



Kent County Council



Aerial view of the site

Project Need

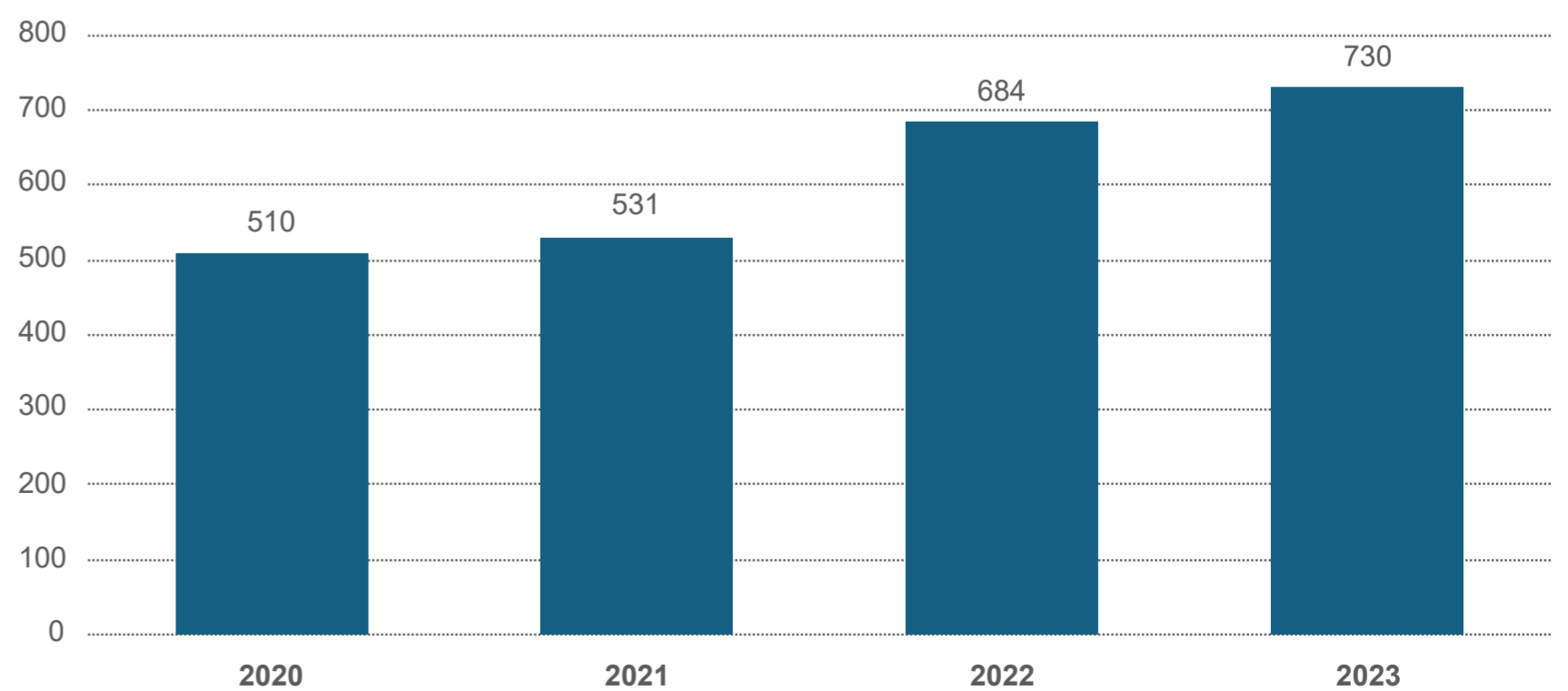
Kent County Council holds a legal duty to ensure that there are sufficient school places for all children that require one; the expansion of Coxheath Primary School is being proposed in response to a need for more places within the area.

The number of pre-school aged children (4 or younger) living within the area has increased significantly in recent years. The number of 0–4-year-olds resident in the area in 2020 was 510, the number of 0-4 year olds resident in the area in 2023 was 730; this represents a growth of 43%.

This increase has largely been driven by housebuilding in Coxheath and surrounding villages over the last decade, combined with a birth rate above the national average.

It is forecast that without additional places at Coxheath Primary School there will not be sufficient places within the area for all children that require one in local schools, including those in the nearby villages.

