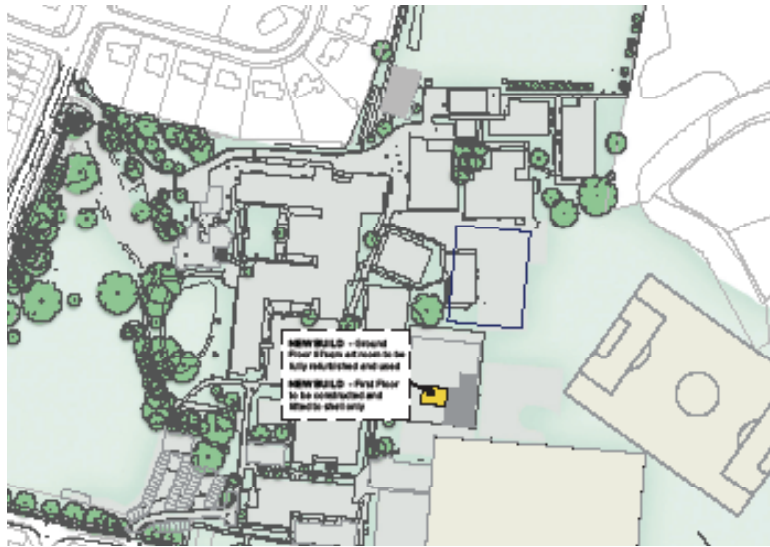
ARCHITECTS.
URBAN DESIGNERS.
PLANNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

This document is formed of seven phases. Each phase is made up of 3 different documents.



1. Phasing Site Plan
2. Building Phasing Plan
3. Accommodation Schedule.

All documents should be read in conjunction with each other

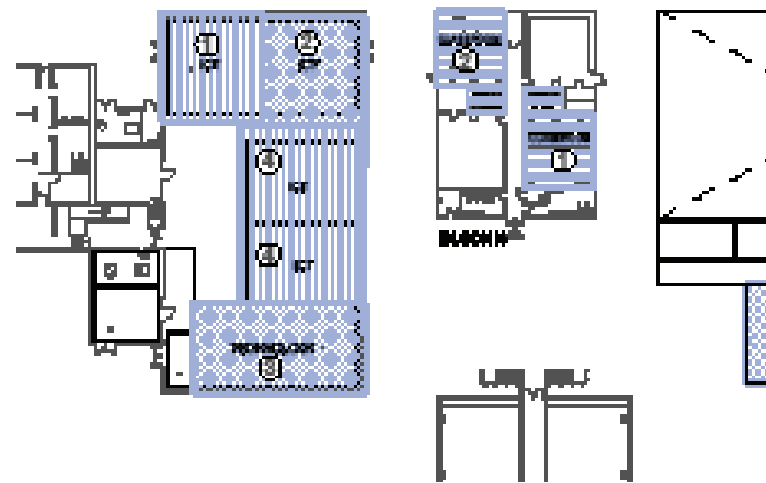
SITE PHASING PLAN



The site plans show the location of works on site at each phase it also shows where works have been undertaken at an earlier stage.

-  Yellow hatch identifies works taking place in the phase
-  Dark grey identifies works undertaken in an earlier phase

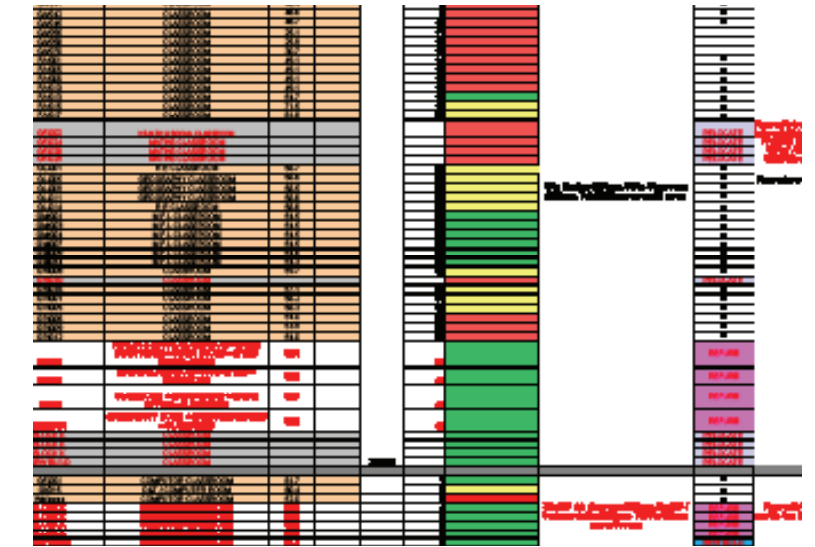
BUILDING PHASING PLAN



The building phasing plan shows where work will take place within a block. Different hatch patterns show the type of work to be undertaken in the phase.

Labels identify the use of the room as it stands during the phase. They are not representative of the final use

SCHEDULE



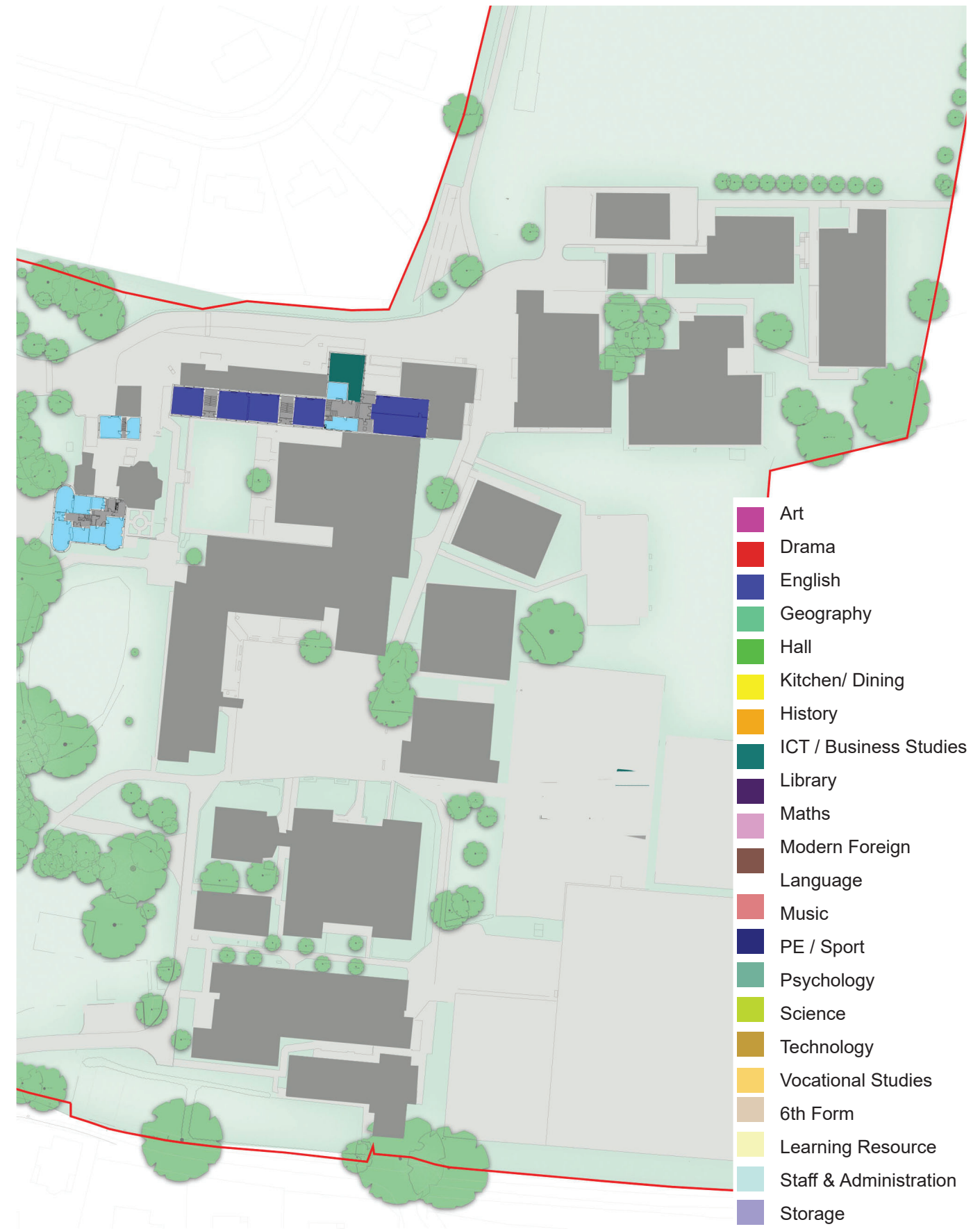
The schedule shows the room accommodation as it stands during the phase. Accommodation is split by usage and colour.

Red text and no background colour identifies where work is taking place during the stated phase.

Where there is no background color in the subject cell this indicates works which have been completed in an earlier phase.



EXISTING GROUND FLOOR



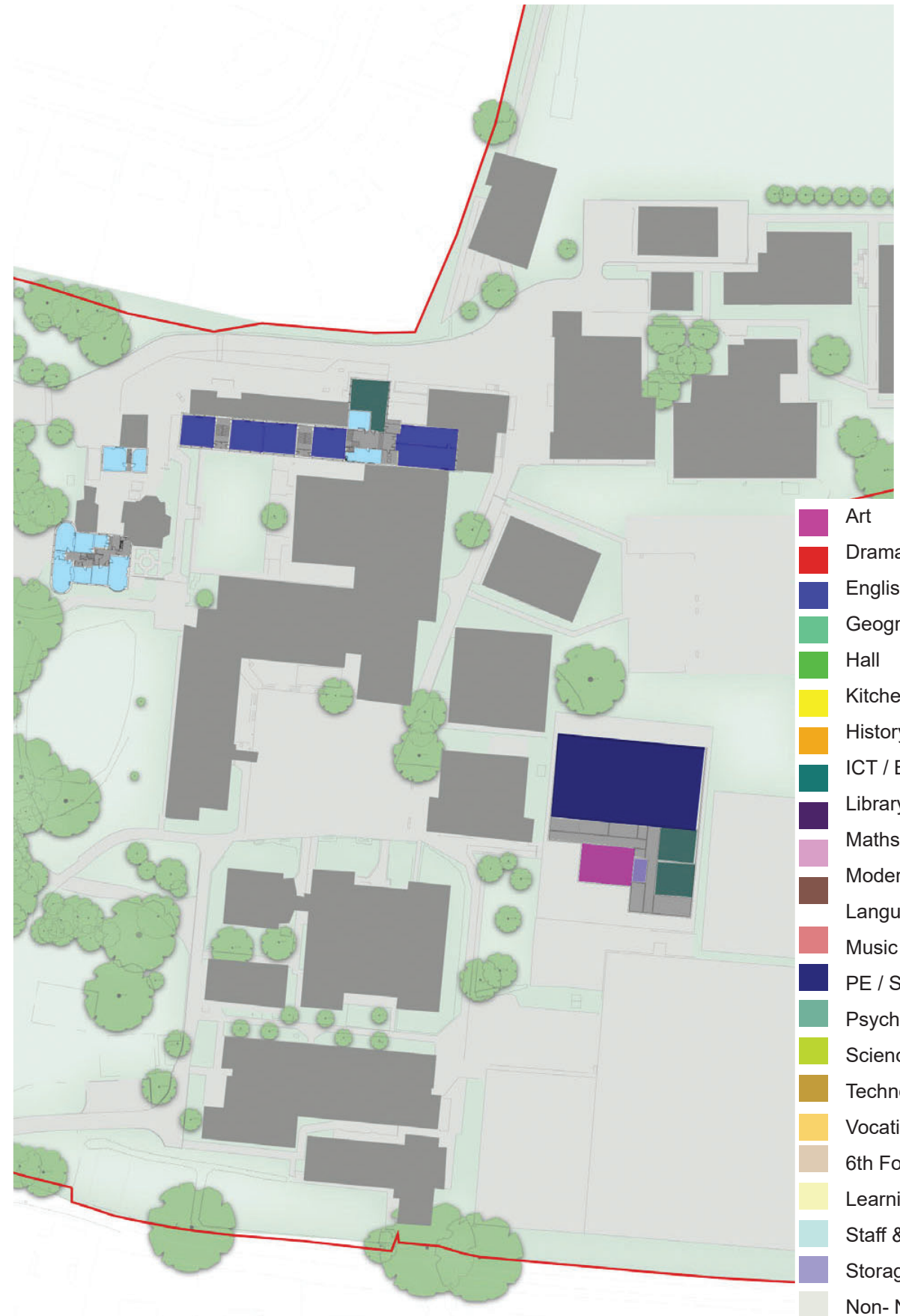
EXISTING FIRST FLOOR

- Art
- Drama
- English
- Geography
- Hall
- Kitchen/ Dining
- History
- ICT / Business Studies
- Library
- Maths
- Modern Foreign
- Language
- Music
- PE / Sport
- Psychology
- Science
- Technology
- Vocational Studies
- 6th Form
- Learning Resource
- Staff & Administration
- Storage
- Non- Net Area.

Delivery Packages 1 - 4 Migration Plans (SFP & DNH combined) - To provide an increase from 1267 to 1503



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

- Art
- Drama
- English
- Geography
- Hall
- Kitchen/ Dining
- History
- ICT / Business Studies
- Library
- Maths
- Modern Foreign
- Language
- Music
- PE / Sport
- Psychology
- Science
- Technology
- Vocational Studies
- 6th Form
- Learning Resource
- Staff & Administration
- Storage
- Non- Net Area.

Sandleford Park Build Profile and Secondary School Place. WBC 40 pupils allowed for ahead of housing build.
 Issued 11 02 2020



Table identifying accommodation needed to establish a balance curriculum

| SUBJECTS: | | general classrooms | ICT /business | science | art | music / drama | technology | 6th form study | library | main hall | sports hall | activity studio | Dining hall |
|-----------------------|-----------------|--------------------|---------------|---------|-----|---------------|------------|----------------|---------|-----------|-------------|-----------------|-------------|
| Total pupil no's: (*) | 11 - 16 numbers | Post 16 numbers | | | | | | | | | | | |
| | 1267 | 1014 | 253 | 32 | 7 | 10 | 3 | 3 | 6 | 1 | 1 | 1 | 1 |
| 1320 | 1071 | 268 | 34 | 7 | 10 | 4 | 3 | 6 | 1 | 1 | 1 | 1 | 1 |
| 1373 | 1114 | 279 | 35 | 8 | 10 | 4 | 4 | 6 | 1 | 1 | 1 | 1 | 1 |
| 1440 | 1157 | 289 | 36 | 8 | 11 | 4 | 4 | 7 | 1 | 1 | 1 | 1 | 1 |
| 1503 | 1202 | 301 | 39 | 9 | 12 | 5 | 3 | 7 | 1 | 1 | 1 | 1 | 1 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

Post 16 pupil numbers set as 20% of overall school pupil numbers

* 'Total pupil number' is generated from an assumed housing mix. This number can flex within the trigger ranges identified on adjacent table

Music classrooms vary - existing music/drama provision is 6 class with overall area of 352.8m2 & this is to be retained within the final scheme. Thus no effect of the phasing of the scheme.



Denotes change in spaces required by BB103

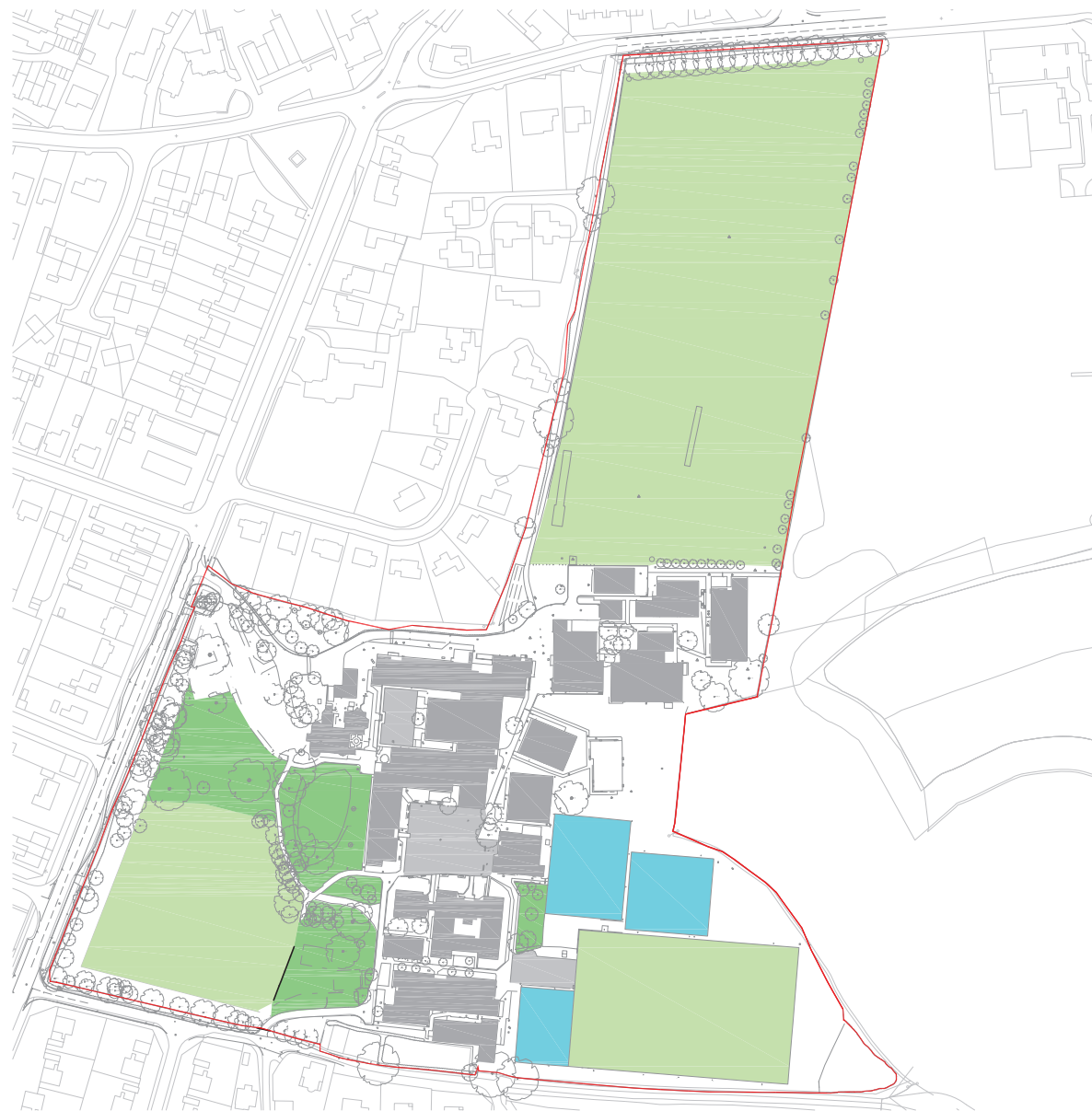
Denotes change in Music / Drama spaces required by BB103 - agreed to remain as existing building accommodation by WBC & PHS

Accommodation required across curriculum - (BB103)

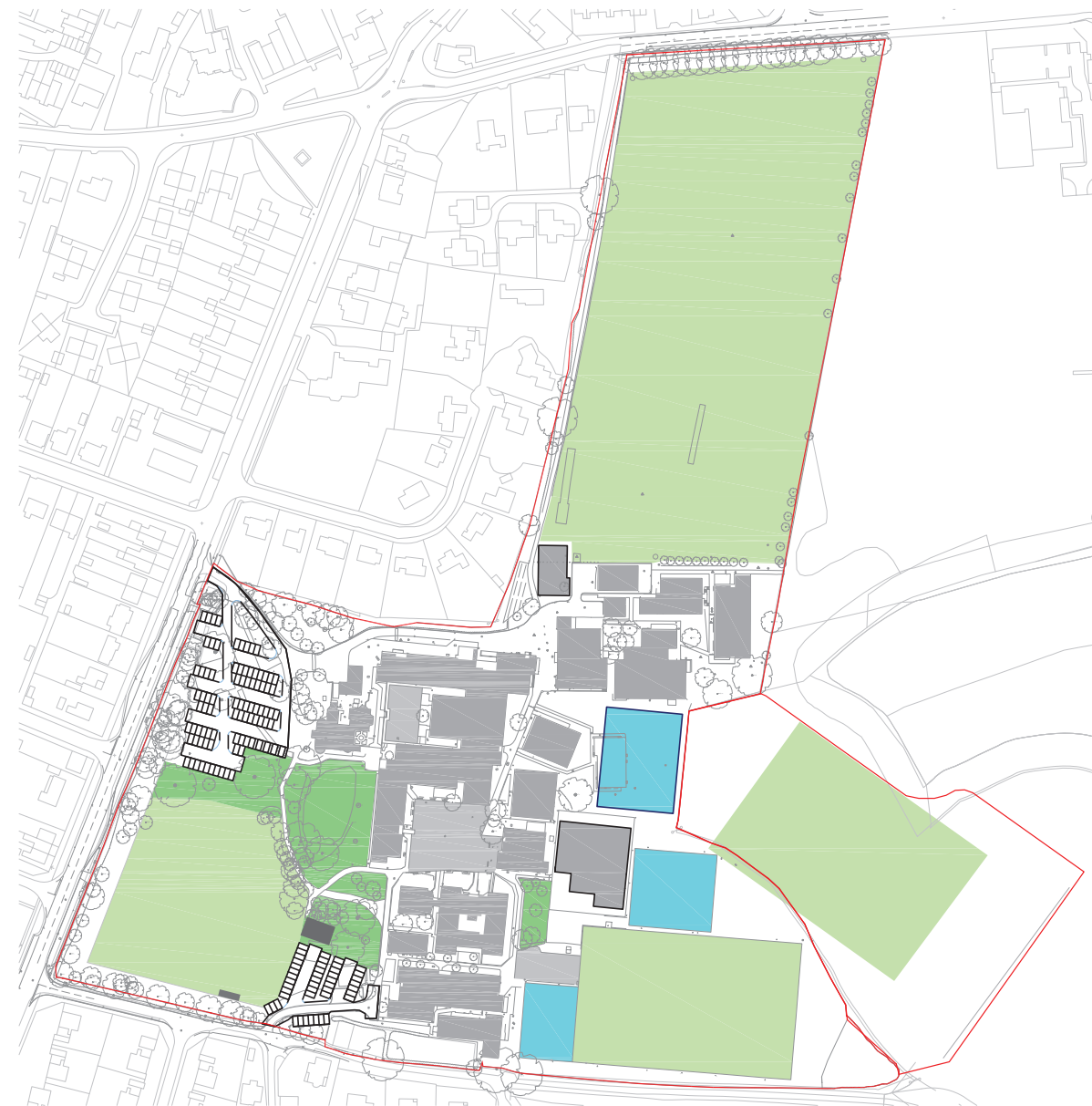
| Delivery Package | School capacity produced to meet BB103 requirements (pupil spaces) | New Spaces Per Package for BB103 Requirements | Spaces Created per Package | Cumulative New Spaces Provided | Dwellings Accomodated By Package | Cumulative Dwellings Accomodated | Spaces Provided for New Dwellings | WBC Spaces | Total Spaces |
|------------------|--|---|----------------------------|--------------------------------|----------------------------------|----------------------------------|-----------------------------------|------------|--------------|
| 1 | 1268 - 1339 | up to 72 | 72 | 72 | 235 | 235 | 32 | 40 | 72 |
| 2 | 1340 - 1393 | 73 - 126 | 54 | 126 | 397 | 632 | 54 | | 54 |
| 3 | 1394 - 1446 | 127 - 179 | 53 | 179 | 390 | 1022 | 53 | | 53 |
| 4 | 1447 - 1503 | 180 - 236 | 57 | 236 | 442 | 1442 | 57 | | 57 |
| Total | 236 | | 236 | | 1464 | | 196 | 40 | 236 |

Delivery Packages 1 - 4 (SFP & DNH combined) - To provide an increase from 1267 to 1503

Existing site area



Proposed site area



| Area | Existing Site Areas | BB103 - 1503 Pupils | | | Proposed Site Areas |
|--------------------------------|---------------------|---------------------|----------------|------------|---------------------|
| | | Base area with 16+ | Area per pupil | Total Area | |
| 1. Soft outdoor PE | 46,044 | 6,000 | 35 | 58,605 | 60,884 |
| 2. Hard outdoor PE | 3,845 | 400 | 1.5 | 2,655 | 3,845 |
| 3. Soft Informal & Social Area | 6,812 | 600 | 2 | 3,606 | 4,592 |
| 4. Hard Informal & Social Area | 2,002 | 200 | 1 | 1,703 | 2,002 |
| 5. Habitat | - | - | 0.5 | 752 | - |
| Float | - | 800 | 5 | 8,315 | - |
| Minimum net site area | | 8,000 | 45 | 75,635 | |
| Non net site area | | 2,000 | 5 | 9,515 | |
| Minimum total site area | 93,340 | 9,000 | 50 | 84,150 | 109,573 |
| Maximum net site area | | 9,000 | 50 | 84,150 | |
| Maximum total site area | 93,340 | 11,000 | 63 | 105,689 | 109,573 |

The table on this page shows the existing and proposed Park House School site areas compared with those recommended within BB103 for a 1503 capacity school.

As noted within the table the overall site area for a 1503 capacity secondary school is between 84,150m² and 105,689m².

The existing Park House school site is 93,340m².

The proposals add an additional 1.62ha (16,233m²) to the existing site area. This brings the overall site area above the maximum.

Within the additional land there is 723m² of embankment earthworks area which would reduce the total useable site area to 104,966m² - which is still above BB103 requirements.

The 'soft outdoor PE' area, which is the area of the Park House School site which was below the BB103 recommendations is extended by the proposals as the all weather pitch counts twice towards the area. Therefore proposed soft outdoor PE is 2279m² above the required.

The existing areas have been measured from drawing 'ICS/0749/01 Park House School Topographical Survey' by ISIS Surveyors Ltd dated June 2014. The exact school boundary line is to be confirmed.



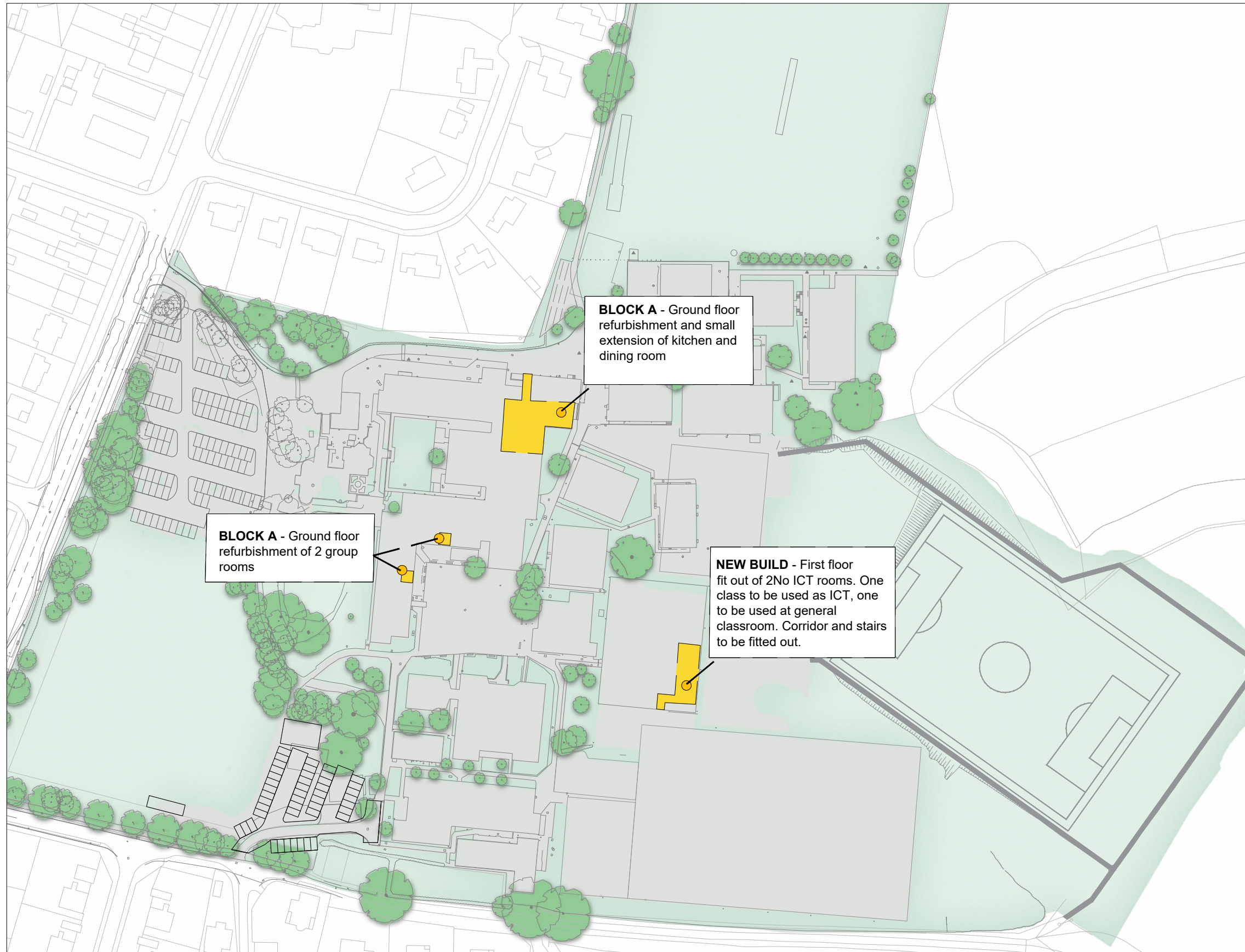
Note 1 - Requirement for 2No. general classrooms at 55sqm and 1No. music classroom at 62msq. No amendments to music/drama provision (exg) has already been agreed with school and WBC.

BB103 requires 150msq of pupil change/showers and 12msq of staff/accessible change. Existing spaces are below this level, so proposed to complete new change/showers and staff/accessible change

Existing 114sqm gym space in Wellness Centre is additional to BB103 requirements. Suggested school to relocate general classroom within existing 253sqm gym space which is also additional to BB103 requirements.

BB103 requirements for 1No. 97msq art room. Proposed Phase 1 creates 1No. 97sqm art room for use along with 1 No. 97sqm shell for art room above.

- Developed as part of this phase (Buildings)
- Developed as part of this phase (Grounds)



Note 1 - BB103 requirement 1 No. 55msq general classroom. Proposed to 'fit out' shell works of 62sqm ICT room to use as general classroom, stair and corridor also fitted out for use.

BB103 requirement 1 No. 62sqm ICT room

BB103 - Require a total of 5No. group rooms across the whole school. Phase 2 provides 2 group room in block A.

Dining provision with BB103 varies at all unit completions (Houses) therefore works to dining and kitchen area is proposed at circa midpoint of additional pupils and when 33.3% additional kitchen is required. (4msq of the 15msq to increase 136msq to 151msq kitchen)


Developed as part of this phase

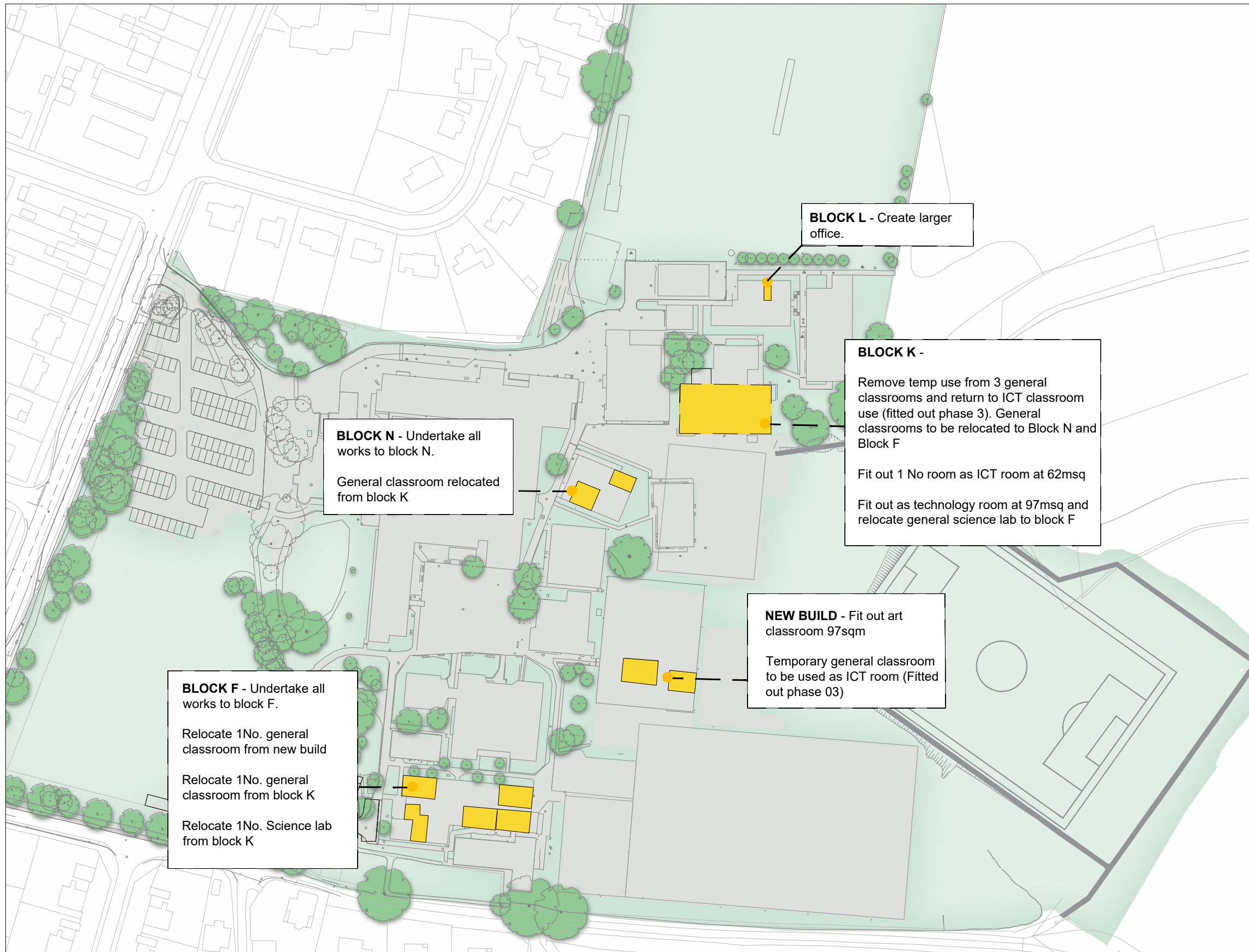
BLOCK S (current Wellness centre) - Convert 2No. general classrooms from Phase 1 into 1No Food Technology Room.
Relocate 2No Classrooms into Block K as part of refurbishment works.

BLOCK K -
Complete SEN Resources spaces and small group room.
Divide room to 4 spaces. Fit 1No. out as general science lab (temporary fit). Fit No. 3 out as ICT rooms space to be used as general classroom until phase 4.


NEW BUILD - Complete new build sports hall to replace block K sports hall.

BB103 requires 1No. general classroom at 55msq.
BB103 requires 1No. Science lab
BB103 requires 5 group rooms across the full school. Phase 3 provides 3 group/SEN rooms.
BB103 requires 1No. technology room at 97msq

 Developed as part of this phase



BB103 requires 1No ICT room at 62msq, 1 No. Science room, 1 No. Art room at 97msq, 3 No. general classroom at 55msq

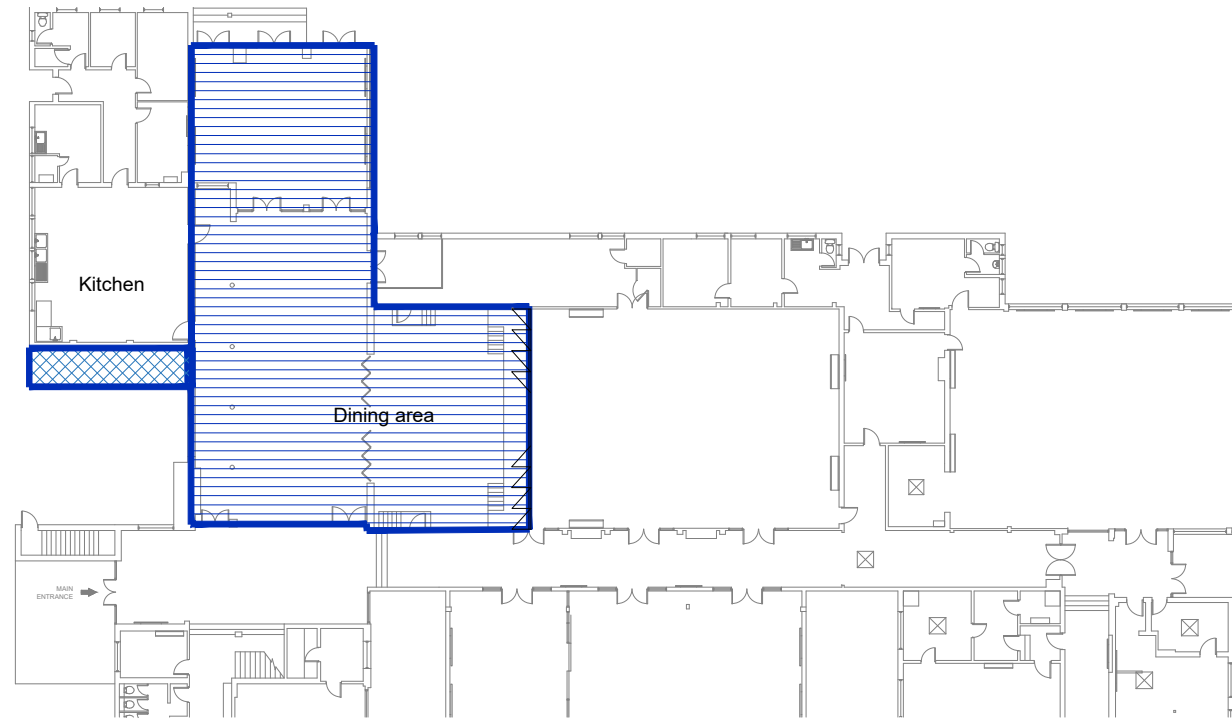
 Developed as part of this phase

Note 1 - BB103 requirement 1 No. 55msq general classroom. Proposed to 'fit out' shell works of 62sqm ICT room to use as general classroom, stair and corridor also fitted out for use.

