

Project: 376 - Pinner Free School

6FE - Secondary School + Sixth Form

Funded area - ?m²

Number of pupil places 11-16	900
Number of pupil places 16 +	250
Total Number of pupils	1150
Full-time Teaching Staff	90
Teaching Assistants	25
Support Staff	30

Date: 20.05.15

	Brief Proposed No. of rooms	Brief Proposed Area (m ²)	BB103 min. area (m ²)	Preferred Option B Proposed No of rooms	Preferred Option B Actual Area (m ²)	Option 1 Proposed No of rooms	Option 1 Actual Area (m ²)	Option 2 Proposed No of rooms	Option 2 Actual Area (m ²)	Option 3 Proposed No of rooms	Option 3 Actual Area (m ²)	Notes
TEACHING												
General Teaching Classroom Ideal	34	1870	55	-	-	1	41	1	41	1	41	PH require 34 general teaching classrooms ideally
General Teaching Classroom 1			55	-	-	1	41	1	41	1	41	
General Teaching Classroom 2			55	-	-	-	-	1	41	1	41	
General Teaching Classroom 3			55	-	-	-	-	-	-	1	43	
General Teaching Classroom 4 (6th Form)			55	1	43	1	43	-	-	-	-	
General Teaching Classroom 5 (6th Form)			55	1	43	1	43	-	-	-	-	
General Teaching Classroom 6			55	-	-	-	-	-	-	1	43	
General Teaching Classroom 7			55	-	-	1	44	-	-	1	44	
General Teaching Classroom 8			55	1	60	1	46	1	46	1	46	
General Teaching Classroom 9			55	-	-	-	-	1	46	-	-	
General Teaching Classroom 10			55	1	47	1	47	1	47	1	47	
General Teaching Classroom 11			55	1	48	1	48	1	48	1	48	
General Teaching Classroom 12			55	1	48	1	48	1	48	1	48	
General Teaching Classroom 13			55	1	48	1	48	1	48	1	48	
General Teaching Classroom 14			55	-	-	-	-	-	-	1	48	
General Teaching Classroom 15			55	1	49	1	49	1	49	1	49	
General Teaching Classroom 16			55	1	50	1	50	1	50	1	50	
General Teaching Classroom 17			55	-	-	-	-	1	50	-	-	
General Teaching Classroom 18			55	1	50	1	50	1	50	1	50	
General Teaching Classroom 19			55	1	51	1	50	1	50	1	50	
New General Teaching Classroom (N01)			55	-	-	-	-	-	-	1	50	
New General Teaching Classroom (N02)			55	-	-	-	-	-	-	1	50	
General Teaching Classroom 20			55	1	50	1	51	1	51	1	51	
General Teaching Classroom 21			55	1	52	1	52	1	52	1	52	
General Teaching Classroom 22			55	1	52	1	52	1	52	1	52	
General Teaching Classroom 23			55	1	52	1	52	1	52	1	52	
New General Teaching Classroom (N03)			55	1	52	1	52	-	-	-	-	
General Teaching Classroom 24			55	1	53	1	53	1	53	1	53	
General Teaching Classroom 25			55	1	53	1	53	1	53	1	53	
General Teaching Classroom 26			55	1	53	1	53	1	53	1	53	
General Teaching Classroom 27			55	1	53	1	53	1	53	1	53	
General Teaching Classroom 28			55	1	53	1	53	1	53	1	53	
General Teaching Classroom 29			55	1	53	1	53	1	53	1	53	
General Teaching Classroom 30			55	1	53	1	53	-	-	1	53	
General Teaching Classroom 31			55	1	54	1	54	1	54	1	54	
New General Teaching Classroom (N04)			55	-	-	-	-	1	57	-	-	
New General Teaching Classroom (N05)			55	-	-	-	-	1	60	-	-	
New General Teaching Classroom (N06)			55	1	61	1	61	-	-	-	-	
General Teaching Classroom 32			55	1	62	1	62	1	62	1	62	
General Teaching Classroom 33			55	1	64	1	64	-	-	-	-	
General Teaching Classroom 34			55	1	65	1	65	-	-	-	-	
New General Teaching Classroom (N07)			55	-	-	-	-	1	70	-	-	
New General Teaching Classroom (N08)			55	-	-	-	-	1	72	-	-	
New General Teaching Classroom (N09)			55	-	-	-	-	1	72	-	-	
New General Teaching Classroom (N10)			55	1	58							
New General Teaching Classroom (N11)			55	1	55							
New General Teaching Classroom (N12)			55	1	62							
New General Teaching Classroom (N13)			55	1	51							
Extensive Classroom	-	-	62	-	-	-	-	-	-	-	-	Not required by PH
