

GUERNSEY STATES
LE MARE DE CARTIERE SCHOOLS PROJECT
VALUE REVIEW

APPENDIX C
13th November 2015

COMPARATIVE AREA ANALYSIS

Rev C : IID Architects 13.11.2015

The following area comparisons are based on the latest area schedules for Option B1 (600 pupil HS) and B2 (960 pupil HS) provided by the Architects in which the primary school, sports centre, CAS unit and Community room elements remain the same for both options.

The area comparisons for BB98, BB99 and BB103 have been adjusted to omit the sports elements of the allowance included for each high school option which in the proposed scheme is included in the enhanced Sports Centre provision (see adjustment calculations below). For comparison purposes the HS areas have been compared in terms of the equivalent number of Forms of Entry rather than actual pupil nos.

BB98 11-16 HS for 5FE ie 750pupils (*p60 BB98 column 1/2*)

Overall likely gross internal floor area = $750 \times 6.7 + 1850 = 6875\text{m}^2$ = (*page 64 BB98*)

Total comparative area excluding the adjustment noted below for sports facilities = **5545m²**

4 court sports hall	594 m ²
Activity studio/gym	150 m ²
Changing accommodation	100 m ²
PE Storage	87 m ²
Net total	931 m ²
Gross total assuming net = 70% of gross	1330 m ²

BB98 11-16 HS for 8FE ie 1200 pupils (*p60 BB98 column 3*)

Overall likely gross internal floor area = $1200 \times 6.7 + 1850 = 9890\text{m}^2$ = (*page 64 BB98*)

Total comparative area excluding the adjustment noted below for sports facilities = **8512 m²**

4 court sports hall	594 m ²
Activity studio/gym	150 m ²
Changing accommodation	134 m ²
PE Storage	87 m ²
Net total	965 m ²
Gross total assuming net = 70% of gross	1378 m ²

BB99 primary for 2FE 420 pupils

Overall likely gross internal floor area = $420 \times 4.5 + 340 = 2230\text{m}^2$ = (*page 64 BB99*)

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AREA COMPARISON SCHEDULE

Facility Name	Actual GIA	BB98/GIA adjusted for 5 and 8FE options	BB99	% Diff	Area per pupil	Comments
Option B 1 High School 600 pupil. (5FE) Excluding sports provisions. *	6575 m ²	5545 m ²		+1030 m ² +19%	13 m ²	This area excludes the additional area anticipating a future increase to 960 currently indicated as approx. 180sqm. Per pupil area allows for addition of 1330m ² notional allowance for sports facilities.
Option B2 High School 960 pupil. (8FE) Excluding sports provisions. *	8262 m ²	8512 m ²		-250 m ² -3%	10m ²	Per pupil area allows for addition of 1378m ² notional allowance for sports facilities.
Primary School 420 pupil. Exc nursery.	2560m ²		2230 m ²	+330 m ² +15%	6.5m ² for 420 pupils or 8m2 for 336 pupils	Calculations based on 420 pupil cohort but likely to be less with class sizes below 30. 2FE social priority school has a max NOR of 350.
Nursery	116 m ²	n/a	n/a	n/a		
CAS Unit.	200 m ²	n/a	n/a	n/a		
Community Room.	147 m ²	n/a	n/a	n/a		Brief for community room currently under review.
Sports Centre.	2184 m ²	n/a		n/a		Overall size of main sports hall @ 950 m ² designed to accommodate competitive netball plus 250 spectators. See previous page for comparative areas of School Sports Hall and ancillary areas.

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Selected Area Comparisons for 8FE (960 pupil HS) option but comparing with 8FE 1200 pupil for BB98.

Area name	Number	Area	BB98 no and area For 1200 pupils	Comments
GROUND FLOOR				
General teaching	6	58 m ² (27 total over 3 floors)	28total @ 56 m ²	GT classrooms are only minimally over BB98 area.
IT rooms	2	88 m ² & 85 m ²	3 @ 77 m ²	
Food tech	2	112m ² & 117 m ²	2 @ 101m ²	
Food prep	1	33m ²	1 @ 12 m ²	
IT graphics	1	78 m ²	1 @ 77 m ²	
Resist Materials Workshop	2	103m ² & 131 m ²	2 @ 112 m ²	
Electronics	1	75m ²	1 @ 90 m ²	
Prep room	1	90m ²	1 @ 50 m ²	
			578 m ² for total D&T	
D&T office	1	18 m ²		
Environmental Science lab	1	63 m ²	n/a	
Learning Support Area net	various	227 m ²	Approx. 52m ²	
Staff room inc PPA	1	119 m ²	200 m ² inc all work areas	Under 81m ² under
Meeting room	2	31 m ²	1 @ 20 m ²	
Admin areas	various	60 m ²	Gen office 63 m ²	
Sick bay				

Area name	Number	Area	BB98 no and area	Comments
FIRST FLOOR				
General teaching	16	58 m ² (27 total over 3 floors)	21 total @ 56 m ²	GT classrooms are only minimally over BB98 area.
Music recital	1	87 m ²	1@ 90 m ²	
Music class	1	60 m ²	1 @ 67 m ²	
Music practice	4	13 m ²	7 @ 7 m ²	
Instrument store	1	12 m ²		
Music Store	1	10 m ²		
Drama studio and store	1	118 m ²	1 x 90 m ²	
Main Assembly hall	1	281 m ²	1 @ 290m ²	
Kitchen areas	various	91 m ²	1 @ 134 m ²	
Dining	1	141 m ²	1 @ 310 m ² Main dining and sandwich	Reflects the lesser catering provision in Guernsey Schools.
Library	1	204 m ²	1 @ 186 m ²	
Head's office	1	22 m ²	1@ 12 m ²	
Repro	1	26 m ²	1 @ 26 m ²	
Ass Head's office	2	23m ² and 18m ²		
Gen admin	1	15m ²	15 no offices @10 m ²	

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Area name	Number	Area	BB98 no and area	Comments
SECOND FLOOR				
General teaching	5	58 m ² <i>(27 total over 3 floors)</i>	21 total @ 56 m ²	GT classrooms are only minimally over BB98 area.
Art 1 & 2	2	105m ² & 90 m ²	2 @ 105 m ² + 1 x 90 m ²	
Art Store	1	20 m ²		
Kiln room	1	22 m ²	1 @ 4 m ²	
Science labs large	8	85 m ²	7 @ 90 m ²	
Science labs small	1	58 m ² <i>(10 labs total GF and 2ndF)</i>		
Science prep	1	88 m ²	1 @ 90 m ²	
Ass Head office	2	13 m ² & 18 m ²		
Group Room	1	17 m ²	10 m ² for small 16 m ² for large	
ICT photography	1	60 m ²	n/a	

Area name	Number	Area	BB98 no and area	Comments
LOCKERS				
Ground floor		49 m ²		
1 st floor		40 m ²		
2 nd floor		34 m ²		
Total		123 m ²	84m ²	
CIRCULATION HIGH SCHOOL				
B2 600		18%	19% approx	
B1 960		14.6%	19% approx	