



St Edward's Church of England Academy

Feasibility Report - DRAFT FINAL ISSUE

15th March 2019

Doc No.	Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
2042_D001	06.02.19	Part 01 Issue		MT	DM	MT
2042_D001	06.02.19	Part 01 REV A	SoA PAN header correction	MT	DM	MT
2042_D001	18.02.19	Part 02		MT	DM	MT
2042_D001	25.02.19	Part 03		MT	DM	MT
2042_D001	25.02.19	Part 03 REV A	Correction to title (PAN range) on pg. 14	MT	DM	MT
2042_D001	15.03.19	Draft Final Issue		MT	DM	MT

1.0	Google Aerial Photography	17.0	PAN 210 Accommodation Analysis_Resource Areas_ Spare Capacity	35.0	St. Edward’s PAN 180 Option D
2.0	Block Plan Analysis			36.0	St. Edward’s PAN 210 Option A
3.0	Flood Risk	18.0	PAN 180 Accommodation Analysis_Hall Areas_ Existing	37.0	Music Suite Schedule of Accommodation
4.0	Flood Map	19.0	PAN 180 Accommodation Analysis_Hall Areas_ Spare Capacity	38.0	St. Edward’s PAN 1210 Option B
5.0	Existing Floor Plans	20.0	PAN 210 Accommodation Analysis_Hall Areas_ Existing	39.0	Google Aerial Photography - Propopsed SEND School boundary
6.0	Schedule of Accommodation and BB103 comparator			40.0	Site Photography
7.0	BB103 Schedule of Accommodation - Mainstream PAN 210 / 300 sixth form	21.0	PAN 210 Accommodation Analysis_Hall Areas_ Spare Capacity	41.0	Initial Planning Feedback
8.0	BB103 Schedule of Accommodation - Mainstream PAN 180 / 240 sixth form	22.0	SEN School Area Comparator	42.0	Schedule of Accommodation - Havering SEND 60 place ASD/SEMH School
9.0	BB103 Schedule of Accommodation - Mainstream PAN 210 / 240 sixth form	23.0	Romford Town Football Club Proposals	43.0	Havering SEND 60 place ASD/SEMH School - High-Level floor plans - Ground Floor
10.0	PAN 180 Accommodation Analysis_Teaching Spaces_ Existing	24.0	External Areas Analysis	44.0	Havering SEND 60 place ASD/SEMH School - High-Level floor plans - First Floor
11.0	PAN 180 Accommodation Analysis_Teaching Spaces_ Spare Capacity	25.0	Schedule of External Site Areas	45.0	Music Suite - Feasibility Estimate - 388m2 Option
12.0	PAN 210 Accommodation Analysis_Teaching Spaces_ Existing	26.0	SEN School External Area Requirement	46.0	Music Suite - Feasibility Estimate - 275m2 Option
13.0	PAN 210 Accommodation Analysis_Teaching Spaces_ Spare Capacity	27.0	New SEN School Option 01 - Demolition		
14.0	PAN 180 Accommodation Analysis_Resource Areas_ Existing	28.0	New SEN School Option 01 - Development		
15.0	PAN 180 Accommodation Analysis_Resource Areas_ Spare Capacity	29.0	New SEN School Option 02 / Control Option - Demolition		
16.0	PAN 210 Accommodation Analysis_Resource Areas_ Existing	30.0	New SEN School Option 02 / Control Option - Development		
		31.0	New SEN School Issued Control Option Drawing		
		32.0	St. Edward’s PAN 180 Option A		
		33.0	St. Edward’s PAN 180 Option B		
		34.0	St. Edward’s PAN 180 Option C		













Flood map for planning

Your reference
St Edwards Ac

Location (easting/northing)
549347/188164

Created
14 Feb 2019 2:21

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

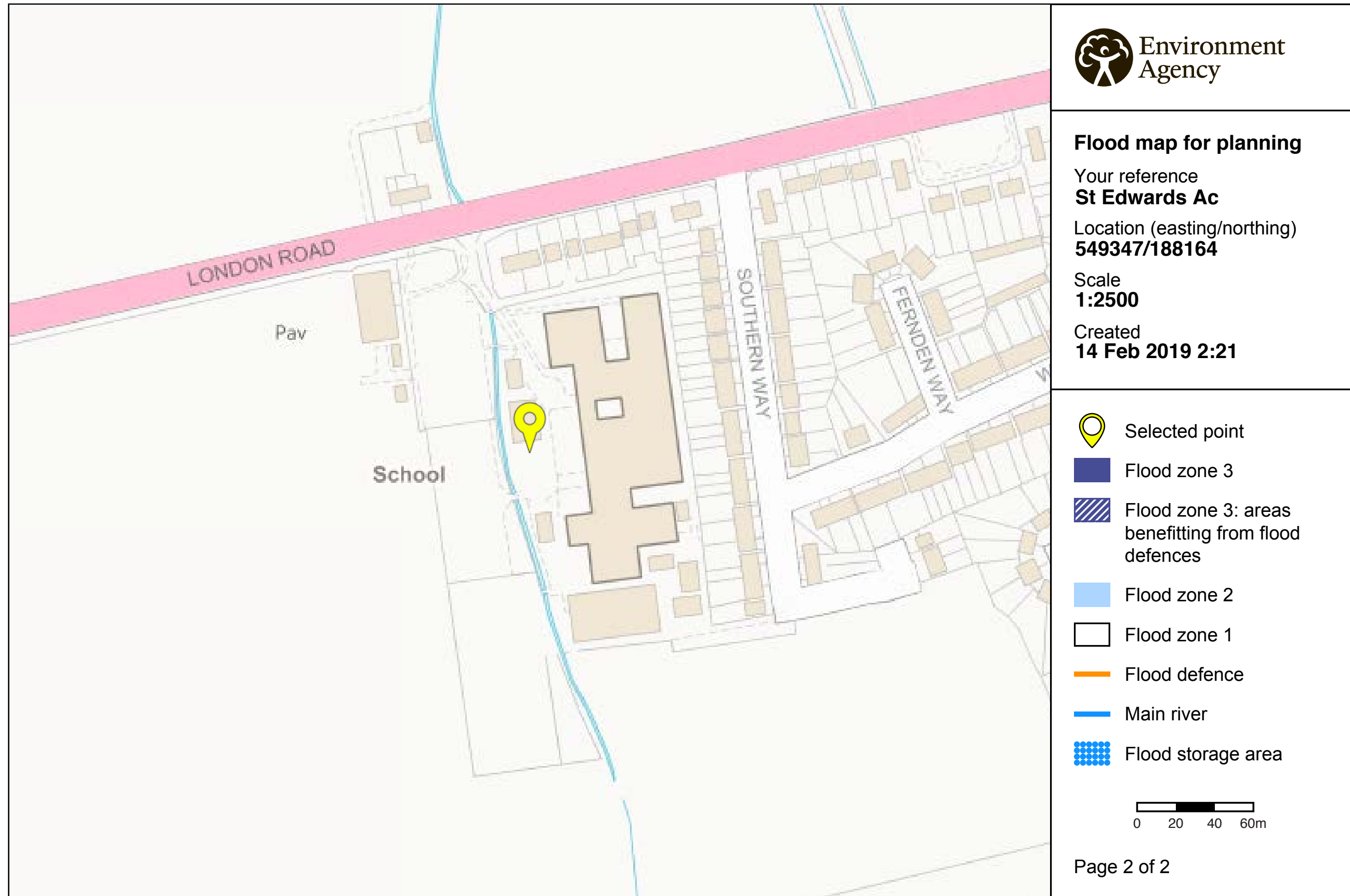
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

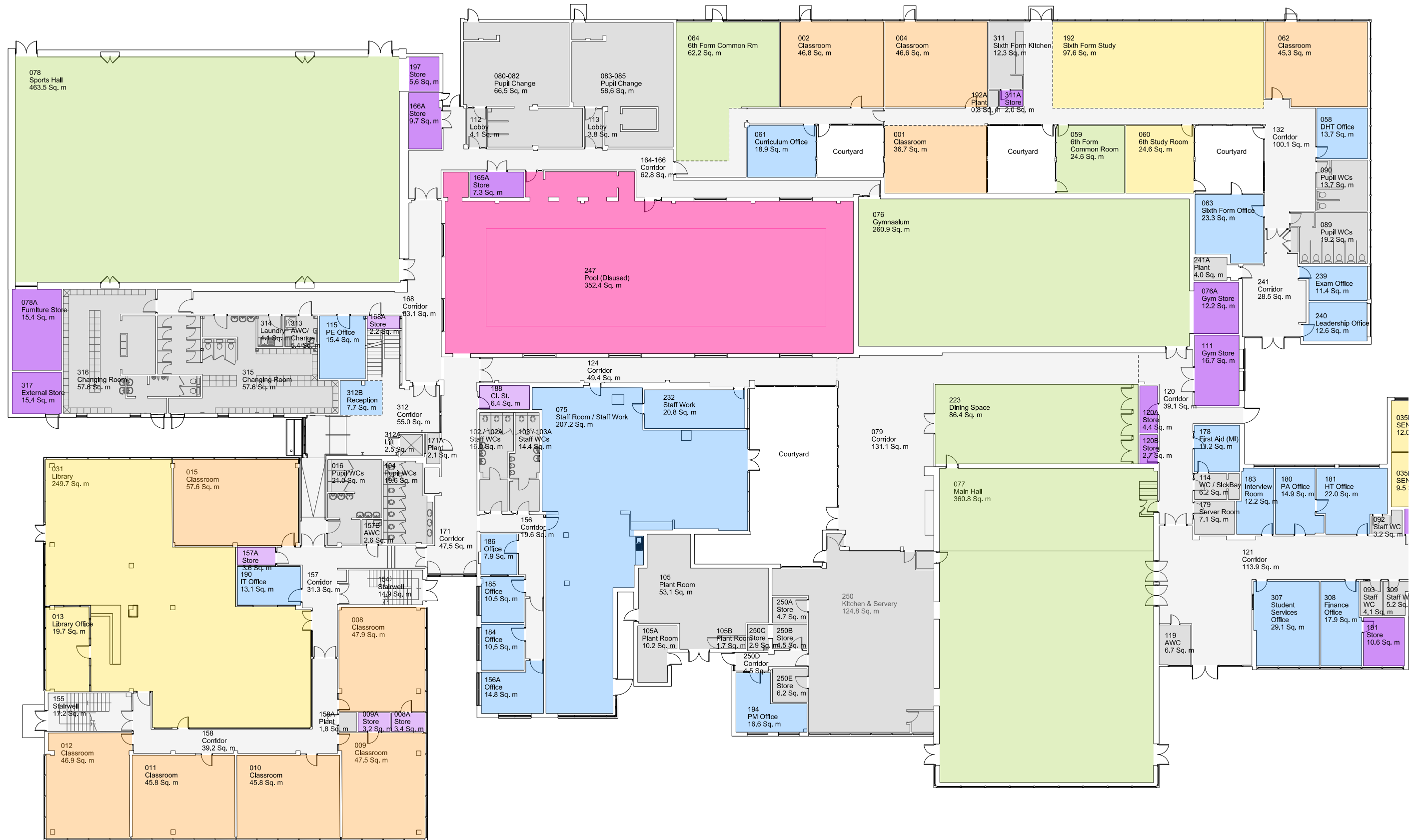
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

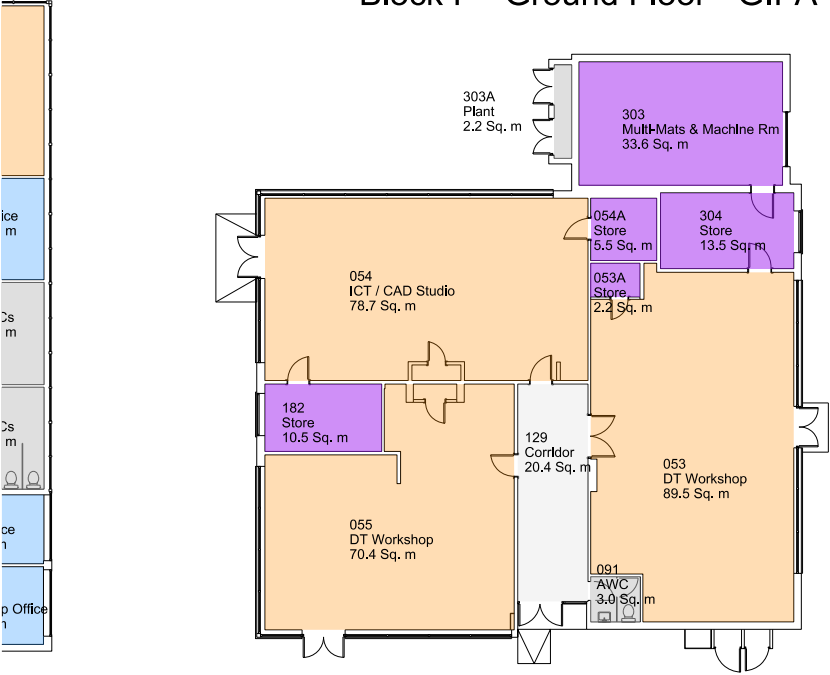
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

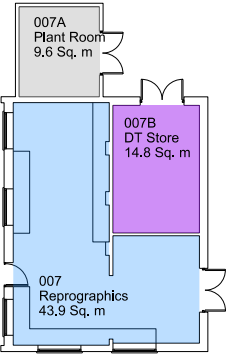




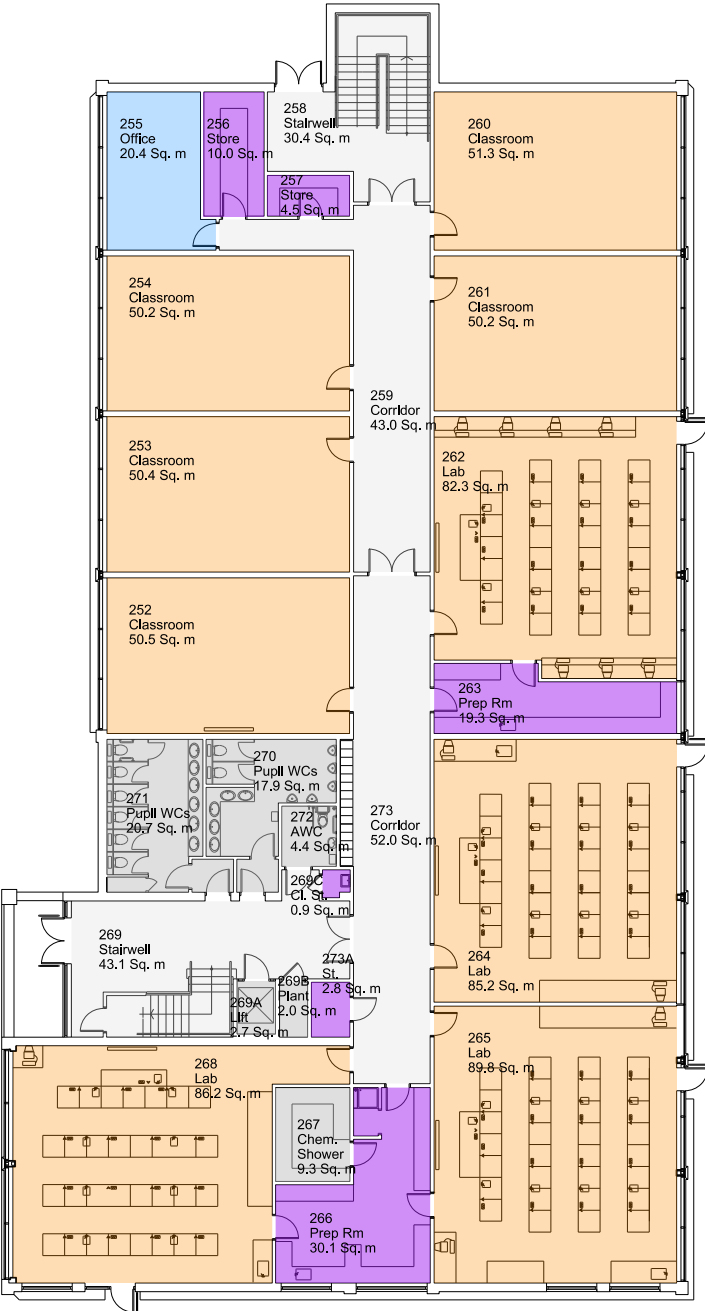
Block F - Ground Floor - GIFA - 340 sq.m



Block E - Ground Floor - GIFA - 70 sq.m



Block L - Ground Floor - GIFA - 954 sq.m



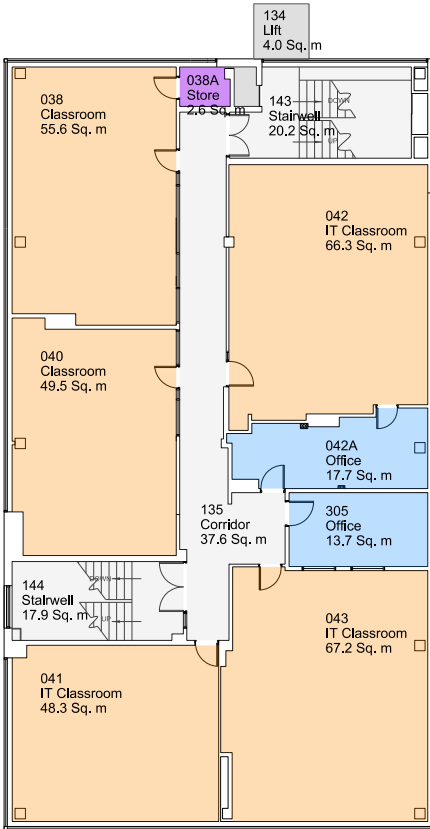
The ground floor plan of Block B includes the following rooms and areas:

- 318 Fitness Studio: 106.8 Sq. m
- 318A Store: 4.2 Sq. m
- 195 Viewing Gallery: 85.9 Sq. m
- 169 Corridor / Stairwell: 30.6 Sq. m
- 169A Lift: 2.5 Sq. m
- 026 Classroom: 48.5 Sq. m
- 024 Classroom: 46.7 Sq. m
- 025 Classroom: 47.7 Sq. m
- 106 Office: 7.7 Sq. m
- 027 Office: 7.0 Sq. m
- 163A Store: 4.4 Sq. m
- 028A Store: 5.8 Sq. m
- 022 Office: 20.5 Sq. m
- 319 Seminar room: 20.8 Sq. m
- 151 Stairwell: 19.5 Sq. m
- 029 Language Lab: 120.2 Sq. m
- 163 Corridor: 45.6 Sq. m
- 163B Store: 4.2 Sq. m
- 150 Stairwell: 14.3 Sq. m
- 017 Classroom: 56.9 Sq. m
- 017A Store: 10.3 Sq. m
- 321 Corridor: 35.7 Sq. m
- 021 Classroom: 46.8 Sq. m
- 020 Classroom: 45.7 Sq. m
- 019 Classroom: 45.6 Sq. m
- 018 Classroom: 47.2 Sq. m
- 029B Store: 6.1 Sq. m

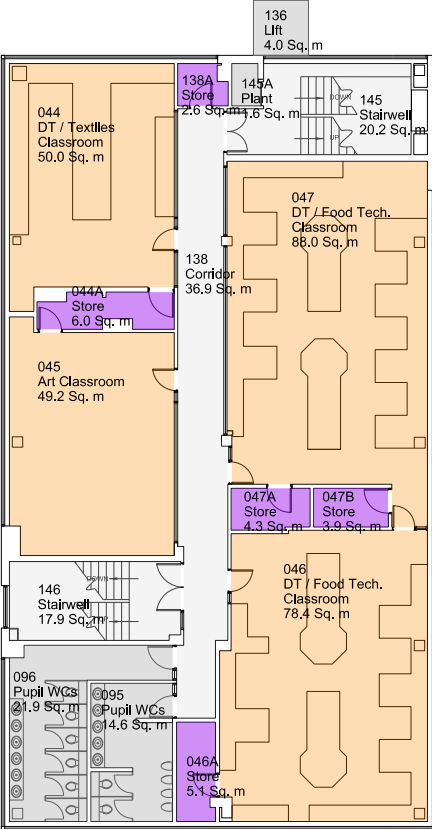
The floor plan illustrates the layout of the Music Department. It features several rooms, each with a number, name, and area in square meters. The rooms are color-coded: yellow for music practice rooms, grey for support spaces, and orange for larger instructional spaces. A central corridor provides access to all rooms.

