


Special School Net Capacity Assessment Tool			
Date	Version	Editor	Comments
10/07/2025	2.2		Locked Version

 Department for Education			
Net Capacity Assessment Verification Report			
Purpose of the report:			
The net capacity assessment method is intended to provide a single, robust and consistent method of assessing the capacity of schools. It results in a measure of capacity called the ‘Net Capacity’ (because it includes all the spaces within the ‘Net Area’ of the school buildings.) The Net Capacity figures can be used for a number of purposes. It provides schools and responsible bodies with consistent and objective data for use in setting admission numbers, admission appeals, supporting estate management and curriculum planning. By comparison with the number on roll and future pupil forecasts, it can indicate the number of places that are surplus or additional places that are needed in a school. It can also inform decisions about how capital resources are best deployed.			
Measurements:			
The measurements provided are for NCA purposes and are specific to the requirements of the NCA methodology. They are not equivalent to any measurement standards in the RICS Measurement 2nd Edition.			
Instructions			
Report will be sent via email through the automated solution to relevant School/Stakeholders.			
Step 1			
Open report and navigate to the "Guidance" tab (current tab) in order to familiarise yourself with the instructions and definitions of different fields.			
Step 2			
Refer to the "Establishment details" tab, where you will find calculated fields that contain all the general information about the respective school. You can click on each cell in order to find a pop-up definition of the cell.			
Step 3			
Refer to the "Room Details" tab, where you can find detailed information on each room within the respective school, you can use below definitions to help you understand the meaning of each field or value. Room details tab has a limit of 2000 rooms.			
Full guidance Instructions			
Full guidance on the Net Capacity Assessment methodology can be found at Net capacity assessment guidance:		<a href="#">Net capacity assessment guidance: assessing the net capacity of schools</a>	
Definitions			
Room/Space Type	Description		
General	Enclosed spaces which are daylit, reasonably ventilated and heated (unless Unusable as Basic Workplaces), have electrical and IT servicing, 1 or no sinks, 1 or no walls with fitted furniture (e.g. benching) and have minimal fixed equipment.		
Open-plan/semi-open general	Open-plan or semi-open spaces (i.e. open to main circulation route or other spaces) which are reasonably lit, ventilated and heated, have electrical and IT servicing, 1 or no sinks, 1 or no walls with fitted furniture (e.g. benching) and have minimal fixed equipment.		
Fitted	Any spaces which are reasonably ventilated and heated (unless Unusable as Basic Workplaces), have electrical and IT servicing, no sinks and 2 or more walls with fitted furniture (e.g. benching); e.g. ICT-rich rooms, music rooms with fixed benching for keyboards or secondary school libraries/ LRCs with fixed shelving.		
Light practical (science)	Any spaces which are daylit, reasonably ventilated and heated (unless Unusable as Basic Workplaces), have electrical, IT and wet servicing, 1 or more sinks and 2 or more walls with fitted furniture suitable for science (e.g. benching with gas taps); e.g. science studio/ demonstration, science laboratories, science prep rooms.		
Light practical (other)	Any spaces which are daylit, reasonably ventilated and heated (unless Unusable as Basic Workplaces), have electrical, IT and wet servicing, 1 or more sinks and 2 or more walls with fitted furniture (e.g. benching); e.g. art rooms, graphics or textiles rooms, hair and beauty salons or primary practical spaces.		
Heavy practical (workshops)	Any spaces which are daylit, reasonably ventilated and heated (unless Unusable as Basic Workplaces), have electrical and wet servicing, 1 or more sinks and fixed equipment, often with extract facilities, in a workshop environment (e.g. design technology, engineering and construction workshops, prep rooms for workshops, CAD/CAM and heat treatment areas)		
Heavy practical (clean)	Any spaces which are daylit, reasonably ventilated and heated (unless Unusable as Basic Workplaces), have electrical and wet servicing, 1 or more sinks and fixed equipment or 2 or more walls of fitted furniture and equipment (F&E), in a clean, hygienic environment (e.g. food room, catering training rooms, clinical or massage spaces with beds, fitness/exercise rooms).		

