

P231089 Redhill Academy
Redhill Rd, Arnold, Nottingham NG5 8GX



Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03		Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner		Stella Rousou / Mark Murphy, Arc		Page 1 of 26
Client	Nottinghamshire County Council	Dept / Client Name		Amanda Bourne, Place, NCC		
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Contents

Contents.....	2
Issue Log	2
1. Executive Summary.....	3
2. Introduction.....	4
3. Governance.....	4
3.1. Project Team	4
4. Appraisal of scheme.....	4
4.1. Site	4
4.2. Evaluation of the Existing Accommodation	6
4.3. Proposed School Accommodation	10
5. New Changing Room PE Block Feasibility Drawings (from Baily Garner Expansion Proposal Document).	14
6. New Art Block Feasibility Drawings (from CPMG Proposal Document)	17
7. Proposals	24
8. Summary	25
9. Conclusion	26

Issue Log

Ref.	Date	Issue Notes	Issued/Checked
P01	26/02/24	Draft internal issue for comments	SR
P02	25/03/24	Revised draft checked, comments incorporated and issued.	MM/SR
P03	17/06/24	Cost Review added to Summary and Executive Summary and Section 77 statement amended.	SR/CB/MJW

1. Executive Summary

Arc Partnership have been commissioned to review design proposals prepared by the Academy Trust and their Design Consultants to expand the Redhill School accommodation and consider whether these designs enable the Academy to increase their PAN from 240 to 270 and that the proposals are generally in accordance with the DfE BB103 guidance.

Arc considers that the accommodation proposed in these expansion proposals to provide 4 Art studios, a general teaching classroom, 2 changing rooms, toilets and offices are generally in accordance with BB103 however, when compared to the expanded 9FE increased PAN of 270 the Schedule of Accommodation indicates surplus spaces in general teaching, Drama, DT and Main Hall categories and does not address the deficits in Science, ICT, Music, Dining and SEN provision. The Science provision for example remains 3 classrooms and 395m² under provision.

The school have been an Academy since 2010 therefore do not need to apply for Secretary of State Section 77 approval.

The revised Tender sum analysis received from the academy when compared to national benchmarking DfE and EBD OG tools delivers value for money.

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Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 3 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
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2. Introduction

Arc Partnership is to assess whether the expansion proposals are in accordance with Building Bulletin 103 and the Department for Education Schedule of Accommodation SoA design guidance for an equivalent 8FE and proposed expansion to a 9FE secondary school.

Redhill Academy has a current PAN of 240 pupils and is proposed to increase by a further 30 additional pupil places accepted for September 2024 increasing the PAN to 270.

The Redhill School converted to Academy status on 1st December 2010 joining the Redhill Academy Trust. The school has an 'outstanding' Ofsted rating.

School Name	District	Planning Area	KS3	KS3	KS3	KS4	KS4	KS5	KS5	TOTAL
			Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	
Redhill Academy			260	276	253	259	254	163	143	1608

Table 1 Redhill Academy October Census 2023 Pupil Numbers on roll (including subsidiary pupils).

3. Governance

3.1. Project Team

Nottinghamshire County Council

Mike Sharpe- Team Manager Strategic Pupil Place and Planning
Tim Prince – Property Strategy Officer – Place
Amanda Bourne – Property Commissioner – Place

Arc Partnership

Sara Williams – Head of Pre-Construction
Stella Rousou– Architect / Technical Design Advisor
Mark Murphy- Space Planner
Sabreena Davis – Architectural Technologist

Redhill Academy

Mike Hardy - Head Teacher
David Stevens - Operations Manager

Redhill Academy Trust

Richard Pierpoint- Regional Director, Education

4. Appraisal of scheme

4.1. Site

Figure 1 shows the existing external outdoor play area uses within formal and informal categories to BB103. The buildings and non-net areas are also indicated.

All play areas comply or exceed the recommended area ranges within the BB103 Guidance for the current and proposed pupil numbers except for the formal Soft Outdoor PE, which falls well below the minimum. The external area affected by the new block occupies the soft informal and social space at Redhill which is over the maximum range.

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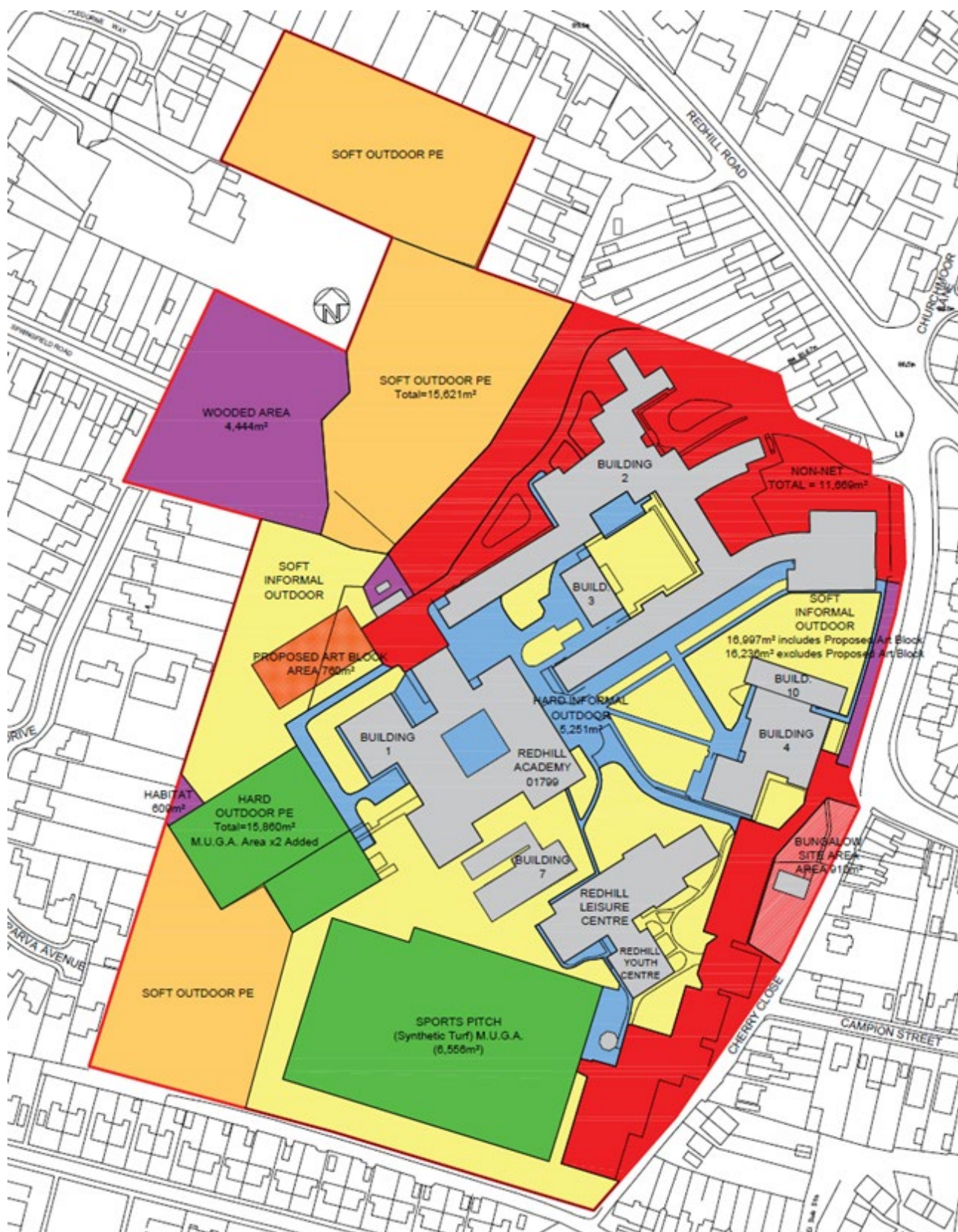


Figure 1: Redhill Academy External Play area categories, and proposed Art Block coloured Orange.