Room Number	Room Name	Area (Sq. m)
303	Music Pract.	11.1
304	Music Pract.	9.2
305	Music Pract.	9.1
228	Music Pract.	7.9
170	Corridor	28.6
228A	AWC	4.6
302	Plant Room	6.3
300	Corridor	33.3
068	Music Pract.	7.7
667	Recording Studio	17.5
301	IT Room (Mac Suite)	90.0
066	Music Classroom	108.5
224	Music Classroom	97.4

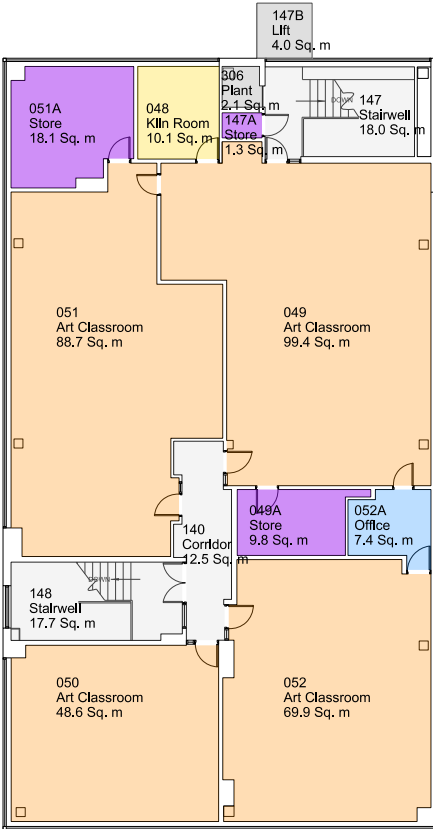
Block A - Tower - First Floor
GIFA - 428 sq.m



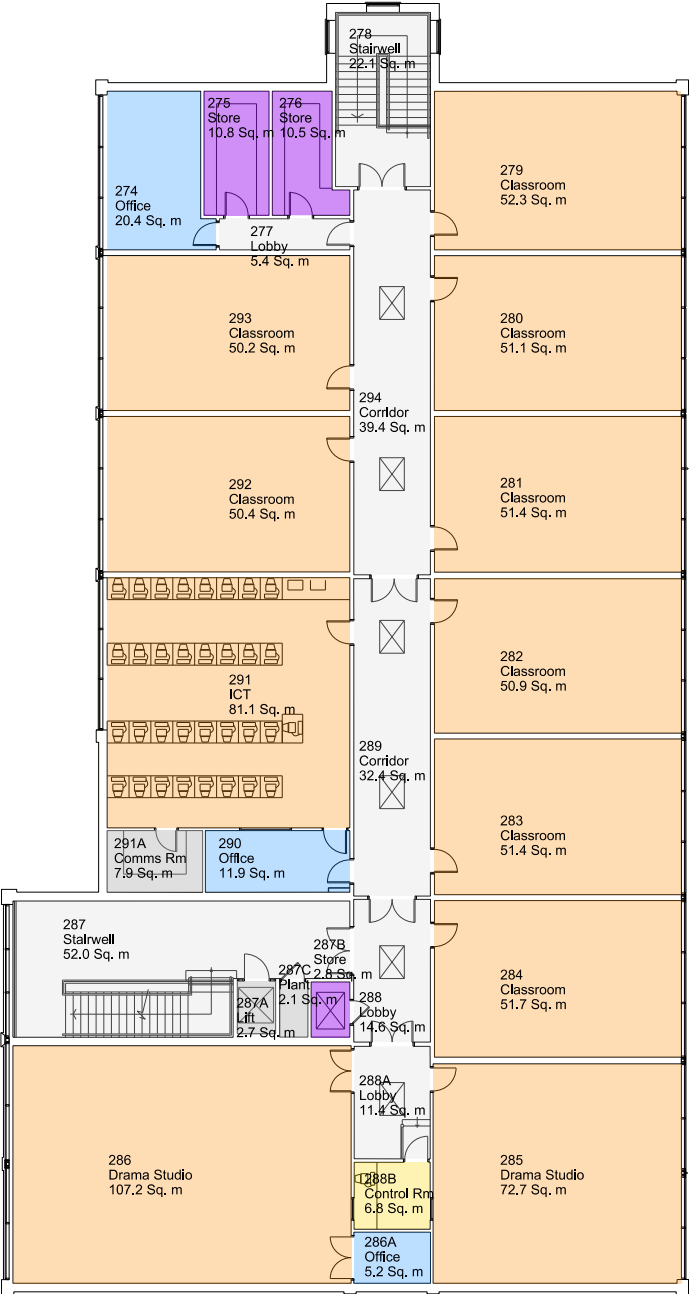
Block A - Tower - Second Floor
GIFA - 428 sq.m



Block A - Tower - Third Floor
GIFA - 428 sq.m



Block L - First Floor - GIFA - 974 sq.m



6.0

Schedule of Accommodation and BB103 standard comparator for PAN 210 / 300 6th form, PAN 180 / 240 6th Form

Difference Values in Red indicate areas of the schedule where the Actual Accommodation is Deficient when compared to BB103
Difference Values in Green indicate areas of the schedule where the Actual Accommodation is in Surlpus when compared to BB103

Room No.		Room Function		Room Area		BB103 Areas									
						PAN 210			PAN180						
						No. of Rooms	Area	Difference	No. of Rooms	Area	Difference				
Basic Teaching															
	319	Seminar Room	21												
	5	Seclusion Classroom	31												
No. of Rooms	2	Sub-total Area (m2)	52	3	123							71	3	123	71
	1	Classroom	37												
	2	Classroom	47												
	4	Classroom	47												
	8	Classroom	48												
	9	Classroom	48												
	10	Classroom	46												
	11	Classroom	46												
	12	Classroom	47												
	15	Classroom	58												
	17	Classroom	57												
	18	Classroom	47												
	19	Classroom	46												
	20	Classroom	46												
	21	Classroom	47												
	24	Classroom	47												
	25	Classroom	48												
	26	Classroom	49												
	38	Classroom	56												
	40	Classroom	50												
	62	Classroom	45												
	252	Classroom	51												
	253	Classroom	50												
	254	Classroom	50												
	260	Classroom	51												
	261	Classroom	50												
	279	Classroom	52												
	280	Classroom	51												
	281	Classroom	51												
	282	Classroom	51												
	283	Classroom	51												
	284	Classroom	52												
	292	Classroom	51												
	293	Classroom	51												
No. of Rooms	33	Sub-total Area (m2)	1,624	22	1210	-414	26	1430	-194						
ICT / Business Studies															
	72	ICT	70												
	54	ICT / DT	79												
	29	ICT / Language Lab	120												
	301	ICT / Mac Suite (Music)	90												
	41	ICT Classroom	48												
	42	ICT Classroom	66												
	43	ICT Classroom	67												
	291	ICT Classroom	81												
No. of Rooms	8	Sub-total Area (m2)	621	5	310	-311	7	434	-187						
Science															
	6	Lab	94												
	32	Lab	69												
	33	Lab	82												
	34	Lab	86												
	73	Lab	81												
	262	Lab	82												
	264	Lab	85												
	265	Lab	90												
	268	Lab	86												
No. of Rooms	9	Sub-total Area (m2)	755	8	678	-77	9	761	6						

Art								
	45 Art Classroom	49						
	49 Art Classroom	99						
	50 Art Classroom	49						
	51 Art Classroom	89						
	52 Art Classroom	70						
No. of Rooms	5 Sub-total Area (m2)	356	2	180	-176	3	263	-93
Music & Drama								
	66 Music Classroom	109						
	224 Music Classroom	97						
	285 Drama Classroom	73						
	286 Drama Studio	107						
No. of Rooms	4 Sub-total Area (m2)	386	2	152	-234	2	152	-234
Design & Technology								
	53 DT	90						
	55 DT	70						
	46 DT Food Tech	78						
	47 DT Food Tech	88						
	44 DT Textiles	50						
No. of Rooms	5 Sub-total Area (m2)	376	4	367	-9	5	464	88
Total no. of Rooms	66 Category Total Area (m2)	4,170	46	3,020	-1150	55	3,627	-543
Large spaces								
	77 Main Hall	361		197			197	
	78 Sports Hall	464		504			594	
	76 Gymnasium	261		120			150	
No. of Rooms	3 Sub-total Area (m2)	1,086		821	-265		941	-145
Dining & Social Areas								
	59 6th Common Room	25						
	64 6th Common Room	62		104			111	
	223 Dining	86		248			248	
No. of Rooms	3 Sub-total Area (m2)	173		352	179		359	186
Total no. of Rooms	6 Category Total Area (m2)	1,259		1,173	-86		1,300	41
Learning Resource Areas								
	31 Library	250						
	13 Library Office	20		143			165	
	60 6th Study	25						
	192 6th Study	98		62			69	
No. of Rooms	4 Sub-total Area (m2)	393		205	-188		234	-159
Creative Art								
	48 Kiln Room	10	1	4		1	4	
	68 Music Practice	8						
	228 Music Practice	8						
	303M Music Practice	11						
	304M Music Practice	9						
	305M Music Practice	9	3	32		3	32	
	288B Control Room	7	1	6		1	6	
	67 Recording Studio	18						
No. of Rooms	8 Sub-total Area (m2)	80	5	42	-38	5	42	-38
SEN								
	035B SEN	12						
	035C SEN	15						
	035D SEN	10						
	035E SEN	13						
No. of Rooms	4 Sub-total Area (m2)	50	6	71	21	7	80	30
Total No. of Rooms	Category Total Area (m2)	523		318	-205		356	-167

Staff & Admin Areas					
	232	Staff Work	21		
	74	Staff Work / Staff Social	67		
	75	Staff Work / Staff Social	207		
	312B	Rception	8		
No. of Rooms	4	Sub-total Area (m2)	303	168	-135
Admin Suite					
	181	HT	22		
	180	PA	15		
	7	Reprographics	44		
	307	Student Services	29		
	183	Interview	12		
	114	Sick Bay / WC	6		
No. of Rooms	6	Sub-total Area (m2)	128	89	-39
Offices					
	63	6th Form	23		
	61	Curriculum Office	19		
	58	DHT	14		
	310	DHT	14		
	239	Exams	11		
	308	Finance	18		
	190	IT Office	13		
	240	Leadership	13		
	178	MI	11		
	115	PE Office	15		
	194	PM	17		
	22		21		
	27		7		
	42A		18		
	52A		7		
	106		8		
	156A		15		
	184		11		
	185		11		
	186		8		
	255		20		
	274		21		
	286A		5		
	290		12		
	305		14		
	321A		6		
No. of Rooms	26	Sub-total Area (m2)	352	125	-227
Total No. of Room:	36	Category Total Area (m2)	783	382	-401

Storage					
	71	Prep Room	28		
	263	Prep Room	19		
	266	Prep Room	30		
	37	Chem. St.	12		
No. of Rooms	4	Sub-total Area (m2)	89	97	8
	303	Materials Prep	34		
	07B	Specialist	15		
	44A	Specialist	6		
	46A	Specialist	5		
	47A	Specialist	4		
	47B	Specialist	4		
	49A	Specialist	10		
	51A	Specialist	18		
	53A	Specialist	2		
	54A	Specialist	6		
	182	Specialist	11		

	304	Specialist	14		
No. of Rooms	12	Sub-total Area (m2)	129	104	-25
	076A	Sports Store	12		
	111	Sports Store	17		
	166A	Sports Store	10		
	197	Sports Store	6		
No. of Rooms	4	Sub-total Area (m2)	45	75	30
Note that teaching & non-teaching storage are combined as not surveyed					
	035A	SEN	6		
	035F	SEN	2		
	120A	Store	4		
	120B	Store	3		
	165A	Store	7		
	168A	Store	2		
	311A	Store	2		
	8A	Store	3		
	9A	Store	3		
	17A	Store	10		
	26A	Store	6		
	29B	Store	6		
	36	Store	9		
	38A	Store	3		
	99	Store	13		
	101	Store	7		
	127A	Store	7		
	138A	Store	3		
	147A	Store	1		
	157A	Store	4		
	163A	Store	4		
	163B	Store	4		
	191	Store	11		
	198	Store	4		
	256	Store	10		
	257	Store	5		
	273A	Store	3		
	275	Store	11		
	276	Store	11		
	287B	Store	3		
	317	General Store	15		
	78A	Furniture Store	15		
	269C	Cl.St.	1		
	188	Cl.St.	6		
No. of Rooms	4	Sub-total Area (m2)	204	172	-32
	Category Total Area (m2)		467	448	-19

Non-net Area							
Kitchens							
	311	6th Kitchen	12				
	250	Kitchen / Servery	125				
	250A	Kitchen Store	5				
	250B	Kitchen Store	5				
	250C	Kitchen Store	3				
	250E	Kitchen Store	6				
	Sub-total Area (m2)		156	106	-50	121	-35
Changing							
	316	Pupil Change	58				
	315	Pupil Change	58				
	80	Pupil Change	67				
	83	Pupil Change	59				

6.0

Schedule of Accommodation and BB103 standard comparator for PAN120 / 300 6th form, PAN180 / 240 6th Form

WCs	83	Pupil Change	59		
	Sub-total Area (m2)		242	110	-132
	16	Pupil WCs	21		
	89	Pupil WCs	19		
	90	Pupil WCs	14		
	95	Pupil WCs	15		
	96	Pupil WCs	22		
	97	Pupil WCs	23		
	98	Pupil WCs	26		
	104	Pupil WCs	20		
	270	Pupil WCs	18		
	271	Pupil WCs	21		
	92	Staff WCs	2		
	93	Staff WCs	4		
	94	Staff WCs	12		
	102	Staff WCs	16		
	103	Staff WCs	14		
Non-net Area	91	AWC	3		
	119	AWC	7		
	157B	AWC	3		
	228A	AWC	5		
	272	AWC	4		
	313	AWC	5		
Other	Sub-total Area (m2)		274	227	-47
	267	Chem. Sh.	9		
	314	Laundry	4		
Plant	Sub-total Area (m2)		13	0	-13
	07A	Plant	10		
	105B	Plant	2		
	125B	Plant	2		
	125C	Plant	4		
	143A	Plant	2		
	145A	Plant	2		
	158A	Plant	2		
	171A	Plant	2		
	192A	Plant	1		
	241A	Plant	4		
	269B	Plant	2		
	287C	Plant	2		
	302	Plant	6		
	303A	Plant	2		
	306	Plant	2		
	105	Plant Room	53		
	105A	Plant Room	10		
	Sub-total Area (m2)		108	91	-17
	291A	Comms Room	8		
	179	Server Room	7		
Server	Sub-total Area (m2)		15	10	-5
	Category Total Area (m2)		700	544	-156
Circulation	125A	Lift	4		
	134	Lift	4		
	136	Lift	4		
	147B	Lift	4		
	169A	Lift	4		
	269A	Lift	3		

287A	Lift	3		
312A	Lift	3		
35	Corridor	9		
70	Corridor	57		
79	Corridor	131		
112	Corridor	4		
113	Corridor	4		
120	Corridor	39		
121	Corridor	114		
124	Corridor	49		
127	Corridor	27		
129	Corridor	20		
130	Corridor	44		
132	Corridor	100		
135	Corridor	38		
138	Corridor	37		
140	Corridor	13		
156	Corridor	20		
157	Corridor	31		
158	Corridor	39		
163	Corridor	46		
164-166	Corridor	63		
168	Corridor	63		
170	Corridor	29		
171	Corridor	48		
241	Corridor	29		
250D	Corridor	5		
259	Corridor	43		
273	Corridor	52		
277	Corridor	5		
288	Corridor	15		
288A	Corridor	11		
289	Corridor	32		
294	Corridor	39		
300	Corridor	33		
312	Corridor	55		
320	Corridor	29		
321	Corridor	36		
125	Stairwell	19		
128	Stairwell	19		
143	Stairwell	20		
144	Stairwell	18		
145	Stairwell	20		
146	Stairwell	18		
147	Stairwell	18		
148	Stairwell	18		
150	Stairwell	14		
151	Stairwell	20		
154	Stairwell	15		
155	Stairwell	17		
169	Stairwell	31		
258	Stairwell	30		
269	Stairwell	43		
278	Stairwell	22		
287	Stairwell	52		
Category Total Area (m2)		1832	1381	-451
				1628
				-204

195	Viewing Gallery	86		
247	Pool Area	352		
318	Fitness Studio	107		
318A	Fitness Studio Store	4		
Category Total Area (m2)		549	0-549	0-549
Sub-total Area		10,283	7,266-3017	8,487-1796
Partitions		633	226	263
Float		0	34	0
GIFA		10,916	7,526-3390	8,750-2166

7.0

BB103 Schedule of Accommodation - Mainstream - PAN 210 / 300 sixth form

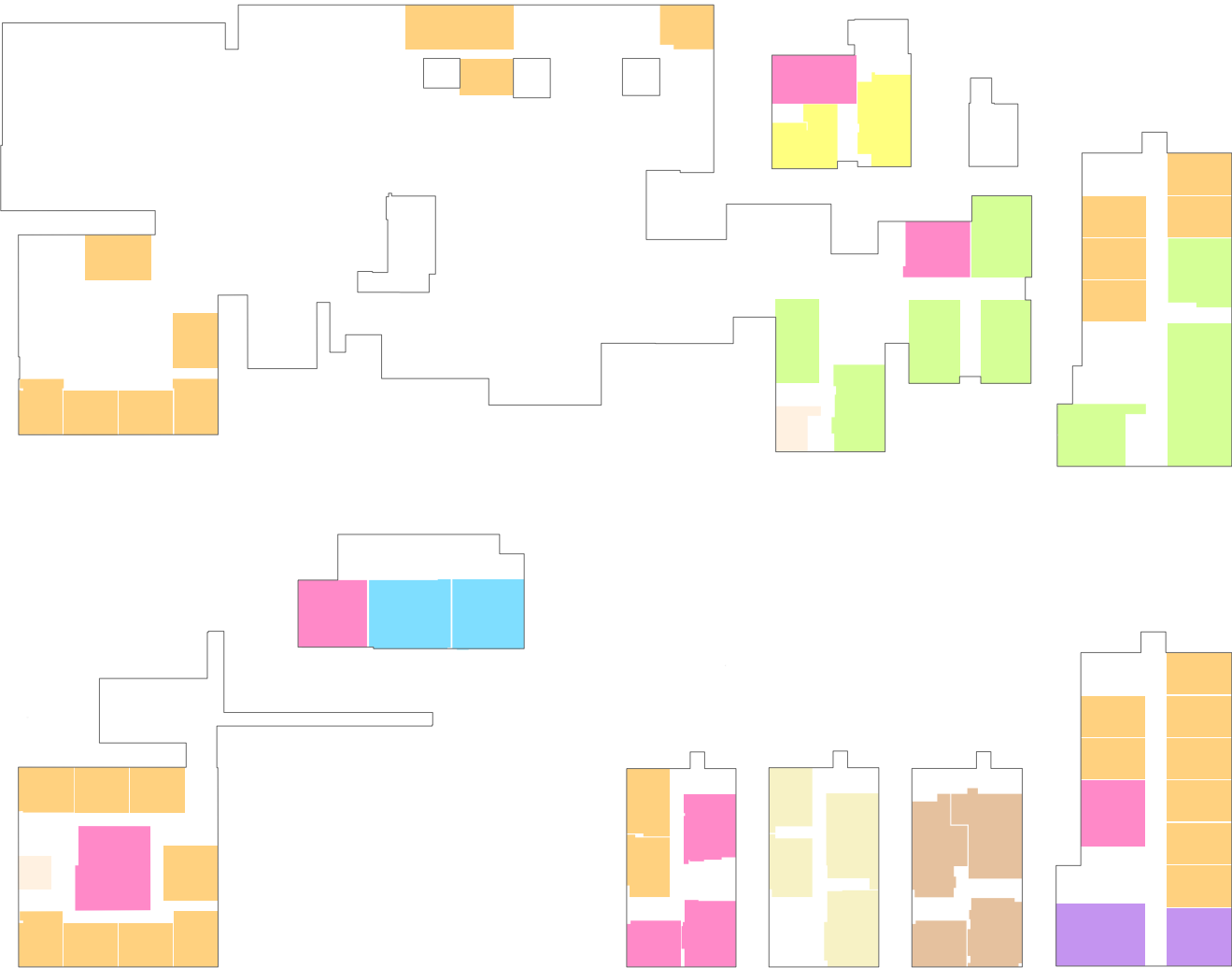
SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL											
Version 6.2 Feb 2015 BW											
date <input type="text"/> age range <input type="text"/> 11-18 school name <input type="text"/> St Edwards Academy_PAN210 / 300 sixth form as a check:											
years											
11 to 16 places <input type="text"/> 1050 16 to 19 places <input type="text"/> 300											
Total Mainstream Places <input type="text"/> 1350											
net capacity for SoA below = <input type="text"/> 1350 within a potential range of: 1270 to 1412											
type of school <input type="text"/> academy											
site: area (m²) <input type="text"/> type <input type="text"/> ample site											
existing buildings: type <input type="text"/> none (all new)											
0 m2 float not over gross											
curriculum <input type="text"/> C: typical											
recommended area of space (m²) no. of spaces											
max. group size (for size of space)											
average area of space (m²) TOTAL no. of spaces TOTAL AREA (m²) SUPP AREA (m²)											
Additionally resourced places for: SEN <input type="text"/>											
curriculum analysis data <input type="text"/> linked											
ADS code											
Basic Teaching Area											
general teaching spaces											
classrooms											
classroom options <input type="text"/> all standard except post-16											
classrooms											
seminar room											
general classroom											
extensive classroom											
ICT/ business studies											
ICT-rich classroom											
ICT/ business studies room											
practical learning spaces											
science											
science options <input type="text"/> all standard labs + post-16											
science studio											
general science laboratory											
specialist science laboratory											
art											
general art room											
3D art room											
3D art room (ceramics)											
music and drama											
music classroom											
extensive music classroom											
drama studio											
music recital/ drama studio											
design and technology											
RM workshop (1 or 2 of 2)											
food room (single)											
graphic products											
constructional textiles											
electronics and control systems											
PE basic teaching spaces											
TOTAL AREA min 4005 max 4660 4406 OK: area within recommended range											
Large spaces: halls and indoor PE											
main hall (secondary) assembly											
school sports hall (4-court)											
activity studio (10 x 15)											
Dining and Social Areas											
dining area(s)											
social space (sixth form)											
TOTAL AREA min 1185 max 1625 1298 OK: area within recommended range											
Total timetabled spaces (70) 70											
Learning Resource Areas											
library resource centre											
sixth form study area(s)											
creative art											
kiln room											
music practice/ group rooms											
extensive music practice room											
control room for recording											
lighting/ audio control room											
SEN and support spaces											
SEN resource base											
SEN therapy/ MI room											
small group room											
medium group room											
large group room (SEN etc)											
TOTAL AREA min 403 max 613 436 OK: area within recommended range											
INTERACTIVE SoA FOR SECONDARY (CONT.)											
St Edwards Academy_PAN210 / 300 sixth form											
max. group size											
average area of space (m²) TOTAL no. of spaces TOTAL AREA (m²) SUPP AREA (m²)											
recommended area of space (m²) no. of spaces											
Staff and Administration Areas											