Large	Enclosed spaces with large volume (e.g. over 3.5m ceilings) which are reasonably ventilated and heated, have electrical servicing and may have fittings to suit PE or performance (e.g. sports halls, gymnasia, swimming pools, halls (including any stage area), dining halls (not smaller social areas), drama, dance or media studios, atria and malls.		
Storage	Enclosed spaces with minimal daylight and servicing, usually with fitted shelving or racking, not occupied and suitable for storage of teaching resources, work in progress, furniture, sports or other equipment. Not including preparation spaces (e.g. in science and design technology).		
Non-net	Any spaces within a commercial school kitchen, including preparation, washup, food stores, admin, changing and toilets; any changing area with adjoining showers; any spaces of which more than 85% is circulation; any toilets, suites of toilets or hygiene rooms; any plant space including server rooms.		
<b>Number of workplaces</b> The number of workplaces is automatically calculated for each space, using the room type and net area stated. The number of workplaces each space yields is dependent on the formula used, which are explained below.			
General	Spaces up to 90m2: (area / 1.5) - 4Spaces over 90m2: (area / 2.5) + 20		
Fitted	Spaces up to 120m2: (area / 2) - 4Spaces over 120m2: (area / 3) + 16		
Light practical	(area / 2.5) - 4		
Heavy practical	(area / 3.5) - 4		
Large	Spaces up to 75m2: (area / 2.5) - 4Spaces over 75m2: (area / 12.5) + 20		
Basic Workplaces in mainstream schools	Where the number of workplaces is calculated as being 15 or over, some or all of these workplaces are allocated as basic workplaces. The allocation of basic workplaces to a space indicates that it is a potential classbase or teaching space. This is based purely on the size and type of the space and is not a reflection of the current use of the space, nor is it expected that all basic workplaces should be used for teaching. Basic workplaces can take the values of 15 to 30, and then multiples of 30 (e.g. 60, 90, ...).		
Resource Workplaces in mainstream schools	Resource workplaces are the number of workplaces remaining after basic workplaces have been allocated. Resource workplaces can take the values of 0 to 14 in spaces with less than 15 workplaces, and any workplaces remaining once basic workplaces have been allocated.		
Basic Workplaces in special schools	Where the number of workplaces is calculated as being 12 or over, some or all of these workplaces are allocated as basic workplaces. The allocation of basic workplaces to a space indicates that it is a potential classbase or teaching space. This is based purely on the size and type of the space and is not a reflection of the current use of the space, nor is it expected that all basic workplaces should be used for teaching. Basic workplaces can take the values of 12 to 36, and then multiples of 36 (e.g. 72, 108, ...). The wider range in the basic workplace allocation for special schools acknowledges the variance in class sizes that can occur in special schools. Special schools have utilisation factors significantly lower than in mainstream		
Resource Workplaces in special schools	Resource workplaces are the number of workplaces remaining after basic workplaces have been allocated. resource workplaces can take the values of 0 to 11 in spaces with less than 12 workplaces, and any workplaces remaining once basic workplaces have been allocated.		
<b>Unusable as basic workplaces</b> Spaces which yield less than 15 workplaces are already considered unusable as basic workplaces and therefore do not need to be assessed for any other reason.			
Daylight/ ventilation	Insufficient daylight and ventilation apparent to allow full-time occupation of the space (e.g. basements or lofts used for storage).		
Heat/ insulation	Insufficient heating or insulation apparent to allow full-time occupation of the space (e.g. a shed or garage).		
Fire escape	Inadequate access or means of escape to allow full-time occupation of the space by pupils or students.		
Narrow (<3.5m)	Spaces or areas that are less than 3.5m wide (not including any shared circulation area).		
Low ceiling (<2.1m)	Spaces or areas that have an average ceiling height of less than 2.1m (not including ceiling mounted equipment or services).		
Changing benches	Dedicated cloakrooms and changing rooms (without showers) that have fixed benches and/or hooks on most walls, and perhaps fixed 'island' units (Changing rooms with showers directly adjacent should not be included in the net area of the establishment).		
85% Circulation	Usable area in spaces which are predominantly for circulation, such as malls or other large corridors (where shared circulation is 85% of the total area), foyers or main entrance halls.		
Pools	Indoor swimming pools, including warm water pools and hydrotherapy pools (outdoor swimming pools should not be included in the net area of a establishment).		
Outbuilding	Simple buildings without servicing or heating for storage or plant, including garages, sheds, storage containers, energy centres.		
<b>Definitions for the 'status' of each space</b>			

