



Heyford Park Free School  
Feasibility Study

ADP Oxford / April 2018



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## INTRODUCTION

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This report shows the likely effect of adding two additional forms of entry to Heyford Free School from year 7 onwards.

Dorchester Living have requested ADP to model the impact of this proposal on the two campuses and to determine whether any additional land is required to accommodate the expansion.

Our study is based on the as-built accommodation schedule, a site visit and a copy of the schools current timetable. ADP have completed this initial study together with the specialist educationalist Ian Moore.

To summarise, it is suggested that no further land is required on either site for the expansion, if the teaching spaces are moved as suggested within this report. However, the officer's mess site would benefit from use of the old access road to the east of the school to allow additional car parking and reduce the number of crossovers between teaching and play areas. The school would also benefit from utilising the site occupied by the separate building to the north of the site, however, this is optional.

Further consultation will be required with the school to determine whether there is adequate external sports provision to cater for the increase in students. This is due to the fact that the required external sports provision is dependent on how the school plan to use the available area and whether an over-lap between primary and secondary provision is acceptable.

In addition to this, it is important to determine the travel plan to ascertain how the external sports areas can be used. That aside, an all-weather pitch or additional sports grounds would improve the schools offer above the existing provision.

To develop the feasibility study further, and to confirm the initial findings, ADP recommend a detailed consultation with the school to ensure their vision and aspirations are addressed, together with any operational improvements that can be introduced now that the school has been in use for a few years.

Please note that ADP have made a number of assumptions on legal boundaries and, therefore, the feasibility study should be considered indicative until these are confirmed.

ADP have not discussed this study with any external parties, and an early planning consultation is recommended before the study is concluded.

## EDUCATION REPORT

### Heyford Park School expansion to 4FE at Secondary level

BB98/BB103 indicates the following gross areas for indoor space;

- 2FE Primary & 28 place Nursery 2188 m<sup>2</sup>
- 4FE Secondary 6861 m<sup>2</sup>

This would mean that the combined GIFA for the two schools is around 7049m<sup>2</sup> less a small amount of area that could be considered to be shared between the two. The School has a current Gross total GIFA of 4536m<sup>2</sup> (source Heyford Park SoA ADP LLP). That would mean that we are looking of a shortfall in area of around 2513 m<sup>2</sup>.

There is no proposal to expand the Primary School. Focus has been on the Secondary accommodation. Figures used going forward look at the classroom requirements.

I have assessed the current curriculum offer at Heyford Park. This has been done through using the current timetable information for Key Stage 3 & 4 and the information on the school website for the anticipated Sixth Form Curriculum. Numbers in the Sixth Form have been assumed to be 60 in each year group. For the purposes of this analysis it is also assumed that every year group is full.

Calculations assume a 90% occupancy of teaching spaces. This then allows some flexibility in curriculum offer for different cohorts of students.

Analysis shows that once full the school will

need 27 teaching spaces, two of which could be the sports hall and field. Therefore 25 classrooms are required for secondary teaching. There are currently 20 shown on the schedule of accommodation, split between the Officers Mess and the Sports Hall.

There is therefore a current shortfall of accommodation. This will not be an issue until the school is full and there are some economies that could be made to reduce the risk without as much new build. It should also be noted that a number of the classrooms are lower in area than that advised in the Schedule of Accommodation (SoA) document issued by the Department for Education (DfE).

The curriculum offer used for the calculations for a 4FE Secondary is scaled up from the current model. To this I have added a food and design subject within the GCSE options diet and allowed for the running of an additional Maths and English group to better support the weaker students.

This indicates that 42 teaching spaces will be required, three of which are the sports hall and PE spaces outside, giving a total of 39 classroom spaces. The DfE SoA also indicates 39 classrooms.

Subject	Area with adjacencies considered			Areas for Tasks and Activities				Area Sq Meters	Non Practical task		Practical task		Halls & Sports Facilities	
	Total Area units required	Area of legal provision	Actual occupancy	16	41	55	62		90	90	83	97	104	594
English	71	2.8	3	84.5%										
Maths	68	2.7	3	81.0%										
MFL	32	1.3	2	57.1%										
Geography	25	1.0	1	87.5%										
History	30	1.2	2	52.7%										
Music	4	0.2	1	14.3%										
Drama	14	0.6	1	50.0%										
Art	26	1.0	2	45.5%										
Science	91	3.6	4	80.8%										
Technology	4	0.2	1	14.3%										
PE GCSE	10	0.4	1	35.7%										
PE/Games	27	1.1	2	48.2%										
Computing	19	0.8	1	67.9%										
ICT	13	0.5	1	46.4%										
Support Curric	18	0.7	1	64.3%										
in Eng Resit	9	0.4	1	32.1%										
in Sixth teaching	12	0.5	1	42.9%										
in Maths resit	9	0.4	1	32.1%										
Business	9	0.4	1	32.1%										
Psychology	9	0.4	1	32.1%										
Sports Studies	9	0.4	1	32.1%										
<b>Required spaces</b>														
Area	0	16	41	55	62	90	0	0	90	83	97	104	594	150
Number	0	1	1	1	1	1	0	0	1	1	1	1	1	1
Total area	0	16	104	800	310	90	0	0	270	249	0	0	594	150

2 Form Entry - Sports Centre Site

Subject	Area with adjacencies considered			Areas for Tasks and Activities				Area Sq Meters	Non Practical task		Practical task		Halls & Sports Facilities	
	Total Area units required	Area of legal provision	Actual occupancy	16	41	55	62		90	90	83	97	104	594
English	150	5.9	6	89.0%										
Maths	142	5.6	6	84.5%										
MFL	63	2.5	3	74.4%										
Geography	40	1.6	2	71.4%										
History	57	2.2	3	67.3%										
Music	11	0.4	1	37.5%										
Drama	14	0.6	1	50.0%										
Art	32	1.3	2	57.1%										
Science	167	6.6	7	85.2%										
Technology	41	1.6	2	73.2%										
PE GCSE	15	0.6	1	63.6%										
PE/Games	54	2.1	3	64.3%										
Computing	24	1.0	1	85.7%										
ICT	26	1.0	2	46.4%										
Business	17	0.7	1	58.9%										
Support Curric	18	0.7	1	64.3%										
in Eng Resit	9	0.4	1	32.1%										
in Sixth teaching	20	0.8	1	71.4%										
in Maths resit	9	0.4	1	32.1%										
Psychology	9	0.4	1	32.1%										
Sports Studies	18	0.7	1	64.3%										
<b>Required spaces</b>														
Area	0	16	41	55	62	90	0	0	90	83	97	104	594	150
Number	0	1	1	1	1	1	0	0	1	1	1	1	1	1
Total area	0	16	205	1485	434	90	0	0	270	415	97	0	594	150

4 Form Entry - Sports Centre Site

## EDUCATION REPORT

Having visited both sites and examined the Schedule of accommodation provided the following points/issues have come to mind:

- Access to play space, particularly at Primary level
- Access to music practice rooms at Primary level
- Access to an opportunity to cook at both key stages. At Secondary level the justification that the school size forces a restricted curriculum is sound on an economical level. However with Secondary doubling in size this key life skill should be part of the curriculum offer.
- 11-16 year olds walking between two sites some distance apart at a time when the school are in loco parentis.
- No clear boundary between the school playing field and the local community. This becomes a Safeguarding issue if students use the field at break/lunch and a health and safety issue if dogs leave mess on the field because of ease of access.

### Which teaching accommodation to leave on the Officers Mess?

In an ideal world.....

