

TONYFRETTONARCHITECTS

EF ACADEMY – COTUIT HALL, PULLENS LANE, OXFORD

AREA CALCULATIONS

275_10A_Cotuit Hall Area Schedule
January, 2017

1. INTRODUCTION

The definition of Gross Exteranl Area (GEA) and Gross Internal Area (GIA) are derived from 'Code of Measuring Practice 6th edition' from RICS.

1.1 Gross External Area (GEA)

Gross External Area is the area of a building measured externally at each floor level.

Including

- Perimeter wall thickness and external projections
- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal balconies
- Structural, raked or stepped floors are to be treated as a level floor measured horizontally
- Horizontal floors, whether accessible or not, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above the main roof level
- Outbuildings which share at least one wall with the main building
- Loading bays
- Areas with a headroom of less than 1.5m
- Pavement vaults
- Garages
- Conservatories

Excluding

- External open-sided balconies, covered ways and fire escapes
- Canopies
- Open vehicle parking areas, roof terraces, and the like
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

1.2 Gross Internal Area (GIA)

Gross External Area is the area of a building measured externally at each floor level.

Including










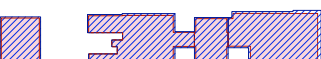

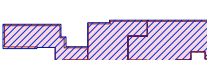
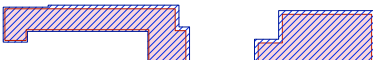
- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal open-sided balconies, walkways, and the like
- Structural, raked or stepped floors are to be treated as a level floor measured horizontally
- Horizontal floors, whether accessible or not, below structural, raked or stepped floors
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like
- Projection rooms
- Voids over stairwells and lift shafts on upper floors*
- Loading bays
- Areas with a headroom of less than 1.5m
- Pavement vaults
- Garages
- Conservatories

Excluding

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural, raked or stepped floors*
- Greenhouses, garden stores, fuel stores, and the like in residential property

* Voids – attention is drawn to the exclusion of voids over atria at upper levels and the inclusion of voids over stairs etc. Where an atrium-like space is formed to create an entrance feature and this also accommodates a staircase, this does not become a stairwell but remains an atrium measurable at base level only

1.3 Graphical comparison of existing and proposed areas

EXISTING	PROPOSED
<div>Second Floor</div> 	<div></div> 
<div>First Floor</div> 	<div></div> 
<div>Ground Floor</div> 	<div></div> 
<div>LG-1</div> 	<div></div> 
<div>LG-2</div> 	<div></div> 
<div>LG-3</div> 	<div></div> 
<div>LG-4</div>	<div></div> 

2. AS EXISTING AREAS

2.1 Areas Schedule, as existing

The Area Schedule is arranged to show the GEA and GIA for each building on site at each level, all numbers are in units of square metre (m²).

the totals for each building are tabulated at the bottom row and the the total GEA and GIA shown at the bottom right.

Open sided walkways are not including in the the area but are stated separately.

	EXISTING									
	Cotuit Hall		Refectory Building		Brewer Building		Lecture Hall & WC		Marcus Lower	
	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA
Second Floor	206	162								
First Floor	235	206								
Ground Floor	246	213			353	320				
LG-1	173	150	318	299	353	320			432	401
LG-2					369	325	106	97	432	401
LG-3							14	10	456	427
LG-4										
Total	860	731	318	299	1074	966	120	107	1321	1229