Classbase	SPACES USED BY THE ESTABLISHMENT AS CLASSBASES, Only valid for schools with a primary element. These spaces include any associated part of shared teaching area, if appropriate (see guidance), and should only be used for spaces which are classrooms or areas designated as the registration base for one primary class.		
Teaching	SPACES USED BY THE ESTABLISHMENT AS TEACHING SPACES, These spaces comprise of all rooms available for teaching or learning, including all timetabled spaces, halls and study areas (but not including dining areas or social areas). Libraries and learning resource centres can be considered teaching spaces if they have lessons regularly timetabled in them.		
Early years	LA DESIGNATED EARLY YEARS AND CHILDCARE PROVISION, Where these spaces are included in the Net Area Schedule, please enter details of the spaces in at the bottom of the "Establishment_Details" sheet. These spaces will not be included as part of the net capacity calculation and should be given a status of 'Early Years'.		
SEND resourced	SPECIALLY RESOURCED FACILITIES FOR PUPILS WITH SPECIAL EDUCATIONAL NEEDS AND DISABILITIES This includes support facilities normally available to the establishment during the normal school day, including: • facilities for pupils with special educational needs (SEN) and disabilities (such as a support centre for pupils with sensory impairments); • facilities for pupils with behaviour management problems (such as a Learning Support Unit); These spaces will not be included as part of the net capacity calculation. Spaces which are not specially resourced facilities but are predominantly used by SEND pupils should not be given a status of SEND Resourced. For example, a standard secondary classroom which is used by SEND pupils should be given a status of 'Teaching'.		
Non-school	NON-SCHOOL SPACES These spaces would not be usually available by the school during the school day. This includes places of worship (previously marked "W"), parents and community rooms (previously marked "P"), adult learning facilities (previously marked "A"), some specially resourced facilities (previously marked "R") and any spaces in residential use. Spaces with this status will not be included as part of the net capacity calculation.		
<b>Outdoor spaces</b> Outdoor spaces do not currently affect the net capacity of the establishment, however recording the type and area of outdoor spaces may provide a comparison with the schedule of accommodation tool and with building bulletin recommendations. Outdoor spaces DO NOT need to be measured unless they are hard surfaced, in which case the area of the space should be entered in the "Notes" field (Column R) . Similar outdoor spaces which are not hard surfaced should be counted, and the number of spaces should be entered in the "Notes" field (Column R) Prefixing the block reference with "OUT" will change the "room type" field to list the outdoor space types below. Record the area of these hard surfaced spaces in the net area field. For outdoor spaces, there is no need to consider whether the space is unusable, or the status.			
Natural habitat	Natural, mainly unmanaged area of natural habitat, fenced to be available to pupils only under supervision.		
Managed habitat	Mainly managed area of horticultural habitat, paddock or bioretention facilities, fenced to be available to pupils only under supervision.		
Level grass	Level mown and managed grassed area, available to pupils for PE.		
Managed soft surface	Area of mown and managed grass, earth, bark, etc., available to pupils.		
Specialist soft surface	Artificial grass area (e.g. for pitches), wet pour EPDM rubber or 'synthetic' (i.e. sand dressed synthetic turf, polymeric or clay), etc. available to pupils.		
Soft landscaping	Mainly managed area of gardens and soft landscaping.		
Specialist hard surface	Porous asphalt area or needle punch with shock pad (e.g. for MUGAs), available to pupils for PE.		
Adjacent hard surface	Areas of asphalt, paving or other hard surfaced area adjacent to educational spaces in buildings, partially covered with simple roof coverings.		
Hard surface	Non-porous asphalt, paving or other hard surfaced area for playgrounds, paths and courtyards.		
Covered hard surface	Areas of asphalt, paving or other hard surfaced area wholly covered with simple roof coverings.		
Sheltered area	Hard or soft surfaced areas sheltered by walls, trellises or trees, available to pupils for social, learning, or PE such as swimming pool.		
External plant	Simple structures or tanks without servicing or heating for plant, including storage tanks, solar panel arrays, windmills.		



Department  
for Education

Net Capacity Assessment Special Schools

Establishment Identification

Establishment name:	Beacon Hill School
Phase of Education:	Special
Unique Reference Number:	131544
Local Authority:	North Tyneside
LA Number:	392/
Establishment Type	0
Date	

Establishment age range

Age range minimum	3
Age range maximum	19

Buildings information

Number of sites	1
Total site area (m2):	46094

Admissions

Earliest year of admission:	Reception
Last year accommodated:	Year 14

Planned Number of Places:	238
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Additional information (optional)

Nursery/ EY Provision

Key Stages (KS)	Total places
nursery places ages 0 to 2	0
nursery places ages 2 to 3	0
nursery places ages 3 to 5	0

SEND Classes

Key Stages (KS)	No of classes	Class size	Total places
nursery*	0	0	0
reception*	0	0	0
primary KS1/2*	0	0	0
secondary KS 3/4*	0	0	0
post-16*	0	0	0

Classes for Profound Multiple Learning Disabilities Only (PMLD) only

Key Stages (KS)	No of classes	Class size	Total places
primary KS1/2	0	0	0
secondary KS 3/4	0	0	0
post-16	0	0	0

Classes for severe Autistic Spectrum Disorder (ASD) only

Key Stages (KS)	No of classes	Class size	Total places
primary KS1/2	0	0	0
secondary KS 3/4	0	0	0
post-16	0	0	0

Comments

The school has confirmed they take on Nursery aged children from age of 3, however, they only have one nursery aged child on roll currently.

