

## Site Areas - As Per Annex B of BB103

### Summary

Refer to drawings 10-200 and 10-201

The site area is comfortably within BB103 requirements for a school with 420 pupils, i.e. a PAN of 60. (Table 1)

The PAN has been reduced to 45, so over the next 7 years pupil numbers will reduce by 15 per year to 315, this is an even more significant over provision (Table 2)

In either case, allowing for the construction of the new SEND Unit and associated external works, and an additional 21nr pupils, the areas are still within BB103 guidelines (Tables 3 and 4)

**Table 1 - Existing (PAN @ 60)**

School Capacity (N) 420

**Recommended minimum site areas for all schools**

	Base Area	Area Per Pupil	BB 103 Requirement (5-11 Primary)	Actual Provision	Over / Under
1. Soft outdoor PE	0	20	8400	8860	460
2. Hard outdoor PE	400	1.5	1030	2220	1190
3. Soft informal and social area	600	2	1440	1704	264
4. Hard informal and social area	200	1	620	2328	1708
5. Habitat	0	0.5	210	2477	2267
Float	600	5	2700		N/A
<b>TOTAL (Excluding Non Net)</b>	<b>1800</b>	<b>30</b>	<b>14400</b>	<b>17589</b>	<b>3189</b>
Building Footprint				3160	
Access delivery and parking				2304	
Other (Caretakers Accommodation)				326	
<b>Total (Non Net)</b>				<b>5790</b>	
<b>Total Site Area</b>	2000	33.3	<b>15986</b>	<b>23379</b>	<b>7393</b>

**Table 2 - Existing (PAN @ 45)**

School Capacity (N)

315

**Recommended minimum site areas for all schools**

	Base Area	Area Per Pupil	BB 103 Requirement (5-11 Primary)	Actual Provision	Over / Under
1. Soft outdoor PE	0	20	6300	8860	2560
2. Hard outdoor PE	400	1.5	872.5	2220	1347.5
3. Soft informal and social area	600	2	1230	1704	474
4. Hard informal and social area	200	1	515	2328	1813
5. Habitat	0	0.5	157.5	2477	2319.5
Float	600	5	2175		N/A
<b>TOTAL (Excluding Non Net)</b>	<b>1800</b>	<b>30</b>	<b>11250</b>	<b>17589</b>	<b>6339</b>
Building Footprint				3160	
Access delivery and parking				2304	
Other (Caretakers Accommodation)				326	
<b>Total (Non Net)</b>				<b>5790</b>	
<b>Total Site Area</b>	2000	33.3	<b>12489.5</b>	<b>23379</b>	10889.5

**Table 3 - Proposed (PAN @ 60)**

School Capacity (N) 441

**Recommended minimum site areas for all schools**

	Base Area	Area Per Pupil	BB 103 Requirement (5-11 Primary)	Actual Provision	Over / Under
1. Soft outdoor PE	0	20	8820	8860	40
2. Hard outdoor PE	400	1.5	1061.5	1487	425.5
3. Soft informal and social area	600	2	1482	1701	219
4. Hard informal and social area	200	1	641	2518	1877
5. Habitat	0	0.5	220.5	2477	2256.5
Float	600	5	2805		N/A
<b>TOTAL (Excluding Non Net)</b>	<b>1800</b>	<b>30</b>	<b>15030</b>	<b>17043</b>	<b>2013</b>
Building Footprint				3454	
Access delivery and parking				2556	
Other (Caretakers Accommodation)				326	
<b>Total (Non Net)</b>				<b>6336</b>	
<b>Total Site Area</b>	2000	33.3	<b>16685.3</b>	<b>23379</b>	<b>6693.7</b>

**Table 4 - Proposed (PAN @ 45)**

School Capacity (N)