Pre-School Aged Children (0-4 yrs) Resident in Coxheath Area





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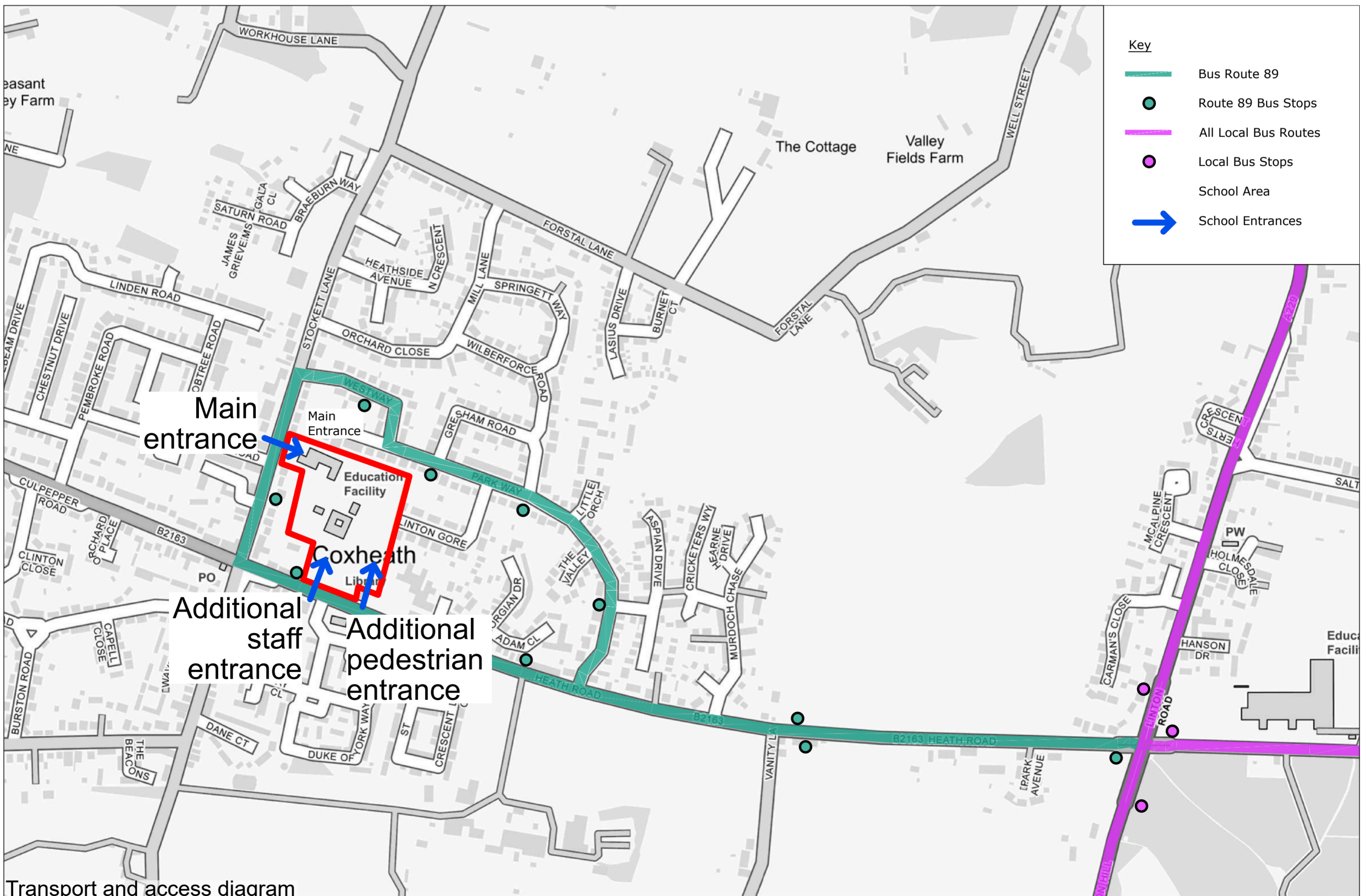
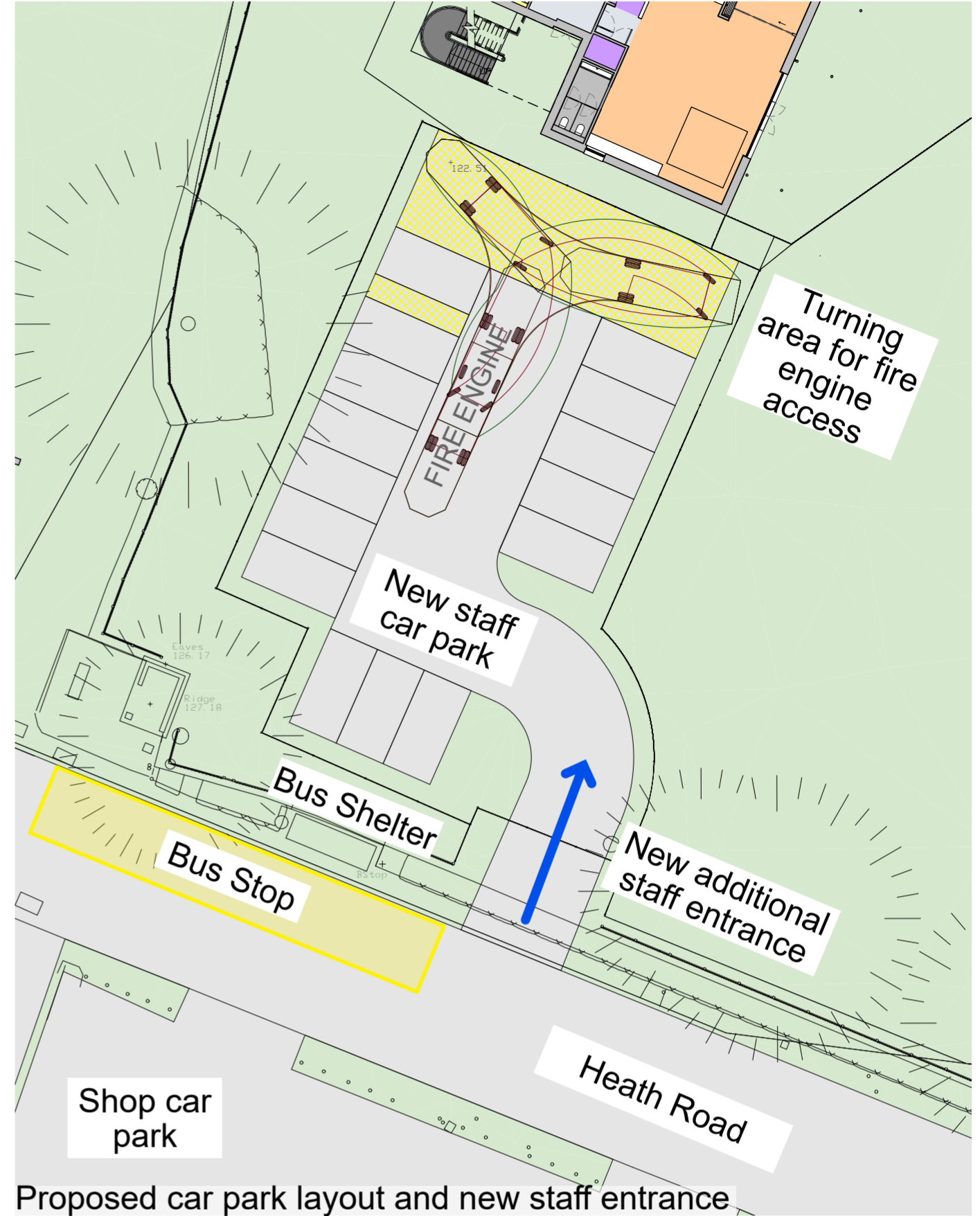