STEP 1											STEP 2					STEP 3		STEP 4			
Block Reference / External	Block Name	Floor	Room	Surveyor Room Reference	Establishment Room Reference	Establishment Room Name	Room Type	Net Area	Non-net Area	Net Area Validations	Unusable as Basic Workplaces	Height of Room	No. of sinks	Accessibility	Daylight provision	Notes	Basic Workplaces (Calculated)	Resource Workplaces (Calculated)	Room Use	Status	Type of space validation
EFAA	0	Ground F	1	G.001	N/A	N/A	General	42.9	0		N/A	2.59	0	Yes	Yes	0	25	0	Meeting rooms	N/A	
EFAA	0	Ground F	2	G.002	N/A	N/A	General (but less than 27m²)	11.91	0		N/A	0	0	Yes	Yes	0	0	4	Offices	N/A	
EFAA	0	Ground F	3	G.003	N/A	N/A	General	39.55	0		N/A	0	0	Yes	Yes	0	23	0	Offices	N/A	
EFAA	0	Ground F	4	G.004	N/A	N/A	General (but less than 27m²)	16.32	16.32		N/A	0	0	Yes	Yes	Reception area- 50% non net for cir	0	7	Reception areas (entrance)	N/A	
EFAA	0	Ground F	5	G.005	N/A	N/A	General (but less than 27m²)	15.94	0		N/A	0	0	Yes	Yes	0	0	7	Offices	N/A	
EFAA	0	Ground F	6	G.006	N/A	N/A	Non-net	0	4.46		N/A	0	0	Yes	Yes	0	0	0	Accessible toilets	N/A	
EFAA	0	Ground F	7	G.007	N/A	N/A	General	30.07	0		N/A	0	0	Yes	Yes	0	17	0	Therapy rooms	N/A	
EFAA	0	Ground F	8	G.008	N/A	N/A	General	51.1	0		N/A	0	0	Yes	Yes	Primary confirmed with school.	30	1	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	9	G.009	N/A	N/A	Non-net	0	20.05		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
EFAA	0	Ground F	10	G.010	N/A	N/A	Non-net	0	15.03		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
EFAA	0	Ground F	11	G.011	N/A	N/A	General (but less than 27m²)	10.05	0		N/A	0	0	Yes	Yes	0	0	3	Cloakrooms	N/A	
EFAA	0	Ground F	12	G.012	N/A	N/A	Non-net	0	6.67		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
EFAA	0	Ground F	13	G.013	N/A	N/A	Non-net	0	20		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
EFAA	0	Ground F	14	G.014	N/A	N/A	General	70.43	0		N/A	0	0	Yes	Yes	0	30	13	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	15	G.015	N/A	N/A	Storage	5.93	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	16	G.016	N/A	N/A	Storage	7.99	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	17	G.017	N/A	N/A	Light practical (other)	10	0		N/A	0	1	Yes	Yes	0	0	1	Kitchenettes	N/A	
EFAA	0	Ground F	18	G.018	N/A	N/A	Non-net	0	6.55		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
EFAA	0	Ground F	19	G.019	N/A	N/A	Storage	2.88	0		N/A	0	0	Yes	Yes	0	0	1	Cleaners' stores	N/A	
EFAA	0	Ground F	20	G.020	N/A	N/A	General	60.94	0		N/A	0	0	Yes	Yes	0	30	7	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	21	G.021	N/A	N/A	General (but less than 27m²)	11.25	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	22	G.022	N/A	N/A	General	54.78	0		N/A	0	0	Yes	Yes	0	30	3	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	23	G.023	N/A	N/A	Storage	6.65	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
EFAA	0	Ground F	24	G.024	N/A	N/A	Fitted	11.99	0		N/A	0	0	Yes	Yes	0	0	2	Quiet calming spaces	N/A	
EFAA	0	Ground F	25	G.025	N/A	N/A	General (but less than 27m²)	10.08	0		N/A	0	0	Yes	Yes	0	0	3	Quiet calming spaces	N/A	
EFAA	0	Ground F	26	G.026	N/A	N/A	Storage	9.37	0		N/A	0	0	Yes	Yes	0	0	1	Furniture stores	N/A	
EFAA	0	Ground F	27	G.027	N/A	N/A	General (but less than 27m²)	11.81	0		N/A	0	0	Yes	Yes	0	0	4	Offices	N/A	
EFAA	0	Ground F	28	G.028	N/A	N/A	Non-net	0	12.64		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
EFAA	0	Ground F	29	G.029	N/A	N/A	General	67.06	0		N/A	0	0	Yes	Yes	0	30	11	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	30	G.030	N/A	N/A	Storage	6.1	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	31	G.031	N/A	N/A	General	61.76	0		N/A	0	0	Yes	Yes	0	30	8	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	32	G.032	N/A	N/A	Storage	6.36	0		N/A	0	0	Yes	Yes	0	0	9	Classroom stores	N/A	
EFAA	0	Ground F	33	G.033	N/A	N/A	Storage	9.95	0		N/A	0	0	Yes	Yes	0	0	1	Equipment stores	N/A	
EFAA	0	Ground F	34	G.034	N/A	N/A	General	59.73	0		N/A	0	0	Yes	Yes	0	30	6	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	35	G.035	N/A	N/A	General (but less than 27m²)	11.98	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	36	G.036	N/A	N/A	Storage	5.75	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	37	G.037	N/A	N/A	Non-net	0	18.91		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
