6.0 OPPORTUNITIES FOR SPACE OPTIMISATION

6.1 Conversion of Existing Teaching Spaces

6.1.1 Les Beaucamps High School

From tables 5.12 and 5.14 in section 5.4 we can observe that in the Beaucamps building, according to the curriculum plan shared by the school, all of the current teaching spaces will be required in the future offer and for some of the curriculum areas there will be a need to add to the existing spaces such as the art studio, graphic room, music classroom, and science. However, we observe that the existing general purpose classrooms are larger than the BB103 recommendation (they are over 62 m² and the guide suggests an area of 55 m² is needed to accommodate 30 students). The current classroom size is actually the area that BB103 recommends for an IT room. In the academic year 2025/26 we estimate that, in Scenario IB, six IT suites will be required and three of these will need to be new. We suggest that at least three existing classrooms could be converted to six IT rooms instead and thus there would be a need to increase the number of general purpose classrooms (at 55 m²) instead.

We also note that the existing IT rooms' areas range between 75 m² and 90 m² (data taken from the room schedule provided) and these spaces are suitably sized to accommodate science laboratories (BB103 suggests science specialist spaces to range between 69 m² for a science studio and 90 m² for a more specialised laboratory). Therefore, consideration should also be given to converting some IT rooms to science labs as part of any internal works necessary to meet the brief of the new school.

We also observe that there may be some flexibility in the future use of art rooms. The existing art suite could be converted for science (they are of an appropriate size) and new art rooms included as part of the new build requirements.

6.1.2 St Sampson's High School

Similar observations apply to St. Sampson's buildings in relation to IT, science and art rooms. In addition, we have identified one teaching space, a textile classroom, which was not reported in the SoA provided by the school. We are not able to confirm if this specialist space will still be required; if not, it could be converted to accommodate a different provision (e.g. science laboratory).

6.1.3 St Sampson's High School and Le Murier School

This scenario is shown in table 5.14 and it can be seen that the inclusion of Le Murier spaces decreases the need for teaching spaces. In addition, Le Murier School includes some specialist spaces such as one workshop and one food room that are not required in Scenario 2B. The inclusion of Le Murier School space within the wider school area would allow for the existing art spaces to be converted into a further wing of science laboratories and the art zone could then be relocated into the larger teaching (and some current non-teaching spaces) in Le Murier. This would have the benefit of creating a STEM wing at one end of the building and an art zone at the other.



www.petermarshconsulting.com 35



7.0 EXTERNAL SPACE REQUIREMENTS

7.1 Future External Space Requirements

We have employed the BB103 formulae to calculate the external area and used the 2025/26 forecast student numbers as outlined in section 5. The following tables suggest the range within which each external space type should fall and compare these limits with the available area on site. Scenario I and Scenario 2 at the Beaucamps site report very similar results and Scenario 1 is shown in table 7.1.

Tables 7.2 and 7.3 show Scenarios I and 2 for the St Sampson's site.

Table 7.1 – Externa	l area required a	at the Les Beauc	amps High Schoo	l site based on	Scenario I
	i ai ca i cquii cu a	it the Les Deaue	amps i ngn ocnoc	i site based on	

	Lower range (m ²)	Upper range (m ²)	Existing area (m ²)	Surplus/ shortage area (m²)	Surplus/ shortage area (m²)
Gross Area	83,830	105,031	40,610	-43,220	-64,421
Net Area	75,523	84,025	15,980	-59,543	-68,045
Soft outdoor PE	58,518	63,019	5,450	-53,068	-57,569
Soft informal and social area	3,601	5,502	700	-2,901	-4,802
Hard outdoor PE	2,65	4,551	5,000	2,349	449
Hard informal and social area	1,701	3,601	3,230	1,530	-371
Habitat area	750	2,651	1,600	850	-1,051
Sum of minimums	67,220	79,323	15,980	-51,240	-63,343

Les Beaucamps site has a significant shortage of overall external area that was already close to the limit with current student numbers. The already confirmed shortage in soft outdoor PE space in section 4.6 is further amplified with the increase of student numbers.

Table 7.2 - External area required at the St Sampson's High School site based on Scenario I

	Lower range (m ²)	Upper range (m ²)	Existing area (m ²)	Surplus/ shortage area (m²)	Surplus/ shortage area (m²)
Gross Area	83,530	104,656	88,660	5,130	-15,996
Net Area	75,253	83,725	37,205	-38,048	-46,520
Soft outdoor PE	58,308	62,797	15,000	-43,308	-47,797
Soft informal and social area	3,589	5,484	9,550	5,961	4,067
Hard outdoor PE	2,642	4,536	7,500	4,858	2,964
Hard informal and social area	1,695	3,589	5,155	3,461	1,566
Habitat area	747	2,642		-747	-2,642
Sum of minimums	66,980	79,047	37,205	-29,775	-41,842

Table 7.3 – External area required at the St Sampson's High School site based on Scenario 2

	Lower range (m ²)	Upper range (m ²)	Existing area (m ²)	Surplus/ shortage area (m²)	Surplus/ shortage area (m²)
Gross Area	85,029	106,531	104,860	19,831	-1,671
Net Area	76,603	85,225	43,135	-33,468	-42,090
Soft outdoor PE	59,358	63,907	16,300	-43,058	-47,607
Soft informal and social area	3,649	5,574	10,750	7,101	5,177
Hard outdoor PE	2,687	4,611	8,100	5,413	3,489
Hard informal and social area	1,725	3,649	7,985	6,261	4,336
Habitat area	762	2,687		-762	-2,687
Sum of minimums	68,180	80,427	43,155	-25,045	-37,292

Both scenarios show that the existing gross external area is within the BB103 suggested range; however, the space shortage remains in soft outdoor PE space and habitat area which is not currently classified in the St Sampson's room schedule.