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Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc	Page 5 of 26	
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4.2. Evaluation of the Existing Accommodation

Key Accommodation Summary – Redhill Academy – Age Range 11-18

UPRN 01799 - Pupils on Roll 1,608 (11 to 16 = 1,302 & 16 to 19 = 306)

SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
Classrooms General Teaching	50 Total = 2,634m² Main School - Building 1 10 Total = 508m² 7 = Lower Ground Floor LGF = 377m ² 3 = Ground Floor GF = 131m ² Building 2 - Old School Building 21 Total = 1,137m² 21 = Ground Floor GF = 1,137m ² Building 3 3 Total = 185m² 3 = Ground Floor GF = 185m ² Building 4 – Gym & Workshops 5 Total = 237m² 1 = Ground Floor GF = 53m ² 4 = First Floor GF = 184m ² Building 7 - 6th Form Block 8 Total = 387m² 8 = Ground Floor GF = 387m ² Building 10 – New Classrooms 3 Total = 180m² 3 = Ground Floor GF = 180m ²	40 Total = 2,144m² 10 Classrooms and 490m ² over provision 27 (54%) Classrooms are under the recommended 55m ² in the SoA	46 Total = 2,460m² 4 Classrooms and 174m ² over provision	10 Classrooms and 490m ² Over Provision for current Net Capacity
General Teaching	Main School - Building 1 1 @64m ² Room 25 Humanities LGF 1 @54m ² Room 28 Humanities LGF 1 @47m ² Room 31 Humanities LGF 1 @48m ² Room 34 Humanities LGF 1 @48m ² Room 35 Humanities LGF 1 @73m ² Room 37 Humanities LGF 1 @43m ² Room 46 Humanities LGF 1 @51m ² Room 94 General Teaching GF 1 @40m ² Room 95 General Teaching GF 1 @40m ² Room 100 General Teaching GF Building 2 - Old School Building 1 @66m ² Room 45 General Teaching GF 1 @58m ² Room 64 English GF 1 @60m ² Room 67 English GF 1 @57m ² Room 74 English GF 1 @46m ² Room 77 English GF 1 @44m ² Room 79 MFL GF 1 @32m ² Room 80 MFL GF 1 @44m ² Room 83 MFL GF 1 @44m ² Room 86 MFL GF 1 @44m ² Room 87 MFL GF 1 @44m ² Room 89 MFL GF 1 @44m ² Room 91 MFL GF 1 @61m ² Room 96 MFL GF 1 @60m ² Room 118 Math GF 1 @60m ² Room 121 Math GF 1 @60m ² Room 122 Math GF 1 @73m ² Room 124 Math GF 1 @60m ² Room 126 Math GF 1 @60m ² Room 127 Math GF 1 @60m ² Room 129 Math GF 1 @60m ² Room 130 Math GF Building 3 1 @40m ² Room 02 Humanities GF 1 @88m ² Room 05 Humanities GF 1 @57m ² Room 07 Humanities GF	4 Classrooms@41m ² 36 Classrooms@55m ²	5 Classrooms@41m ² 41 Classrooms@55m ²	

SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
General Teaching (Continued)	<p>Building 4 – Gym & Workshops 1 @53m² Room 19 DT Theory GF</p> <p>1 @42m² Room 33 English FF 1 @43m² Room 35 English FF 1 @44m² Room 36 English FF 1 @55m² Room 42 English FF</p> <p>Building 7 - 6th Form Block 1 @53m² Room 08 General Teaching GF 1 @34m² Room 09 General Teaching GF 1 @44m² Room 10 General Teaching GF 1 @44m² Room 11 General Teaching GF 1 @53m² Room 12 General Teaching GF 1 @48m² Room 14 General Teaching GF 1 @48m² Room 15 General Teaching GF 1 @62m² Room 16 General Teaching GF</p> <p>Building 10 – New Classrooms 1 @60m² Room 05 English GF 1 @60m² Room 06 English GF 1 @60m² Room 07 English GF</p>			
Seminar Rooms				
ICT / Business Classroom	<p>5 Total = 336m² Main School - Building 1 1 @46m² Room 101 ICT GF 1 @51m² Room 102 ICT GF 1 @77m² Room 111 ICT GF 1 @112m² Room 113 ICT GF 1 @50m² Room 114 ICT GF</p>	<p>6 Total = 414m² 5 Classrooms@69m² 1 Classrooms@69m² (Business) 1 Classrooms and 78m² under Provision for current Net Capacity</p>	<p>6 Total = 414m² 5 Classrooms@69m² 1 Classrooms@69m² (Business) 1 Classrooms and 78m² under Provision</p>	1 Classrooms and 78m ² under Provision for current Net Capacity
Science + Specialist Practical	<p>10 Total = 726m² Main School - Building 1 1 @ 67m² Room 48 Science GF 1 @ 77m² Room 50 Science GF 1 @ 64m² Room 51 Science GF 1 @ 65m² Room 53 Science GF 1 @ 79m² Room 57 Science GF 1 @ 64m² Room 60 Science GF 1 @ 79m² Room 66 Science GF</p> <p>Building 2 - Old School Building 1 @ 82m² Room 40 Science GF 1 @ 83m² Room 42 Science GF 1 @ 66m² Room 43 Science GF</p>	<p>12 Total = 1,038m² 9 Classrooms@83m² 3 Classrooms@97m² (Specialist Lab) 2 Classrooms and 312m² under Provision for current Net Capacity</p>	<p>13 Total = 1,121m² 9 Classrooms@83m² 3 Classrooms@97m² (Specialist Lab) 3 Classrooms and 395m² under Provision</p>	2 Classrooms and 312m ² under Provision for current Net Capacity
Art	<p>3 Total = 192m² Main School - Building 1 1 @ 48m² Room 78 Art GF 1 @ 64m² Room 79 Art GF 1 @ 80m² Room 81 Art GF</p>	<p>4 Total = 360m² 2 Classrooms@83m² 2 Classrooms (3D) @97m² 1 Classrooms and 168m² under provision</p>	<p>4 Total = 360m² 2 Classrooms@83m² 2 Classrooms (3D) @97m² 1 Classrooms and 168m² under provision</p>	1 Classrooms and 168m ² under provision for current Net Capacity
Music	<p>4 Total = 139m² Building 2 - Old School Building 1 @ 64m² Room 20 Music GF 1 @ 38m² Room 10 Music FF 1 @ 20m² Room 12 Small Music FF 1 @ 17m² Room 109 Small Music FF</p>	<p>2 Total = 138m² 2 Classrooms@69m² 2 classroom and 1m² over provision</p>	<p>3 Total = 221m² 2 Classrooms@69m² 1 Classrooms@97m² 82m² under provision</p>	2 classroom and 1m ² over provision for current Net Capacity

SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
Drama	3 Total = 263m² Building 2 - Old School Building 1 @ 99m ² Room 46 Drama GF 1 @ 90m ² Room 57 Drama GF 1 @ 74m ² Room 61 Drama GF	2 Total = 180m² 1 Classrooms@83m ² 1 Classrooms@97m ² 1 classroom and 83m ² over provision	2 Total = 180m² 1 Classrooms@83m ² 1 Classrooms@97m ² 1 classroom and 83m ² over provision	1 classroom and 83m ² over provision for current Net Capacity
DT / Resistant Multi Materials	5 Total = 384m² Main School - Building 1 1 @ 56m ² Room 64 DT GF 1 @ 64m ² Room 67 DT GF 1 @ 81m ² Room 71 DT GF 1 @ 51m ² Room 75 DT Theory GF Building 4 – Gym & Workshops 1 @132m ² Room 18 DT / MM GF	2 Total = 208m² 1 Classrooms@111m ² 1 Classrooms@97m ² 3 Classrooms and 176m ² over provision	2 Total = 208m² 1 Classrooms@111m ² 1 Classrooms@97m ² 3 Classrooms and 176m ² over provision	3 Classrooms and 176m ² over provision for current Net Capacity
DT / Graphics Textiles	2 Total = 128m² Main School - Building 1 1 @ 55m ² Room 88 Graphics GF Building 4 – Gym & Workshops 1 @73m ² Room 37 Textiles FF	2 Total = 166m² 2 Classrooms@83m ² 38m ² under provision	2 Total = 166m² 2 Classrooms@83m ² 38m ² under provision	38m ² under provision for current Net Capacity
DT / Food	2 Total = 220m² Building 4 – Gym & Workshops 1 @108m ² Room 23 Food Tec GF 1 @112m ² Room 28 Food Tec GF	1 Total = 97m² 1 Classrooms@97m ² 1 classroom and 123m ² over provision	2 Total = 194m² 2 Classrooms@97m ² 26m ² over provision	1 classroom and 123m ² over provision for current Net Capacity
Sports Hall (Shared with Leisure Centre)	2 Total = 637m² Building 4 – Gym & Workshops 1 @ 244m ² Room 15 Small Sports Hall GF Building 90 – Redhill Leisure Centre 1 @ 393m ² Room 14 Large Sports Hall GF (Shared use with Leisure Centre)	1 Total, 4-Court Sports Hall = 594m² Over provision by 43m ²	1 Total, 4-Court Sports Hall = 594m² Over provision by 43m ²	Over provision by 43m ² for current Net Capacity
Activity Studios	0 Total = 0m² No Activity Studio on Site	1 Total, Activity Studio = 150m² No Activity Studio on Site	1 Total, Activity Studio = 150m² No Activity Studio on Site	No Activity Studio on Site
Main Assembly Hall	1 Total = 388m² Main School - Building 1 1 @ 388m ² Room 31 Assembly Hall GF	1 Total, Assembly Hall = 226m² Assembly Hall over provision by 162m ²	1 Total, Assembly Hall = 226m² Assembly Hall over provision by 162m ²	Assembly Hall over provision by 162m ² for current Net Capacity
Dining & Social Areas	Dining 2 Total = 437m² 6th Form Social Total = 88m² Main School - Building 1 1 @ 286m ² Room 90 Main Dining GF Building 2 - Old School Building 1 @ 151m ² Room 17 Old Dining GF Building 7 - 6th Form Block 1 @88m ² Room 07 Study/Social Space GF	2 Total = 578m² 1 Dining Hall @446m ² 1 Social Space @132m ² Dining 141m ² under provision 6 th form Social Space 44m ² under provision	2 Total = 578m² 1 Dining Hall @446m ² 1 Social Space @132m ² Dining 141m ² under provision 6 th form Social Space 44m ² under provision	Dining under provision by 141m ² and 6 th form Social Space under provision by 44m ² for current Net Capacity

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SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
Library/ LRC	1 Total = 215m² Main School - Building 1 1 @ 215m ² Room 107 Library GF No Dedicated 6th Form Study Space on Site	2 Total = 228m² 1 Library @ 159m ² 1 6 th Form Study Space @69m ² Library over provision by 56m ² No dedicated 6th Form study space on site shared with social space	2 Total = 228m² 1 Library @ 216m ² 1 Study Space (6 th Form) @90m ² Library over provision by 56m ² No dedicated 6th Form study space on site shared with social space	Library over provision by 56m ² No dedicated 6th Form study space on site shared with social space
SEN Support Spaces	Behavioural Support Intervention 2 Total= 91m² Main School - Building 1 1 @ 45m ² New Room SEN Inclusion GF Building 3 1 @46m ² Room 08 SEN GF	8 Total= 89m² 1 Resource @ 16m ² 1 Medical @ 12m ² 5 Small Group @ 9m ² 1 Large Group @ 16m ² 6 Rooms under provision but overall space is within provision	9 Total= 98m² 1 Resource @ 16m ² 1 Medical @ 12m ² 5 Small Group @ 9m ² 1 Large Group @ 16m ² 7 Rooms under provision and 7m ² under provision	6 Rooms under provision but overall space is within provision for current Net Capacity
C. Kitchen	Kitchen Areas - Total = 147m² In Main School - Building 50 Total= 147m ²	Total Food Prep = 150m² Under by 3m ²	Total Food Prep = 165m² Under by 18m ²	Under by 3m ² for current Net Capacity
TOTAL GROSS	Existing Total Gross 11,717m ² From P2 Room Areas - Including Shared use Large Sports Hall in Leisure Centre, Building 90	11,060m ² to 12,575m ² (SoA BB103 Range) Over Minimum Range by 657m ²	12,271m ² to 13,938m ² (SoA BB103 Range) Under Minimum Range by 554m ²	Over Minimum Range by 657m ² for current Net Capacity

Table 2 Redhill Academy, Existing Key SoA Data Categories Analysed to an equivalent 8FE and 9FE school.

4.3. Proposed School Accommodation

Key Accommodation Summary + New Art Block–Redhill Academy–Age Range 11-18

Proposed Expansion compared to PAN 240 8FE and PAN 270 9FE

SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
Classrooms General Teaching	53 Total = 2,909m² Main School - Building 1 10 Total = 508m² 7 = Lower Ground Floor LGF = 377m ² 3 = Ground Floor GF = 131m ² Building 2 - Old School Building 21 Total = 1,137m² 21 = Ground Floor GF = 1,137m ² Building 3 3 Total = 185m² 3 = Ground Floor GF = 185m ² Building 4 – Gym & Workshops 7 Total = 457m² 3 = Ground Floor GF = 273m ² 4 = First Floor GF = 184m ² Building 7 - 6th Form Block 8 Total = 387m² 8 = Ground Floor GF = 387m ² Building 10 – New Classrooms 3 Total = 180m² 3 = Ground Floor GF = 180m ² Proposed New Art Block 1 Total = 55m²	40 Total = 2,144m² 13 Classrooms and 765m ² over provision 27 (53%) Classrooms are under the recommended 55m ² in the SoA	46 Total = 2,460m² 7 Classrooms and 449m ² over provision	7 Classrooms and 449m ² Over Provision for 9FE-PAN 270
General Teaching	Main School - Building 1 1 @64m ² Room 25 Humanities LGF 1 @54m ² Room 28 Humanities LGF 1 @47m ² Room 31 Humanities LGF 1 @48m ² Room 34 Humanities LGF 1 @48m ² Room 35 Humanities LGF 1 @73m ² Room 37 Humanities LGF 1 @43m ² Room 46 Humanities LGF 1 @51m ² Room 94 General Teaching GF 1 @40m ² Room 95 General Teaching GF 1 @40m ² Room 100 General Teaching GF Building 2 - Old School Building 1 @66m ² Room 45 General Teaching GF 1 @58m ² Room 64 English GF 1 @60m ² Room 67 English GF 1 @57m ² Room 74 English GF 1 @46m ² Room 77 English GF 1 @44m ² Room 79 MFL GF 1 @32m ² Room 80 MFL GF 1 @44m ² Room 83 MFL GF 1 @44m ² Room 86 MFL GF 1 @44m ² Room 87 MFL GF 1 @44m ² Room 89 MFL GF 1 @44m ² Room 91 MFL GF 1 @61m ² Room 96 MFL GF 1 @60m ² Room 118 Math GF 1 @60m ² Room 121 Math GF 1 @60m ² Room 122 Math GF 1 @73m ² Room 124 Math GF 1 @60m ² Room 126 Math GF 1 @60m ² Room 127 Math GF 1 @60m ² Room 129 Math GF 1 @60m ² Room 130 Math GF Building 3 1 @40m ² Room 02 Humanities GF 1 @88m ² Room 05 Humanities GF 1 @57m ² Room 07 Humanities GF	4 Classrooms@41m ² 36 Classrooms@55m ²	5 Classrooms@41m ² 41 Classrooms@55m ²	

SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
General Teaching (Continued)	<p>Building 4 – Gym & Workshops 1 @53m² Room 19 DT Theory GF 1 @108m² Room 23 General Teaching GF (Change from Food Tec) 1 @112m² Room 28 General Teaching GF (Change from Food Tec)</p> <p>1 @42m² Room 33 English FF 1 @43m² Room 35 English FF 1 @44m² Room 36 English FF 1 @55m² Room 42 English FF</p> <p>Building 7 - 6th Form Block 1 @53m² Room 08 General Teaching GF 1 @34m² Room 09 General Teaching GF 1 @44m² Room 10 General Teaching GF 1 @44m² Room 11 General Teaching GF 1 @53m² Room 12 General Teaching GF 1 @48m² Room 14 General Teaching GF 1 @48m² Room 15 General Teaching GF 1 @62m² Room 16 General Teaching GF</p> <p>Building 10 – New Classrooms 1 @60m² Room 05 English GF 1 @60m² Room 06 English GF 1 @60m² Room 07 English GF</p> <p>Proposed New Art Block 1 @ 55m² Room 05 General Teaching GF</p>			
Seminar Rooms				
ICT / Business Classroom	<p>5 Total = 336m² Main School - Building 1 1 @46m² Room 101 ICT GF 1 @51m² Room 102 ICT GF 1 @77m² Room 111 ICT GF 1 @112m² Room 113 ICT GF 1 @50m² Room 114 ICT GF</p>	<p>6 Total = 414m² 5 Classrooms@69m² 1 Classrooms@69m² (Business) 1 Classrooms and 78m² under Provision for current Net Capacity</p>	<p>6 Total = 414m² 5 Classrooms@69m² 1 Classrooms@69m² (Business) 1 Classrooms and 78m² under Provision</p>	<p>1 Classrooms and 78m² under Provision for 9FE-PAN 270</p>
Science + Specialist Practical	<p>10 Total = 726m² Main School - Building 1 1 @ 67m² Room 48 Science GF 1 @ 77m² Room 50 Science GF 1 @ 64m² Room 51 Science GF 1 @ 65m² Room 53 Science GF 1 @ 79m² Room 57 Science GF 1 @ 64m² Room 60 Science GF 1 @ 79m² Room 66 Science GF</p> <p>Building 2 - Old School Building 1 @ 82m² Room 40 Science GF 1 @ 83m² Room 42 Science GF 1 @ 66m² Room 43 Science GF</p>	<p>12 Total = 1,038m² 9 Classrooms@83m² 3 Classrooms@97m² (Specialist Lab) 2 Classrooms and 312m² under Provision for current Net Capacity</p>	<p>13 Total = 1,121m² 9 Classrooms@83m² 3 Classrooms@97m² (Specialist Lab) 3 Classrooms and 395m² under Provision</p>	<p>3 Classrooms and 395m² under Provision for 9FE-PAN 270</p>
Art	<p>3 Total = 336m² Main School - Building 1 1 @ 48m² Room 78 Art GF 1 @ 64m² Room 79 Art GF 1 @ 80m² Room 81 Art GF</p> <p>Proposed New Art Block 1 @ 84m² Room 01 Art GF 1 @ 84m² Room 02 Art GF 1 @ 84m² Room 03 Art GF 1 @ 84m² Room 04 Art GF</p>	<p>4 Total = 360m² 2 Classrooms@83m² 2 Classrooms (3D) @97m² Classrooms within provision but 24m² under provision</p>	<p>4 Total = 360m² 2 Classrooms@83m² 2 Classrooms (3D) @97m² Classrooms within provision but 24m² under provision</p>	<p>Classrooms within provision but 24m² under provision for 9FE-PAN 270</p> <p>Supported by 2 large (22m²) shared storage rooms</p>

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SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
Music	4 Total = 139m² <u>Building 2 - Old School Building</u> 1 @ 64m ² Room 20 Music GF 1 @ 38m ² Room 10 Music FF 1 @ 20m ² Room 12 Small Music FF 1 @ 17m ² Room 109 Small Music FF	2 Total = 138m² 2 Classrooms@69m ² 2 classroom and 1m ² over provision	3 Total = 221m² 2 Classrooms@69m ² 1 Classrooms@97m ² 82m ² under provision	82m ² under provision for 9FE-PAN 270
Drama	3 Total = 263m² <u>Building 2 - Old School Building</u> 1 @ 99m ² Room 46 Drama GF 1 @ 90m ² Room 57 Drama GF 1 @ 74m ² Room 61 Drama GF	2 Total = 180m² 1 Classrooms@83m ² 1 Classrooms@97m ² 1 classroom and 83m ² over provision	2 Total = 180m² 1 Classrooms@83m ² 1 Classrooms@97m ² 1 classroom and 83m ² over provision	1 classroom and 83m ² over provision for 9FE-PAN 270
DT / Resistant Multi Materials	5 Total = 384m² <u>Main School - Building 1</u> 1 @ 56m ² Room 64 DT GF 1 @ 64m ² Room 67 DT GF 1 @ 81m ² Room 71 DT GF 1 @ 51m ² Room 75 DT Theory GF <u>Building 4 – Gym & Workshops</u> 1 @132m ² Room 18 DT / MM GF	2 Total = 208m² 1 Classrooms@111m ² 1 Classrooms@97m ² 3 Classrooms and 176m ² over provision	2 Total = 208m² 1 Classrooms@111m ² 1 Classrooms@97m ² 3 Classrooms and 176m ² over provision	3 Classrooms and 176m ² over provision for 9FE-PAN 270
DT / Graphics Textiles	2 Total = 128m² <u>Main School - Building 1</u> 1 @ 55m ² Room 88 Graphics GF <u>Building 4 – Gym & Workshops</u> 1 @73m ² Room 37 Textiles FF	2 Total = 166m² 2 Classrooms@83m ² 38m ² under provision	2 Total = 166m² 2 Classrooms@83m ² 38m ² under provision	38m ² under provision for 9FE-PAN 270
DT / Food	3 Total = 192m² <u>Building 4 – Gym & Workshops</u> 1 @108m ² Room 23 Food Tec GF 1 @112m ² Room 28 Food Tec GF <u>Main School - Building 1</u> 1 @ 48m ² Room 78 Change to Food Tec 1 @ 64m ² Room 79 Change to Food Tec 1 @ 80m ² Room 81 Change to Food Tec	1 Total = 97m² 1 Classrooms@97m ² 2 classroom and 95m ² over provision	2 Total = 194m² 2 Classrooms@97m ² Within provision	Within provision for 9FE-PAN 270
Sports Hall (Shared with Leisure Centre)	2 Total = 637m² <u>Building 4 – Gym & Workshops</u> 1 @ 244m ² Room 15 Small Sports Hall GF <u>Building 90 – Redhill Leisure Centre</u> 1 @ 393m ² Room 14 Larg Sports Hall GF (Shared use with Leisure Centre)	1 Total, 4-Court Sports Hall = 594m² Over provision by 43m ²	1 Total, 4-Court Sports Hall = 594m² Over provision by 43m ²	Over provision by 43m ² for 9FE-PAN 270
Activity Studios	0 Total = 0m² No Activity Studio on Site	1 Total, Activity Studio = 150m² No Activity Studio on Site	1 Total, Activity Studio = 150m² No Activity Studio on Site	No Activity Studio on Site
Main Assembly Hall	1 Total = 388m² <u>Main School - Building 1</u> 1 @ 388m ² Room 31 Assembly Hall GF	1 Total, Assembly Hall = 226m² Assembly Hall over provision by 162m ²	1 Total, Assembly Hall = 226m² Assembly Hall over provision by 162m ²	Assembly Hall over provision by 162m ² for 9FE-PAN 270

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc	Page	12 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