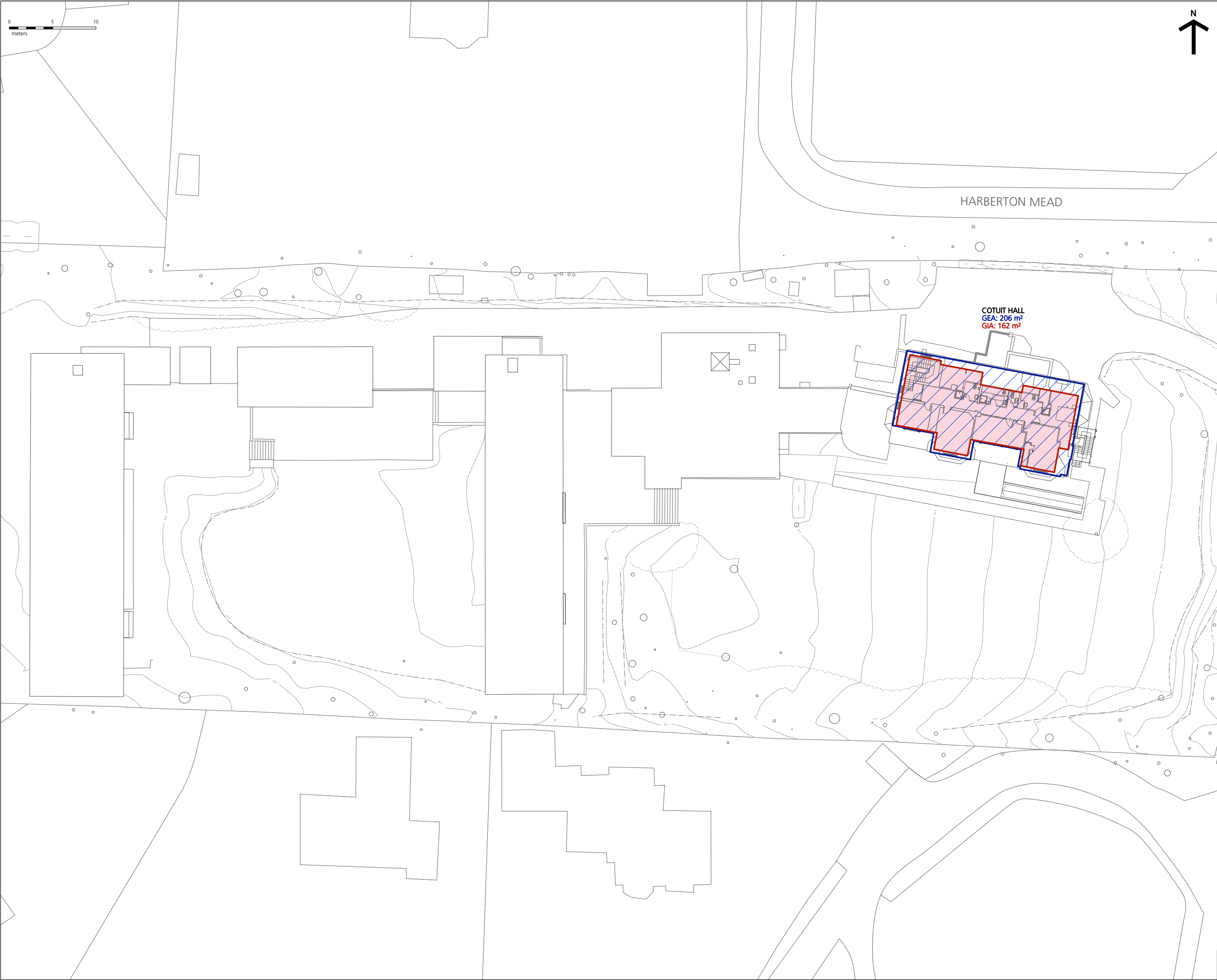
Open sided covered ways:33



Existing GEA Total3694

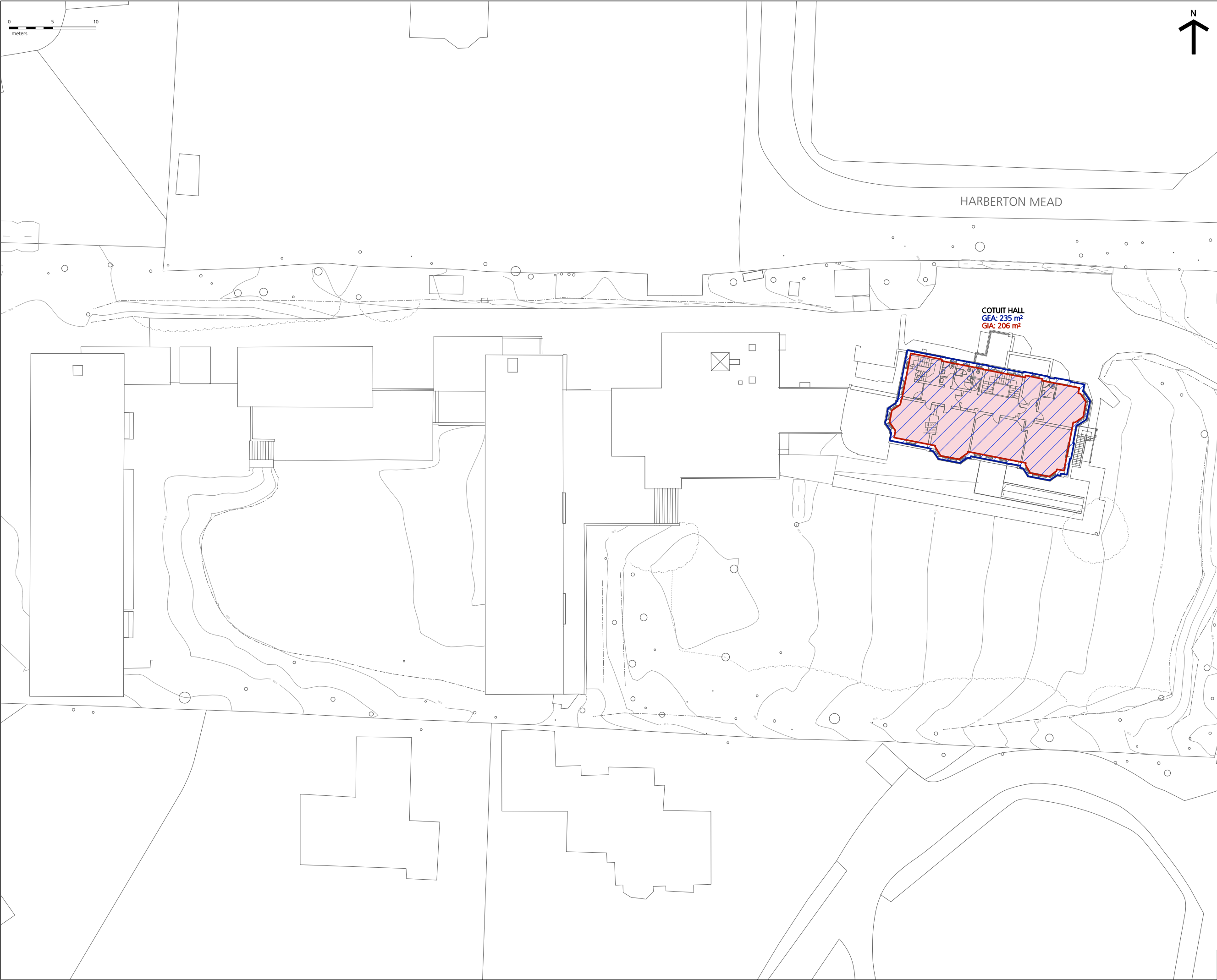
Existing GIA Total3331

2.2 As Existing Areas Drawings

The drawings on the following pages illustrate the areas that are included/excluded in the calculations for Cotuit Hall as existing. All measurements have been taken in CAD software in m². Conversion to ft² achieved by multiplying m² by 10.76391



<p>NOTES</p> <p>All dimensions are from structure to structure unless indicated otherwise.</p> <p>Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.</p> <p>Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.</p> <p>Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.</p> <p>For legend see signature sheet 112_C02B_001.</p> <p>© Copyright Reserved</p>		
Rev	Date	Comments
-	-	Use this section for notes on revisions
<p>NOTE: Drawing must be printed in colour</p> <p>KEY</p> <p> Gross External Area</p> <p> Gross Internal Area</p>		
<p>TONY FRETTON ARCHITECTS</p> <p>Tony Fretton Architects Ltd Highgate Studios, 53-79 Highgate Road, London NW5 1TL T+44 (0)20 7284 2000, F+44 (0)20 3227 1055 mail@tonyfretton.com, www.tonyfretton.com</p>		
Job No:	275	
Project:	EF Academy, Oxford	
Drawing title:	Second Floor Plan As Existing, GEA & GIA Areas	
Scale:	1:200 @ A1 & 1:400 @ A3	
Origination Date:	August, 2016	
Status:	Planning	
Drawing No :	275_PL_9101	Rev -



NOTES

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For legend see signature sheet 112_C02B_001.

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Rev	Date	Comments
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NOTE: Drawing must be printed in colour

KEY

	Gross External Area
	Gross Internal Area

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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	First Floor Plan As Existing, GEA & GIA Areas
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9102
Rev	-



NOTES

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Rev	Date	Comments
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NOTE: Drawing must be printed in colour