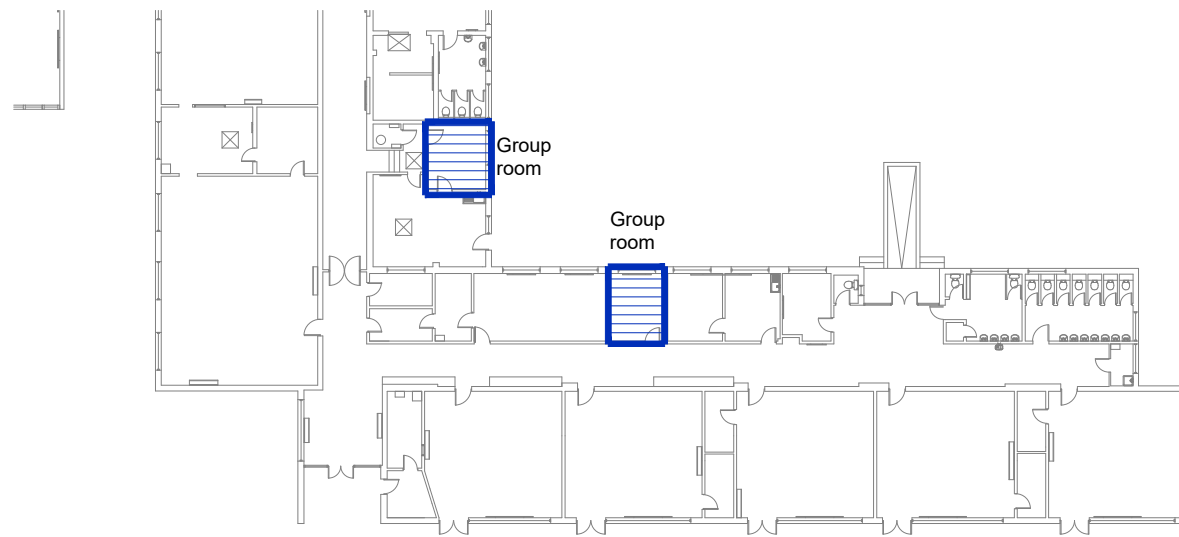
BB103 requirement 1 No. 62sqm ICT room

BB103 - Require a total of 5No. group rooms across the whole school. Phase 2 provides 2 group room in block A.

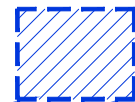

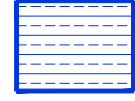

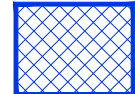
Dining provision with BB103 varies at all unit completions (Houses) therefore works to dining and kitchen area is proposed at circa midpoint of additional pupils, when kitchen is to increase from 136sqm to 150sqm.

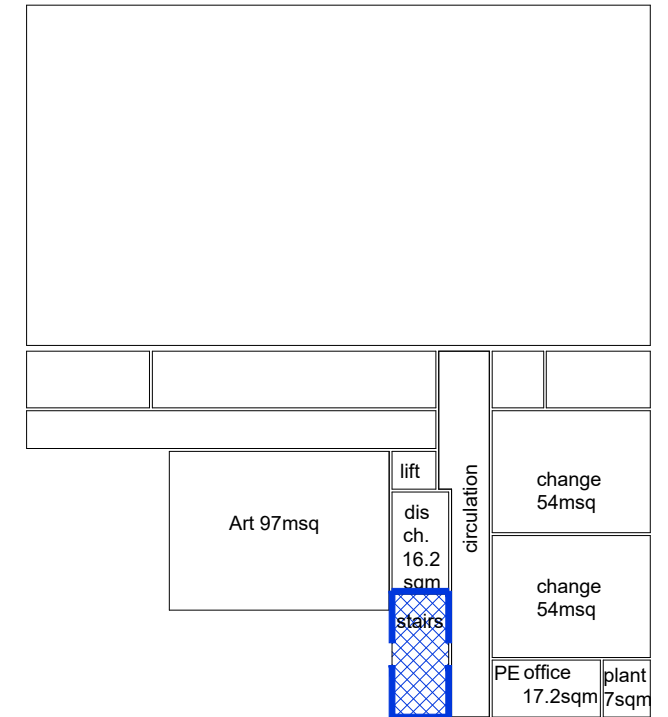


BLOCK A - Ground floor refurbishment and inclusion of acoustic folding screen to end of stage area small extension to kitchen.

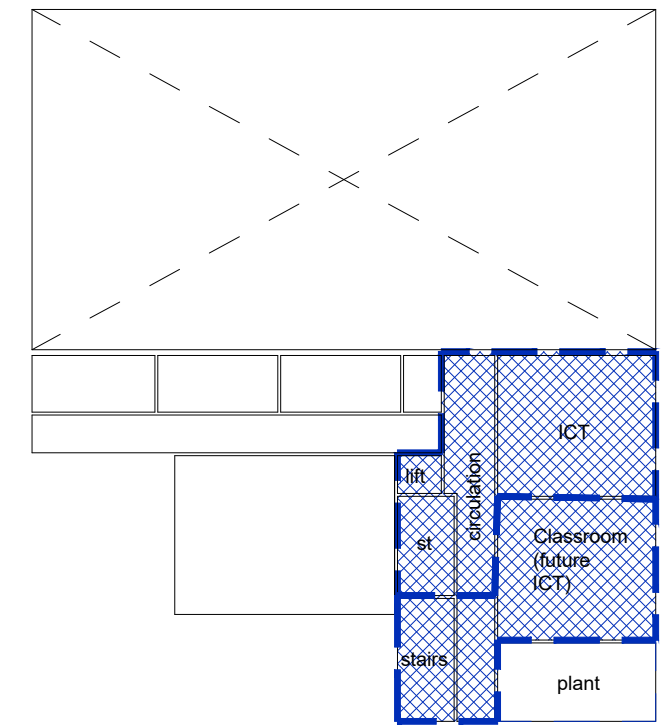


BLOCK A - Ground floor refurbishment of 2 office spaces to 2 group rooms

-  New build completed
-  New build as 'shell' only works
-  Additional land and courts
-  Existing building refurbishment
-  Fit out only



Ground Floor Plan



First Floor Plan

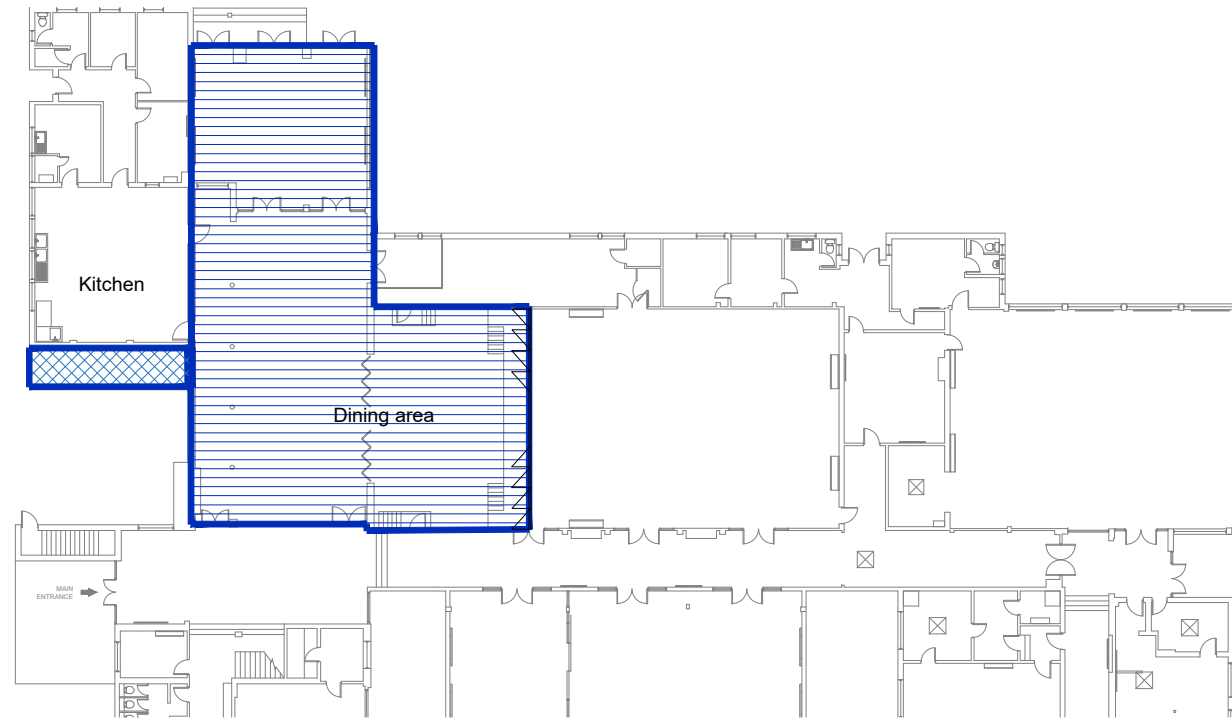
NEW BUILD - First floor refurbishment of 2No. ICT classroom. One class to be used as ICT. Once room to be refurbished as ICT room but used as a general classroom up to phase 4

Note 1 - BB103 requirement 1 No. 55msq general classroom. Proposed to 'fit out' shell works of 62sqm ICT room to use as general classroom, stair and corridor also fitted out for use.

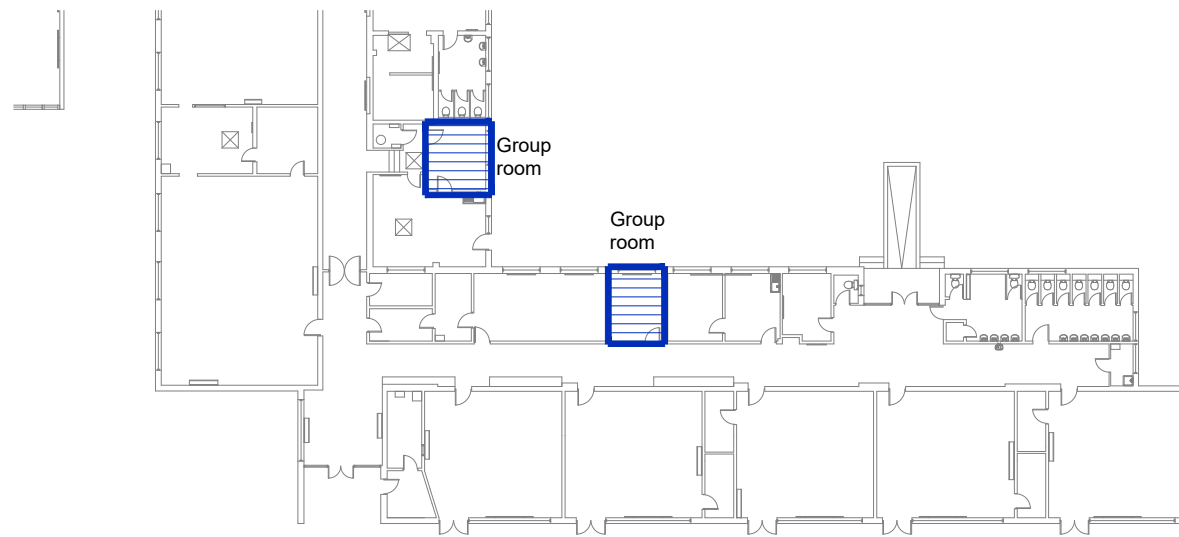
BB103 requirement 1 No. 62sqm ICT room

BB103 - Require a total of 5No. group rooms across the whole school. Phase 2 provides 2 group room in block A.






Dining provision with BB103 varies at all unit completions (Houses) therefore works to dining and kitchen area is proposed at circa midpoint of additional pupils, when kitchen is to increase from 136sqm to 150sqm.

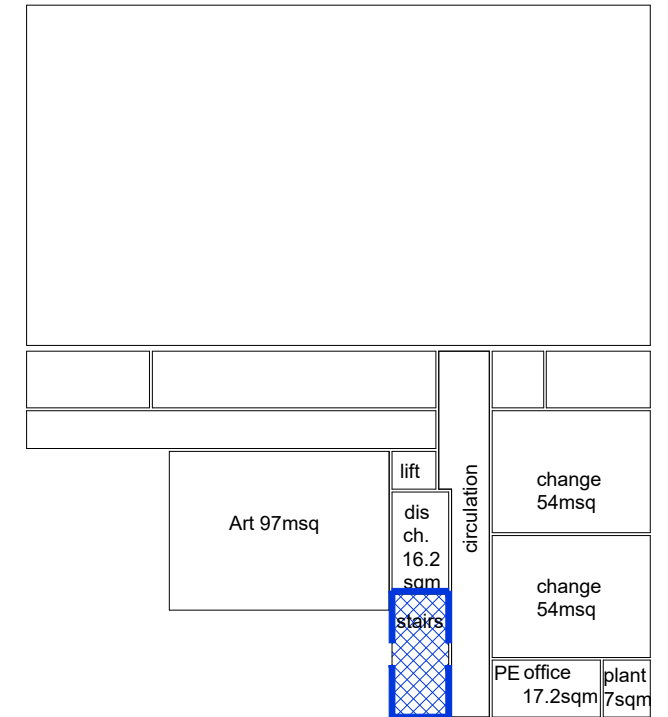


BLOCK A - Ground floor refurbishment and inclusion of acoustic folding screen to end of stage area small extension to kitchen.

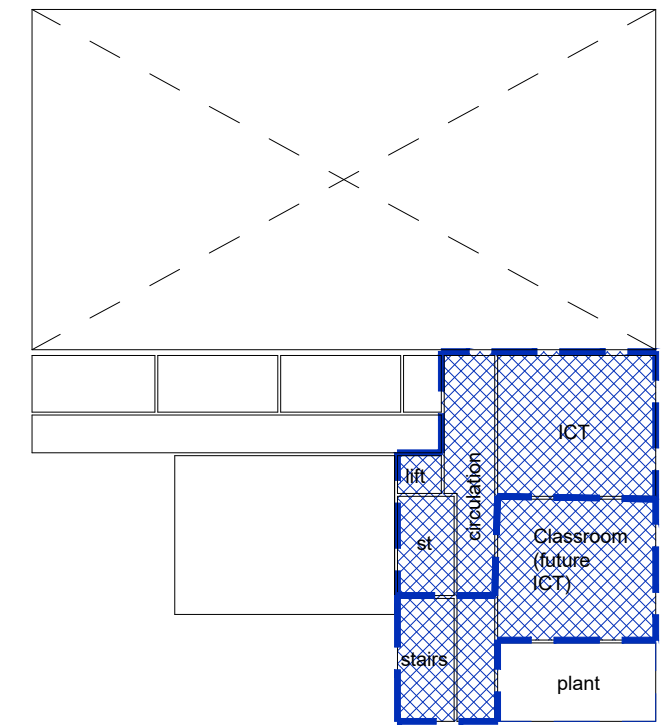


BLOCK A - Ground floor refurbishment of 2 office spaces to 2 group rooms

-  New build completed
-  New build as 'shell' only works
-  Additional land and courts
-  Existing building refurbishment
-  Fit out only



Ground Floor Plan



First Floor Plan

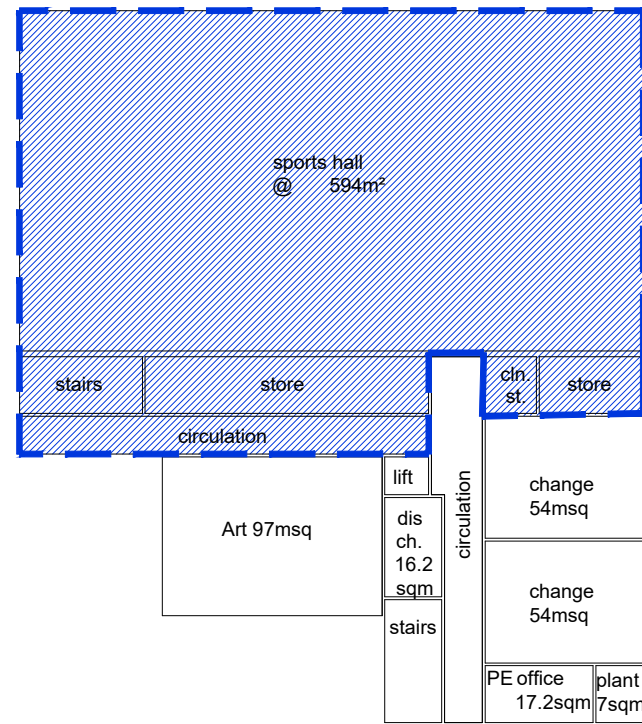
NEW BUILD - First floor refurbishment of 2No. ICT classroom. One class to be used as ICT. Once room to be refurbished as ICT room but used as a general classroom up to phase 4

BB103 requires 1No. general classroom at 55msq.

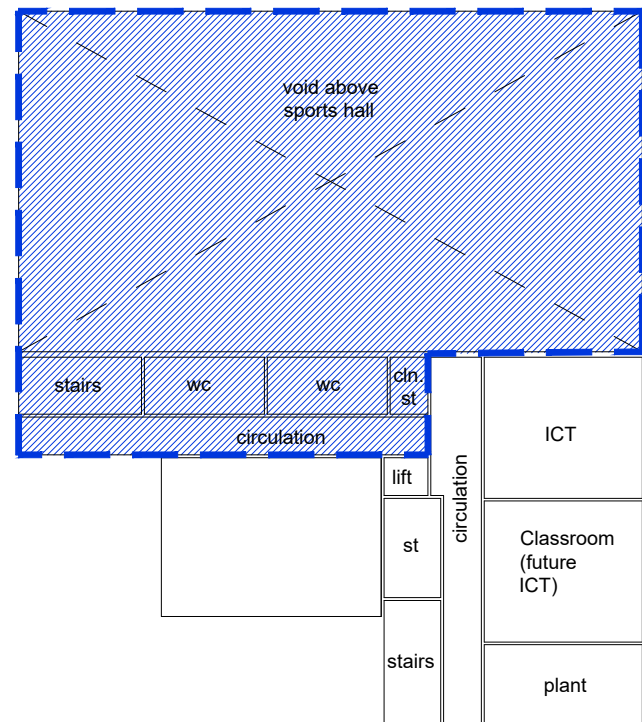
BB103 requires 1No. Science lab

BB103 requires 5 group rooms across the full school. Phase 3 provides 3 group/SEN rooms.

BB103 requires 1No. technology room at 97msq.

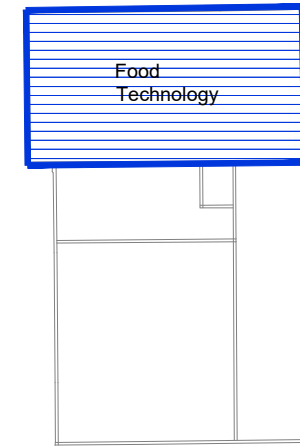
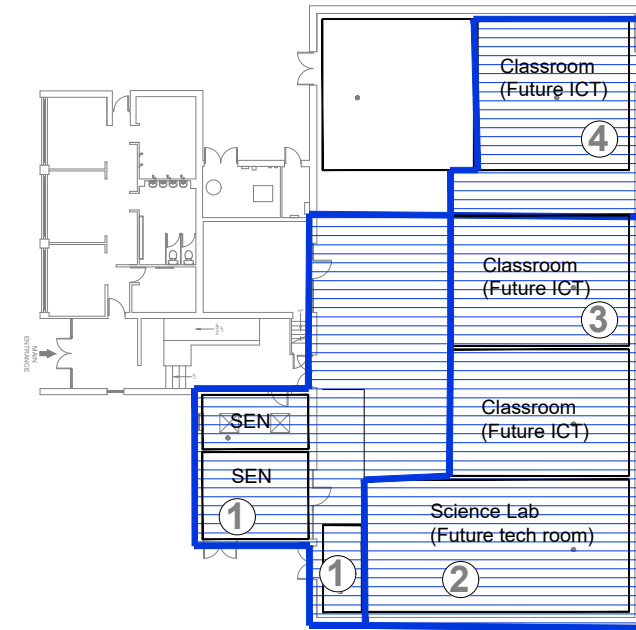


Ground Floor Plan



NEW BUILD - Complete new build sports hall to replace block K sports hall.

First Floor Plan

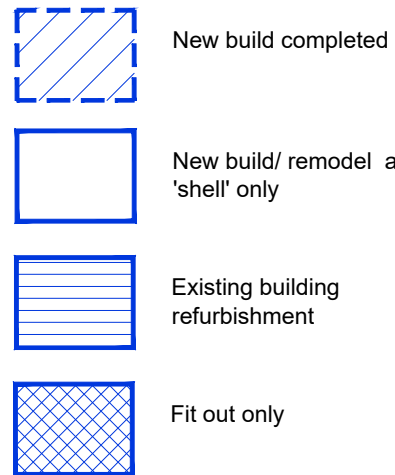


BLOCK K -

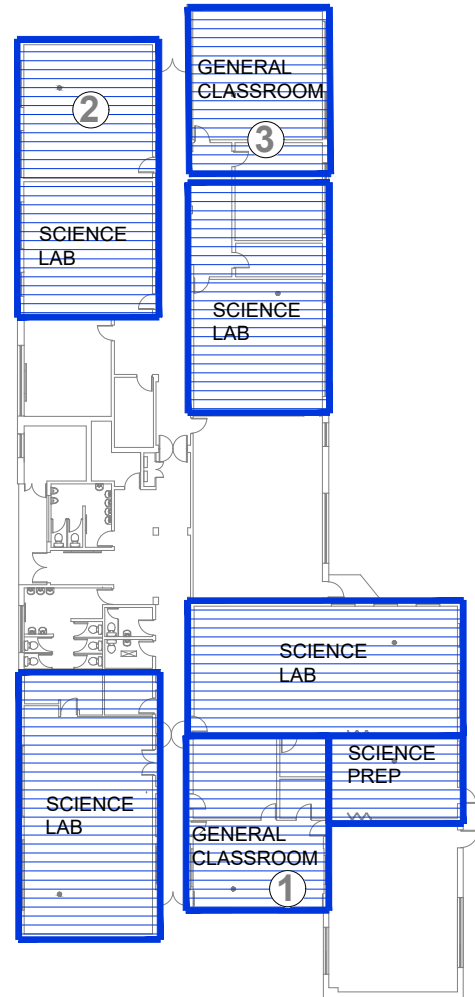
- ① Complete SEN Resources spaces and small group room
- ② Fit out as general science lab (temporary fit)
- ③ Fit out ICT rooms to be used as general classroom relocated from Block S
- ④ BB103 requires general classroom. Fit out space as ICT room and use as general class until phase 4

BLOCK S (current Wellness centre) - Convert 2No. general classrooms from Phase 1 into 1No Food Technology Room.

Relocate 2No Classrooms into Block K as part of refurbishment works.

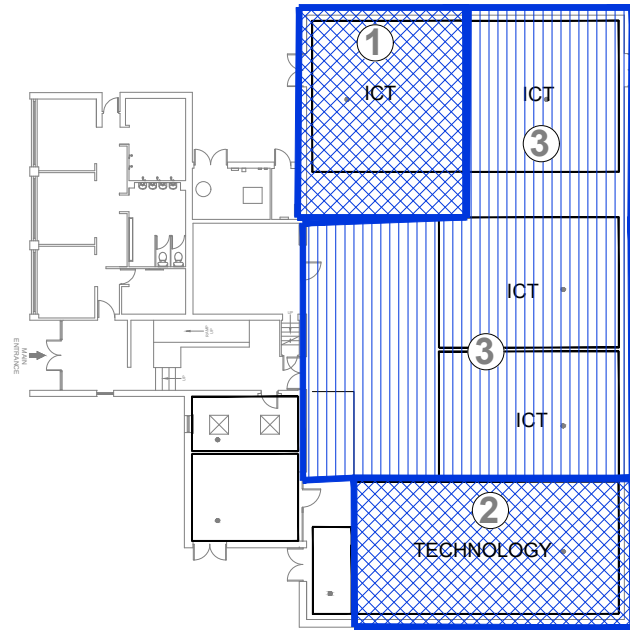


BB103 requires 1 No ICT room at 62msq, 1 No. Science room, 1 No. Art room at 97msq, 3 No. general classroom at 55msq



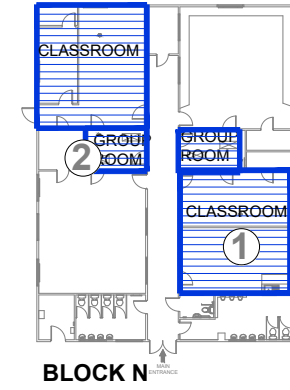
BLOCK F - Undertake all works to block F.

- ① Relocate 1 No. general classrooms from New Build
- ② Relocate 1 No. Science lab from block K
- ③ Relocate 1 No. general classroom from Block K



BLOCK K -

- ① Fit out as ICT room at 62msq
- ② Fit out as technology room at 97msq and relocate general science lab to block F
- ③ Remove temp use. Space to be used as ICT classroom (fitted out in earlier phase). General classrooms to be relocated to Block N and F

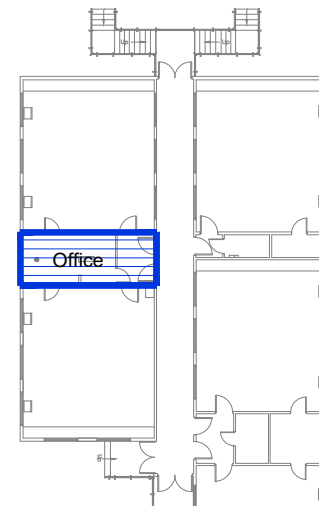


BLOCK N

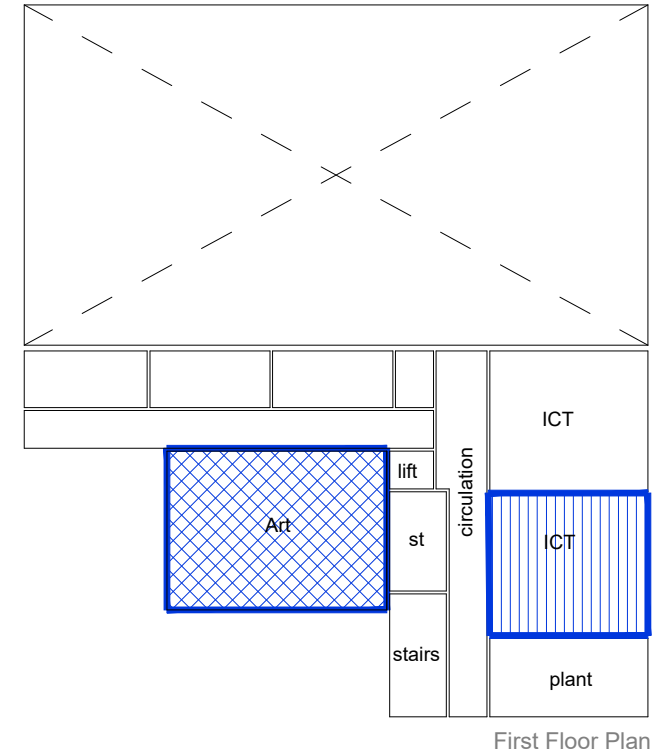
BLOCK N - Undertake all works to block N.

- ① 2 No. General classroom relocated from Block K
- ② Create 2 No. group rooms

BLOCK L - Create larger office.



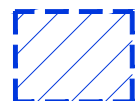

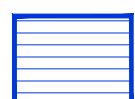
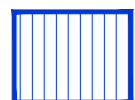
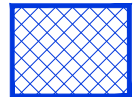
BLOCK L



First Floor Plan

NEW BUILD - Fit out art classroom 97sqm

Temporary general classroom to become ICT classroom

-  New build completed
-  New build as 'shell' only works
-  Existing building refurbishment
-  Change of use
-  Fit out only

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|--------------------|-----------|------------------------------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|--|
| GENERAL CLASSROOMS | BLOCK S | CLASSROOM | 57.5 | | | 1 | | | REFURB | Existing gym to be divided into classroom. |
| | BLOCK S | CLASSROOM | 57.5 | | | 2 | | | REFURB | Existing gym to be divided into classroom. |
| | GA/003 | CLASSROOM | 34.4 | | | 3 | | | ✓ | |
| | GA/010 | CLASSROOM | 50.2 | | | 4 | | | ✓ | |
| | GA/014 | CLASSROOM | 50.3 | | | 5 | | | ✓ | |
| | GA/015 | CLASSROOM | 50.3 | | | 6 | | | ✓ | |
| | GA/019 | CLASSROOM | 50.1 | | | 7 | | | ✓ | |
| | GA/037 | CLASSROOM | 47.7 | | | 8 | | | ✓ | |
| | GA/038 | CLASSROOM | 48.4 | | | 9 | | | ✓ | |
| | GA/041 | CLASSROOM | 48.4 | | | 10 | | | ✓ | |
| | GA/042 | CLASSROOM | 48.6 | | | 11 | | | ✓ | |
| | GA/045 | CLASSROOM | 48.7 | | | 12 | | | ✓ | |
| | GA/055 | CLASSROOM | 25.1 | | | 13 | | | ✓ | |
| | GA/058 | CLASSROOM | 25.9 | | | 14 | | | ✓ | |
| | GA/070 | CLASSROOM | 30.7 | | | 15 | | | ✓ | |
| | FA/001 | CLASSROOM | 49.1 | | | 16 | | | ✓ | |
| | FA/005 | CLASSROOM | 49.1 | | | 17 | | | ✓ | |
| | FA/006 | CLASSROOM | 49.1 | | | 18 | | | ✓ | |
| | FA/010 | CLASSROOM | 49.1 | | | 19 | | | ✓ | |
| | FA/013 | CLASSROOM | 54.7 | | | 20 | | | ✓ | |
| | FA/015 | CLASSROOM | 71.5 | | | 21 | | | ✓ | |
| | FA/017 | CLASSROOM | 61.8 | | | 22 | | | ✓ | |
| | GF/002 | HEALTH & SOCIAL CLASSROOM | 32.1 | | | 23 | | | ✓ | |
| | GF/024 | MATHS CLASSROOM | 48.0 | | | 24 | | | ✓ | |
| | GF/028 | MATHS CLASSROOM | 48.0 | | | 25 | | | ✓ | |
| | GF/029 | MATHS CLASSROOM | 46.7 | | | 26 | | | ✓ | |
| | GL/001 | R.E CLASSROOM | 56.7 | | | 27 | | | ✓ | |
| | GL/005 | GEOGRAPHY CLASSROOM | 56.6 | | | 28 | | | ✓ | |
| | GL/009 | GEOGRAPHY CLASSROOM | 56.5 | | | 29 | | | ✓ | |
| | GL/011 | GEOGRAPHY CLASSROOM | 56.6 | | | 30 | | | ✓ | |
| | GL/014 | R.E CLASSROOM | 56.6 | | | 31 | | | ✓ | |
| | GM/001 | M.F.L CLASSROOM | 54.5 | | | 32 | | | ✓ | |
| | GM/003 | M.F.L CLASSROOM | 54.5 | | | 33 | | | ✓ | |
| | GM/004 | M.F.L CLASSROOM | 54.5 | | | 34 | | | ✓ | |
| | GM/007 | M.F.L CLASSROOM | 54.5 | | | 35 | | | ✓ | |
| | GM/009 | M.F.L CLASSROOM | 54.6 | | | 36 | | | ✓ | |
| | GM/014 | M.F.L CLASSROOM | 54.3 | | | 37 | | | ✓ | |
| | GN/008 | CLASSROOM | 59.7 | | | 38 | | | ✓ | |
| | GN/010 | CLASSROOM | 35.4 | | | 39 | | | ✓ | |
| | GN/016 | CLASSROOM | 57.1 | | | 40 | | | ✓ | |
| | GR/001 | CLASSROOM | 56.2 | | | 41 | | | ✓ | |
| | GR/005 | CLASSROOM | 56.3 | | | 42 | | | ✓ | |
| | GR/006 | CLASSROOM | 54.0 | | | 43 | | | ✓ | |
| | GR/009 | CLASSROOM | 53.9 | | | 44 | | | ✓ | |
| | GF/026 | MATHS CLASSROOM | 23.9 | | | 45 | | | ✓ | |
| | GR/012 | CLASSROOM | 54.0 | | | 46 | | | ✓ | |
| ICT | GF/001 | COMPUTER CLASSROOM | 61.7 | | | 1 | | | ✓ | |
| | GI/015 | D&T / COMPUTER ROOM | 80.4 | | | 2 | | | ✓ | |
| | Wellness | COMPUTER CLASSROOM | 51.0 | | 193.1 | 3 | | | ✓ | |
| SCIENCE | GE/001 | SCIENCE CLASSROOM | 69.4 | | | 1 | | | ✓ | |
| | GE/004 | SCIENCE CLASSROOM | 69.3 | | | 2 | | | ✓ | |
| | GF/017 | CHEMISTRY CLASSROOM | 67.6 | | | 3 | | | ✓ | |
| | GF/023 | BIOLOGY CLASSROOM | 48.1 | | | 4 | | | ✓ | |
| | GG/008 | SCIENCE CLASSROOM | 80.9 | | | 5 | | | ✓ | |
| | GG/010 | SCIENCE CLASSROOM | 75.4 | | | 6 | | | ✓ | |
| | GG/014 | SCIENCE CLASSROOM | 80.9 | | | 7 | | | ✓ | |
| | GG/025 | PHYSICS CLASSROOM | 77.4 | | | 8 | | | ✓ | |
| | GG/029 | PHYSICS CLASSROOM | 74.5 | | | 9 | | | ✓ | |
| | GG/030 | SCIENCE CLASSROOM | 73.6 | | 717.1 | 10 | | | ✓ | |
| ART | GH/005 | ART CLASSROOM | 54.7 | | | 1 | | | ✓ | |
| | GH/006 | ART CLASSROOM | 96.5 | | | 2 | | | ✓ | |
| | GH/015 | ART CLASSROOM | 28.8 | | | 3 | | | ✓ | |
| | NEW BUILD | ART CLASSROOM | 97.0 | | | 4 | | | New Build | |
| | GH/016 | ART CLASSROOM | 82.6 | | 359.6 | 5 | | | ✓ | |
| MUSIC / DRAMA | GB/011 | CLASSROOM | 70.0 | | | 1 | | | ✓ | |
| | GB/001 | CLASSROOM | 24.1 | | | 2 | | | ✓ | |
| | GB/007 | CLASSROOM | 14.8 | | | 3 | | | ✓ | |
| | GB/024 | CLASSROOM | 61.6 | | | 4 | | | ✓ | |
| | GB/026 | CLASSROOM | 38.7 | | | 5 | | | ✓ | |
| | GG/001 | DRAMA STUDIO | 143.6 | | 352.8 | 6 | | | ✓ | |
| TECHNOLOGY | GF/008 | TEXTILE CLASSROOM | 78.9 | | | 1 | | | ✓ | |
| | GF/011 | FOOD TECHNOLOGY | 94.9 | | | 2 | | | ✓ | |
| | GI/002 | D&T CLASSROOM / WOOD | 80.5 | | | 3 | | | ✓ | |
| | GI/004 | D&T CLASSROOM | 67.5 | | | 4 | | | ✓ | |
| | GI/013 | D&T CLASSROOM / BUILDING MATERIALS | 57.7 | | | 5 | | | ✓ | |
| | GI/014 | D&T CLASSROOM | 79.9 | | | 6 | | | ✓ | |
| | GI/022 | D&T CLASSROOM / WOOD | 79.9 | | | 7 | | | ✓ | |

BB103 requires 34 general classrooms, (31 @ 55msq) and 3 @ 41msq).