SPACE TYPE	EXISTING SCHOOL Current Pupil Numbers 1,608 (Years 7-13)	Current SoA 1500 places 8FE - PAN 240 Age Range 11-18	EXPANDED SoA 1688 Places 9FE - PAN 270 Age Range 11-18	SUMMARY
Dining & Social Areas	Dining 2 Total = 437m² 6th Form Social Total = 88m² <u>Main School - Building 1</u> 1 @ 286m ² Room 90 Main Dining GF <u>Building 2 - Old School Building</u> 1 @ 151m ² Room 17 Old Dining GF <u>Building 7 - 6th Form Block</u> 1 @ 88m ² Room 07 Study/Social Space GF	2 Total = 578m² 1 Dining Hall @ 446m ² 1 Social Space @ 132m ² Dining 141m ² under provision 6 th form Social Space 44m ² under provision	2 Total = 578m² 1 Dining Hall @ 446m ² 1 Social Space @ 132m ² Dining 141m ² under provision 6 th form Social Space 44m ² under provision	Dining under provision by 141m ² and 6 th form Social Space under provision by 44m ² for current for 9FE-PAN 270
Library/ LRC	1 Total = 215m² <u>Main School - Building 1</u> 1 @ 215m ² Room 107 Library GF No Dedicated 6th Form Study Space on Site	2 Total = 228m² 1 Library @ 159m ² 1 6 th Form Study Space @ 69m ² Library over provision by 56m ² No dedicated 6th Form study space on site shared with social space	2 Total = 228m² 1 Library @ 216m ² 1 Study Space (6 th Form) @ 90m ² Library over provision by 56m ² No dedicated 6th Form study space on site shared with social space	Library over provision by 56m ² for 9FE-PAN 270 No dedicated 6th Form study space on site shared with social space
SEN Support Spaces	Behavioural Support Intervention 2 Total= 91m² <u>Main School - Building 1</u> 1 @ 45m ² New Room SEN Inclusion GF <u>Building 3</u> 1 @ 46m ² Room 08 SEN GF	8 Total= 89m² 1 Resource @ 16m ² 1 Medical @ 12m ² 5 Small Group @ 9m ² 1 Large Group @ 16m ² 6 Rooms under provision but overall space is within provision	9 Total= 98m² 1 Resource @ 16m ² 1 Medical @ 12m ² 5 Small Group @ 9m ² 1 Large Group @ 16m ² 7 Rooms under provision and 7m ² under provision	9 Rooms under provision and 7m ² under provision for 9FE-PAN 270
C. Kitchen	Kitchen Areas - Total = 147m² <u>In Main School - Building 50</u> Total= 147m ²	Total Food Prep = 150m² Under by 3m ²	Total Food Prep = 165m² Under by 18m ²	Under by 18m ² for 9FE-PAN 270
TOTAL GROSS	Existing Total Gross 12,487m ² From P2 Room Areas - Including Shared use Large Sports Hall in Leisure Centre, Building 90 THIS INCLUDES THE PROPOSED ART BLOCK 770m ²	11,060m ² to 12,575m ² (SoA BB103 Range) Over Minimum Range by 1,427m ²	12,271m ² to 13,938m ² (SoA BB103 Range) Over Minimum Range by 216m ²	Over Minimum Range by 216m ² For 9FE-PAN 270

Table 3 Redhill Academy, Proposed Key SoA Data Categories Analysed to an equivalent 8FE and 9FE school with the proposed Art Block expansion

5. New Changing Room PE Block Feasibility Drawings (from Baily Garner Expansion Proposal Document).

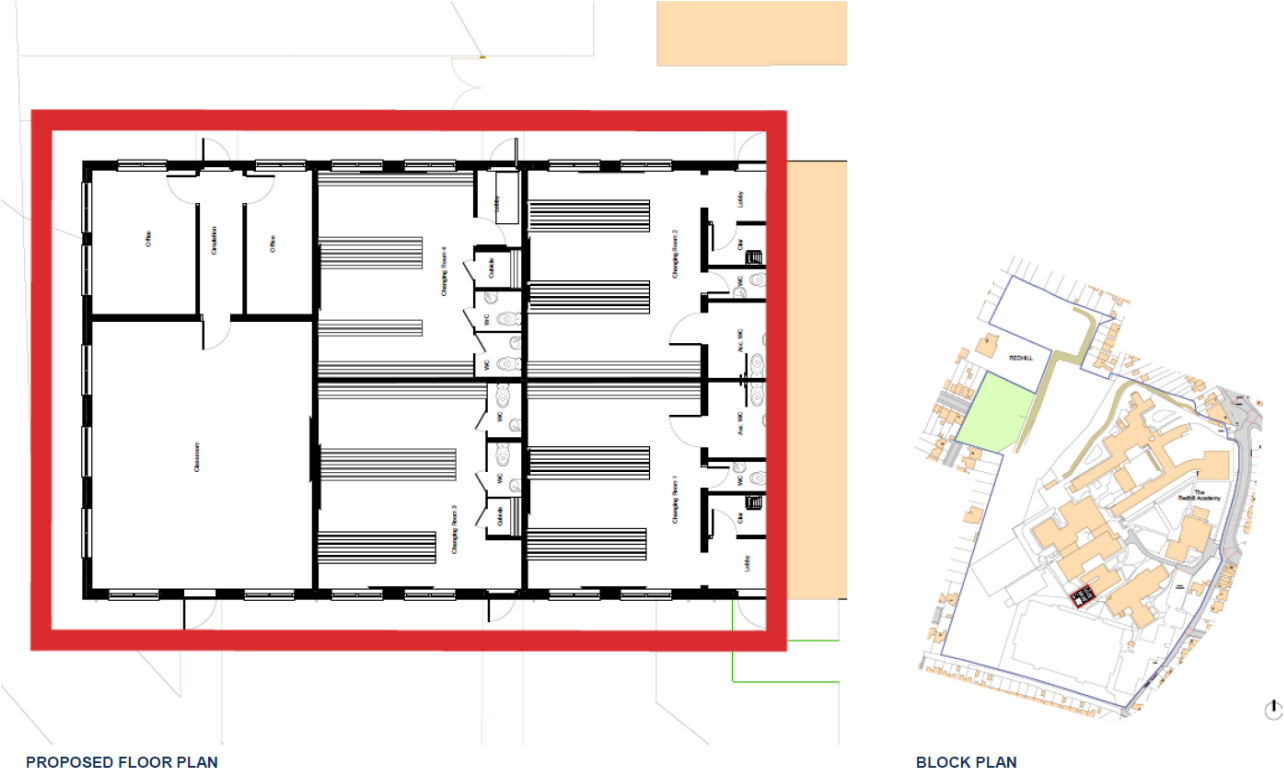
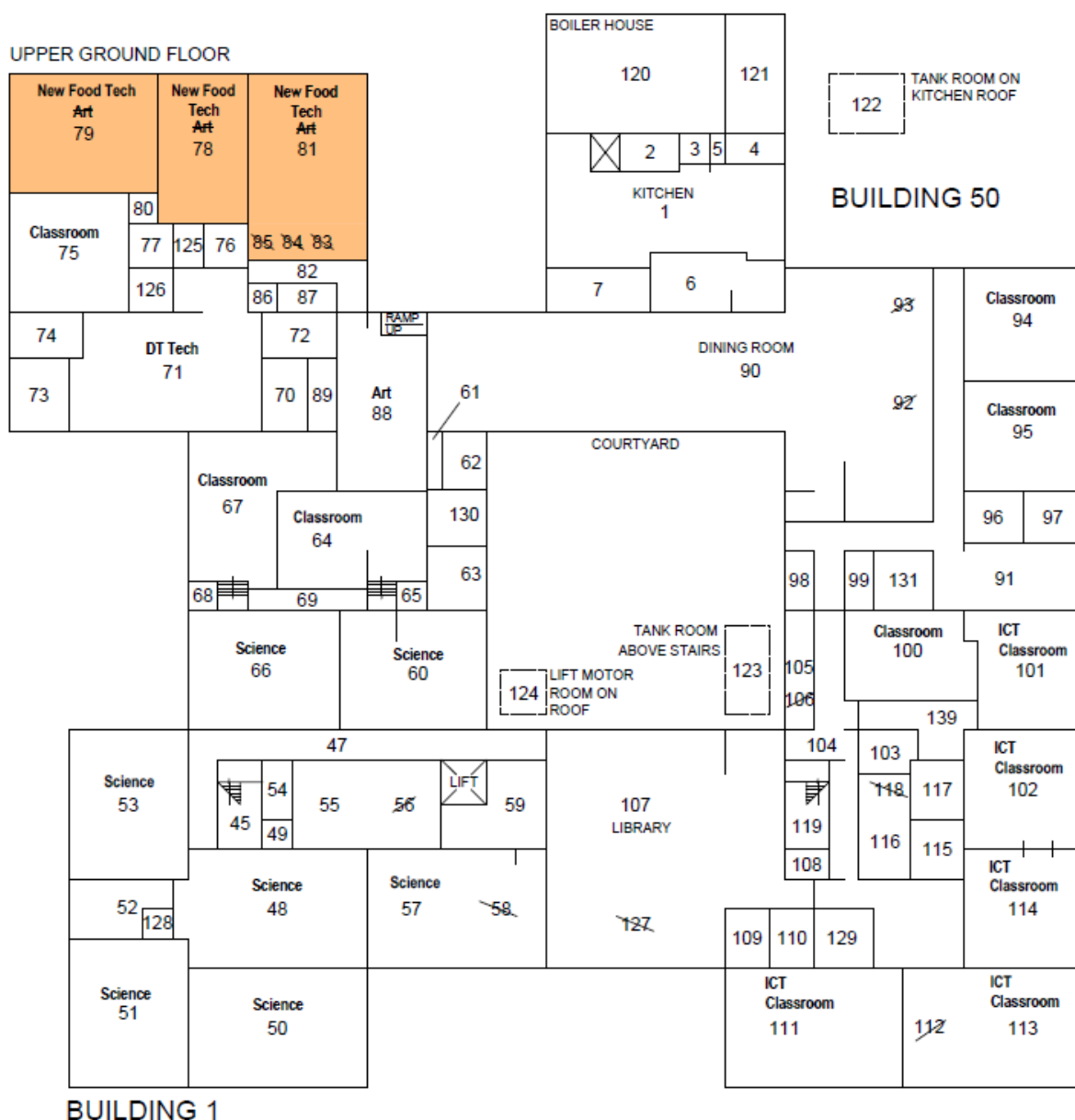