BB103 guidance makes it clear that the provision of soft outdoor PE space is the area of least priority when considering external space for a new school. The vast majority of new schools – and very many existing schools - do not provide areas large enough to comply with the guidance in this regard. The guidance states that "Some schools will be on restricted sites and will not have enough outdoor space to meet requirements on site. In these situations, students will need to be provided with access to suitable offsite provision".

As a result of the analysis in the three tables above, we suggest that the new school develops plans either to purchase additional land and/or to make new agreements with local sporting facilities also managed by the States of Guernsey to make use of existing facilities for educational purposes.

7.2 Availability of Suitable Space Provided Offsite

During the site visit and after follow-up enquiries we have identified potential spaces that could be used to help remove or reduce the shortage of external soft-play space.

These are:

- The Garenne Stand: pitch area only = $c8, 150 \text{ m}^2$, including the run track = $c14,600 \text{ m}^2$.
- Hockey Club: pitch area = $c6,000 \text{ m}^2$.
- Soft outdoor PE within the La Mare De Carteret High School = $25,000 \text{ m}^2$ and potentially other $8,000 \text{ m}^2$ can be used for this purpose.
- Two pitches at Beau Séjour Park (c18,500 m² of soft outdoor PE space) which are used each evening and weekend from April – September by Guernsey Softball. We understand that this may be owned by St Peters Port Parish and use thereof would need to be negotiated with them.
- One pitch at Delancey Park (3,500 m² of soft outdoor PE space) which cannot be booked when the Vélo Club are using the cycle circuit. The Vélo Club only book the circuit on evenings or weekends.

We consider that the effective management of these assets to allow for their use by the new school would give pupils access to premium quality specialist spaces that are unlikely to be provided to the same standard on any single site. We also note that there is a field located near the Beaucamps site which has an area of c.3,700 m² that could accommodate sport provision – we do not think this presents a sporting facility as attractive as those above.



APPENDIX I – FORECAST STUDENT NUMBERS

The following eight tables list the original student forecast data provided by the School.

Original forecast student numbers provided by the State

	Numbe	Number of students											
2018/19	Y7	Y8	Y9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total			
Les Beaucamps	98	91	90	95	96			470	0	470			
St Sampson	133	133	139	138	132			675	0	675			
La Mare	102	86	77	80	69			414	0	414			
Grammar School	75	83	80	87	84	228	191	409	419	828			
Total								1,968	419	2,387			

	Numbe	Number of students												
2020/21	Y7	Y8	¥9	Y10	ΥΠ	Y12	Y13	Lower school	Sixth Form	Total				
Les Beaucamps	7	102	100	98	91			508	0	508				
St Sampson	142	142	142	133	133			692	0	692				
La Mare	90	98	103	102	86			479	0	479				
Grammar School	78	78	77	75	83	221	233	391	454	845				
Total								2,070	454	2,524				

	Numbe	Number of students												
2019/20	¥7	Y8	¥9	Y10	YH	Y12	Y13	Lower school	Sixth Form	Total	2021			
Les Beaucamps	102	100	98	91	90			481	0	481	Les Beauc			
St Sampson	142	142	133	133	139			689	0	689	St Sar			
La Mare	98	103	102	86	77			466	0	466	La Ma			
Grammar School	78	77	75	83	80	233	228	393	461	854	Gram Schoo			
Total								2,029	461	2,490	Total			

	Numbe	Number of students												
2021/22	Y7	Y8	¥9	Y10	ΥΠ	Y12	Y13	Lower school	Sixth Form	Total				
Les Beaucamps	221	7	102	100	98			638	0	638				
St Sampson	219	142	142	142	133			778	0	778				
La Mare		90	98	103	102			393	0	393				
Grammar School		78	78	77	75	233	221	308	454	762				
Total								2,117	454	2,571				



	Numbe	Number of students											
2022/23	Y7	Y8	Y9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total			
Les Beaucamps	243	221	207	200	203	120		1,074	120	1,194			
St Sampson	229	219	220	220	142	120		1,030	120	1,150			
La Mare								0	0	0			
Grammar School					77		233	77	233	310			
Total								2,181	473	2,654			

	Numbe	Number of students											
2024/25	Y7	Y8	¥9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total			
Les Beaucamps	225	205	243	221	207	120	7	1,101	237	I,338			
St Sampson	231	220	229	219	220	120	117	1,119	237	I,356			
La Mare									0	0			
Grammar School									0	0			
Total								2,220	474	2,694			

	Number of students											
2023/24	¥7	Y8	¥9	Y10	YH	Y12	Y13	Lower school	Sixth Form	Total		
Les Beaucamps	205	243	221	207	200	117	120	1,076	237	,3 3		
St Sampson	220	229	219	220	220	117	120	1,108	237	1,345		
La Mare												
Grammar School												
Total								2,184	474	2,658		

	Number of students											
2025/26	Y7	Y8	Y9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total		
Les Beaucamps	225	225	205	243	221	125	120	, 9	245	I,364		
St Sampson	214	231	220	229	219	125	120	, 3	245	I,358		
La Mare									0	0		
Grammar School									0	0		
Total								2,232	490	2,722		



The following eight tables set out the student forecast data which we have adjusted to take into account the impact of an additional 15% Year 12 retention and 75% of the students who may have previously benefited from a scholarship choosing to stay at a state secondary school.