- There are twelve classroom spaces on the officers mess site currently used by the Secondary part of the curriculum. In brackets are the numbers of classrooms where a change of use is suggested.
- A Primary School would make regular and good use of a drama and music facility and these are under used in the secondary curriculum plan. (2)
- The plan above indicates three classrooms for Sixth Form teaching. This can be increased to seven if we consider the other, non-science subjects. (7)
- The Nursery could move to the Officers mess site which may ease drop off as Nursey children tend to be nearer in age to Primary children (1)
- There could be an argument that if there is a Basic Need demand for a 2FE Primary there is a demand for a 56 place Nursery (1)
- If Food is taught as part of the Secondary curriculum this is usually best done in double lessons. Therefore the room could be on the Officers mess site as it will be against a break of some kind (1)

Subject	Total Area units required	Area #	Actual occupancy	Area with adjacencies considered				Area Sq Meters	Areas for Tasks and Activities						Halls & Sports Facilities			
				Area #	Area #	Area #	Area #		Non Practical task	Practical task			Area	Area				
English	123	4.9	5	87.5%	123	4.9	5	87.5%	275.0									
Maths	115	4.6	5	82.1%	115	4.6	5	82.1%	275.0									
MFL	54	2.1	3	63.7%	123	4.9	5	87.9%	275.0									
Geography	31	1.2	2	55.4%					0.0									
History	39	1.5	2	68.0%					0.0									
Music	11	0.4	1	37.5%	11	0.4	1	37.5%	62.0									
Drama	14	0.6	1	50.0%	14	0.6	1	50.0%	90.0									
Art	32	1.3	2	57.1%	32	1.3	2	57.1%	180.0									
Science	167	6.6	7	85.2%	223	8.8	9	88.5%	726.0									
Technology	41	1.6	2	73.2%					0.0									
PE GCSE	15	0.6	1	53.0%					0.0									
PE/Games	54	2.1	3	64.3%	54	2.1	3	64.3%	744.0									
Computing	24	1.0	1	85.7%	67	2.6	3	79.2%	186.0									
ICT	26	1.0	2	46.4%					0.0									
Business	17	0.7	1	58.9%					0.0									
Support Curricul	18	0.7	1	64.3%	18	0.7	1	64.3%	41.0									
in Eng Resit	9	0.4	1	32.1%	173	6.9	7	88.3%	343.0									
in Sixth teaching	128	5.1	6	76.2%					0.0									
in Maths resit	9	0.4	1	32.1%					0.0									
Psychology	9	0.4	1	32.1%					0.0									
Sports Studies	18	0.7	1	64.3%					0.0									
<b>Required spaces</b>																		
<b>Area</b>	0	16	41	55	62	90	0	0	90	83	97	104	594	150	0			
<b>Number</b>	0	0	5	27	7	1	0	0	3	5	1	0	1	1	1			
<b>Total are</b>	0	0	205	1480	434	90	0	0	270	415	97	0	594	150	0			<b>3740</b>

4 Form Entry - Officer's Mess Site



## EDUCATION REPORT

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The above suggestion will only have children transferring between sites when they are studying Art, Drama, Music and Food. Sixth Form will travel for Science.

The proposed layout for both sites will give the following advantages:

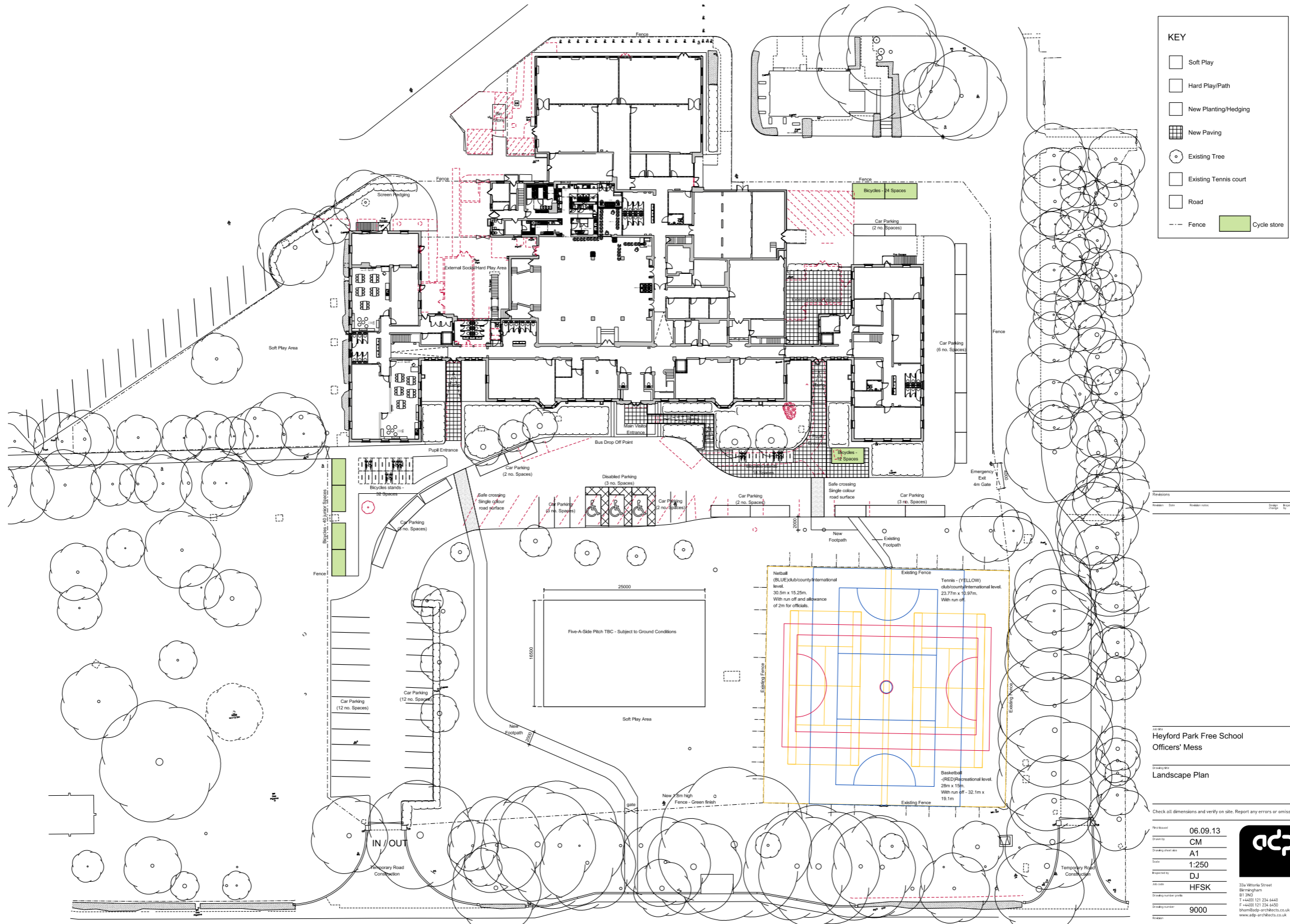
- Timetabling could allow each KS3 child to only require one set of 4 periods (e.g. a morning) on the Officers Mess site per week therefore reducing the need for travel between sites
- At KS4 only those students studying Art, Music, drama or Food will need to travel.
- Sixth Form will have most of their lessons on the Officers Mess site (except for Science, PE & engineering) leaving them with good adjacent work placements for supporting Primary learning as well as the potential to develop the more dedicated feel of a Sixth Form Centre.
- Primary children will have access to Music and Food. They could also access Art & drama.