Assessment of Travel for Coxheath Primary School

Coxheath Primary School is located close to the centre of Coxheath with good public transport connections. The school has an active travel plan which seeks to promote sustainable travel and reduce its impact on the local area. This travel plan will continue to monitor and promote sustainable travel as the school expands.

As part of the proposal, a detailed assessment will be undertaken to understand the potential impact on the local area and, where necessary, include any mitigation measures. Working in consultation with Kent Highways, it is envisaged that this mitigation will include a new staff-only access from Heath Road, which will provide access for a new staff parking area. Furthermore, the pedestrian access to the school near the library will be re-opened with a new path within the school, improving access to the local area.

These improvements will seek to reduce the pressure at the main entrance on Stockett Lane, and the improvements will also be reviewed and monitored as part of the school travel plan.





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Internal Layouts

The proposed internal layouts have been developed following numerous discussions with the school, contractor and technical consultants in order to ensure it is successful and appropriate for the proposed use.

The plan is split into two key portions, the teaching spaces (to the top of the plan drawing), and the ancillary spaces (to the bottom of the plan drawing). These are connected by a central corridor that runs through the full width of the plan.

These distinct elements are also highlighted externally in the design and detailing of the proposed building.

An internal staircase and lift provides vertical circulation within the building, while an external staircase provides an escape route for use in emergencies. The external staircase also provides safe access to the roof of the proposed building for ease of plant and roof maintenance.

ACCOMODATION KEY

- Basic Teaching
- Circulation
- Learning Resource
- Non-net space
- Staff and Admin
- Stores



First floor plan



Ground floor plan



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Building Description

The proposed building is two storey, with three reception classrooms at ground floor level, and three further classrooms at first floor level, alongside a multi-use teaching space. The building shall be of a high quality and is designed to be efficient in both its construction, and its ongoing use by the school.

The building features materials and details that reference the existing buildings on site and those nearby, while also taking cues from the school's branding and identity.

