A3

PITCHES = 27958m‘

GAMES COURTS = 4481m‘

SOFT INFORMAL and SOCIAL = 52580m\*

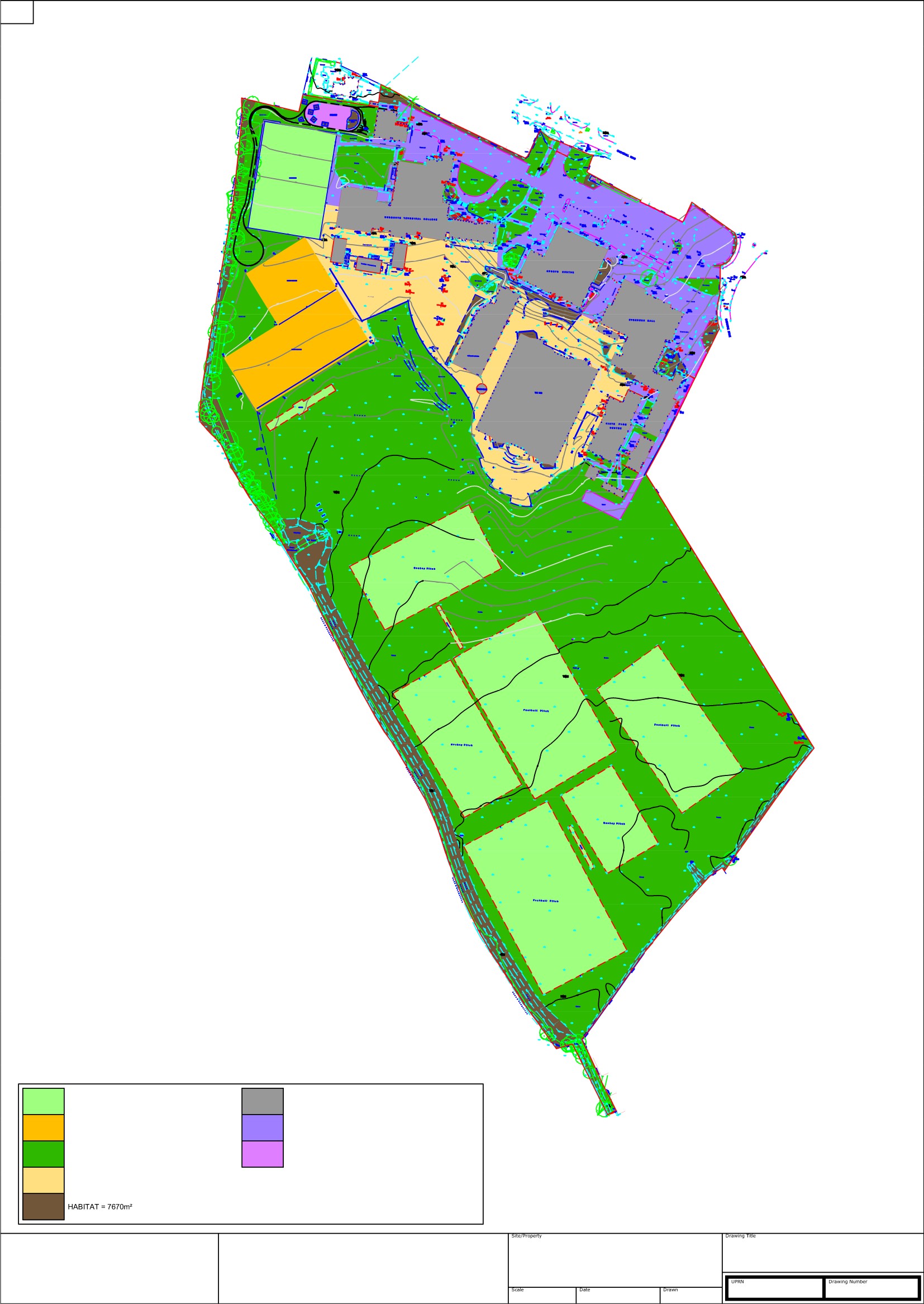
HARD INFORMAL and SOCIAL = 9483m\*

BUILDING FOOTPRINT = 12488m°

ACCESS, PARKING, PATHS and OTHERS = 10587m\*

SUPPLEMENTARY NET AREA = 626m\*

GROSS SITE AREA = 125681m2



Enabling communities in Dorset to thrive, now and for the future

BUDMOUTH TECHNOLOGY COLLEGE CHICKERELL ROAD

CHARLESTOWN WEYNOUTH

NTS @ A3 Jan 2018

GROSS SITE AREA

Net Capacity Assessment - Jan 2018 Analysis of Areas against BB103

KLT 200000753336 NCA.08

**KEY FORMULAE FOR TYPICAL SCHOOL AREAS**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **BB103:** | **SITE Area Guidelines for Main Stream Schools** | | | | | | Form Entry | **9FE + post-16** | | | |
| **Typical SITE Area Details for 9FE Secondary School + post-16** | | | | | | | Class Type | Nursery | Primary | Secondary | Post 16 |
| **Annex B: Site Areas** | | | | | | | Pupil No's | 0 | 0 | 270 | 190 |
| Year Grps | 2 | 7 | 5 | 2 |
| **Recommended minimum areas for mainstream schools** | | Base area for any: | | Area per pupil place for: | | | | 0 | 0 | 1350 | 380 |
| PRIMARY or  Special School | Secondary or Middle School | Nursery | All PRIMARY  Schools | Key Stage 3/4 | Post-16 | 0 | 1350 | | 380 |
| **1730** | | | |
| 1. Soft Outdoor PE | |  | 6000 |  | 20 | 35 | 35 | 66550 | | | |
| 2. Hard Outdoor PE | | 400 | 400 |  | 1.5 | 1.5 | 1.5 | 2995 | | | |
| 3. Soft Informal & Social Area | | 600 | 600 | 2 | 2 | 2 | 2 | 4060 | | | |
| 4. Hard Informal & Social Area | | 200 | 200 | 1 | 1 | 1 | 1 | 1930 | | | |
| Habitat | | 0 | 0 | 0 | 0.5 | 0.5 | 0.5 | 865 | | | |
| Float | | *600* | *800* | *2* | *5* | *5* | *5* | 9450 | | | |
| **Minimum Net SITE area** | | **1800** | **8000** | **5** | **30** | **45** | **45** | **85850** | | | |
| Non-net area | Building Footprint | 350 | 2000 | 1 | 3.3 | 5 | 5 | 10650 | | | |
| Access, Parking, Paths, etc |
| **Minimum Gross SITE area** | | **2000** | **9000** | **6** | **33.3** | **50** | **50** | **95500** | | | |
| Recommended maximum SITE areas for NEW mainstream schools (minimum for existing Schools where available) | | | | | | | | | | | |
| **Maximum net area** | | **2000** | **9000** | **6** | **33.3** | **50** | **50** | **95500** | | | |
| **Maximum gross area** | | **2400** | **11000** | **7.5** | **42** | **63** | **63** | **119990** | | | |