EFAA	0	Ground F	38	G.038	N/A	N/A	General	54.93	0		N/A	0	0	Yes	Yes	0	30	3	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	39	G.039	N/A	N/A	General (but less than 27m²)	11.97	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	40	G.040	N/A	N/A	Storage	5.76	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	41	G.041	N/A	N/A	Non-net	0	5.14		N/A	0	0	Yes	Yes	0	0	0	Toilets (staff/ visitors)	N/A	
EFAA	0	Ground F	42	G.042	N/A	N/A	Storage	7.99	0		N/A	0	0	Yes	Yes	0	0	1	Equipment stores	N/A	
EFAA	0	Ground F	43	G.043	N/A	N/A	General	64.31	0		N/A	0	0	Yes	Yes	0	30	9	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	44	G.044	N/A	N/A	Storage	5.91	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	45	G.045	N/A	N/A	General (but less than 27m²)	12.28	0		N/A	0	0	Yes	Yes	0	0	5	Quiet calming spaces	N/A	
EFAA	0	Ground F	46	G.046	N/A	N/A	General	59.17	0		N/A	0	0	Yes	Yes	0	30	6	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	47	G.047	N/A	N/A	Storage	5.88	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	48	G.048	N/A	N/A	General	60.89	0		N/A	0	0	Yes	Yes	0	30	7	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	49	G.049	N/A	N/A	Storage	6.01	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	50	G.050	N/A	N/A	General (but less than 27m²)	12.38	0		N/A	0	0	Yes	Yes	0	0	5	Quiet calming spaces	N/A	
EFAA	0	Ground F	51	G.051	N/A	N/A	General	64.36	0		N/A	0	0	Yes	Yes	0	30	9	Primary SEN classrooms	Classbase	
EFAA	0	Ground F	52	G.052	N/A	N/A	Storage	6.08	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	53	G.053	N/A	N/A	Storage	13.23	0		N/A	0	0	Yes	Yes	0	0	3	Storage rooms	N/A	
EFAA	0	Ground F	54	G.054	N/A	N/A	Storage	7.32	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
EFAA	0	Ground F	55	G.055	N/A	N/A	Non-net	0	5.06		N/A	0	0	Yes	Yes	0	0	0	Toilets (staff/ visitors)	N/A	
EFAA	0	Ground F	56	G.056	N/A	N/A	General	54.64	0		N/A	0	0	Yes	Yes	0	30	0	Secondary SEN classrooms	Teaching	
EFAA	0	Ground F	57	G.057	N/A	N/A	General (but less than 27m²)	10.92	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	58	G.058	N/A	N/A	General (but less than 27m²)	11.9	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	59	G.059	N/A	N/A	Storage	5.64	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	60	G.060	N/A	N/A	General	60.15	0		N/A	0	0	Yes	Yes	0	30	7	Secondary SEN classrooms	Teaching	
EFAA	0	Ground F	61	G.061	N/A	N/A	Storage	5.71	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	62	G.062	N/A	N/A	General (but less than 27m²)	11.91	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	63	G.063	N/A	N/A	General	59.63	0		N/A	0	0	Yes	Yes	0	30	6	Secondary SEN classrooms	Teaching	
EFAA	0	Ground F	64	G.064	N/A	N/A	Storage	6.24	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	65	G.065	N/A	N/A	General	66.35	0		N/A	0	0	Yes	Yes	0	30	11	Sixth form SEN classrooms	Teaching	
EFAA	0	Ground F	66	G.066	N/A	N/A	Storage	6.31	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	67	G.067	N/A	N/A	Non-net	0	15.1		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
EFAA	0	Ground F	68	G.068	N/A	N/A	Storage	9.92	0		N/A	0	0	Yes	Yes	0	0	1	Equipment stores	N/A	
EFAA	0	Ground F	69	G.069	N/A	N/A	Non-net	0	15.57		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
EFAA	0	Ground F	70	G.070	N/A	N/A	General (but less than 27m²)	11.82	0		N/A	0	0	Yes	Yes	0	0	4	Offices	N/A	
EFAA	0	Ground F	71	G.071	N/A	N/A	Storage	8.5	0		N/A	0	0	Yes	Yes	0	0	1	Equipment stores	N/A	
EFAA	0	Ground F	72	G.072	N/A	N/A	General	59.45	0		N/A	0	0	Yes	Yes	0	30	3	Secondary SEN classrooms	Teaching	
EFAA	0	Ground F	73	G.073	N/A	N/A	Fitted	9.95	0		N/A	0	0	Yes	Yes	0	0	1	Quiet calming spaces	N/A	
EFAA	0	Ground F	74	G.074	N/A	N/A	General (but less than 27m²)	11.99	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
EFAA	0	Ground F	75	G.075	N/A	N/A	Storage	5.61	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	76	G.076	N/A	N/A	Storage	4.21	0		N/A	0	0	Yes	Yes	0	0	1	Cleaners' stores	N/A	
EFAA	0	Ground F	77	G.077	N/A	N/A	Heavy practical (clean)	65.71	0		N/A	0	1	Yes	Yes	0	15	0	Food rooms	Teaching	
EFAA	0	Ground F	78	G.078	N/A	N/A	Storage	6.07	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
EFAA	0	Ground F	79	G.079	N/A	N/A	General	53.68	0		N/A	0	0	Yes	Yes	Class used by one student	30	2	Secondary SEN classrooms	Teaching	
EFAA	0	Ground F	80	G.080	N/A	N/A	General	32.48	0		N/A	0	0	Yes	Yes	0	18	0	Sensory rooms	N/A	
EFAA	0	Ground F	81	G.081	N/A	N/A	General	60.61	0		N/A	0	0	Yes	Yes	0	30	7	Staff workrooms	N/A	
EFAA	0	Ground F	82	G.082	N/A	N/A	Light practical (other)	64.82	0		N/A	0	1	Yes	Yes	0					

