

Appendix A – Primary School Area Comparison Table

Table demonstrates the difference between national standards and proposed OCC standards

	0.5FE	a	b	b-a	1FE	A	B	B-A	1.5FE	C	D	D-C	2FE	E	F	F-E	2.5FE	G	G-F	3FE	H	I	I-H					
Pupil numbers	105	120	120		210	270	270		315	390	390		420	510	510		525	630	630	630	750	750	750					
Area formula based on pupil number (N)		105 +13 FS2 +2 FS3	105 +13 FS2 +2 FS3	Difference between national and OCC standard		210 +52 FS2 +8 FS3	210 +52 FS2 +8 FS3 incl.6 SRP SEN	Difference between national and OCC standard	315 +65 FS2 +10 FS3	315 +65 FS2 +10 FS3 incl. 6 SRP SEN	315 +65 FS2 +10 FS3 incl. 6 SRP SEN	Difference between national and OCC standard	420 +78 FS2 +12 FS3	420 +78 FS2 +12 FS3 incl 8 SRP SEN	420 +78 FS2 +12 FS3 incl 8 SRP SEN	Difference between national and OCC standard	525 +91 FS2 +14 FS3	525 +91 FS2 +14 FS3 incl.10 SRP SEN	525 +91 FS2 +14 FS3 incl.10 SRP SEN	Difference between national and OCC standard	630 +104 FS2 +16 FS3	630 +104 FS2 +16 FS3 incl.12 SRP SEN	630 +104 FS2 +16 FS3 incl.12 SRP SEN	Difference between national and OCC standard				
	(m2)	(m2)	(m2)		(m2)	(m2)	(m2)		(m2)	(m2)	(m2)		(m2)	(m2)	(m2)		(m2)	(m2)	(m2)		(m2)	(m2)	(m2)					
4-10+ years - numbers	105	105	105		210	210	210	210	315	315	315		420	420	420		525	525	525		630	630	630					
4-10+ years - area (4.1N+350) (min BB103)	780.5	780.5			1211	1211	1211		1641.5	1641.5	1641.5		2072	2072	2072		2502.5	2502.5	2502.5		2933	2933	2933					
3+years - FS2 numbers		13	13			52	52	52		65	65		78	78	78			91	91			104	104					
3+years - FS2 area (4.1N)(min BB103)		53.3	53.3			213.2	213.2			266.5	266.5		319.8	319.8				373.1	373.1			426.4	426.4					
2+years- FS3 numbers		2	2			8	8	8		10	10		12	12	12			14	14			16	16					
2+years - FS3 area (EFA tool)		35	35			54	54			55	55		73	73				76	76			84	84					
SRP SEN - numbers						6	6	6		6	6			8	8			10	10			12	12					
SRP SEN area (5N+60)(min BB104)						90				90				100				110				120						
Total BB103 & BB104 Minimum Building Area •BB103 min pupil area (4.1N+350) •FS3 pupils based on EFA SoA tool •SEN ambulant SRP BB104 min pupil area (5N+60)	781	869	869		1211	1478	1568	1608	40	1641.5	1963	2053	2109.5	2072	2464.8	2565	2565	0	2502.5	2951.6	3061.6	3092	30	2933	3443.4	3563	3563	0
Total BB103 & BB104 Maximum Building Area •BB103 max pupil area (4.5N+400) •FS3 pupils based on EFA SoA tool •SEN ambulant SRP BB104 max pupil area (6.5N+75)	873	966			1345	1633	1747			1817.5	2165	2279		2290	2714	2841			2762.5	3248	3388			3235	3787	3940		
Minimum BB103 Site Area 33.3N+2000 plus SEN,SRP say 900m2														15,985	16,985	16,985												
Maximum BB103 Site Area 42N+2400 plus 900m2			2.22 ha*				2.22 ha*							20,040	21,300	22,200	2.22 ha									3.01 ha		

KEY	
*	Core area required for 2FE or 3FE
**	Benefit derived from colocation of Nursery, 2 year olds and SEN provision.
SEN	Special Education Needs – reserved places
FS1	Foundation stage reception pupils aged 4 years plus
FS2	Foundation stage nursery pupils aged 3 years plus
FS3	Foundation stage nursery pupils aged 2 years plus
SRP	Specially resourced provision for SEN reserved places
N	Number of pupils

Assumptions
OCC's requirement for full size classrooms, in all cases, has been continued.
Foundation Stage is defined as F1, F2 and F3 as shown in key.
F3 (2 year olds) areas are generated using Primary Schedule of Accommodation (SoA) EFA tool version 6.2.
Main stream areas are generated using BB103 formula
SEN SRP areas are generated using BB104 SEND formula
The SEN area is based on a Specially Resourced Provision (SRP) for ambulant pupils. This is the minimum area for any SEN categorisation. If the SEN places were categorised as a unit instead of SRP it would generate an additional area of between 45m ² and 87m ² , depending on the number of pupils.
The minimum number of SEN pupils in any SRP is 6N ^o to generate enough revenue to make a SRP viable.
The total area shown within the OCC columns reflects OCC's breakdown of accommodation to provide appropriate educational requirements.
Additional site area for SEN provision of 900m ² based on drop off (530m ²), parking (120m ²), external play (150m ²) and building area (100m ²).
Core ancillary area requirements (e.g. Hall, Office, Staffroom, Stores etc.) are maintained to support school to expand in the future to optimum size of 2FE and in exceptional circumstances 2.5/3FE
Maximum BB103 site area required for 2 FE or 3FE school to ensure some potential for expansion, temporary accommodation, minor site anomalies e.g. SUDS, contours, shape, features etc.