336

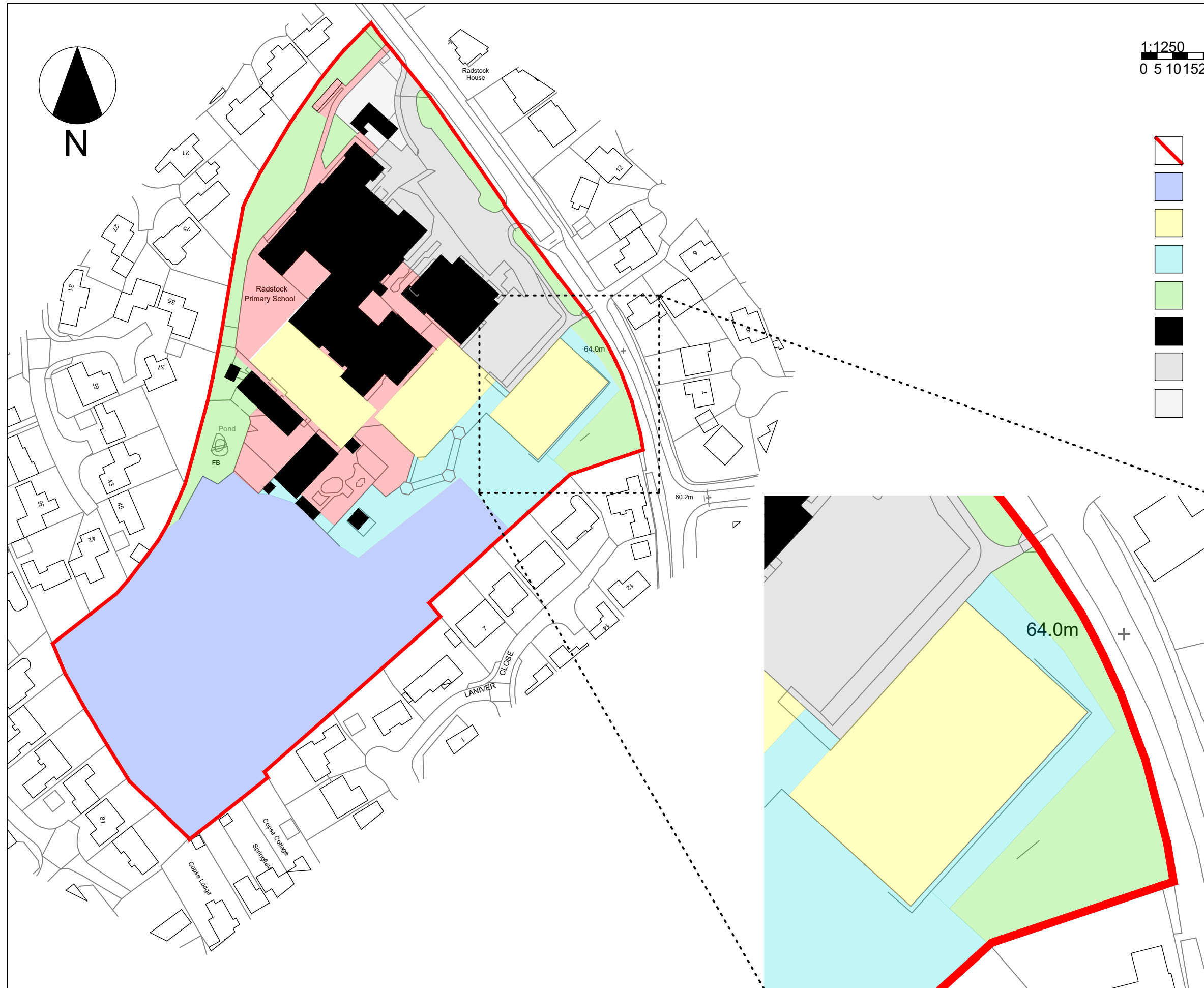
**Recommended minimum site areas for all schools**

	Base Area	Area Per Pupil	BB 103 Requirement (5-11 Primary)	Actual Provision	Over / Under
1. Soft outdoor PE	0	20	6720	8860	2140
2. Hard outdoor PE	400	1.5	904	1487	583
3. Soft informal and social area	600	2	1272	1701	429
4. Hard informal and social area	200	1	536	2518	1982
5. Habitat	0	0.5	168	2477	2309
Float	600	5	2280		N/A
<b>TOTAL (Excluding Non Net)</b>	<b>1800</b>	<b>30</b>	<b>11880</b>	<b>17043</b>	<b>5163</b>
Building Footprint				3454	
Access delivery and parking				2556	
Other (Caretakers Accommodation)				326	
<b>Total (Non Net)</b>				<b>6336</b>	
<b>Total Site Area</b>	2000	33.3	<b>13188.8</b>	<b>23379</b>	<b>10190.2</b>