|  |  |  |
| --- | --- | --- |
| EXISTING SITE SURVEY MEASURED AREAS | Analysis of existing site measurements for  BUDMOUTH (9FE) SECONDARY SCHOOL  [ inclusive of post-16 ]  as compared to recommended minimum site areas contained within Annex B of BB103 guidelines | |
| **9FE**  **+ post-16** | Please Reference Drawing NCA 04  Analysis of existing Site Areas against BB103 minimum recommendations | |
| **1730** |
| 27958 | -38592 | area in deficit when compared against BB103 Guidelines |
| 4481 | 1486 | area in surplus when compared against BB103 Guidelines |
| 52580 | 48520 | area in surplus when compared against BB103 Guidelines |
| 9483 | 7553 | area in surplus when compared against BB103 Guidelines |
| 7670 | 6805 | area in surplus when compared against BB103 Guidelines |
| 626 | -8824 | area in deficit when compared against BB103 Guidelines |
| **102798** | **16948** | *Surplus NET Area when compared to BB103 recommended minimum NET site areas* |
| 12488  10587 | *area of existing building footprints* | |
| *area of existing access, parking, paths, etc.* | |
| **125873** | **30373** | *Surplus GROSS Area when compared to BB103 recommended minimum GROSS site areas* |
|  | | |
| **102798** | **7298** | *Surplus NET Area when compared to BB103 recommended maximum NET site areas* |
| **125873** | **5883** | *Surplus GROSS Area when compared to BB103 recommended maximum GROSS site areas* |

All age above 750 places, or with more than about 300 11 to 16 places, should use the total of the primary and secondary base areas.

School's Published **PAN = 260** pupil places

Total planned admission capacity **PAC: 1300** total pupil places

Recommended site areas for all types of schools

Note: The net area includes a ‘float’. When the recommended minimum areas of each category of space are added together, the total will be less than the recommended total net area. This difference provides the ‘float’ that can be used to enhance some areas,

Where there is limited outdoor space available to pupils on a restricted site, consideration should be given to providing the following:

* firstly, hard informal and social area, including outdoor play area immediately accessible from early years classrooms;
* then hard outdoor PE space, ideally in the form of a multi-use games area;
* then soft informal and social area;
* finally soft outdoor PE area.