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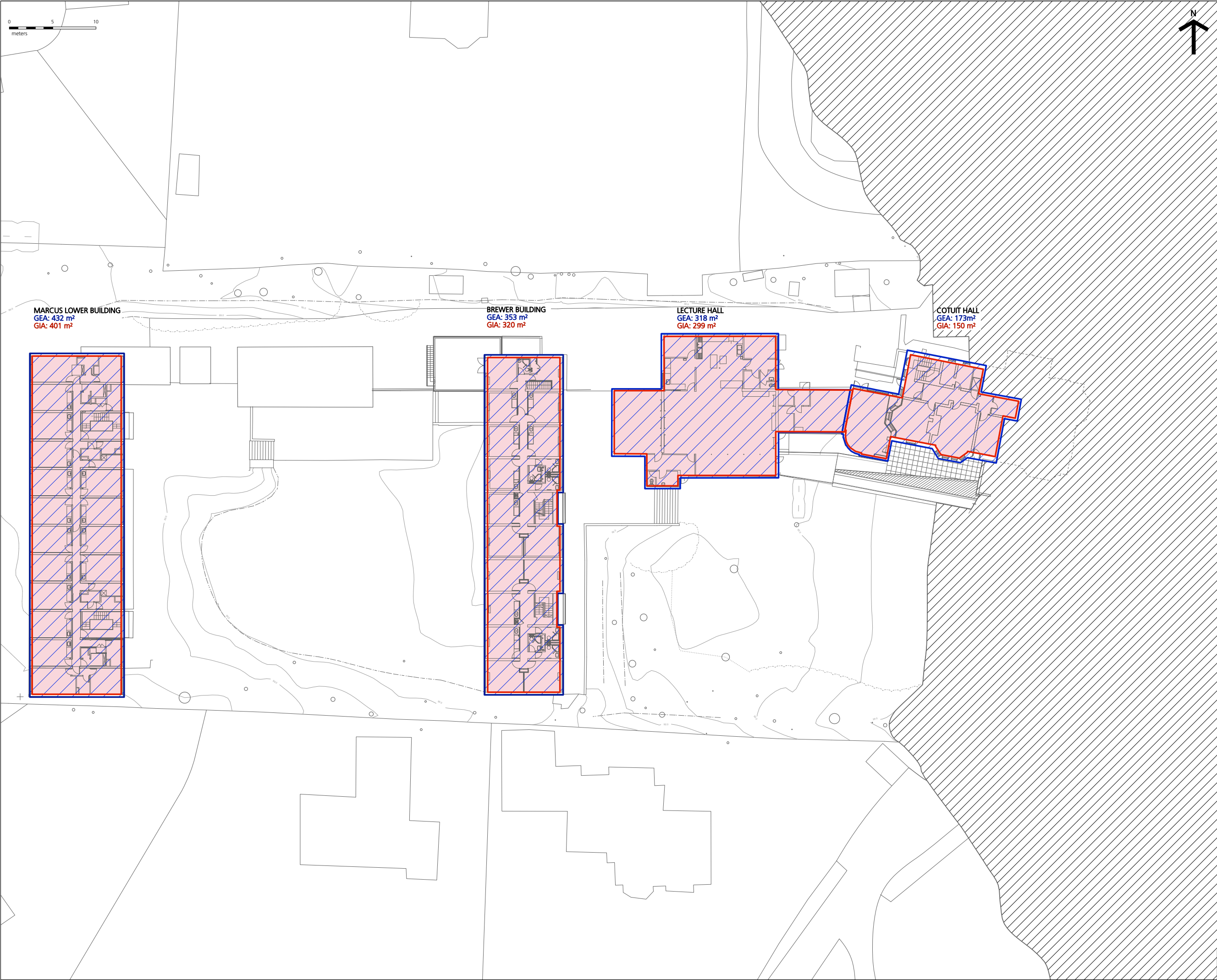
Gross External Area

Gross Internal Area

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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	Ground Floor Plan As Existing, GEA & GIA Areas
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9103
Rev	-