25 existing classrooms are within 10% of required space of which 11 are above the required 55sqm. Of the remaining 19 classrooms 12 meet or are above the required 41sqm

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------------------|---------------------------|-----------|---------------|----------|---------------|-----------------------------------|--|--|---|
| GF/003 | FOOD TECHNOLOGY | 28.7 | | | 8 | | | ✓ | |
| Wellness | FOOD TECHNOLOGY | 97.0 | | 665.0 | 9 | | | ✓ | |
| LARGE SPACES | | | | | | | | | |
| GA/080 | HALL | 285.1 | | | 1 | | Existing 114sqm gym space in Wellness Centre is additional to BB103 requirements | ✓ | |
| GA/068 | GYM | 537 | | | 2 | | | ✓ | |
| GP/011 | DANCING HALL | 141.1 | | | 3 | | | ✓ | |
| Wellness | GYM | | | 963.2 | | | | RELOCATE | Suggested gym converted into No.2 general classrooms. School to relocate, possible into exg gym space |
| GA/024 | CANTEEN | 74.6 | | | 1 | | | ✓ | |
| GA/081 | DINING ROOM | 150.8 | | | 2 | | | ✓ | |
| GA/092 | CONSERVATORY = SIXTH FORM | 182.9 | | 408.3 | 3 | | | ✓ | |
| LEARNING RESOURCES | | | | | | | | | |
| GA/030 | LIBRARY | 90.9 | | | 1 | | | ✓ | |
| GA/033 | LIBRARY | 91.6 | | | 2 | | | ✓ | |
| GA/093 | CONSERVATORY = SIXTH FORM | 83.1 | | 265.6 | 3 | | | ✓ | |
| GH/018 | KILN ROOM | 4.9 | | | 1 | | | ✓ | |
| GH/019 | CLAY ROOM | 7.3 | | | 2 | | | ✓ | |
| GB/010 | PRACTICE | 5.6 | | | 3 | | | ✓ | |
| GB/012 | PRACTICE | 5.8 | | | 4 | | | ✓ | |
| GB/013 | PRACTICE | 5.8 | | | 5 | | | ✓ | |
| GB/014 | PRACTICE | 6.1 | | | 6 | | | ✓ | |
| GB/019 | PRACTICE | 4.9 | | | 7 | | | ✓ | |
| GB/020 | PRACTICE | 4.9 | | | 8 | | | ✓ | |
| GB/021 | PRACTICE | 5.1 | | | 9 | | | ✓ | |
| GB/022 | PRACTICE | 6.1 | | | 10 | | | ✓ | |
| GB/023 | PRACTICE | 7.4 | | | 11 | | | ✓ | |
| GB/025 | SOUND ROOM | 7.6 | | 71.5 | 12 | | | ✓ | |
| GD/018 | MEDICAL | 11.1 | | | 1 | | | ✓ | |
| GI/007 | MEDICAL ROOM | 6.8 | | 17.9 | 2 | | | ✓ | |
| STAFF AND ADMIN | | | | | | | | | |
| GA/001 | OFFICE | 8.7 | | | 1 | | | ✓ | |
| GA/004 | OFFICE | 8.9 | | | 2 | | | ✓ | |
| GA/022 | OFFICE | 6.2 | | | 3 | | | ✓ | |
| GA/026 | OFFICE | 13.2 | | | 4 | | | ✓ | |
| GA/027 | OFFICE | 8.5 | | | 5 | | | ✓ | |
| GA/031 | OFFICE | 17.1 | | | 6 | | | ✓ | |
| GA/035 | OFFICE | 7.5 | | | 7 | | | ✓ | |
| GA/052 | OFFICE | 8.8 | | | 8 | | | ✓ | |
| GA/054 | OFFICE | | | | 9 | | | ✓ | |
| GA/056 | OFFICE | 5.7 | | | 10 | | | ✓ | |
| GA/057 | OFFICE | 5.6 | | | 11 | | | ✓ | |
| GA/059 | OFFICE | | | | 13 | | | ✓ | |
| GA/071 | OFFICE | 17.1 | | | 14 | | | ✓ | |
| GA/094 | OFFICE | 8.2 | | | 15 | | | ✓ | |
| GA/095 | OFFICE | 6.9 | | | 16 | | | ✓ | |
| GA/096 | OFFICE | 10.4 | | | 17 | | | ✓ | |
| FA/011 | OFFICE | 24.5 | | | 18 | | | ✓ | |
| FA/016 | OFFICE | 19.3 | | | 19 | | | ✓ | |
| GB/015 | OFFICE | 18.1 | | | 20 | | | ✓ | |
| FC/002 | OFFICE | 14.9 | | | 21 | | | ✓ | |
| FC/003 | OFFICE | 25.6 | | | 22 | | | ✓ | |
| GD/003 | OFFICE | 27.9 | | | 23 | | | ✓ | |
| GD/004 | REPROGRAPHICS | 12.2 | | | 24 | | | ✓ | |
| GD/005 | OFFICE | 8.6 | | | 25 | | | ✓ | |
| GD/007 | OFFICE | 20.9 | | | 26 | | | ✓ | |
| GD/009 | STAFF ROOM | 66.2 | | | 27 | | | ✓ | |
| GD/019 | RECEPTION | 23.9 | | | 28 | | | ✓ | |
| FD/001 | OFFICE | 24.1 | | | 29 | | | ✓ | |
| FD/002 | OFFICE | 16.9 | | | 30 | | | ✓ | |
| FD/003 | OFFICE | 9.7 | | | 31 | | | ✓ | |
| FD/007 | OFFICE | 30.3 | | | 32 | | | ✓ | |
| FD/008 | OFFICE | 15.0 | | | 33 | | | ✓ | |
| FD/009 | OFFICE | 13.4 | | | 34 | | | ✓ | |
| FD/010 | OFFICE | 28.1 | | | 35 | | | ✓ | |
| GF/022 | STAFF ROOM | 24.2 | | | 36 | | | ✓ | |
| GG/004 | OFFICE | 7.1 | | | 37 | | | ✓ | |
| GG/024 | HEAD'S OFFICE | 14.5 | | | 38 | | | ✓ | |
| GH/009 | STAFF ROOM | 14.1 | | | 39 | | | ✓ | |
| GI/008 | OFFICE | 4.8 | | | 40 | | | ✓ | |
| GI/011 | D&T OFFICE | 26.1 | | | 41 | | | ✓ | |
| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
| GK/015 | STAFF OFFICE | 7.7 | | | 42 | | | ✓ | |
| GL/003 | OFFICE | 2.8 | | | 43 | | | ✓ | |
| GL/012 | OFFICE + GL/013 CIRC. | 18.3 | | | 44 | | | ✓ | |
| GM/015 | OFFICE | 6.5 | | | 45 | | | ✓ | |

| GM/024 | STAFF ROOM | 24.4 | | | | 46 | | | ✓ | |
|----------|----------------------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|--|
| GN/009 | OFFICE | 6.3 | | | | 47 | | | ✓ | |
| GP/007 | OFFICE | 6.1 | | | | 48 | | | ✓ | |
| GA/011 | STORE | 3.4 | | | | 1 | | | ✓ | |
| GA/012 | STORE | 5.0 | | | | 2 | | | ✓ | |
| GA/013 | STORE | 4.1 | | | | 3 | | | ✓ | |
| GA/016 | STORE | 3.9 | | | | 4 | | | ✓ | |
| GA/017 | STORE | 3.5 | | | | 5 | | | ✓ | |
| GA/021 | STORE | 4.2 | | | | 6 | | | ✓ | |
| GA/032 | STORE | 11.3 | | | | 7 | | | ✓ | |
| GA/034 | STORE | 0.9 | | | | 8 | | | ✓ | |
| GA/036 | STORE | 5.5 | | | | 9 | | | ✓ | |
| GA/039 | STORE | 4.8 | | | | 10 | | | ✓ | |
| GA/040 | STORE | 5.1 | | | | 11 | | | ✓ | |
| GA/043 | STORE | 5.1 | | | | 12 | | | ✓ | |
| GA/044 | STORE | 4.8 | | | | 13 | | | ✓ | |
| GA/046 | STORE | 2.6 | | | | 14 | | | ✓ | |
| GA/053 | RESOURCES | 10.3 | | | | 15 | | | ✓ | |
| GA/065 | STORE | 10.2 | | | | 16 | | | ✓ | |
| GA/069 | STORE | 12.7 | | | | 17 | | | ✓ | |
| GA/075 | STORE | 9.7 | | | | 18 | | | ✓ | |
| GA/076 | STORE | 12.3 | | | | 19 | | | ✓ | |
| GA/077 | STORE | 2.6 | | | | 20 | | | ✓ | |
| GA/078 | STORE | 40.1 | | | | 21 | | | ✓ | |
| GA/079 | STORE | 9.2 | | | | 22 | | | ✓ | |
| GA/086 | STORE | 1.7 | | | | 23 | | | ✓ | |
| FA/002 | STORE | 2.1 | | | | 24 | | | ✓ | |
| FA/003 | STORE | 2.1 | | | | 25 | | | ✓ | |
| FA/007 | STORE | 2.1 | | | | 26 | | | ✓ | |
| FA/008 | STORE | 2.1 | | | | 27 | | | ✓ | |
| FA/012 | STORE | 10.9 | | | | 28 | | | ✓ | |
| GB/002 | STORE | 8.4 | | | | 29 | | | ✓ | |
| GB/006 | STORE | 4.3 | | | | 30 | | | ✓ | |
| GB/009 | STORE | 4.8 | | | | 31 | | | ✓ | |
| GB/018 | STORE | 1.6 | | | | 32 | | | ✓ | |
| GC/001 | GARAGE/STORE | 45.4 | | | | 33 | | | ✓ | |
| GC/002 | STORE | 11.1 | | | | 34 | | | ✓ | |
| GC/003 | STORE | 17.8 | | | | 35 | | | ✓ | |
| GD/006 | STORE | 3.6 | | | | 36 | | | ✓ | |
| GD/010 | STORE | 4.4 | | | | 37 | | | ✓ | |
| GD/020 | STORE | 0.6 | | | | 38 | | | ✓ | |
| GD/023 | RESOURCES | 5.9 | | | | 39 | | | ✓ | |
| GD/025 | STORE | 1.6 | | | | 40 | | | ✓ | |
| GD/026 | STORE | 0.8 | | | | 41 | | | ✓ | |
| GD/027 | STORE | 1.3 | | | | 42 | | | ✓ | |
| GD/028 | STORE | 2.2 | | | | 43 | | | ✓ | |
| GD/030 | STORE | 1.4 | | | | 44 | | | ✓ | |
| FD/005 | STORE | 4.8 | | | | 45 | | | ✓ | |
| FD/013 | STORE | 5.7 | | | | 46 | | | ✓ | |
| FD/014 | STORE | 3.8 | | | | 47 | | | ✓ | |
| GE/003 | SCIENCE PREP room | 18.2 | | | | 48 | | | ✓ | |
| GF/018 | STORE | 1.0 | | | | 49 | | | ✓ | |
| GF/019 | STORE | 6.1 | | | | 50 | | | ✓ | |
| GF/021 | STORE | 7.6 | | | | 51 | | | ✓ | |
| GG/002 | DRAMA STORE | 9.6 | | | | 52 | | | ✓ | |
| GG/005 | STORE | 1.2 | | | | 53 | | | ✓ | |
| GG/006 | STORE | 1.1 | | | | 54 | | | ✓ | |
| GG/007 | STORE | 2.1 | | | | 55 | | | ✓ | |
| GG/009 | BOOK STORE | 3.9 | | | | 56 | | | ✓ | |
| GG/011 | SCIENCE STORE | 7.1 | | | | 57 | | | ✓ | |
| GG/012 | STORE | 2.9 | | | | 58 | | | ✓ | |
| GG/015 | SCIENCE PREP ROOM | 74.0 | | | | 59 | | | ✓ | |
| GG/016 | STORE | 4.0 | | | | 60 | | | ✓ | |
| GG/017 | SCIENCE WORKSHOP | 13.4 | | | | 61 | | | ✓ | |
| GG/023 | BOOK STORE | 6.2 | | | | 62 | | | ✓ | |
| GG/027 | DARK ROOM | 7.2 | | | | 63 | | | ✓ | |
| GG/028 | STORE | 8.7 | | | | 64 | | | ✓ | |
| GH/001 | STORE | 4.4 | | | | 65 | | | ✓ | |
| GH/002 | STORE | 4.1 | | | | 66 | | | ✓ | |
| GH/004 | STORE | 5.0 | | | | 67 | | | ✓ | |
| GH/007 | STORE | 3.0 | | | | 68 | | | ✓ | |
| GH/011 | DARK ROOM | 13.0 | | | | 69 | | | ✓ | |
| GH/012 | DARK ROOM | 12.2 | | | | 70 | | | ✓ | |
| GH/014 | STORE | 1.7 | | | | 71 | | | ✓ | |
| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes | |
| GH/017 | STORE | 9.6 | | | 72 | | | ✓ | | |
| GI/001 | MACHINE SHOP / STORE/ WOOD | 31.8 | | | 74 | | | ✓ | | |
| GI/009 | STORE | 3.3 | | | 75 | | | ✓ | | |
| GI/010 | STORE / CIRCULATION | 15.1 | | | 76 | | | ✓ | | |
| GI/012 | STORE | 17.3 | | | 77 | | | ✓ | | |
| GI/016 | MACHINE SHOP / STORE | 16.6 | | | 78 | | | ✓ | | |
| GI/018 | STORE | 3.2 | | | 79 | | | ✓ | | |

| | | | | | | | |
|-----------------------------|-----------------|------|--|--------|-----|--|---|
| GI/019 | STORE | 9.0 | | | 80 | | ✓ |
| GI/020 | STORE | 8.9 | | | 81 | | ✓ |
| GI/021 | FURNACE ROOM | 18.2 | | | 82 | | ✓ |
| GJ/001 | STORE | 41.8 | | | 83 | | ✓ |
| GJ/002 | STORE | 33.1 | | | 84 | | ✓ |
| GK/002 | STORE | 3.9 | | | 85 | | ✓ |
| GK/004 | GYM EQUIPMENT | 26.7 | | | 86 | | ✓ |
| GK/005 | CLEANER'S STORE | 0.7 | | | 87 | | ✓ |
| GL/002 | STORE | 3.5 | | | 88 | | ✓ |
| GL/007 | STORE | 4.6 | | | 89 | | ✓ |
| GL/008 | STORE | 8 | | | 90 | | ✓ |
| GM/002 | RESOURCES | 22.6 | | | 91 | | ✓ |
| GM/005 | STORE | 9 | | | 92 | | ✓ |
| GM/006 | RESOURCES | 11.6 | | | 93 | | ✓ |
| GM/011 | STORE | 0.8 | | | 94 | | ✓ |
| GM/012 | STORE | 0.8 | | | 95 | | ✓ |
| GM/013 | STORE | 9.6 | | | 96 | | ✓ |
| GN/005 | STORE | 3.6 | | | 97 | | ✓ |
| GN/006 | STORE | 3.6 | | | 98 | | ✓ |
| GN/014 | STORE | 8.3 | | | 99 | | ✓ |
| GR/003 | STORE | 3.6 | | | 100 | | ✓ |
| GR/004 | STORE | 3.5 | | | 101 | | ✓ |
| GR/007 | STORE | 4.6 | | | 102 | | ✓ |
| GR/011 | STORE | 4.5 | | | 103 | | ✓ |
| GR/014 | STORE | 4.6 | | | 104 | | ✓ |
| GP/006 | STORE | 0.7 | | | 105 | | ✓ |
| | STORAGE (TOTAL) | | | 886.2 | | | |
| Total Net floor area | | | | 4900.3 | | | |
| Non - Net Area | | | | | | | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------|-----------|---|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|
| KITCHEN AREAS | GA/067 | KITCHEN | 8.2 | | | 1 | | | ✓ | |
| | GA/082 | KITCHEN (including prep, office, wc and stores) | 136 | | | 2 | | | ✓ | |
| | GD/012 | KITCHEN | 5.7 | | | 4 | | | ✓ | |
| | FD/006 | KITCHEN | 8.7 | | 158.6 | 5 | | | ✓ | |
| WC / CHANGING | GA/002 | GIRLS TOILETS | 26.2 | | | 1 | | | ✓ | |
| | GA/005 | TOILETS | 2.7 | | | 2 | | | ✓ | |
| | GA/008 | BOYS TOILETS | 27.7 | | | 3 | | | ✓ | |
| | GA/047 | GIRLS TOILETS | 20.2 | | | 4 | | | ✓ | |
| | GA/048 | BOYS TOILETS | 9.2 | | | 5 | | | ✓ | |
| | GA/049 | TOILETS | 1.2 | | | 6 | | | ✓ | |
| | GA/051 | TOILETS | 1.9 | | | 7 | | | ✓ | |
| | GA/062 | CHANGING ROOMS | 14.3 | | | 8 | | | ✓ | |
| | GA/063 | TOILETS | 10.9 | | | 9 | | | ✓ | |
| | GA/064 | CHANGING ROOMS | 49.3 | | | 10 | | | ✓ | |
| | GA/072 | TOILETS | 1.8 | | | 11 | | | ✓ | |
| | GA/073 | TOILETS | 1.3 | | | 12 | | | ✓ | |
| | GA/074 | TOILETS | 1.2 | | | 13 | | | ✓ | |
| | GA/097 | TOILETS | 1 | | | 15 | | | ✓ | |
| | GB/004 | TOILET | 2.5 | | | 16 | | | ✓ | |
| | GB/005 | TOILET | 3.7 | | | 17 | | | ✓ | |
| | GD/014 | TOILET | 1.4 | | | 18 | | | ✓ | |
| | GD/015 | TOILET | 3.0 | | | 19 | | | ✓ | |
| | GD/016 | TOILET | 14.2 | | | 20 | | | ✓ | |
| | GD/022 | TOILET | 9.8 | | | 21 | | | ✓ | |
| | FD/004 | TOILET | 5.4 | | | 22 | | | ✓ | |
| | GF/012 | STAFF TOILET | 3.8 | | | 23 | | | ✓ | |
| | GF/013 | STAFF TOILET | 3.9 | | | 24 | | | ✓ | |
| | GF/014 | GIRLS TOILET | 17.7 | | | 25 | | | ✓ | |
| | GF/016 | BOYS TOILET | 10.7 | | | 26 | | | ✓ | |
| | GG/019 | GIRLS TOILETS | 9.7 | | | 27 | | | ✓ | |
| | GG/020 | BOYS TOILETS | 10.8 | | | 28 | | | ✓ | |
| | GG/021 | STAFF TOILET | 3.5 | | | 29 | | | ✓ | |
| | GH/010 | TOILET | 4.3 | | | 30 | | | ✓ | |
| | GI/006 | TOILET | 3.8 | | | 31 | | | ✓ | |
| | GI/017 | TOILET | 4.4 | | | 32 | | | ✓ | |
| | GK/009 | CHANGING ROOM | 11.5 | | | 33 | | | ✓ | |
| | GK/010 | CHANGING ROOM | 11.5 | | | 34 | | | ✓ | |
| | GK/011 | CHANGING ROOM | 11.7 | | | 35 | | | ✓ | |
| | GK/013 | SHOWER ROOM | 13.2 | | | 36 | | | ✓ | |
| | GK/014 | TOILET | 13.0 | | | 37 | | | ✓ | |
| | GM/016 | BOYS TOILET | 17 | | | 38 | | | ✓ | |
| | GM/017 | DISABLED TOILET | 2.8 | | | 39 | | | ✓ | |
| | GM/018 | GIRLS TOILET | 16.9 | | | 40 | | | ✓ | |
| | GM/020 | FEMALE STAFF TOILET | 6 | | | 41 | | | ✓ | |
| | GM/022 | MALE STAFF TOILET | 6.6 | | | 42 | | | ✓ | |
| | GN/001 | BOYS TOILET | 19.8 | | | 43 | | | ✓ | |
| | GN/002 | DISABLED TOILET | 3.3 | | | 44 | | | ✓ | |
| | GN/017 | GIRLS TOILET | 13.6 | | | 45 | | | ✓ | |
| | GP/002 | BOYS TOILET | 2.6 | | | 46 | | | ✓ | |
| | GP/003 | BOYS CHANGING ROOM | 10.5 | | | 47 | | | ✓ | |
| | GP/005 | TOILET / SHOWER | 4.2 | | | 48 | | | ✓ | |
| | GP/009 | TOILET | 2.6 | | | 49 | | | ✓ | |
| | GP/010 | GIRLS CHANGING ROOM | 10.6 | | | 50 | | | ✓ | |
| | Wellness | DISABLED TOILET | 3.5 | | | 51 | | | ✓ | |
| | NEW BUILD | CHANGING ROOMS | 54.0 | | | 52 | | | NEW BUILD | |
| | NEW BUILD | CHANGING ROOMS | 54 | | | 53 | | | NEW BUILD | |
| | NEW BUILD | DISABLED CHANGING | 16.2 | | 586.6 | 54 | | | NEW BUILD | |
| | PLANT | GA/009 | PLANT | 3.9 | | | 1 | | | ✓ |
| GA/028 | | IT | 3.7 | | | 2 | | | ✓ | |
| GA/061 | | PLANT | 1.9 | | | 3 | | | ✓ | |
| GA/083 | | PLANT | 1.7 | | | 4 | | | ✓ | |
| BA/001 | | BOILER | 70.9 | | | 5 | | | ✓ | |
| BA/002 | | BOILER | 20.7 | | | 6 | | | ✓ | |
| BA/003 | | PLANT/ELECTRICAL | 11.4 | | | 7 | | | ✓ | |
| GB/008 | | PLANT ROOM | 3.4 | | | 8 | | | ✓ | |
| GC/004 | | PLANT/ELECTRICAL | 13.0 | | | 9 | | | ✓ | |
| GD/011 | | PLANT ROOM | 5.2 | | | 10 | | | ✓ | |
| FD/011 | | IT | 4.6 | | | 11 | | | ✓ | |
| GF/020 | | PLANT | 9.6 | | | 12 | | | ✓ | |
| GG/022 | | PLANT ROOM | 2.6 | | | 13 | | | ✓ | |
| GH/003 | | PLANT ROOM | 3.6 | | | 14 | | | ✓ | |
| GK/003 | | PLANT | 11.1 | | | 15 | | | ✓ | |
| FK/001 | | PLANT | 21.6 | | | 16 | | | ✓ | |
| GM/019 | | PLANT | 3.9 | | | 17 | | | ✓ | |
| GM/023 | | PLANT | 3.7 | | | 18 | | | ✓ | |
| GN/018 | | PLANT ROOM | 6.9 | | | 19 | | | ✓ | |
| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |

BB103 - requires 150msq of pupil change/showers. Existing is below required level

| | | | | | | |
|---------------------------------|----------|-------------|-------|---------|----|---|
| CIRCULATION | GA/006 | CIRCULATION | 1.9 | | 1 | ✓ |
| | GA/007 | CIRCULATION | 34.7 | | 2 | ✓ |
| | GA/018 | CIRCULATION | 44.5 | | 3 | ✓ |
| | GA/020 | CIRCULATION | 24.0 | | 4 | ✓ |
| | GA/023 | CIRCULATION | 69.7 | | 5 | ✓ |
| | GA/025 | CIRCULATION | 117.7 | | 6 | ✓ |
| | GA/029 | CIRCULATION | 3.8 | | 7 | ✓ |
| | GA/050 | CIRCULATION | 125.1 | | 8 | ✓ |
| | GA/060 | CIRCULATION | 5.2 | | 9 | ✓ |
| | GA/066 | CIRCULATION | 54.2 | | 10 | ✓ |
| | BA/004 | CIRCULATION | 5 | | 11 | ✓ |
| | FA/004 | CIRCULATION | 16.1 | | 12 | ✓ |
| | FA/009 | CIRCULATION | 16.4 | | 13 | ✓ |
| | FA/014 | CIRCULATION | 7.1 | | 14 | ✓ |
| | GB/003 | CIRCULATION | 15.9 | | 15 | ✓ |
| | GB/016 | CIRCULATION | 14.5 | | 16 | ✓ |
| | GB/017 | CIRCULATION | 37.9 | | 17 | ✓ |
| | GC/005 | CIRCULATION | 3.7 | | 18 | ✓ |
| | FC/001 | CIRCULATION | 4.6 | | 19 | ✓ |
| | GD/001 | CIRCULATION | 3.6 | | 20 | ✓ |
| | GD/002 | CIRCULATION | 7.4 | | 21 | ✓ |
| | GD/008 | CIRCULATION | 6.6 | | 22 | ✓ |
| | GD/013 | CIRCULATION | 1.7 | | 23 | ✓ |
| | GD/017 | CIRCULATION | 11.7 | | 24 | ✓ |
| | GD/021 | CIRCULATION | 10.5 | | 25 | ✓ |
| | GD/024 | CIRCULATION | 2.4 | | 26 | ✓ |
| | GD/029 | CIRCULATION | 2.7 | | 27 | ✓ |
| | FD/012 | CIRCULATION | 18.3 | | 28 | ✓ |
| | FD/015 | CIRCULATION | 11.3 | | 29 | ✓ |
| | GE/002 | CIRCULATION | 7.9 | | 30 | ✓ |
| | GF/007 | CIRCULATION | 15.0 | | 31 | ✓ |
| | GF/015 | CIRCULATION | 46.9 | | 32 | ✓ |
| | GF/027 | CIRCULATION | 51.7 | | 33 | ✓ |
| | GG/003 | CIRCULATION | 12.7 | | 34 | ✓ |
| | GG/013 | CIRCULATION | 19.6 | | 35 | ✓ |
| | GG/018 | CIRCULATION | 51.6 | | 36 | ✓ |
| | GG/026 | LOBBY | 0.8 | | 37 | ✓ |
| | GG/031 | CIRCULATION | 3.2 | | 38 | ✓ |
| | GH/008 | CIRCULATION | 2.7 | | 39 | ✓ |
| | GH/013 | LOBBY | 2.5 | | 40 | ✓ |
| | GI/003 | CIRCULATION | 11.8 | | 41 | ✓ |
| | GI/005 | CIRCULATION | 3.9 | | 42 | ✓ |
| | GK/008 | CIRCULATION | 39.3 | | 43 | ✓ |
| | GK/012 | CIRCULATION | 15.0 | | 44 | ✓ |
| | GL/004 | CIRCULATION | 1.7 | | 45 | ✓ |
| | GL/006 | CIRCULATION | 5.2 | | 46 | ✓ |
| | GL/010 | CIRCULATION | 41.5 | | 47 | ✓ |
| | GM/008 | CIRCULATION | 35.8 | | 48 | ✓ |
| | GM/010 | CIRCULATION | 10.7 | | 49 | ✓ |
| | GM/021 | CIRCULATION | 2.2 | | 50 | ✓ |
| | GM/025 | CIRCULATION | 26.2 | | 51 | ✓ |
| | GN/013 | CIRCULATION | 4.1 | | 52 | ✓ |
| | GN/019 | CIRCULATION | 38.1 | | 53 | ✓ |
| | GR/002 | CIRCULATION | 10.5 | | 54 | ✓ |
| | GR/008 | CIRCULATION | 5.8 | | 55 | ✓ |
| | GR/010 | CIRCULATION | 5.8 | | 56 | ✓ |
| | GR/013 | CIRCULATION | 5.8 | | 57 | ✓ |
| | GP/001 | CIRCULATION | 11.7 | | 58 | ✓ |
| | GP/004 | CIRCULATION | 1 | | 59 | ✓ |
| | GP/008 | CIRCULATION | 0.9 | | 60 | ✓ |
| | Wellness | CIRCULATION | 33.3 | | 61 | ✓ |
| Total Non-net floor area | | | | 1,203.1 | | |

| | | |
|---|--|--------|
| TOTAL NON-NET FLOOR AREA (EXCLUDING PARTITIONS): | | |
| EXISTING GIFA (INCLUDING PARTITIONS): | | |
| NEW BUILD GIFA (INCLUDING PARTITIONS): | | |
| TOTAL PROPOSED GROSS INTERNAL FLOOR AREA: | | 6848.6 |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|--------------------|-----------|------------------------------------|-----------|---------------|----------|---------------|-----------------------------------|--|--|---|
| GENERAL CLASSROOMS | BLOCK S | CLASSROOM | 57.5 | | | 1 | | | REFURB | Existing gym to be divided into classroom. |
| | BLOCK S | CLASSROOM | 57.5 | | | 2 | | | REFURB | Existing gym to be divided into classroom. |
| | NEW BLOCK | CLASSROOM | 55 | | | 3 | | | | Proposed general classroom is temporary located in New Build and later relocated. |
| | GA/003 | CLASSROOM | 34.4 | | | 4 | | | ✓ | |
| | GA/010 | CLASSROOM | 50.2 | | | 5 | | | ✓ | |
| | GA/014 | CLASSROOM | 50.3 | | | 6 | | | ✓ | |
| | GA/015 | CLASSROOM | 50.3 | | | 7 | | | ✓ | |
| | GA/019 | CLASSROOM | 50.1 | | | 8 | | | ✓ | |
| | GA/037 | CLASSROOM | 47.7 | | | 9 | | | ✓ | |
| | GA/038 | CLASSROOM | 48.4 | | | 10 | | | ✓ | |
| | GA/041 | CLASSROOM | 48.4 | | | 11 | | | ✓ | |
| | GA/042 | CLASSROOM | 48.6 | | | 12 | | | ✓ | |
| | GA/045 | CLASSROOM | 48.7 | | | 13 | | | ✓ | |
| | GA/055 | CLASSROOM | 25.1 | | | 14 | | | ✓ | |
| | GA/058 | CLASSROOM | 25.9 | | | 15 | | | ✓ | |
| | GA/070 | CLASSROOM | 30.7 | | | 16 | | | ✓ | |
| | FA/001 | CLASSROOM | 49.1 | | | 17 | | | ✓ | |
| | FA/005 | CLASSROOM | 49.1 | | | 18 | | | ✓ | |
| | FA/006 | CLASSROOM | 49.1 | | | 19 | | | ✓ | |
| | FA/010 | CLASSROOM | 49.1 | | | 20 | | | ✓ | |
| | FA/013 | CLASSROOM | 54.7 | | | 21 | | | ✓ | |
| | FA/015 | CLASSROOM | 71.5 | | | 22 | | | ✓ | |
| | FA/017 | CLASSROOM | 61.8 | | | 23 | | | ✓ | |
| | GF/002 | HEALTH & SOCIAL CLASSROOM | 32.1 | | | 24 | | | ✓ | |
| | GF/024 | MATHS CLASSROOM | 48.0 | | | 25 | | | ✓ | |
| | GF/028 | MATHS CLASSROOM | 48.0 | | | 26 | | | ✓ | |
| | GF/029 | MATHS CLASSROOM | 46.7 | | | 27 | | | ✓ | |
| | GL/001 | R.E CLASSROOM | 56.7 | | | 28 | | | ✓ | |
| | GL/005 | GEOGRAPHY CLASSROOM | 56.6 | | | 29 | | | ✓ | |
| | GL/009 | GEOGRAPHY CLASSROOM | 56.5 | | | 30 | | | ✓ | |
| | GL/011 | GEOGRAPHY CLASSROOM | 56.6 | | | 31 | | | ✓ | |
| | GL/014 | R.E CLASSROOM | 56.6 | | | 32 | | | ✓ | |
| | GM/001 | M.F.L CLASSROOM | 54.5 | | | 33 | | | ✓ | |
| | GM/003 | M.F.L CLASSROOM | 54.5 | | | 34 | | | ✓ | |
| | GM/004 | M.F.L CLASSROOM | 54.5 | | | 35 | | | ✓ | |
| | GM/007 | M.F.L CLASSROOM | 54.5 | | | 36 | | | ✓ | |
| | GM/009 | M.F.L CLASSROOM | 54.6 | | | 37 | | | ✓ | |
| | GM/014 | M.F.L CLASSROOM | 54.3 | | | 38 | | | ✓ | |
| | GN/008 | CLASSROOM | 59.7 | | | 39 | | | ✓ | |
| | GN/010 | CLASSROOM | 35.4 | | | 40 | | | ✓ | |
| | GN/016 | CLASSROOM | 57.1 | | | 41 | | | ✓ | |
| | GR/001 | CLASSROOM | 56.2 | | | 42 | | | ✓ | |
| | GR/005 | CLASSROOM | 56.3 | | | 43 | | | ✓ | |
| | GR/006 | CLASSROOM | 54.0 | | | 44 | | | ✓ | |
| | GR/009 | CLASSROOM | 53.9 | | | 45 | | | ✓ | |
| | GF/026 | MATHS CLASSROOM | 23.9 | | | 46 | | | ✓ | |
| | GR/012 | CLASSROOM | 54.0 | | | 47 | | | ✓ | |
| | | | | | | | | | | |
| ICT | GF/001 | COMPUTER CLASSROOM | 61.7 | | | 1 | | | ✓ | |
| | NEW BUILD | ITC | 62.0 | | | 2 | | BB103 requires No. 7 ICT rooms @ 62sqm | New Build | Increase in pupils number generates a need for No.1 ITC classroom which is achieved in this phase |
| | GI/015 | D&T / COMPUTER ROOM | 80.4 | | | 3 | | | ✓ | |
| | Wellness | COMPUTER CLASSROOM | 51.0 | | 255.1 | 4 | | | ✓ | |
| SCIENCE | GE/001 | SCIENCE CLASSROOM | 69.4 | | | 1 | | | ✓ | |
| | GE/004 | SCIENCE CLASSROOM | 69.3 | | | 2 | | | ✓ | |
| | GF/017 | CHEMISTRY CLASSROOM | 67.6 | | | 3 | | | ✓ | |
| | GF/023 | BIOLOGY CLASSROOM | 48.1 | | | 4 | | | ✓ | |
| | GG/008 | SCIENCE CLASSROOM | 80.9 | | | 5 | | | ✓ | |
| | GG/010 | SCIENCE CLASSROOM | 75.4 | | | 6 | | | ✓ | |
| | GG/014 | SCIENCE CLASSROOM | 80.9 | | | 7 | | | ✓ | |
| | GG/025 | PHYSICS CLASSROOM | 77.4 | | | 8 | | | ✓ | |
| | GG/029 | PHYSICS CLASSROOM | 74.5 | | | 9 | | | ✓ | |
| | GG/030 | SCIENCE CLASSROOM | 73.6 | | 717.1 | 10 | | | ✓ | |
| ART | GH/005 | ART CLASSROOM | 54.7 | | | 1 | | | ✓ | |
| | GH/006 | ART CLASSROOM | 96.5 | | | 2 | | BB103 requires 4 Art classrooms 2no @ 83sqm and 2no. @ 97sqm | ✓ | |
| | GH/015 | ART CLASSROOM | 28.8 | | | 3 | | | ✓ | |
| | NEW BUILD | ART CLASSROOM | 97.0 | | | 4 | | | New Build | |
| | GH/016 | ART CLASSROOM | 82.6 | | 359.6 | 5 | | | ✓ | |
| MUSIC / DRAMA | GB/011 | CLASSROOM | 70.0 | | | 1 | | | ✓ | |
| | GB/001 | CLASSROOM | 24.1 | | | 2 | | | ✓ | |
| | GB/007 | CLASSROOM | 14.8 | | | 3 | | | ✓ | |
| | GB/024 | CLASSROOM | 61.6 | | | 4 | | | ✓ | |
| | GB/026 | CLASSROOM | 38.7 | | | 5 | | | ✓ | |
| | GG/001 | DRAMA STUDIO | 143.6 | | 352.8 | 6 | | | ✓ | |
| NOLOGY | GF/008 | TEXTILE CLASSROOM | 78.9 | | | 1 | | | ✓ | |
| | GF/011 | FOOD TECHNOLOGY | 94.9 | | | 2 | | | ✓ | |
| | GI/002 | D&T CLASSROOM / WOOD | 80.5 | | | 3 | | | ✓ | |
| | GI/004 | D&T CLASSROOM | 67.5 | | | 4 | | | ✓ | |
| | GI/013 | D&T CLASSROOM / BUILDING MATERIALS | 57.7 | | | 5 | | | ✓ | |