General Teaching Total	34	1870	1815	32	1698	30	1543	30	1586	30	1490	
ICT/business studies room												
ICT Room	5	310	62									
IT Classroom 1			62	-	-	-	-	1	43	1	43	Existing Classroom
IT Classroom 2			62	-	-	-	-	1	43	1	43	Existing Classroom
IT Classroom 3			62	1	43	1	43	1	43	1	43	Existing Classroom
IT Classroom 4			62	1	43	1	43	1	43	1	43	Existing Classroom
IT Classroom 5			62	-	-	-	-	1	54	-	-	Existing Classroom
IT Classroom 6			62	1	55	1	55	-	-	-	-	Existing Classroom
IT Classroom 7			62	1	66	1	66	-	-	-	-	Existing ICT Classroom
IT Classroom 8			62	1	77	1	77	-	-	-	-	
Science												
Existing Biology Laboratory	1	73	83	1	73	1	73	1	73	1	73	Science classrooms to ideally remain in existing provision
Existing Biology Laboratory	1	73	83	1	74	1	74	1	74	1	74	Science classrooms to ideally remain in existing provision
Existing Chemistry Laboratory	1	83	83	1	76	1	76	1	76	1	76	Science classrooms to ideally remain in existing provision
Existing Chemistry Laboratory	1	83	83	1	86	1	86	1	86	1	86	Science classrooms to ideally remain in existing provision
Existing (Specialist) Physics Laboratory	1	92	90	1	92	1	92	1	92	1	92	Science classrooms to ideally remain in existing provision
Existing (Specialist) Physics Laboratory	1	94	90	1	94	1	94	1	94	1	94	Science classrooms to ideally remain in existing provision
Existing Science Studio	1	43	69	1	43	1	43	1	43	1	43	Science classrooms to ideally remain in existing provision
New Specialist Science Laboratory 1	1	83	83	-	-	1	80	-	-	-	-	2 new science classrooms ideally required by PH
New Specialist Science Laboratory 2	1	83	83	1	86	1	87	1	87	-	-	
New Science Studio 1	-	43	69	-	-	1	43	1	43	-	-	New science studio in place of existing classroom
New Science Studio 2	-	-	-	-	-	-	-	1	60	1	60	Not fully accessible - would need to be carefully timetabled.
Design and Technology												
New Food Room	1	104	104	1	104	1	108	1	108	1	108	For 24 pupils - PH to confirm number of rooms required
New Food Studio	-	-	69	-	-	-	-	-	-	-	-	For 24 pupils - PH to confirm number of rooms required
New Resistant Materials Workshop	1	104	104	-	-	-	0	1	104	1	104	Not provided within Option 1
New Resistant Materials Workshop with Heat Bay	1	111	111	1	112	1	124	-	0	-	0	Not provided within Options 2 and 3.
New Vocational and Applied Studies	-	-	83	-	-	-	-	-	-	-	-	
New Graphic Products	1	83	83	1	84	1	84	1	84	1	84	Graphics shared with ICT for Option 3.
New Textiles	1	83	83	1	80	1	84	1	84	1	84	For 25 pupils - PH to confirm number of rooms required
Art												
Existing General Art 1	1	64	83	1	64	1	64	1	64	1	64	Art rooms to ideally remain in existing provision
Existing General Art 2	1	68	83	1	68	1	68	1	68	1	68	Art rooms to ideally remain in existing provision
Existing Art Studio	1	51	60	1	51	1	51	1	51	1	51	Art Studio to ideally remain in existing provision
3D Art Room (Textiles)	-	-	104	-	-	-	-	-	-	-	-	For 2D art and 3D ceramics. Room will house the kiln area - PH to confirm number of rooms required.
Music												
Existing Music Classroom	1	54	62	1	55	1	54	1	54	1	54	For 30 pupils - PH to confirm number of rooms required.
Existing Extensive Music Classroom	1	96	69	1	96	1	96	1	96	1	96	For 30 pupils - PH to confirm number of rooms required.
Music Recital	-	-	83	-	-	-	-	-	-	-	-	PH to confirm number of rooms required.
Drama												
Existing Drama Studio	1	60	90	1	60	1	60	1	60	1	60	Drama to remain in existing location
Specialist Teaching Total	25	1938	2645	23	1682	25	1825	25	1709	22	1525	