OFF35	staff work room (with sink)	11	26	5	130		26	5
OFF33	staff work room	6	17	2	34		17	2
OFF32	staff room (social)	33	55	1	55	including kitchenette and pigeon holes	55	1
OFF41	conference/ meeting room	11	23	1	23		23	1
ADM21	community entrance/ reception	-	4	1	4	for community use outside core hours	4	1
-	-	-						
-	-	-						
ADM11	admin suite					reception desk options	office with 2 recep desks	
ADM13	head's office (meeting room)	6	16	1	16		16	1
ADM13	admin office (PA to head)	1	7	1	7		7	1
ADM08	reprographics room	2	20	1	20		20	1
ADM05	general office (2 recep desks)	12	48	1	48		48	1
-	-	-					0	0
ADM01	entrance/ reception	-	10	1	10	net area of this space only	10	1
ADM02	interview room	4	6	1	6	adjacent to entrance/reception	6	1
ADM04	sick room	6	9	1	9	adjacent to entrance/reception	9	1
OFF00	offices					(no. of offices 19)		
OFF00	office (1-person)	1	7	6	42	e.g. assistant head or pastoral head	7	6
OFF10	office/ meeting (1-person)	3	9	8	72		9	8
OFF00	office (2-person)	2	9				9	
OFF10	office/ meeting (2-person)	4	11				11	
OFF20	office (SENco, learning support)	5	12	1	12	e.g. SENco and learning support	12	1
OFF15	office/ workroom (ICT tech)	2	11	1	11		11	1
OFF15	office/ workroom (premises)	2	11	1	11		11	1
TOTAL AREA		min	370	max	658	510	OK: area within recommended range	510
Storage: teaching storage								
STT10	general teaching/ IT store (off corridor)		5	7	35	38 m ² total recom'd	5	7
STT21	science prep room		111	1	111	111 m ² minimum recom'd	111	1
STT23	chemical store (off prep room)		7	1	7	7 m ² minimum recom'd	7	1
STT21	science prep room							
STT05	specialist store (off art room)		5	8	40	minimum 2 stores off each art space	5	8
STT32	multi-materials store/ prep room		41	1	41	41 m2 min recom'd for 2+ workshops	41	1
STT34	food store/ prep room		10	1	10	10 m ² minimum recom'd	10	1
STT05	specialist store (off DT light prac room)		5	8	40	2 stores off each light practical space	5	8
STT05	specialist store (music)		5	2	10	shared stores for music suite	5	2
STT08	drama store (off room)		10	1	10	1 store off any drama space	10	1
STT35	food store (off food room)		5			music instrument store recommended	5	
STT10	general store (off library)		3	1	3		3	1
STT10	general store (off SEN room)		5	1	5		5	1
-	-							
STH00	PE store(s) (sports hall)		60	1	60	60 m ² minimum recom'd	60	1
STH00	PE store(s) (community)		4	1	4	may be locked cage in main PE store	4	1
STH00	PE store(s) (activity studio)		15	1	15	15 m ² minimum recom'd	15	1
STH05	external PE store		8	1	8		8	1
non-teaching storage								
STH10	chair and dining table store(s) (off hall)		23	1	23	23 m2 recom'd for chairs and tables	23	1
STT10	general store (central stock)		7	2	14		7	2
STN21	secure/ exam/ archive store		8	2	16		8	2
(CIR01)	wheelchair/ appliances bay(s)		1.5	6	9.0	as 'bays' off circulation areas	1.5	6
STH20	retractable bleacher seating (hall)		16	1	16		16	1
-	-							
STN02	personal storage (lockers)		12	6	72	94% of pupils can have locker if 4 tiers	12	6
STN02	personal storage (community lockers)		3	1	3	for community use outside core hours	3	1
STN31	cleaners' store(s)		1.5	10	15.0		1.5	10
STT10	general store (maintenance)		8	1	8	1 of 8m2 minimum recommended	8	1
TOTAL AREA		min	503	max	790	575.0	OK: area within recommended range	575
Float		min	0	max	760		no float available	0
Total Net Area		min	7225	max	7730	7225	OK	7225
Non-net Area								
KIT00-09	school kitchen prep & servery		138	1	138	138 m ² min recom'd for full service	138	1
toilets (and personal care)						(pupil toilets: 68 recom'd 69 provided)		
TOC01	pupil changing and showers	68	77	2	154	153 m ² for 135 incl shower cubicles	77	2
TOC02	accessible/ staff changing	1	6	2	12	6 m ² minimum including shower	6	2
-	-							
TOC04	hygiene room (shower & wc)	1	12	1	12	12 m ² minimum including hoist	12	1
TOC13	pupil toilet suite(s)	10	32.5	6	195		32.5	6
TOC21	accessible/ staff toilet		3.5	6	21	also for visitors and staff	3.5	6
TOC13	other pupil toilet suite(s)	2	6.5	4	26	2 in PE changing area	6.5	4
TOC15	individual toilet (pupil)	1	3	1	3	in admin suite for sick room	3	1
TOC22	staff toilet suite(s)	2	6.5	2	13	near staff room	6.5	2
PLA01	plant		1.6%		118		118	1.6%
PLA02	server room		7	2	14	25.0% of net minimum circulation recom'd	7	2
CIR01-02	%age of net area for new build		26.1%		1888		1888	26.1%
	%age of net area for new build		4.1%		296		296	4.1%
TOTAL AREA		min	2890	max	3251	2890.0	OK: area within recommended range	2890
Total Gross Area		min	10115	max	11550	10115	OK	10115
Total Gross Area (including supplementary area)					10115	gross area to be built 10115 m2		
Gross area as proportion of net					140%			

BB103 Schedule of Accommodation - Mainstream - PAN180 / 240 sixth form

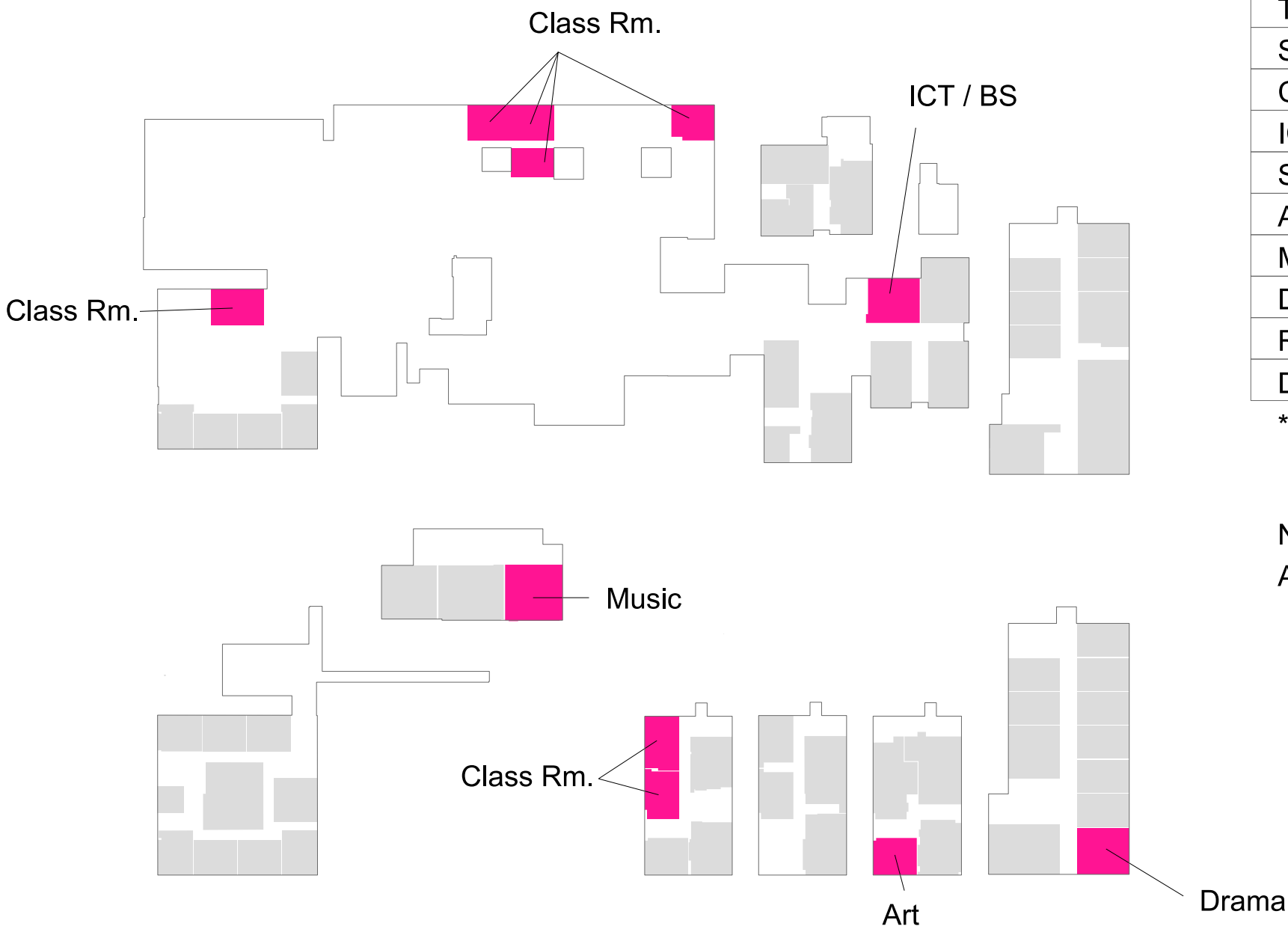
OFF35	staff work room (with sink)	9	22	5	110			22	5
OFF33	staff work room	5	15	2	30			15	2
OFF32	staff room (social)	29	48	1	48		including kitchenette and pigeon holes	48	1
OFF41	conference/ meeting room	9	19	1	19			19	1
ADM21	community entrance/ reception	-	4	1	4		for community use outside core hours	4	1
-	-	-							
-	-	-							
	admin suite						reception desk options office with 2 recep desks		
ADM11	head's office (meeting room)	6	16	1	16			16	1
ADM13	admin office (PA to head)	1	7	1	7			7	1
ADM08	reprographics room	2	20	1	20			20	1
ADM05	general office (2 recep desks)	10	41	1	41			41	1
-	-	-						0	0
ADM01	entrance/ reception	-	9	1	9		net area of this space only	9	1
ADM02	interview room	4	6	1	6		adjacent to entrance/reception	6	1
ADM04	sick room	4	6	1	6		adjacent to entrance/reception	6	1
	offices						(no. of offices 18)		
OFF00	office (1-person)	1	7	5	35		e.g. assistant head or pastoral head	7	5
OFF10	office/ meeting (1-person)	3	9	8	72			9	8
OFF00	office (2-person)	2	9					9	
OFF10	office/ meeting (2-person)	4	11					11	
OFF20	office (SENco, learning support)	5	12	1	12		e.g. SENco and learning support	12	1
OFF15	office/ workroom (ICT tech)	2	11	1	11			11	1
OFF15	office/ workroom (premises)	2	11	1	11			11	1
	TOTAL AREA min 328 max 587				457		OK: area within recommended range	457	
	Storage: teaching storage								
STT10	general teaching/ IT store (off corridor)		5	6	30		33 m ² total recom'd	5	6
STT21	science prep room		104	1	104		104 m ² minimum recom'd	104	1
STT23	chemical store (off prep room)		7	1	7		7 m ² minimum recom'd	7	1
STT21	science prep room								
STT05	specialist store (off art room)		5	6	30		minimum 2 stores off each art space	5	6
STT32	multi-materials store/ prep room		41	1	41		41 m ² min recom'd for 2+ workshops	41	1
STT34	food store/ prep room		10	1	10		10 m ² minimum recom'd	10	1
STT05	specialist store (off DT light prac room)		5	4	20		2 stores off each light practical space	5	4
STT05	specialist store (music)		5	2	10		shared stores for music suite	5	2
STT08	drama store (off room)		10	1	10		1 store off any drama space	10	1
STT35	food store (off food room)		5				music instrument store recommended	5	
STT10	general store (off library)		3	1	3			3	1
STT10	general store (off SEN room)		5	1	5			5	1
-	-								
STH00	PE store(s) (sports hall)		60	1	60		60 m ² minimum recom'd	60	1
STH00	PE store(s) (community)		4	1	4		may be locked cage in main PE store	4	1
STH00	PE store(s) (activity studio)		15	1	15		15 m ² minimum recom'd	15	1
STH05	external PE store		8	1	8			8	1
	non-teaching storage								
STH10	chair and dining table store(s) (off hall)		20	1	20		20 m ² recom'd for chairs and tables	20	1
STT10	general store (central stock)		6	2	12			6	2
STN21	secure/ exam/ archive store		8	2	16			8	2
(CIR01)	wheelchair/ appliances bay(s)		1.5	4	6.0		as 'bays' off circulation areas	1.5	4
STH20	retractable bleacher seating (hall)		16	1	16			16	1
-	-								
STN02	personal storage (lockers)		10	6	60		92% of pupils can have locker if 4 tiers	10	6
STN02	personal storage (community lockers)		3	1	3		for community use outside core hours	3	1
STN31	cleaners' store(s)		1.5	8	12.0			1.5	8
STT10	general store (maintenance)		8	1	8		1 of 8m2 minimum recommended	8	1
	TOTAL AREA min 447 max 706				510.0		OK: area within recommended range	510	
	Float min 0 max 682						no float available	0	
	Total Net Area min 6250 max 6701				6250		OK	6250	
	Non-net Area								
KIT00-09	school kitchen prep & servery		121	1	121		121 m ² min recom'd for full service	121	1
	toilets (and personal care)						(pupil toilets: 57 recom'd 57 provided)		
TOC01	pupil changing and showers	57	65	2	130		129 m ² for 114 incl shower cubicles	65	2
TOC02	accessible/ staff changing	1	6	2	12		6 m ² minimum including shower	6	2
-	-								
TOC04	hygiene room (shower & wc)	1	12	1	12		12 m ² minimum including hoist	12	1
TOC13	pupil toilet suite(s)	8	26	6	156			26	6
TOC21	accessible/ staff toilet		3.5	6	21		also for visitors and staff	3.5	6
TOC13	other pupil toilet suite(s)	2	6.5	4	26		2 in PE changing area	6.5	4
TOC15	individual toilet (pupil)	1	3	1	3		in admin suite for sick room	3	1
TOC22	staff toilet suite(s)	2	6.5	2	13		near staff room	6.5	2
PLA01	plant indicative area, incl ICT hubs and risers		1.7%		104			104	1.7%
PLA02	server room		11	1	11		25.0% of net minimum circulation recom'd	11	1
CIR01-02	circulation %age of net area for new build		26.0%		1628			1628	26.0%
	partitions %age of net area for new build		4.2%		263			263	4.2%
	TOTAL AREA min 2500 max 2813				2500.0		OK: area within recommended range	2500	
	Total Gross Area min 8750 max 10014				8750		OK	8750	
	Total Gross Area (including supplementary area)				8750			gross area to be built 8750 m ²	
	Gross area as proportion of net				140%				

OFF35	staff work room (with sink)	10	24	5	120				24	5
OFF33	staff work room	6	16	2	32				16	2
OFF32	staff room (social)	29	48	1	48			including kitchenette and pigeon holes	48	1
OFF41	conference/ meeting room	11	22	1	22				22	1
ADM21	community entrance/ reception	-	4	1	4			for community use outside core hours	4	1
-	-	-								
-	-	-								
	admin suite							reception desk options	office with 2 recep desks	
ADM11	head's office (meeting room)	6	16	1	16				16	1
ADM13	admin office (PA to head)	1	7	1	7				7	1
ADM08	reprographics room	2	20	1	20				20	1
ADM05	general office (2 recep desks)	12	48	1	48				48	1
-	-	-							0	0
ADM01	entrance/ reception	-	10	1	10			net area of this space only	10	1
ADM02	interview room	4	6	1	6			adjacent to entrance/reception	6	1
ADM04	sick room	6	9	1	9			adjacent to entrance/reception	9	1
	offices							(no. of offices 18)		
OFF00	office (1-person)	1	7	5	35			e.g. assistant head or pastoral head	7	5
OFF10	office/ meeting (1-person)	3	9	8	72				9	8
OFF00	office (2-person)	2	9						9	
OFF10	office/ meeting (2-person)	4	11						11	
OFF20	office (SENco, learning support)	5	12	1	12			e.g. SENco and learning support	12	1
OFF15	office/ workroom (ICT tech)	2	11	1	11				11	1
OFF15	office/ workroom (premises)	2	11	1	11				11	1
	TOTAL AREA	min 358	max 640		483			OK: area within recommended range	483	
	Storage: teaching storage									
STT10	general teaching/ IT store (off corridor)		5	7	35			37 m ² total recom'd	5	7
STT21	science prep room		111	1	111			111 m ² minimum recom'd	111	1
STT23	chemical store (off prep room)		7	1	7			7 m ² minimum recom'd	7	1
STT21	science prep room									
STT05	specialist store (off art room)		5	6	30			minimum 2 stores off each art space	5	6
STT32	multi-materials store/ prep room		41	1	41			41 m ² min recom'd for 2+ workshops	41	1
STT34	food store/ prep room		10	1	10			10 m ² minimum recom'd	10	1
STT05	specialist store (off DT light prac room)		5	6	30			2 stores off each light practical space	5	6
STT05	specialist store (music)		5	2	10			shared stores for music suite	5	2
STT08	drama store (off room)		10	1	10			1 store off any drama space	10	1
STT35	food store (off food room)		5					music instrument store recommended	5	
STT10	general store (off library)		3	1	3				3	1
STT10	general store (off SEN room)		5	1	5				5	1
-	-									
STH00	PE store(s) (sports hall)		60	1	60			60 m ² minimum recom'd	60	1
STH00	PE store(s) (community)		4	1	4			may be locked cage in main PE store	4	1
STH00	PE store(s) (activity studio)		15	1	15			15 m ² minimum recom'd	15	1
STH05	external PE store		8	1	8				8	1
	non-teaching storage									
STH10	chair and dining table store(s) (off hall)		23	1	23			23 m ² recom'd for chairs and tables	23	1
STT10	general store (central stock)		6	2	12				6	2
STN21	secure/ exam/ archive store		8	2	16				8	2
(CIR01)	wheelchair/ appliances bay(s)		1.5	6	9.0			as 'bays' off circulation areas	1.5	6
STH20	retractable bleacher seating (hall)		16	1	16				16	1
-	-									
STN02	personal storage (lockers)		11	6	66			90% of pupils can have locker if 4 tiers	11	6
STN02	personal storage (community lockers)		3	1	3			for community use outside core hours	3	1
STN31	cleaners' store(s)		1.5	10	15.0				1.5	10
STT10	general store (maintenance)		8	1	8			1 of 8m2 minimum recommended	8	1
	TOTAL AREA	min 485	max 766		547.0			OK: area within recommended range	547	
	Float	min 0	max 742		21			NOTE: float available 21	21	
	Total Net Area	min 6925	max 7406		6925			OK	6925	
	Non-net Area									
KIT00-09	school kitchen prep & servery		133	1	133			133 m ² min recom'd for full service	133	1
	toilets (and personal care)							(pupil toilets: 65 recom'd 65 provided)		
TOC01	pupil changing and showers	65	73	2	146			146 m ² for 129 incl shower cubicles	73	2
TOC02	accessible/ staff changing	1	6	2	12			6 m ² minimum including shower	6	2
-	-									
TOC04	hygiene room (shower & wc)	1	12	1	12			12 m ² minimum including hoist	12	1
TOC13	pupil toilet suite(s)	10	32.5	6	195				32.5	6
TOC21	accessible/ staff toilet		3.5	6	21			also for visitors and staff	3.5	6
TOC13	other pupil toilet suite(s)	2	6.5	2	13			2 in PE changing area	6.5	2
TOC15	individual toilet (pupil)	1	3	1	3			in admin suite for sick room	3	1
TOC22	staff toilet suite(s)	2	6.5	2	13			near staff room	6.5	2
PLA01	plant	indicative area, incl ICT hubs and risers	1.6%		114				114	1.6%
PLA02	server room		6	2	12			25.0% of net minimum circulation recom'd	6	2
CIR01-02	circulation	%age of net area for new build	26.1%		1805				1805	26.1%
	partitions	%age of net area for new build	4.2%		291				291	4.2%
	TOTAL AREA	min 2770	max 3116		2770.0			OK: area within recommended range	2770	
	Total Gross Area	min 9695	max 11079		9695			OK	9695	
	Total Gross Area (including supplementary area)				9695					
	Gross area as proportion of net				140%					