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------------------|---------------------------|-----------|---------------|----------|---------------|-----------------------------------|---|--|--|
| GI/014 | D&t CLASSROOM | 79.9 | | | 6 | | | ✓ | |
| GI/022 | D&T CLASSROOM / WOOD | 79.9 | | | 7 | | | ✓ | |
| GF/003 | FOOD TECHNOLOGY | 28.7 | | | 8 | | | ✓ | |
| Wellness | FOOD TECHNOLOGY | 97.0 | | 665.0 | 9 | | | ✓ | |
| TECH | | | | | | | | | |
| LARGE SPACES | | | | | | | | | |
| GA/080 | HALL | 285.1 | | | 1 | | Existing 114sqm gym space in Wellness Centre is additional to BB103 requirements | ✓ | |
| GA/068 | GYM | 537 | | | 2 | | | ✓ | |
| GP/011 | DANCING HALL | 141.1 | | | 3 | | | ✓ | |
| Wellness | GYM | | | 963.2 | | | | RELOCATE | Suggested gym converted into No.2 general classrooms. School to relocate, possible into exg gym space |
| GA/024 | CANTEEN | | | | | | BB103 requires 12No. 208sqm dining space and 1No. @132sqm sixth form space | ✓ | Canteen and Dining Room combined: It is proposed to retain the existing dining spaces, and provide additional dining area on the main hall stage area. |
| GA/081 | DINING ROOM | 225.4 | | | 1 | | | ✓ | |
| GA/092 | CONSERVATORY = SIXTH FORM | 182.9 | | 408.3 | 2 | | | ✓ | |
| LEARNING RESOURCES | | | | | | | | | |
| GA/030 | LIBRARY | 90.9 | | | 1 | | | ✓ | |
| GA/033 | LIBRARY | 91.6 | | | 2 | | | ✓ | |
| GA/093 | CONSERVATORY = SIXTH FORM | 83.1 | | 265.6 | 3 | | | ✓ | |
| GH/018 | KILN ROOM | 4.9 | | | 1 | | | ✓ | |
| GH/019 | CLAY ROOM | 7.3 | | | 2 | | | ✓ | |
| GB/010 | PRACTICE | 5.6 | | | 3 | | | ✓ | |
| GB/012 | PRACTICE | 5.8 | | | 4 | | | ✓ | |
| GB/013 | PRACTICE | 5.8 | | | 5 | | | ✓ | |
| GB/014 | PRACTICE | 6.1 | | | 6 | | | ✓ | |
| GB/019 | PRACTICE | 4.9 | | | 7 | | | ✓ | |
| GB/020 | PRACTICE | 4.9 | | | 8 | | | ✓ | |
| GB/021 | PRACTICE | 5.1 | | | 9 | | | ✓ | |
| GB/022 | PRACTICE | 6.1 | | | 10 | | | ✓ | |
| GB/023 | PRACTICE | 7.4 | | | 11 | | | ✓ | |
| GB/025 | SOUND ROOM | 7.6 | | 71.5 | 12 | | | ✓ | |
| GD/018 | MEDICAL | 11.1 | | | 1 | | BB103 requires 8 SEN and support spaces. No. 2 rooms @ 16sqm, No. 5 @ 9sqm, No. 1 @ 12sqm | ✓ | |
| GI/007 | MEDICAL ROOM | 6.8 | | 17.9 | 2 | | | REFURB | It is suggested office GA/054 and GA/059 becomes small group rooms |
| BLOCK A | GROUP ROOM | 10.5 | | | 3 | | | REFURB | It is suggested office GA/054 and GA/059 becomes small group rooms |
| BLOCK A | GROUP ROOM | 10.4 | | | 4 | | | REFURB | It is suggested office GA/054 and GA/059 becomes small group rooms |
| STAFF AND ADMIN | | | | | | | | | |
| GA/001 | OFFICE | 8.7 | | | 1 | | | ✓ | |
| GA/004 | OFFICE | 8.9 | | | 2 | | | ✓ | |
| GA/022 | OFFICE | 6.2 | | | 3 | | | ✓ | |
| GA/026 | OFFICE | 13.2 | | | 4 | | | ✓ | |
| GA/027 | OFFICE | 8.5 | | | 5 | | | ✓ | |
| GA/031 | OFFICE | 17.1 | | | 6 | | | ✓ | |
| GA/035 | OFFICE | 7.5 | | | 7 | | | ✓ | |
| GA/052 | OFFICE | 8.8 | | | 8 | | | ✓ | |
| GA/054 | OFFICE | | | | | | | ✓ | Suggested space becomes group room |
| GA/056 | OFFICE | 5.7 | | | 9 | | | ✓ | |
| GA/057 | OFFICE | 5.6 | | | 10 | | | ✓ | |
| GA/059 | OFFICE | | | | | | | ✓ | Suggested space becomes group room |
| GA/071 | OFFICE | 17.1 | | | 11 | | | ✓ | |
| GA/094 | OFFICE | 8.2 | | | 12 | | | ✓ | |
| GA/095 | OFFICE | 6.9 | | | 13 | | | ✓ | |
| GA/096 | OFFICE | 10.4 | | | 14 | | | ✓ | |
| FA/011 | OFFICE | 24.5 | | | 15 | | | ✓ | |
| FA/016 | OFFICE | 19.3 | | | 16 | | | ✓ | |
| GB/015 | OFFICE | 18.1 | | | 17 | | | ✓ | |
| FC/002 | OFFICE | 14.9 | | | 18 | | | ✓ | |
| FC/003 | OFFICE | 25.6 | | | 19 | | | ✓ | |
| GD/003 | OFFICE | 27.9 | | | 20 | | | ✓ | |
| GD/004 | REPROGRAPHICS | 12.2 | | | 21 | | | ✓ | |
| GD/005 | OFFICE | 8.6 | | | 22 | | | ✓ | |
| GD/007 | OFFICE | 20.9 | | | 23 | | | ✓ | |
| GD/009 | STAFF ROOM | 66.2 | | | 24 | | | ✓ | |
| GD/019 | RECEPTION | 23.9 | | | 25 | | | ✓ | |
| FD/001 | OFFICE | 24.1 | | | 26 | | | ✓ | |
| FD/002 | OFFICE | 16.9 | | | 27 | | | ✓ | |
| FD/003 | OFFICE | 9.7 | | | 28 | | | ✓ | |
| FD/007 | OFFICE | 30.3 | | | 29 | | | ✓ | |
| FD/008 | OFFICE | 15.0 | | | 30 | | | ✓ | |
| FD/009 | OFFICE | 13.4 | | | 31 | | | ✓ | |
| FD/010 | OFFICE | 28.1 | | | 32 | | | ✓ | |
| GF/022 | STAFF ROOM | 24.2 | | | 33 | | | ✓ | |
| GG/004 | OFFICE | 7.1 | | | 34 | | | ✓ | |
| GG/024 | HEAD'S OFFICE | 14.5 | | | 35 | | | ✓ | |
| GH/009 | STAFF ROOM | 14.1 | | | 36 | | | ✓ | |
| GI/008 | OFFICE | 4.8 | | | 37 | | | ✓ | |
| GI/011 | D&T OFFICE | 26.1 | | | 38 | | | ✓ | |

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|------------------|-----------------------|-------------|---------------|----------|---------------|-----------------------------------|---|--|-------|
| GK/015 | STAFF OFFICE | 7.7 | | | 39 | | | ✓ | |
| GL/003 | OFFICE | 2.8 | | | 40 | | | ✓ | |
| GL/012 | OFFICE + GL/013 CIRC. | 18.3 | | | 41 | | | ✓ | |
| GM/015 | OFFICE | 6.5 | | | 42 | | | ✓ | |
| GM/024 | STAFF ROOM | 24.4 | | | 43 | | | ✓ | |
| GN/009 | OFFICE | 6.3 | | | 44 | | | ✓ | |
| GP/007 | OFFICE | 6.1 | | | 45 | | | ✓ | |
| NEW BUILD | STORE | 13.5 | | | 1 | | | NEW BUILD | |
| GA/011 | STORE | 3.4 | | | 2 | | BB103 requires 568sqm of storage across 64 spaces within the school site. | ✓ | |
| GA/012 | STORE | 5.0 | | | 3 | | | ✓ | |
| GA/013 | STORE | 4.1 | | | 4 | | | ✓ | |
| GA/016 | STORE | 3.9 | | | 5 | | | ✓ | |
| GA/017 | STORE | 3.5 | | | 6 | | | ✓ | |
| GA/021 | STORE | 4.2 | | | 7 | | | ✓ | |
| GA/032 | STORE | 11.3 | | | 8 | | | ✓ | |
| GA/034 | STORE | 0.9 | | | 9 | | | ✓ | |
| GA/036 | STORE | 5.5 | | | 10 | | | ✓ | |
| GA/039 | STORE | 4.8 | | | 11 | | | ✓ | |
| GA/040 | STORE | 5.1 | | | 12 | | | ✓ | |
| GA/043 | STORE | 5.1 | | | 13 | | | ✓ | |
| GA/044 | STORE | 4.8 | | | 14 | | | ✓ | |
| GA/046 | STORE | 2.6 | | | 15 | | | ✓ | |
| GA/053 | RESOURCES | 10.3 | | | 16 | | | ✓ | |
| GA/065 | STORE | 10.2 | | | 17 | | | ✓ | |
| GA/069 | STORE | 12.7 | | | 18 | | | ✓ | |
| GA/075 | STORE | 9.7 | | | 19 | | | ✓ | |
| GA/076 | STORE | 12.3 | | | 20 | | | ✓ | |
| GA/077 | STORE | 2.6 | | | 21 | | | ✓ | |
| GA/078 | STORE | 40.1 | | | 22 | | | ✓ | |
| GA/079 | STORE | 9.2 | | | 23 | | | ✓ | |
| GA/086 | STORE | 1.7 | | | 24 | | | ✓ | |
| FA/002 | STORE | 2.1 | | | 25 | | | ✓ | |
| FA/003 | STORE | 2.1 | | | 26 | | | ✓ | |
| FA/007 | STORE | 2.1 | | | 27 | | | ✓ | |
| FA/008 | STORE | 2.1 | | | 28 | | | ✓ | |
| FA/012 | STORE | 10.9 | | | 29 | | | ✓ | |
| GB/002 | STORE | 8.4 | | | 30 | | | ✓ | |
| GB/006 | STORE | 4.3 | | | 31 | | | ✓ | |
| GB/009 | STORE | 4.8 | | | 32 | | | ✓ | |
| GB/018 | STORE | 1.6 | | | 33 | | | ✓ | |
| GC/001 | GARAGE/STORE | 45.4 | | | 34 | | | ✓ | |
| GC/002 | STORE | 11.1 | | | 35 | | | ✓ | |
| GC/003 | STORE | 17.8 | | | 36 | | | ✓ | |
| GD/006 | STORE | 3.6 | | | 37 | | | ✓ | |
| GD/010 | STORE | 4.4 | | | 38 | | | ✓ | |
| GD/020 | STORE | 0.6 | | | 39 | | | ✓ | |
| GD/023 | RESOURCES | 5.9 | | | 40 | | | ✓ | |
| GD/025 | STORE | 1.6 | | | 41 | | | ✓ | |
| GD/026 | STORE | 0.8 | | | 42 | | | ✓ | |
| GD/027 | STORE | 1.3 | | | 43 | | | ✓ | |
| GD/028 | STORE | 2.2 | | | 44 | | | ✓ | |
| GD/030 | STORE | 1.4 | | | 45 | | | ✓ | |
| FD/005 | STORE | 4.8 | | | 46 | | | ✓ | |
| FD/013 | STORE | 5.7 | | | 47 | | | ✓ | |
| FD/014 | STORE | 3.8 | | | 48 | | | ✓ | |
| GE/003 | SCIENCE PREP room | 18.2 | | | 49 | | | ✓ | |
| GF/018 | STORE | 1.0 | | | 50 | | | ✓ | |
| GF/019 | STORE | 6.1 | | | 51 | | | ✓ | |
| GF/021 | STORE | 7.6 | | | 52 | | | ✓ | |
| GG/002 | DRAMA STORE | 9.6 | | | 53 | | | ✓ | |
| GG/005 | STORE | 1.2 | | | 54 | | | ✓ | |
| GG/006 | STORE | 1.1 | | | 55 | | | ✓ | |
| GG/007 | STORE | 2.1 | | | 56 | | | ✓ | |
| GG/009 | BOOK STORE | 3.9 | | | 57 | | | ✓ | |
| GG/011 | SCIENCE STORE | 7.1 | | | 58 | | | ✓ | |
| GG/012 | STORE | 2.9 | | | 59 | | | ✓ | |
| GG/015 | SCIENCE PREP ROOM | 74.0 | | | 60 | | | ✓ | |
| GG/016 | STORE | 4.0 | | | 61 | | | ✓ | |
| GG/017 | SCIENCE WORKSHOP | 13.4 | | | 62 | | | ✓ | |
| GG/023 | BOOK STORE | 6.2 | | | 63 | | | ✓ | |
| GG/027 | DARK ROOM | 7.2 | | | 64 | | | ✓ | |
| GG/028 | STORE | 8.7 | | | 65 | | | ✓ | |
| GH/001 | STORE | 4.4 | | | 66 | | | ✓ | |
| GH/002 | STORE | 4.1 | | | 67 | | | ✓ | |
| GH/004 | STORE | 5.0 | | | 68 | | | ✓ | |
| GH/007 | STORE | 3.0 | | | 69 | | | ✓ | |
| GH/011 | DARK ROOM | 13.0 | | | 70 | | | ✓ | |
| GH/012 | DARK ROOM | 12.2 | | | 71 | | | ✓ | |
| GH/014 | STORE | 1.7 | | | 72 | | | ✓ | |

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|-----------------------------|----------------------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|
| GH/017 | STORE | 9.6 | | | 73 | | | ✓ | |
| GI/001 | MACHINE SHOP / STORE/ WOOD | 31.8 | | | 74 | | | ✓ | |
| GI/009 | STORE | 3.3 | | | 75 | | | ✓ | |
| GI/010 | STORE / CIRCULATION | 15.1 | | | 76 | | | ✓ | |
| GI/012 | STORE | 17.3 | | | 77 | | | ✓ | |
| GI/016 | MACHINE SHOP / STORE | 16.6 | | | 78 | | | ✓ | |
| GI/018 | STORE | 3.2 | | | 79 | | | ✓ | |
| GI/019 | STORE | 9.0 | | | 80 | | | ✓ | |
| GI/020 | STORE | 8.9 | | | 81 | | | ✓ | |
| GI/021 | FURNACE ROOM | 18.2 | | | 82 | | | ✓ | |
| GJ/001 | STORE | 41.8 | | | 83 | | | ✓ | |
| GJ/002 | STORE | 33.1 | | | 84 | | | ✓ | |
| GK/002 | STORE | 3.9 | | | 85 | | | ✓ | |
| GK/004 | GYM EQUIPMENT | 26.7 | | | 86 | | | ✓ | |
| GK/005 | CLEANER'S STORE | 0.7 | | | 87 | | | ✓ | |
| GL/002 | STORE | 3.5 | | | 88 | | | ✓ | |
| GL/007 | STORE | 4.6 | | | 89 | | | ✓ | |
| GL/008 | STORE | 8 | | | 90 | | | ✓ | |
| GM/002 | RESOURCES | 22.6 | | | 91 | | | ✓ | |
| GM/005 | STORE | 9 | | | 92 | | | ✓ | |
| GM/006 | RESOURCES | 11.6 | | | 93 | | | ✓ | |
| GM/011 | STORE | 0.8 | | | 94 | | | ✓ | |
| GM/012 | STORE | 0.8 | | | 95 | | | ✓ | |
| GM/013 | STORE | 9.6 | | | 96 | | | ✓ | |
| GN/005 | STORE | 3.6 | | | 97 | | | ✓ | |
| GN/006 | STORE | 3.6 | | | 98 | | | ✓ | |
| GN/014 | STORE | 8.3 | | | 99 | | | ✓ | |
| GR/003 | STORE | 3.6 | | | 100 | | | ✓ | |
| GR/004 | STORE | 3.5 | | | 101 | | | ✓ | |
| GR/007 | STORE | 4.6 | | | 102 | | | ✓ | |
| GR/011 | STORE | 4.5 | | | 103 | | | ✓ | |
| GR/014 | STORE | 4.6 | | | 104 | | | ✓ | |
| GP/006 | STORE | 0.7 | | | 105 | | | ✓ | |
| | STORAGE (TOTAL) | | | 886.2 | | | | | |
| Total Net floor area | | | | 4962.3 | | | | | |
| Non - Net Area | | | | | | | | | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------|-----------|---|-----------|---------------|----------|---------------|-----------------------------------|---|--|-------|
| KITCHEN AREAS | GA/067 | KITCHEN | 8.2 | | | 1 | | | ✓ | |
| | GA/082 | KITCHEN (including prep, office, wc and stores) | 136 | | | 2 | | | ✓ | |
| | GD/012 | KITCHEN | 5.7 | | | 4 | | | ✓ | |
| | NEW BUILD | KITCHEN | 17.0 | | | 5 | | BB103 requires 1No. Kitchen prep & survey @151sqm | NEW BUILD | |
| | FD/006 | KITCHEN | 8.7 | | 175.6 | 6 | | | ✓ | |
| WC / CHANGING | GA/002 | GIRLS TOILETS | 26.2 | | | 1 | | | ✓ | |
| | GA/005 | TOILETS | 2.7 | | | 2 | | | ✓ | |
| | GA/008 | BOYS TOILETS | 27.7 | | | 3 | | | ✓ | |
| | GA/047 | GIRLS TOILETS | 20.2 | | | 4 | | | ✓ | |
| | GA/048 | BOYS TOILETS | 9.2 | | | 5 | | | ✓ | |
| | GA/049 | TOILETS | 1.2 | | | 6 | | | ✓ | |
| | GA/051 | TOILETS | 1.9 | | | 7 | | | ✓ | |
| | GA/062 | CHANGING ROOMS | 14.3 | | | 8 | | | ✓ | |
| | GA/063 | TOILETS | 10.9 | | | 9 | | | ✓ | |
| | GA/064 | CHANGING ROOMS | 49.3 | | | 10 | | | ✓ | |
| | GA/072 | TOILETS | 1.8 | | | 11 | | | ✓ | |
| | GA/073 | TOILETS | 1.3 | | | 12 | | | ✓ | |
| | GA/074 | TOILETS | 1.2 | | | 13 | | | ✓ | |
| | GA/097 | TOILETS | 1 | | | 15 | | | ✓ | |
| | GB/004 | TOILET | 2.5 | | | 16 | | | ✓ | |
| | GB/005 | TOILET | 3.7 | | | 17 | | | ✓ | |
| | GD/014 | TOILET | 1.4 | | | 18 | | | ✓ | |
| | GD/015 | TOILET | 3.0 | | | 19 | | | ✓ | |
| | GD/016 | TOILET | 14.2 | | | 20 | | | ✓ | |
| | GD/022 | TOILET | 9.8 | | | 21 | | | ✓ | |
| | FD/004 | TOILET | 5.4 | | | 22 | | | ✓ | |
| | GF/012 | STAFF TOILET | 3.8 | | | 23 | | | ✓ | |
| | GF/013 | STAFF TOILET | 3.9 | | | 24 | | | ✓ | |
| | GF/014 | GIRLS TOILET | 17.7 | | | 25 | | | ✓ | |
| | GF/016 | BOYS TOILET | 10.7 | | | 26 | | | ✓ | |
| | GG/019 | GIRLS TOILETS | 9.7 | | | 27 | | | ✓ | |
| | GG/020 | BOYS TOILETS | 10.8 | | | 28 | | | ✓ | |
| | GG/021 | STAFF TOILET | 3.5 | | | 29 | | | ✓ | |
| | GH/010 | TOILET | 4.3 | | | 30 | | | ✓ | |
| | GI/006 | TOILET | 3.8 | | | 31 | | | ✓ | |
| | GI/017 | TOILET | 4.4 | | | 32 | | | ✓ | |
| | GK/009 | CHANGING ROOM | 11.5 | | | 33 | | | ✓ | |
| | GK/010 | CHANGING ROOM | 11.5 | | | 34 | | | ✓ | |
| | GK/011 | CHANGING ROOM | 11.7 | | | 35 | | | ✓ | |
| | GK/013 | SHOWER ROOM | 13.2 | | | 36 | | | ✓ | |
| | GK/014 | TOILET | 13.0 | | | 37 | | | ✓ | |
| | GM/016 | BOYS TOILET | 17 | | | 38 | | | ✓ | |
| | GM/017 | DISABLED TOILET | 2.8 | | | 39 | | | ✓ | |
| | GM/018 | GIRLS TOILET | 16.9 | | | 40 | | | ✓ | |
| | GM/020 | FEMALE STAFF TOILET | 6 | | | 41 | | | ✓ | |
| | GM/022 | MALE STAFF TOILET | 6.6 | | | 42 | | | ✓ | |
| | GN/001 | BOYS TOILET | 19.8 | | | 43 | | | ✓ | |
| | GN/002 | DISABLED TOILET | 3.3 | | | 44 | | | ✓ | |
| | GN/017 | GIRLS TOILET | 13.6 | | | 45 | | | ✓ | |
| | GP/002 | BOYS TOILET | 2.6 | | | 46 | | | ✓ | |
| | GP/003 | BOYS CHANGING ROOM | 10.5 | | | 47 | | | ✓ | |
| | GP/005 | TOILET / SHOWER | 4.2 | | | 48 | | | ✓ | |
| | GP/009 | TOILET | 2.6 | | | 49 | | | ✓ | |
| | GP/010 | GIRLS CHANGING ROOM | 10.6 | | | 50 | | | ✓ | |
| | Wellness | DISABLED TOILET | 3.5 | | | 51 | | | ✓ | |
| | NEW BUILD | CHANGING ROOMS | 54.0 | | | 52 | | | NEW BUILD | |
| | NEW BUILD | CHANGING ROOMS | 54 | | | 53 | | | NEW BUILD | |
| | NEW BUILD | DISABLED CHANGING | 16.2 | | 586.6 | 54 | | | NEW BUILD | |
| | PLANT | GA/009 | PLANT | 3.9 | | | 1 | | | ✓ |
| GA/028 | | IT | 3.7 | | | 2 | | | ✓ | |
| GA/061 | | PLANT | 1.9 | | | 3 | | | ✓ | |
| GA/083 | | PLANT | 1.7 | | | 4 | | | ✓ | |
| BA/001 | | BOILER | 70.9 | | | 5 | | | ✓ | |
| BA/002 | | BOILER | 20.7 | | | 6 | | | ✓ | |
| BA/003 | | PLANT/ELECTRICAL | 11.4 | | | 7 | | | ✓ | |
| GB/008 | | PLANT ROOM | 3.4 | | | 8 | | | ✓ | |
| GC/004 | | PLANT/ELECTRICAL | 13.0 | | | 9 | | | ✓ | |
| GD/011 | | PLANT ROOM | 5.2 | | | 10 | | | ✓ | |
| FD/011 | | IT | 4.6 | | | 11 | | | ✓ | |
| GF/020 | | PLANT | 9.6 | | | 12 | | | ✓ | |
| GG/022 | | PLANT ROOM | 2.6 | | | 13 | | | ✓ | |
| GH/003 | | PLANT ROOM | 3.6 | | | 14 | | | ✓ | |
| GK/003 | | PLANT | 11.1 | | | 15 | | | ✓ | |
| FK/001 | | PLANT | 21.6 | | | 16 | | | ✓ | |
| GM/019 | | PLANT | 3.9 | | | 17 | | | ✓ | |
| GM/023 | | PLANT | 3.7 | | | 18 | | | ✓ | |
| GN/018 | | PLANT ROOM | 6.9 | | | 19 | | | ✓ | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---|----------|----------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|
| CIRCULATION | GA/006 | CIRCULATION | 1.9 | | | 1 | | | ✓ | |
| | GA/007 | CIRCULATION | 34.7 | | | 2 | | | ✓ | |
| | GA/018 | CIRCULATION | 44.5 | | | 3 | | | ✓ | |
| | GA/020 | CIRCULATION | 24.0 | | | 4 | | | ✓ | |
| | GA/023 | CIRCULATION | 69.7 | | | 5 | | | ✓ | |
| | GA/025 | CIRCULATION | 117.7 | | | 6 | | | ✓ | |
| | GA/029 | CIRCULATION | 3.8 | | | 7 | | | ✓ | |
| | GA/050 | CIRCULATION | 125.1 | | | 8 | | | ✓ | |
| | GA/060 | CIRCULATION | 5.2 | | | 9 | | | ✓ | |
| | GA/066 | CIRCULATION | 54.2 | | | 10 | | | ✓ | |
| | BA/004 | CIRCULATION | 5 | | | 11 | | | ✓ | |
| | FA/004 | CIRCULATION | 16.1 | | | 12 | | | ✓ | |
| | FA/009 | CIRCULATION | 16.4 | | | 13 | | | ✓ | |
| | FA/014 | CIRCULATION | 7.1 | | | 14 | | | ✓ | |
| | GB/003 | CIRCULATION | 15.9 | | | 15 | | | ✓ | |
| | GB/016 | CIRCULATION | 14.5 | | | 16 | | | ✓ | |
| | GB/017 | CIRCULATION | 37.9 | | | 17 | | | ✓ | |
| | GC/005 | CIRCULATION | 3.7 | | | 18 | | | ✓ | |
| | FC/001 | CIRCULATION | 4.6 | | | 19 | | | ✓ | |
| | GD/001 | CIRCULATION | 3.6 | | | 20 | | | ✓ | |
| | GD/002 | CIRCULATION | 7.4 | | | 21 | | | ✓ | |
| | GD/008 | CIRCULATION | 6.6 | | | 22 | | | ✓ | |
| | GD/013 | CIRCULATION | 1.7 | | | 23 | | | ✓ | |
| | GD/017 | CIRCULATION | 11.7 | | | 24 | | | ✓ | |
| | GD/021 | CIRCULATION | 10.5 | | | 25 | | | ✓ | |
| | GD/024 | CIRCULATION | 2.4 | | | 26 | | | ✓ | |
| | GD/029 | CIRCULATION | 2.7 | | | 27 | | | ✓ | |
| | FD/012 | CIRCULATION | 18.3 | | | 28 | | | ✓ | |
| | FD/015 | CIRCULATION | 11.3 | | | 29 | | | ✓ | |
| | GE/002 | CIRCULATION | 7.9 | | | 30 | | | ✓ | |
| | GF/007 | CIRCULATION | 15.0 | | | 31 | | | ✓ | |
| | GF/015 | CIRCULATION | 46.9 | | | 32 | | | ✓ | |
| | GF/027 | CIRCULATION | 51.7 | | | 33 | | | ✓ | |
| | GG/003 | CIRCULATION | 12.7 | | | 34 | | | ✓ | |
| | GG/013 | CIRCULATION | 19.6 | | | 35 | | | ✓ | |
| | GG/018 | CIRCULATION | 51.6 | | | 36 | | | ✓ | |
| | GG/026 | LOBBY | 0.8 | | | 37 | | | ✓ | |
| | GG/031 | CIRCULATION | 3.2 | | | 38 | | | ✓ | |
| | GH/008 | CIRCULATION | 2.7 | | | 39 | | | ✓ | |
| | GH/013 | LOBBY | 2.5 | | | 40 | | | ✓ | |
| | GI/003 | CIRCULATION | 11.8 | | | 41 | | | ✓ | |
| | GI/005 | CIRCULATION | 3.9 | | | 42 | | | ✓ | |
| | GK/008 | CIRCULATION | 39.3 | | | 43 | | | ✓ | |
| | GK/012 | CIRCULATION | 15.0 | | | 44 | | | ✓ | |
| | GL/004 | CIRCULATION | 1.7 | | | 45 | | | ✓ | |
| | GL/006 | CIRCULATION | 5.2 | | | 46 | | | ✓ | |
| | GL/010 | CIRCULATION | 41.5 | | | 47 | | | ✓ | |
| | GM/008 | CIRCULATION | 35.8 | | | 48 | | | ✓ | |
| | GM/010 | CIRCULATION | 10.7 | | | 49 | | | ✓ | |
| | GM/021 | CIRCULATION | 2.2 | | | 50 | | | ✓ | |
| | GM/025 | CIRCULATION | 26.2 | | | 51 | | | ✓ | |
| | GN/013 | CIRCULATION | 4.1 | | | 52 | | | ✓ | |
| | GN/019 | CIRCULATION | 38.1 | | | 53 | | | ✓ | |
| | GR/002 | CIRCULATION | 10.5 | | | 54 | | | ✓ | |
| | GR/008 | CIRCULATION | 5.8 | | | 55 | | | ✓ | |
| | GR/010 | CIRCULATION | 5.8 | | | 56 | | | ✓ | |
| | GR/013 | CIRCULATION | 5.8 | | | 57 | | | ✓ | |
| | GP/001 | CIRCULATION | 11.7 | | | 58 | | | ✓ | |
| | GP/004 | CIRCULATION | 1 | | | 59 | | | ✓ | |
| | GP/008 | CIRCULATION | 0.9 | | | 60 | | | ✓ | |
| | Wellness | CIRCULATION | 33.3 | | | 61 | | | ✓ | |
| Total Non-net floor area | | | | | 1,203.1 | | | | | |
| TOTAL NON-NET FLOOR AREA (EXCLUDING PARTITIONS): | | | | | | | | | | |
| EXISTING GIFA (INCLUDING PARTITIONS): | | | | | | | | | | |
| NEW BUILD GIFA (INCLUDING PARTITIONS): | | | | | | | | | | |
| TOTAL PROPOSED GROSS INTERNAL FLOOR AREA: | | | | | 6927.6 | | | | | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|--------------------|-------------------|---------------------------|-----------|---------------|----------|---------------|-----------------------------------|--|--|--|
| GENERAL CLASSROOMS | BLOCK S | CLASSROOM | | | | | | | RELOCATE | Classrooms to be relocated to Block K |
| | BLOCK S | CLASSROOM | | | | | | | RELOCATE | Classrooms to be relocated to Block K |
| | NEW BLOCK | CLASSROOM | 55 | | | 1 | | | | Proposed general classroom is temporary located in New Build and later relocated. |
| | BLOCK K | CLASSROOM | 55 | | | 2 | | | REFURB | General classroom from Block K to be relocated into former gym. |
| | BLOCK K | CLASSROOM | 55 | | | 3 | | | REFURB | General classroom from Block K to be relocated into former gym. |
| | BLOCK K | CLASSROOM | 55 | | | 4 | | | REFURB | Classroom to be formed in former gym |
| | GA/003 | CLASSROOM | 34.4 | | | 5 | | | ✓ | |
| | GA/010 | CLASSROOM | 50.2 | | | 6 | | | ✓ | |
| | GA/014 | CLASSROOM | 50.3 | | | 7 | | | ✓ | |
| | GA/015 | CLASSROOM | 50.3 | | | 8 | | | ✓ | |
| | GA/019 | CLASSROOM | 50.1 | | | 9 | | | ✓ | |
| | GA/037 | CLASSROOM | 47.7 | | | 10 | | | ✓ | |
| | GA/038 | CLASSROOM | 48.4 | | | 11 | | | ✓ | |
| | GA/041 | CLASSROOM | 48.4 | | | 12 | | | ✓ | |
| | GA/042 | CLASSROOM | 48.6 | | | 13 | | | ✓ | |
| | GA/045 | CLASSROOM | 48.7 | | | 14 | | | ✓ | |
| | GA/055 | CLASSROOM | 25.1 | | | 15 | | | ✓ | |
| | GA/058 | CLASSROOM | 25.9 | | | 16 | | | ✓ | |
| | GA/070 | CLASSROOM | 30.7 | | | 17 | | | ✓ | |
| | FA/001 | CLASSROOM | 49.1 | | | 18 | | | ✓ | |
| | FA/005 | CLASSROOM | 49.1 | | | 19 | | | ✓ | |
| | FA/006 | CLASSROOM | 49.1 | | | 20 | | | ✓ | |
| | FA/010 | CLASSROOM | 49.1 | | | 21 | | | ✓ | |
| | FA/013 | CLASSROOM | 54.7 | | | 22 | | | ✓ | |
| | FA/015 | CLASSROOM | 71.5 | | | 23 | | BB103 requires 36 general classrooms, (32 @ 55msq) and 4 @ 41msq). | ✓ | |
| | FA/017 | CLASSROOM | 61.8 | | | 24 | | | ✓ | |
| | GF/002 | HEALTH & SOCIAL CLASSROOM | 32.1 | | | 25 | | | ✓ | |
| | GF/024 | MATHS CLASSROOM | 48.0 | | | 26 | | | ✓ | |
| | GF/028 | MATHS CLASSROOM | 48.0 | | | 27 | | | ✓ | |
| | GF/029 | MATHS CLASSROOM | 46.7 | | | 28 | | | ✓ | |
| | GL/001 | R.E CLASSROOM | 56.7 | | | 29 | | | ✓ | |
| | GL/005 | GEOGRAPHY CLASSROOM | 56.6 | | | 30 | | | ✓ | |
| | GL/009 | GEOGRAPHY CLASSROOM | 56.5 | | | 31 | | | ✓ | |
| | GL/011 | GEOGRAPHY CLASSROOM | 56.6 | | | 32 | | | ✓ | |
| | GL/014 | R.E CLASSROOM | 56.6 | | | 33 | | | ✓ | |
| | GM/001 | M.F.L CLASSROOM | 54.5 | | | 34 | | | ✓ | |
| | GM/003 | M.F.L CLASSROOM | 54.5 | | | 35 | | | ✓ | |
| | GM/004 | M.F.L CLASSROOM | 54.5 | | | 36 | | | ✓ | |
| | GM/007 | M.F.L CLASSROOM | 54.5 | | | 37 | | | ✓ | |
| | GM/009 | M.F.L CLASSROOM | 54.6 | | | 38 | | | ✓ | |
| | GM/014 | M.F.L CLASSROOM | 54.3 | | | 39 | | | ✓ | |
| | GN/008 | CLASSROOM | 59.7 | | | 40 | | | ✓ | |
| | GN/010 | CLASSROOM | 35.4 | | | 41 | | | ✓ | |
| | GN/016 | CLASSROOM | 57.1 | | | 42 | | | ✓ | |
| | GR/001 | CLASSROOM | 56.2 | | | 43 | | | ✓ | |
| | GR/005 | CLASSROOM | 56.3 | | | 44 | | | ✓ | |
| | GR/006 | CLASSROOM | 54.0 | | | 45 | | | ✓ | |
| | GR/009 | CLASSROOM | 53.9 | | | 46 | | | ✓ | |
| GF/026 | MATHS CLASSROOM | 23.9 | | | 47 | | | ✓ | | |
| GR/012 | CLASSROOM | 54.0 | | | 48 | | | ✓ | | |
| | | | | | | | | | | 25 existing classrooms are within 10% of required space of which 11 are above the required 55sqm. Of the remaining 19 classrooms 12 meet or are above the required 41sqm |
| ICT | GF/001 | COMPUTER CLASSROOM | 61.7 | | | 1 | | | ✓ | |
| | NEW BUILD | ITC | 62.0 | | | 2 | | BB103 requires No. 7 ICT rooms @ 62sqm | New Build | Increase in pupils number generates a need for No.1 ITC classroom which is achieved in this phase |
| | GI/015 | D&T / COMPUTER ROOM | 80.4 | | | 3 | | | ✓ | |
| | Wellness | COMPUTER CLASSROOM | 51.0 | | 255.1 | 4 | | | ✓ | |
| SCIENCE | GE/001 | SCIENCE CLASSROOM | 69.4 | | | 1 | | | ✓ | |
| | GE/004 | SCIENCE CLASSROOM | 69.3 | | | 2 | | | ✓ | |
| | GF/017 | CHEMISTRY CLASSROOM | 67.6 | | | 3 | | | ✓ | |
| | GF/023 | BIOLOGY CLASSROOM | 48.1 | | | 4 | | | ✓ | |
| | GG/008 | SCIENCE CLASSROOM | 80.9 | | | 5 | | | ✓ | |
| | GG/010 | SCIENCE CLASSROOM | 75.4 | | | 6 | | | ✓ | |
| | GG/014 | SCIENCE CLASSROOM | 80.9 | | | 7 | | | ✓ | |
| | GG/025 | PHYSICS CLASSROOM | 77.4 | | | 8 | | | ✓ | |
| | GG/029 | PHYSICS CLASSROOM | 74.5 | | | 9 | | | ✓ | |
| | Former Gym | SCIENCE CLASSROOM | 90.0 | | | 10 | | | REFURB | Proposed new Science space is formed in existing gym. |
| GG/030 | SCIENCE CLASSROOM | 73.6 | | 807.1 | 11 | | | ✓ | | |
| ART | GH/005 | ART CLASSROOM | 54.7 | | | 1 | | | ✓ | |
| | GH/006 | ART CLASSROOM | 96.5 | | | 2 | | BB103 requires 4 Art classrooms 2no @ 83sqm and 2no. @ 97sqm | ✓ | |
| | GH/015 | ART CLASSROOM | 28.8 | | | 3 | | | ✓ | |
| | NEW BUILD | ART CLASSROOM | 97.0 | | | 4 | | | New Build | |
| | GH/016 | ART CLASSROOM | 82.6 | | 359.6 | 5 | | | ✓ | |
| MUSIC / DRAMA | GB/011 | CLASSROOM | 70.0 | | | 1 | | | ✓ | |
| | GB/001 | CLASSROOM | 24.1 | | | 2 | | | ✓ | |
| | GB/007 | CLASSROOM | 14.8 | | | 3 | | | ✓ | |
| | GB/024 | CLASSROOM | 61.6 | | | 4 | | | ✓ | |
| | GB/026 | CLASSROOM | 38.7 | | | 5 | | | ✓ | |
| | GG/001 | DRAMA STUDIO | 143.6 | | 352.8 | 6 | | | ✓ | |
| GF/008 | TEXTILE CLASSROOM | 78.9 | | | | 1 | | ✓ | | |