Original forecast student numb	ers provided by the State
--------------------------------	---------------------------

	Numbe	Number of students										
2018/19	Y7	Y8	Y9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total		
Les Beaucamps	98	91	90	95	96			470	0	470		
St Sampson	133	133	139	138	132			675	0	675		
La Mare	102	86	77	80	69			414	0	414		
Grammar School	75	83	80	87	84	228	191	409	419	828		
Total								1,968	419	2,387		

	Numbe	er of stud	ents							
2020/21	Y7	Y8	¥9	Y10	ΥΠ	Y12	Y13	Lower school	Sixth Form	Total
Les Beaucamps	127	112	100	98	91			528	0	528
St Sampson	152	152	142	133	133			712	0	712
La Mare	100	108	103	102	86			499	0	499
Grammar School	88	88	77	75	83	221	233	411	454	865
Total								2,148	454	2,602

	Numbe	er of stud	ents							
2019/20	¥7	Y8	¥9	Y10	ΥΠ	Y12	Y13	Lower school	Sixth Form	Total
Les Beaucamps	2	100	98	91	90			481	0	481
St Sampson	152	142	133	133	139			689	0	689
La Mare	108	103	102	86	77			466	0	466
Grammar School	88	77	75	83	80	233	228	393	461	854
Total								2,029	461	2,490

	Numbe	er of stud	ents							
2021/22	Y7	Y8	¥9	Y10	YH	Y12	Y13	Lower school	Sixth Form	Total
Les Beaucamps	241	127	2	100	98			677	0	677
St Sampson	239	152	152	142	133			817	0	817
La Mare		100	108	103	102			413	0	413
Grammar School		88	88	77	75	233	221	328	454	782
Total								2,234	454	2,688



	Numbe	Number of students											
2022/23	Y7	Y8	Y9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total			
Les Beaucamps	263	241	227	220	223	40		1,172	140	1,312			
St Sampson	249	239	240	240	162	140		1,128	140	I,268			
La Mare								0	0	0			
Grammar School					77		233	77	233	310			
Total								2,376	513	2,889			

	Numbe	er of stud	ents							
2024/25	Y7	Y8	¥9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total
Les Beaucamps	245	225	263	241	227	39	136	1,199	275	1,474
St Sampson	251	240	249	239	240	139	136	1,217	275	1,492
La Mare									0	0
Grammar School									0	0
Total								2,415	550	2,965

	Numbe	Number of students											
2023/24	¥7	Y8	Y9	Y10	YH	Y12	Y13	Lower school	Sixth Form	Total			
Les Beaucamps	225	263	241	227	220	136	140	1,174	276	I,450			
St Sampson	240	249	239	240	240	136	140	I,206	276	I,482			
La Mare													
Grammar School													
Total								2,379	552	2,931			

	Numbe	Number of students											
2025/26	Y7	Y8	¥9	Y10	YII	Y12	YI3	Lower school	Sixth Form	Total			
Les Beaucamps	245	245	225	263	241	145	39	1,217	284	1,501			
St Sampson	234	251	240	249	239	145	139	1,211	284	I,495			
La Mare									0	0			
Grammar School									0	0			
Total								2,427	568	2,995			

The following table details the adjusted student forecast numbers by also including additional students from the SEN school which may be anticipated to be recruited into the new school as a result of a more inclusive post-11 education policy.

Number of student adjusted for 2025/26 as above including

	Numb	Number of students										
2025/26	Y7Y8Y9Y10Y11Y12Y13Lower schoolSixth Form									Total		
Les Beaucamps	251	251	231	269	247	145	139	1,247	284	1,531		
St Sampson	240	257	246	255	245	145	139	1,241	284	I,525		
Total								2,487	568	3,055		



nσ	60	additional	students	from	tho	SEN	school
ng	00	additional	students	Irom	une	JEIN	school

APPENDIX 2 – TEACHING AREA REQUIRED (AND GROSS AREA) OBTAINED FROM THE SCHEDULE OF ACCOMMODATION FOR THE DIFFERENT SCENARIOS MODELLED

Scenario IA

Les Beaucamps Scenario IA	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	45	2,475	170	2,645	18	I,160	27	I,485
Science Laboratory	90	12	I,080		I,080	4	364	8	720
IT room	62	6	372	65	437	3	251	3	186
2D Art studio	83	2	166		166	1	103	1	83
3D Art studio	97	1	97		97	1	99	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	2	229	0	0
Food room	104	1	104		104	I	116	0	0
Studio	83	0	0		0	0	0	0	0
Graphics room	83	2	166		166	I	91	1	83
Music recital	83	1	83		83	I	89	0	0
Music classroom	69	2	138		138	I	69	1	69
Drama studio	90	2	180		180	1	118	1	90
		77	5,131	235	5,366	34	2,689	43	2,792
							Teaching space required		2,792
							Circulation	15%	419
							Toilets and personal care	10%	279
							Total area needed		3,490