Accommodation Analysis					
Teaching Areas				PAN 180	
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Seminar	3	Seminar	2	Seminar	-1
Class Rm.	26	Class Rm.	33	Class Rm.	7
ICT / BS	7	ICT / BS	8	ICT / BS	1
Science	9	Science	9	Science	0
Art	3	Art	4*	Art	1
Music	1	Music	2	Music	1
Drama	1	Drama	2	Drama	1
Res. Mat's.	2	Res. Mat's.	2	Res. Mat's.	0
Dt other	3	Dt other	3	Dt other	0

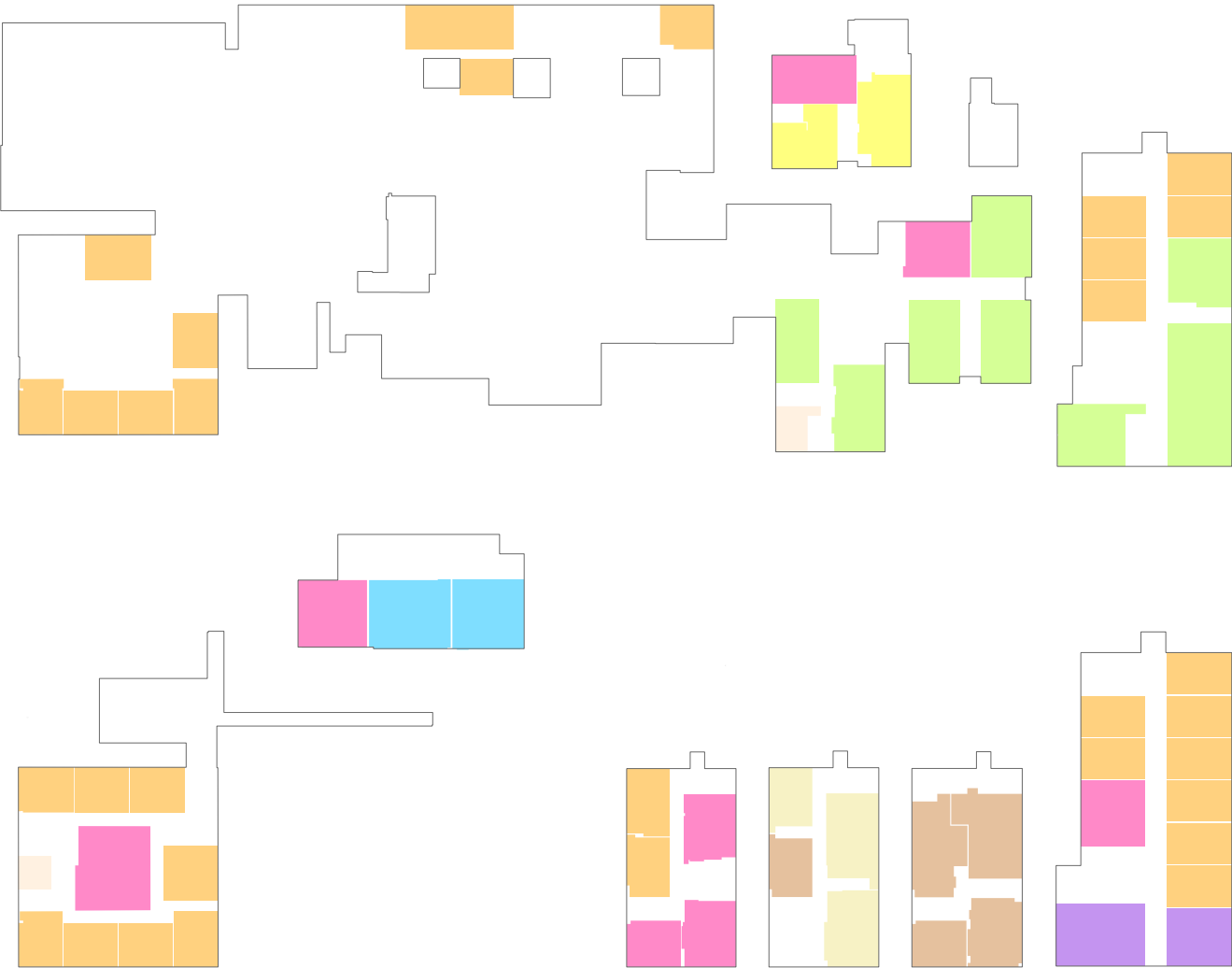
* One no. Art classroom counted as DT Other



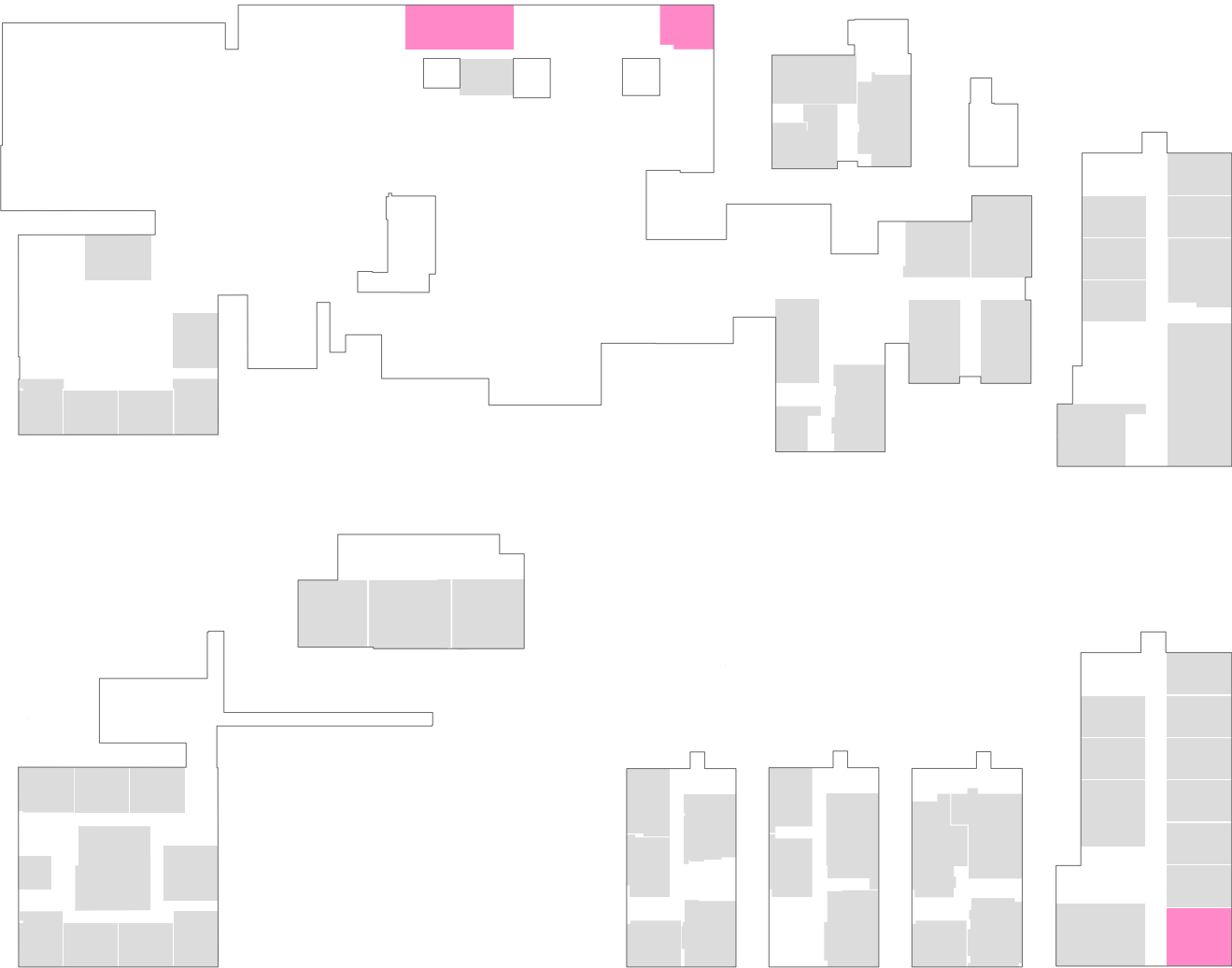
Accommodation Analysis					
Teaching Areas					PAN 180
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Seminar	3	Seminar	2	Seminar	-1
Class Rm.	26	Class Rm.	33	Class Rm.	7
ICT / BS	7	ICT / BS	8	ICT / BS	1
Science	9	Science	9	Science	0
Art	3	Art	4*	Art	1
Music	1	Music	2	Music	1
Drama	1	Drama	2	Drama	1
Res. Mat's.	2	Res. Mat's.	2	Res. Mat's.	0
Dt other	3	Dt other	3	Dt other	0

* One no. Art classroom counted as DT Other

Note that these are example assignments.
Alternate rooms could be identified as surplus in some cases.

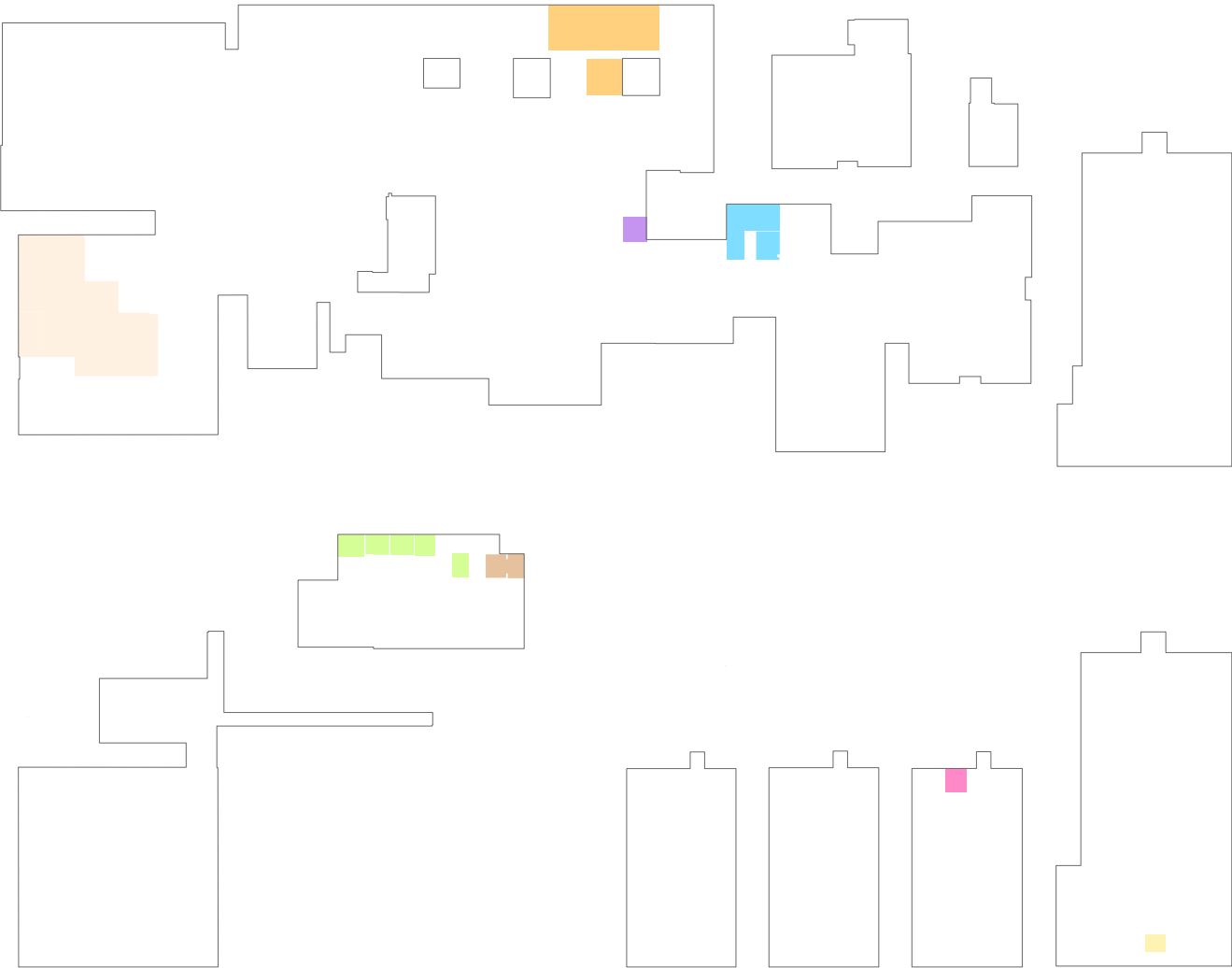


Accommodation Analysis					
Teaching Areas				PAN 210	
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Seminar	4	Seminar	2	Seminar	-2
Class Rm.	30	Class Rm.	33	Class Rm.	3
ICT / BS	8	ICT / BS	8	ICT / BS	0
Science	10	Science	9	Science	-1
Art	4	Art	4	Art	0
Music	3	Music	2	Music	-1
Drama	1	Drama	2	Drama	1
Res. Mat's.	2	Res. Mat's.	2	Res. Mat's.	0
Dt other	5	Dt other	3	Dt other	-2

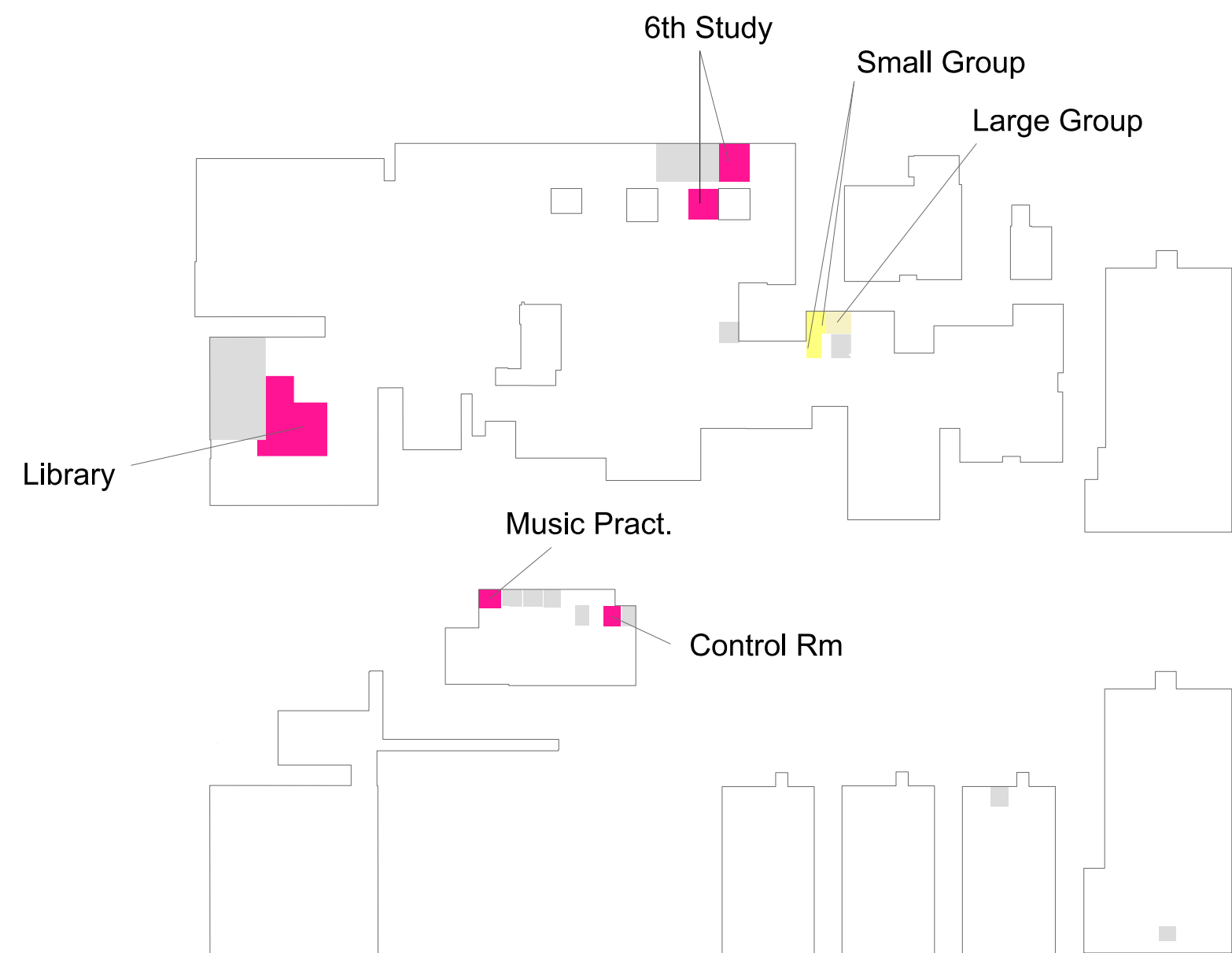


Accommodation Analysis					
Teaching Areas					PAN 210
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Seminar	3	Seminar	2	Seminar	-2
Class Rm.	26	Class Rm.	33	Class Rm.	3
ICT / BS	7	ICT / BS	8	ICT / BS	0
Science	9	Science	9	Science	-1
Art	3	Art	5	Art	0
Music	1	Music	2	Music	-1
Drama	1	Drama	2	Drama	1
Res. Mat's.	2	Res. Mat's.	2	Res. Mat's.	0
Dt other	3	Dt other	3	Dt other	-2

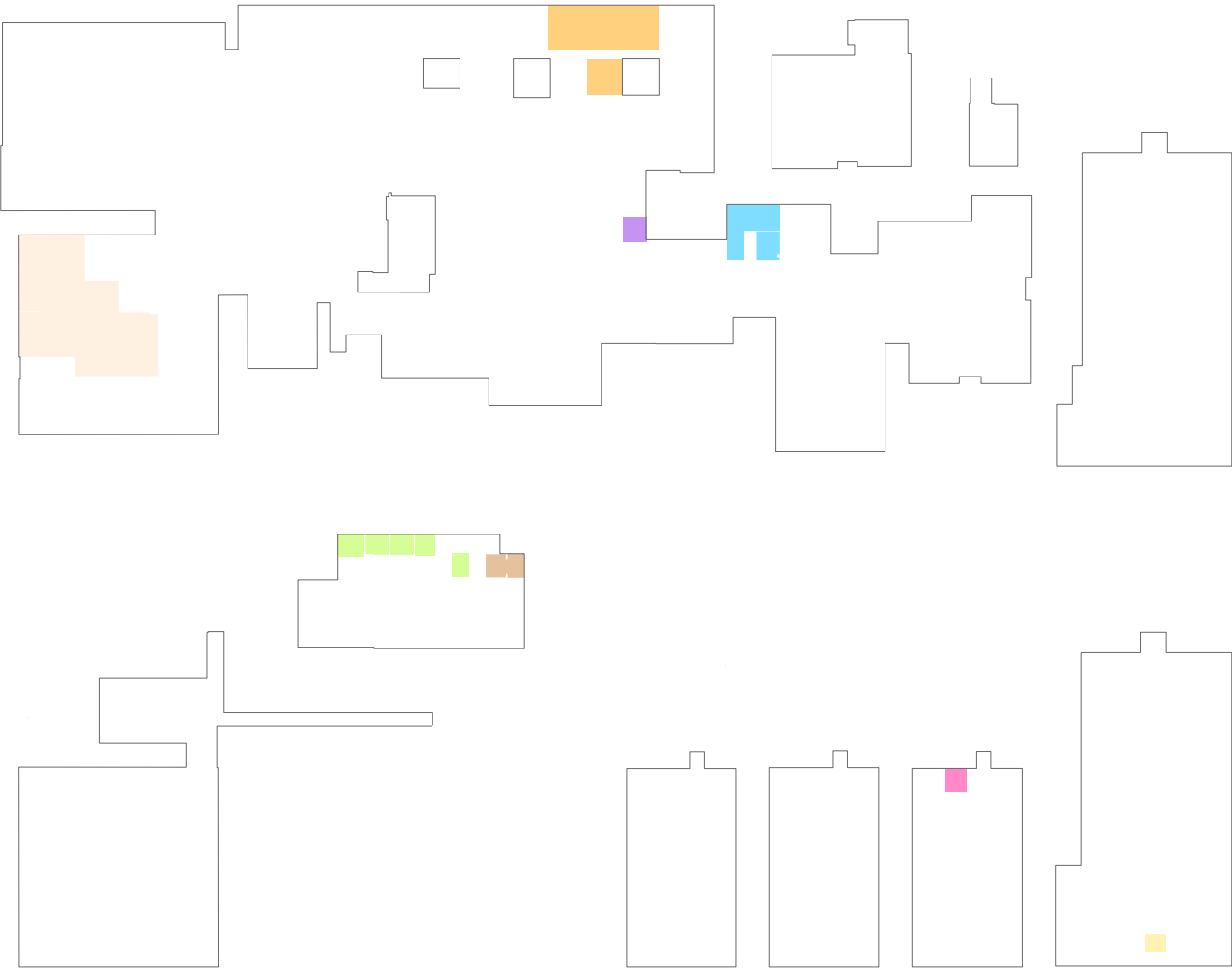
* In the light of area shortfalls, it is recommended that surpluses are zeroed.