Figure 2: Proposed PE Block, Ground Floor Plan. Taken from Baily Garner Design and Access Statement



Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 15 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

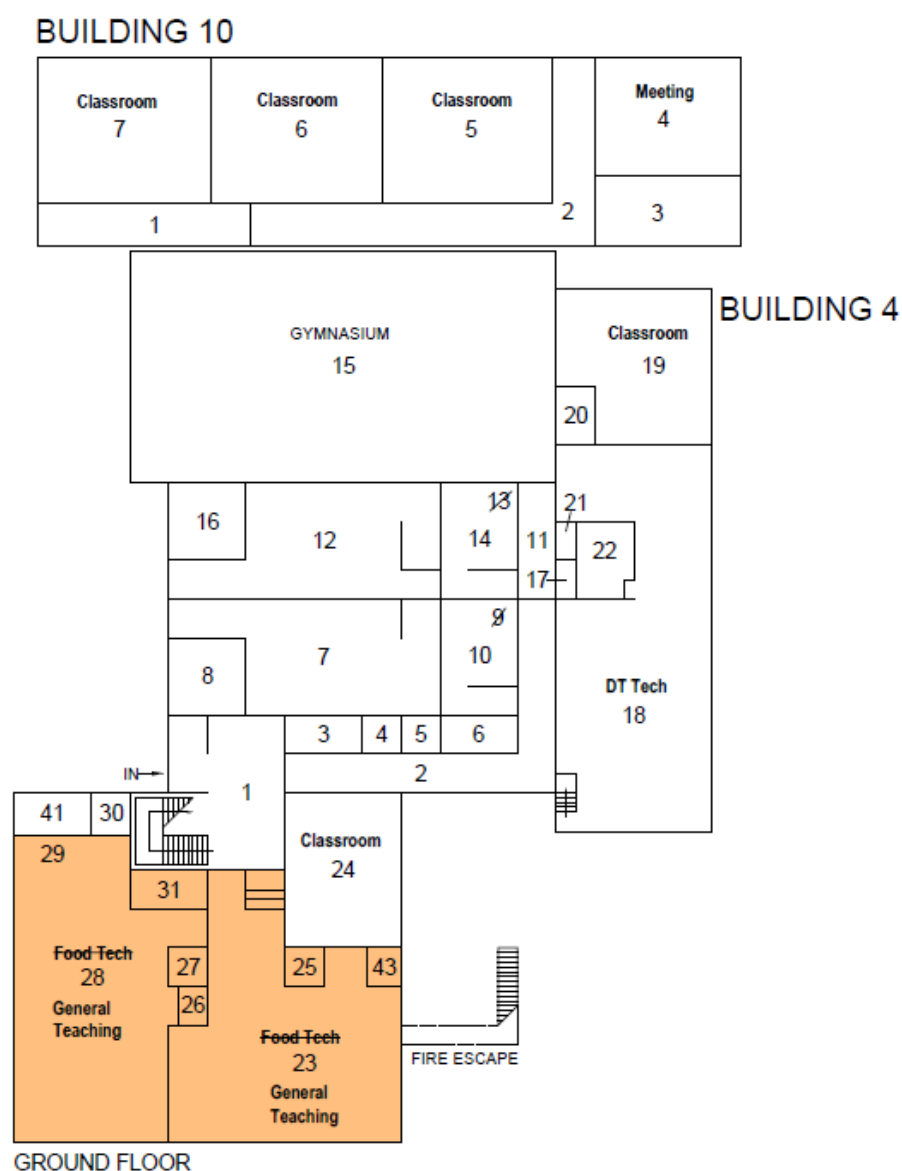


Figure 4: Existing Building 4 proposed changes post development. Existing Food Technology specialist spaces to be refurbished to Large General Teaching classrooms taken from Baily Garner Design and Access Statement

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc	Page 16 of 26	
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

6. New Art Block Feasibility Drawings (from CPMG Proposal Document)

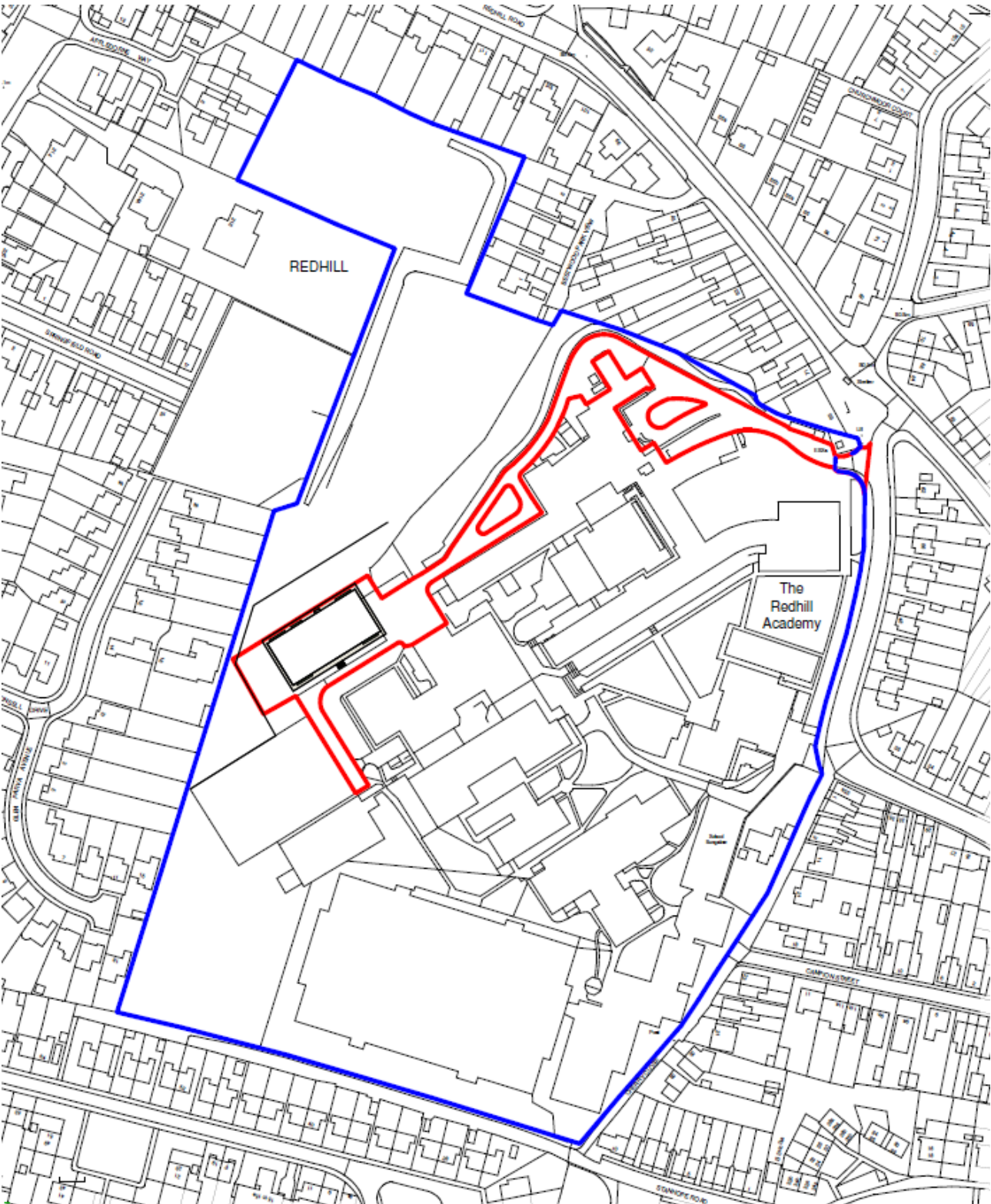


Figure 5: Proposed Art Block, Taken from CPMG Design and Access Statement. Red line denotes development access boundary and access route.