Scenario IA

St Sampson's Scenario I A	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	45	2,475	52	2,527	20	1,152	25	1,375
Science Laboratory	90	12	1,080		I,080	6	529	6	540
IT room	62	6	372	61	433	3	247	3	186
2D Art studio	83	2	166		166	1	91	1	83
3D Art studio	97	1	97		97	1	102	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	2	204	0	0
Food room	104	1	104		104	1	102	0	0
Studio	83	0	0		0	1	90	extra room available	0
Graphics room	83	2	166		166	1	86	1	83
Music recital	83	1	83		83	1	90	0	0
Music classroom	69	2	138		138	1	62	1	69
Drama studio	90	2	180		180	1	98	1	90
		77	5,131	113	5,244	39	2,853	39	2,502
							Teaching space required		2,502
							Circulation	15%	375
							Toilets and personal care	10%	250
							Total area needed		3,128



Scenario IB

Les Beaucamps Scenario IB	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	43	2,365	170	2,535	18	1,160	25	1,375
Science Laboratory	90	11	990		990	4	364	7	630
IT room	62	6	372	65	437	3	251	3	186
2D Art studio	83	2	166		166	I	103	1	83
3D Art studio	97	I	97		97	I	99	0	0
Photography studio	76	I	76		76	0	0	1	76
Workshop	97	2	194		194	2	229	0	0
Food room	104	I	104		104	1	116	0	0
Studio	83	0	0		0	0	0	0	0
Graphics room	83	2	166		166	1	91	I	83
Music recital	83	1	83		83	1	89	0	0
Music classroom	69	2	138		138	1	69		69
Drama studio	90	2	180		180	1	118	1	90
		74	4,931	235	5,166	34	2,689	40	2,592
							Teaching space required		2,592
							Circulation	15%	389
							Toilets and personal care	10%	259
							Total area needed		3,240



Scenario IB

St Sampson's Scenario IB	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	43	2,365	52	2,417	20	1,152	23	1,265
Science Laboratory	90	11	990		990	6	529	5	450
IT room	62	6	372	61	433	3	247	3	186
2D Art studio	83	2	166		166	1	91	1	83
3D Art studio	97	1	97		97	I	102	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	2	204	0	0
Food room	104	1	104		104	1	102	0	0
Studio	83	0	0		0	1	90	extra room available	0
Graphics room	83	2	166		166	1	86	1	83
Music recital	83	1	83		83	1	90	0	0
Music classroom	69	2	138		138	1	62	1	69
Drama studio	90	2	180		180	1	98	1	90
		74	4,931	113	5,044	39	2,853	36	2,302
							Teaching space required		2,302
							Circulation	15%	345
							Toilets and personal care	10%	230
							Total area needed		2,878



Scenario IC

Les Beaucamps Scenario IC	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	40	2,200	170	2,370	18	1,160	22	1,210
Science Laboratory	90	11	990		990	4	364	7	630
IT room	62	6	372	65	437	3	251	3	186
2D Art studio	83	2	166		166	I	103	1	83
3D Art studio	97	I	97		97	I	99	0	0
Photography studio	76	I	76		76	0	0	1	76
Workshop	97	2	194		194	2	229	0	0
Food room	104	I	104		104	I	116	0	0
Studio	83	0	0		0	0	0	0	0
Graphics room	83	2	166		166	I	91	1	83
Music recital	83	1	83		83	I	89	0	0
Music classroom	69	2	138		138	I	69	1	69
Drama studio	90	2	180		180	I	118	1	90
		71	4,766	235	5,001	34	2,689	37	2,427
							Teaching space required		2,427
							Circulation	15%	364
							Toilets and personal care	10%	243
							Total area needed		3,034



Scenario IC

St Sampson's Scenario IC	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	40	2,200	52	2,252	20	1,152	20	1,100
Science Laboratory	90	11	990		990	6	529	5	450
IT room	62	6	372	61	433	3	247	3	186
2D Art studio	83	2	166		166	I	91	1	83
3D Art studio	97	1	97		97	I	102	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	2	204	0	0
Food room	104	1	104		104	I	102	0	0
Studio	83	0	0		0	I	90	extra room available	0
Graphics room	83	2	166		166	I	86	1	83
Music recital	83	I	83		83	I	90	0	0
Music classroom	69	2	138		138	I	62	1	69
Drama studio	90	2	180		180	I	98	1	90
		71	4,766	113	4,879	39	2,853	33	2,137
							Teaching space required		2,137
							Circulation	15%	321
							Toilets and personal care	10%	214
							Total area needed		2,671