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

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KEY

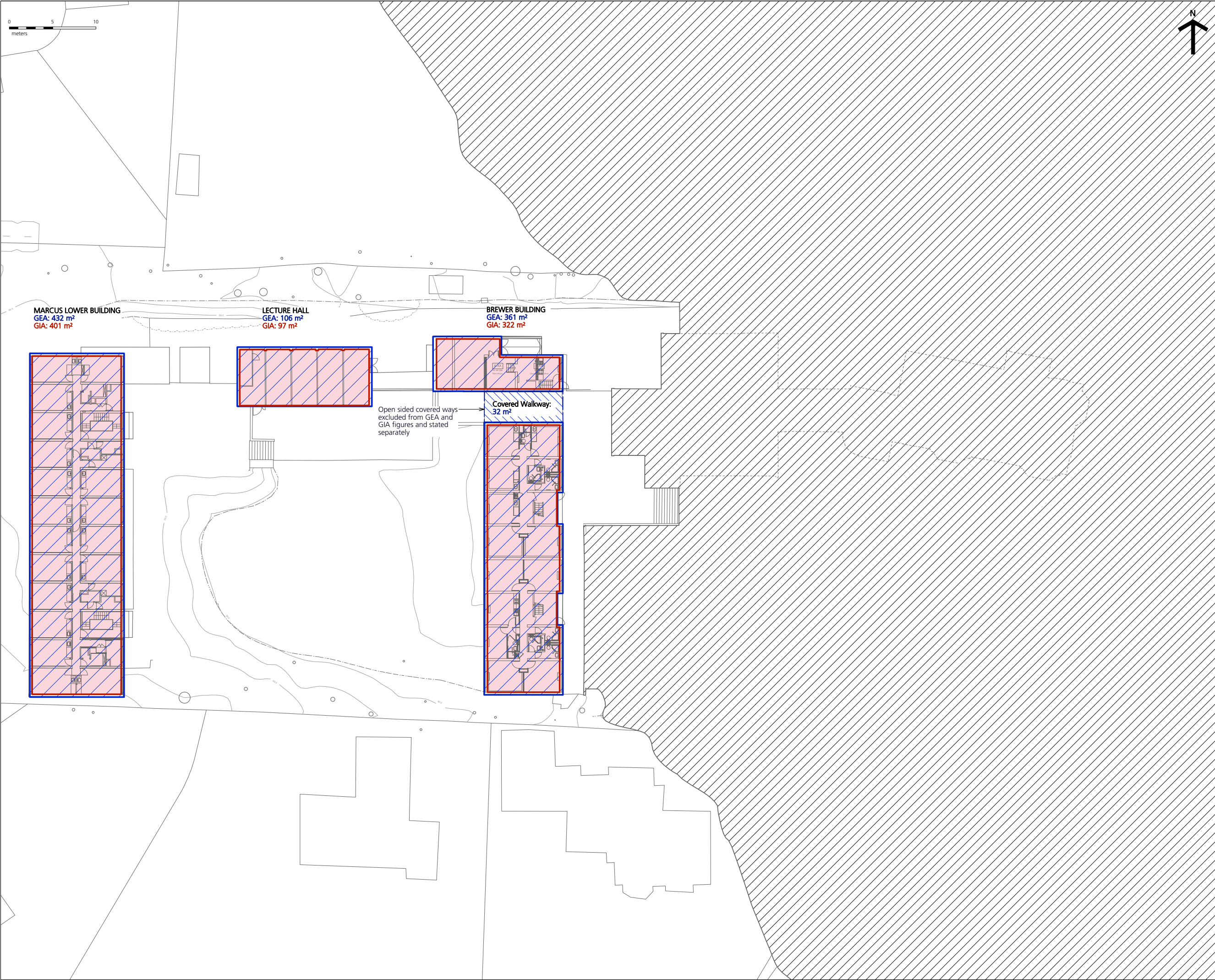
Gross External Area

Gross Internal Area

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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	Lower Ground Floor 1 Plan As Existing, GEA & GIA
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9104
Rev	-



NOTES

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Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

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Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

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Rev	Date	Comments
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NOTE: Drawing must be printed in colour

KEY

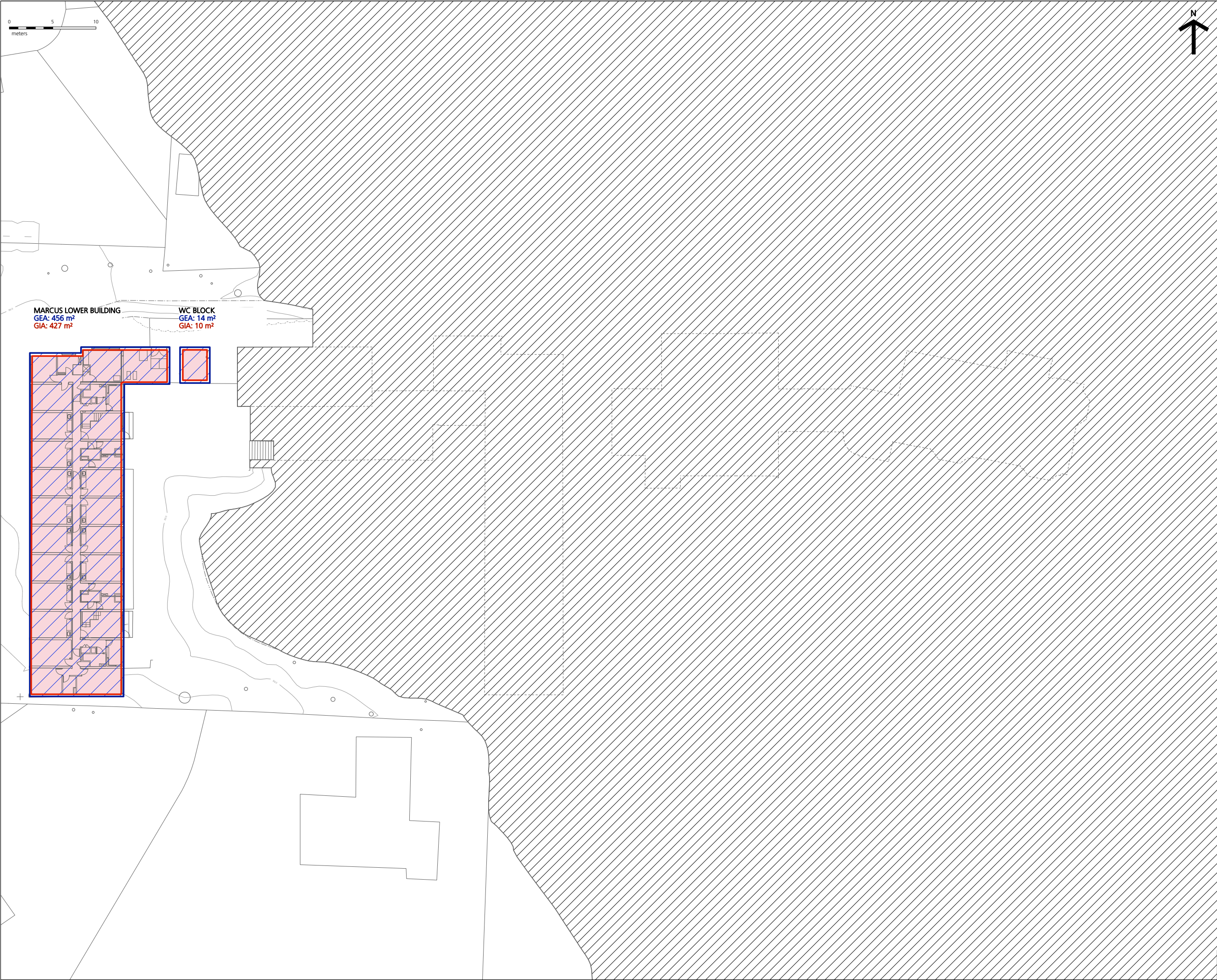
Gross External Area

Gross Internal Area

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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	Lower Ground Floor 2 Plan As Existing, GEA & GIA Areas
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9105
Rev	-