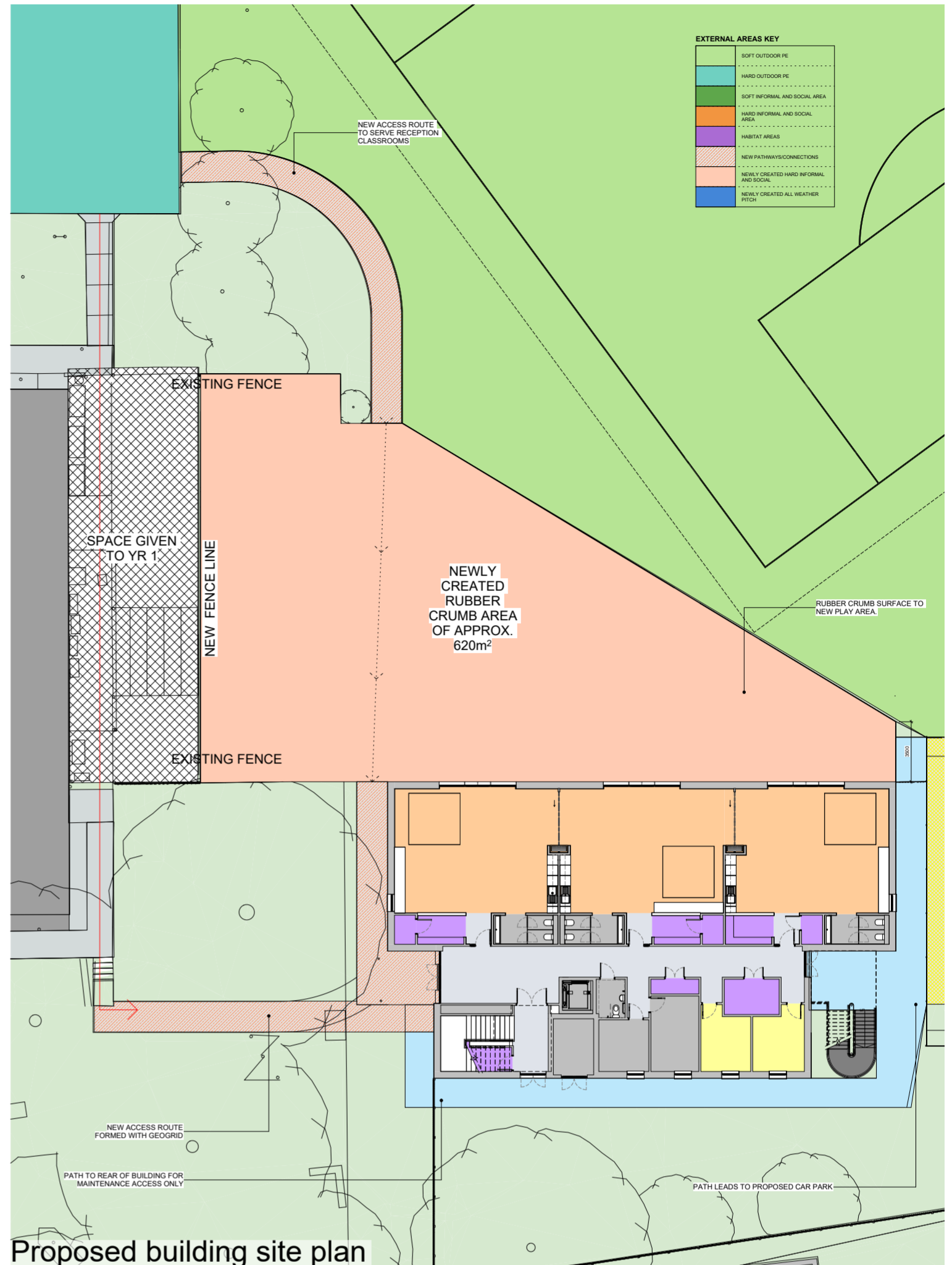
Additional hard informal rubber crumb space is proposed for the reception classes, extending to the east of the building, into the existing playing field.