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---|------------------------------------|-----------|---------------|----------|---------------|-----------------------------------|--|--|--|
| GF/011 | FOOD TECHNOLOGY | 94.9 | | | 2 | | | ✓ | |
| GI/002 | D&T CLASSROOM / WOOD | 80.5 | | | 3 | | | ✓ | |
| GI/004 | D&T CLASSROOM | 67.5 | | | 4 | | | ✓ | |
| GI/013 | D&T CLASSROOM / BUILDING MATERIALS | 57.7 | | | 5 | | | ✓ | |
| GI/014 | D&T CLASSROOM | 79.9 | | | 6 | | | ✓ | |
| GI/022 | D&T CLASSROOM / WOOD | 79.9 | | | 7 | | | ✓ | |
| GF/003 | FOOD TECHNOLOGY | 28.7 | | | 8 | | | ✓ | |
| BLOCK S | FOOD TECHNOLOGY | 114.0 | | | 9 | | | ✓ | |
| Wellness | FOOD TECHNOLOGY | 97.0 | 779.0 | | 10 | | | refurb | IDP proposal relocates wellness centre closer to existing technology block and convert the gym inside to technology. |
| <p>BB103 requires 7 design and technology. No.4 @97, No.3 @83sqm</p> | | | | | | | | | |
| <p>LARGE SPACES</p> | | | | | | | | | |
| GA/080 | HALL | 285.1 | | | 1 | | | ✓ | |
| GA/068 | GYM | | | | 2 | | | REFURB | Existing gym to be reconfigured to form classrooms |
| NEW BUILD | GYM | 594 | | | 3 | | | ✓ | |
| GP/011 | DANCING HALL | 141.1 | | | 4 | | | ✓ | |
| Wellness | GYM | | | 1,020.2 | | | | RELOCATE | Suggested gym converted into No.2 general classrooms. School to relocate, possible into exg gym space |
| GA/024 | CANTEEN | | | | | | | ✓ | |
| GA/081 | DINING ROOM | 225.4 | | | 1 | | BB103 requires 12No. 208sqm dining space and 1No. @132sqm sixth form space | ✓ | Canteen and Dining Room combined: It is proposed to retain the existing dining spaces, and provide additional dining area on the main hall stage area. |
| GA/092 | CONSERVATORY = SIXTH FORM | 182.9 | | 408.3 | 2 | | | ✓ | |
| <p>LEARNING RESOURCES</p> | | | | | | | | | |
| GA/030 | LIBRARY | 90.9 | | | 1 | | | ✓ | |
| GA/033 | LIBRARY | 91.6 | | | 2 | | | ✓ | |
| GA/093 | CONSERVATORY = SIXTH FORM | 83.1 | | 265.6 | 3 | | | ✓ | |
| GH/018 | KILN ROOM | 4.9 | | | 1 | | | ✓ | |
| GH/019 | CLAY ROOM | 7.3 | | | 2 | | | ✓ | |
| GB/010 | PRACTICE | 5.6 | | | 3 | | | ✓ | |
| GB/012 | PRACTICE | 5.8 | | | 4 | | | ✓ | |
| GB/013 | PRACTICE | 5.8 | | | 5 | | | ✓ | |
| GB/014 | PRACTICE | 6.1 | | | 6 | | | ✓ | |
| GB/019 | PRACTICE | 4.9 | | | 7 | | | ✓ | |
| GB/020 | PRACTICE | 4.9 | | | 8 | | | ✓ | |
| GB/021 | PRACTICE | 5.1 | | | 9 | | | ✓ | |
| GB/022 | PRACTICE | 6.1 | | | 10 | | | ✓ | |
| GB/023 | PRACTICE | 7.4 | | | 11 | | | ✓ | |
| GB/025 | SOUND ROOM | 7.6 | | 71.5 | 12 | | | ✓ | |
| GD/018 | MEDICAL | 11.1 | | | 1 | | | ✓ | |
| GI/007 | MEDICAL ROOM | 6.8 | | 17.9 | 2 | | | ✓ | |
| BLOCK K | SEN | 16.1 | | | 3 | | | REFURB | |
| BLOCK K | SEN | 25.8 | | | 4 | | | REFURB | |
| BLOCK K | GROUP ROOM | 9.0 | | | 4 | | | REFURB | |
| BLOCK A | GROUP ROOM | 10.5 | | | 5 | | | REFURB | |
| BLOCK A | GROUP ROOM | 10.4 | | | 6 | | | REFURB | |
| <p>BB103 requires 8 SEN and support spaces. No. 2 rooms @ 16sqm, No. 5 @ 9sqm, No. 1 @ 12sqm</p> <p>Proposal is to refurbish existing rooms to provide group rooms: GK/006, GK/007, GA054, and GA/059</p> | | | | | | | | | |
| <p>STAFF AND ADMIN</p> | | | | | | | | | |
| GA/001 | OFFICE | 8.7 | | | 1 | | | ✓ | |
| GA/004 | OFFICE | 8.9 | | | 2 | | | ✓ | |
| GA/022 | OFFICE | 6.2 | | | 3 | | | ✓ | |
| GA/026 | OFFICE | 13.2 | | | 4 | | | ✓ | |
| GA/027 | OFFICE | 8.5 | | | 5 | | | ✓ | |
| GA/031 | OFFICE | 17.1 | | | 6 | | | ✓ | |
| GA/035 | OFFICE | 7.5 | | | 7 | | | ✓ | |
| GA/052 | OFFICE | 8.8 | | | 8 | | | ✓ | |
| GA/054 | OFFICE | | | | | | | ✓ | Suggested space becomes group room |
| GA/056 | OFFICE | 5.7 | | | 9 | | | ✓ | |
| GA/057 | OFFICE | 5.6 | | | 10 | | | ✓ | |
| GA/059 | OFFICE | | | | | | | ✓ | Suggested space becomes group room |
| GA/071 | OFFICE | 17.1 | | | 11 | | | ✓ | |
| GA/094 | OFFICE | 8.2 | | | 12 | | | ✓ | |
| GA/095 | OFFICE | 6.9 | | | 13 | | | ✓ | |
| GA/096 | OFFICE | 10.4 | | | 14 | | | ✓ | |
| FA/011 | OFFICE | 24.5 | | | 15 | | | ✓ | |
| FA/016 | OFFICE | 19.3 | | | 16 | | | ✓ | |
| GB/015 | OFFICE | 18.1 | | | 17 | | | ✓ | |
| FC/002 | OFFICE | 14.9 | | | 18 | | | ✓ | |
| FC/003 | OFFICE | 25.6 | | | 19 | | | ✓ | |
| GD/003 | OFFICE | 27.9 | | | 20 | | | ✓ | |
| GD/004 | REPROGRAPHICS | 12.2 | | | 21 | | | ✓ | |
| GD/005 | OFFICE | 8.6 | | | 22 | | | ✓ | |
| GD/007 | OFFICE | 20.9 | | | 23 | | | ✓ | |
| GD/009 | STAFF ROOM | 66.2 | | | 24 | | | ✓ | |
| GD/019 | RECEPTION | 23.9 | | | 25 | | | ✓ | |
| FD/001 | OFFICE | 24.1 | | | 26 | | | ✓ | |
| FD/002 | OFFICE | 16.9 | | | 27 | | | ✓ | |
| FD/003 | OFFICE | 9.7 | | | 28 | | | ✓ | |
| FD/007 | OFFICE | 30.3 | | | 29 | | | ✓ | |
| FD/008 | OFFICE | 15.0 | | | 30 | | | ✓ | |
| FD/009 | OFFICE | 13.4 | | | 31 | | | ✓ | |
| FD/010 | OFFICE | 28.1 | | | 32 | | | ✓ | |

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|-----------|-----------------------|-----------|---------------|----------|---------------|-----------------------------------|---|--|-------|
| GF/022 | STAFF ROOM | 24.2 | | | 33 | | | ✓ | |
| GG/004 | OFFICE | 7.1 | | | 34 | | | ✓ | |
| GG/024 | HEAD'S OFFICE | 14.5 | | | 35 | | | ✓ | |
| GH/009 | STAFF ROOM | 14.1 | | | 36 | | | ✓ | |
| GI/008 | OFFICE | 4.8 | | | 37 | | | ✓ | |
| GI/011 | D&T OFFICE | 26.1 | | | 38 | | | ✓ | |
| GK/015 | STAFF OFFICE | 7.7 | | | 39 | | | ✓ | |
| GL/003 | OFFICE | 2.8 | | | 40 | | | ✓ | |
| GL/012 | OFFICE + GL/013 CIRC. | 18.3 | | | 41 | | | ✓ | |
| GM/015 | OFFICE | 6.5 | | | 42 | | | ✓ | |
| GM/024 | STAFF ROOM | 24.4 | | | 43 | | | ✓ | |
| GN/009 | OFFICE | 6.3 | | | 44 | | | ✓ | |
| GP/007 | OFFICE | 6.1 | | | 45 | | | ✓ | |
| NEW BUILD | STORE | 45 | | | 1 | | | NEW BUILD | |
| NEW BUILD | STORE | 26 | | | 2 | | | NEW BUILD | |
| NEW BUILD | STORE | 13.5 | | | 3 | | | NEW BUILD | |
| GA/011 | STORE | 3.4 | | | 4 | | BB103 requires 568sqm of storage across 64 spaces within the school site. | ✓ | |
| GA/012 | STORE | 5.0 | | | 5 | | | ✓ | |
| GA/013 | STORE | 4.1 | | | 6 | | | ✓ | |
| GA/016 | STORE | 3.9 | | | 7 | | | ✓ | |
| GA/017 | STORE | 3.5 | | | 8 | | | ✓ | |
| GA/021 | STORE | 4.2 | | | 9 | | | ✓ | |
| GA/032 | STORE | 11.3 | | | 10 | | | ✓ | |
| GA/034 | STORE | 0.9 | | | 11 | | | ✓ | |
| GA/036 | STORE | 5.5 | | | 12 | | | ✓ | |
| GA/039 | STORE | 4.8 | | | 13 | | | ✓ | |
| GA/040 | STORE | 5.1 | | | 14 | | | ✓ | |
| GA/043 | STORE | 5.1 | | | 15 | | | ✓ | |
| GA/044 | STORE | 4.8 | | | 16 | | | ✓ | |
| GA/046 | STORE | 2.6 | | | 17 | | | ✓ | |
| GA/053 | RESOURCES | 10.3 | | | 18 | | | ✓ | |
| GA/065 | STORE | 10.2 | | | 19 | | | ✓ | |
| GA/069 | STORE | 12.7 | | | 20 | | | ✓ | |
| GA/075 | STORE | 9.7 | | | 21 | | | ✓ | |
| GA/076 | STORE | 12.3 | | | 22 | | | ✓ | |
| GA/077 | STORE | 2.6 | | | 23 | | | ✓ | |
| GA/078 | STORE | 40.1 | | | 24 | | | ✓ | |
| GA/079 | STORE | 9.2 | | | 25 | | | ✓ | |
| GA/086 | STORE | 1.7 | | | 26 | | | ✓ | |
| FA/002 | STORE | 2.1 | | | 27 | | | ✓ | |
| FA/003 | STORE | 2.1 | | | 28 | | | ✓ | |
| FA/007 | STORE | 2.1 | | | 29 | | | ✓ | |
| FA/008 | STORE | 2.1 | | | 30 | | | ✓ | |
| FA/012 | STORE | 10.9 | | | 31 | | | ✓ | |
| GB/002 | STORE | 8.4 | | | 32 | | | ✓ | |
| GB/006 | STORE | 4.3 | | | 33 | | | ✓ | |
| GB/009 | STORE | 4.8 | | | 34 | | | ✓ | |
| GB/018 | STORE | 1.6 | | | 35 | | | ✓ | |
| GC/001 | GARAGE/STORE | 45.4 | | | 36 | | | ✓ | |
| GC/002 | STORE | 11.1 | | | 37 | | | ✓ | |
| GC/003 | STORE | 17.8 | | | 38 | | | ✓ | |
| GD/006 | STORE | 3.6 | | | 39 | | | ✓ | |
| GD/010 | STORE | 4.4 | | | 40 | | | ✓ | |
| GD/020 | STORE | 0.6 | | | 41 | | | ✓ | |
| GD/023 | RESOURCES | 5.9 | | | 42 | | | ✓ | |
| GD/025 | STORE | 1.6 | | | 43 | | | ✓ | |
| GD/026 | STORE | 0.8 | | | 44 | | | ✓ | |
| GD/027 | STORE | 1.3 | | | 45 | | | ✓ | |
| GD/028 | STORE | 2.2 | | | 46 | | | ✓ | |
| GD/030 | STORE | 1.4 | | | 47 | | | ✓ | |
| FD/005 | STORE | 4.8 | | | 48 | | | ✓ | |
| FD/013 | STORE | 5.7 | | | 49 | | | ✓ | |
| FD/014 | STORE | 3.8 | | | 50 | | | ✓ | |
| GE/003 | SCIENCE PREP room | 18.2 | | | 51 | | | ✓ | |
| GF/018 | STORE | 1.0 | | | 52 | | | ✓ | |
| GF/019 | STORE | 6.1 | | | 53 | | | ✓ | |
| GF/021 | STORE | 7.6 | | | 54 | | | ✓ | |
| GG/002 | DRAMA STORE | 9.6 | | | 55 | | | ✓ | |
| GG/005 | STORE | 1.2 | | | 56 | | | ✓ | |
| GG/006 | STORE | 1.1 | | | 57 | | | ✓ | |
| GG/007 | STORE | 2.1 | | | 58 | | | ✓ | |
| GG/009 | BOOK STORE | 3.9 | | | 59 | | | ✓ | |
| GG/011 | SCIENCE STORE | 7.1 | | | 60 | | | ✓ | |
| GG/012 | STORE | 2.9 | | | 61 | | | ✓ | |
| GG/015 | SCIENCE PREP ROOM | 74.0 | | | 62 | | | ✓ | |
| GG/016 | STORE | 4.0 | | | 63 | | | ✓ | |
| GG/017 | SCIENCE WORKSHOP | 13.4 | | | 64 | | | ✓ | |
| GG/023 | BOOK STORE | 6.2 | | | 65 | | | ✓ | |
| GG/027 | DARK ROOM | 7.2 | | | 66 | | | ✓ | |
| GG/028 | STORE | 8.7 | | | 67 | | | ✓ | |
| GH/001 | STORE | 4.4 | | | 68 | | | ✓ | |

| GH/002 | STORE | 4.1 | | | | 69 | | | ✓ | |
|-----------------------------|----------------------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|--|
| GH/004 | STORE | 5.0 | | | | 70 | | | ✓ | |
| GH/007 | STORE | 3.0 | | | | 71 | | | ✓ | |
| GH/011 | DARK ROOM | 13.0 | | | | 72 | | | ✓ | |
| GH/012 | DARK ROOM | 12.2 | | | | 73 | | | ✓ | |
| GH/014 | STORE | 1.7 | | | | 74 | | | ✓ | |
| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes | |
| GH/017 | STORE | 9.6 | | | | 73 | | ✓ | | |
| GI/001 | MACHINE SHOP / STORE/ WOOD | 31.8 | | | | 74 | | ✓ | | |
| GI/009 | STORE | 3.3 | | | | 75 | | ✓ | | |
| GI/010 | STORE / CIRCULATION | 15.1 | | | | 76 | | ✓ | | |
| GI/012 | STORE | 17.3 | | | | 77 | | ✓ | | |
| GI/016 | MACHINE SHOP / STORE | 16.6 | | | | 78 | | ✓ | | |
| GI/018 | STORE | 3.2 | | | | 79 | | ✓ | | |
| GI/019 | STORE | 9.0 | | | | 80 | | ✓ | | |
| GI/020 | STORE | 8.9 | | | | 81 | | ✓ | | |
| GI/021 | FURNACE ROOM | 18.2 | | | | 82 | | ✓ | | |
| GJ/001 | STORE | 41.8 | | | | 83 | | ✓ | | |
| GJ/002 | STORE | 33.1 | | | | 84 | | ✓ | | |
| GK/002 | STORE | 3.9 | | | | 85 | | ✓ | | |
| GK/004 | GYM EQUIPMENT | 26.7 | | | | 86 | | ✓ | | |
| GK/005 | CLEANER'S STORE | 0.7 | | | | 87 | | ✓ | | |
| GL/002 | STORE | 3.5 | | | | 88 | | ✓ | | |
| GL/007 | STORE | 4.6 | | | | 89 | | ✓ | | |
| GL/008 | STORE | 8 | | | | 90 | | ✓ | | |
| GM/002 | RESOURCES | 22.6 | | | | 91 | | ✓ | | |
| GM/005 | STORE | 9 | | | | 92 | | ✓ | | |
| GM/006 | RESOURCES | 11.6 | | | | 93 | | ✓ | | |
| GM/011 | STORE | 0.8 | | | | 94 | | ✓ | | |
| GM/012 | STORE | 0.8 | | | | 95 | | ✓ | | |
| GM/013 | STORE | 9.6 | | | | 96 | | ✓ | | |
| GN/005 | STORE | 3.6 | | | | 97 | | ✓ | | |
| GN/006 | STORE | 3.6 | | | | 98 | | ✓ | | |
| GN/014 | STORE | 8.3 | | | | 99 | | ✓ | | |
| GR/003 | STORE | 3.6 | | | | 100 | | ✓ | | |
| GR/004 | STORE | 3.5 | | | | 101 | | ✓ | | |
| GR/007 | STORE | 4.6 | | | | 102 | | ✓ | | |
| GR/011 | STORE | 4.5 | | | | 103 | | ✓ | | |
| GR/014 | STORE | 4.6 | | | | 104 | | ✓ | | |
| GP/006 | STORE | 0.7 | | | | 105 | | ✓ | | |
| | STORAGE (TOTAL) | | | 886.2 | | | | | | |
| Total Net floor area | | | | | 5223.3 | | | | | |
| Non - Net Area | | | | | | | | | | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------|-----------|---|-----------|---------------|----------|---------------|-----------------------------------|---|--|-------|
| KITCHEN AREAS | GA/067 | KITCHEN | 8.2 | | | 1 | | | ✓ | |
| | GA/082 | KITCHEN (including prep, office, wc and stores) | 136 | | | 2 | | | ✓ | |
| | GD/012 | KITCHEN | 5.7 | | | 4 | | | ✓ | |
| | NEW BUILD | KITCHEN | 17.0 | | | 5 | | BB103 requires 1No. Kitchen prep & survey @151sqm | NEW BUILD | |
| | FD/006 | KITCHEN | 8.7 | | 175.6 | 6 | | | ✓ | |
| WC / CHANGING | GA/002 | GIRLS TOILETS | 26.2 | | | 1 | | | ✓ | |
| | GA/005 | TOILETS | 2.7 | | | 2 | | | ✓ | |
| | GA/008 | BOYS TOILETS | 27.7 | | | 3 | | | ✓ | |
| | GA/047 | GIRLS TOILETS | 20.2 | | | 4 | | | ✓ | |
| | GA/048 | BOYS TOILETS | 9.2 | | | 5 | | | ✓ | |
| | GA/049 | TOILETS | 1.2 | | | 6 | | | ✓ | |
| | GA/051 | TOILETS | 1.9 | | | 7 | | | ✓ | |
| | GA/062 | CHANGING ROOMS | 14.3 | | | 8 | | | ✓ | |
| | GA/063 | TOILETS | 10.9 | | | 9 | | | ✓ | |
| | GA/064 | CHANGING ROOMS | 49.3 | | | 10 | | | ✓ | |
| | GA/072 | TOILETS | 1.8 | | | 11 | | | ✓ | |
| | GA/073 | TOILETS | 1.3 | | | 12 | | | ✓ | |
| | GA/074 | TOILETS | 1.2 | | | 13 | | | ✓ | |
| | GA/097 | TOILETS | 1 | | | 15 | | | ✓ | |
| | GB/004 | TOILET | 2.5 | | | 16 | | | ✓ | |
| | GB/005 | TOILET | 3.7 | | | 17 | | | ✓ | |
| | GD/014 | TOILET | 1.4 | | | 18 | | | ✓ | |
| | GD/015 | TOILET | 3.0 | | | 19 | | | ✓ | |
| | GD/016 | TOILET | 14.2 | | | 20 | | | ✓ | |
| | GD/022 | TOILET | 9.8 | | | 21 | | | ✓ | |
| | FD/004 | TOILET | 5.4 | | | 22 | | | ✓ | |
| | GF/012 | STAFF TOILET | 3.8 | | | 23 | | | ✓ | |
| | GF/013 | STAFF TOILET | 3.9 | | | 24 | | | ✓ | |
| | GF/014 | GIRLS TOILET | 17.7 | | | 25 | | | ✓ | |
| | GF/016 | BOYS TOILET | 10.7 | | | 26 | | | ✓ | |
| | GG/019 | GIRLS TOILETS | 9.7 | | | 27 | | | ✓ | |
| | GG/020 | BOYS TOILETS | 10.8 | | | 28 | | | ✓ | |
| | GG/021 | STAFF TOILET | 3.5 | | | 29 | | | ✓ | |
| | GH/010 | TOILET | 4.3 | | | 30 | | | ✓ | |
| | GI/006 | TOILET | 3.8 | | | 31 | | | ✓ | |
| | GI/017 | TOILET | 4.4 | | | 32 | | | ✓ | |
| | GK/009 | CHANGING ROOM | 11.5 | | | 33 | | | ✓ | |
| | GK/010 | CHANGING ROOM | 11.5 | | | 34 | | | ✓ | |
| | GK/011 | CHANGING ROOM | 11.7 | | | 35 | | | ✓ | |
| | GK/013 | SHOWER ROOM | 13.2 | | | 36 | | | ✓ | |
| | GK/014 | TOILET | 13.0 | | | 37 | | | ✓ | |
| | GM/016 | BOYS TOILET | 17 | | | 38 | | | ✓ | |
| | GM/017 | DISABLED TOILET | 2.8 | | | 39 | | | ✓ | |
| | GM/018 | GIRLS TOILET | 16.9 | | | 40 | | | ✓ | |
| | GM/020 | FEMALE STAFF TOILET | 6 | | | 41 | | | ✓ | |
| | GM/022 | MALE STAFF TOILET | 6.6 | | | 42 | | | ✓ | |
| | GN/001 | BOYS TOILET | 19.8 | | | 43 | | | ✓ | |
| | GN/002 | DISABLED TOILET | 3.3 | | | 44 | | | ✓ | |
| | GN/017 | GIRLS TOILET | 13.6 | | | 45 | | | ✓ | |
| | GP/002 | BOYS TOILET | 2.6 | | | 46 | | | ✓ | |
| | GP/003 | BOYS CHANGING ROOM | 10.5 | | | 47 | | | ✓ | |
| | GP/005 | TOILET / SHOWER | 4.2 | | | 48 | | | ✓ | |
| | GP/009 | TOILET | 2.6 | | | 49 | | | ✓ | |
| | GP/010 | GIRLS CHANGING ROOM | 10.6 | | | 50 | | | ✓ | |
| | Wellness | DISABLED TOILET | 3.5 | | | 51 | | | ✓ | |
| | NEW BUILD | WC | 19 | | | 52 | | | NEW BUILD | |
| | NEW BUILD | WC | 19 | | | 53 | | | NEW BUILD | |
| | NEW BUILD | CHANGING ROOMS | 54.0 | | | 54 | | | NEW BUILD | |
| | NEW BUILD | CHANGING ROOMS | 54 | | | 55 | | | NEW BUILD | |
| | NEW BUILD | DISABLED CHANGING | 16.2 | | 624.6 | 56 | | | NEW BUILD | |
| | PLANT | GA/009 | PLANT | 3.9 | | | 1 | | | ✓ |
| GA/028 | | IT | 3.7 | | | 2 | | | ✓ | |
| GA/061 | | PLANT | 1.9 | | | 3 | | | ✓ | |
| GA/083 | | PLANT | 1.7 | | | 4 | | | ✓ | |
| BA/001 | | BOILER | 70.9 | | | 5 | | | ✓ | |
| BA/002 | | BOILER | 20.7 | | | 6 | | | ✓ | |
| BA/003 | | PLANT/ELECTRICAL | 11.4 | | | 7 | | | ✓ | |
| GB/008 | | PLANT ROOM | 3.4 | | | 8 | | | ✓ | |
| GC/004 | | PLANT/ELECTRICAL | 13.0 | | | 9 | | | ✓ | |
| GD/011 | | PLANT ROOM | 5.2 | | | 10 | | | ✓ | |
| FD/011 | | IT | 4.6 | | | 11 | | | ✓ | |
| GF/020 | | PLANT | 9.6 | | | 12 | | | ✓ | |
| GG/022 | | PLANT ROOM | 2.6 | | | 13 | | | ✓ | |
| GH/003 | | PLANT ROOM | 3.6 | | | 14 | | | ✓ | |
| GK/003 | | PLANT | 11.1 | | | 15 | | | ✓ | |
| FK/001 | | PLANT | 21.6 | | | 16 | | | ✓ | |
| GM/019 | | PLANT | 3.9 | | | 17 | | | ✓ | |
| GM/023 | | PLANT | 3.7 | | | 18 | | | ✓ | |
| GN/018 | | PLANT ROOM | 6.9 | | | 19 | | | ✓ | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------------------------|----------|----------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|
| CIRCULATION | GA/006 | CIRCULATION | 1.9 | | | 1 | | | ✓ | |
| | GA/007 | CIRCULATION | 34.7 | | | 2 | | | ✓ | |
| | GA/018 | CIRCULATION | 44.5 | | | 3 | | | ✓ | |
| | GA/020 | CIRCULATION | 24.0 | | | 4 | | | ✓ | |
| | GA/023 | CIRCULATION | 69.7 | | | 5 | | | ✓ | |
| | GA/025 | CIRCULATION | 117.7 | | | 6 | | | ✓ | |
| | GA/029 | CIRCULATION | 3.8 | | | 7 | | | ✓ | |
| | GA/050 | CIRCULATION | 125.1 | | | 8 | | | ✓ | |
| | GA/060 | CIRCULATION | 5.2 | | | 9 | | | ✓ | |
| | GA/066 | CIRCULATION | 54.2 | | | 10 | | | ✓ | |
| | BA/004 | CIRCULATION | 5 | | | 11 | | | ✓ | |
| | FA/004 | CIRCULATION | 16.1 | | | 12 | | | ✓ | |
| | FA/009 | CIRCULATION | 16.4 | | | 13 | | | ✓ | |
| | FA/014 | CIRCULATION | 7.1 | | | 14 | | | ✓ | |
| | GB/003 | CIRCULATION | 15.9 | | | 15 | | | ✓ | |
| | GB/016 | CIRCULATION | 14.5 | | | 16 | | | ✓ | |
| | GB/017 | CIRCULATION | 37.9 | | | 17 | | | ✓ | |
| | GC/005 | CIRCULATION | 3.7 | | | 18 | | | ✓ | |
| | FC/001 | CIRCULATION | 4.6 | | | 19 | | | ✓ | |
| | GD/001 | CIRCULATION | 3.6 | | | 20 | | | ✓ | |
| | GD/002 | CIRCULATION | 7.4 | | | 21 | | | ✓ | |
| | GD/008 | CIRCULATION | 6.6 | | | 22 | | | ✓ | |
| | GD/013 | CIRCULATION | 1.7 | | | 23 | | | ✓ | |
| | GD/017 | CIRCULATION | 11.7 | | | 24 | | | ✓ | |
| | GD/021 | CIRCULATION | 10.5 | | | 25 | | | ✓ | |
| | GD/024 | CIRCULATION | 2.4 | | | 26 | | | ✓ | |
| | GD/029 | CIRCULATION | 2.7 | | | 27 | | | ✓ | |
| | FD/012 | CIRCULATION | 18.3 | | | 28 | | | ✓ | |
| | FD/015 | CIRCULATION | 11.3 | | | 29 | | | ✓ | |
| | GE/002 | CIRCULATION | 7.9 | | | 30 | | | ✓ | |
| | GF/007 | CIRCULATION | 15.0 | | | 31 | | | ✓ | |
| | GF/015 | CIRCULATION | 46.9 | | | 32 | | | ✓ | |
| | GF/027 | CIRCULATION | 51.7 | | | 33 | | | ✓ | |
| | GG/003 | CIRCULATION | 12.7 | | | 34 | | | ✓ | |
| | GG/013 | CIRCULATION | 19.6 | | | 35 | | | ✓ | |
| | GG/018 | CIRCULATION | 51.6 | | | 36 | | | ✓ | |
| | GG/026 | LOBBY | 0.8 | | | 37 | | | ✓ | |
| | GG/031 | CIRCULATION | 3.2 | | | 38 | | | ✓ | |
| | GH/008 | CIRCULATION | 2.7 | | | 39 | | | ✓ | |
| | GH/013 | LOBBY | 2.5 | | | 40 | | | ✓ | |
| | GI/003 | CIRCULATION | 11.8 | | | 41 | | | ✓ | |
| | GI/005 | CIRCULATION | 3.9 | | | 42 | | | ✓ | |
| | GK/008 | CIRCULATION | 39.3 | | | 43 | | | ✓ | |
| | GK/012 | CIRCULATION | 15.0 | | | 44 | | | ✓ | |
| | GL/004 | CIRCULATION | 1.7 | | | 45 | | | ✓ | |
| | GL/006 | CIRCULATION | 5.2 | | | 46 | | | ✓ | |
| | GL/010 | CIRCULATION | 41.5 | | | 47 | | | ✓ | |
| | GM/008 | CIRCULATION | 35.8 | | | 48 | | | ✓ | |
| | GM/010 | CIRCULATION | 10.7 | | | 49 | | | ✓ | |
| | GM/021 | CIRCULATION | 2.2 | | | 50 | | | ✓ | |
| | GM/025 | CIRCULATION | 26.2 | | | 51 | | | ✓ | |
| | GN/013 | CIRCULATION | 4.1 | | | 52 | | | ✓ | |
| | GN/019 | CIRCULATION | 38.1 | | | 53 | | | ✓ | |
| | GR/002 | CIRCULATION | 10.5 | | | 54 | | | ✓ | |
| | GR/008 | CIRCULATION | 5.8 | | | 55 | | | ✓ | |
| | GR/010 | CIRCULATION | 5.8 | | | 56 | | | ✓ | |
| | GR/013 | CIRCULATION | 5.8 | | | 57 | | | ✓ | |
| | GP/001 | CIRCULATION | 11.7 | | | 58 | | | ✓ | |
| | GP/004 | CIRCULATION | 1 | | | 59 | | | ✓ | |
| | GP/008 | CIRCULATION | 0.9 | | | 60 | | | ✓ | |
| | Wellness | CIRCULATION | 33.3 | | | 61 | | | ✓ | |
| Total Non-net floor area | | | | | 1,203.1 | | | | | |
| | | | | | 2003.3 | | | | | |

TOTAL NON-NET FLOOR AREA (EXCLUDING PARTITIONS):
EXISTING GIFA (INCLUDING PARTITIONS):
NEW BUILD GIFA (INCLUDING PARTITIONS):