Disadvantages to the suggestion:

- Drama is a black box in existence on the Sports Centre site. Does it become another indoor sports space? Current provision is Sports Hall (615), Fitness (44) Squash (56), total 715. The DfE SoA suggests Sports Hall (504) and Activity Studio (120), total 624.
- We are moving Science labs from the Officers Mess. However there is insufficient space on the Officers Mess site to extend the Science accommodation without going two stories – and having to knock down existing Science classrooms.
- I assume the music at the sports centre is sound proofed

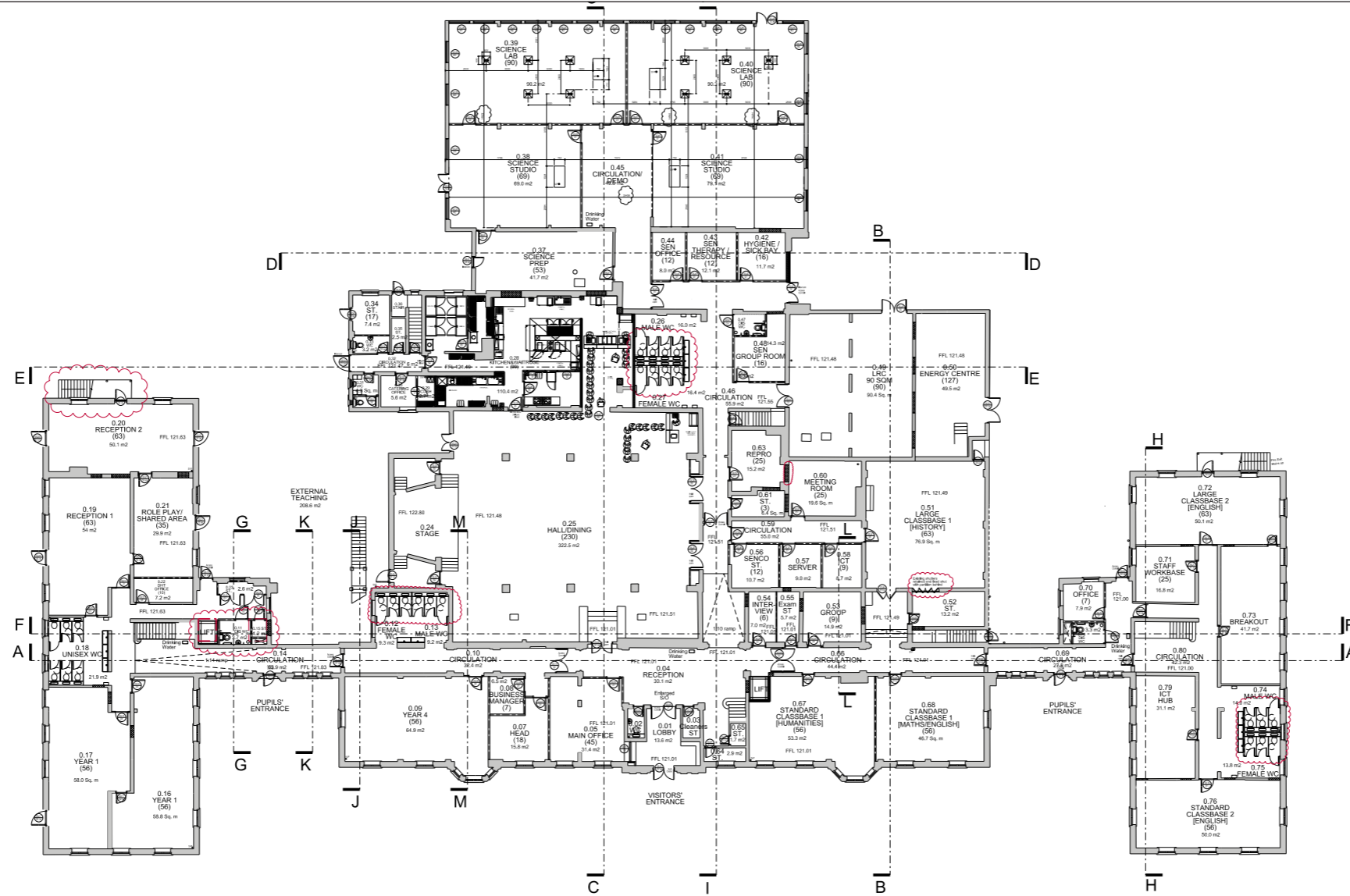
# EXISTING PLANS - OFFICER'S MESS SITE

## Site Plan



## EXISTING PLANS - OFFICER'S MESS SITE

### Ground Floor Plan



Ⓢ prefix to all plan door tags denotes new door and frame installed into existing structural openings. The structural opening size will only be determined once the existing door frame has been stripped out. Certain existing structural openings will require enlarging refer to plan for locations - sizes TBC.

### PRELIMINARY CONSTRUCTION



Revision	Date	Revision notes	Drawn by	Checked by
A	27.09.13	- Door tags added - Stud partitions added to toilet cubicles. - Toilet 0.15 and 0.11 amended to allow for the existing escape stairs. - Riser added behind the East wing lift.	IJ	NW
B	15.10.13	- Door tags updated. - WC 0.03 changed to cleaner's store. - 0.39 and 0.40 double doors changed to single doors.	IJ	NW
C	17.10.13	- Lift sizes amended. - Doors added to Reception and Year 1 classrooms. - Sick bay moved. - Interview and store room amended. - Corridor door moved. - Door removed from Role play room. - Door added into 0.18 toilet. - Door added to corridor 0.59 - Lift walls added to the Respro and Group room 0.03. - Door tags added to kitchen roller shutter and basement door. - External canopy added adjacent to the reception classrooms. - 0.15 toilets changed to cubicle system rather than slat work.	IJ	NW
D	17.03.14	- Lift to east wing omitted and replaced with LJ Disabled WC. - Toilet extension omitted. - ICT Hub relocated from 1st floor. - Office 0.22 moved and replaced with disabled toilet and store. - Reception classroom canopy omitted. - 0.15 toilets changed to cubicle system rather than slat work. - West Wing external stair removed.	IJ	NW
E	21.05.14	- West Wing external stair retained. - West wing lift location amended. - Shutters retained in the History Classroom. - Stud partitions removed from all toilets.	IJ	NW
F	02.07.14	Planning	IJ	DJ

Job title  
**Heyford Park Free School  
Officers' Mess**

Drawing title  
**Proposed Ground Floor Plan**

Check all dimensions and verify on site. Report any errors or omissions

First issued	06.09.13
Drawn by	CM
Drawing sheet size	A1
Scale	1:200
Project title	IJ
Job code	HFSK
Drawing number prefix	L-OM
Drawing number	1006
Revision	F

