

**APPENDIX B**  
**OCC New secondary school area comparison**  
**with national standards (BB103 & BB104) and OCC 2013 standard**

The secondary school gross building area requirements (m2) are calculated using the following formulae where N = the total number of pupils, N\* = the number of 11-16 year old pupils, N\*\* = the number of post 16 pupils, S = the number of reserved places for SEN pupils within SEN unit.

Age range	11 to 16	11 to 16	11 to 16	11 to 16	11 to 16	11 to 18	11 to 18	11 to 18	11 to 18	11 to 18	
Size of school	4FE - 600 incl 8 SEN pupils	5FE - 750 incl 10 SEN pupils	6FE - 900 incl 12 SEN pupils	7FE - 1050 Incl 14 SEN pupils	8FE - 1200 incl 16 SEN pupils	4FE - 600 + 100 incl 8 SEN pupils	5FE - 750 + 150 incl 10 SEN pupils	6FE - 900 + 200 incl 12 SEN pupils	7FE - 1050 + 250 incl 14 SEN pupils	8FE - 1200 + 300 incl 16 SEN pupils	
No. of 11-16 pupils (N)	600	750	900	1050	1200	600	750	900	1050	1200	
No. of 6th form pupils(n)	0	0	0	0	0	100	150	200	250	300	
No of SEN pupils (s)	8	10	12	14	16	8	10	12	14	16	
No. of total pupils	600	750	900	1050	1200	700	900	1100	1300	1500	
<b>FORMULAE</b>											
A	BB103 min - (1050+[6.3xN*]) + (350+[7xN**]) with SEN unit BB104 min - (60+[10.5xS])	4974	5940	6906	7872	8838	6024	7340	8656	9972	11288
B	BB103 max - (1270+[7.1xN*]) + (430+[7.85xN**]) with SEN unit BB104 max - (75+[12.5xS])	5705	6795	7885	8975	10065	6920	8402.5	9885	11367.5	12850
C	OCC current (2013) area formula with no SEN resourced places	5210	6170	7130	8090	9050	6380	7690	9000	10310	11620
D	OCC proposed (2016) new secondary school building area fromulae with BB104 min unit area for SEN resourced places (1310 + [6.25 x N]) + (470 + [7 x n]) + (60 +[10.5 x s])	5204	6163	7121	8080	9038	6374	7683	8991	10300	11608
D-A	m2 difference between BB103/104 min and OCC area	230	223	215	208	200	350	343	335	328	320
D-B	% difference between BB103/104 min and OCC area	4.6	3.7	3.1	2.6	2.3	5.8	4.7	3.9	3.3	2.8
E-D	m2 difference between BB103/104 max and OCC area	-501	-633	-764	-896	-1027	-546	-720	-894	-1068	-1242
E-D	% difference between BB103/104 max and OCC area	-8.8	-9.3	-9.7	-10.0	-10.2	-7.9	-8.6	-9.0	-9.4	-9.7
a	BB103 Minimum Site Area - 50N+9000	39000	46500	54000	61500	69000	44000	54000	64000	74000	84000
b	OCC required and BB103 Maximum Site Area - 63N+11,000	48800	58250	67700	77150	86600	55100	67700	80300	92900	105500

**Assumptions**

SEN area based on the BB104 Unit area. This allows area for life skills.	Attempt to derive overall area benefit from colocation of SEN provision by inclusion of SEN within OCC's current area standard
A Unit is larger than the SRP area for primary schools, as defined within BB104, but is well below the area	
2 SEN places are to be provided per 1FE assuming a minimum school size of 4FE	Current external covered areas requirements are to be maintained NB this area is not identified within BB103
To overcome the deficiencies of the minimum area within BB103, in particular for initially small schools (4FE and 5FE), the current OCC standard will remain above these minimum requirements	Maximum BB103 site area required to ensure some potential for expansion, temporary accommodation, minor site anomalies eg SUDS, contours, shape, features etc
Ensure that initial specialist spaces such as Sports Halls can be adequately sized at the outset.	Additional site area for SEN provision (for up to 16 pupils) - say 1300m2.
Area formula should allow for core areas to be provided to support future expansion.	This is based on drop off (532m2), parking (240m2), external play (300m2) and building area (228m2). This area is assumed to be included within the overall maximum site area