NEW BLOCK 01	0		Ground F 3	G.003	N/A	N/A	Storage	5.03	0		Outbuilding	0	0	Yes	Yes	External shed.	0	1	Storage rooms	N/A	
EFAA	0		Ground F 125	G.125	N/A	N/A	Non-net	0	77.8		N/A	0	0	Yes	Yes		0	0	Changing rooms, with showers	N/A	
EFAA	0		Ground F 126	G.126	N/A	N/A	Large	134.9	0		Pools	5.83	0	Yes	Yes	0	0	0	Hydrotherapy pools	N/A	Large rooms with less than 3.5m height.
EFAA	0		Ground F 127	G.127	N/A	N/A	Non-net	0	29.33		N/A	0	0	Yes	Yes	0	0	0	Plant rooms	N/A	
EFAA	0		Ground F 128	G.128	N/A	N/A	Storage	5.3	0		N/A	0	0	Yes	Yes	0	0	1	Sports equipment stores	N/A	
EFAA	0		Ground F 129	G.129	N/A	N/A	General (but less than 27m²)	2.13	0		N/A	0	0	Yes	Yes	0	0	1	Changing rooms, no showers	N/A	
EFAA	0		Ground F 130	G.130	N/A	N/A	General (but less than 27m²)	2.24	0		N/A	0	0	Yes	Yes	0	0	1	Changing rooms, no showers	N/A	
EFAA	0		Ground F 131	G.131	N/A	N/A	Non-net	0	3.45		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
EFAA	0		Ground F 132	G.132	N/A	N/A	Non-net	0	19.22		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
EFAA	0		Ground F 133	G.133	N/A	N/A	Non-net	0	17.8		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
EFAA	0		Ground F 134	G.134	N/A	N/A	Non-net	0	19.59		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
EFAA	0		Ground F 135	G.135	N/A	N/A	General (but less than 27m²)	24.42	0		N/A	0	0	Yes	Yes	0	13	0	Staff workrooms	N/A	
EFAA	0		Ground F 136	G.136	N/A	N/A	General	51.96	0		N/A	0	0	Yes	Yes	0	30	1	Staff rooms	N/A	
EFAA	0		Ground F 137	G.137	N/A	N/A	Storage	21.5	0		N/A	0	0	Yes	Yes	0	0	7	Storage rooms	N/A	
EFAA	0		Ground F 138	G.138	N/A	N/A	Non-net	0	728.38		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
EFAA	0		Ground F 139	G.139	N/A	N/A	Storage	12.01	0		N/A	0	0	Yes	Yes	0	0	3	Storage rooms	N/A	
EFAA	0		Ground F 140	G.140	N/A	N/A	Storage	7.9	0		N/A	0	0	Yes	Yes	External measurement.	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		Ground F 1	G.001	N/A	N/A	Non-net	0	20.88		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
NEW BLOCK 02	0		Ground F 2	G.002	N/A	N/A	Non-net	0	3.49		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
NEW BLOCK 02	0		Ground F 3	G.003	N/A	N/A	General (but less than 27m²)	21.26	0		N/A	0	0	Yes	Yes	0	11	0	Offices	N/A	
NEW BLOCK 02	0		Ground F 4	G.004	N/A	N/A	General	52.33	0		N/A	0	0	Yes	Yes	0	30	1	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		Ground F 5	G.005	N/A	N/A	Storage	3.25	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		Ground F 6	G.006	N/A	N/A	Storage	2.3	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		Ground F 7	G.007	N/A	N/A	General	51.01	0		N/A	0	0	Yes	Yes	0	30	1	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		Ground F 8	G.008	N/A	N/A	Storage	2.87	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		Ground F 9	G.009	N/A	N/A	General (but less than 27m²)	11.88	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
NEW BLOCK 02	0		Ground F 10	G.010	N/A	N/A	General	49.63	0		N/A	0	0	Yes	Yes	0	30	0	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		Ground F 11	G.011	N/A	N/A	Storage	5.02	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		Ground F 12	G.012	N/A	N/A	Non-net	0	2.77		N/A	0	0	Yes	Yes	Distribution Board	0	0	Plant rooms	N/A	
NEW BLOCK 02	0		Ground F 13	G.013	N/A	N/A	Storage	1.63	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		Ground F 14	G.014	N/A	N/A	General	49.65	0		N/A	0	0	Yes	Yes	0	30	0	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		Ground F 15	G.015	N/A	N/A	Storage	2.03	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		Ground F 16	G.016	N/A	N/A	Non-net	0	22.7		N/A	0	0	Yes	Yes	0	0	0	Hygiene rooms	N/A	
NEW BLOCK 02	0		Ground F 17	G.017	N/A	N/A	General (but less than 27m²)	26.88	0		N/A	0	0	Yes	Yes	0	14	0	Sensory rooms	N/A	
NEW BLOCK 02	0		Ground F 18	G.018	N/A	N/A	Storage	18.71	0		N/A	0	0	Yes	Yes	0	0	6	Equipment stores	N/A	
NEW BLOCK 02	0		Ground F 19	G.019	N/A	N/A	General	65.95	0		N/A	0	0	Yes	Yes	0	30	10	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		Ground F 20	G.020	N/A	N/A	Storage	6.57	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		Ground F 21	G.021	N/A	N/A	General	69.8	0		N/A	0	0	Yes	Yes	0	30	13	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		Ground F 22	G.022	N/A	N/A	Storage	6.54	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		Ground F 23	G.023	N/A	N/A	Non-net	0	11.29		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
NEW BLOCK 02	0		Ground F 24	G.024	N/A	N/A	General (but less than 27m²)	19.24	109.04		N/A	0	0	Yes	Yes	Open space used as circulation with	0	9	Unused net area	N/A	
NEW BLOCK 02	0		Ground F 25	G.025	N/A	N/A	Storage	3.37	0		N/A	0	0	Yes	Yes	0	0	25	Cleaners' stores	N/A	