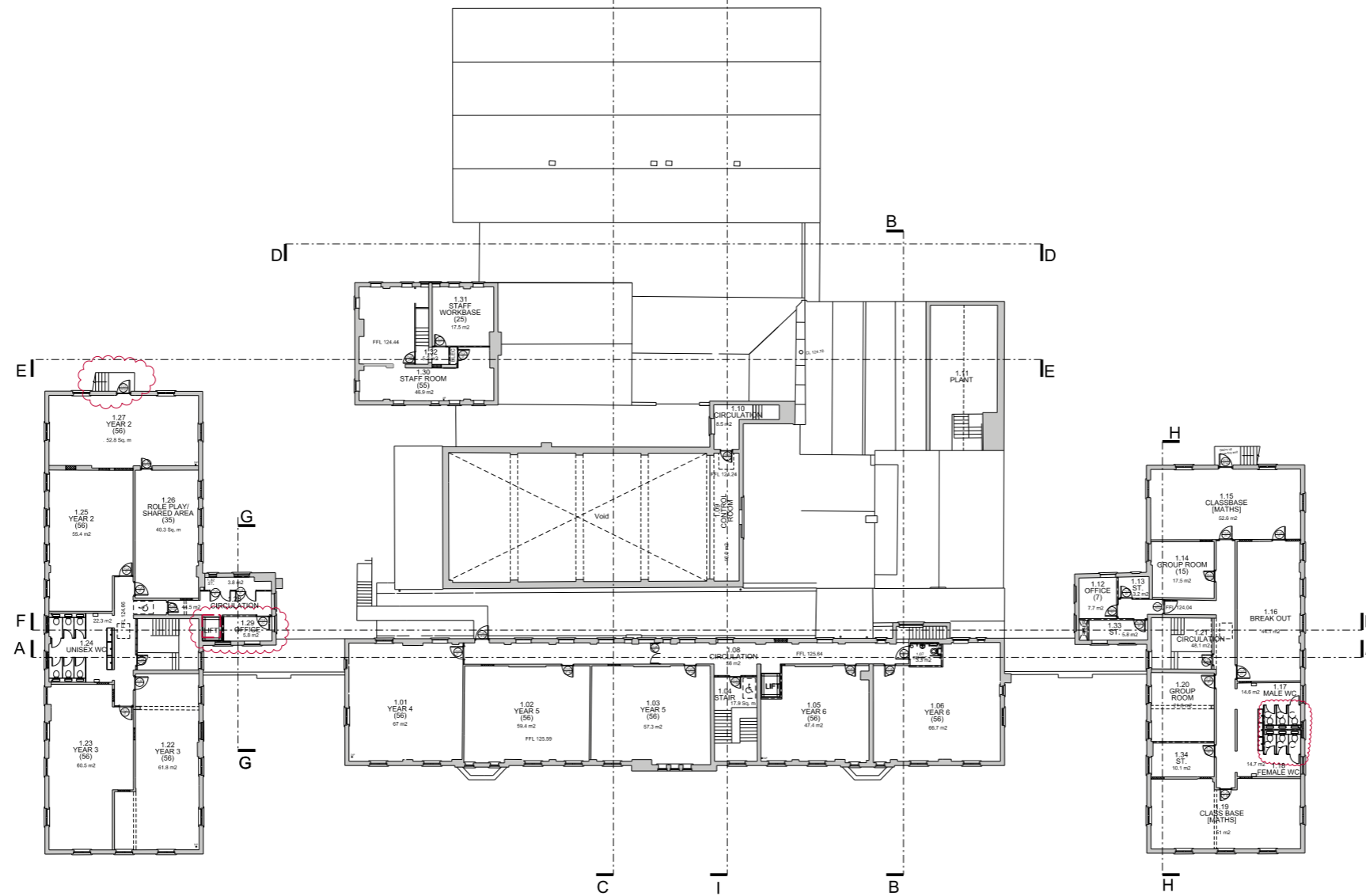


33a Victoria Street  
Birmingham  
B1 3ND  
T +44(0) 121 234 6440  
F +44(0) 121 234 6450  
bham@acp-architects.co.uk  
www.acp-architects.co.uk



## EXISTING PLANS - OFFICER'S MESS SITE

### First Floor Plan



Ⓢ E prefix to all plan door tags denotes new door and frame installed into existing structural openings. The structural opening size will only be determined once the existing door frame has been stripped out. Certain existing structural openings will require enlarging refer to plan for locations - sizes TBC.

### PRELIMINARY CONSTRUCTION



Revision	Date	Revision notes	Design change	Prepared by
A	27.09.13	- Door tags added. - Stud partitions added to toilet cubicles. - Riser added behind the East wing lift.		IJ NW
B	15.10.13	- Door tags revised.		IJ NW
C	17.10.13	- Lifts amended - Toilets 1.24 changed to cubicle system		IJ NW
D	17.03.14	- Lift to east wing omitted and replaced with IJ - Toilet extension omitted - ICT Hub relocated to the ground floor replaced with group room and store - Sinks to toilets 1.17 amended - West Wing external stair removed.		IJ NW
E	21.05.14	- Location of lift to west wing amended. - West Wing external stair retained. - Stud partitions removed from east wing toilets.		IJ NW
F	02.07.14	Planning		IJ DJ

Client:  
Heyford Park Free School  
Officers' Mess

Drawing title:  
Proposed First Floor Plan

Check all dimensions and verify on site. Report any errors or omissions

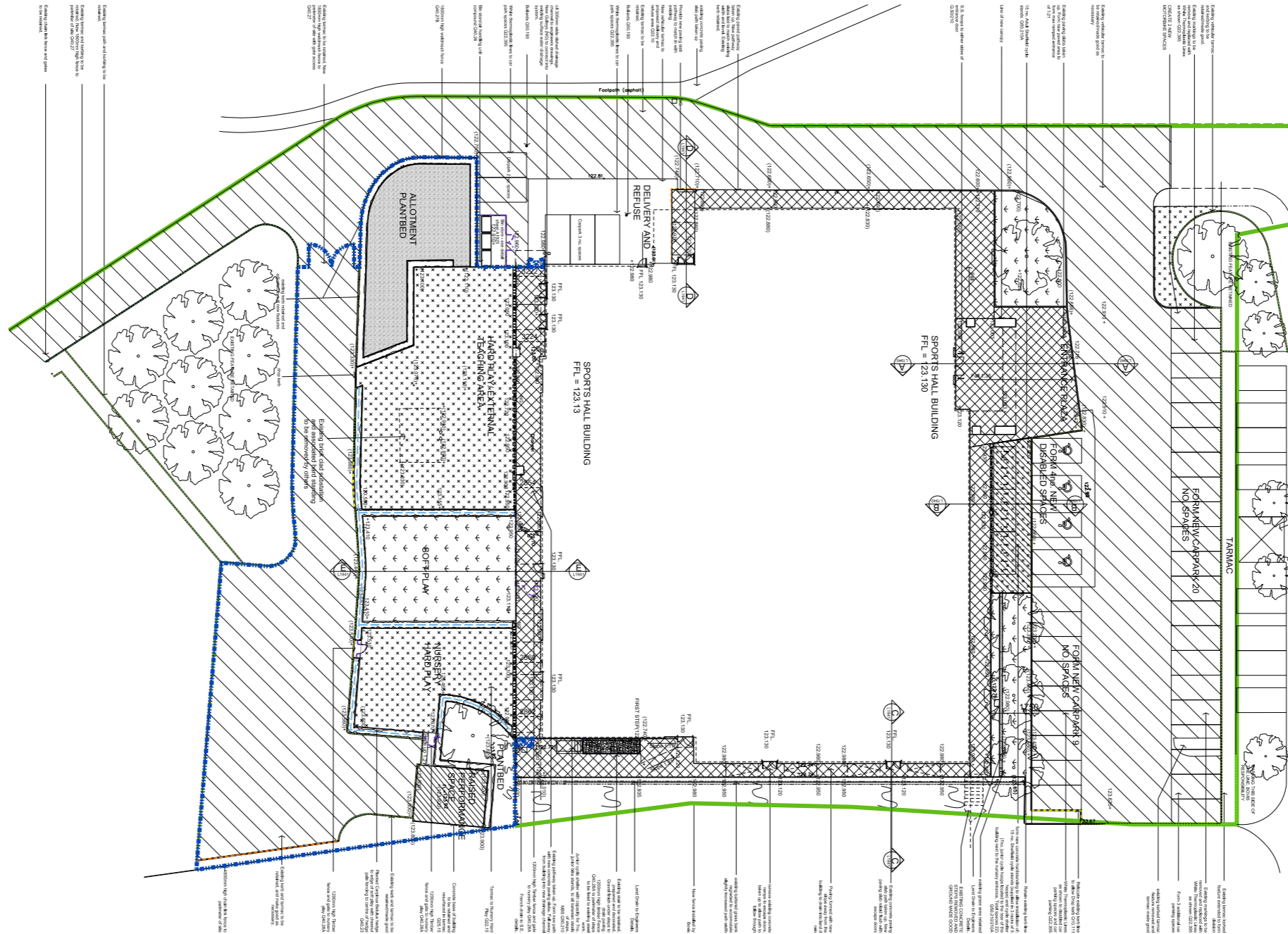
First issued	06.09.13
Drawn by	CM
Drawing sheet size	A1
Scale	1:200
Inspected by	DJ
Job code	HFSK
Drawing number prefix	L-OM
Drawing number	1007
Revision	F