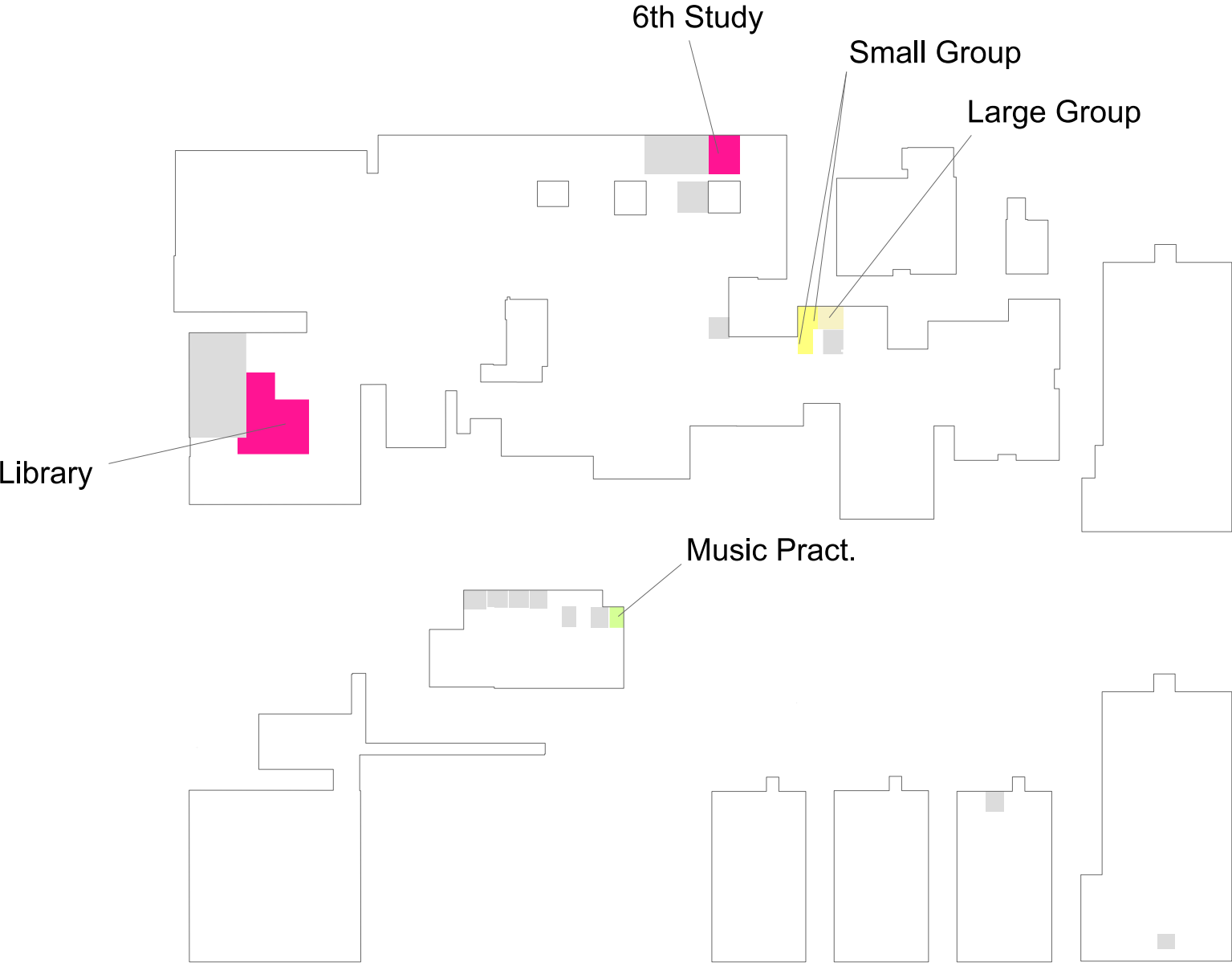
Accommodation Analysis					
Resource Areas				PAN 180	
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Library	165	Library	270	Library	105
6th Study	69	6th Study	123	6th Study	54
Kiln Room	4	Kiln Room	10	Kiln Room	6
Music Pract.	32	Music Pract.	44	Music Pract.	12
Control Rm	6	Control Rm	17	Control Rm	11
SEN Ther.	16	SEN Ther.	50	SEN Ther.	34
MI Room	12	MI Room	11	MI Room	-1
Small Group	36	Small Group	0	Small Group	-36
Large Group	16	Large Group	0	Large Group	-16



Accommodation Analysis					
Resource Areas					PAN 180
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Library	165	Library	270	Library	105
6th Study	69	6th Study	123	6th Study	54
Kiln Room	4	Kiln Room	10	Kiln Room	6
Music Pract.	32	Music Pract.	44	Music Pract.	12
Control Rm	6	Control Rm	17	Control Rm	11
SEN Ther.	16	SEN Ther.	15	SEN Ther.	-1
MI Room	12	MI Room	11	MI Room	-1
Small Group	36	Small Group	22	Small Group	-13
Large Group	16	Large Group	15	Large Group	-1

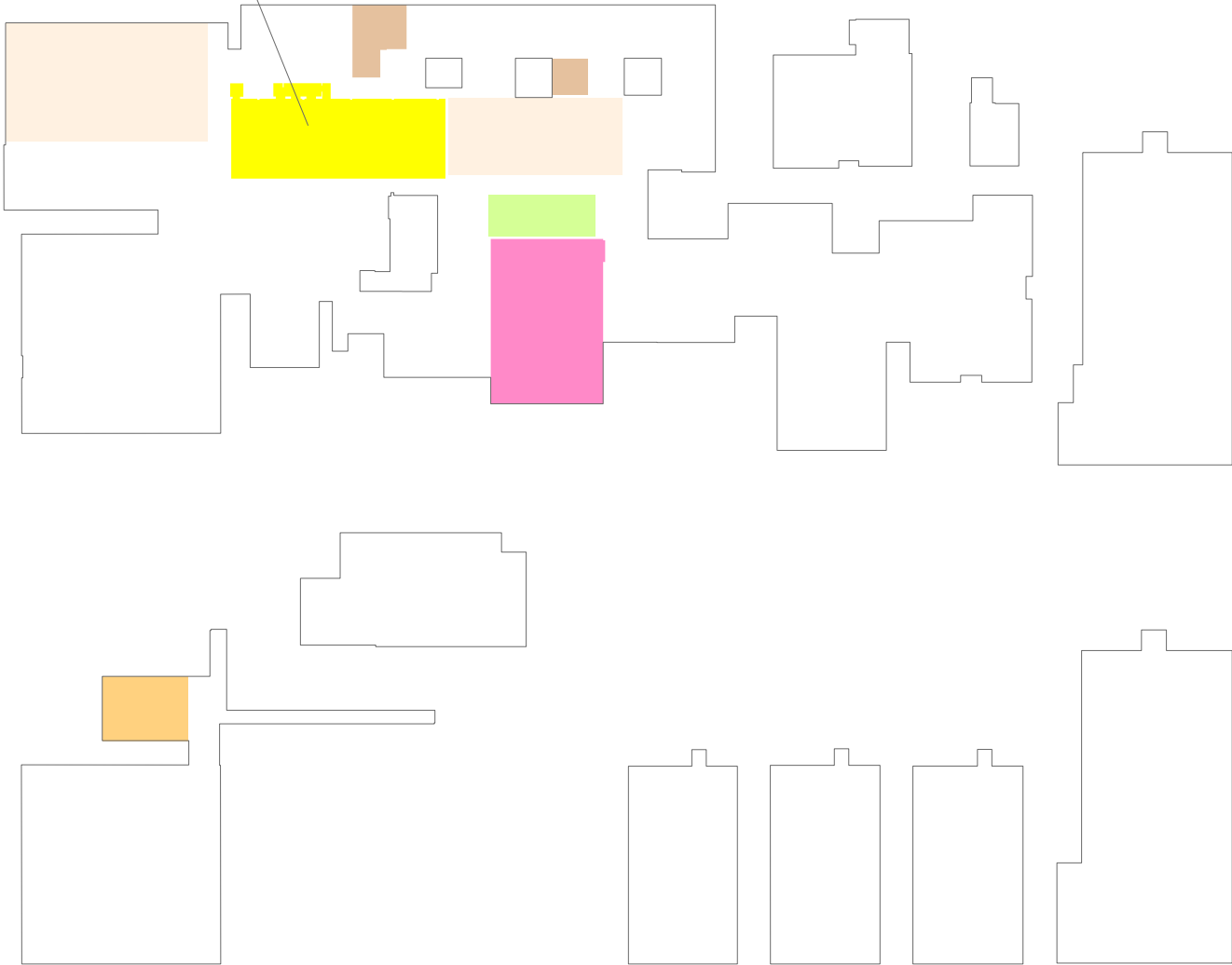


Accommodation Analysis					
Resource Areas				PAN 210	
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Library	174	Library	270	Library	96
6th Study	83	6th Study	123	6th Study	40
Kiln Room	4	Kiln Room	10	Kiln Room	6
Music Pract.	64	Music Pract.	44	Music Pract.	-20
Control Rm	6	Control Rm	7	Control Rm	1
SEN Ther.	16	SEN Ther.	50	SEN Ther.	34
MI Room	12	MI Room	11	MI Room	-1
Small Group	45	Small Group	0	Small Group	-45
Large Group	16	Large Group	0	Large Group	-16



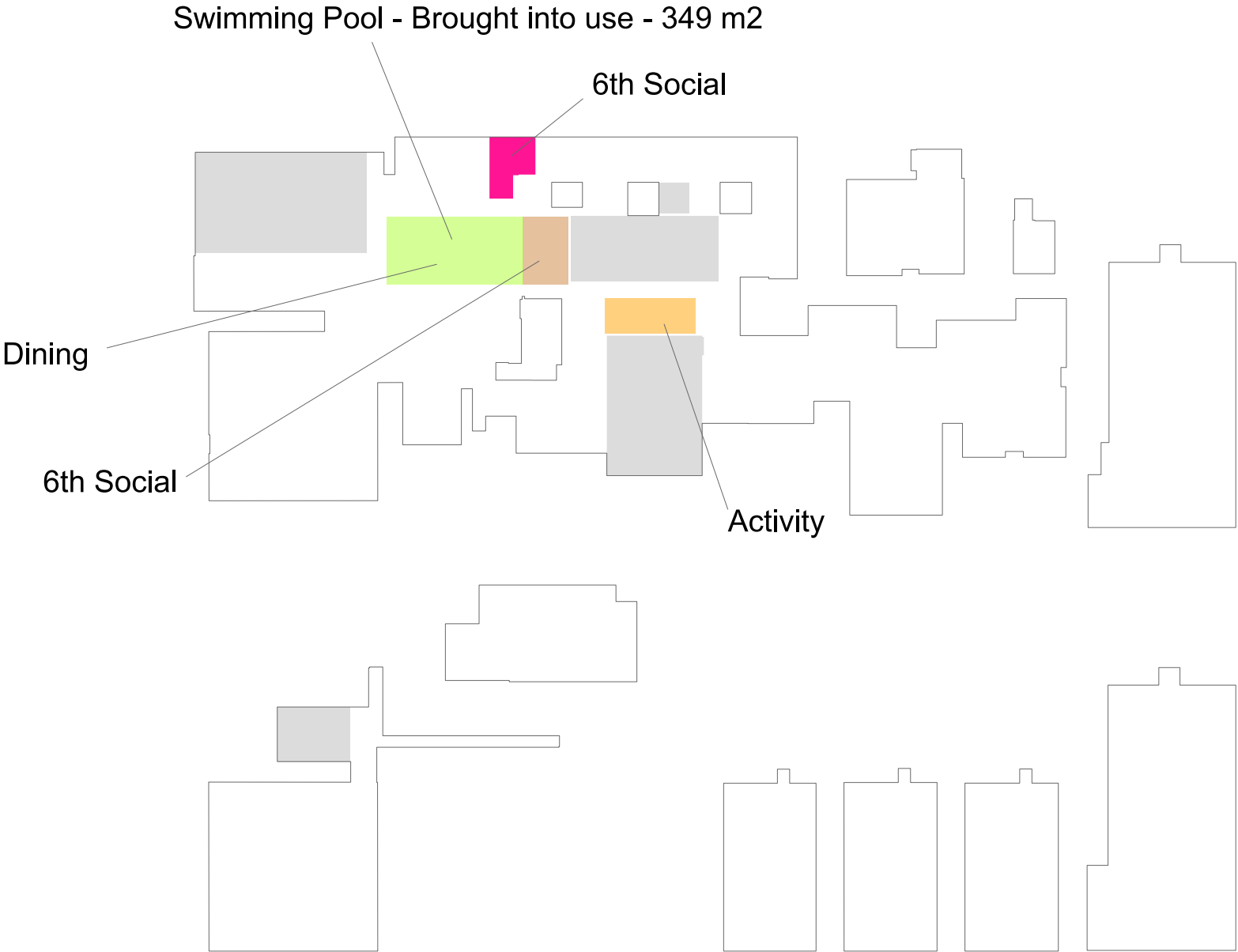
Accommodation Analysis					
Resource Areas				PAN 210	
BB103		Actual		Diff.	
Type	No.	Type	No.	Type	No.
Library	174	Library	270	Library	96
6th Study	83	6th Study	123	6th Study	40
Kiln Room	4	Kiln Room	10	Kiln Room	6
Music Pract.	64	Music Pract.	45	Music Pract.	-19
Control Rm	6	Control Rm	9	Control Rm	3
SEN Ther.	16	SEN Ther.	15	SEN Ther.	-1
MI Room	12	MI Room	11	MI Room	-1
Small Group	45	Small Group	22	Small Group	-23
Large Group	16	Large Group	15	Large Group	-1

Swimming Pool - Not in use - 349 m2



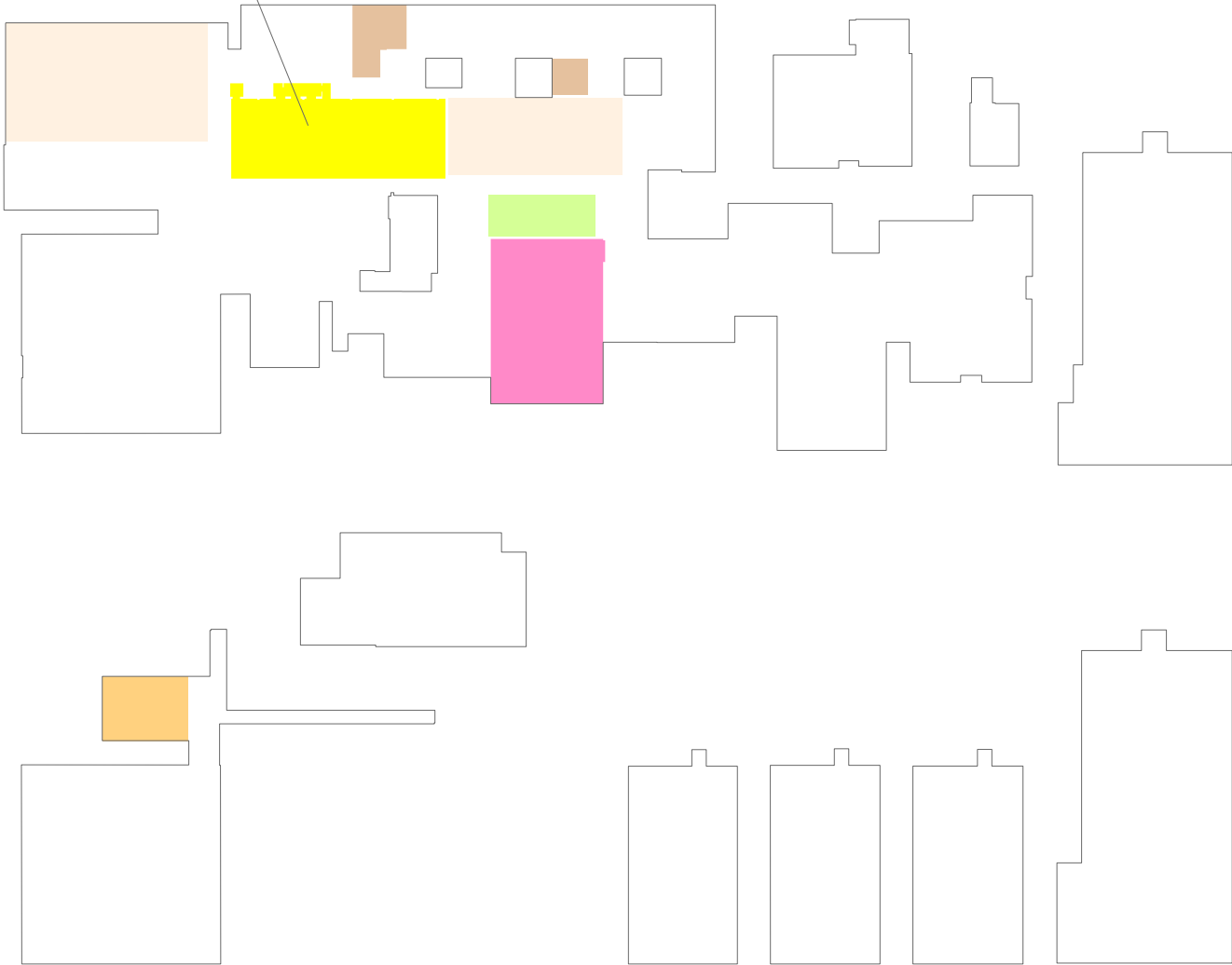
Accommodation Analysis					
Hall Areas				PAN 180	
BB103		Actual		Diff.	
Type	Area	Type	Area	Type	Area
Sports	594	Sports	724	Sports	130
Activity	150	Activity	106	Activity	-44
Main Hall	197	Main Hall	361	Main Hall	164
Dining	248	Dining	86	Dining	-162
6th Social	111	6th Social	87	6th Social	-24

* 464m2 in Gymnasium & 106m2 in Studio



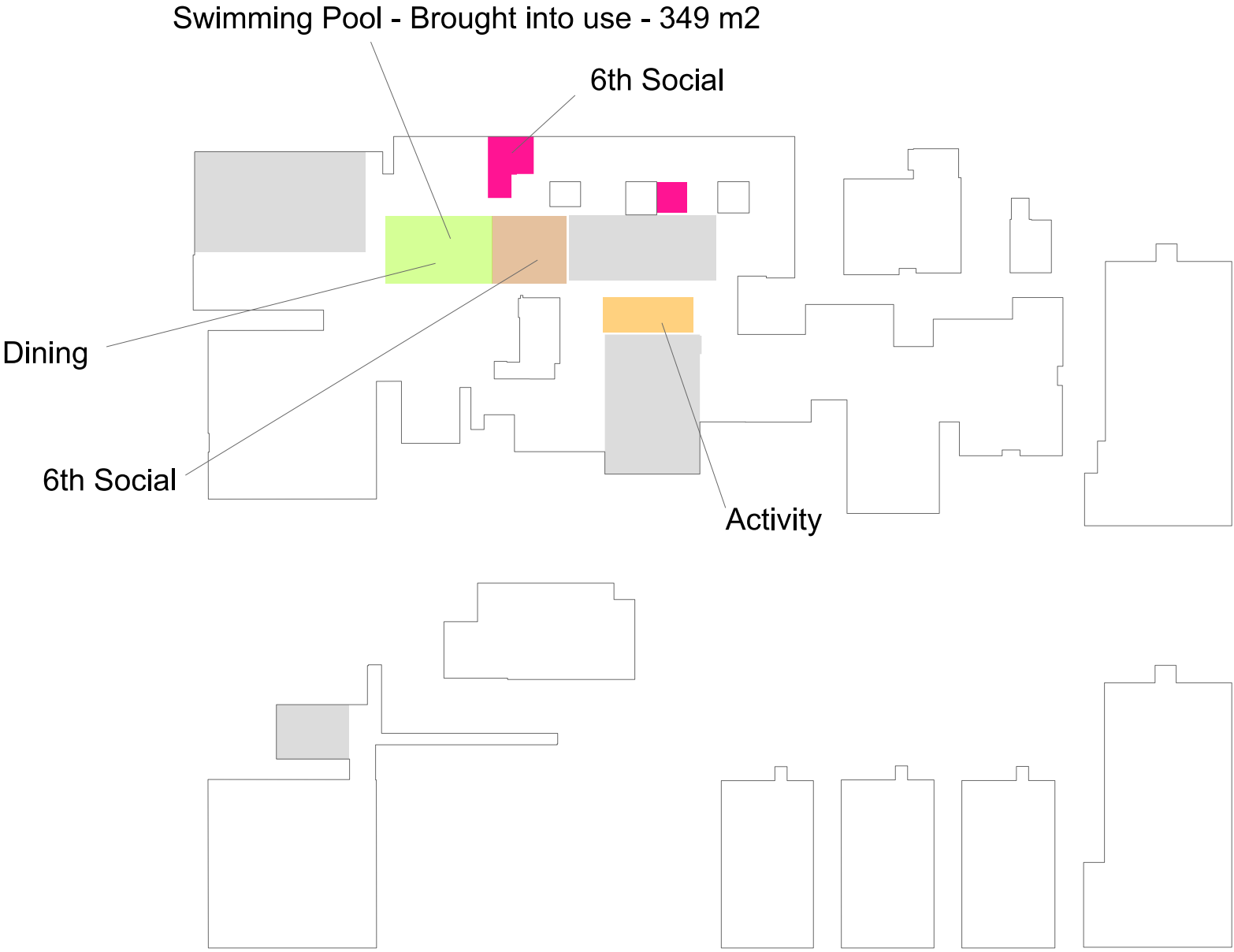
Accommodation Analysis					
Hall Areas				PAN 180	
BB103		Actual		Diff.	
Type	Area	Type	Area	Type	Area
Sports	594	Sports	724	Sports	130
Activity	150	Activity	192	Activity	42
Main Hall	197	Main Hall	361	Main Hall	164
Dining	248	Dining	248	Dining	0
6th Social	111	6th Social	107	6th Social	-4