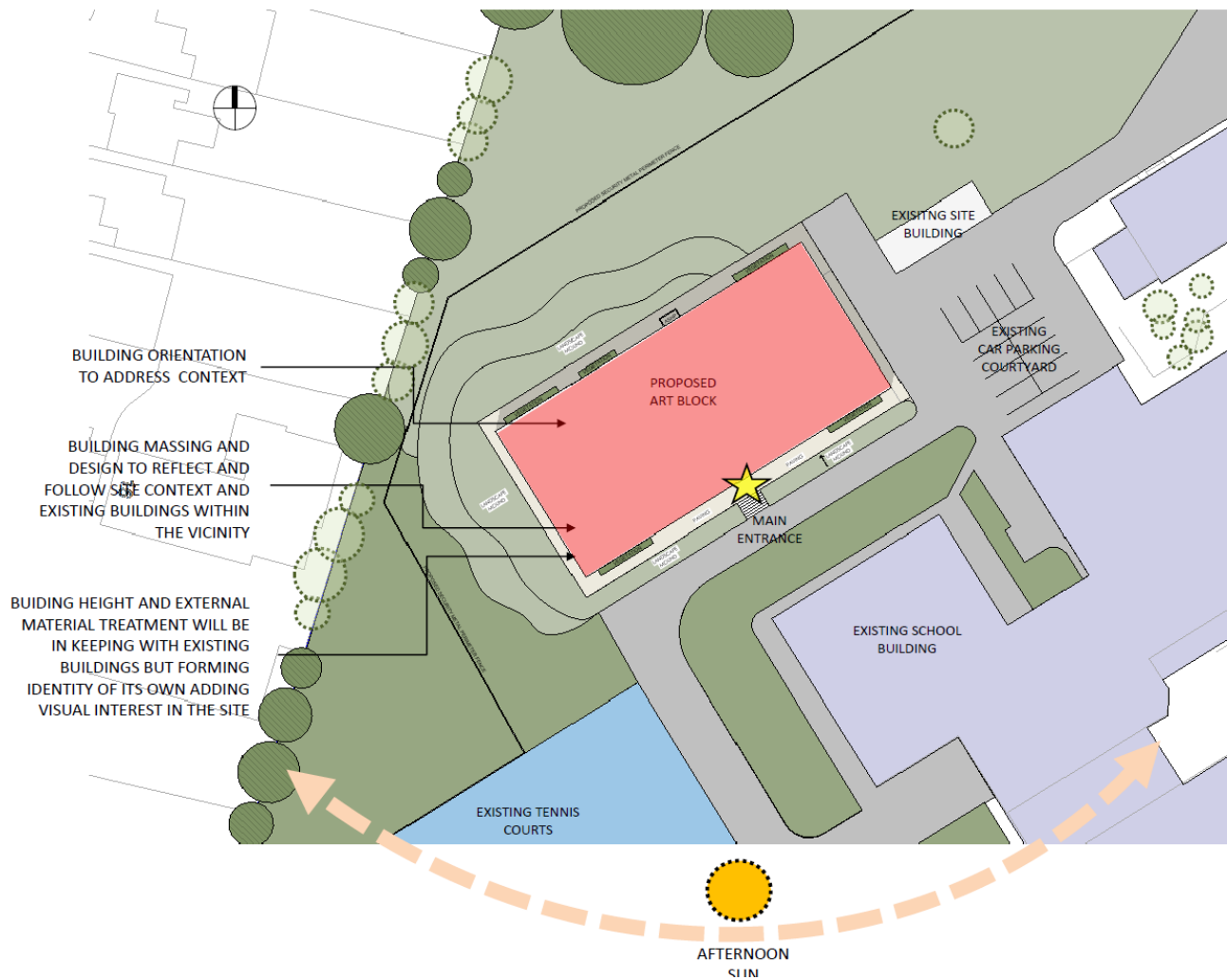


Figure 6: Proposed Art Block, Concept Plan. Taken from CPMG Design and Access Statement

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc	Page 18 of 26	
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

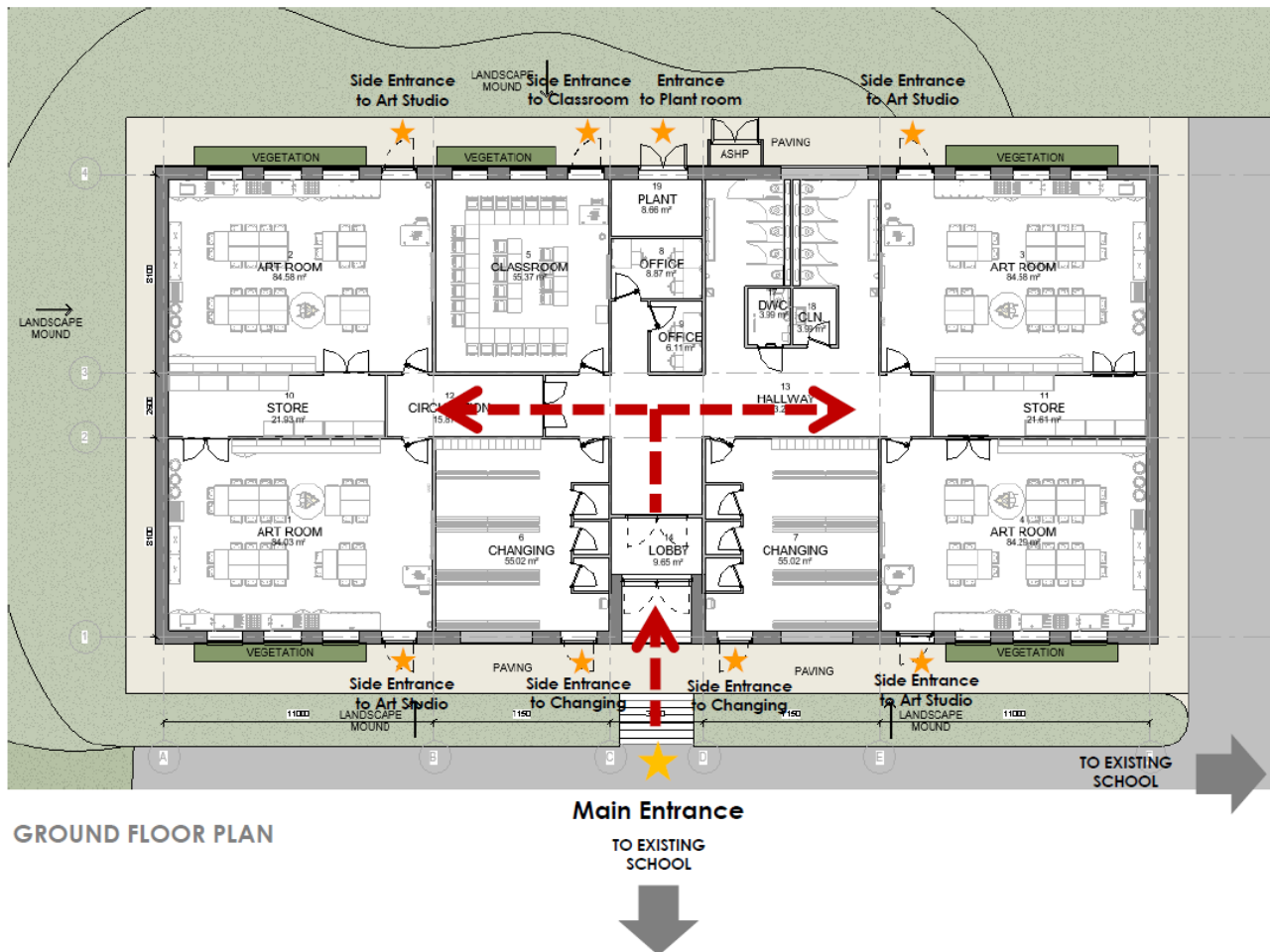


Figure 7: Proposed Art Block, Ground Floor Plan. Taken from CPMG Design and Access Statement