33a Victoria Street  
Birmingham  
B1 3ND  
T +44(0) 121 234 6440  
F +44(0) 121 234 6450  
bham@adp-architects.co.uk  
www.adp-architects.co.uk

# EXISTING PLANS - SPORTS CENTRE SITE

## Site Plan



**PRELIMINARY  
CONSTRUCTION**

Drawings must be printed/reproduced in colour.

Number	Date	Revision	By	Checked
A	05.11.13	General drawing update: Chestnut pale fencing removed where clouded. References to tarmac resurfacing removed. Change of material to raised performance space. Benching removed. Drawing number changed from L1900 to L1920.	LH	JN
B	03.12.13	Landscape amended to suit marked up drawings. Area of paving slabs changed to tarmac. area of grass increased.	SN	CH
C	07.04.14	Landscape amended to suit comments 02.04.14	SN	U
D	22.04.14	Landscape amended to suit Kier comments 17.04.14	SN	U
E	24.04.14	Landscape amended to suit Kier comments 24.04.14	SN	U
F	12.05.14	Levels amended to north elevation	SN	U
G	19.06.14	Levels checked and main entrance pavement amended	JN	TFW
H	02.07.14	Planning Issue	TFW	U
I	15.08.14	Amendments in line with Kier meeting 30.07.13 and updates from engineers.	CH	JN
J	13.11.14	Drawing number changed from L900 to L1900	TW	CH
K	20.11.14	Bike hoop hand standing amended.	U	CH

Heyford Park Free School  
Sports Hall

Proposed Landscape Plan

Check all dimensions and verify on site. Report any errors or omissions

Project No:	01.11.13
Drawn by:	LH
Checked by:	A1
Scale:	1:200
Author:	JN
Project Name:	HFSK-SH
Drawn by:	L
Scale:	1900
Revision:	K



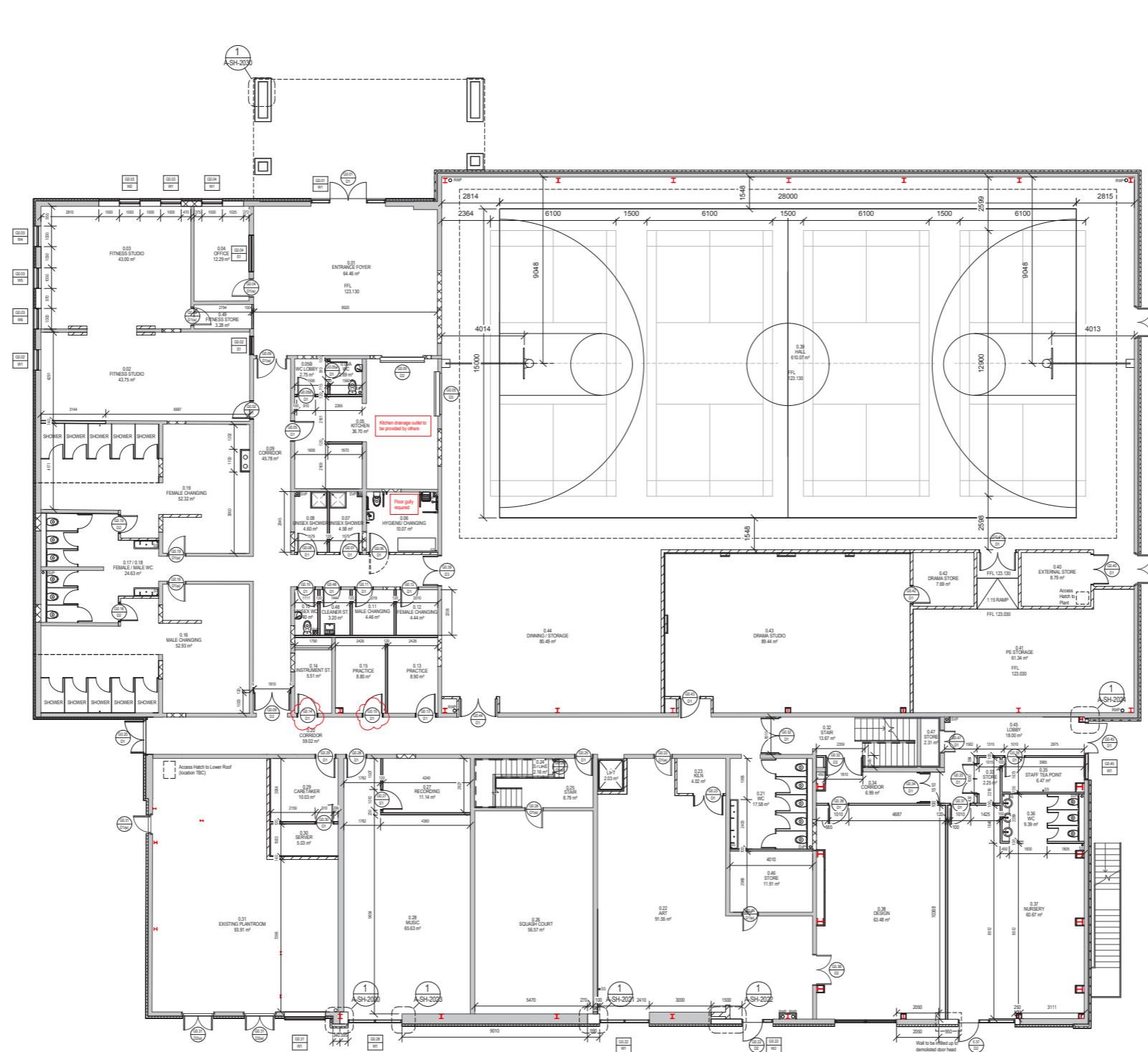
23a Winwick Street  
Birmingham  
B3 3BQ  
T +44(0)121 234 4400  
F +44(0)121 234 4401  
www.adp-architects.co.uk

**LEGEND**

	Standard Pine Kerb Q10.110
	Sintered Concrete Kerb Q10.111
	Existing Concrete Kerb to be Retained
	Dimple Kerb Q10.111
	1800mm/1200mm High Liner Q10.111
	1800mm High wall mesh, None to form screen line CAR.27B
	Chestnut Pale Fencing Q10.23
	Boundary Line (No Fence)
	Dished channel
	Land Drain
	Tarmac kerb, standard vehicular to be retained
	Tarmac kerb, standard vehicular Q22.70
	Proposed Pedestrian Tarmac kerb Q22.75
	Brushed Concrete handstanding
	Paving Slabs Q23.315
	Gravel
	Soil
	Existing level
	Proposed level
	Proposed level
	Proposed level