Swimming Pool - Not in use - 349 m2



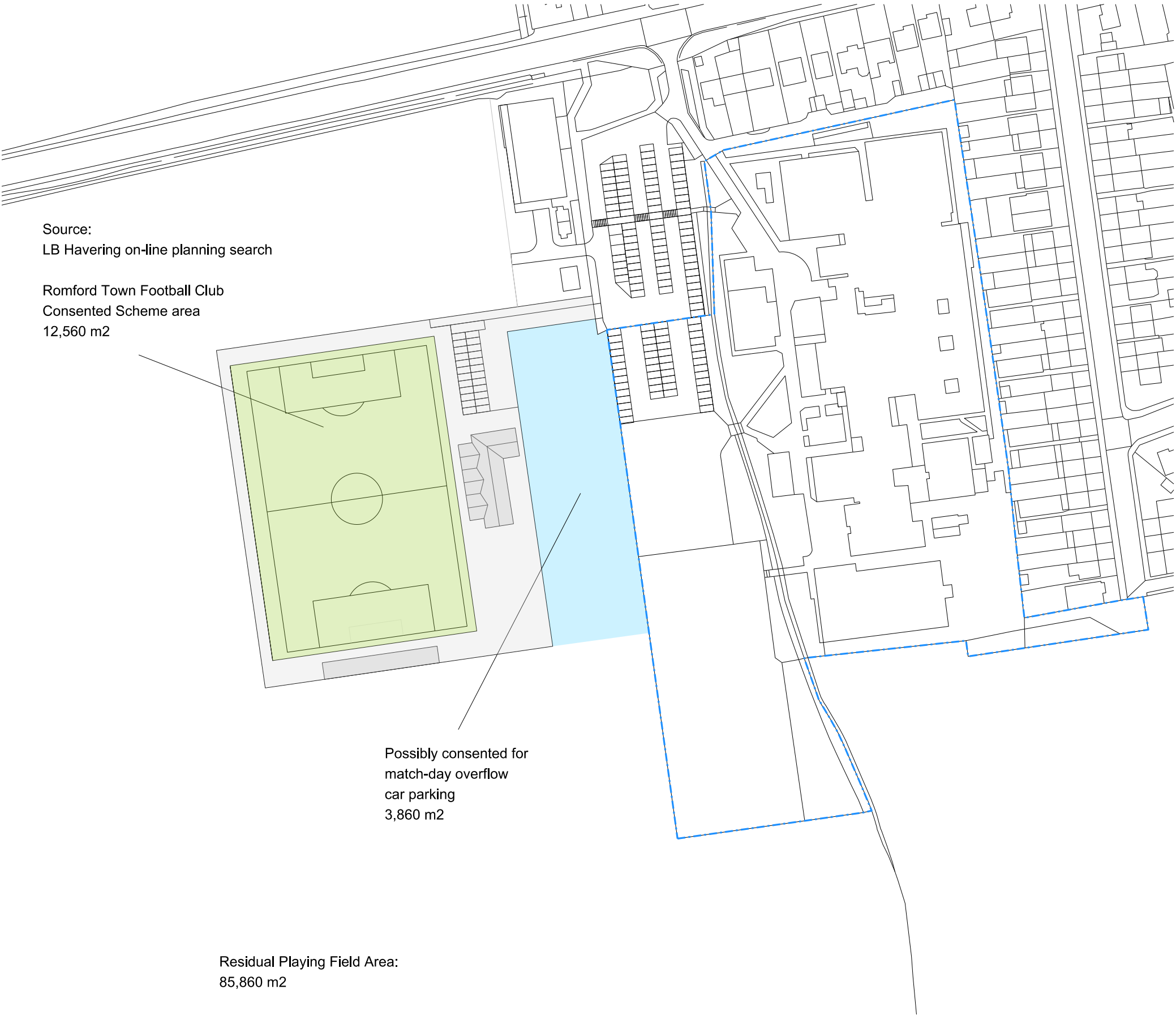
Accommodation Analysis					
Hall Areas				PAN 210	
BB103		Actual		Diff.	
Type	Area	Type	Area	Type	Area
Sports	594	Sports	724	Sports	130
Activity	150	Activity	106	Activity	-44
Main Hall	226	Main Hall	361	Main Hall	135
Dining	196	Dining	86	Dining	-110
6th Social	132	6th Social	87	6th Social	-45

* 464m2 in Gymnasium & 106m2 in Studio



Accommodation Analysis					
Hall Areas				PAN 210	
BB103		Actual		Diff.	
Type	Area	Type	Area	Type	Area
Sports	594	Sports	724	Sports	130
Activity	150	Activity	192	Activity	42
Main Hall	226	Main Hall	361	Main Hall	135
Dining	196	Dining	196	Dining	0
6th Social	132	6th Social	136	6th Social	4





Approximate Playing Field Area	
Romford Town Football Club Consented Scheme area:	12,560 m2
Possibly consented for match-day overflow car parking:	3,860 m2
Residual Playing Field Area:	85,860 m2
<hr/>	
Total Area:	102,280 m2



Total Site Area* -	26,160 m2 approx.
Hard Informal & Social -	5,970 m2 approx.**
Soft Informal & Social -	4,110 m2 approx.
Hard PE -	4,440 m2 approx.
Habitat -	1,180 m2 approx.
Non-net (Paths & Roads) -	2,360 m2 approx.
Building Footprint Area -	8,100 m2 approx.
! Soft PE not counted !	10 Ha Approx.

* Excludes Soft PE
** Includes area covered by expired RLs

- Hard Informal & Social
- Soft Informal & Social
- Hard PE
- Habitat
- Condemned Buildings
- Non-net (Paths & Roads)
- Building Footprint Area
- Drainage Channel (Habitat)

Schedule of External Site Areas

2042-St Edwards Academy
V 1.1 -050219

PAN 180
Student Numbers
11-16 years 900
!7-18 years 240
Total No. of Pupils: 1140

RECOMMENDED MINIMUM EXTERNAL SITE AREAS	BASE AREA (m2)		AREA PER PUPIL PLACE (m2)	BASE AREA (m2)	AREA PPP (m2)	BB103 TOTAL AREA (m2)	Actual Site Areas (m2)	Difference (m2)
SOFT OUTDOOR PE	6,000		35.0	6,000	39,900	45,900	100,000	54,100
HARD OUTDOOR PE	400		1.5	400	1,710	2,110	4,500	2,390
SOFT INFORMAL & SOCIAL AREAS	600		2.0	600	2,280	2,880	3,925	1,045
HARD INFORMAL & SOCIAL AREAS	200		1.0	200	1,140	1,340	3,850	2,510
HABITAT AREAS	-		0.5	-	570	570	2,090	1,520
FLOAT	800		5.0	800	5,700	6,500	N/A	N/A
MINIMUM NET AREA	8,000		45.0	8,000	51,300	13,400	14,365	965
NON-NET AREA	2,000		5.0	2,000	5,700	7,700	11,615	7,390
MINIMUM GROSS AREA	9,000		50.0	9,000	57,000	66,000	25,980	8,355

* Excluding Soft Outdoor PE

PAN 210
Student Numbers
11-16 years 1050
!7-18 years 300
Total No. of Pupils: 1350

RECOMMENDED MINIMUM EXTERNAL SITE AREAS	BASE AREA (m2)		AREA PER PUPIL PLACE (m2)	BASE AREA (m2)	AREA PPP (m2)	BB103 TOTAL AREA (m2)	Actual Site Areas (m2)	Difference (m2)
SOFT OUTDOOR PE	6,000		35.0	6,000	47,250	53,250	100,000	46,750
HARD OUTDOOR PE	400		1.5	400	2,025	2,425	4,500	2,075
SOFT INFORMAL & SOCIAL AREAS	600		2.0	600	2,700	3,300	3,925	625
HARD INFORMAL & SOCIAL AREAS	200		1.0	200	1,350	1,550	3,850	2,300
HABITAT AREAS	-		0.5	-	675	675	2,090	1,415
FLOAT	800		5.0	800	6,750	7,550	N/A	N/A
MINIMUM NET AREA	8,000		45.0	8,000	60,750	15,500	14,365	(1,135)
NON-NET AREA	2,000		5.0	2,000	6,750	8,750	11,615	7,390
MINIMUM GROSS AREA	9,000		50.0	9,000	67,500	76,500	25,980	6,255

* Excluding Soft Outdoor PE

HAVERING SEMH ASD SCHOOL



V 2.0

SoA based upon BB104 Guidance

NO. OF PUPILS: 60

RECOMMENDED MINIMUM EXTERNAL SITE AREAS FOR ALL SPECIAL SCHOOLS	FOR SPECIAL SCHOOLS WITH FORMAL TEAM GAMES			BB104 TOTAL
	BASE AREA	AREA PER PUPIL PLACE		
SOFT OUTDOOR PE	2800	7.5	450	3250
HARD OUTDOOR PE	400	1.5	90	490
SOFT INFORMAL & SOCIAL AREAS	600	2	120	720
HARD INFORMAL & SOCIAL AREAS	600	2	120	720
HABITAT AREAS	200	1	60	260
FLOAT	2400	7	420	2820
MINIMUM NET AREA	7000	21	1260	8260
NON-NET AREA	4500	21	1260	5760
MINIMUM GROSS AREA	11500	42	2520	14020
MAXIMUM NET AREA	9000	24	1440	10440
MAXIMUM GROSS AREA	15000	48	2880	17880




-  St Edward's Site Boundary
-  Proposed Demolitions



Total Site Area -	5,040 m2 approx.
Hard Informal & Social -	830 m2 approx.
Soft Informal & Social -	825 m2 approx.
Hard PE -	490 m2 approx.
Habitat -	0 m2 approx.
Non-net (Paths & Roads) -	1,815 m2 approx.
Building Footprint Area -	1,080 m2 approx.
! Soft PE not counted !	

- St Edward's Site Boundary
- Proposed SEN School Site Boundary
- Proposed New Building(s)
- ! Note: Alterations required to existing St Edward's Buildings !



 St Edward's Site Boundary

 Proposed Demolitions






Total Site Area -	4,625 m2 approx.
Hard Informal & Social -	875 m2 approx.
Soft Informal & Social -	720 m2 approx.
Hard PE -	625 m2 approx.
Habitat -	0 m2 approx.
Non-net (Paths & Roads) -	1,325 m2 approx.
Building Footprint Area -	1,080 m2 approx.
! Soft PE not counted !	

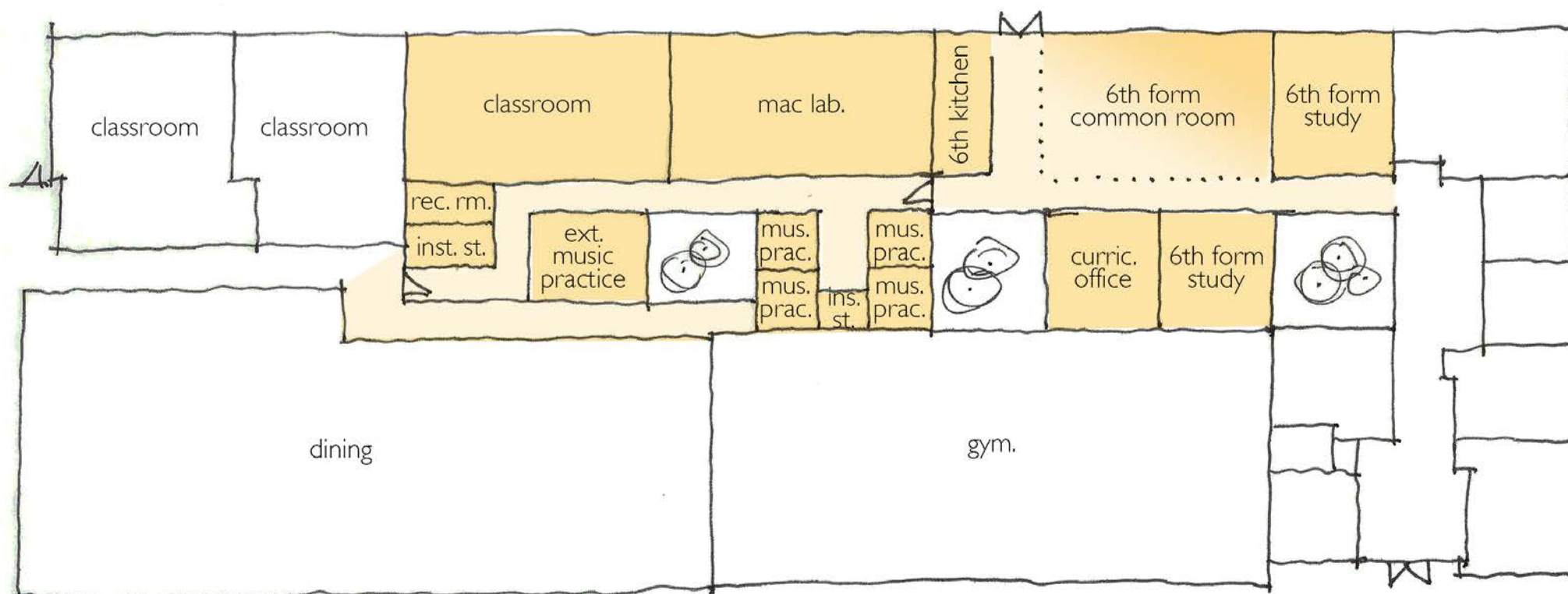
- St Edward's Site Boundary
- Proposed SEN School Site Boundary
- Proposed New Building(s)
- Note: New building displaces existing music block (Block C)