NOTES

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KEY

-  Gross External Area
-  Gross Internal Area

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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	Lower Ground Floor 3 Plan As Existing, GEA & GIA Areas
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9106
Rev	-

3. AS PROPOSED AREAS

3.1 Areas Schedule, as proposed

The Area Schedule is arranged to show the GEA and GIA for each building on site at each level, all numbers are in units of square metre (m²).

the totals for each building are tabulated at the bottom row and the the total GEA and GIA shown at the bottom right.

Open sided walkways are not including in the the area but are stated separately.

	PROPOSED											
	Cotuit Hall		New Teaching Block		Brewer Building		New Refectory Block		Marcus Lower		New Accommodation Block	
	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA
Second Floor	206	162										
First Floor	235	206										
Ground Floor	234	203			353	320						
LG-1	153	127	491	447	353	320			432	401		
LG-2			393	341	353	323	412	379	432	401		
LG-3							272	256	458	433	296	257
LG-4							484	405			817	668
Total	828	698	884	787	1058	963	1168	1039	1323	1236	1113	924

Open sided covered ways:100

GEA Total6375

GIA Total5648

3.2 As Existing Areas Drawings

The drawings on the following pages illustrate the areas that are included/excluded in the calculations for the proposed scheme for Cotuit Hall. All measurements have been taken in CAD software in m². Conversion to ft² achieved by multiplying m² by 10.76391.



All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

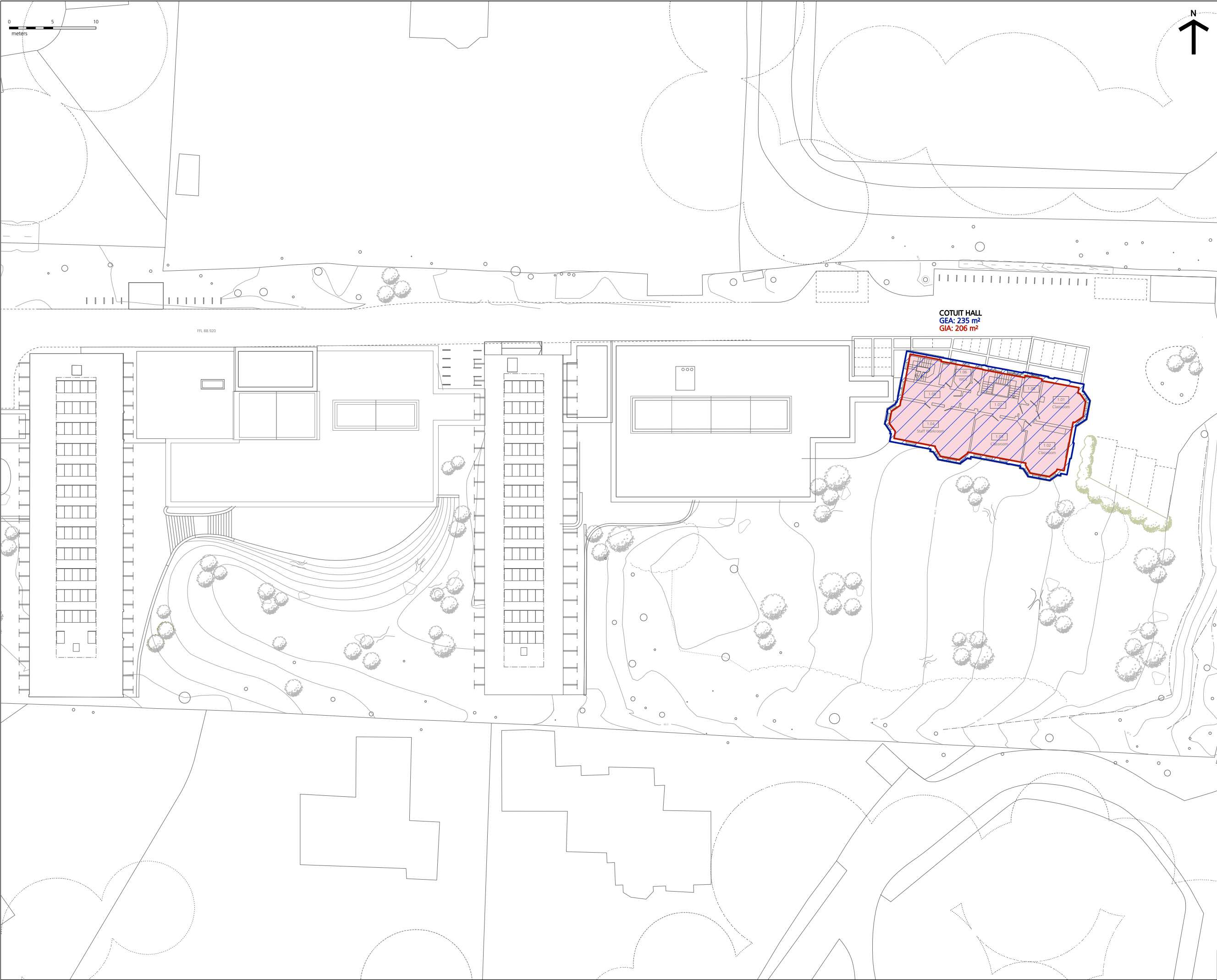
Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.