Scenario 2A

Les Beaucamps Scenario 2A	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	45	2,475	170	2,645	18	1,160	27	I,485
Science Laboratory	90	12	1,080		1,080	4	364	8	720
IT room	62	6	372	65	437	3	251	3	186
2D Art studio	83	2	166		166	I	103	1	83
3D Art studio	97	I	97		97	I	99	0	0
Photography studio	76	I	76		76	0	0	1	76
Workshop	97	2	194		194	2	229	0	0
Food room	104	I	104		104	I	116	0	0
Studio	83	0	0		0	0	0	0	0
Graphics room	83	2	166		166	I	91	I	83
Music recital	83	1	83		83	I	89	0	0
Music classroom	69	2	138		138	1	69	1	69
Drama studio	90	2	180		180	I	118	1	90
		77	5,131	235	5,366	34	2,689	43	2,792
							Teaching space required		2,792
							Circulation	15%	419
							Toilets and personal care	10%	279
							Total area needed		3,490



Scenario 2A

St Sampson's + Le Murier Scenario 2A	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	45	2,475	52	2,527	34	2,026	11	605
Science Laboratory	90	12	1,080		I,080	7	591	5	450
IT room	62	6	372	61	433	5	317	1	62
2D Art studio	83	2	166		166	2	169	0	0
3D Art studio	97	1	97		97	I	102	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	3	282	extra room available	0
Food room	104	1	104		104	2	171	extra room available	0
Studio	83	0	0		0	I	90	extra room available	0
Graphics room	83	2	166		166	I	86	1	83
Music recital	83	1	83		83	I	90	0	0
Music classroom	69	2	138		138	2	124	0	0
Drama studio	90	2	180		180	I	98	1	90
		77	5,131	113	5,244	60	4,146	20	1,366
							Teaching space required		1,366
							Circulation	15%	205
							Toilets and personal care	10%	137
							Total area needed		1,708



Scenario 2B

Les Beaucamps Scenario 2B	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	43	2,365	170	2,535	18	1,160	25	1,375
Science Laboratory	90	11	990		990	4	364	7	630
IT room	62	6	372	65	437	3	251	3	186
2D Art studio	83	2	166		166	I	103	1	83
3D Art studio	97	1	97		97	I	99	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	2	229	0	0
Food room	104	1	104		104	I	116	0	0
Studio	83	0	0		0	0	0	0	0
Graphics room	83	2	166		166	I	91	I	83
Music recital	83	1	83		83	I	89	0	0
Music classroom	69	2	138		138	I	69	1	69
Drama studio	90	2	180		180	I	118	1	90
		74	4,931	235	5,166	34	2,689	40	2,592
							Teaching space required		2,592
							Circulation	15%	389
							Toilets and personal care	10%	259
							Total area needed		3,240



Scenario 2B

St Sampson's + Le Murier Scenario 2B	Area adopted for new room (m2)	Required number of rooms (sharing)	Area required (m²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	43	2,365	52	2,417	34	2,026	9	495
Science Laboratory	90	11	990		990	7	591	4	360
IT room	62	6	372	61	433	5	317	1	62
2D Art studio	83	2	166		166	2	169	0	0
3D Art studio	97	I	97		97	I	102	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	3	282	extra room available	0
Food room	104	I	104		104	2	171	extra room available	0
Studio	83	0	0		0	I	90	extra room available	0
Graphics room	83	2	166		166	1	86	1	83
Music recital	83	I	83		83	1	90	0	0
Music classroom	69	2	138		138	2	124	0	0
Drama studio	90	2	180		180	I	98	1	90
		74	4,931	113	5,044	60	4,146	17	1,166
							Teaching space required		1,166
							Circulation	15%	175
							Toilets and personal care	10%	117
							Total area needed		1,458



Scenario 2C

Les Beaucamps Scenario 2C	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	40	2,200	170	2,370	18	1,160	22	1,210
Science Laboratory	90	11	990		990	4	364	7	630
IT room	62	6	372	65	437	3	251	3	186
2D Art studio	83	2	166		166	I	103	1	83
3D Art studio	97	1	97		97	I	99	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	2	229	0	0
Food room	104	1	104		104	I	116	0	0
Studio	83	0	0		0	0	0	0	0
Graphics room	83	2	166		166	I	91	1	83
Music recital	83	1	83		83	I	89	0	0
Music classroom	69	2	138		138	I	69	1	69
Drama studio	90	2	180		180	I	118	1	90
		71	4,766	235	5,001	34	2,689	37	2,427
							Teaching space required		2,427
							Circulation	15%	364
							Toilets and personal care	10%	243
							Total area needed		3,034



Scenario 2C

St Sampson's + Le Murier Scenario 2C	Area adopted for new room (m²)	Required number of rooms (sharing)	Area required (m ²)	Excess teaching space in design (m²)	Total area required (m²)	Existing number of rooms	Existing area (m²)	Additional rooms needed	Additional area required (m²)
Classroom	55	40	2,200	52	2,252	34	2,026	6	330
Science Laboratory	90	11	990		990	7	591	4	360
IT room	62	6	372	61	433	5	317	1	62
2D Art studio	83	2	166		166	2	169	0	0
3D Art studio	97	1	97		97	I	102	0	0
Photography studio	76	1	76		76	0	0	1	76
Workshop	97	2	194		194	3	282	extra room available	0
Food room	104	1	104		104	2	171	extra room available	0
Studio	83	0	0		0	I	90	extra room available	0
Graphics room	83	2	166		166	1	86	1	83
Music recital	83	1	83		83	1	90	0	0
Music classroom	69	2	138		138	2	124	0	0
Drama studio	90	2	180		180	1	98	1	90
		71	4,766	113	4,879	60	4,146	14	1,001
							Teaching space required		1,001
							Circulation	15%	150
							Toilets and personal care	10%	100
							Total area needed		1,251



APPENDIX 3 – COMBINATION OF TOP DOWN SPACE REQUIREMENT WITH REQUIRED TEACHING AREA FROM SOA FOR THE TWO SCENARIOS AND THEIR VARIATIONS

This appendix contains the tables where the results of each scenario generated by the SoA are combined and compared to the top down analysis generated using BB103 guidelines.