Proposed visual from existing school block to the north



Proposed internal visual of reception classrooms



Proposed building site plan



Aerial view of the proposed building



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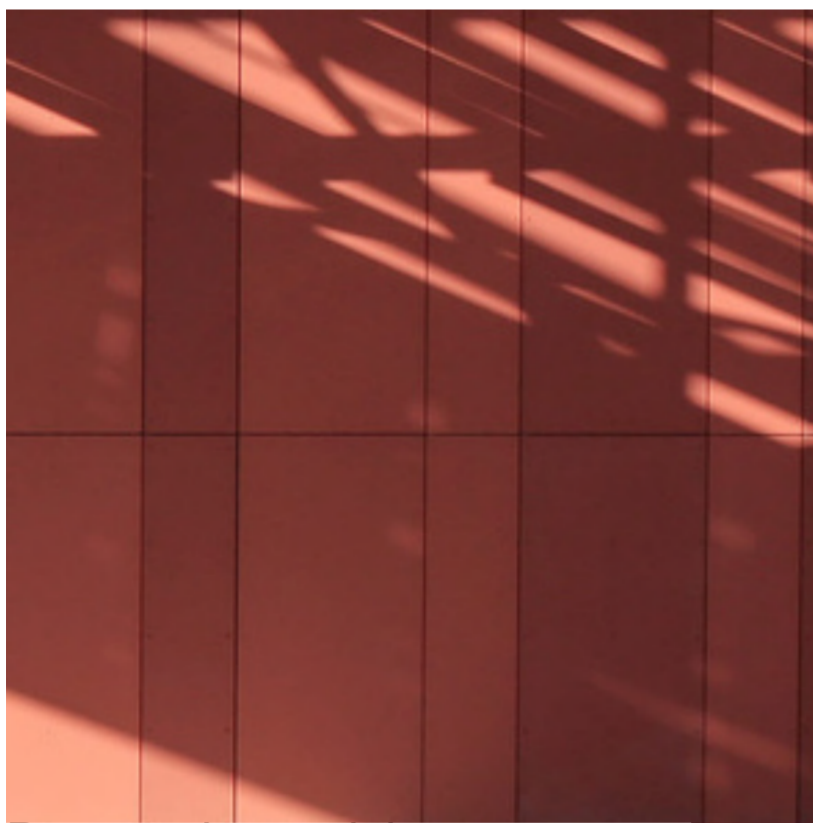
HMY



① Elevation - Proposed - South
1:50

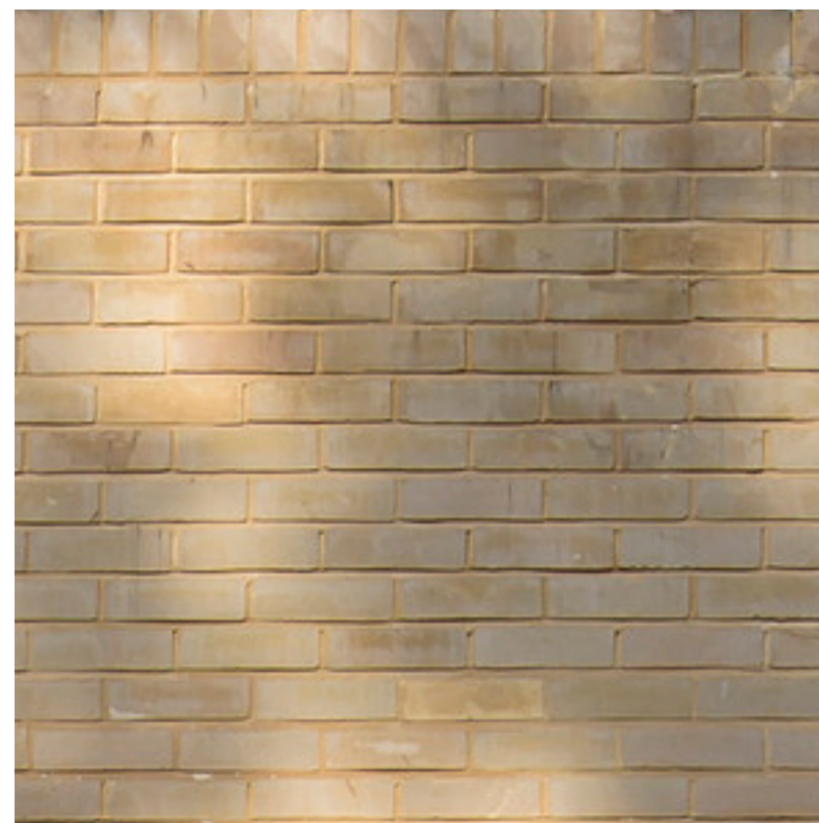


② Elevation - Proposed - East
1:50



Red fibre cement cladding panels (Equitone Natura N331, or similar), wrap around the first floor of the main teaching block, echoing the branding of the school.