		BB103 Min. Area									
11-16 totals - Teaching			2610								
Sixth Form - Teaching			800								
General & Specialist Teaching Areas Total	59	3808	3410	55	3380	55	3368	55	3295	52	3015

Halls												
Sports Hall	1	533	690	1	533	1	533	1	533	1	533	Sports Hall to remain in existing location
Small Hall/Activity Studio	1	148	80	1	148	1	148	1	148	1	148	Small Hall to remain in existing location
Existing Viewing Gallery	-	-	-	1	72	1	72	1	72	1	72	
Main hall	1	331	245	1	331	1	331	1	331	1	331	Will the main hall be used for exams? BB103 recommends 330m ² for 1 year group
Dining Area (hot meals)	1	167	325	1	218	1	218	1	218	1	218	Based on 2-3 sittings. BB103 also recommend 0.9m ² per cover for 2-3 sittings (517.5m ² for 2 sittings). Proposed extension to Dining Area to accommodate this area
Social and Sandwich Areas	-	-	-	-	-	-	-	-	-	-	-	School to use Small Hall as Social and Sandwich Areas to boost dining provision. Extension to Dining Area proposed for long term use.
Sixth Form Dining	-	115	115	-	-	-	-	-	-	-	-	School to combine with main school dining provision
Swimming Pool	-	-	-	-	-	-	-	-	-	1	533	
		BB103 Min. Area										
11-16 totals			840									
Sixth Form			225									
Total	4	1294	1065	5	1302	5	1302	5	1302	6	1835	

Learning Resource Centre												
SEN Resource Base	1	20	17.6	1	17	1	20	1	20	1	23	Suitable for a group of 8 does this meet the schools requirements?
Small Group/Interview Room	8	72	9	6	81	8	86	8	86	7	77	BB103 recommends a 9m ² room per 150 pupils.
ASD Group Rooms	1-2	42	21	1	49	1	42	1	42	1	33	Min. area recommended by BB103 for 2 groups of 10 as requested by PH
ASD Calm Room	1	7	7	1	10	1	12	1	12	1	9	
MI / Therapy Room	1	18	-	1	14	1	14	1	14	1	14	BB103 doesn't stipulate area, only requirement - Area taken from BB98
Music Group/Practice Rooms	4	33	8	4	33	4	33	4	33	4	33	PH happy to use existing provision
Music Ensemble Room	-	-	16	-	-	-	-	-	-	-	-	Not a requirement for PH
Lighting/Audio Control Room	-	-	6	-	-	-	-	-	-	-	-	Not a requirement for PH
Recording Studio	-	-	9	-	-	-	-	-	-	-	-	Not a requirement for PH
Kiln Room	1	4	4	1	4	1	4	1	4	1	4	As existing
Dark Room	-	-	12	-	-	-	-	-	-	-	-	Not a requirement for PH
Library/Learning Resource Centre	1	147	147	1	171	1	151	1	151	1	128	
Sixth Form Study Areas	1	70	70	1	78	1	78	1	78	1	79	
Art/Design Resource Area (6th form)	-	-	-	-	-	-	-	-	-	-	-	PH to confirm if this is required? BB103 doesn't stipulate a requirement
Existing Careers Room	1	49	-	1	40	1	49	-	-	-	-	
		BB103 Min. Area										
11-16 totals			210									
Sixth Form			150									
Total	20-21	413	360	18	497	20	489	19	440	18	400	