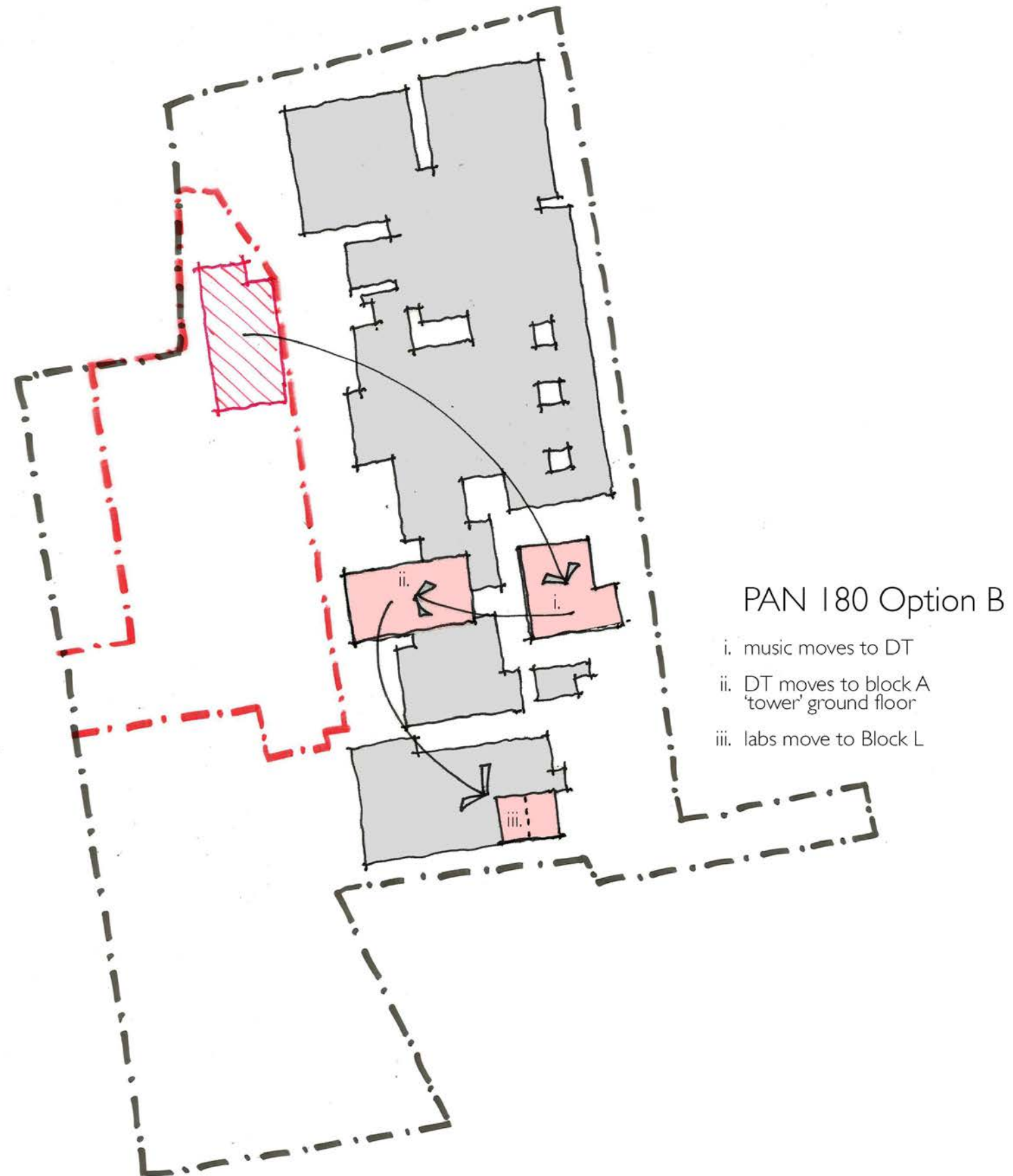


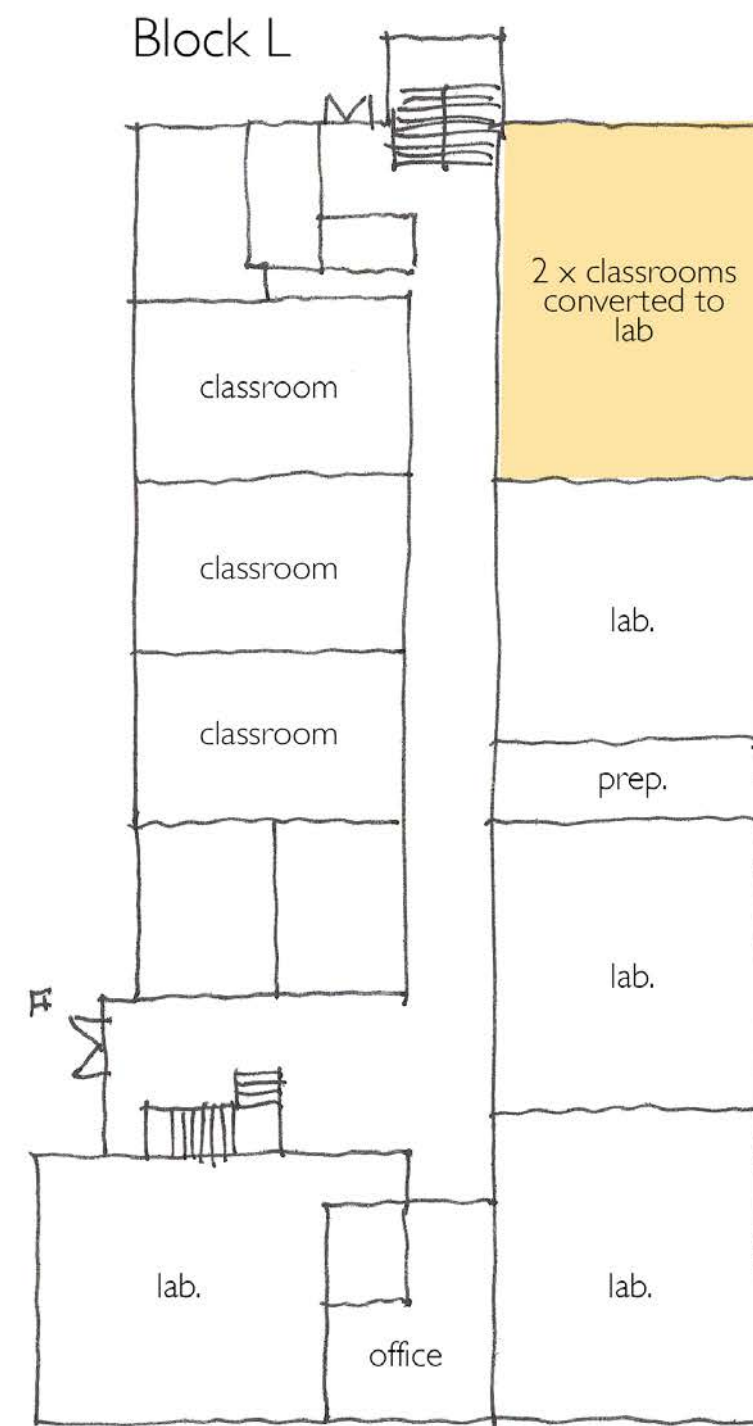
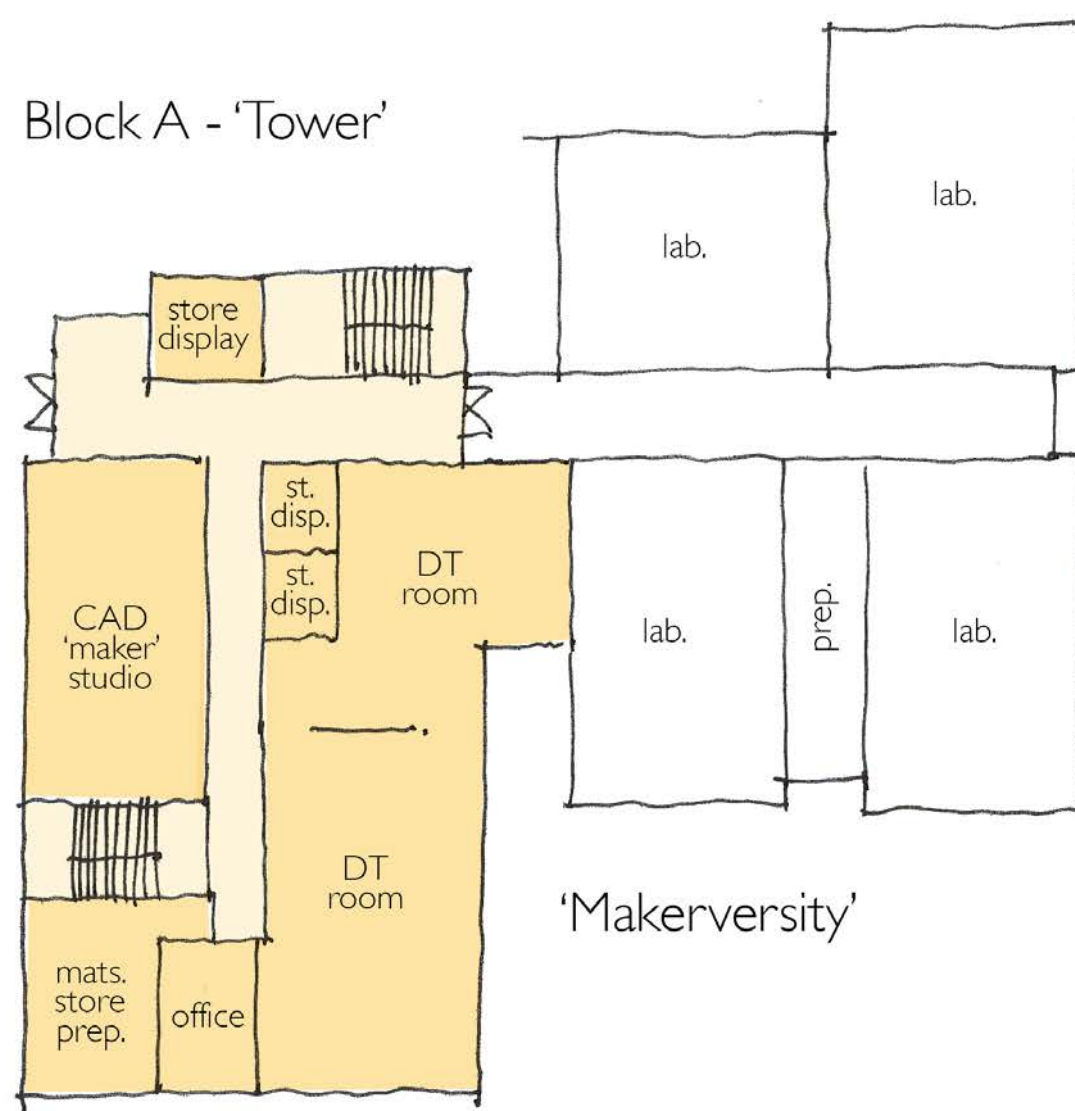
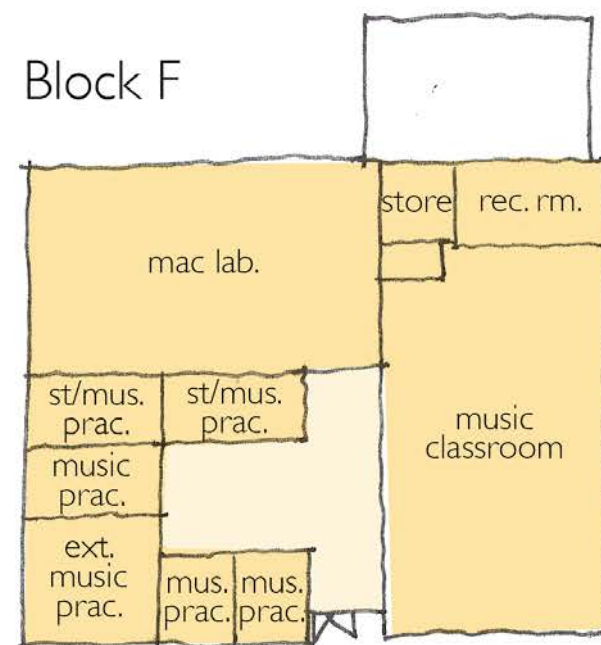
! Soft PE not counted !

-  St Edward's Site Boundary
 Proposed SEN School Site Boundary
 Proposed New Building(s)
 Note: New building displaces
 existing music block (Block C)