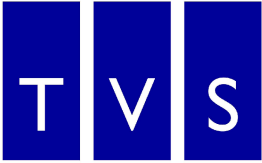


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-  Site Area
-  Soft Outdoor PE
-  Hard Outdoor PE
-  Soft Informal and Social
-  Habitat
-  Building Footprint
-  Access, Delivery and Parking
-  Other









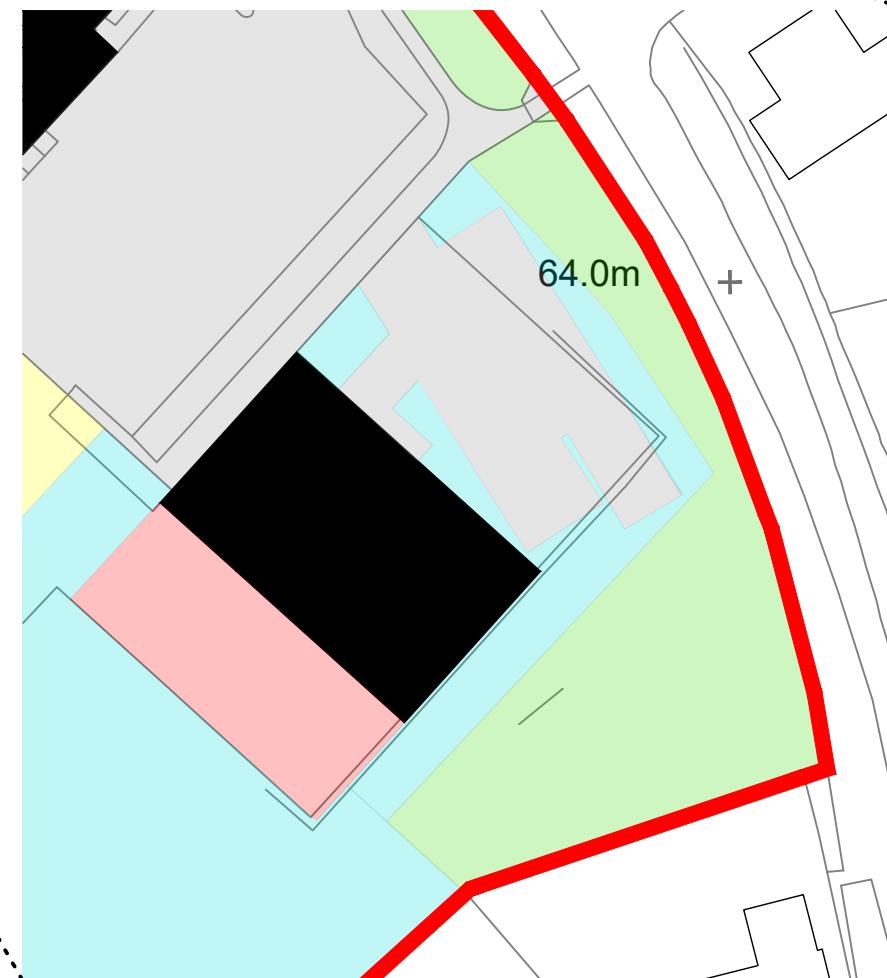
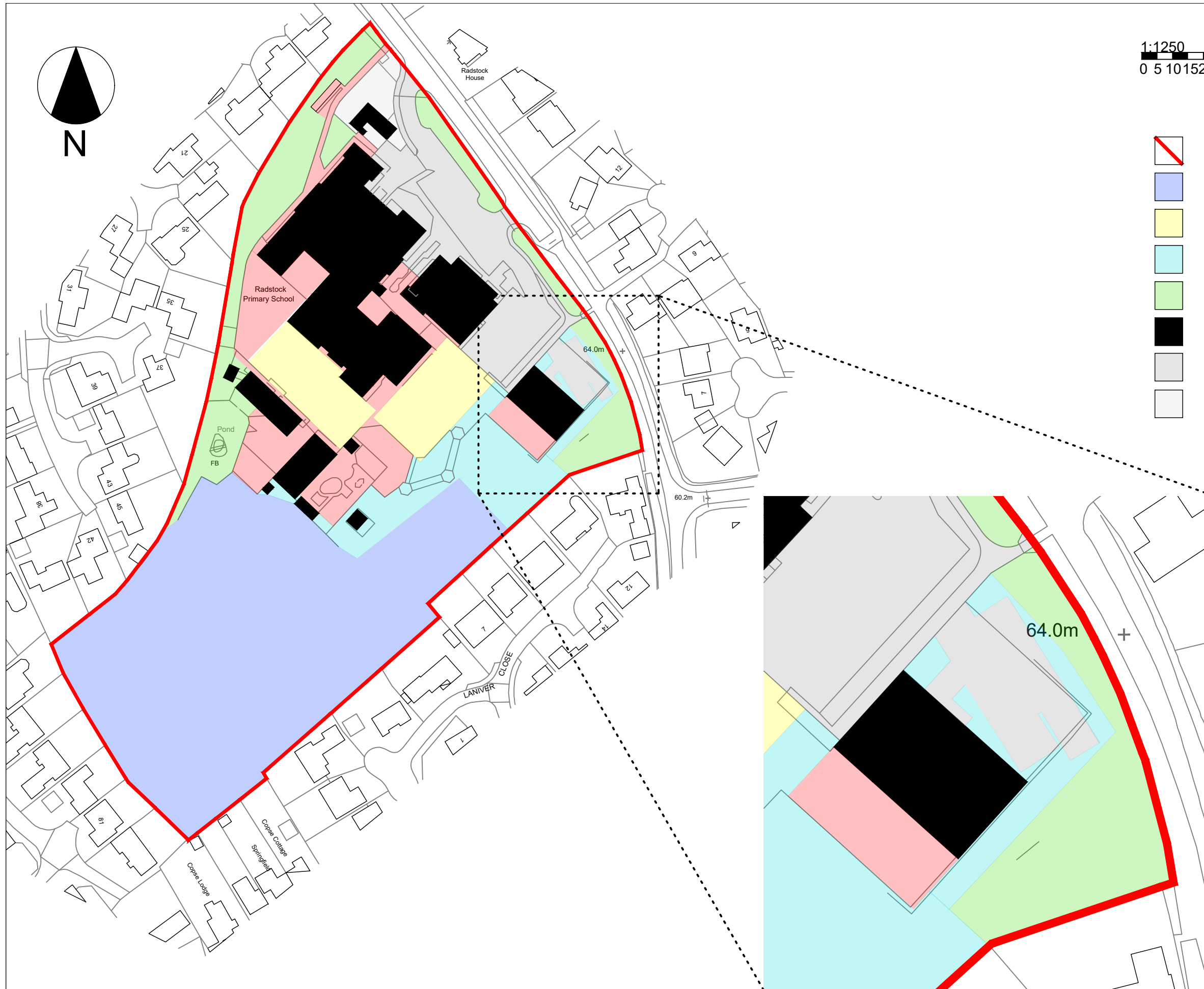
Detail of Site Area  
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Rev	Date	Description	By	Checked
 Thames Valley Surveying				
Green Bank, University of Reading London Road Campus, London Road, Reading, RG1 5AQ T. 01189 869 531 W. www.thamesvalleysurveying.co.uk				
Client:		Wokingham Borough Council		
Project:		Radstock SEND Unit		
Title:		BB103 Area Analysis - Existing		
Drawn by		JW		
Date		17/09/24		
Scale:		1:1250@A3		
Drawing Ref:		240131-10-200		Revision: -

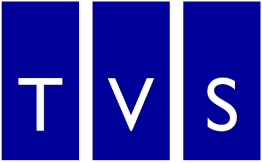


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Detail of Site Area  
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Title:		BB103 Area Analysis - Proposed		
Drawn by		JW		
Date		17/09/24		
Scale:		1:1250@A3		
Drawing Ref:		240131-10-201		Revision: -