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Rev	Date	Comments
<div></div>		
NOTE: Drawing must be printed in colour		
KEY		
	Gross External Area	
	Gross Internal Area	
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Job No:	275	
Project:	EF Academy, Oxford	
Drawing title:	Second Floor Plan As Proposed, GEA & GIA Areas	
Scale:	1:200 @ A1 & 1:400 @ A3	
Origination Date:	August, 2016	
Status:	Planning	
Drawing No :	275_PL_9201	Rev -



NOTES

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KEY

Gross External Area

Gross Internal Area

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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	First Floor Plan As Proposed, GEA & GIA Areas
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9202
Rev	-





Rev	Date	Comments
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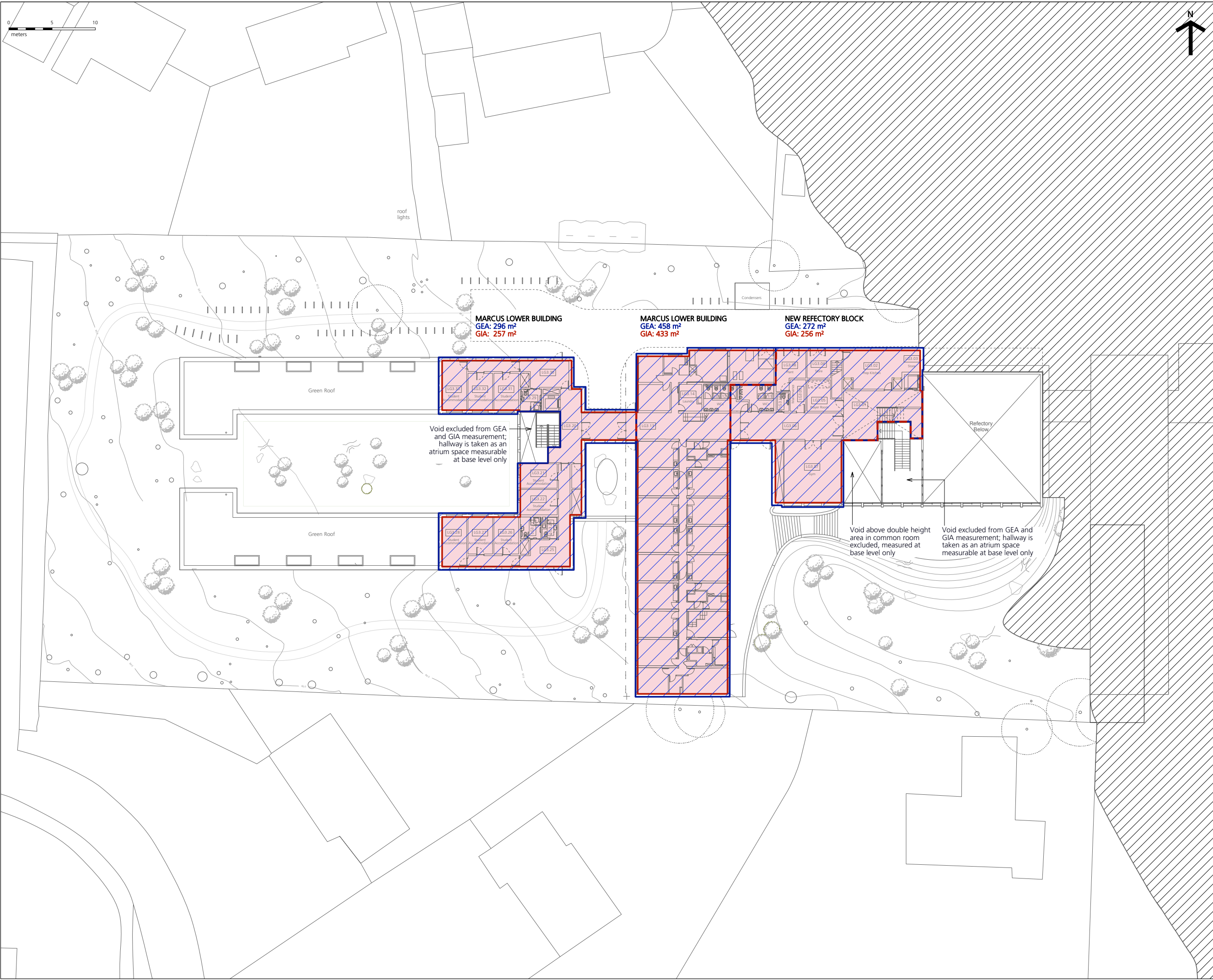
COTUIT HALL
GEA: 234 m²
GIA: 203 m²