TOTAL PROPOSED GROSS INTERNAL FLOOR AREA: 7226.6

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes | |
|--------------------|-------------------|---------------------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|--|--|
| GENERAL CLASSROOMS | BLOCK S | CLASSROOM | | | | | | | RELOCATE | Classrooms to be relocated to Block K | |
| | BLOCK S | CLASSROOM | | | | | | | RELOCATE | Classrooms to be relocated to Block K | |
| | NEW BLOCK | CLASSROOM | | | | | | | RELOCATE | Space to become ITC | |
| | BLOCK K | CLASSROOM | | | | | | | REFURB | Space to become ITC | |
| | BLOCK K | CLASSROOM | | | | | | | REFURB | Space to become ITC | |
| | BLOCK K | CLASSROOM | | | | | | | REFURB | Space to become ITC | |
| | BLOCK N | CLASSROOM | 59.6 | | | 1 | | | REFURB | Existing GN003 staff room and resources room to be reconfigured to create general class | |
| | BLOCK N | CLASSROOM | 56.7 | | | 2 | | | REFURB | Existing GN010 + Store + Office to be reconfigured to create general classroom | |
| | BLOCK F | CLASSROOM | 60.8 | | | 3 | | | REFURB | Existing GF/029 and part of existing GF/026 to be reconfigured to create general classroom | |
| | BLOCK F | CLASSROOM | 62.4 | | | 4 | | | REFURB | GF002,GF006,GF004 AND GF005 to be reconfigured to create general classroom | |
| | GA/003 | CLASSROOM | 34.4 | | | 5 | | | ✓ | | |
| | GA/010 | CLASSROOM | 50.2 | | | 6 | | | ✓ | | |
| | GA/014 | CLASSROOM | 50.3 | | | 7 | | | ✓ | | |
| | GA/015 | CLASSROOM | 50.3 | | | 8 | | | ✓ | | |
| | GA/019 | CLASSROOM | 50.1 | | | 9 | | | ✓ | | |
| | GA/037 | CLASSROOM | 47.7 | | | 10 | | | ✓ | | |
| | GA/038 | CLASSROOM | 48.4 | | | 11 | | | ✓ | | |
| | GA/041 | CLASSROOM | 48.4 | | | 12 | | | ✓ | | |
| | GA/042 | CLASSROOM | 48.6 | | | 13 | | | ✓ | | |
| | GA/045 | CLASSROOM | 48.7 | | | 14 | | | ✓ | | |
| | GA/055 | CLASSROOM | 25.1 | | | 15 | | | ✓ | | |
| | GA/058 | CLASSROOM | 25.9 | | | 16 | | | ✓ | | |
| | GA/070 | CLASSROOM | 30.7 | | | 17 | | | ✓ | | |
| | FA/001 | CLASSROOM | 49.1 | | | 18 | | | ✓ | | |
| | FA/005 | CLASSROOM | 49.1 | | | 19 | | | ✓ | | |
| | FA/006 | CLASSROOM | 49.1 | | | 20 | | | ✓ | | |
| | FA/010 | CLASSROOM | 49.1 | | | 21 | | | ✓ | | |
| | FA/013 | CLASSROOM | 54.7 | | | 22 | | | ✓ | | |
| | FA/015 | CLASSROOM | 71.5 | | | 23 | | | ✓ | | |
| | FA/017 | CLASSROOM | 61.8 | | | 24 | | | ✓ | | |
| | GF/002 | HEALTH & SOCIAL CLASSROOM | | | | | | | ✓ | | |
| | GF/024 | MATHS CLASSROOM | | | | | | | REFURB | 25 existing classrooms are within 10% of required space of which 11 are above the required 55sqm. Of the remaining 19 classrooms 12 meet or are above the required 41sqm | |
| | GF/028 | MATHS CLASSROOM | | | | | | | REFURB | | |
| | GF/029 | MATHS CLASSROOM | | | | | | | REFURB | | |
| | GL/001 | R.E CLASSROOM | 56.7 | | | 25 | | | ✓ | | |
| | GL/005 | GEOGRAPHY CLASSROOM | 56.6 | | | 26 | | | ✓ | | |
| | GL/009 | GEOGRAPHY CLASSROOM | 56.5 | | | 27 | | | ✓ | | |
| | GL/011 | GEOGRAPHY CLASSROOM | 56.6 | | | 28 | | | ✓ | | |
| | GL/014 | R.E CLASSROOM | 56.6 | | | 29 | | | ✓ | | |
| | GM/001 | M.F.L CLASSROOM | 54.5 | | | 30 | | | ✓ | | |
| | GM/003 | M.F.L CLASSROOM | 54.5 | | | 31 | | | ✓ | | |
| GM/004 | M.F.L CLASSROOM | 54.5 | | | 32 | | | ✓ | | | |
| GM/007 | M.F.L CLASSROOM | 54.5 | | | 33 | | | ✓ | | | |
| GM/009 | M.F.L CLASSROOM | 54.6 | | | 34 | | | ✓ | | | |
| GM/014 | M.F.L CLASSROOM | 54.3 | | | 35 | | | ✓ | | | |
| GN/008 | CLASSROOM | 59.7 | | | 36 | | | ✓ | | | |
| GN/010 | CLASSROOM | | | | | | | ✓ | Combined with other rooms to make larger classroom | | |
| GN/016 | CLASSROOM | 57.1 | | | 37 | | | ✓ | | | |
| GR/001 | CLASSROOM | 56.2 | | | 38 | | | ✓ | | | |
| GR/005 | CLASSROOM | 56.3 | | | 39 | | | ✓ | | | |
| GR/006 | CLASSROOM | 54.0 | | | 40 | | | ✓ | | | |
| GR/009 | CLASSROOM | 53.9 | | | 41 | | | ✓ | | | |
| GF/026 | MATHS CLASSROOM | | | | | | | REFURB | Room to become part of larger general classroom | | |
| GR/012 | CLASSROOM | 54.0 | | | 2183.8 | 42 | | ✓ | | | |
| ICT | GF/001 | COMPUTER CLASSROOM | 61.7 | | | 1 | | | ✓ | BB103 requires No. 9 ICT rooms @ 62sqm proposal is to retain the existing ICT classrooms, and to remodel the existing sports hall to provide 4No. ICT classrooms, plus build 2No. New ICT classrooms in a new building. | |
| | NEW BUILD | ITC | 62.0 | | | 2 | | | New Build | | |
| | BLOCK K | ITC | 62.0 | | | 3 | | | REFURB | | |
| | BLOCK K | ITC | 62.0 | | | 4 | | | REFURB | | |
| | BLOCK K | ITC | 62.0 | | | 4 | | | REFURB | | |
| | BLOCK K | ITC | 62.0 | | | 5 | | | REFURB | | |
| | NEW BUILD | ITC | 62.0 | | | 7 | | | New Build | | |
| | GI/015 | D&T / COMPUTER ROOM | 80.4 | | | 8 | | | ✓ | | |
| | Wellness | COMPUTER CLASSROOM | 51.0 | | | 565.1 | 9 | | ✓ | | |
| SCIENCE | GE/001 | SCIENCE CLASSROOM | 69.4 | | | 1 | | | ✓ | 9No. General labs @83sqm, 2No. Large labs@90 | |
| | GE/004 | SCIENCE CLASSROOM | 69.3 | | | 2 | | | ✓ | | |
| | GF/017 | CHEMISTRY CLASSROOM | 67.6 | | | 3 | | | ✓ | | |
| | GF/023 | BIOLOGY CLASSROOM | | | | | | | REFURB | | Room to be reconfigured to create new science room |
| | GG/008 | SCIENCE CLASSROOM | 80.9 | | | 4 | | | ✓ | | |
| | GG/010 | SCIENCE CLASSROOM | 75.4 | | | 5 | | | ✓ | | |
| | GG/014 | SCIENCE CLASSROOM | 80.9 | | | 6 | | | ✓ | | |
| | GG/025 | PHYSICS CLASSROOM | 77.4 | | | 7 | | | ✓ | | |
| | GG/029 | PHYSICS CLASSROOM | 74.5 | | | 8 | | | ✓ | | |
| | BLOCK F | SCIENCE CLASSROOM | 97.0 | | | 9 | | | REFURB | | GF028 AND GF/0245 to become one Science room |
| | BLOCK F | SCIENCE CLASSROOM + PREP | 94.9 | | | 10 | | | REFURB | | GF003 + GF011 |
| | BLOCK F | SCIENCE CLASSROOM | 83.5 | | | 11 | | | REFURB | | GF /023 and GF/026 reconfigured to create new science room |
| BLOCK F | SCIENCE CLASSROOM | 93.8 | | | 12 | | | REFURB | GF008, GF009 & GF010 | | |
| Former Gym | SCIENCE CLASSROOM | | | | | | | RELOCATE | | | |
| GG/030 | SCIENCE CLASSROOM | 73.6 | | | 1038.2 | 13 | | ✓ | | | |
| GH/005 | ART CLASSROOM | 54.7 | | | | 1 | | ✓ | | | |

| Category | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------|-----------------|------------------------------------|-----------|---------------|----------|---------------|-----------------------------------|---|--|---|
| ART | GH/006 | ART CLASSROOM | 96.5 | | | 2 | | BB103 requires 5 Art classrooms 2no @ 83sqm and 2no. @ 97sqm | ✓ | Proposal is to retain existing art block and build 2No. New 97sqm art rooms within the new building |
| | GH/015 | ART CLASSROOM | 28.8 | | | 3 | | | ✓ | |
| | NEW BUILD | ART CLASSROOM | 97.0 | | | 4 | | | New Build | |
| | NEW BUILD | ART CLASSROOM | 97.0 | | | 5 | | | New Build | |
| | GH/016 | ART CLASSROOM | 82.6 | | 456.6 | 6 | | | ✓ | |
| MUSIC / DRAMA | GB/011 | CLASSROOM | 70.0 | | | 1 | | | ✓ | |
| | GB/001 | CLASSROOM | 24.1 | | | 2 | | | ✓ | |
| | GB/007 | CLASSROOM | 14.8 | | | 3 | | | ✓ | |
| | GB/024 | CLASSROOM | 61.6 | | | 4 | | | ✓ | |
| | GB/026 | CLASSROOM | 38.7 | | | 5 | | | ✓ | |
| | GG/001 | DRAMA STUDIO | 143.6 | | 352.8 | 6 | | | ✓ | |
| TECHNOLOGY | GF/008 | TEXTILE CLASSROOM | | | | | | BB103 requires 8 design and technology. No.4 @97, No.3 @83sqm | REFURB | IDP proposal relocates wellness centre closer to existing technology block, and convert the gym inside to technology. 1No New technology classroom @97sqm to be provided within the remodelled sports hall. |
| | GF/011 | FOOD TECHNOLOGY | | | | | | | REFURB | |
| | GI/002 | D&T CLASSROOM / WOOD | 80.5 | | | 1 | | | ✓ | |
| | GI/004 | D&T CLASSROOM | 67.5 | | | 2 | | | ✓ | |
| | GI/013 | D&T CLASSROOM / BUILDING MATERIALS | 57.7 | | | 3 | | | ✓ | |
| | GI/014 | D&T CLASSROOM | 17.5 | | | 4 | | | ✓ | |
| | GI/022 | D&T CLASSROOM / WOOD | 79.9 | | | 6 | | | ✓ | |
| | GF/003 | FOOD TECHNOLOGY | | | | 7 | | | ✓ | |
| | BLOCK K | TECHNOLOGY | 97.0 | | | 8 | | | RELOCATE | |
| | BLOCK S | FOOD TECHNOLOGY | 114.0 | | | 9 | | | REFURB | |
| Wellness | FOOD TECHNOLOGY | 97.0 | | 611.1 | 10 | | ✓ | | | |

| Category | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes | | |
|--------------------|------------|---------------------------|-----------|---------------|----------|---------------|-----------------------------------|--|---|--|---|---|
| LARGE SPACES | GA/080 | HALL | 226 | | | 1 | | Existing 114sqm gym space in Wellness Centre is additional to BB103 requirements | ✓ | Existing gym to be reconfigured to form classrooms | | |
| | GA/068 | GYM | | | | | | | REFURB | | | |
| | NEW BUILD | GYM | 594 | | | 2 | | | ✓ | | | |
| | GP/011 | DANCING HALL | 141.1 | | | 3 | | | ✓ | | | |
| | Wellness | GYM | | | 961.1 | | | | RELOCATE | | Suggested gym converted into No.2 general classrooms. School to relocate, possible into exg gym space | |
| | | | | | | | | | | | | |
| LARGE SPACES | GA/024 | CANTEEN | | | | | | BB103 requires 12No. 208sqm dining space and 1No. @132sqm sixth form space | ✓ | Canteen and Dining Room combined: It is proposed to retain the existing dining spaces, and provide additional dining area on the main hall stage area. | | |
| | GA/081 | DINING ROOM | 286 | | | 1 | | | ✓ | | | |
| | GA/092 | CONSERVATORY = SIXTH FORM | 182.9 | | 468.9 | 2 | | ✓ | | | | |
| LEARNING RESOURCES | GA/030 | LIBRARY | 90.9 | | | 1 | | | ✓ | | | |
| | GA/033 | LIBRARY | 91.6 | | | 2 | | | ✓ | | | |
| | GA/093 | CONSERVATORY = SIXTH FORM | 83.1 | | 265.6 | 3 | | | ✓ | | | |
| | GH/018 | KILN ROOM | 4.9 | | | 1 | | | ✓ | | | |
| | GH/019 | CLAY ROOM | 7.3 | | | 2 | | | ✓ | | | |
| | GB/010 | PRACTICE | 5.6 | | | 3 | | | ✓ | | | |
| | GB/012 | PRACTICE | 5.8 | | | 4 | | | ✓ | | | |
| | GB/013 | PRACTICE | 5.8 | | | 5 | | | ✓ | | | |
| | GB/014 | PRACTICE | 6.1 | | | 6 | | | ✓ | | | |
| | GB/019 | PRACTICE | 4.9 | | | 7 | | | ✓ | | | |
| | GB/020 | PRACTICE | 4.9 | | | 8 | | | ✓ | | | |
| | GB/021 | PRACTICE | 5.1 | | | 9 | | | ✓ | | | |
| | GB/022 | PRACTICE | 6.1 | | | 10 | | | ✓ | | | |
| | GB/023 | PRACTICE | 7.4 | | | 11 | | | ✓ | | | |
| | GB/025 | SOUND ROOM | 7.6 | | 71.5 | 12 | | | ✓ | | | |
| | GD/018 | MEDICAL | 11.1 | | | 1 | | | BB103 requires 8 SEN and support spaces. No. 2 rooms @ 16sqm, No. 5 @ 9sqm, No. 1 @ 12sqm | | ✓ | Proposal is to refurbish existing rooms to provide group rooms: GK/006, GK/007, GA/054, GA/059, GN/007 AND GN/015 |
| | GI/007 | MEDICAL ROOM | 6.8 | | 17.9 | 2 | | | | | REFURB | |
| | GN007 | GROUP ROOM | 11.2 | | | 3 | | | | | REFURB | |
| | GN015 | GROUP ROOM | 10.1 | | | 4 | | | | | REFURB | |
| | BLOCK K | SEN | 16.1 | | | 5 | | | | | REFURB | |
| | BLOCK K | SEN | 25.8 | | | 6 | | | | | REFURB | |
| | BLOCK K | GROUP ROOM | 9.0 | | | 7 | | | | | REFURB | |
| | BLOCK A | GROUP ROOM | 10.5 | | | 8 | | | | | REFURB | |
| BLOCK A | GROUP ROOM | 10.4 | | | 9 | | REFURB | | | | | |
| | GA/001 | OFFICE | 8.7 | | | 1 | | | ✓ | | | |
| | GA/004 | OFFICE | 8.9 | | | 2 | | | ✓ | | | |
| | GA/022 | OFFICE | 6.2 | | | 3 | | | ✓ | | | |
| | GA/026 | OFFICE | 13.2 | | | 4 | | | ✓ | | | |
| | GA/027 | OFFICE | 8.5 | | | 5 | | | ✓ | | | |
| | GA/031 | OFFICE | 17.1 | | | 6 | | | ✓ | | | |
| | GA/035 | OFFICE | 7.5 | | | 7 | | | ✓ | | | |
| | GA/052 | OFFICE | 8.8 | | | 8 | | | ✓ | | | |
| | GA/054 | OFFICE | | | | | | | ✓ | | Suggested space becomes group room | |
| | GA/056 | OFFICE | 5.7 | | | 9 | | | ✓ | | | |
| | GA/057 | OFFICE | 5.6 | | | 10 | | | ✓ | | | |
| | GA/059 | OFFICE | | | | | | | ✓ | | Suggested space becomes group room | |
| | GA/071 | OFFICE | 17.1 | | | 11 | | | ✓ | | | |
| | GA/094 | OFFICE | 8.2 | | | 12 | | | ✓ | | | |
| | GA/095 | OFFICE | 6.9 | | | 13 | | | ✓ | | | |
| | GA/096 | OFFICE | 10.4 | | | 14 | | | ✓ | | | |
| FA/011 | OFFICE | 24.5 | | | 15 | | ✓ | | | | | |
| FA/016 | OFFICE | 19.3 | | | 16 | | ✓ | | | | | |

| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|-----------|-----------------------|-----------|---------------|----------|---------------|-----------------------------------|---|--|-------|
| GB/015 | OFFICE | 18.1 | | | 17 | | | ✓ | |
| FC/002 | OFFICE | 14.9 | | | 18 | | | ✓ | |
| FC/003 | OFFICE | 25.6 | | | 19 | | | ✓ | |
| GD/003 | OFFICE | 27.9 | | | 20 | | | ✓ | |
| GD/004 | REPROGRAPHICS | 12.2 | | | 21 | | | ✓ | |
| GD/005 | OFFICE | 8.6 | | | 22 | | | ✓ | |
| GD/007 | OFFICE | 20.9 | | | 23 | | | ✓ | |
| GD/009 | STAFF ROOM | 66.2 | | | 24 | | | ✓ | |
| GD/019 | RECEPTION | 23.9 | | | 25 | | | ✓ | |
| FD/001 | OFFICE | 24.1 | | | 26 | | | ✓ | |
| FD/002 | OFFICE | 16.9 | | | 27 | | | ✓ | |
| FD/003 | OFFICE | 9.7 | | | 28 | | | ✓ | |
| FD/007 | OFFICE | 30.3 | | | 29 | | | ✓ | |
| FD/008 | OFFICE | 15.0 | | | 30 | | | ✓ | |
| FD/009 | OFFICE | 13.4 | | | 31 | | | ✓ | |
| FD/010 | OFFICE | 28.1 | | | 32 | | | ✓ | |
| GF/022 | STAFF ROOM | 24.2 | | | 33 | | | ✓ | |
| GG/004 | OFFICE | 7.1 | | | 34 | | | ✓ | |
| GG/024 | HEAD'S OFFICE | 14.5 | | | 35 | | | ✓ | |
| GH/009 | STAFF ROOM | 14.1 | | | 36 | | | ✓ | |
| GI/008 | OFFICE | 4.8 | | | 37 | | | ✓ | |
| GI/011 | D&T OFFICE | 26.1 | | | 38 | | | ✓ | |
| NEW BUILD | OFFICE | 6.1 | | | 46 | | | ✓ | |
| NEW BUILD | PE OFFICE | 17.2 | | | 45 | | | NEW BUILD | |
| GN/009 | OFFICE | 6.3 | | | 44 | | | ✓ | |
| GM/024 | STAFF ROOM | 24.4 | | | 43 | | | ✓ | |
| GM/015 | OFFICE | 6.5 | | | 42 | | | ✓ | |
| GL/003 | OFFICE | 2.8 | | | 40 | | | ✓ | |
| GK/015 | STAFF OFFICE | 7.7 | | | 39 | | | ✓ | |
| GL/012 | OFFICE + GL/013 CIRC. | 18.3 | | | 41 | | | REFURB | |
| NEW BUILD | STORE | 45 | | | 1 | | | NEW BUILD | |
| NEW BUILD | STORE | 26 | | | 2 | | | NEW BUILD | |
| NEW BUILD | STORE | 13.5 | | | 3 | | | NEW BUILD | |
| GA/011 | STORE | 3.4 | | | 4 | | | ✓ | |
| GA/012 | STORE | 5.0 | | | 5 | | BB103 requires 568sqm of storage across 64 spaces within the school site. | ✓ | |
| GA/013 | STORE | 4.1 | | | 6 | | | ✓ | |
| GA/016 | STORE | 3.9 | | | 7 | | | ✓ | |
| GA/017 | STORE | 3.5 | | | 8 | | | ✓ | |
| GA/021 | STORE | 4.2 | | | 9 | | | ✓ | |
| GA/032 | STORE | 11.3 | | | 10 | | | ✓ | |
| GA/034 | STORE | 0.9 | | | 11 | | | ✓ | |
| GA/036 | STORE | 5.5 | | | 12 | | | ✓ | |
| GA/039 | STORE | 4.8 | | | 13 | | | ✓ | |
| GA/040 | STORE | 5.1 | | | 14 | | | ✓ | |
| GA/043 | STORE | 5.1 | | | 15 | | | ✓ | |
| GA/044 | STORE | 4.8 | | | 16 | | | ✓ | |
| GA/046 | STORE | 2.6 | | | 17 | | | ✓ | |
| GA/053 | RESOURCES | 10.3 | | | 18 | | | ✓ | |
| GA/065 | STORE | 10.2 | | | 19 | | | ✓ | |
| GA/069 | STORE | 12.7 | | | 20 | | | ✓ | |
| GA/075 | STORE | 9.7 | | | 21 | | | ✓ | |
| GA/076 | STORE | 12.3 | | | 22 | | | ✓ | |
| GA/077 | STORE | 2.6 | | | 23 | | | ✓ | |
| GA/078 | STORE | 40.1 | | | 24 | | | ✓ | |
| GA/079 | STORE | 9.2 | | | 25 | | | ✓ | |
| GA/086 | STORE | 1.7 | | | 26 | | | ✓ | |
| FA/002 | STORE | 2.1 | | | 27 | | | ✓ | |
| FA/003 | STORE | 2.1 | | | 28 | | | ✓ | |
| FA/007 | STORE | 2.1 | | | 29 | | | ✓ | |
| FA/008 | STORE | 2.1 | | | 30 | | | ✓ | |
| FA/012 | STORE | 10.9 | | | 31 | | | ✓ | |
| GB/002 | STORE | 8.4 | | | 32 | | | ✓ | |
| GB/006 | STORE | 4.3 | | | 33 | | | ✓ | |
| GB/009 | STORE | 4.8 | | | 34 | | | ✓ | |
| GB/018 | STORE | 1.6 | | | 35 | | | ✓ | |
| GC/001 | GARAGE/STORE | 45.4 | | | 36 | | | ✓ | |
| GC/002 | STORE | 11.1 | | | 37 | | | ✓ | |
| GC/003 | STORE | 17.8 | | | 38 | | | ✓ | |
| GD/006 | STORE | 3.6 | | | 39 | | | ✓ | |
| GD/010 | STORE | 4.4 | | | 40 | | | ✓ | |
| GD/020 | STORE | 0.6 | | | 41 | | | ✓ | |
| GD/023 | RESOURCES | 5.9 | | | 42 | | | ✓ | |
| GD/025 | STORE | 1.6 | | | 43 | | | ✓ | |
| GD/026 | STORE | 0.8 | | | 44 | | | ✓ | |
| GD/027 | STORE | 1.3 | | | 45 | | | ✓ | |
| GD/028 | STORE | 2.2 | | | 46 | | | ✓ | |
| GD/030 | STORE | 1.4 | | | 47 | | | ✓ | |
| FD/005 | STORE | 4.8 | | | 48 | | | ✓ | |
| FD/013 | STORE | 5.7 | | | 49 | | | ✓ | |
| FD/014 | STORE | 3.8 | | | 50 | | | ✓ | |
| GE/003 | SCIENCE PREP room | 18.2 | | | 51 | | | ✓ | |

STAFF AND ADMIN

| GF/018 | STORE | 1.0 | | | | 52 | | | ✓ | |
|-----------------------------|----------------------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|--|
| GF/019 | STORE | 6.1 | | | | 53 | | | ✓ | |
| GF/021 | STORE | 7.6 | | | | 54 | | | ✓ | |
| GG/002 | DRAMA STORE | 9.6 | | | | 55 | | | ✓ | |
| GG/005 | STORE | 1.2 | | | | 56 | | | ✓ | |
| GG/006 | STORE | 1.1 | | | | 57 | | | ✓ | |
| GG/007 | STORE | 2.1 | | | | 58 | | | ✓ | |
| GG/009 | BOOK STORE | 3.9 | | | | 59 | | | ✓ | |
| GG/011 | SCIENCE STORE | 7.1 | | | | 60 | | | ✓ | |
| GG/012 | STORE | 2.9 | | | | 61 | | | ✓ | |
| GG/015 | SCIENCE PREP ROOM | 74.0 | | | | 62 | | | ✓ | |
| GG/016 | STORE | 4.0 | | | | 63 | | | ✓ | |
| GG/017 | SCIENCE WORKSHOP | 13.4 | | | | 64 | | | ✓ | |
| GG/023 | BOOK STORE | 6.2 | | | | 65 | | | ✓ | |
| GG/027 | DARK ROOM | 7.2 | | | | 66 | | | ✓ | |
| GG/028 | STORE | 8.7 | | | | 67 | | | ✓ | |
| GH/001 | STORE | 4.4 | | | | 68 | | | ✓ | |
| GH/002 | STORE | 4.1 | | | | 69 | | | ✓ | |
| GH/004 | STORE | 5.0 | | | | 70 | | | ✓ | |
| GH/007 | STORE | 3.0 | | | | 71 | | | ✓ | |
| GH/011 | DARK ROOM | 13.0 | | | | 72 | | | ✓ | |
| GH/012 | DARK ROOM | 12.2 | | | | 73 | | | ✓ | |
| GH/014 | STORE | 1.7 | | | | 74 | | | ✓ | |
| Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes | |
| GH/017 | STORE | 9.6 | | | | 73 | | ✓ | | |
| GI/001 | MACHINE SHOP / STORE/ WOOD | 31.8 | | | | 74 | | ✓ | | |
| GI/009 | STORE | 3.3 | | | | 75 | | ✓ | | |
| GI/010 | STORE / CIRCULATION | 15.1 | | | | 76 | | ✓ | | |
| GI/012 | STORE | 17.3 | | | | 77 | | ✓ | | |
| GI/016 | MACHINE SHOP / STORE | 16.6 | | | | 78 | | ✓ | | |
| GI/018 | STORE | 3.2 | | | | 79 | | ✓ | | |
| GI/019 | STORE | 9.0 | | | | 80 | | ✓ | | |
| GI/020 | STORE | 8.9 | | | | 81 | | ✓ | | |
| GI/021 | FURNACE ROOM | 18.2 | | | | 82 | | ✓ | | |
| GJ/001 | STORE | 41.8 | | | | 83 | | ✓ | | |
| GJ/002 | STORE | 33.1 | | | | 84 | | ✓ | | |
| GK/002 | STORE | 3.9 | | | | 85 | | ✓ | | |
| GK/004 | GYM EQUIPMENT | 26.7 | | | | 86 | | ✓ | | |
| GK/005 | CLEANER'S STORE | 0.7 | | | | 87 | | ✓ | | |
| GL/002 | STORE | 3.5 | | | | 88 | | ✓ | | |
| GL/007 | STORE | 4.6 | | | | 89 | | ✓ | | |
| GL/008 | STORE | 8 | | | | 90 | | ✓ | | |
| GM/002 | RESOURCES | 22.6 | | | | 91 | | ✓ | | |
| GM/005 | STORE | 9 | | | | 92 | | ✓ | | |
| GM/006 | RESOURCES | 11.6 | | | | 93 | | ✓ | | |
| GM/011 | STORE | 0.8 | | | | 94 | | ✓ | | |
| GM/012 | STORE | 0.8 | | | | 95 | | ✓ | | |
| GM/013 | STORE | 9.6 | | | | 96 | | ✓ | | |
| GN/005 | STORE | 3.6 | | | | 97 | | ✓ | | |
| GN/006 | STORE | 3.6 | | | | 98 | | ✓ | | |
| GN/014 | STORE | 8.3 | | | | 99 | | ✓ | | |
| GR/003 | STORE | 3.6 | | | | 100 | | ✓ | | |
| GR/004 | STORE | 3.5 | | | | 101 | | ✓ | | |
| GR/007 | STORE | 4.6 | | | | 102 | | ✓ | | |
| GR/011 | STORE | 4.5 | | | | 103 | | ✓ | | |
| GR/014 | STORE | 4.6 | | | | 104 | | ✓ | | |
| GP/006 | STORE | 0.7 | | | | 105 | | ✓ | | |
| | STORAGE (TOTAL) | | | 886.2 | | | | | | |
| Total Net floor area | | | | | | | | | | |
| | | | | 7878.8 | | | | | | |
| Non - Net Area | | | | | | | | | | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------|-----------|---|-----------|---------------|----------|---------------|-----------------------------------|---|--|-------|
| KITCHEN AREAS | GA/067 | KITCHEN | 8.2 | | | 1 | | | ✓ | |
| | GA/082 | KITCHEN (including prep, office, wc and stores) | 136 | | | 2 | | | ✓ | |
| | GD/012 | KITCHEN | 5.7 | | | 4 | | | ✓ | |
| | NEW BUILD | KITCHEN | 17.0 | | | 5 | | BB103 requires 1No. Kitchen prep & survey @151sqm | NEW BUILD | |
| | FD/006 | KITCHEN | 8.7 | | 175.6 | 6 | | | ✓ | |
| WC / CHANGING | GA/002 | GIRLS TOILETS | 26.2 | | | 1 | | | ✓ | |
| | GA/005 | TOILETS | 2.7 | | | 2 | | | ✓ | |
| | GA/008 | BOYS TOILETS | 27.7 | | | 3 | | | ✓ | |
| | GA/047 | GIRLS TOILETS | 20.2 | | | 4 | | | ✓ | |
| | GA/048 | BOYS TOILETS | 9.2 | | | 5 | | | ✓ | |
| | GA/049 | TOILETS | 1.2 | | | 6 | | | ✓ | |
| | GA/051 | TOILETS | 1.9 | | | 7 | | | ✓ | |
| | GA/062 | CHANGING ROOMS | 14.3 | | | 8 | | | ✓ | |
| | GA/063 | TOILETS | 10.9 | | | 9 | | | ✓ | |
| | GA/064 | CHANGING ROOMS | 49.3 | | | 10 | | | ✓ | |
| | GA/072 | TOILETS | 1.8 | | | 11 | | | ✓ | |
| | GA/073 | TOILETS | 1.3 | | | 12 | | | ✓ | |
| | GA/074 | TOILETS | 1.2 | | | 13 | | | ✓ | |
| | GA/097 | TOILETS | 1 | | | 15 | | | ✓ | |
| | GB/004 | TOILET | 2.5 | | | 16 | | | ✓ | |
| | GB/005 | TOILET | 3.7 | | | 17 | | | ✓ | |
| | GD/014 | TOILET | 1.4 | | | 18 | | | ✓ | |
| | GD/015 | TOILET | 3.0 | | | 19 | | | ✓ | |
| | GD/016 | TOILET | 14.2 | | | 20 | | | ✓ | |
| | GD/022 | TOILET | 9.8 | | | 21 | | | ✓ | |
| | FD/004 | TOILET | 5.4 | | | 22 | | | ✓ | |
| | GF/012 | STAFF TOILET | 3.8 | | | 23 | | | ✓ | |
| | GF/013 | STAFF TOILET | 3.9 | | | 24 | | | ✓ | |
| | GF/014 | GIRLS TOILET | 17.7 | | | 25 | | | ✓ | |
| | GF/016 | BOYS TOILET | 10.7 | | | 26 | | | ✓ | |
| | GG/019 | GIRLS TOILETS | 9.7 | | | 27 | | | ✓ | |
| | GG/020 | BOYS TOILETS | 10.8 | | | 28 | | | ✓ | |
| | GG/021 | STAFF TOILET | 3.5 | | | 29 | | | ✓ | |
| | GH/010 | TOILET | 4.3 | | | 30 | | | ✓ | |
| | GI/006 | TOILET | 3.8 | | | 31 | | | ✓ | |
| | GI/017 | TOILET | 4.4 | | | 32 | | | ✓ | |
| | GK/009 | CHANGING ROOM | 11.5 | | | 33 | | | ✓ | |
| | GK/010 | CHANGING ROOM | 11.5 | | | 34 | | | ✓ | |
| | GK/011 | CHANGING ROOM | 11.7 | | | 35 | | | ✓ | |
| | GK/013 | SHOWER ROOM | 13.2 | | | 36 | | | ✓ | |
| | GK/014 | TOILET | 13.0 | | | 37 | | | ✓ | |
| | GM/016 | BOYS TOILET | 17 | | | 38 | | | ✓ | |
| | GM/017 | DISABLED TOILET | 2.8 | | | 39 | | | ✓ | |
| | GM/018 | GIRLS TOILET | 16.9 | | | 40 | | | ✓ | |
| | GM/020 | FEMALE STAFF TOILET | 6 | | | 41 | | | ✓ | |
| | GM/022 | MALE STAFF TOILET | 6.6 | | | 42 | | | ✓ | |
| | GN/001 | BOYS TOILET | 19.8 | | | 43 | | | ✓ | |
| | GN/002 | DISABLED TOILET | 3.3 | | | 44 | | | ✓ | |
| | GN/017 | GIRLS TOILET | 13.6 | | | 45 | | | ✓ | |
| | GP/002 | BOYS TOILET | 2.6 | | | 46 | | | ✓ | |
| | GP/003 | BOYS CHANGING ROOM | 10.5 | | | 47 | | | ✓ | |
| | GP/005 | TOILET / SHOWER | 4.2 | | | 48 | | | ✓ | |
| | GP/009 | TOILET | 2.6 | | | 49 | | | ✓ | |
| | GP/010 | GIRLS CHANGING ROOM | 10.6 | | | 50 | | | ✓ | |
| | Wellness | DISABLED TOILET | 3.5 | | | 51 | | | ✓ | |
| | NEW BUILD | WC | 19 | | | 52 | | | NEW BUILD | |
| | NEW BUILD | WC | 19 | | | 53 | | | NEW BUILD | |
| | NEW BUILD | CHANGING ROOMS | 54.0 | | | 54 | | | NEW BUILD | |
| | NEW BUILD | CHANGING ROOMS | 54 | | | 55 | | | NEW BUILD | |
| | NEW BUILD | DISABLED CHANGING | 16.2 | | 624.6 | 56 | | | NEW BUILD | |
| | PLANT | GA/009 | PLANT | 3.9 | | | 1 | | | ✓ |
| GA/028 | | IT | 3.7 | | | 2 | | | ✓ | |
| GA/061 | | PLANT | 1.9 | | | 3 | | | ✓ | |
| GA/083 | | PLANT | 1.7 | | | 4 | | | ✓ | |
| BA/001 | | BOILER | 70.9 | | | 5 | | | ✓ | |
| BA/002 | | BOILER | 20.7 | | | 6 | | | ✓ | |
| BA/003 | | PLANT/ELECTRICAL | 11.4 | | | 7 | | | ✓ | |
| GB/008 | | PLANT ROOM | 3.4 | | | 8 | | | ✓ | |
| GC/004 | | PLANT/ELECTRICAL | 13.0 | | | 9 | | | ✓ | |
| GD/011 | | PLANT ROOM | 5.2 | | | 10 | | | ✓ | |
| FD/011 | | IT | 4.6 | | | 11 | | | ✓ | |
| GF/020 | | PLANT | 9.6 | | | 12 | | | ✓ | |
| GG/022 | | PLANT ROOM | 2.6 | | | 13 | | | ✓ | |
| GH/003 | | PLANT ROOM | 3.6 | | | 14 | | | ✓ | |
| GK/003 | | PLANT | 11.1 | | | 15 | | | ✓ | |
| FK/001 | | PLANT | 21.6 | | | 16 | | | ✓ | |
| GM/019 | | PLANT | 3.9 | | | 17 | | | ✓ | |
| GM/023 | | PLANT | 3.7 | | | 18 | | | ✓ | |
| GN/018 | | PLANT ROOM | 6.9 | | | 19 | | | ✓ | |

| | Room Ref | User Room Name | Area (m2) | No. of pupils | Subtotal | No. of spaces | Undersized in comparison to BB103 | BB103 requirement | Retained as existing within IDP proposal | Notes |
|---------------------------------|----------|----------------|-----------|---------------|----------|---------------|-----------------------------------|-------------------|--|-------|
| CIRCULATION | GA/006 | CIRCULATION | 1.9 | | | 1 | | | ✓ | |
| | GA/007 | CIRCULATION | 34.7 | | | 2 | | | ✓ | |
| | GA/018 | CIRCULATION | 44.5 | | | 3 | | | ✓ | |
| | GA/020 | CIRCULATION | 24.0 | | | 4 | | | ✓ | |
| | GA/023 | CIRCULATION | 69.7 | | | 5 | | | ✓ | |
| | GA/025 | CIRCULATION | 117.7 | | | 6 | | | ✓ | |
| | GA/029 | CIRCULATION | 3.8 | | | 7 | | | ✓ | |
| | GA/050 | CIRCULATION | 125.1 | | | 8 | | | ✓ | |
| | GA/060 | CIRCULATION | 5.2 | | | 9 | | | ✓ | |
| | GA/066 | CIRCULATION | 54.2 | | | 10 | | | ✓ | |
| | BA/004 | CIRCULATION | 5 | | | 11 | | | ✓ | |
| | FA/004 | CIRCULATION | 16.1 | | | 12 | | | ✓ | |
| | FA/009 | CIRCULATION | 16.4 | | | 13 | | | ✓ | |
| | FA/014 | CIRCULATION | 7.1 | | | 14 | | | ✓ | |
| | GB/003 | CIRCULATION | 15.9 | | | 15 | | | ✓ | |
| | GB/016 | CIRCULATION | 14.5 | | | 16 | | | ✓ | |
| | GB/017 | CIRCULATION | 37.9 | | | 17 | | | ✓ | |
| | GC/005 | CIRCULATION | 3.7 | | | 18 | | | ✓ | |
| | FC/001 | CIRCULATION | 4.6 | | | 19 | | | ✓ | |
| | GD/001 | CIRCULATION | 3.6 | | | 20 | | | ✓ | |
| | GD/002 | CIRCULATION | 7.4 | | | 21 | | | ✓ | |
| | GD/008 | CIRCULATION | 6.6 | | | 22 | | | ✓ | |
| | GD/013 | CIRCULATION | 1.7 | | | 23 | | | ✓ | |
| | GD/017 | CIRCULATION | 11.7 | | | 24 | | | ✓ | |
| | GD/021 | CIRCULATION | 10.5 | | | 25 | | | ✓ | |
| | GD/024 | CIRCULATION | 2.4 | | | 26 | | | ✓ | |
| | GD/029 | CIRCULATION | 2.7 | | | 27 | | | ✓ | |
| | FD/012 | CIRCULATION | 18.3 | | | 28 | | | ✓ | |
| | FD/015 | CIRCULATION | 11.3 | | | 29 | | | ✓ | |
| | GE/002 | CIRCULATION | 7.9 | | | 30 | | | ✓ | |
| | GF/007 | CIRCULATION | 15.0 | | | 31 | | | ✓ | |
| | GF/015 | CIRCULATION | 46.9 | | | 32 | | | ✓ | |
| | GF/027 | CIRCULATION | 51.7 | | | 33 | | | ✓ | |
| | GG/003 | CIRCULATION | 12.7 | | | 34 | | | ✓ | |
| | GG/013 | CIRCULATION | 19.6 | | | 35 | | | ✓ | |
| | GG/018 | CIRCULATION | 51.6 | | | 36 | | | ✓ | |
| | GG/026 | LOBBY | 0.8 | | | 37 | | | ✓ | |
| | GG/031 | CIRCULATION | 3.2 | | | 38 | | | ✓ | |
| | GH/008 | CIRCULATION | 2.7 | | | 39 | | | ✓ | |
| | GH/013 | LOBBY | 2.5 | | | 40 | | | ✓ | |
| | GI/003 | CIRCULATION | 11.8 | | | 41 | | | ✓ | |
| | GI/005 | CIRCULATION | 3.9 | | | 42 | | | ✓ | |
| | GK/008 | CIRCULATION | 39.3 | | | 43 | | | ✓ | |
| | GK/012 | CIRCULATION | 15.0 | | | 44 | | | ✓ | |
| | GL/004 | CIRCULATION | 1.7 | | | 45 | | | ✓ | |
| | GL/006 | CIRCULATION | 5.2 | | | 46 | | | ✓ | |
| | GL/010 | CIRCULATION | 41.5 | | | 47 | | | ✓ | |
| | GM/008 | CIRCULATION | 35.8 | | | 48 | | | ✓ | |
| | GM/010 | CIRCULATION | 10.7 | | | 49 | | | ✓ | |
| | GM/021 | CIRCULATION | 2.2 | | | 50 | | | ✓ | |
| | GM/025 | CIRCULATION | 26.2 | | | 51 | | | ✓ | |
| | GN/013 | CIRCULATION | 4.1 | | | 52 | | | ✓ | |
| | GN/019 | CIRCULATION | 38.1 | | | 53 | | | ✓ | |
| | GR/002 | CIRCULATION | 10.5 | | | 54 | | | ✓ | |
| | GR/008 | CIRCULATION | 5.8 | | | 55 | | | ✓ | |
| | GR/010 | CIRCULATION | 5.8 | | | 56 | | | ✓ | |
| | GR/013 | CIRCULATION | 5.8 | | | 57 | | | ✓ | |
| | GP/001 | CIRCULATION | 11.7 | | | 58 | | | ✓ | |
| | GP/004 | CIRCULATION | 1 | | | 59 | | | ✓ | |
| | GP/008 | CIRCULATION | 0.9 | | | 60 | | | ✓ | |
| | Wellness | CIRCULATION | 33.3 | | | 61 | | | ✓ | |
| Total Non-net floor area | | | | | 1,203.1 | | | | | |
| Total Non-net floor area | | | | | 2003.3 | | | | | |

TOTAL NON-NET FLOOR AREA (EXCLUDING PARTITIONS):
EXISTING GIFA (INCLUDING PARTITIONS):
NEW BUILD GIFA (INCLUDING PARTITIONS):

TOTAL PROPOSED GROSS INTERNAL FLOOR AREA: 9882.1

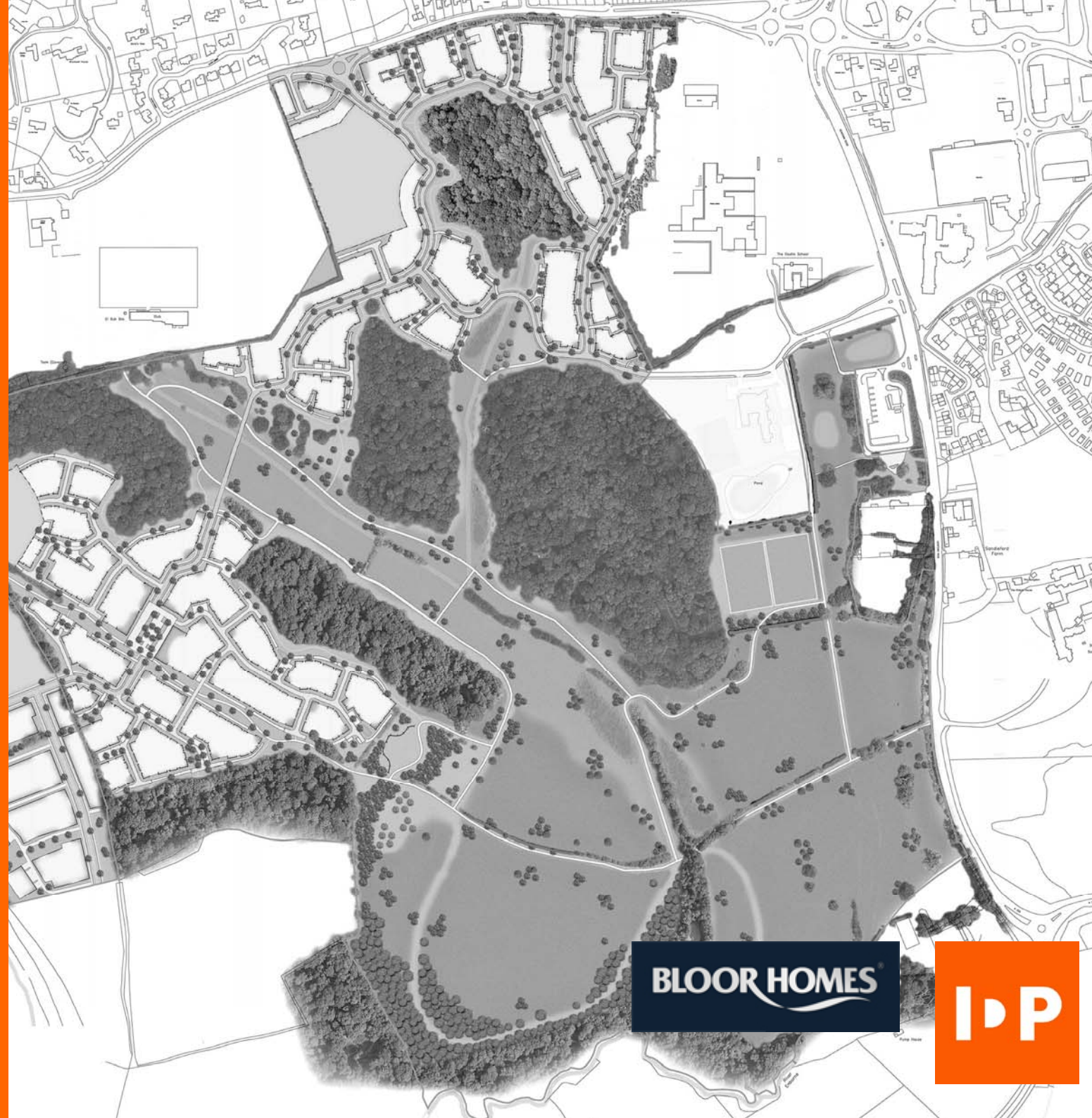


Appendix 4: IDP Primary School Feasibility Study

C2418 Sandlesford Park
Primary School

RIBA Stage 01
Feasibility Report

Issued July 2018



1.1 Contents

| | | | |
|---|----------------------------|-----|-------------------------------------|
| 1 | Contents and Introduction | 1.1 | Contents |
| | | 1.2 | Introduction |
| 2 | Design Brief | 2.1 | Design Brief |
| 3 | Schedules of Accommodation | 3.1 | Overview |
| | | 3.2 | BB103 Calculator |
| 4 | Preliminary Design | 4.1 | Site Plan—1FE Option |
| | | 4.2 | External Areas—1FE Option |
| | | 4.3 | Floor Plans—1FE Option |
| | | 4.4 | Contractors Site Plan—2FE Extension |
| | | 4.5 | Site Plan—2FE Option |
| | | 4.6 | External Areas—2FE Option |
| | | 4.7 | Floor Plans—2FE Option |
| | | 4.8 | Indicative Sections |
| 5 | Further Information | 5.1 | Next Steps |

1.2 Introduction

IDP were commissioned by Bloor Homes to produce RIBA stage 01 level proposals for a new primary school, to be constructed alongside the Sandleford Park residential development, application 18/00764/OUTMAJ.