# EXISTING PLANS - SPORTS CENTRE SITE

## Ground Floor Plan



**NOTES**

- KEY**
- Proposed new walls
  - Proposed new walls (Blockwork)
  - Existing walls
  - Infill walls

**PRELIMINARY CONSTRUCTION**

Revision	Date	Revision Description	Issued By
A	16.09.13	Minor revisions to plan and room numbers, added changing room	TW
B	16.09.13	Revised wall thickness, indicated doors T13, indicated door position	TW
C	17.09.13	Revised room T13, added kitchen island	TW
D	16.09.13	Clear sign added	TW
E	16.09.13	Revised door key, changed room/door VC, added lobby wall	TW
F	17.09.13	Added kitchen island, added kitchen sink, added kitchen island	TW
G	17.09.13	Added kitchen island	TW
H	17.09.13	General revision per Mark comments received 03.09.13	TW
I	17.09.13	General revision per Mark comments received 03.09.13, 20.09.13	TW
J	16.09.14	Existing wall removed in kitchen	TW
K	17.09.14	Added walling and dimensions in plan	TW
L	16.09.14	Revised kitchen island, revised walling of doors	TW
M	17.09.14	Revised kitchen island	TW
N	02.07.14	Placing beam	TW
O	02.07.14	Added wall	TW
P	02.07.14	Revised kitchen island	TW
Q	02.07.14	Revised kitchen island	TW
R	11.09.14	Added walling of setting out lines	TW
S	11.09.14	Revised kitchen island	TW
T	11.09.14	Added walling of setting out lines	TW
U	11.09.14	Added walling of setting out lines	TW
V	11.09.14	Added walling of setting out lines	TW
W	03.11.14	Amended annotation 02.10.14 door key	TW

Job Title  
Heyford Park Free School  
Sports Centre

Drawing Title  
Proposed Ground Floor Plan

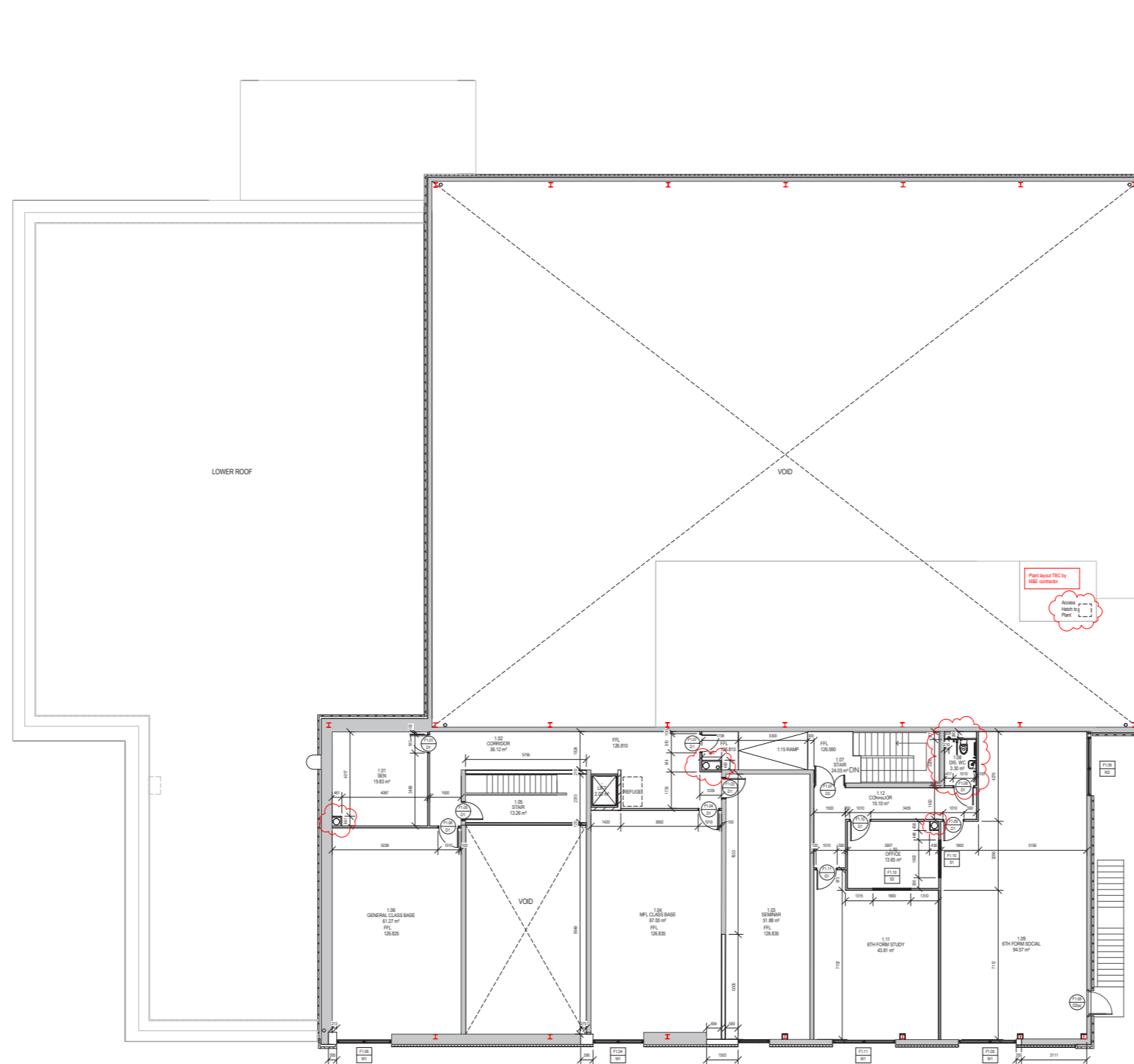
Check all dimensions and verify on site. Report any errors or omissions

Print Issue: 13.09.13  
Drawing Sheet Size: A1  
Scale: 1:100  
Project Path: NW  
Project Architect: TW  
Job Code: HFSK  
Drawing Number: L-SH-2006  
Revision: W

ACF Construction  
25a, Victoria Street  
Bristol, G1 1DU  
T +44(0)1274 244 640  
F +44(0)1274 244 640  
www.acf-architects.com

# EXISTING PLANS - SPORTS CENTRE SITE

## First Floor Plan



**NOTES**

- KEY**
- Proposed new walls
  - Proposed new walls (Blockwork)
  - Existing walls
  - Infill walls

**PRELIMINARY CONSTRUCTION**

Revision	Date	Revision Description	Issued By
A	20.09.13	Drawn up initial	TW
B	15.10.13	Revised floor sig, clarify infill wall location, screens added to office	TW
C	20.10.13	Added window to gym	TW
D	17.03.14	General revision per client comments received 03.03.14	TW
E	20.04.14	General revision per client comments received 03.03.14, 20.03.14	TW
F	13.05.14	Added window to gym, removed window to gym	TW
G	18.06.14	Revised window to gym, revised window to gym	TW
H	22.06.14	Revised window to gym	TW
I	05.07.14	Revised window	TW
J	22.07.14	LI and window modified	TW
K	22.07.14	Revised window to gym	TW
L	22.07.14	Revised window to gym	TW
M	13.08.14	Minor revision to window	TW
N	13.08.14	Revised window to gym	TW
P	19.08.14	Column and STP changed	TW
Q	01.10.14	General revision per design development	TW