Refused store
excluded from GEA
and GIA figures

KEY

	Gross External Area
	Gross Internal Area

Job No:	275	
Project:	EF Academy, Oxford	
Drawing title:	Ground Floor Plan As Proposed, GEA & GIA Areas	
Scale:	1:200 @ A1 & 1:400 @ A3	
Origination Date:	August, 2016	
Status:	Planning	
Drawing No :	275_PL_9203	Rev



<p>NOTES</p> <p>All dimensions are from structure to structure unless indicated otherwise.</p> <p>Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.</p> <p>Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.</p> <p>Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.</p> <p>For legend see signature sheet 112_C02B_001.</p> <p>© Copyright Reserved</p>	
Rev	Date Comments
<p>NOTE: Drawing must be printed in colour</p> <p>KEY</p> <p> Gross External Area</p> <p> Gross Internal Area</p>	
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Job No:	275
Project:	EF Academy, Oxford
Drawing title:	Lower Ground Floor 3 Plan As Proposed, GEA & GIA Areas
Scale:	1:200 @ A1 & 1:400 @ A3
Origination Date:	August, 2016
Status:	Planning
Drawing No :	275_PL_9206
Rev	-

4. TEACHING & SLEEPING ACCOMMODATION

4.1 Teaching Accommodation

Cotuit Hall as existing do not have teaching accommodation, therefore all classrooms in the proposed schemes are new. The table to the right show the locations of the classrooms, teaching laboratories and art studio, their areas and the maximum number of students they are intended to serve. Please refer to drawings of proposed scheme that also accompany this application for reference:

- 275_PL_202
- 275_PL_203
- 275_PL_204
- 275_PL_205

PROPOSED TEACHING ACCOMMODATION AT COTUIT HALL					
NAME	DESCRIPTION	BUILDING	FLOOR NAME	NET AREA (m²)	OCCUPANCY (no. of students)
1.01	Classroom	Cotuit Hall	First Floor	23	10
1.02	Classroom	Cotuit Hall	First Floor	27	12
1.03	Classroom	Cotuit Hall	First Floor	26	16
G.01	Classroom	Cotuit Hall	Ground Floor	32	18
G.02	Art Studio	Cotuit Hall	Ground Floor	46	24
G.03	Classroom	Cotuit Hall	Ground Floor	31	16
LG1.12	Classroom	New Teaching Block	LG–1	29	16
LG1.13	Classroom	New Teaching Block	LG–1	29	16
LG1.14	Classroom	New Teaching Block	LG–1	29	16
LG1.15	Classroom	New Teaching Block	LG–1	29	16
LG1.16	Classroom	New Teaching Block	LG–1	22	12
LG2.20	Classroom	New Refectory Block	LG–2	31	16
LG2.21	Classroom	New Refectory Block	LG–2	31	16
LG2.22	Classroom	New Refectory Block	LG–2	31	16
LG2.23	Classroom	New Refectory Block	LG–2	20	12
LG2.24	Classroom	New Refectory Block	LG–2	26	12
LG2.27	Classroom	New Refectory Block	LG-2	64	24

4.2 Sleeping Accommodation

The table to the right compares number of student bedrooms as existing with the number of student bedrooms as proposed. Larger existing students bedrooms in Cotuit Hall are converted in classrooms in the proposed scheme. New bedrooms are proposed in the New Accommodation Block. The bulk of sleeping accommodation, within the Brewer and Marcus Lower buildings, remains largely the same. This result in a modest increase in student beds on the site overall.

	NUMBER OF STUDENT BEDROOMS							
	Cotuit Hall		Brewer Building		Marcus Lower		New Accommodation Block	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Second Floor	4	4						
First Floor	4	0						
Ground Floor	2	0	12	12				
LG–1	2	0	14	14	14	14		
LG–2			10	10	18	18		
LG–3					12	11	n/a	8
LG–4							n/a	22
Total No. of Student Bedrooms	12	4	36	36	44	43	n/a	30

Total No. of Student Beds	32	8	90	90	88	86	n/a	60
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Existing No. of Student Bedrooms:	92	Existing No. of Student Beds:	210
Proposed No. of Student Bedrooms:	113	Proposed No. of Student Beds:	244