Staff and Administration												
Head's Office	1	16	16	1	17	1	17	1	32	1	32	BB103 recommends 16m ² for up to 5 people
Meeting Room	1	15	-	1	15	1	15	-	-	-	-	BB103 doesn't stipulate requirement. Area to replicate existing PH provision
SENco Meeting room / Office	1	10	9.1	1	12	1	12	1	12	1	11	PH to confirm how many staff will use the SENco meeting room / office
Office (senior management, head of year, SENco, librarian, finance caretaker, etc.)	10	90	9	11	181	20	213	19	197	20	213	BB103 recommends 7m ² for 1 person office / 9m ² for 2, will any of these offices be for 2 or more? PH to confirm staff numbers.
Community and other Offices	-	-	-	-	-	-	-	-	-	-	-	PH to confirm requirements.
Sick Bay	1	6	6	-	1	14	0	-	0	-	0	This is different to the MI/therapy room described under learning resource areas and should be near to the main office and a toilet, and include a washing facility
First Aid Room	1	8	-	1	8	1	8	1	8	1	8	PH to use existing provision.
Entrance/Reception	1	13	-	2	25	1	25	1	25	1	25	PH require welcoming visitor/student services area to be larger than 13m ² . Admin staff to be behind desk within reception.
Student Services	1	17	-	1	17	1	17	1	17	1	17	
Interview Room	1	6	6	1	7	1	7	1	7	1	7	
General Office	1	22.5	22.5	1	25	1	25	1	25	1	25	BB103 recommends this area for 5 admin staff, does this match school's requirement? Some of General Office area can be added to reception.
Staff Room (social)	1	146	146	1	53	1	76	2	120	1	76	BB103 recommends this area for 90 staff, this does not take into account teaching assistants and support staff. Office space over provision therefore tea and coffee facilities to be included in offices.
Staff Kitchens	2	9	-	-	-	2	9	2	9	2	9	Included within Staff Room
Staff Work Rooms	5	63	12.6	2	65	5	96	5	99	5	96	BB103 recommends this area for 4 staff, does this match the school's requirement?
Reprographics	1	12	-	1	12	1	12	1	12	1	12	PH to use existing provision.
ICT Technician	1	8	8.1	1	8	1	8	1	8	1	8	Not a PH requirement but suggested could be included - does the school also require an office / workshop for the facilities manager / caretaker and a bursar's office?
		BB103 Min. Area										
11-16 totals			280									
Sixth Form			50									
Total	29	442	330	25	446	52	540	37	571	37	539	

Storage (teaching)												
General Teaching/IT/Library	6	30	5	7	33	6	27	6	31	5	21	BB103 recommends a 5m ² area for every general teaching department, how many departments / would prefer central resource?
Off Practical, Music or Drama Spaces	8	40	5	4	46	4	48	4	45	4	45	BB103 recommends 5 x 5m ² - 2 for each art room and 1 for each other light practical teaching room - does this suit school's requirement?
Instrument and Drama Stores	2	15	15	1	7.4	2	14	2	14	2	14	BB103 recommends 10m ² drama 5m ² instruments. PH to use existing provision.
Internal PE Stores	2	68	68	2	41	2	42	2	42	2	42	BB103 recommend indoor PE store to be 10% of the size of the teaching space. PH to use existing provision. Areas include Small Hall provision.
External PE Store	1	15	-	1	26	1	26	1	26	1	26	PH to use existing provision.
Science Preparation rooms(s) and Chemical Store	1	106	87.5	6	87	7	109	7	108	6	92	BB103 recommends 88-125m ² - average value assumed to include chemical store provision as BB103 does not stipulate area
Food Preparation Room	1	10	10	1	9	1	18	1	10	1	11	BB103 recommends at least 10m ²
Resistant Materials Prep. Room	1	30	30	1	44	1	27	1	28	1	28	BB103 recommends at least 30m ²
Total	22	314	-	23	293	24	311	24	304	22	279	