Scenario IA

Les Beaucamps	Lower range - adjusted* (m ²)	Upper range - adjusted* (m²)	Existing area (m²)	Additional area from SoA (m²)	Total area new school (m²)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m²)	Surplus/ shortage area (based on upper value) (m²)
Gross Area	11,287	12,802	9,881	3,490	13,371	NO - over	2,084	569
Net Area	8,129	8,904	6,016	2,792	8,808	YES	679	-96
Other net area			642					
Halls, Dining and PE	1,169	1,697	1,212		1,212	YES	43	-485
Storage	539	850	618		618	YES	79	-232
Staff and Admin.	400	711	478	60	538	YES	138	-173
Learning Resources	421	646	377		377	NO - under	-44	-269
Teaching Area	4,672	5,543	2,689	2,792	5,481	YES	809	-62
Sum of minimums	7,201	9,448	6,016	2,852	8,868	YES	١,667	-580

Note: Halls, Dining and PE area has been reduced by the excess of space identified in the "dining section"

Scenario IA

St Sampson	Lower range - adjusted* (m ²)	Upper range - adjusted* (m²)	Existing area (m ²)	Additional area from SoA (m ²)	Total area new school (m²)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m²)	Surplus/ shortage area (based on upper value) (m²)
Gross Area	11,127	12,637	9,500	3,128	12,628	YES	1,500	-9
Net Area	7,980	8,753	6,343	2,502	8,845	NO - over	865	92
Other net area			801					
Halls, Dining and PE	1,156	١,684	1,198		1,198	YES	42	-486
Storage	538	848	596		596	YES	58	-252
Staff and Admin.	399	709	441		441	YES	42	-268
Learning Resources	420	645	454		454	YES	34	-191
Teaching Area	4,532	5,402	2,853	2,502	5,355	YES	823	-47
Sum of minimums	7,045	9,287	6,343	2,502	8,845	YES	1,800	-442



Scenario IB

Les Beaucamps	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,287	12,802	9,881	3,240	13,121	NO - over	1,834	319
Net Area	8,129	8,904	6,016	2,592	8,608	YES	479	-296
Other net area			642					
Halls, Dining and PE	1,169	1,697	1,212		1,212	YES	43	-485
Storage	539	850	618		618	YES	79	-232
Staff and Admin.	400	711	478	60	538	YES	138	-173
Learning Resources	421	646	377		377	NO - under	-44	-269
Teaching Area	4,672	5,543	2,689	2,592	5,281	YES	609	-262
Sum of minimums	7,201	9,448	6,016	2,652	8,668	YES	1,467	-780

Note: Halls, Dining and PE area has been reduced by the excess of space identified in the "dining section"

Scenario IB

St Sampson	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,127	12,637	9,500	2,878	12,378	YES	1,250	-259
Net Area	7,980	8,753	6,343	2,302	8,645	YES	665	-108
Other net area			801					
Halls, Dining and PE	1,156	1,684	1,198		1,198	YES	42	-486
Storage	538	848	596		596	YES	58	-252
Staff and Admin.	399	709	441		441	YES	42	-268
Learning Resources	420	645	454		454	YES	34	-191
Teaching Area	4,532	5,402	2,853	2,302	5,155	YES	623	-247
Sum of minimums	7,045	9,287	6,343	2,302	8,645	YES	1,600	-642



Scenario IC

Les Beaucamps	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,287	12,802	9,881	3,034	12,915	NO - over	1,628	3
Net Area	8,129	8,904	6,016	2,427	8,443	YES	314	-461
Other net area			642					
Halls, Dining and PE	1,169	1,697	1,212		1,212	YES	43	-485
Storage	539	850	618		618	YES	79	-232
Staff and Admin.	400	711	478	60	538	YES	138	-173
Learning Resources	421	646	377		377	NO - under	-44	-269
Teaching Area	4,672	5,543	2,689	2,427	5,116	YES	444	-427
Sum of minimums	7,201	9,448	6,016	2,487	8,503	YES	1,302	-945

Note: Halls, Dining and PE area has been reduced by the excess of space identified in the "dining section"

Scenario IC

St Sampson	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,127	12,637	9,500	2,671	12,171	YES	1,044	-466
Net Area	7,980	8,753	6,343	2,137	8,480	YES	500	-273
Other net area			801					
Halls, Dining and PE	1,156	I,684	1,198		1,198	YES	42	-486
Storage	538	848	596		596	YES	58	-252
Staff and Admin.	399	709	441		441	YES	42	-268
Learning Resources	420	645	454		454	YES	34	-191
Teaching Area	4,532	5,402	2,853	2,137	4,990	YES	458	-412
Sum of minimums	7,045	9,287	6,343	2,137	8,480	YES	1,435	-807