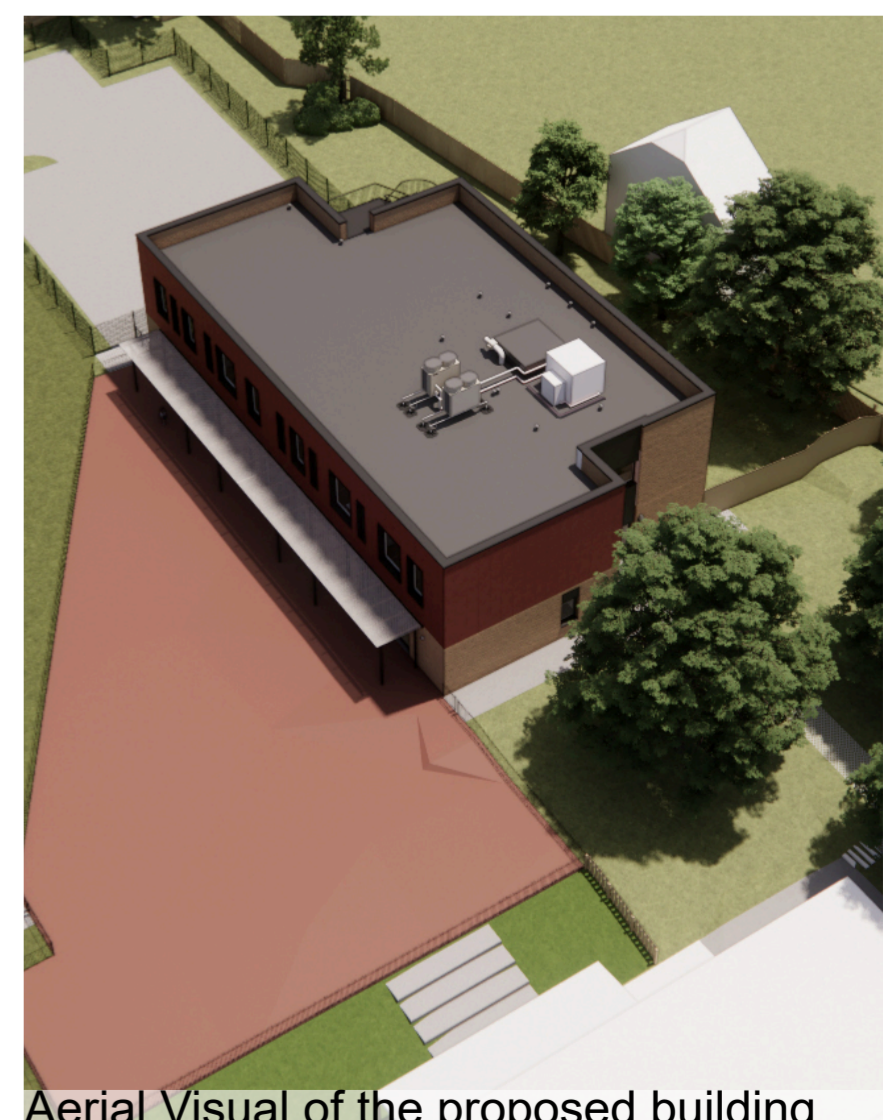
Proposed materials



Yellow stock bricks (Wienerberger sheerwater silver yellow, or similar) feature at ground floor of the teaching block, and across the full facade of the ancillary block, reflecting existing buildings on the site and nearby.



