

Requirements based on: 2FE Primary + Nursery
Calculations: Base area + area per pupil

Requirements based on existing pupil numbers of: 2FE Primary + Nursery (420 + 26)

BB103 Benchmark

		Base Area	Nursery (26)	KS1 (180)	KS2 (240)	Total Recommended Min. Area
Net	Soft Outdoor PE	0	0	0	8400	8400
	Hard Outdoor PE	400	0	270	360	1030
	Soft Informal	600	52	360	480	1492
	Hard Informal	200	26	180	240	646
	Habitat	0	0	90	120	210
	Min. net site area	1800	130	1800	10800	14530

Comparison

		min. req'ts	Proposals	Difference vs. BB103
Net	Soft Outdoor PE	8400	2560.6	-5839.4
	Hard Outdoor PE	1030	3342.9	+2312.90
	Soft Informal	1492	4508.3	+3016.30
	Hard Informal	646	2748.05	+2102.05
	Habitat	210	1704.52	+1494.52
	Net site area	14530	13705.77	-824.23



- 0m 10m 20m north
- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
 - Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
 - Do not re-scale this drawing.
 - All civil/structural matters including existing and proposed services, sub-base construction, site structures and retaining walls are subject to design confirmation by an appropriately qualified Engineer. Refer to information by others.
 - The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
 - This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

- Site boundary
- Existing tree to be retained and protected in accordance with BS 5837:2012
- Existing tree to be removed
- Proposed soft informal
- Proposed hard informal
- Proposed hard outdoor PE
- Proposed soft outdoor PE
- Habitat area

P06	23/09/26	DB	RB	Updated in line with latest proposals
P05	19/09/26	DB	RB	Updated in line with latest proposals
P04	20/01/26	SM	RB	Updated in line with updated proposals
P03	05/09/25	SM	RB	Updates to the calculations based on updated parking layout.
P02	03/09/25	SM	RB	Updates to the BB103 calculations.
P01	01/09/25	SM	RB	First issue.
rev.	date	by	chk	notes

project
Reading SEN Schools
dwg no
RDW-TFC- XX-XX-DR- L- 1101
title
Ridgeway- Proposed BB103 calculations
suitability
Information
stage
Stage 3
scale @ A1
1:500

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