Scenario 2A

Les Beaucamps	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,476	13,015	9,881	3,490	3,37	NO - over	1,895	356
Net Area	8,264	9,051	6,016	2,792	8,808	YES	544	-243
Other net area			642					
Halls, Dining and PE	1,192	1,724	1,212		1,212	YES	20	-512
Storage	547	862	618		618	YES	71	-244
Staff and Admin.	406	721	478	60	538	YES	132	-183
Learning Resources	426	654	377		377	NO - under	-49	-277
Teaching Area	4,759	5,642	2,689	2,792	5,481	YES	722	-161
Sum of minimums	7,329	9,603	6,016	2,852	8,868	YES	1,539	-735

Note: Halls, Dining and PE area has been reduced by the excess of space identified in the "dining section"

Scenario 2A

St Sampson	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,316	12,850	3, 30	1,708	14,838	NO - over	3,521	1,988
Net Area	8,115	8,900	8,721	1,366	10,087	NO - over	1,972	1,187
Other net area			964					
Halls, Dining and PE	I,087	1,618	1,400		1,400	YES	313	-218
Storage	545	860	869		869	NO - over	324	9
Staff and Admin.	405	719	617		617	YES	212	-102
Learning Resources	425	652	725		725	NO - over	300	73
Teaching Area	4,619	5,501	4,146	1,366	5,512	NO - over	893	11
Sum of minimums	7,082	9,350	8,721	1,366	10,087	NO - over	3,005	737



Scenario 2B

Les Beaucamps	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,476	13,015	9,881	3,240	13,121	NO - over	1,645	106
Net Area	8,264	9,051	6,016	2,592	8,608	YES	344	-443
Other net area			642					
Halls, Dining and PE	1,192	1,724	1,212		1,212	YES	20	-512
Storage	547	862	618		618	YES	71	-244
Staff and Admin.	406	721	478	60	538	YES	132	-183
Learning Resources	426	654	377		377	NO - under	-49	-277
Teaching Area	4,759	5,642	2,689	2,592	5,281	YES	522	-361
Sum of minimums	7,329	9,603	6,016	2,652	8,668	YES	1,339	-935

Note: Halls, Dining and PE area has been reduced by the excess of space identified in the "dining section"

Scenario 2B

St Sampson	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,316	12,850	3, 30	1,458	14,588	NO - over	3,271	1,738
Net Area	8,115	8,900	8,721	1,166	9,887	NO - over	1,772	987
Other net area			964					
Halls, Dining and PE	1,087	1,618	1,400		1,400	YES	313	-218
Storage	545	860	869		869	NO - over	324	9
Staff and Admin.	405	719	617		617	YES	212	-102
Learning Resources	425	652	725		725	NO - over	300	73
Teaching Area	4,619	5,501	4,146	1,166	5,312	YES	693	-189
Sum of minimums	7,082	9,350	8,721	1,166	9,887	NO - over	2,805	537



Scenario 2C

Les Beaucamps	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,476	13,015	9,881	3,034	12,915	YES	1,439	-100
Net Area	8,264	9,051	6,016	2,427	8,443	YES	179	-608
Other net area			642					
Halls, Dining and PE	1,192	1,724	1,212		1,212	YES	20	-512
Storage	547	862	618		618	YES	71	-244
Staff and Admin.	406	721	478	60	538	YES	132	-183
Learning Resources	426	654	377		377	NO - under	-49	-277
Teaching Area	4,759	5,642	2,689	2,427	5,116	YES	357	-526
Sum of minimums	7,329	9,603	6,016	2,487	8,503	YES	1,174	-1,100

Note: Halls, Dining and PE area has been reduced by the excess of space identified in the "dining section"

Scenario 2C

St Sampson	Lower range - adjusted* (m2)	Upper range - adjusted* (m2)	Existing area (m2)	Additional area from SoA (m2)	Total area new school (m2)	Total new area within BB103 recommendation?	Surplus/ shortage area (based on lower value) (m2)	Surplus/ shortage area (based on upper value) (m2)
Gross Area	11,316	12,850	3, 30	1,251	14,381	NO - over	3,065	1,531
Net Area	8,115	8,900	8,721	1,001	9,722	NO - over	1,607	822
Other net area			964					
Halls, Dining and PE	I,087	1,618	1,400		1,400	YES	313	-218
Storage	545	860	869		869	NO - over	324	9
Staff and Admin.	405	719	617		617	YES	212	-102
Learning Resources	425	652	725		725	NO - over	300	73
Teaching Area	4,619	5,501	4,146	1,001	5,147	YES	528	-354
Sum of minimums	7,082	9,350	8,721	1,001	9,722	NO - over	2,640	372



APPENDIX 4 – ADDITIONAL VARIATIONS TO SCENARIO I AND SCENARIO 2

APPENDIX 4.1 - 2025/26 Student Number Assumptions

The table below shows the forecast number of students for the academic year 2025/26 assuming that the current number of States-funded students will remain in the private sector and therefore the increase in ex-bursary students is 0%. Scenarios I and 2 assumed that 75% of students who may have previously been eligible for a bursary would move into the state sector.