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 19 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					



Figure 8: Proposed Art Block, Elevations. Taken from CPMG Design and Access Statement

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 20 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					



VIEW 1



VIEW 3

Figure 9: Proposed Art Block Visuals view 1 and 3. Taken from CPMG Design and Access Statement

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 21 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					



VIEW 2



VIEW 4

Figure 10: Proposed Art Block Visuals 2 and 4. Taken from CPMG Design and Access Statement

Project Doc Ref:		P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0		Doc Revision		P03				Date:		17/06/2024	
Document:		Feasibility Design Compliance Report		Document Owner				Stella Rousou / Mark Murphy, Arc				Page 22 of 26	
Client		Nottinghamshire County Council		Dept / Client Name				Amanda Bourne, Place, NCC					
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk													



AERIAL

Figure 11: Proposed Art Block Aerial. Taken from CPMG Design and Access Statement

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 23 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

7. Proposals

There are two proposals, the first achieved planning approval for a new PE Block Extension 19 July 2022, as indicated in figure 2, however, this project is no longer being considered by the Academy Trust.

For clarity, this report comments on the Art Block development which supersedes the earlier PE Block proposal and incorporates 4 Art classrooms 1 general teaching classroom and two changing rooms. The application for this recent project was submitted in August 2023 (Planning Reference: 2023/0588) and is still awaiting planning approval by Gedling Borough Council (GBC) at the time of writing.

A Transport Statement Addendum produced by Curtins was submitted in support of the application on 26 February 2024 at the request of NCC highways (document number 08380-CUR-XX-XX-T-TP-00002). The purpose of the Addendum report seeks to consider the scenario where the number of pupils on roll increases to 1,756 pupils (from 1,608 pupils) in line with the capacity of the new teaching block and is undertaken as a sensitivity test to consider the likely traffic impacts associated with this potential increase in pupil numbers. NCC highways indicate their concern that the new teaching block will be used to increase the overall capacity, despite the stated intentions of the Applicant (Academy) in the planning documents which states the contrary, that the teaching block is to accommodate the existing pupil population and provide more suitable facilities.

The proposed scheme does not propose to make any alterations to the existing site access or parking arrangements.

The Transport statement addendum indicates that the school has 58 members of teaching staff, and 63 parking spaces. The academy advise the staff numbers will not change as a consequence of the development concluding that there is sufficient parking available to accommodate the forecasted demand. The findings from the highways Addendum study demonstrate that the highway network would not experience any material adverse traffic impact resulting from the proposed development.

The development proposes to create 4 new Art studios and 1 general teaching classroom, the existing Art classrooms will be refurbished into food technology classes, and the existing 2 food technology refurbished to 2 large classrooms, all of these spaces will require teaching staff.

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 24 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

8. Summary

The analysis of the existing accommodation together with the proposed new Art Block facility to an increased 9FE PAN as indicated in table 2 indicates the following ;

- General teaching is 7 classrooms over provision and 449m² over area. (It is noted that 53% of the General teaching classrooms are below the 55m² size recommended).
- The Specialist practical teaching categories show deficits of 1 ICT, 3 Science (and 395m² under area), Music indicates a deficit in area by 82 m²
- DT Overall is in accordance with the SoA for the expanded 9FE.
- In the large spaces categories, the Dining is under area by 141 m² and there is no Activity Studio.
- The sixth form social and study spaces are delivered in one room which is under sized.
- The SEN spaces are also under provision and lacking small sized rooms.

Overall, the proposed expansion provides accommodation above the minimum area range by 216m² for a 9FE-PAN 270.

On completion of the new block, it is the Academies intention as confirmed during the site visit by the Operations Manager, David Stevens that the two large food technology spaces in Building 4 would be moved to the 3 number vacant art classes in Building 1 and that the 2 food tech rooms redesignated for general teaching spaces oversized by a total of 220m². These amendments have been included in Table 3 for the 9FE scenario.

The spaces vacated and refurbished do not propose to address the area deficits in science, ICT, dining or consider the absence of an Activity Studio.

The existing 2 changing rooms in building 4 are undersized and in poor condition, the 2 new changing rooms proposed within the new Art Block are larger and provide updated facilities albeit a considerable distance from the sports hall in building 4 and the leisure centre sports hall, there are no showers proposed.

Internal remodelling will also be undertaken once the new Art studios have been constructed resulting in the food technology classrooms moving to the former Art Classrooms and the former food technology classes refurbished to general teaching spaces.

Existing Main School Buildings

The total gross internal area of the expanded school accommodation is 12,487m². This exceeds the minimum recommended range in the SoA for a 9FE school by 216m² indicating that the school can accommodate the additional pupils.

The future reconfiguration of the existing accommodation, new classrooms and GIA of the new block in the expansion proposal has been analysed in accordance with an equivalent size school DfE SoA for a 8FE school with 1,500 pupils and a 9FE with 1688 pupils.

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc	Page 25 of 26	
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					

Overall, the new proposal would be within provision for a 9FE pupil increase, and notably over provision in some categories such as general teaching and assembly hall. Shortfalls are noted in the Science and ICT classrooms. Dining is also under provision for the current and expanded pupils.

Existing Site

The existing school gross site area is 73,510m². This is below the minimum recommended in BB103 for a school with 1,500 pupils on roll. All outdoor playing field categories exceed the minimum area recommended with exception of Formal Soft Outdoor PE, which is well below the minimum. This indicates that the formal playing field is limited and needs to be considered with any expansion proposals. Section 77 approval does not apply as the school has been an academy for 10 years since 2010.

Cost Review

Following the cost review of the submitted Tender Sum Analysis provided to Arc on the 12 June 24, Arc Partnership raised a number of queries as part of the validation of the overall cost, the initial comparison was compared against the DfE cost estimating tool. The DfE cost estimate for this work is £2.48m. The revised cost from the Academy after further cost challenges is £2,486,570.00 therefore in line with benchmarking value for money for such a scheme. Further to this, Arc Partnership have also benchmarked the scheme against EBD OG National School Delivery Benchmarking Report. After applying the location factor and the date of the proposed works this scheme is 5.84% lower than the average gross build cost (the average build cost is £3678m² and the Redhill expansion is £3463m²).

Therefore, the completed scheme clearly delivers value for money.

9. Conclusion

Overall, the proposed expansion provides surplus accommodation for a 9FE school and as demonstrated in table 3 the proposed changes are over the minimum recommended for both an 8FE and 9FE equivalent school in accordance with the DfE Schedule of Accommodation. However, there will be practical learning spaces such as Science which are under provision by 3 classrooms and 395m² below area. It was noted that the school were not proposing to address the shortfall in these spaces.

The Large Spaces categories, specifically the Dining Room is undersized for the current and expanded pupils and is likely to cause future operational issues should the Art Block expansion be progressed.

Project Doc Ref:	P.Y.BE.29373-ARC-XX-XX-ST-A-AB001-S0	Doc Revision	P03	Date:	17/06/2024
Document:	Feasibility Design Compliance Report	Document Owner	Stella Rousou / Mark Murphy, Arc		Page 26 of 26
Client	Nottinghamshire County Council	Dept / Client Name	Amanda Bourne, Place, NCC		
www.arc-partnership.co.uk Level 2, City Gate West, Tollhouse Hill, Nottingham NG1 5AT T: 0115 838 4844 E: info@arc-partnership.co.uk					