Proposed visual from area of proposed new staff entrance



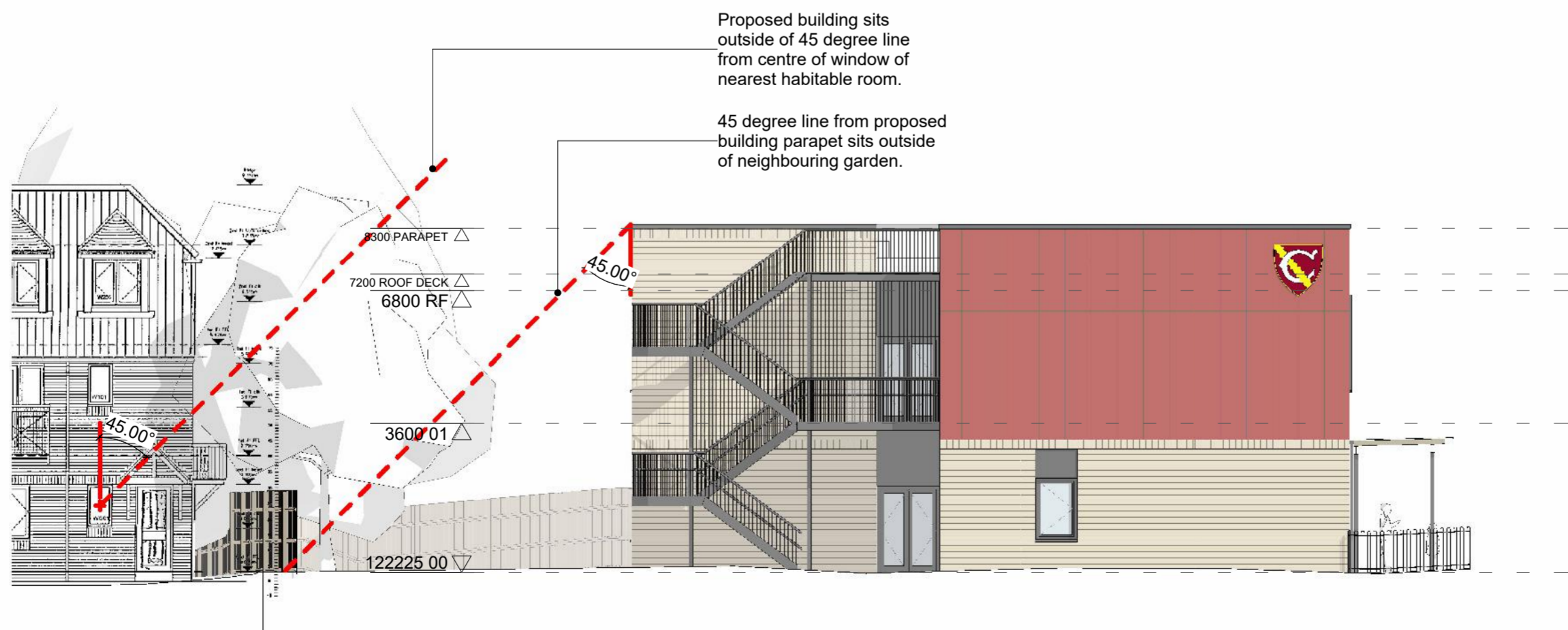
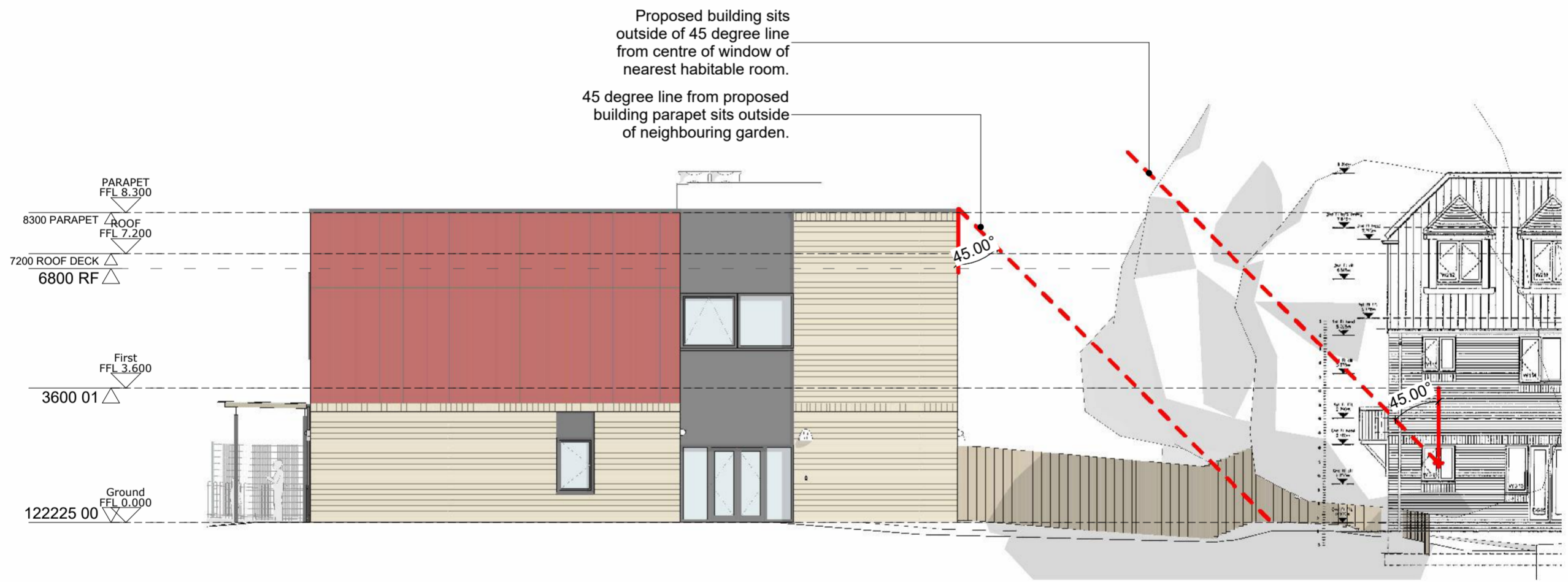
Aerial Visual of the proposed building