	Numbe	er of stud	ents								
2025/26	Y7	Y8	Y9	Y10	YII	Y12	Y13	Lower school	Sixth Form	Total	
Les Beaucamps	225	225	205	243	221	145	39	, 9	284	I,403	
St Sampson	214	231	220	229	219	145	139	1,113	284	1,397	
La Mare									0	0	
Grammar School									0	0	
Total								2,232	568	2,800	

Table A4.1 – 2025/26 student numbers excluding gain from scholarship students

APPENDIX 4.2 – Scenarios 3 and 4

All assumptions for Scenario 1 and Scenario 2 apply to Scenario 3 and Scenario 4 respectively with the exception of the forecast student numbers, that decrease by c100 students on each site. Table A4.2 lists the additional scenarios modelled.

Table A4.2 - Scenarios 3 and 4 input

	Building	Variation	Group size	Forms of entry	Pupils input	Existing gross area (m²)	
Scenario 3	- Les Beaucamps - St Sampson's	А	24	11	LBHS 1,403 students SSHS 1,397	9,881 9,500	
		В	26	10			
		С	28	9	students		
Scenario 4	- Les Beaucamps - St Sampson's - Le Murier	А	24	11	LBHS 1,433	9,881	
		В	26	10	SSHS 1,427	13,130	
		С	28	9	students		

We can compare this table with our assumptions in section 5.1.2 (or **Appendix 1**) and note that there are c.100 fewer students under this scenario.



Table A4.3 - Scenario 3 additional area required

	Scenario 3	Required number of teaching rooms (sharing)	Teaching area required (m^2)	Excess teaching space in design (m ²)	Total teaching area required (m ²)	Existing number of teaching rooms	Existing teaching area (m²)	Additional teaching rooms needed	Additional teaching area required (m ²)	Circulation - 15% (m ²)	Toilets & personal care - 10% (m²)	Total gross area required (m ²)
Les Beaucamps	Scenario 3A	74	4,931	235	5,166	34	2,689	40	2,592	389	259	3,240
	Scenario 3B	71	4,766	235	5,001	34	2,689	37	2,427	364	243	3,034
	Scenario 3C	68	4,566	235	4,801	34	2,689	34	2,227	334	223	2,784
St Sampson's	Scenario 3A	74	4,931	113	5,044	39	2,853	36	2,302	345	230	2,878
	Scenario 3B	71	4,766	113	4,879	39	2,853	33	2,137	321	214	2,671
	Scenario 3C	68	4,566	113	4,679	39	2,853	30	1,937	291	194	2,421

Table A4.4 – Scenario 4 additional area required

	Scenario 3	Required number of teaching rooms (sharing)	Teaching area required (m^2)	Excess teaching space in design (m ²)	Total teaching area required (m^2)	Existing number of teaching rooms	Existing teaching area (m²)	Additional teaching rooms needed	Additional teaching area required (m ²)	Circulation - 15% (m ²)	Toilets & personal care - 10% (m ²)	Total gross area required (m^2)
Les Beaucamps	Scenario 3A	74	4,931	235	5,166	34	2,689	40	2,592	389	259	3,240
	Scenario 3B	71	4,766	235	5,001	34	2,689	37	2,427	364	243	3,034
	Scenario 3C	68	4,566	235	4,801	34	2,689	34	2,227	334	223	2,784
St Sampson's	Scenario 3A	74	4,931	113	5,044	39	2,853	36	2,302	345	230	2,878
	Scenario 3B	71	4,766	113	4,879	39	2,853	33	2,137	321	214	2,671
	Scenario 3C	68	4,566	113	4,679	39	2,853	30	1,937	291	194	2,421

The numbers in tables 4.3 and 4.4 are "shifted" by one scenario because the results from the SoA depend on the FE.

Another observation is that Scenario 4B (group sizes of 26 learners) and Scenario 4C (group sizes of 28 learners) require the same area. This was expected because they are both modelled on 9 FE.

The following table A4.5 compares the results obtained from scenarios I and 2 (section 5.4) with scenarios 3 and 4 in this appendix for variation B. We note that assuming 75% of "ex-placeholders" students choosing the State School requires approximately 165 m² of additional teaching space compared with assuming that all learners will choose the independent schools anyway regardless of not having a bursary. This is due to the introduction of one additional FE as shown in tables A4.2 and table 5.2. All the other variations (e.g. 25%, 50%, etc.) are within this range.

Table A4.5 - Comparison of scenarios 1, 2 with scenarios 3,4

School	Scenario	Existing number of teaching rooms	Additional number of teaching rooms	Additional teaching area required (m²)	Additional gross area required (m²)	Total building area (m²)
Les Beaucamps High School	Scenario IB	34	40	2,592	3,240	3, 2
	Scenario 3B	34	37	2,427	3,034	12,915
	Difference		3	165	206	206
	Scenario 2B	34	40	2,592	3,240	3, 2
	Scenario 4B	34	37	2,427	3,034	12,915
	Difference		3	165	206	206
St Sampson's High	Scenario IB	39	36	2,302	2,878	12,378
301001	Scenario 3B	39	33	2,137	2,671	12,171
	Difference		3	165	207	207
St Sampson's High	Scenario 2B	60	17	1,166	1,458	14,588
School	Scenario 4B	60	14	1,001	1,251	14,381
	Difference		3	165	207	207