The purpose of these proposals is to confirm that the a 2FE primary school, 52 place Nursery and associated grounds and parking are able to be delivered in line with BB103 requirements, inside the allocated site area, within the overall masterplan to meet the necessary requirements of West Berkshire Council, and that this development can be phased from an initial hybrid 1FE proposal

IDP have completed numbers new build primary schools within ‘new communities’ developments across the country. Many have required the school to be designed in a manner than allows for future expansion. Recent built examples of these are as follows:

- Rissington Primary School, Cotswolds: designed as a 1FE school to be built in two phases – ½ FE expanding to 1 FE
- Montague Park Primary School, Wokingham: designed as a 3FE primary School to be built in two phases – 2FE expanding to 3FE

2.1 Design Brief

Bloor Homes' proposed 1,000 dwelling development with 80 bed care home, 18/00764/OUTMAJ, received an Education Response from West Berkshire Council (WBC). This is as part of a wider development application which totals 1,500 dwellings. This document outlined the following requirements for a new primary school, to be later set out in a S106 agreement



Primary Provision:

- A single 2-form entry (2FE) primary school is required.
- There should be no shared facilities located on the school site.
- The site area should be based on the Department for Education's (DfE) "Building Bulletin 103 (BB103) Area Guidelines."

Early Years Provision:

- A 52FTE place Early Years facility is required on site
- The site requirement for the Early Years facility should be bound up with that of the overall site area for a Primary School.
- The Early Years facility will be integral to the primary school building

Other Requirements:

- As established by the WBC Building Heights Parameter Plan, the school building is to be a maximum of 2 storeys, and a maximum ridge height of 11m is preferred.
- It is likely that a 1FE "hybrid" school is to be built first, with an extension to increase to 2FE as the residential development builds out.

Employers Requirements:

- WBC has an Employer's requirement Document (ERD) for new build primary schools to be followed as well.
- This document incorporates current national and local guidance, DfE Baseline Designs and DfE BB103.
- The typical EFA baseline 1FE school would be 1 storey, with a 2FE and being 2 storey—this clash is acknowledged by WBC who accept that the 1FE design will be a "hybrid" design.

IDP's approach:

IDP is primarily producing proposals based on WBC's Education Response, with consideration for all other acknowledged guidance within this document.

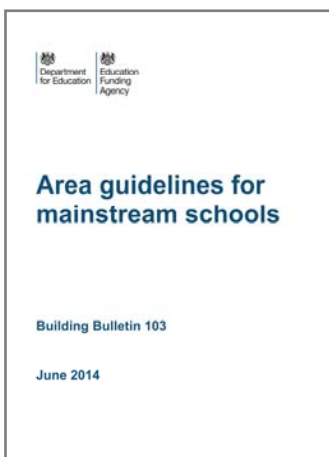
We will show designs for a hybrid 1FE primary school with integral 26no. place nursery, and then show how this can be extended to a 2FE primary with 52no. place nursery.

Primarily, this will be based on the area guidelines for buildings and site set by BB103, to be laid out in a plan that follows the principles of the EFA's baseline school designs.

IDP recognise the WBC acknowledge that the 1FE design will be a "hybrid" design that takes into consideration how the building will be extended to 2FE over the development of the residential plan. This report will highlight how this will affect both the 1FE and 2FE design.

3.1 Schedules of Accommodation

The new primary school is to be designed in line with the guidance set out within the Department for Education (DFE) and Education Funding Agency (EFA) document ‘Building Bulletin 103 Area guidelines for mainstream schools’.



The building schedule of accommodation has been produced using the DFE Schedule of Accommodation tool (opposite), and is based upon a 2FE school (i.e. 420 pupils) with a nursery provision of 52 places. A schedule has also been produced to show a 1FE school (i.e. 210 pupils) with a nursery provision of 26 places, should the project be phased, with the school expanding to 2FE at a later date.

The site schedule of accommodation has been produced based upon the tables within Building Bulletin 103, again based upon a 2FE school with a nursery provision of 52 places, and 1FE school of 26 nursery places.

SOA—1FE School with 26 Place Nursery:

Main Building:

| BB103 Area Type | BB103 Min | BB103 Max |
|-------------------|---------------------------|---------------------------|
| Basic Teaching | 480m ² | 558m ² |
| Halls and Dining | 163m ² | 199m ² |
| Learning Resource | 34m ² | 77m ² |
| Staff and Admin | 77m ² | 121m ² |
| Storage Etc. | 55m ² | 99m ² |
| Non-Net Area | 385m ² | 416m ² |
| Total Area | 1,318m² | 1,462m² |

Site:

| BB103 Area Type | BB103 Min | BB103 Max |
|------------------------|---------------------------|----------------------------|
| Soft Outdoor PE | 4,200m ² | n/a |
| Hard Outdoor PE | 715m ² | n/a |
| Soft Informal Area | 1,072m ² | n/a |
| Hard Informal Area | 436m ² | n/a |
| Habitat | 118m ² | n/a |
| Float Area | 1,832m ² | n/a |
| Total Site Area | 9,150m² | 11,415m² |

SOA—2FE School with 52 Place Nursery:

Main Building:

| BB103 Area Type | BB103 Min | BB103 Max |
|-------------------|---------------------------|---------------------------|
| Basic Teaching | 960m ² | 1087m ² |
| Halls and Dining | 226m ² | 272m ² |
| Learning Resource | 57m ² | 124m ² |
| Staff and Admin | 124m ² | 192m ² |
| Storage Etc. | 91m ² | 158m ² |
| Non-Net Area | 671m ² | 824m ² |
| Total Area | 2,285m² | 2,524m² |

Site:

| BB103 Area Type | BB103 Min | BB103 Max |
|------------------------|----------------------------|----------------------------|
| Soft Outdoor PE | 8,400m ² | n/a |
| Hard Outdoor PE | 1,030m ² | n/a |
| Soft Informal Area | 1,554m ² | n/a |
| Hard Informal Area | 672m ² | n/a |
| Habitat | 236m ² | n/a |
| Float Area | 2,100m ² | n/a |
| Total Site Area | 16,300m² | 20,430m² |

3.2 Schedule of Accommodation—DFE BB103 Calculator—1FE School Building

| SCHEDULE OF ACCOMMODATION TOOL FOR ANY MAINSTREAM PRIMARY SCHOOL | | | | | | | | | | Version 6.2 Feb 2015 BW | |
|--|--|-------------------------|----------|-----------------|-------|----------------------------------|--|--|--|-------------------------|----------------|
| date | | age range | | school name | | Primary SoA tool v6.2 template | | type of school | | Community | |
| 1 FE classes of 30 | | reception places 30 | | 3-11 | | net capacity for SoA below = 210 | | site: area (m ²) | | type: ampie site | |
| 30 | | infant places 60 | | 4 | | within a potential range of: | | existing buildings: type (none, all new) | | 189 to 210 | |
| FTE age 3-4 nursery places 26 | | junior places 120 | | 7 | | 189 to 210 | | 15 m ² float: not over gross | | recommended | |
| Total Mainstream Places 236 | | 236 | | 4 to 11 places | | TOTAL AREA (m ²) | | organisation options for: | | area of space | |
| Additional resourced FTE places for: | | aged 2 to 3 nursery FTE | | max. group size | | TOTAL no. of spaces | | Infant (all practical in classrooms) | | no. of spaces | |
| - SEN | | - | | - | | (8) | | junior (specialist practical spaces) | | recommended | |
| AD5 Code | | max. 568 | | max. 568 | | TOTAL AREA (m ²) | | SUPP AREA (m ²) | | area of space | |
| Basic Teaching Area | | | | | | | | | | | |
| PRI03 | nursery playground | 27 | 55 | 1 | 55 | | | 54 m ² or 2.3m ² per place min recom'd | | 55 | 1 |
| PRI13 | reception classroom | 30 | 62 | 1 | 62 | | | 62 m ² minimum recommended | | 62 | 1 |
| PRI23 | infant classroom (extensive) | 30 | 62 | 2 | 124 | | | 62 m ² minimum recommended | | 62 | 2 |
| PRI33 | junior classroom | 30 | 55 | 4 | 220 | | | 55 m ² minimum recommended | | 55 | 4 |
| PRA12 | specialist practical/ other food/ science/ DT area | 15 | 34 | 1 | 34 | | | | | 34 | 1 |
| TOTAL AREA | | min 480 | max 568 | | 495 | | | OK: area within recommended range | | 495 | |
| Large spaces: halls, studios and dining | | assembly max | | | 180 | | | dining options 60 mins all in main hall | | 180 | 1 |
| HAL13 | main hall (primary) | 350 | 180 | 1 | 180 | | | 54 m ² min. recom'd for all pupils dining | | 180 | 1 |
| | studio | 30 | 55 | | 55 | | | | | 55 | |
| | small hall | 30 | 80 | | 80 | | | | | 80 | |
| TOTAL AREA | | min 163 | max 199 | | 180 | | | OK: area within recommended range | | 180 | |
| Learning Resource Areas | | | | | | | | | | | |
| LIB01 | library | 11 | 20 | 1 | 20 | | | 20 m ² minimum recommended | | 20 | 1 |
| SEN01 | SEN resource base | 5 | 12 | 1 | 12 | | | | | 12 | 1 |
| SEN11 | SEN therapy/ Ml room | 5 | 12 | 1 | 12 | | | | | 12 | 1 |
| RES00 | small group room | 4 | 9 | 1 | 9 | | | | | 9 | 1 |
| RES00 | small group room (nursery) | 4 | 9 | 1 | 9 | | | | | 9 | 1 |
| TOTAL AREA | | min 34 | max 77 | | 62 | | | OK: area within recommended range | | 62 | |
| Staff and Administration Areas | | | | | | | | | | | |
| OFF31 | staff room (prep and social) | 18 | 34 | 1 | 34 | | | 30 m ² min total staff area recom'd | | 34 | 1 |
| | staff work room | 1 | 6 | | 6 | | | | | 6 | |
| ADM11 | head's office (meeting room) | 6 | 16 | 1 | 16 | | | | | 16 | 1 |
| | office/ meeting room | 3 | 9 | | 9 | | | | | 9 | |
| OFF35 | staff work room (with sink) | - | 6 | 1 | 6 | | | 6 m ² recom'd for nursery incl kitchen | | 6 | 1 |
| | staff work (specially resourced) | - | - | | - | | | | | - | |
| ADM05 | general office (1 recep desk) | 2 | 13 | 1 | 13 | | | | | 13 | 1 |
| ADM08 | reprographics room | - | 5 | 1 | 5 | | | | | 5 | 1 |
| ADM01 | entrance/ reception | - | 3 | 1 | 3 | | | net area of this space only adjacent to entrance/reception | | 3 | 1 |
| ADM02 | interview room | 4 | 6 | 1 | 6 | | | semi-open area adjacent to reception | | 6 | 1 |
| ADM04 | sick bay | 2 | 4 | 1 | 4 | | | | | 4 | 1 |
| TOTAL AREA | | min 77 | max 121 | | 87 | | | OK: area within recommended range | | 87 | |
| Storage | | | | | | | | | | | |
| STT10 | teaching store (off nursery) | | 4 | 1 | 4 | | | | | 4 | 1 |
| STT10 | teaching store (off reception) | | 3 | 1 | 3 | | | | | 3 | 1 |
| STT10 | teaching store (off infants and juniors) | | 1.5 | 6 | 9.0 | | | | | 1.5 | 6 |
| STT05 | specialist store (food, sci, DT) | | 5 | 1 | 5 | | | | | 5 | 1 |
| STH00 | PE store(s) (off hall) | | 15 | 1 | 15 | | | 18 m ² total recom'd | | 15 | 1 |
| STH05 | PE store(s) (off small hall) | | 8 | 1 | 8 | | | 6 m ² total recom'd | | 8 | 1 |
| | external PE store | | 4 | 1 | 4 | | | | | 4 | 1 |
| non-teaching storage | | | | | | | | | | | |
| STH10 | chair/ table store(s) (off hall) | | 7 | 1 | 7 | | | 7 m ² needed to store all chairs & tables | | 7 | 1 |
| | secure/ exam/ archive store | | 4 | | 4 | | | | | 4 | |
| (C)P01 | wheelchair/ appliances store | | 1.5 | 2 | 3.0 | | | wheelchair/ appliance bays/ recommended | | 1.5 | 2 |
| STN01 | personal storage (coat hooks) | | 2.5 | 8 | 20.0 | | | OK | | 2.5 | 8 |
| STN31 | cleaners store | | 1.5 | 2 | 3 | | | | | 1.5 | 2 |
| STT10 | general store (stock/ maintenance) | | 6 | 2 | 12 | | | | | 6 | 2 |
| TOTAL AREA | | min 55 | max 99 | | 85 | | | OK: area within recommended range | | 85 | |
| Float | | min 0 | max 115 | | 15 | | | NOTE: float available 15 | | 15 | |
| Total Net Area | | min 924 | max 1007 | | 924 | | | OK | | 924 | |
| Non-net Area | | | | | | | | | | | |
| KIT009 | school kitchen/ prep & servery | | 47 | 1 | 47 | | | (pupils/ tables: 14 recom'd 15 provided) | | 47 | 1 |
| TOC11 | foundation toilets (nursery) | | 4 | 3 | 12 | | | 47 m ² min recom'd for full service | | 4 | 3 |
| TOC11 | foundation toilets (reception) | | 4 | 3 | 12 | | | 3 minimum 1 for every 10 places | | 4 | 3 |
| TOC19 | other pupil toilet suite(s) | | 9 | 3 | 27 | | | 3 if 1 per 10.0 plus 1 per 10 SEN | | 9 | 3 |
| TOC26 | hygiene room (2 doors no wc) | | 9 | 1 | 9 | | | 8 if 1 per 20 KS1 & 2 places | | 9 | 1 |
| TOC21 | accessible/ staff toilet | | 3.5 | 2 | 7 | | | 9 m ² minimum including hoist also for visitors and staff | | 3.5 | 2 |
| PLA02 | plant | | 2.8% | | 26 | | | 20.0% of net min circulation for 1 storey | | 26 | 2.8% |
| | server room | | 4 | 1 | 4 | | | | | 4 | 1 |
| circulation | | | 22.1% | | 204 | | | | | 204 | 22.1% |
| partitions | | | 5.0% | | 46 | | | | | 46 | 5.0% |
| TOTAL AREA | | min 385 | max 416 | | 394 | | | OK: area within recommended range | | 394 | |
| Total Gross Area | | min 1318 | max 1462 | | 1318 | | | OK | | 1318 | |
| Total Gross Area (including supplementary area) | | | | | 1318 | | | | | 1318 | m ² |
| Gross area as proportion of net | | | | | 1.43% | | | | | | |
| Gross area to be built | | | | | | | | | | | |

3.3 Schedule of Accommodation—DFE BB103 Calculator—2FE School Building

| SCHEDULE OF ACCOMMODATION TOOL FOR ANY MAINSTREAM PRIMARY SCHOOL | | Version 6.2 Feb 2015 BW | |
|--|---|---|--|
| Primary SoA tool v6.2 template | | Primary SoA tool v6.2 template | |
| date | age range | school name | classes |
| 2 FE | 3-11 | | 2 |
| reception places | 60 | | 4 |
| infant places | 120 | | 8 |
| junior places | 240 | | 14 |
| FTE age 3-4 nursery places | 52 | | 420 |
| Total Mainstream Places | | 472 | 4 to 11 places |
| Additionally resourced FTE places for: | | | |
| aged 2 to 3 | nursery FTE | | |
| | SEN | | |
| Average of space area (m ²) | | TOTAL AREA (m ²) | net capacity for SoA below = 420 within a potential range of: 378 to 420 |
| max. group size | no. of spaces | | |
| | (16) | | |
| type of school | | community | net capacity for recommended SoA below 420 |
| site: area (m ²) | | ample site | 378 to 420 |
| existing buildings: type | | none (all new) | |
| | | 19 m ² / flat not over gross | |
| organisation options for: | | infant/all practical in classrooms | recommended area of space (m ²) |
| junior/specialist practical spaces | | | no. of spaces |
| Basic Teaching Area | | | |
| PR103 | nursery playroom | 27 | 55 |
| PR113 | reception classroom | 30 | 62 |
| PR123 | infant classroom (extensive) | 30 | 62 |
| PR133 | junior classroom | 30 | 55 |
| PR142 | specialist practical/ other food/ science/ DT area | 30 | 62 |
| TOTAL AREA | min 960 max 1087 | 984 | 984 |
| Large spaces: halls, studios and dining | | | |
| HAL13 | main hall/ (primary) assembly max | 350 | 180 |
| HAL11 | studio | 30 | 55 |
| | small hall | 30 | 80 |
| TOTAL AREA | min 226 max 272 | 235 | 235 |
| Learning Resource Areas | | | |
| LIB01 | library | 20 | 34 |
| SEN01 | SEN resource base | 5 | 12 |
| SEN11 | SEN therapy/ ML room | 5 | 12 |
| RES00 | small group room | 4 | 9 |
| RES00 | small group room (nursery) | 4 | 9 |
| TOTAL AREA | min 57 max 124 | 103 | 103 |
| Staff and Administration Areas | | | |
| OFF31 | staff room (prep and social) | 22 | 41 |
| OFF33 | staff work room | 4 | 13 |
| ADM11 | head's office (meeting room) | 6 | 16 |
| OFF10 | office/ meeting room | 3 | 9 |
| OFF35 | staff work room (with sink) | 1 | 11 |
| | staff work (specially resourced) | - | - |
| ADM05 | general office (1 recep desk) | 4 | 20 |
| ADM08 | reprographics room | 1 | 11 |
| ADM01 | entrance/ reception | 5 | 5 |
| ADM02 | interview room | 4 | 6 |
| ADM04 | sick bay | 2 | 4 |
| TOTAL AREA | min 124 max 192 | 136 | 136 |
| Storage | | | |
| ST110 | teaching store (off nursery) | 4 | 8 |
| ST110 | teaching store (off reception) | 3 | 2 |
| ST110 | teaching store (off infants and juniors) | 1.5 | 12 |
| ST105 | specialist store (food, sci, DT) | 5 | 5 |
| ST100 | PE store(s) (off hall) | 18 | 18 |
| ST105 | PE store(s) (off small hall) | 8 | 4 |
| | external PE store | 4 | 4 |
| | non-teaching storage chair/ table store(s) (off hall) | 14 | 14 |
| STH10 | secure/ exam/ archive store | 4 | 4 |
| (CIR01) | wheelchair/ appliances bay(s) | 1.5 | 2 |
| STN01 | personal storage (coat hooks) | 2.5 | 16 |
| STN01 | cleaners store | 1.5 | 3 |
| STT10 | general store/ stock/ maintenance | 6 | 2 |
| TOTAL AREA | min 91 max 158 | 133 | 133.5 |
| Float | min 0 max 151 | 18.5 | 18.5 |
| Total Net Area | min 1609 max 1738 | 1609 | 1609 |
| Non-net Area | | | |
| KIT00-03 | school kitchen prep & servery | 64 | 64 |
| TOC11 | foundation toilets (nursery) | 4 | 6 |
| TOC11 | foundation toilets (reception) | 4 | 24 |
| TOC13 | other pupil toilet suite(s) | 6 | 3 |
| TOC06 | hygiene room (2 doors no wc) | 1 | 9 |
| TOC21 | accessible/ staff toilet | 3.5 | 4 |
| | plant | 2.3% | 37 |
| PLA02 | server room | 7 | 7 |
| | circulation | 23.1% | 371 |
| | partitions | 4.5% | 72 |
| TOTAL AREA | min 671 max 724 | 676 | 676 |
| Total Gross Area | min 2285 max 2524 | 2285 | 2285 |
| Total Gross Area (including supplementary area) | | 2285 | 2285 |
| Gross area as proportion of net | | 142% | |
| gross area to be built | | 2285 | m ² |

4.1 Preliminary Design—Site Plan—1FE Option with 26no. Place Nursery

A sketch site plan has been produced based on a 2 storey building. The schools site design principles:

- 1FE School building—210 pupils (plus 26 place nursery provision). Total floor area: 1450m²
- 2 storeys — this doesn't follow WBC's typical Employers Requirements, but is a design that can be readily extended to a 2FE school, in line with WBC's expectations of a "hybrid" 1FE school set out in their Education Response.
- 24no. staff car parking spaces (ratio of 1:1 FTE staff). This ratio is based on a similar primary school near the site, for which the application "17/00158/COMIND " was approved by WBC in 2017, with 23no. parking spaces.
- Accommodation for a sprinkler tank is to the south of the main hall, sized to accommodate 2FE extension.
- There should be more than one pedestrian entrance into the site; this allows nursery its own pedestrian entrance to facilitate pick up / drop off securely without disrupting the rest of the school.
- The building is orientated so there is no overlooking into classroom areas from adjacent housing. Soft landscaping on boundaries can prevent overlooking onto the soft play area.
- Soft landscaping designed in a way to provide space for a under 12's football pitch with a landscape buffer to residential boundaries.
- All crossing points and access junctions to the overall site will need to be designed and agreed with local Highways Officers.

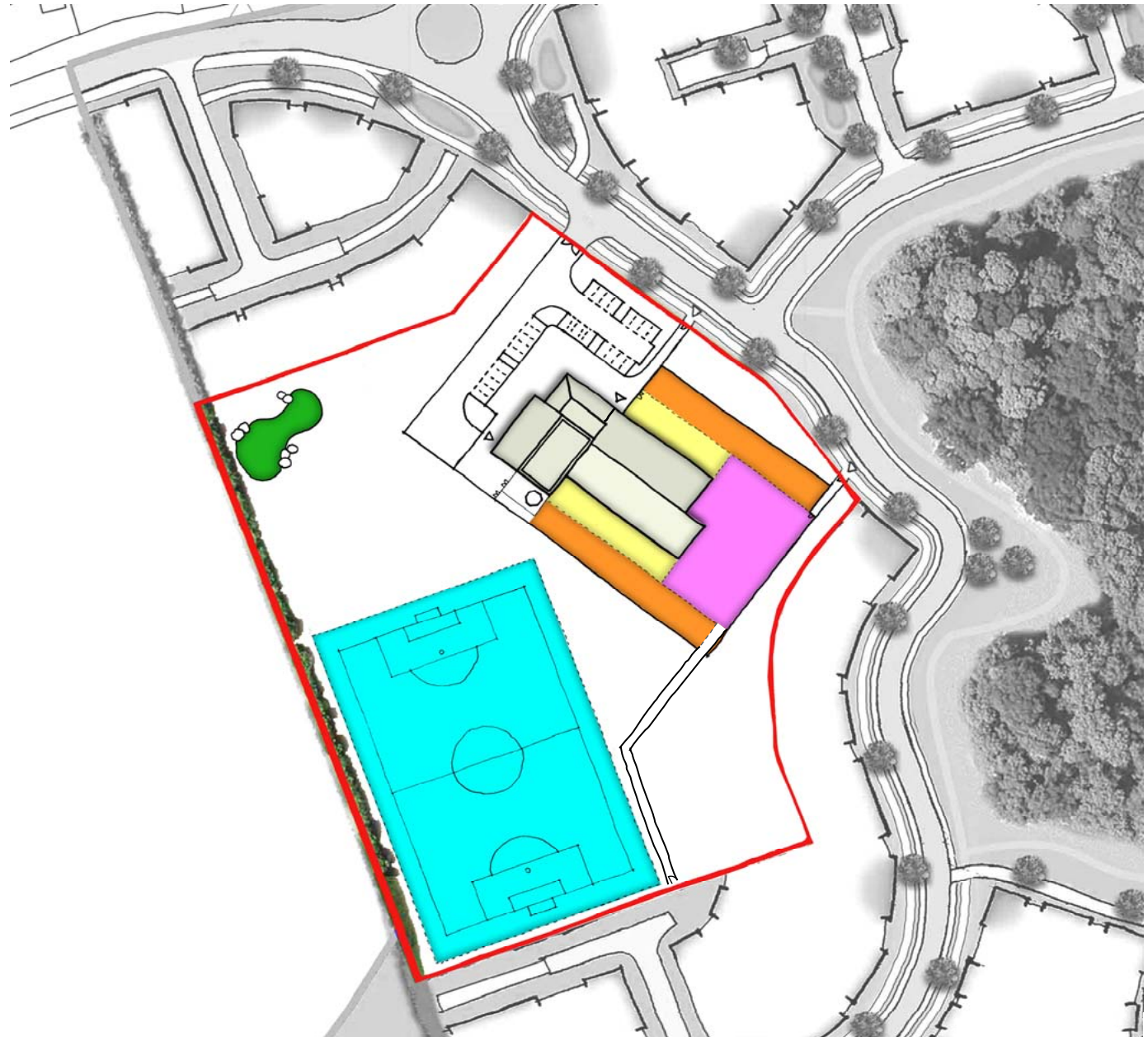


4.2 Preliminary Design—BB103 External Areas—1FE Option with 26no. Place Nursery

The school site area range (as recommended within EFA BB103) is 9,150m² - 11,415m² for a 1FE school, and needs to include specific minimum areas (as shown on the sketch).

The site within the Bloor masterplan provided has an area of 20,100m². Regarding the potential for a 1FE school to be initially built and then extended to 2FE at a later stage, IDP proposes that the wider site is prepared for a 2FE school, with only the additional building work and tarmacking (for parking / hard play) required as the second phase of construction.

This does mean that the 1FE option shown does appear to have excessive “float” area, but otherwise this option meets BB103 requirements.



| BB103 Area Type | BB103 Min | BB103 Max | In Design |
|---|--------------------------|---------------------------|---------------------------|
|  Soft Outdoor PE | 4200m ² | n/a | 5500m ² |
|  Hard Outdoor PE | 715m ² | n/a | 850m ² |
|  Soft Informal Area | 1072m ² | n/a | 1100m ² |
|  Hard Informal Area | 436m ² | n/a | 450m ² |
|  Habitat | 118m ² | n/a | 300m ² |
|  Float Area | 1832m ² | n/a | 11900m ² |
| Total Site Area | 9150m² | 11415m² | 20100m² |

4.3 Preliminary Design—Floor Plans—1FE Option with 26no. Place Nursery

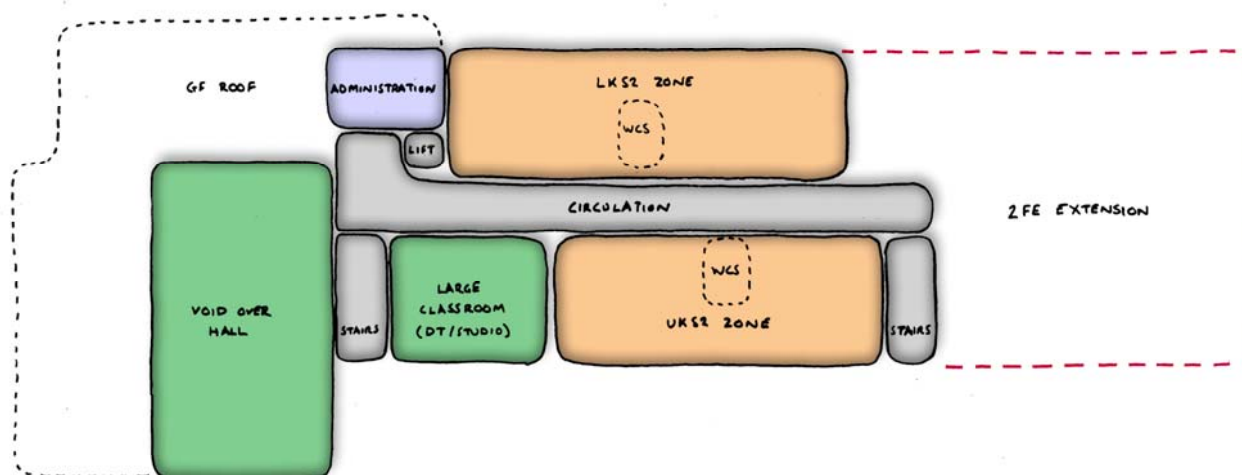
The floor plans are proposed as shown in the attached diagram. The administration zone, learning resources and hall are all proposed to be the first spaces accessed off the main entrance.

The teaching zones are then located in a separate wing, which is designed in a way that allows for an easy extension to a 2FE school should this be required at a later date. The EYFS and KS1 classes at ground floor have direct access to outside play in this configuration.