Job Title  
Heyford Park Free School  
Sports Centre

Drawing Title  
Proposed First Floor Plan

Check all dimensions and verify on site. Report any errors or omissions

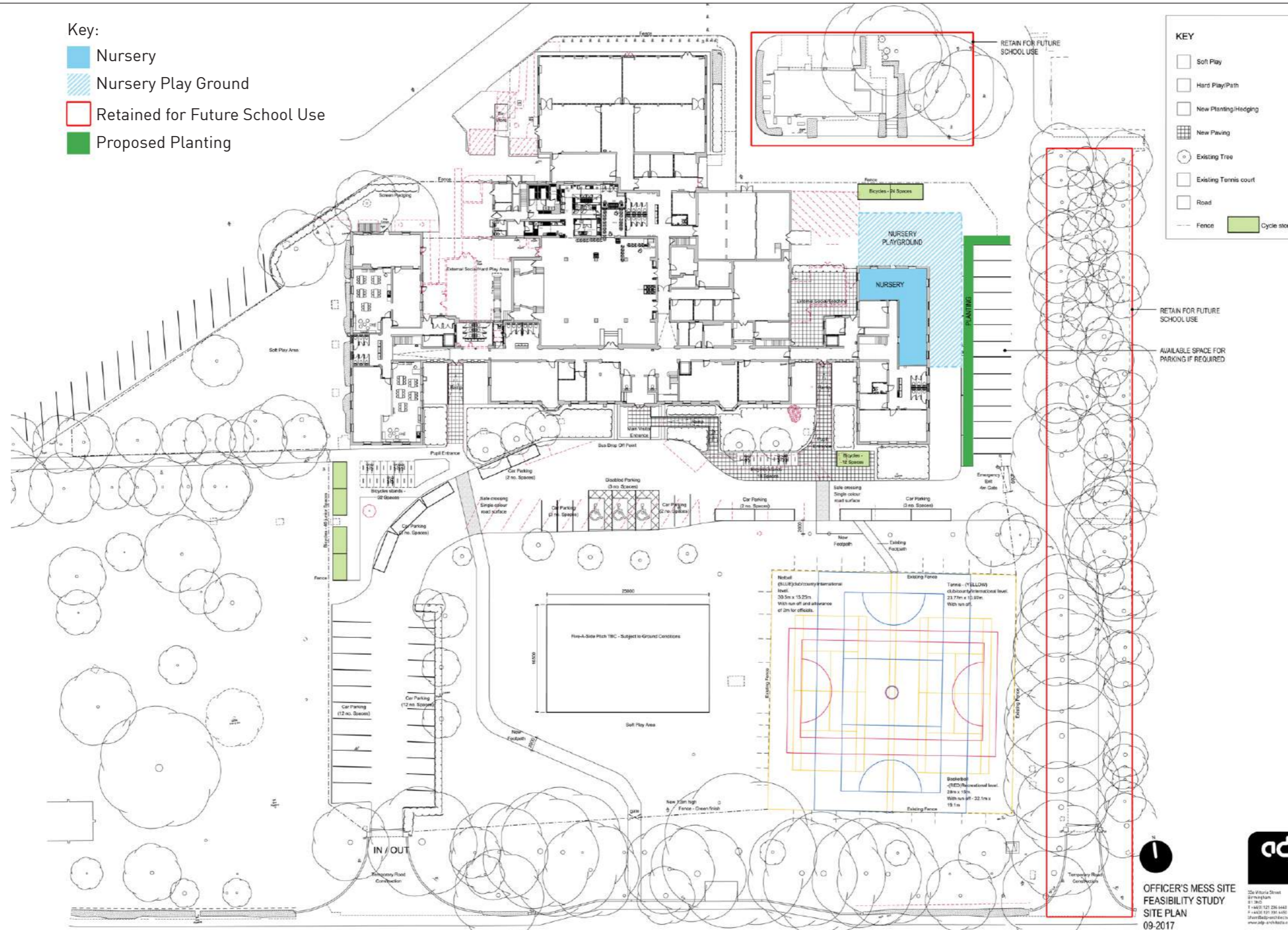
Final Issue: 13.09.13  
Drawing Sheet Size: A1  
Scale: 1:100  
Project Partner: NW  
Project Architect: TW  
Job Code: HFSK  
Drawing Number: L-SH-2007  
Revision: Q

acp  
25a Victoria Street  
Bristol  
BS1 2ND  
T: +44(0) 121 234 6442  
F: +44(0) 121 234 6450  
www.acp-architects.com



# PROPOSED PLANS - OFFICER'S MESS SITE

## Site Plan



**OFFICER'S MESS SITE  
FEASIBILITY STUDY  
SITE PLAN  
09-2017**

25a Wilton Street  
Birmingham  
B1 3AC  
T +44(0) 121 256 4442  
F +44(0) 121 256 4440  
info@acp-projects.co.uk  
www.acp-projects.co.uk



**PROPOSED PLANS - OFFICER'S MESS SITE**  
Ground Floor Plan

Key:

- Art
- Food & Food Store
- Year 5
- Music & Practice Rooms
- Nursery
- Year 6
- LRC
- Drama
- 6th Form Teaching
- 6th Form Common Room



OFFICER'S MESS SITE  
FEASIBILITY STUDY  
GROUND FLOOR PLAN  
09-2017



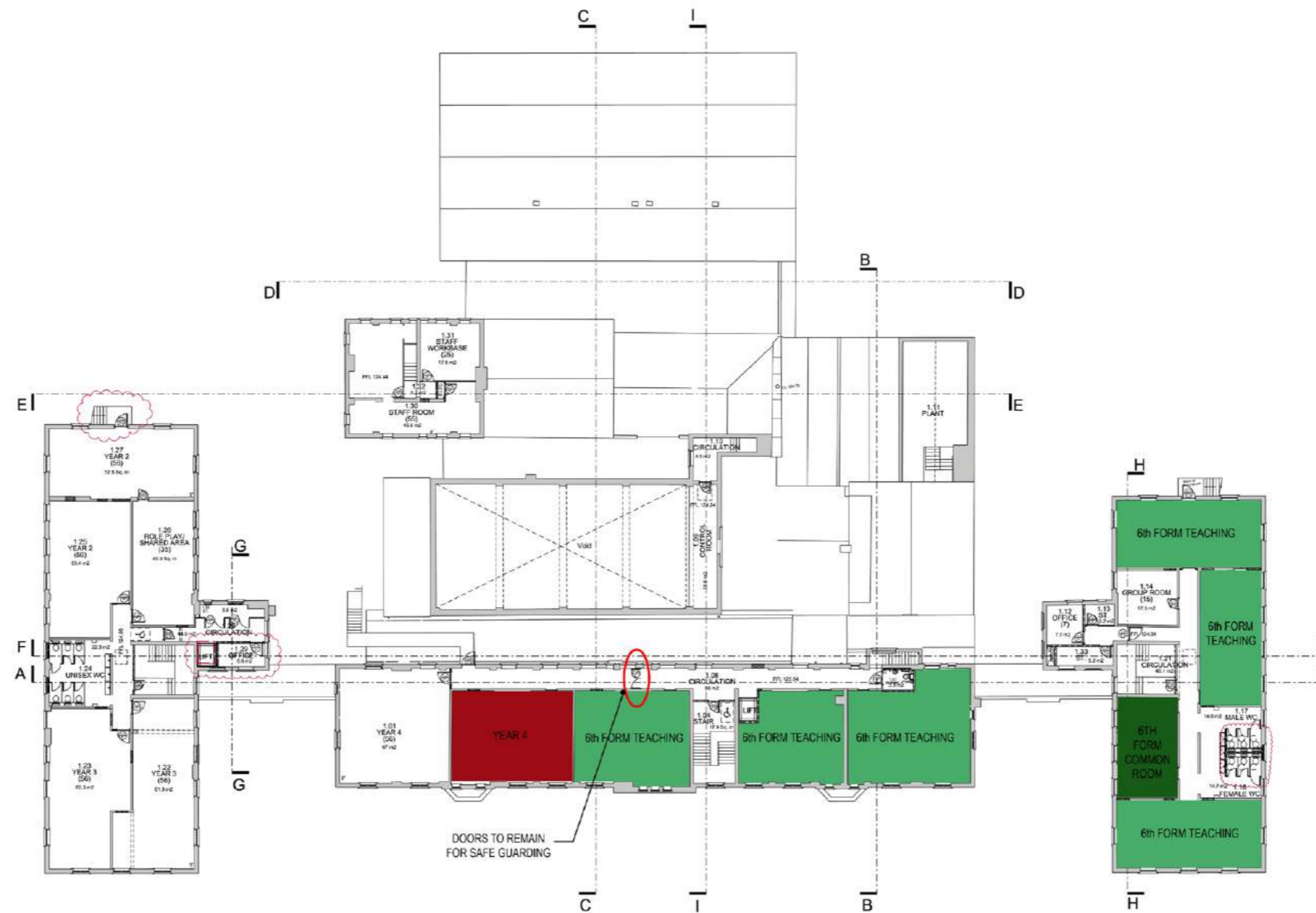
33a Victoria Street  
Birmingham  
B1 1ND  
T +44(0) 121 234 6640  
F +44(0) 121 234 6640  
bham@acp-architects.co.uk  
www.acp-architects.co.uk