NEW BLOCK 02	0		Ground F 26	G.026	N/A	N/A	Non-net	0	68.28		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
NEW BLOCK 02	0		Ground F 27	G.027	N/A	N/A	Non-net	0	3.79		N/A	0	0	Yes	Yes	0	0	0	Plant rooms	N/A	
NEW BLOCK 02	0		1st Floor 1	1.001	N/A	N/A	Storage	1.54	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		1st Floor 2	1.002	N/A	N/A	Non-net	0	2.82		N/A	0	0	Yes	Yes	0	0	0	Server rooms	N/A	
NEW BLOCK 02	0		1st Floor 3	1.003	N/A	N/A	General	54.11	0		N/A	0	0	Yes	Yes	0	30	3	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		1st Floor 4	1.004	N/A	N/A	Storage	4.97	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		1st Floor 5	1.005	N/A	N/A	General (but less than 27m²)	11.93	0		N/A	0	0	Yes	Yes	0	0	4	Quiet calming spaces	N/A	
NEW BLOCK 02	0		1st Floor 6	1.006	N/A	N/A	General	51.47	0		N/A	0	0	Yes	Yes	0	30	1	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		1st Floor 7	1.007	N/A	N/A	Storage	2.84	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		1st Floor 8	1.008	N/A	N/A	Storage	2.32	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		1st Floor 9	1.009	N/A	N/A	General	52.58	0		N/A	0	0	Yes	Yes	0	30	2	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		1st Floor 10	1.01	N/A	N/A	Storage	3.25	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		1st Floor 11	1.011	N/A	N/A	General	49.8	0		N/A	0	0	Yes	Yes	0	30	0	Secondary SEN classrooms	Teaching	
NEW BLOCK 02	0		1st Floor 12	1.012	N/A	N/A	Storage	1.89	0		N/A	0	0	Yes	Yes	0	0	1	Classroom stores	N/A	
NEW BLOCK 02	0		1st Floor 13	1.013	N/A	N/A	General	35.87	0		N/A	0	0	Yes	Yes	0	20	0	Staff rooms	N/A	
NEW BLOCK 02	0		1st Floor 14	1.014	N/A	N/A	Non-net	0	4.98		N/A	0	0	Yes	Yes	0	0	0	Toilets (staff/ visitors)	N/A	
NEW BLOCK 02	0		1st Floor 15	1.015	N/A	N/A	Non-net	0	12.25		N/A	0	0	Yes	Yes	0	0	0	Toilets (pupils)	N/A	
NEW BLOCK 02	0		1st Floor 16	1.016	N/A	N/A	General (but less than 27m²)	15.67	0		N/A	0	0	Yes	Yes	0	0	7	Meeting rooms	N/A	
NEW BLOCK 02	0		1st Floor 17	1.017	N/A	N/A	Storage	5.21	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 02	0		1st Floor 18	1.018	N/A	N/A	Non-net	0	74.28		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
NEW BLOCK 01	0		Ground F 4	G.004	N/A	N/A	General (but less than 27m²)	13.66	0		Heat/ insulation	0	0	Yes	Yes	Timber 'hobbit house' structure used	0	6	Secondary SEN classrooms	Teaching	
NEW BLOCK 03	0		Ground F 1	G.001	N/A	N/A	Storage	5.02	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 03	0		Ground F 2	G.002	N/A	N/A	Large	72.78	0		N/A	4.31	0	Yes	Yes	N/A	0	2	Scenic halls	Teaching	Large rooms with less than 3.5m height.
NEW BLOCK 03	0		Ground F 3	G.003	N/A	N/A	Storage	3.61	0		N/A	0	0	Yes	Yes	0	0	1	Equipment stores	N/A	
NEW BLOCK 03	0		Ground F 4	G.004	N/A	N/A	General	45.74	0		N/A	0	0	Yes	Yes	0	27	0	Independent life skills rooms	N/A	
NEW BLOCK 03	0		Ground F 5	G.005	N/A	N/A	Storage	14.63	0		N/A	0	0	Yes	Yes	0	0	4	Storage rooms	N/A	
NEW BLOCK 03	0		Ground F 6	G.006	N/A	N/A	General (but less than 27m²)	22.69	0		N/A	0	0	Yes	Yes	0	12	0	Independent life skills rooms	N/A	
NEW BLOCK 03	0		Ground F 7	G.007	N/A	N/A	Non-net	0	25.99		N/A	0	0	Yes	Yes	0	0	0	Circulation spaces	N/A	
NEW BLOCK 03	0		Ground F 8	G.008	N/A	N/A	General	49.18	49.18		N/A	0	0	Yes	Yes	Circulation with 50% net for seating	29	0	Unused net area	N/A	
NEW BLOCK 03	0		Ground F 9	G.009	N/A	N/A	General (but less than 27m²)	15.11	0		N/A	0	0	Yes	Yes	0	0	7	Meeting rooms	N/A	
NEW BLOCK 03	0		Ground F 10	G.010	N/A	N/A	Non-net	0	9.31		N/A	0	0	Yes	Yes	0	0	0	Toilets (staff/ visitors)	N/A	
NEW BLOCK 03	0		Ground F 11	G.011	N/A	N/A	Storage	11.86	0		N/A	0	0	Yes	Yes	0	0	2	Storage rooms	N/A	
NEW BLOCK 03	0		Ground F 12	G.012	N/A	N/A	Non-net	0	2.25		N/A	0	0	Yes	Yes	0	0	0	Plant rooms	N/A	
NEW BLOCK 03	0		Ground F 13	G.013	N/A	N/A	Non-net	0	6.77		N/A	0	0	Yes	Yes	0	0	0	Toilets (staff/ visitors)	N/A	
NEW BLOCK 03	0		Ground F 14	G.014	N/A	N/A	Storage	8.54	0		N/A	0	0	Yes	Yes	0	0	1	Storage rooms	N/A	
NEW BLOCK 03	0		Ground F 15	G.015	N/A	N/A	Non-net	0	41.04		N/A	0	0	Yes	Yes	0	0	0	Plant rooms	N/A	
NEW BLOCK 03	0		Ground F 16	G.016	N/A	N/A	General	47.64	0		N/A	0	0	Yes	Yes	0	28	0	Sixth form SEN classrooms	Teaching	
NEW BLOCK 03	0		Ground F 17	G.017	N/A	N/A	Light practical (other)	4.12	0		N/A	0	1	Yes	Yes	0	0	1	Kitchenettes	N/A	
NEW BLOCK 03	0		Ground F 18	G.018	N/A	N/A	Non-net	0	3.91		N/A	0	0	Yes	Yes	0	0	0	Server rooms	N/A	
NEW BLOCK 03	0		Ground F 19	G.019	N/A	N/A	General (but less than 27m²)	10.87	0		N/A	0	0	Yes	Yes	0	0	4	School libraries	N/A	
NEW BLOCK 03	0		Ground F 20	G.020	N/A	N/A	General (but less than 27m²)	10.77	0		N/A	0	0	Yes	Yes	0					