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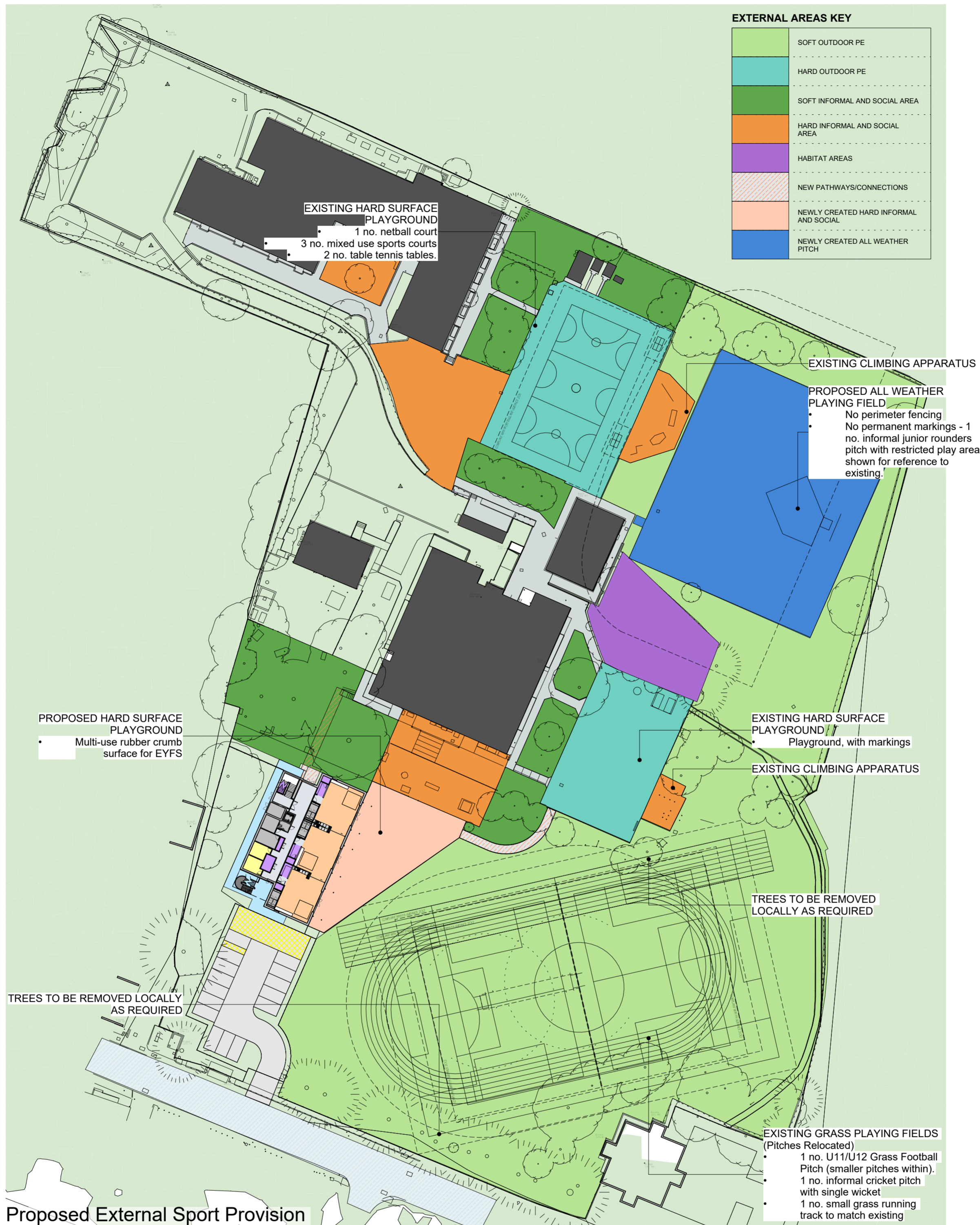
Proposed visual from south end of playing field



Diagrams showing how the outlook and daylight of nearby residential properties is not significantly impacted.



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Project Team

Client	Kent County Council	Client Quantity Surveyor	Modus Construction Consultants
End User	Coxheath Primary School	Civil & Structural Design	HOP Consulting Ltd
Main Contractor	Baxall Construction Ltd	Acoustic Design	MACH Acoustics
Architect	Hazle McCormack Young	Building Control	Harwood
Transport Consultant	LSR Transport	Fire Strategy Design	BWC Fire
Planning Consultant	DHA Planning Ltd	Principal Designer (CDM)	Playle & Partners
Building Services Design	Hawden MEP	Client CDMA	Betteridge & Milsom
Landscape Design and Ecology Consultant	Lizard Landscape Design		