Storage (non-teaching)												
Central Stock	3	21	-	2	22	2	22	2	22	2	22	BB103 does not specify area only requirement - Area taken from BB98
SENco/Wheelchair/Appliances	12	-	-	1	7	1	7	1	7	1	7	BB103 does not specify area only requirement - Area taken from BB98
Secure/Exam/Community Stores	1	9	-	1	10	1	10	1	10	1	10	BB103 does not specify area only requirement - BB98 area = 32m ²
Lockers for Personal Storage	1	65	-	-	0	-	0	-	0	-	0	BB103 recommends lockers in corridors, PH to confirm requirement. Area taken from BB98.
Community Lockers (out of school hours)	-	-	-	-	-	-	-	-	-	-	-	
Exam Chair Store	1	26	-	1	14	-	0	1	30	-	0	BB103 does not specify area only requirement
Maintenance Store	1	12	-	1	9	1	9	1	9	1	9	BB103 does not specify area only requirement - Area taken from BB98
Cleaners' Stores	8	6	-	2	5	2	5	2	5	2	5	BB103 does not specify area only requirement - Area taken from BB98
Additional Provision	-	-	-	4	28	-	-	2	38	-	-	
Total (non-teaching)	15	151	-	12	95	-	-	-	-	-	-	
		BB103 Min. Area										
11-16 totals			350									
Sixth Form			100									
Total	37	465	450	35	388	31	364	34	425	29	332	

11-16 - BB103 Net Area			4800									
Sixth Form - BB103 Net Area			1500									
Total Net Area		6422	6300		6013		6063		6033		6121	

Non-Net area												
Kitchen (incl staff facilities and stores)	1	122	122	1	92	1	92	1	92	1	92	School to use existing provision.
Toilets (and personal care)												
Pupil Changing Rooms and Showers	2	188	-	2	174	2	174	2	174	2	174	BB103 does not specify area only requirement - Area taken from BB98 and includes 54m ² additional area for sixth form changing.
Accessible Changing Facilities	-	-	-	-	-	-	-	-	-	-	-	PH to use hygiene facilities.
Staff Changing Facilities	1	11	-	1	11	1	11	1	11	1	11	PH to use existing provision - also counts towards Staff WC provision
Hygiene Facilities	1	12	-	1	6	1	6	1	6	1	6	PH to use existing provision.
Pupil Toilets	58	163	-	60	210	60	209	60	209	60	209	BB103 does not specify area only requirement - Area taken from BB98 (1 wc per 20 pupils)
Staff and Pupil Accessible Toilets	-	-	-	5	24	4	20	4	20	4	20	This may be counted within staff provision. PH to confirm if happy with proposal.
Staff Toilets (Not accessible)	7	28	-	4	16	7	37	7	37	7	37	BB103 recommends at least one toilet with wash hand basin plus one for every 25 full-time equivalent members of staff (not including catering staff). Based on 145 staff
Circulation (assuming 25% of net area)	-	1605	1605	-	1621	-	1684	-	1695	-	1618	BB103 requires 1.8m clear width corridors with 2.55m for lockers.
Plant including server (assuming 1.5% of net area)	-	96	96	8	134	8	121	9	139	9	139	PH to use existing provision. This exceeds 1.5% of net area, which is the min. recommended by BB103.
Partitions (assuming 6% of net area)	-	257	257	-	543	-	562	-	563	-	552	Actual value
Total		2483			2831		2916		2946		2858	

Total Gross Area												
11-16 - BB103 Gross Area			6720									
Sixth Form - BB103 Gross Area			2100									
Total Gross Area		8904	8820		8844		8979		8979		8979	