## PROPOSED PLANS - OFFICER'S MESS SITE

### First Floor Plan

Key:

- Art
- Food & Food Store
- Year 5
- Music & Practice Rooms
- Nursery
- Year 6
- LRC
- Drama
- 6th Form Teaching
- 6th Form Common Room
- Year 4



OFFICER'S MESS SITE  
FEASIBILITY STUDY  
FIRST FLOOR PLAN  
09-2017



33a Victoria Street  
Birmingham  
B1 3ND  
T +44(0) 121 234 6640  
F +44(0) 121 234 6632  
birmingham@acpdirects.co.uk  
www.acp-directs.co.uk

# PROPOSED PLANS - SPORTS CENTRE SITE

## Site Plan



- Key:
- Existing Building
  - Proposed Courtyard
  - Cafe / Dining - Heart Space
  - Teaching Classrooms
  - Kitchen / Offices / WCs
  - Primary Entrance
  - Secondary Entrance
  - Existing Entrance

Parking: 7 spaces proposed  
2 existing spaces relocated  
(Additional 13 spaces to be provided on Officer's Mess site.)

Parking layout subject to vehicle tracking and further design development.



SPORTS CENTRE SITE  
FEASIBILITY STUDY  
PROPOSED SITE PLAN  
09-2017

Report any errors or omissions



22a Victoria Street  
Birmingham  
B2 4ND  
T +44 (0) 121 226 4459  
F +44 (0) 121 226 4458  
A khamidi@acp-greenbook.co.uk  
www.acp-greenbook.co.uk



# PROPOSED PLANS - SPORTS CENTRE SITE

## Ground Floor Plan



# PROPOSED PLANS - SPORTS CENTRE SITE

## First Floor Plan

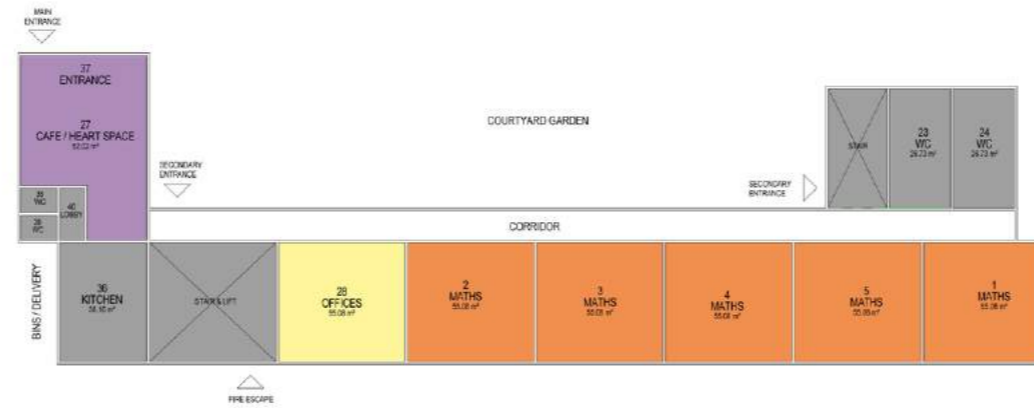




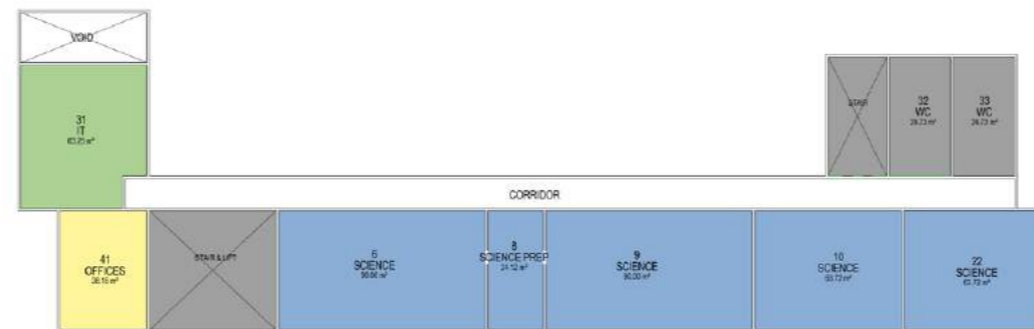
## PROPOSED PLANS - SPORTS CENTRE SITE

### Proposed Extension Plans

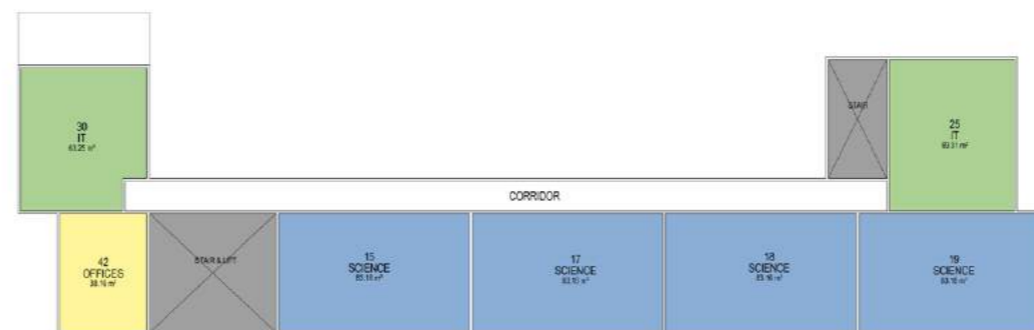
- Cafe / Heart Space
- Office
- Maths
- IT
- Science
- Stairs / Kitchen / WCs



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan





Birmingham    birmingham@adp-architecture.com  
Delhi NCR        delhi@adp-architecture.com  
Edinburgh        edinburgh@adp-architecture.com  
Glasgow          glasgow@adp-architecture.com  
London           london@adp-architecture.com  
Manchester       manchester@adp-architecture.com  
Newcastle        newcastle@adp-architecture.com  
Oxford            oxford@adp-architecture.com  
Sherborne        sherborne@adp-architecture.com

[www.adp-architecture.com](http://www.adp-architecture.com)