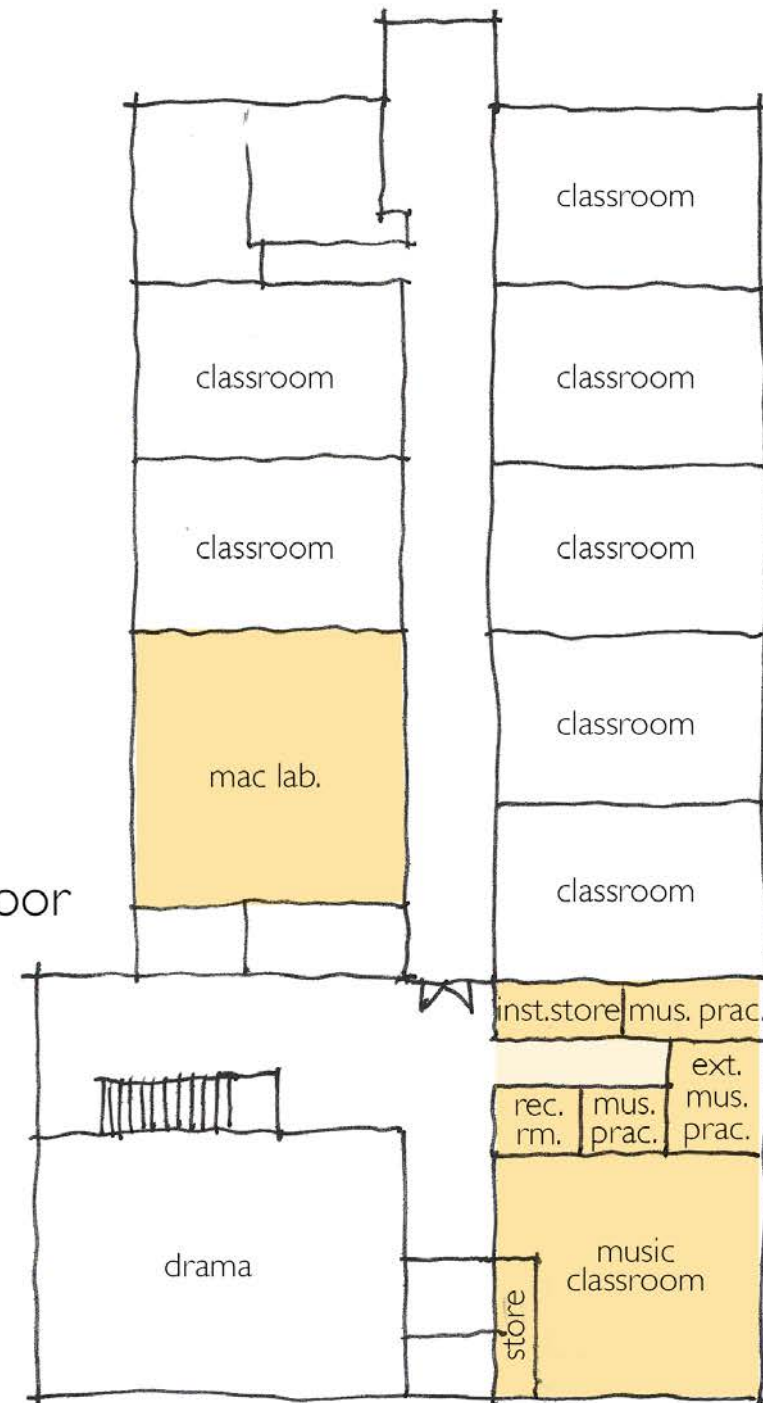


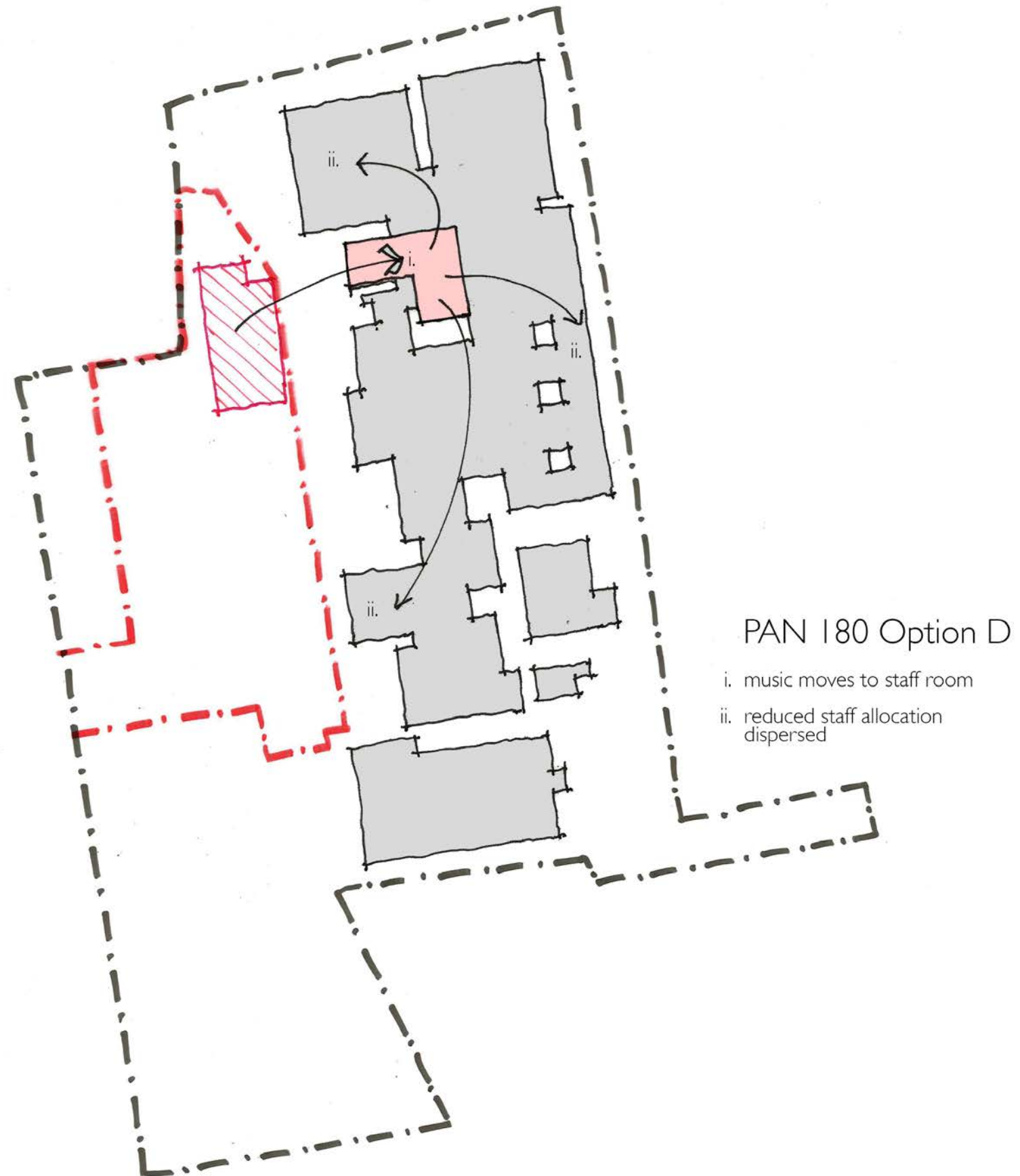


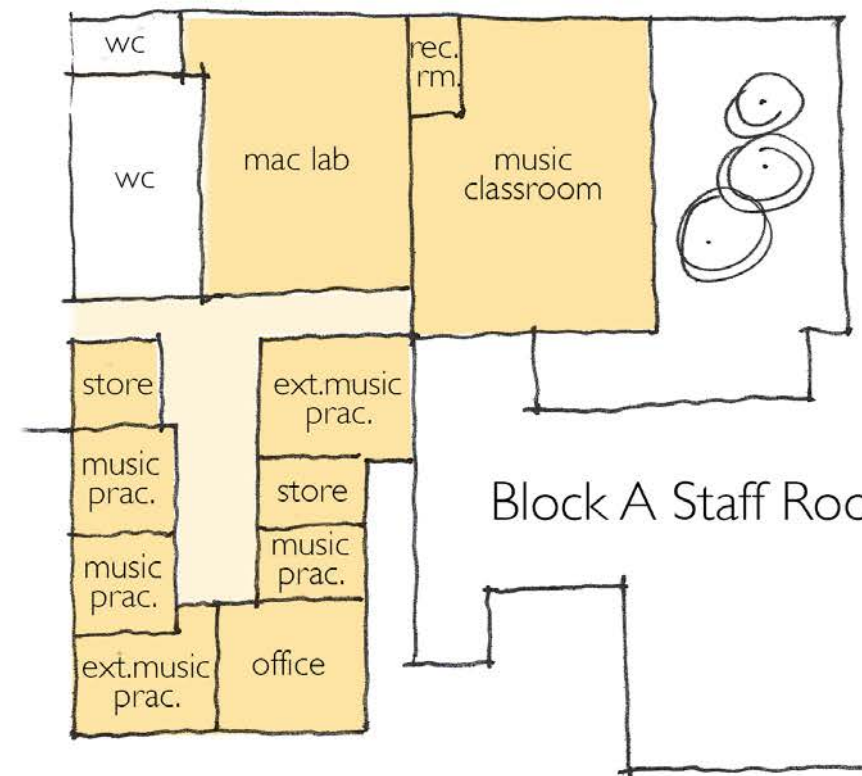




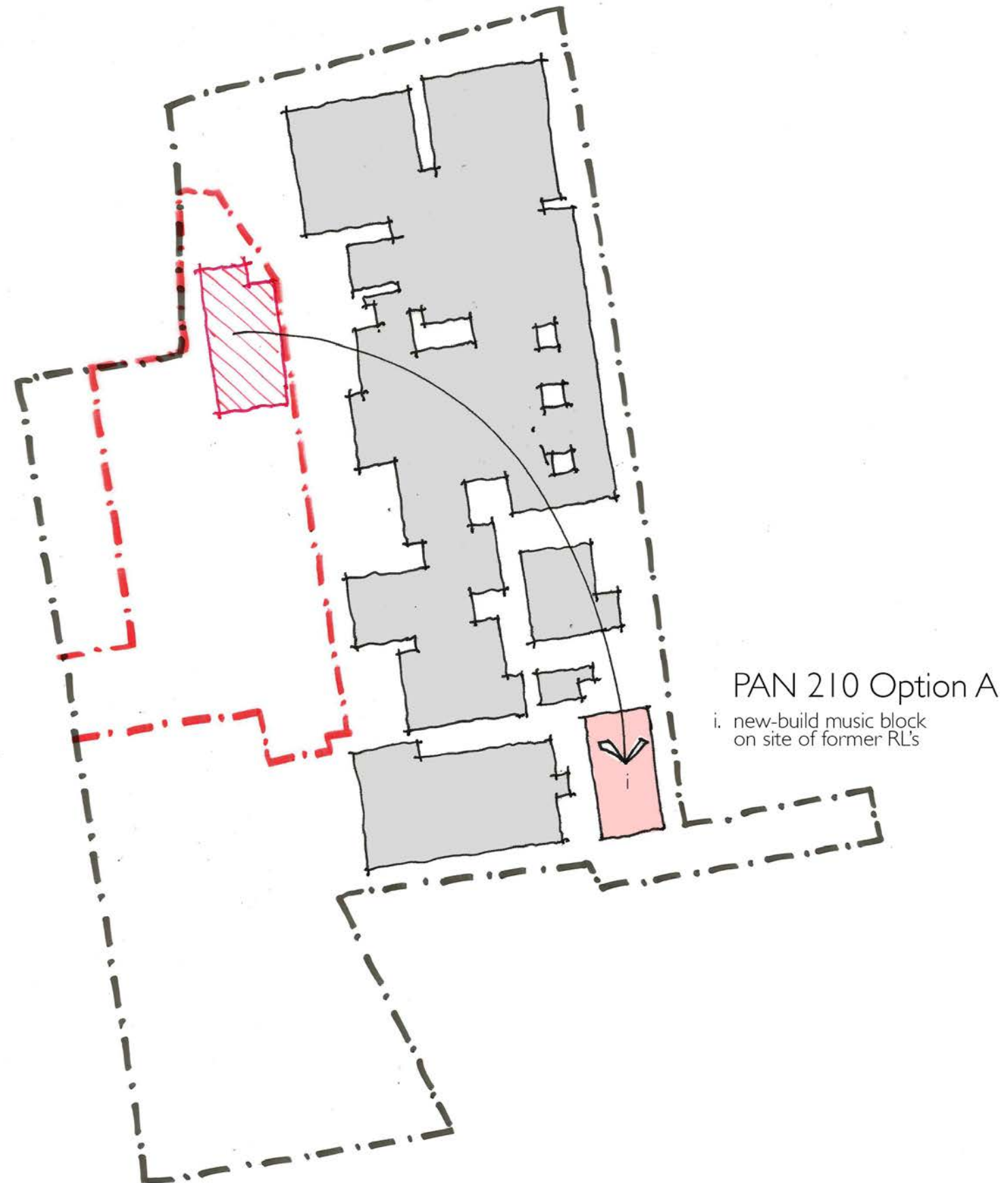
Block L - First Floor





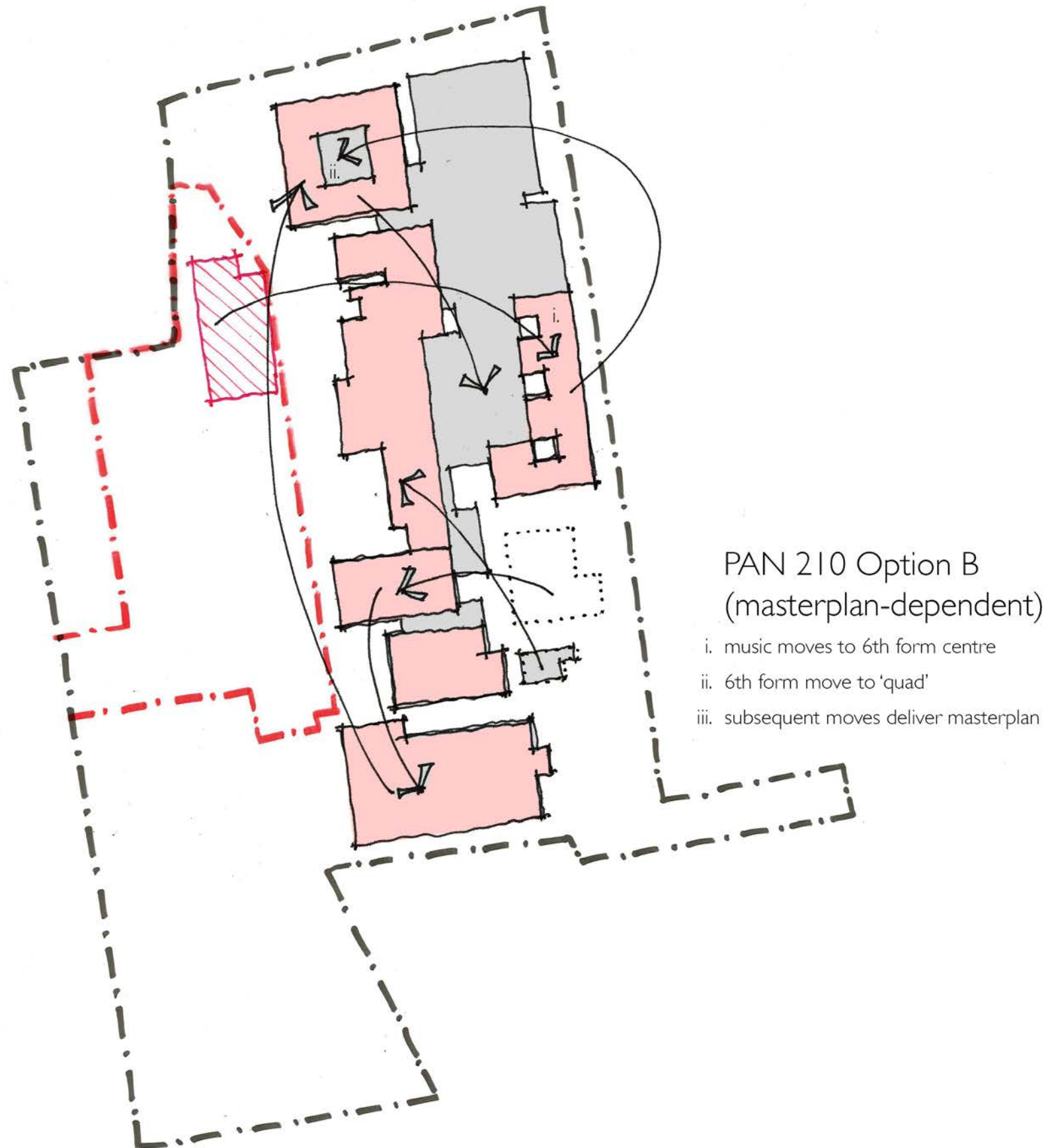


Block A Staff Room Areas

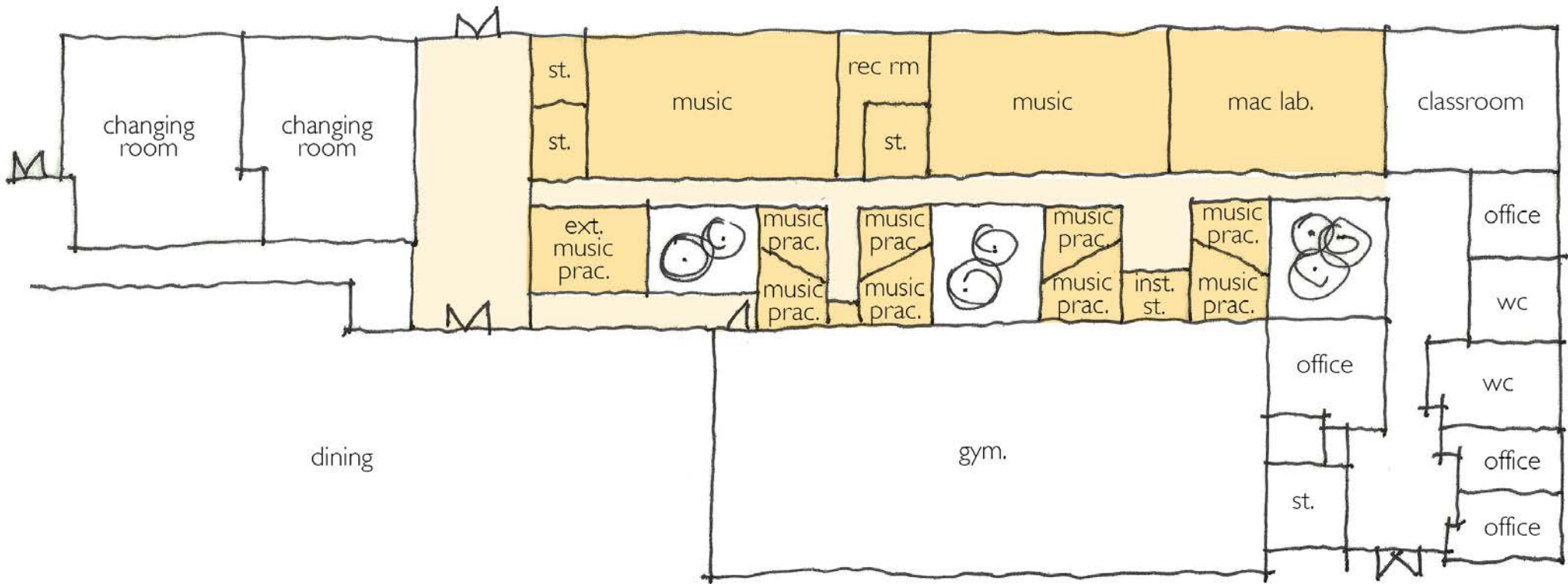


St Edward's Academy
Music Suite Schedule of Accommodation
Version 1.0

Room No.	Room Type	Room Function	Room Area	PAN210/300 6th form		PAN210/240 6th form	
				No. of Rooms	Area	No. of Rooms	Area
Music Teaching Spaces	Teaching	Music Classroom	62	3	186	2	124
Total no. of Rooms	Category Total Area (m2)			3	186	2	124
Learning Resource Areas	Resource	Music Practice	8	8	64	5	40
	Resource	Extensive Music Practice	16	1	16	1	16
	Resource	Control Room	7	1	6	1	6
Total No. of Rooms	Category Total Area (m2)			10	86	7	62
Staff & Admin Areas	Office	Staff Work	7	1	7	1	7
Total No. of Rooms	Category Total Area (m2)			1	7	1	7
Storage	Storage	classroom Store	5	1	5	1	5
		Instrument Store	5	1	5	1	5
	Category Total Area (m2)			2	10	2	10
Total Net Area				289		203	
Non-net Area	Non-net	AWC	3	1	3	1	3
	Non-net	Plant @ 1.6% of Net	1.60%		5		3
	Non-net	Hub Room	4	1	4	1	4
	Non-net	Circulation @ 26.1% of Net	26.10%		75		53
	Non-net	Partitions @ 4.1% of Net	4.10%		12		8
	Category Total Area (m2)			99		72	
Gross Internal Floor Area (m2)				388		275	



Block A 6th Form Centre





St Edward's School - Satellite view southwest
Proposed SEND School boundary in red



View southeast of 'A' Block from Music Block



Music Block view south



Music block view north



View southeast of 'A' Block and Music Block from car park

Friday, March 15, 2019 at 3:38:57 PM Greenwich Mean Time

Subject: RE: Proposed SEND School at St Edward's School, Romford.
Date: Friday, 15 March 2019 at 09:16:48 Greenwich Mean Time
From: Simon Thelwell
To: matthew tabram
CC: Pooneeta Mahadeo, Trevor Cook, 2042_ST EDWARDS, Mark Philpotts
Attachments: image001.png, image002.png

Dear Matthew

I can't see that there would be an in principle issue with the proposed new school at this point.

Some points to consider:

- Any proposal in terms of layout and building detail should achieve a satisfactory high quality design (required by National Planning Policy). The need for a robust high quality building, suitable landscaping and use of durable materials should be factored in at the feasibility stage.
- Please undertake a survey of any nearby trees – any good quality trees should be retained and we need to be satisfied that they will not be affected by any new development
- Archaeological investigation may be required and this should be factored into any feasibility.
- Mark will comment further, but the number of parking spaces should reflect staff numbers and impact of measures to reduce travel by private vehicle (a travel plan with targets will be required)

Thanks

Simon

Simon Thelwell | Planning Manager, Projects and Regulation

London Borough of Havering | Planning
Mercury House, Mercury Gardens, Romford, RM1 3SL

t 01708 432685

e simon.thelwell@haverling.gov.uk

w www.haverling.gov.uk

text relay 18001 01708 432685

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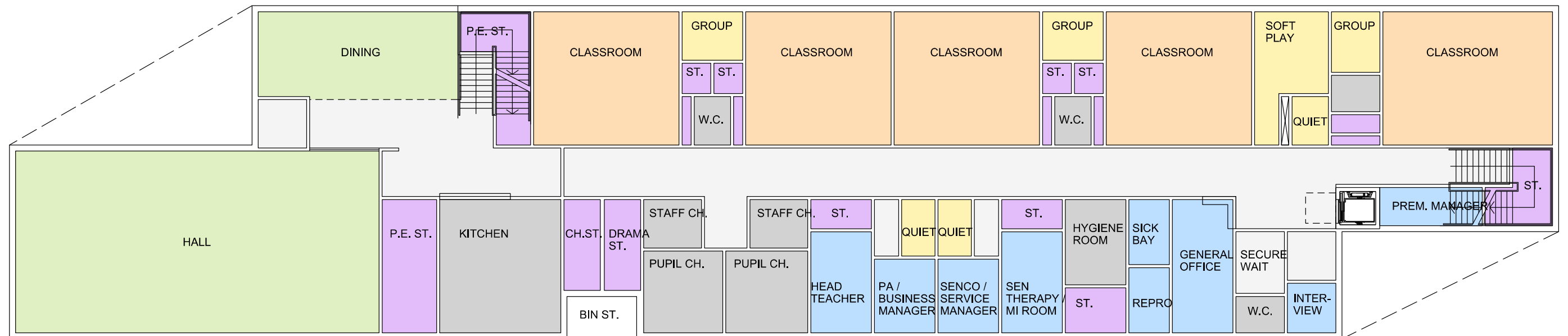
Schedule of Accommodation - Havering SEND 60 place ASD/SEMH School

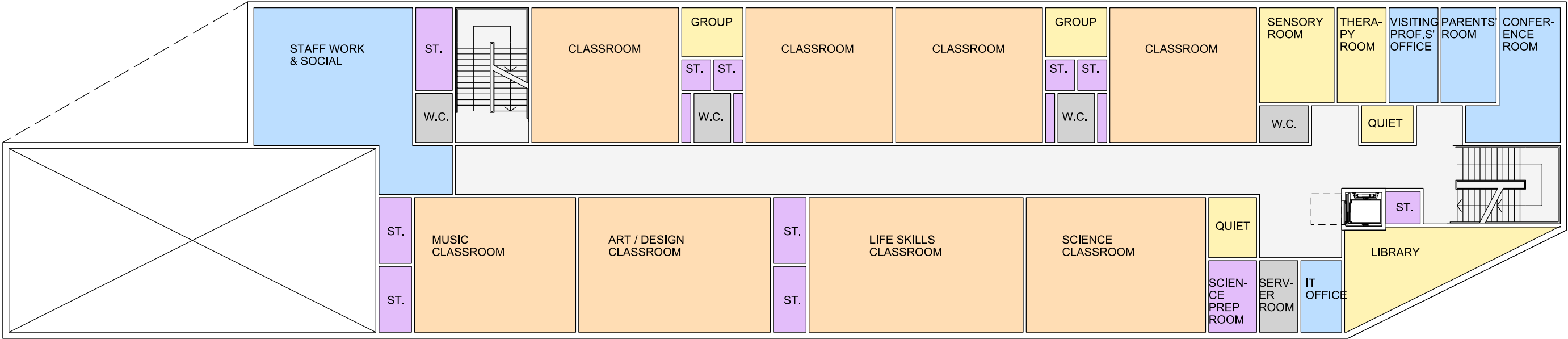
Student Age Range - R-KS4
Staff number estimated at 30-40
ESFA Initial GIFA - 1946m2
BB104 GIFA Range - Ambulant Special School with Secondary Age Pupils - 1920m2 to 2240m2

Havering ASD/SEMH School

60 Place SEMH/ASD School	ESFA Initial SoA (BB104)			sixfootstudio Adapted SoA (BB104)					
	Area	No. of Rooms	Subtotal Area	Area	No. Per Room	No. of Rooms	GIFA	Variance to ESFA SoA	Options / Comments
	m2		m2	m2			m2	m2	
General Teaching Spaces									
Reception SEMH / ASD	55	1	55	48	4	1	48	-7	
KS1 SEMH	48	1	48	48	8	1	48	0	
ASD	48	1	48	48	6	1	48	0	
KS2 SEMH	48	1	48	48	8	1	48	0	
ASD	48	1	48	48	6	1	48	0	
KS3 SEMH	48	1	48	48	8	1	48	0	
ASD	48	1	48	48	6	1	48	0	
KS4 SEMH	48	1	48	48	8	1	48	0	
ASD	48	1	48	48	6	1	48	0	
Specialist Teaching Spaces									
Primary Food Room	27	1	27	27	4	0	0	-27	
Primary Music			0						
Secondary Food / Life Skills	69	1	69	69	8	1	69	0	
Secondary Art	69	1	69	52	8	1	52	-17	
Secondary Design				62	8	1	62	62	
Secondary Science	58	1	58	58	8	1	58	0	
Subtotal Area			662				673	11	
Large Spaces									
Hall	180	1	180	159	80	1	159	-21	
Dining Hall	45	1	45	45	28	1	45	0	
Subtotal Area			225				204	-21	
Learning Resource Areas									
Primary Library	12	0	0	16		1	16	16	
Secondary Library	15	1	15	16		1	16	1	
SEN & Support Spaces									
SEN Therapy / MI	12	1	12	15	2	1	15	3	
Small Group Room Primary	10	3	30	7	2	3	21	-9	
Small Group Room Secondary	10	3	30	7	2	3	21	-9	
Calm Room	7	4	28	7	1	4	28	0	
Therapy Room	12	1	12	12	4	1	12	0	
Soft Play Room	20	1	20	20	4	1	20	0	
Sensory Room	18	1	18	16	2	1	16	-2	
Subtotal Area			165				165	0	
Staff & Admin Areas									
Conference / Meeting Room / Training	16	1	16	16	8	1	16	0	
Staff Social Room (inc Kitchenette)	44	1	44	40	22.5	1	40	-4	
Staff Work Room				21	9	1	21	21	
Admin Suite									
Head Teacher's Office	15	1	15	15	5	1	15	0	
Senior Leadership Team				9	1	2	18	18	
Reprographics	6	1	6	6	1	1	6	0	
General Office	20	1	20	20	4	1	20	0	
Parents Room	12	1	12	12	5	1	12	0	
Secure Reception Area	1	1	1	6	4	1	6	5	
Interview Room	12	1	12	6	3	1	6	-6	
Sick Room	6	1	6	6	1	1	6	0	
Offices									
1 Person (PA/Business Manager)	7	1	7	7	1	1	7	0	

1 Person / Meeting (VP)	9	1	9	11	2	1	11	2
SENCo / Learning Support	11	1	11	11	4	1	11	0
ICT Tech	11	1	11	8	2	1	8	-3
PM	11	1	11	8	2	1	8	-3
Subtotal Area			181				211	30
Storage								
Teaching Storage								
General Teaching	2	9	18	2		9	18	0
Science Prep	8	1	8	8		1	8	0
Food Store	5	1	5	5		1	5	0
Specialist Store (Art)	5	1	5	5		1	5	0
Specialist Store (Design)				8		1	8	8
Music Store	5	1	5	5		1	5	0
Drama Store	8	1	8	8		1	8	0
Library Store	3	1	3	3		1	3	0
SEN Store	3	1	3	3		1	3	0
PE Store	18	1	18	18		1	18	0
PE Store (external)	8	1	8	8		1	8	0
Non-teaching Storage								
Chair Store	8	1	8	8		1	8	0
General Store (Central Stock)	4	1	4	4		1	4	0
Secure/Exam/Archive Store	8	1	8	8		1	8	0
Wheelchair / Appliance Bay	1.5	2	3	1.5		3	4.5	0
Personal Storage	1	9	9	1		9	9	0
Cleaner's Store	1.5	2	3	1.5		3	4.5	0
General Store (Maintenance)	8	1	8	8		1	8	0
Subtotal Area			124				135	8
Total Net Area			1357				1388	31
Non-net Area								
Kitchen Prep & Serv	40	1	40	40		1	40	
PE Changing	16	2	32	16		2	32	0
Accessible/Staff Changing & Lockers	6	2	12	6		2	12	0
Hygiene Room	12	1	12	12		1	12	0
Reception Class WCs			0	3		1	3	6 1 WCs (unisex) inc handwash
Primary WCs	3	3	9	3		3	9	-3 2 WCs (1 male, 1 female) inc handwash
Secondary WCs	3	3	9	3		3	9	-3 2 WCs (1 male, 1 female) inc handwash
Accessible WCs	3.5	2	7	4		2	8	1 1 for staff, visitors ground, 1 for all first
Staff WCs	3	3	9	3		3	9	-3 4 inc. 2 no. accessible counted as staff
Plant (inc. ICT Hubs & Risers)	2.50%		34				35	2.5% of Total Net Area
Server Room	7.5	1	7.5	7.5		1	7.5	
Circulation	27%		366				375	27% of Total Net Area
Circulation associated with 3 level build	4.5%		61				62	4.5% of Total Net Area
Partitions	4%		54				56	4% of Total Net Area
Total Non-net Area			652.49				669	16
Total Gross Area			2009.49				2057	47





45.0

Music Suite - Feasibility Estimate - 388m2 Option

St Edwards School - Music Suite - Feasability Estimate						Professional Fees @ 18%		127,800.00
388m2 option						VAT @ 20%		167,560.00
Elements	Description	Qty	Unit	rate	Total	Total Project Cost	388 m2	2590 1,005,000.00
Demo	No works				Excl.	Excludes: Any fittings (shelves, hooks, benches, lockers , etc.) comfort cooling or mechanical ventilation Utilities (upgrading mains or any statutory utility Active AV and ICT (computers, smart boards, speakers, projectors and the like) Contingency (at this stage approx. 15%) Contingency (at this stage approx. 15% is appropriate) Only information used was a schedule of area and discussion with Six Foot Studio (no measure of any drawings was undertaken)		
Sub structure	strip foundation to perimeter and cross foundations (say 1.5 x .6)	116	m	200	23,200.00			
Floor	Suspended beam and block & screed	388	m2	110	42,680.00			
Roof	Timber structure, with bitumen roof	388	m2	160	62,080.00			
	Rainwater disposal	388	m2	8	3,104.00			
External wall	Brick cavity walls	320	m2	310	99,200.00			
Windows	Aluminium windows (say 25%)	80	m2	500	40,000.00			
	Blinds to all windows	80	m2	110	8,800.00			
	2 sets of external doors	2	nr	1800	3,600.00			
	plant room door	1	nr	1500	1,500.00			
Internal walls	metal stud walls , double lined - staggered	348	m2	90	31,320.00			
doors	Internal doors	10	nr	1000	10,000.00			
	Double doors	2	nr	2000	4,000.00			
Wall finish	Plaster & paint to perimeter walls	320	m2	30	9,600.00			
	Paint to rest of walls	696	m2	10	6,960.00			
	Acoustic baffles, say 20% of surface area	203.2	m2	175	35,560.00			
	Tiles to toilets	20	m2	80	1,600.00			
Floor finish	Carpet to all dry areas	388	m2	35	13,580.00			
	Tiles to toilets	10	m2	60	600.00			
	skirting's	348	m	15	5,220.00			
Ceilings	Plasterboard ceilings	388	m2	60	23,280.00			
	Rafts say 15%	58.2	m2	225	13,095.00			
Fittings	?							
M&E	Basic heating and electrics , extract to toilets only.	388	m2	380	147,440.00			
	Sanitary ware (say 3nr toilets)	1	item	6000	6,000.00			
	Data (say 25 points) and a further 10 data points for AV	35	nr	100	3,500.00			
External works	Hard landscaping to access (2x 10m2)	20	m2	200	4,000.00			
Drainage	Below ground only	388	m2	15	5,820.00			
Preliminaries	Assume 26 week programme	26	nr	4000	104,000.00			
Construction Cost		388	m2	1830	710,000.00			

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Music Suite - Feasibility Estimate - 275m2 Option

St Edwards School - Music Suite - Feasability Estimate (275m2 Option)					
Elements	Description	Qty	Unit	rate	Total
Demo	No works				Excl.
Sub structure	Strip foundation to perimeter and cross foundations (say 1.5 x .6)	96	m	200	19,200.00
Floor	Suspended beam and block & screed	275	m2	110	30,250.00
Roof	Timber structure, with bitumen roof	275	m2	160	44,000.00
	Rainwater disposal	275	m2	8	2,200.00
External wall	Brick cavity walls	264	m2	310	81,840.00
Windows	Aluminium windows (say 25%)	66	m2	500	33,000.00
	Blinds to all windows	66	m2	110	7,260.00
	2 sets of external doors	2	nr	1800	3,600.00
	plant room door	1	nr	1500	1,500.00
Internal walls	metal stud walls , double lined - staggered	243	m2	90	21,870.00
doors	Internal doors - single doors	10	nr	1000	10,000.00
	Double doors	2	nr	2000	4,000.00
Wall finish	Plaster & paint to perimeter walls	264	m2	30	7,920.00
	Paint to rest of walls	486	m2	10	4,860.00
	Acoustic baffles, say 20% of surface area	150	m2	175	26,250.00
	Tiles to toilets	14	m2	80	1,120.00
Floor finish	Carpet to all dry areas (supply £25/m2)	275	m2	35	9,625.00
	Tiles to toilets	7	m2	60	420.00
	skirting's	258	m	15	3,870.00
Ceilings	Plasterboard ceilings	275	m2	60	16,500.00
	Rafts say 15%	41.25	m2	225	9,281.25
Fittings	?				
M&E	Basic heating and electrics , extract to toilets only.	275	m2	420	115,500.00
	Sanitary ware (say 2nr toilets)	1	item	4000	4,000.00
	Data (say 20 points) and a further 7 data points for AV	27	nr	100	2,700.00
External works	Hard landscaping to access (2x 10m2)	20	m2	200	4,000.00
Drainage	Below ground only	275	m2	15	4,125.00
Preliminaries	Assume 26 week programme	26	nr	4000	104,000.00
Construction Total		275	m2	2084	573,000.00
	Professional Fees @ 18%				103,140.00
	VAT @ 20%				135,228.00
Total Project Cost		275	m2	2949	811,000.00

Excludes:

Any fittings (shelves, hooks, benches, lockers , etc.)
comfort cooling or mechanical ventilation
Utilities (upgrading mains or any statutory utility payments
Active AV and ICT (computers, smart boards, speakers, projectors and the like)
Contingency (at this stage approx. 15% is appropriate)
Only information used was a schedule of area and discussion with Six Foot Studio (no measure of any drawings was undertaken)