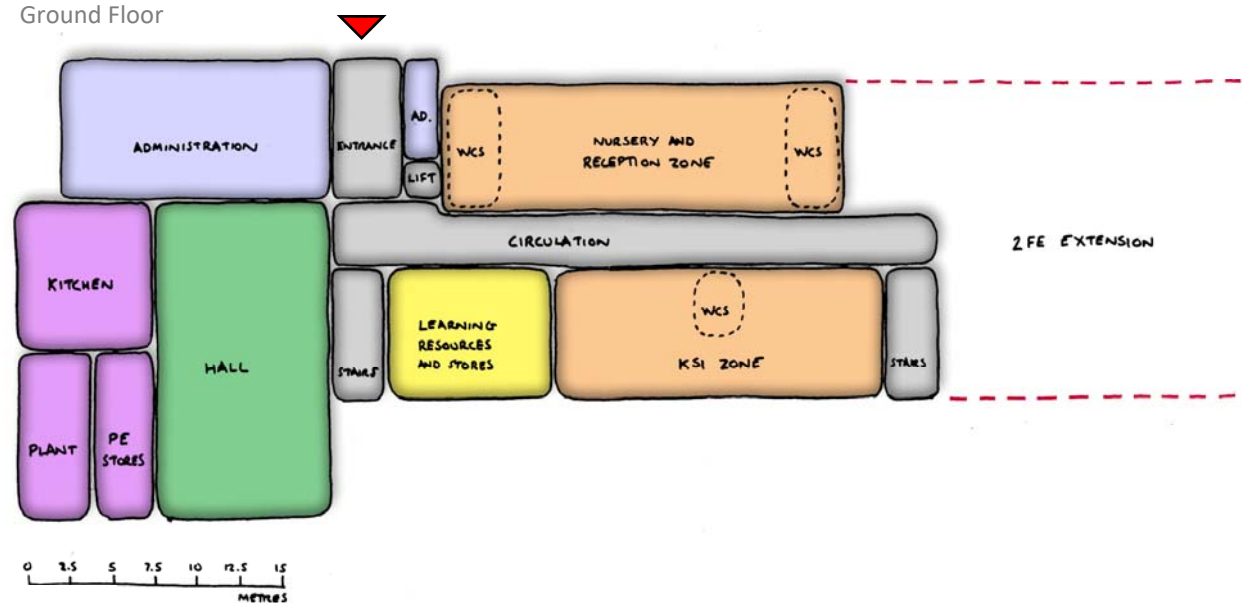
As shown in the diagram below, the overall building area is designed to sit within the recommendations set out in BB103. However, the hall spaces and admin spaces are set out so that they meet BB103 requirements for a 2FE school from the outset, to avoid the need for more expensive internal alterations when the school is extended from 1FE to 2FE.

| BB103 Area Type | BB103 Min | BB103 Max | In Design |
|--|--------------------------|--------------------------|--------------------------|
|  Basic Teaching | 480m ² | 558m ² | 500m ² |
|  Halls and Dining | 163m ² | 199m ² | 250m ² |
|  Learning Resource | 34m ² | 77m ² | 70m ² |
|  Staff and Admin | 77m ² | 121m ² | 150m ² |
|  Storage | 55m ² | 99m ² | 80m ² |
|  Non-Net Area | 385m ² | 416m ² | 400m ² |
| Total Area | 1318m² | 1462m² | 1450m² |

First Floor



Ground Floor



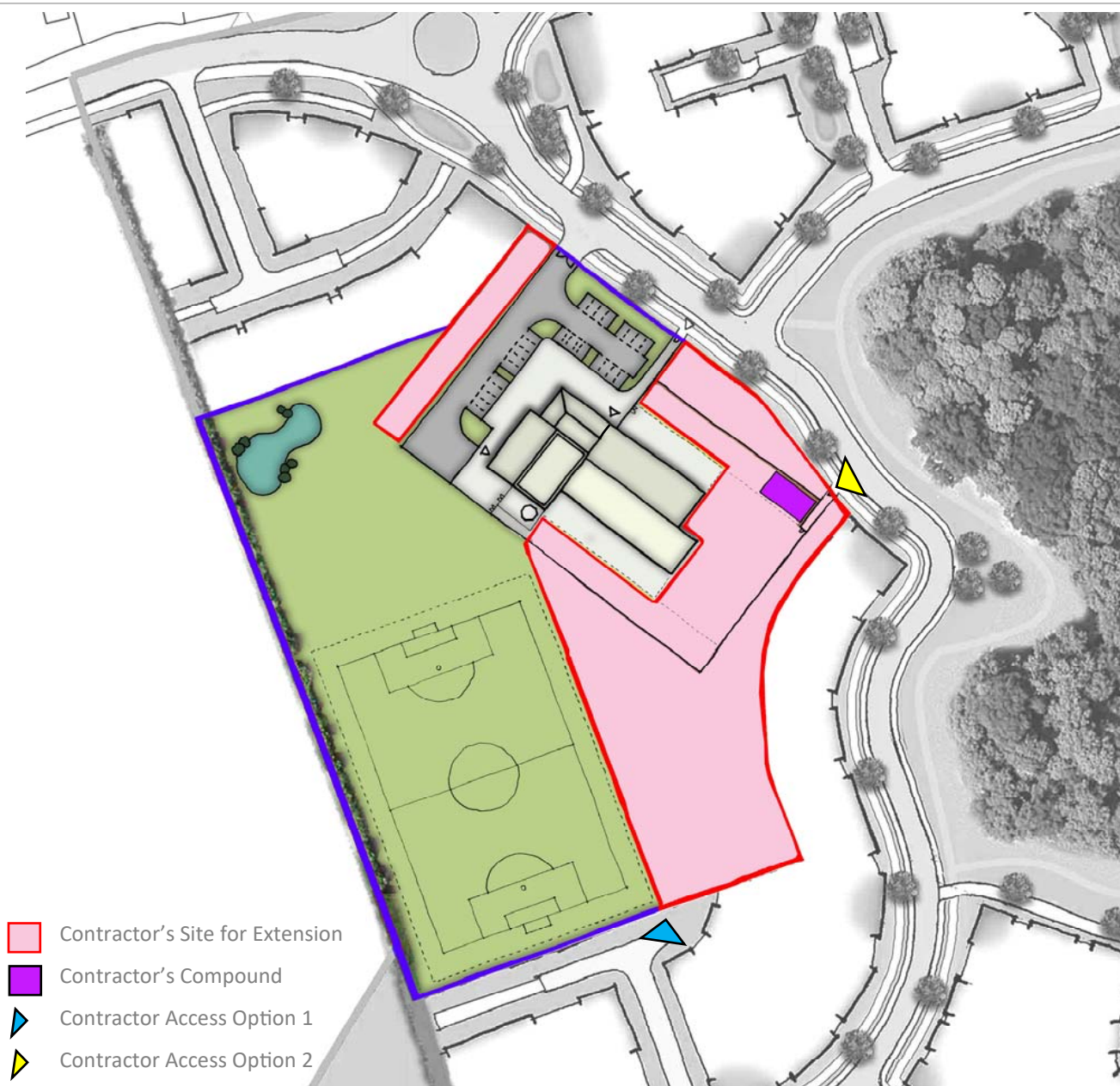
4.4 Contractors Site Plan—Extension to 2FE Option with 52no. Place Nursery

A sketch site plan has been produced opposite to show how the school would be extended from 1FE to 2FE. The principles of the extension are:

- To provide minimal disruption to the operating 1FE school while works are carried out (not only can the 1FE school operate as normal, but the areas outside of the contractors works are suitable for a 1FE school alone by BB103 standards).
- To provide the most cost effective extension proposal, which also ties into the principles set out by the existing internal layout.
- As part of this proposal, there are two alternative options for site access which wouldn't affect the running of the school:

Option 1—would require the use of (and minor amendments to) the proposed refuse vehicle access route on the adjacent housing development.

Option 2—would allow more direct access to the site compound, but would require a more significant (but temporary) amendment to the pedestrian access, to be agreed with the local highways authority.



4.5 Preliminary Design—Site Plan—2FE Option with 52no. Place Nursery

A sketch site plan has been produced based on a two storey building. The schools site design principles:

- 2FE School building - 420 pupils (plus 52 place nursery provision). Total floor area: 2370m²
- 2 storeys—with the 2FE accommodation being a simple continuation of the 1FE wing.
- 45no. staff car parking spaces (ratio of 1:1 FTE staff). New parking to be a simple resurfacing of soft landscape from the 1FE phase.
- Accommodation for a sprinkler tank is to the south of the main hall.
- There should be more than one pedestrian entrance into the site; this allows nursery its own pedestrian entrance to facilitate pick up / drop off securely without disrupting the rest of the school.
- The building is orientated so there is no overlooking into classroom areas from adjacent housing. Soft landscaping on boundaries can prevent overlooking onto the soft play area.
- Soft landscaping designed in a way to provide space for a under 12's football pitch and a landscape buffer to residential boundaries.
- All crossing points and access junctions to the overall site will need to be designed and agreed with local Highways Officers.
- As a principle, the 1FE stage can be designed to provide all the infrastructure for the 2FE school, for the ease of construction of the extension.



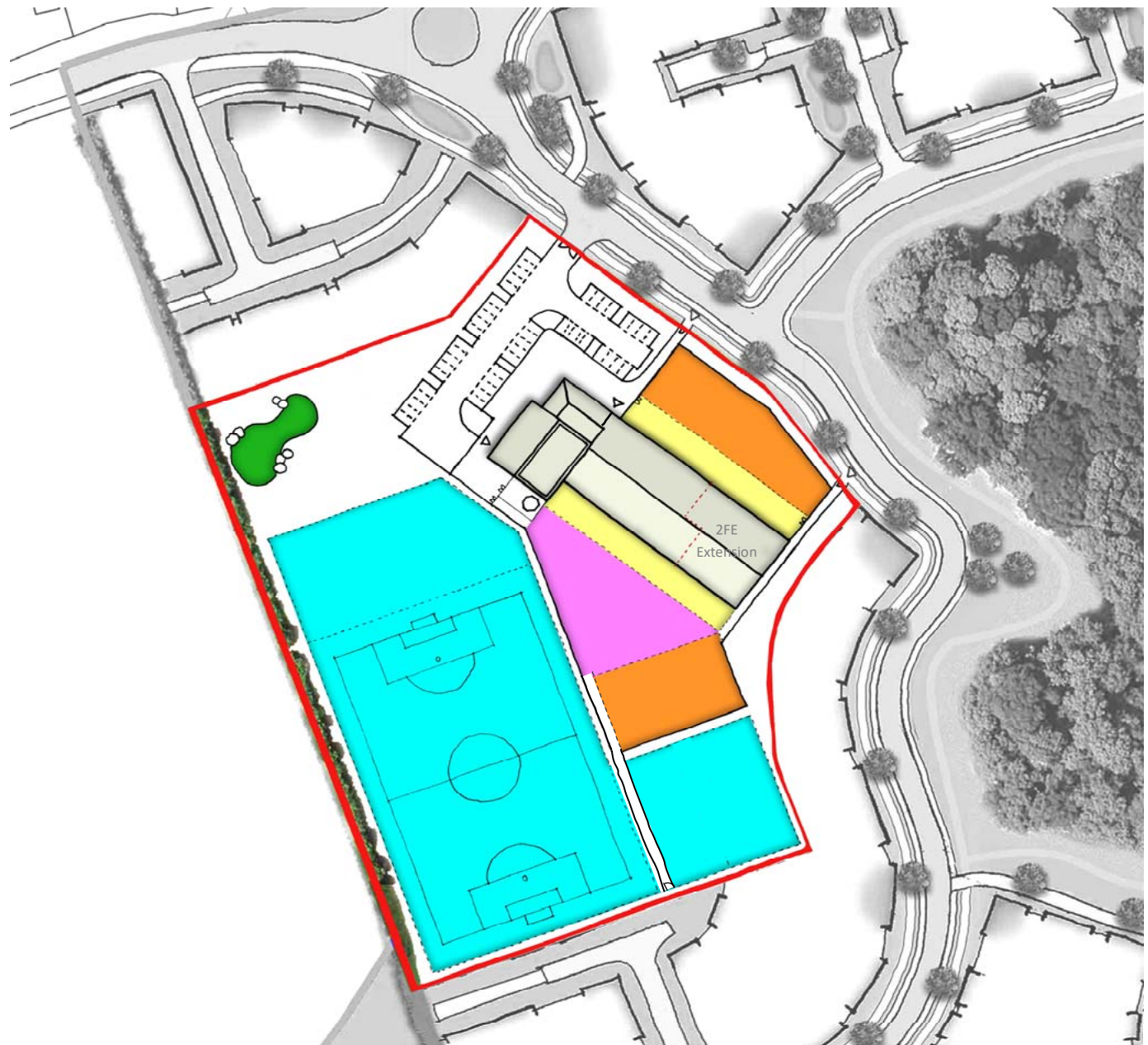
4.6 Preliminary Design—BB103 External Areas—2FE Option with 52no. Place Nursery

The school site area range (as recommended within EFA BB103) is 16,300m² - 20,430m² for a 2FE school, and needs to include specific minimum areas (shown on the sketch).

The site within the Bloor masterplan provided has an area of 20,100m². Regarding the potential for a 1FE school to be initially built and then extended to 2FE at a later stage, IDP proposes that the wider site is prepared for a 2FE school, with only the additional building work and tarmacking (for parking / hard play) required as the second phase of construction.

This means that this 2FE option meets BB103 standards for site area requirements.

| BB103 Area Type | BB103 Min | BB103 Max | In Design |
|---|---------------------------|---------------------------|---------------------------|
|  Soft Outdoor PE | 8400m ² | n/a | 8400m ² |
|  Hard Outdoor PE | 1030m ² | n/a | 1100m ² |
|  Soft Informal Area | 1554m ² | n/a | 1600m ² |
|  Hard Informal Area | 672m ² | n/a | 700m ² |
|  Habitat | 236m ² | n/a | 300m ² |
|  Float Area | 2100m ² | n/a | 5000m ² |
| Total Site Area | 16300m² | 20430m² | 20100m² |



4.7 Preliminary Design—Floor Plans—2FE Option with 52no. Place Nursery

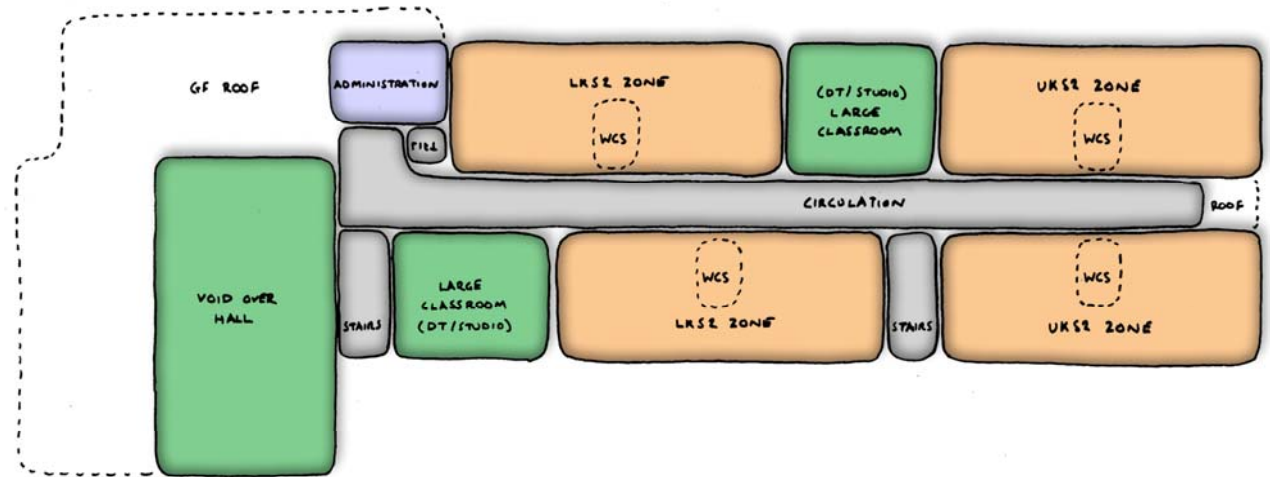
The floor plans are proposed as shown in the attached diagram. The administration zone, learning resources and hall are all proposed to be the first spaces accessed off the main entrance.

The teaching zones are then located in a separate wing, which is designed in a way that allows for an easy extension to a 2FE school should this be required at a later date. The EYFS and KS1 classes at ground floor have direct access to outside play in this configuration.

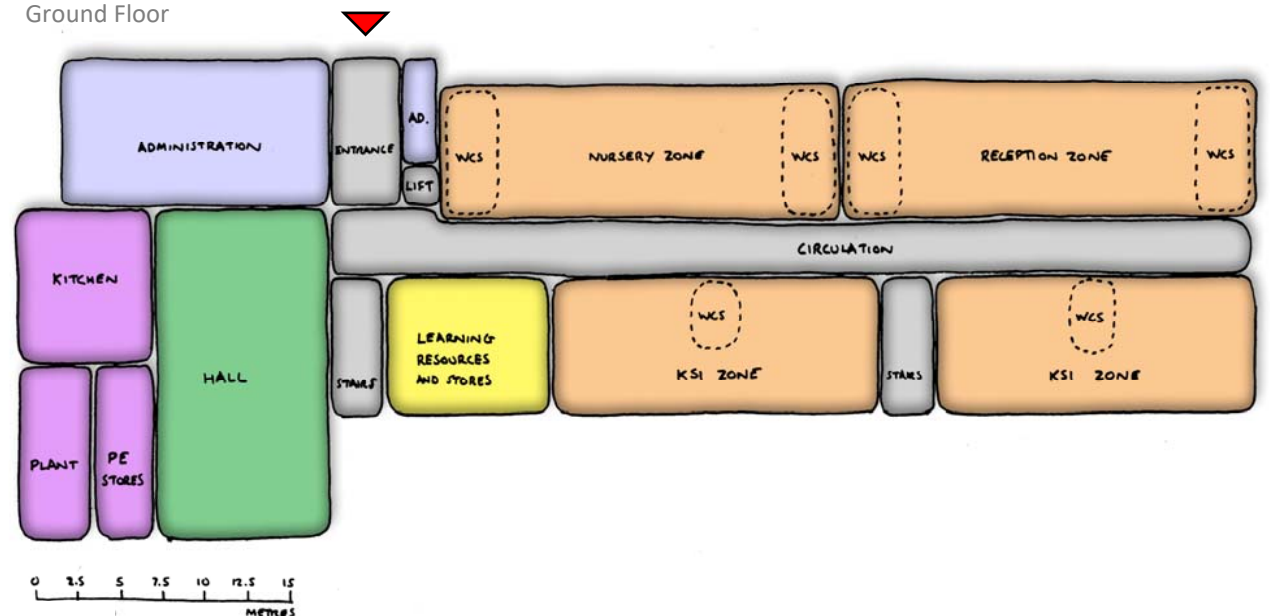
As shown in the diagram below, the overall building area is designed to sit within the overall recommendations set out in BB103. The hall spaces and admin spaces would already be built to meet 2FE standards as part of the 1FE option, as intended to avoid complicated internal alterations

| | BB103 Area Type | BB103 Min | BB103 Max | In Design |
|--|-------------------|--------------------------|--------------------------|--------------------------|
|  | Basic Teaching | 960m ² | 1087m ² | 1000m ² |
|  | Halls and Dining | 226m ² | 272m ² | 250m ² |
|  | Learning Resource | 57m ² | 124m ² | 70m ² |
|  | Staff and Admin | 124m ² | 192m ² | 150m ² |
|  | Storage Etc. | 91m ² | 158m ² | 100m ² |
|  | Non-Net Area | 671m ² | 824m ² | 800m ² |
| | Total Area | 2285m² | 2524m² | 2370m² |

First Floor



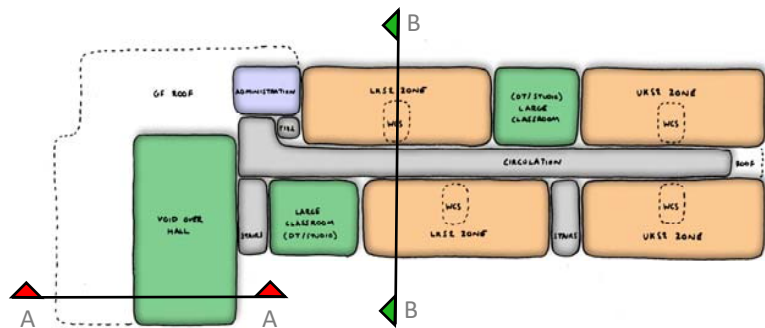
Ground Floor



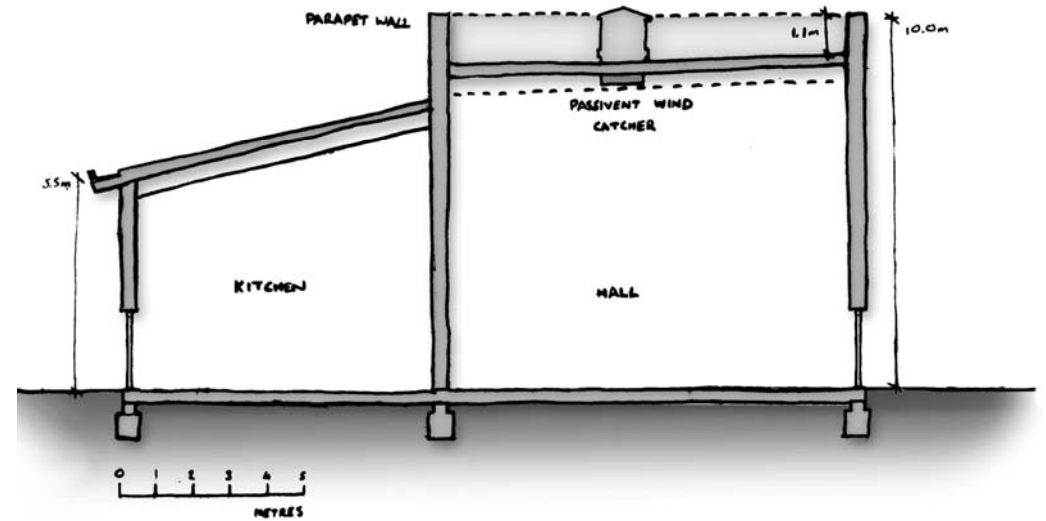
4.8 Preliminary Design—Indicative Sections

The indicative sections shown are for the proposed primary school, and are based on examples of primary schools built by IDP to BB103 standards.

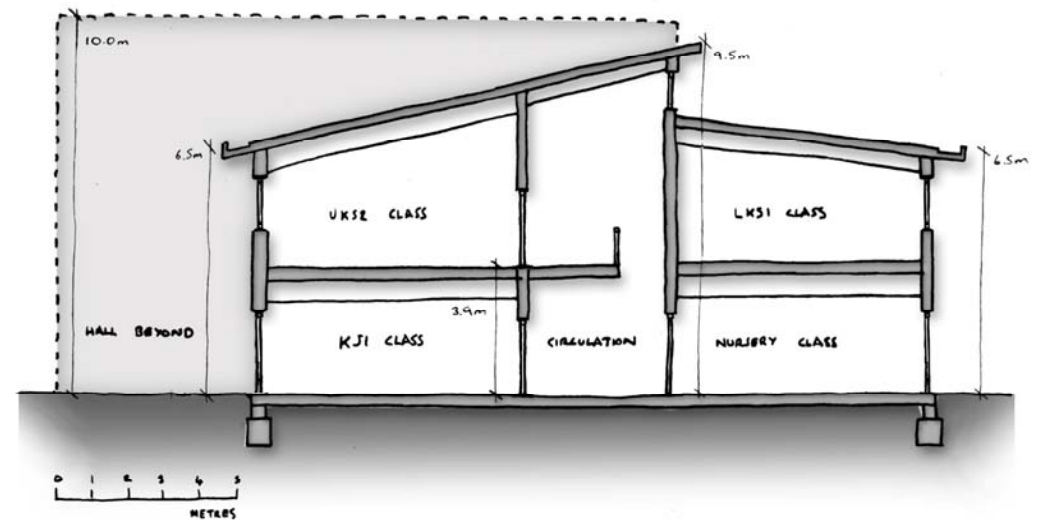
This shows that even with a double height main hall with safe access for maintenance, and with a pitched roof over the classroom block with natural ventilation, it is readily feasible for the building to sit below the 11m maximum height set out by West Berkshire Council.



Section AA—Through Hall



Section BB—Through Classrooms

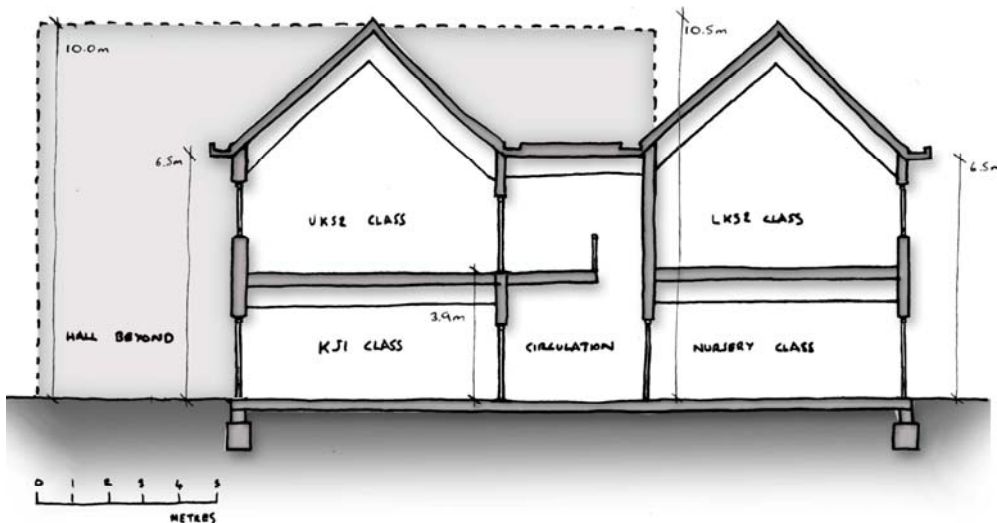


4.8 Preliminary Design—Indicative Sections

IDP notes that WBC’s Employers Requirement document sets out a preference in construction of “a double pitched roof classroom blocks with a flat mono pitched roof to the hall with a “lean to” kitchen and PE stores.”

Whilst Section AA meets this preference, IDP acknowledges Section BB does not. As such we have investigated whether an alternative section proposal, with a double pitched roof of circa 45° would work over the classrooms whilst keeping the overall ridge height below 11m. The below sketch shows that this is feasible.

Section BB—Through Classrooms—Alternative



5.1 Summary and Next Steps

This report has shown that a 2FE primary school design can be delivered on the site provided in a way that meets the requirements on BB103 and the EFA baseline designs.

The report also confirms that the site can expand from a hybrid 1FE school with minimal disruption. The suitability of the site is exemplified in how the building, the parking and a football pitch can fit comfortably in the shape provided without compromise, and how during the expansion works, the areas outside of the contractors works area are suitable for a 1FE school alone by BB103 standards

At both 1FE and 2FE stages, the principles set out in WBC’s Employers Requirements and Education Response to the application 18/00764/OUTMAJ will be satisfied by the design principles set out in this report.

The next step, after the granting of outline planning permission, will be to develop detailed design solutions (to a level suitable for a planning application) in conjunction with WBC planners and education team. A larger consultant team may also need to be appointed for advice on structure and services.



IDP GROUP
27 SPON STREET
COVENTRY CV1 3BA

T: +44 (0)24 7652 7600
F: +44 (0)24 7652 0424
E: info@idpgroup.com

www.weareidp.com





Appendix 5: Permeability

SANDLEFORD PARK

Permeability and vehicular access to the central development parcel.

Introduction

1. In post application discussions the Council's Officers have asked the Applicant to provide a view on their concerns that the central development parcel is, potentially, a cul-de-sac comprising 400 dwellings and the local centre uses which is served by a single point of vehicular access and that this constitutes poor design.
2. We note in the first instance that Policy CS3 only requires two points of vehicular access from Monks Lane. Warren Road and the connection to Andover Road is referred to only in terms of sustainable modes of travel such as pedestrian, cycle and buses. The Sandleford Park SPD similarly does not require a vehicular access along Warren Road, rather it encourages additional points of access to be explored.

Emergency Access

3. In a separate note the Applicants have responded to the LPA concerns about the need to consider access in the event of an emergency and have proposed two measures to safeguard against this as explained in the Vectos Technical Note. This includes firstly an engineering response to the required Valley Crossing to maintaining a running carriage and minimise the risk of closure due to roadworks or accident and, secondly, upgrading the shared footway cycleway adjoining the GREE/5 public right to way to allow use by emergency services from the A339.

Permeability

4. The Design and Access Statement Figure 65 illustrates the proposed pedestrian and cycle routes within the development and to adjoining land uses. The Land Use and Access Parameter Plan illustrates how the central development parcel adjoins GREE/9 which already provides pedestrian access to Warren Road and Andover Road to the west and furthermore that a new pedestrian link is to be provided to the extension of Park House School. The Strategic Landscape and Green Infrastructure Plan illustrates the informal routes proposed between the central development parcel and the Country Park.

Road Hierarchy

5. The SPD provides a road hierarchy for the proposed development. This is reflected in the Design and Access Statement. This draws on Manual for Streets and prioritises pedestrians and cyclists and the impact of vehicles is kept to a minimum (for example Design Principles A3 and A4).
6. Manual for Streets also discusses access for emergency vehicles, noting that Local Authorities' practice of that limiting the size of a development served by a single access on the basis of length of cul-de-sacs or the number of dwellings is no longer necessary and the design of roads and streets are a material consideration in this regard.

Public Transport

7. Discussions with Reading Buses, the local public transport provider, have identified how the central development parcel can be served by a new bus route accessing and egressing from Monks Lane and which can be extended to New Warren Farm and Andover Road when necessary and appropriate.

Conclusions

8. For the above reasons, the Applicants consider that the permeability of the central development parcel accords with Policy CS3 and constitutes good (and certainly not poor) design.



Appendix 6: Infrastructure Commitments

Infrastructure Commitments for Sandlesford Park

| | | S106 Reference |
|--|--|--------------------------------|
| Vehicular Access | financial contribution towards the construction of the Newbury College Link | 4th Sch Part 1 para 1.1 |
| | financial contribution to improvements to the following junctions: Newtown Road/Pound Street and Bartholemew Street/Market Street | 4th Sch Part 2 para 1.1 |
| | A339 Pinchington Lane/Monks Lane | 4th Sch Part 2 para 1.2 |
| | A339/A343 St Johns Roundabout | 4th Sch Part 2 para 1.3 |
| | Swan Roundabout | 4th Sch Part 1 para 1.7 |
| | the construction of two points of access onto Monks Lane | 4th Sch Part 1 paras 1.3 & 1.4 |
| | the construction of the main access road to the boundary of Sandlesford Park West within six years of the commencement of development at the Sandlesford Park site | 4th Sch Part 1 para 1.5 |
| the construction of the main access road to the boundary of Newbury College prior to the occupation of the 300th dwelling at the Sandlesford Park site | 4th Sch Part 1 para 1.6 | |
| A339-A343 Pinchington Lane Speed Reduction | 4th Sch Part 1 para 1.8 | |
| construction of highway link from the HWRC to the boundary of the application site to allow connection to Newbury College Link and associated financial contribution | 4th Sch Part 1 para 1.2 | |
| Pedestrian and Cycle | pedestrian and cycle linkages to Sandlesford Park West, Newbury Rugby Club, Newbury College, Parkhouse School and Monks Lane | 4th Sch Part 1 para 1.10 |
| | pedestrian and cycle improvements at: along Monks Lane and Pinchington Lane, Newton Road, Rupert Road, Chandos Road, Wenden Road (towards Newbury Town Centre) | 4th Sch Part 1 para 1.10 |
| | along Newtown Road towards Newbury Town Centre | 4th Sch Part 1 para 1.10 |
| | across the A339 to Deadmans Lane (as part of the Newbury College Link) | 4th Sch Part 1 para 1.10 |
| | via the PROW footpath Greenham 9, and the A339 towards Greenham Common and Employment at New Greenham Park | 4th Sch Part 1 para 1.10 |
| | along the A343 Andover Road to nearby schools and retail towards Newbury Town Centre | 4th Sch Part 1 para 1.10 |
| | improvements to the PROW within the application site to create shared pedestrian and cycle way | Reserved Matters Application |
| Public Transport | contribution to bus service improvements and the provision of bus infrastructure | 6th Sch para 1.1 |
| Travel Plan | contribution to Travel Plan measures | 6th Sch para 1.3 |
| Primary School Education | the provision of 2ha of land and a financial contribution or the construction of a new two-form entry primary school and early years provision (or its procurement in accordance with an agreed specification) | 1st Sch Part 2 para 2.1 & 2.2 |
| Secondary School Education | the transfer of up to 1.62ha of land for the extension of Park House School and a pro-rata financial contribution for improvements at the school to reflect the IDP Study | 1st Sch Parts 3 and 4 |
| Surface Water | the laying out of surface water drainage and management and maintenance regimes | N/A |
| Foul Water | the laying out of sewers and pumping stations. Improvements to sewers off site to be undertaken by Thames Water | N/A |
| Green Infrastructure | the provision of the Country Park as shown on Strategic Landscape and Green Infrastructure Plan - the mechanism to design, procure the laying out of and management of the Country Park to be agreed | 3rd Sch paras 1.4 - 1.6 |
| | early planting as shown on the Strategic Landscape and Green Infrastructure Plan not later than the first season following the commencement of development | 3rd Sch para 1.3 |
| | the provision of 1 NEAP and 2 LEAPS as shown on the Strategic Landscape and Green Infrastructure Plan | 5th Sch para 1.1 |
| | LAPs to be provided within the residential parcels | 5th Sch para 1.2 |
| | a financial contribution towards qualitative improvements to playing pitches at Newbury Rugby Football Club (surface and drainage upgrades) | 6th Sch para 1.4 |

| | | |
|--------------------------|---|------------------|
| | public access to playing fields at Park House School extension by way of community use agreement | 9th Sch Part 2 |
| Community Infrastructure | financial contribution for improvements to Falklands Surgery as requested by Care Commissioning Group | 6th Sch para 1.2 |
| | land suitable for the local centre to provide A1-A5, B1 and D1 uses as and an obligation to market the site | 2nd Sch |



Appendix 7: Brookbanks Consulting Technical Note (Thames Water Position Statement)

Sandleford Park, Newbury

Technical Note: Thames Water Position Statement: Rv1

18th December 2018

1 Introduction

Brookbanks Consulting is appointed by Bloor Homes to provide service supply advice as part of the proposed development at Sandleford Park, Newbury.

This note will provide a summary statement of the latest Thames Water position with regards to potable water and foul water supplies.

2 Foul Water Drainage Strategy

Through formal discussion with Thames Water, it has been identified that there will be a requirement to upgrade the exiting Thames Water foul water network, to be enable the proposed development to be accommodated. The upgrade works required have been provided within the Thames Water Sewer Impact Study (Ref: X4503-1162- SMG841), which in summary, will consist of upgrading an existing foul pump station and upgrading a section of existing foul sewer pipeline. Further details of the upgrade works are provided below:

- Connect the development to manhole SU47653301.
- Offline Storage at London Road Sewerage Pumping Station (SPS).
 - Provide approximately 1,671m³ offline storage adjacent to London Road (Newbury) SPS, located at Faraday Road. Flows will enter the storage, via a new low level weir constructed within manhole SU47676411. Flows will then need to be pumped back to the existing sewer network at manhole SU47676411.
- Local sewer upside at Newtown Road.
 - Upsize foul sewer to a diameter of 375mm between manholes SU47653202 and SU47652301 for approximately 163m.
- Local sewer upside at Newbury Train Station at Station Road.
 - Upsize foul sewer to a diameter of 375mm between manholes SU47662601 and SU47663707 for approximately 83m
 - Upsize foul sewer to a diameter of 300mm between manholes SU47661601 and SU47663708 for approximately 149m

Bloor Homes, through discussions with Thames Water have reiterated the overall Site quantum, and as such, are in further discussions with Thames Water as to the measures Bloor Homes can incorporate onsite to mitigate the offsite works.

Since April 2018, OFWAT has instigated significant changes into the charging regimes of the water companies. Prior to April 2018, the foul water companies would charge the developers for any reinforcement works required on the existing network directly attributable to the new demand. However, under the new charging regulations, the developer only

needs to fund infrastructure works to the nearest practicable Point of Connection. As such, any reinforcement works are now covered by the Infrastructure Charges, payable on a per plot basis, for all new connections.

Thames Water are therefore now fully responsible for the upgrade works required for their sewers and network, to cater for the proposed development at Sandleford Park. This is caveated by Thames Water, as it will take circa. 24 months to complete the required works, following receipt of approval and payment for the connection of the proposed development from Bloor Homes.

The 24 month period, which Thames Water has outlined, will be for the full upgrade works. However, there may be some local capacity within the existing network, to allow for some initial early development, in advance of the reinforcement works. The current local capacity within the network and total quantum of development which could be supplied, without reinforcement, is still to be confirmed from Thames Water.

Bloor Homes will be required to provide build routes and a formal program for Thames Water to be able to work to. Bloor Homes are currently in the process of discussing the build routes/program.

3 Potable Water Supply

As per the foul water section, the recently instigated OFWAT changes, introduced since April 2018, are also applicable for the potable water companies. Therefore, any reinforcement works to the potable water network will be covered through the Infrastructure Charge, which is based on a per plot basis, for all new connections. Thames Water is responsible to provide the development with adequate water supply, and following formal approval, and payment arranged by Bloor Homes for the connection of the proposed development.

At present, no details have been provided by Thames Water, on their requirements and strategy to supply the proposed development, but it has been confirmed that this is currently being progressed. Similarly to the foul water section, there may be some capacity, within the local network, to supply an initial development for the Site, should there be inadequate capacity. The size of the capacity and/or quantum of development able to be served is still to be quantified by Thames Water.

Bloor Homes will aid Thames Water with a program to assist Thames Water in the determination of their water supply.

4 Thames Water Meeting – 07/12/2018

A meeting has been held with Thames Water on the 7th December 2018, to discuss the latest position of the proposed development and Thames Water's requirements to progress with the foul water and potable water supply, following the changes in the OFWAT charging regulations since April 2018. A summary of the meeting is provided below:

Foul Water

Thames Water has confirmed that the Site is situated within a favourable area, with several 225mm foul water sewers around the proposed development Site, and a 180mm sewer to the south. Thames Water advises that a 225mm foul water sewer should be sufficiently sized to accommodate the proposed development.

Thames Water confirmed that the Sewer Impact Study previously produced in 2016, will be reviewed and provide a clearer understanding in to the requirements of Thames Water.

Thames Water will be provided with details on the latest phasing and quantum for the Site along with two proposed options to connect the proposed development.

Potable Water

Thames Water confirmed that a Pre-Development enquiry will be required to confirm confirmation of the required works Thames Water needs to provide potable water to the proposed development. This will then determine whether modelling will be required.

As per the foul water, Thames Water will be provided details on the latest phasing and quantum for the Site along with two proposed options to connect the proposed development.

5 Summary

This technical note has provided a summary statement on the current Thames Water position, with regards to foul and potable water at the proposed development at Sandford Park, Newbury.

Thames Water has provided a Sewer Impact Study, which has confirmed the requirement for offsite reinforcement, which includes upgrades to an existing foul pumping station and sections of existing foul sewers. There may be some capacity for an initial quantum of development to be supplied through the local network, however this number is still to be provided by Thames Water.

Currently, Thames Water has provided no details on their strategy to supply the proposed development with potable water; however, this is being progressed. As with the foul water, there may be some scope for an initial development off the local network, in advance of any reinforcement works which may be required. The number of dwellings which could be provided and the local capacity available will need to be confirmed via Thames Water.

OFWAT has introduced significant changes to the charging regimes for potable and foul water companies in April 2018, where Thames Water are now fully responsible for the upgrade works for the foul drainage system, and any potential upgrades to the potable water system.