**Net Capacity**  
This shows the calculations that are used to determine net capacity. When considering overall capacity, the number of workplaces may be considered to be an approximation of the number of pupils.

Where a calculation is defaulting to an upper or lower limit, a message will appear in red. This does not necessarily signify an error or an issue, but may indicate rooms could be utilised more efficiently.

<b>Net Capacity</b>		
Basic workplaces included in capacity calculation:	1,549	The total number of workplaces in rooms designated as "Classbase", "Teaching", "Unusable" or unmarked.
Resource workplaces included in capacity calculation:	496	
Basic workplaces calculated in classbases	390	The total number of basic workplaces in classbases (rooms designated as "Classbase")
Basic workplaces calculated in teaching spaces	717	The total number of basic workplaces in teaching spaces (rooms designated as "Teaching")
Workplaces available in classbases / teaching spaces	1,107	The lower of: (a) the basic workplaces calculated in classbases and / or teaching spaces or (b) 75% of the total number of basic and resource workplaces. This ensures that enough support space is being considered to support the teaching space.
Capacity based on classbases / teaching spaces	291	The capacity based on classbases / teaching spaces uses the utilisation factor to account for teaching spaces being timetabled or partially used.
Basic workplace allowance	45	45 Basic workplaces, plus 45 additional basic workplace allowance for any additional sites and a further 50 basic workplaces if the site is small (when compared to the capacity based on classbases/teaching spaces). Discounting a basic workplace allowance allows parity across a range of school size for large non-teaching spaces.
maximum workplaces available	305	The higher of: (a) the capacity based on classbases / teaching spaces or (b) 75% of the (Total basic workplaces minus the basic workplace allowance) multiplied by the utilisation factor. This ensures a reasonable amount of space is being considered as teaching space.
minimum workplaces available	228	(a) 75% of the maximum workplaces available.
capacity based on planned admission no.	238	The number of pupils that are at the establishment based on the Planned Admission Number.
net capacity	238	Equal to (a) the capacity based on the planned admission number where between the minimum and maximum workplaces available or (b) the minimum or maximum workplaces available where the capacity based on the planned admission number is outside of the minimum and maximum workplaces available.

**Theoretical maximum workplaces available**  
The maximum workplaces available above is not only based on the size and type of spaces, but also considers which spaces are used as teaching spaces. The theoretical maximum workplaces available shows the maximum workplaces available if spaces were configured to maximise the amount of teaching space and all of that teaching space was used as such. In most cases, the theoretical maximum capacity will not be achievable without major reconfiguration and will not be achievable with most curriculums / admission arrangements. The theoretical maximum capacity may suggest that a reconfiguration could lead to an increase in capacity. Where a reconfiguration of spaces has reduced the capacity of an establishment (for example, teaching space has been repurposed as office space), the theoretical maximum workplaces available could be used to support a previous higher capacity value.

For primary schools, the theoretical maximum workplaces available considers all spaces as potential classbases rather than teaching spaces.

Theoretical maximum workplaces available	406	((70% of the total number of basic and resource workplaces) minus an allowance for untimetabled teaching spaces) multiplied by the utilisation factor.
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**Comments**

Reason for position within range