

## Paradykes and Roslin Primary Schools – Update

### Report by Garry Sheret, Head of Property and Facilities Management

#### 1 Purpose of Report

The purpose of this report is to update Council on progress to date with the design and costs for the Paradykes and Roslin Primary School projects.

#### 2 Background

At its meeting on 23 June 2015, Council approved a report outlining progress on the Paradykes Combined Community Facility and Roslin Primary School projects.

Council approved the following recommendations:

- *Note the response from SFT on behalf of Scottish Government confirming the funding for Paradykes and Roslin Primary school up to a maximum of £9,819,138.*
- *Note the school accommodation schedules attached in Appendix B for:-*
  - i. *Paradykes Primary School, which caters for 420 Pupils and a 60/60 nursery; and*
  - ii. *Roslin Primary School, which caters for 255 Pupils and a 40/40 nursery.*
- *Instruct Directors to bring a further report to Council, reviewing:-*
  - i. *the proposed levels of accommodation;*
  - ii. *the principles of shared services;*
  - iii. *the application of the SFT cost and space metrics; and*
  - iv. *the expected overall cost of these new facilities*

*to recommend the optimal use of Council resources for these new assets.*
- *Note the progress on the design development;*
- *Note the intended procurement strategy for the project.*
- *Note the agreed plans, schedule of accommodation and estimated costs associated with the Medical Practice and instruct the Director, Resources to continue with the design development until such time as full NHS governance is in place;*
- *Note that the estimated cost of the NHS element of the project of £2.358 million will require to be fully funded by NHS Lothian, with the actual allocation of professional fees and other costs to be agreed;*
- *Approve the inclusion of £1.000 million of Capital Costs within the General Services Capital Plan to cover expenditure up to the tender stage of the project.*

## **2.1 Planning Update**

### **2.1.1 Paradykes Planning Design**

Appendix A contains a copy of the drawings which have been submitted to Planning in respect of the Paradykes Combined Community Facility. These designs reflect the outcome of the consultation process which commenced in October 2014.

These drawings were submitted to Planning on 15 August 2015.

### **2.1.2 Roslin Planning Design**

Appendix B contains a copy of the drawings to be submitted to Planning in respect of the Roslin Primary School development. These drawings reflect the outcome of the consultation process which commenced in January 2015.

It is anticipated that these drawings will be submitted to Planning during September 2015.

## **2.2 NHS Update**

NHS Lothian remains committed to the provision of the new Health Centre at Paradykes. Work continues with NHS Lothian colleagues to develop the internal detail for the new health centre. Currently the plans and elevations for the health centre are fixed as per the planning information.

Work continues on the internal furniture layouts with appointed staff from both the medical practice and NHS Lothian.

NHS Lothian has requested if Council would be prepared to fund the medical centre on a revenue funded basis. This would involve the Council initially funding the capital costs for the NHS element and recovering these costs (along with any associated borrowing costs) from NHS Lothian over a period of up to 25 years. Financial modelling is ongoing to establish the viability of this approach.

It is proposed the Council investigate this approach, on the basis that the approach leaves the Council in a no worse off position, and progress with the legal agreement with NHS Lothian on this basis. The financial projections included in Section 4.1 assume that NHS Lothian meet their share of the project costs at the same point in time as the Council incur these costs from the contractor.

## 2.3 Programme

The current programme for development of the two schools is as shown in Table 1.

**Table 1: Development Programme**

Planning submission	Late Summer 2015
Planning consent	Autumn 2015
Building Warrant	Late Summer - Christmas 2015
Tender process	Late Summer - Christmas 2015
Start on Site	Spring 2016
Completion Roslin Primary School	March 2017
Completion Paradykes Combined Facility	Summer 2017

## 3.0 Accommodation Schedules

The financial projections detailed in the Section 4.1 are based on the current draft areas for each of the facilities as shown in Table 2.

**Table 2: Proposed Accommodation Schedule**

<b>Facility</b>	<b>Original Proposed Area August 2014 Report (m<sup>2</sup>)</b>	<b>Proposed Area (m<sup>2</sup>) June 2015 Report (m<sup>2</sup>)</b>	<b>Proposed Area (m<sup>2</sup>) Sept 2015 Report (m<sup>2</sup>)</b>
Paradykes Primary School / Nursery	3,450	3,523	3,475
After School Club provision	0	0	539
Loanhead Library	300	318	318
Loanhead Leisure Centre (refurb only)	1,292	1,292	1,894
Loanhead Medical Practice	850	792	792
Tie in areas to existing structure	0	0	327
<b>Sub Total</b>	<b>5,892</b>	<b>5,925</b>	<b>7,345</b>
Roslin Primary School	2,063	2,521	2,555
<b>Total</b>	<b>7,945</b>	<b>8,446</b>	<b>9,900</b>

### 3.1 Paradykes Accommodation Schedule

A copy of the Paradykes accommodation schedule is attached within Appendix C of this report. This accommodation schedule details the movement between the original accommodation schedule and the current accommodation schedule.

### 3.2 Roslin Accommodation Schedule

A copy of the Roslin accommodation schedule is attached within Appendix D of this report. This accommodation schedule details the movement between the original accommodation schedule and the current accommodation schedule.

### 3.3 Estimated Capital Cost of Works

Based on the total facility areas as shown in Table 2 incorporating the accommodation schedules as detailed in Appendix C and D, the estimated construction cost of the new facilities is shown in Table 3:-

**Table 3: Construction Costs**

<b>Facility</b>	<b>Original Cost Per August 2014 Report £000's</b>	<b>Cost Update June 2015 £000's</b>	<b>Cost Update Sept 2015 £000's</b>
Paradykes Primary School / Nursery	8,492	9,488	8,762
Loanhead Library	756	647	952
Loanhead Leisure Centre (refurb only)	1,151	1,670	2,639
Loanhead Medical Practice	2,220	2,169	1,855
<b>Sub Total Paradykes Facility exc. Contingency</b>	<b>12,619</b>	<b>13,975</b>	<b>14,207</b>
<b>Roslin Primary School / Nursery exc. Contingency</b>	<b>5,076</b>	<b>6,863</b>	<b>6,724</b>
<b>Contingency at 10%</b>	<b>1,770</b>	<b>2,084</b>	<b>2,093</b>
<b>Total</b>	<b>19,465</b>	<b>22,921</b>	<b>23,024</b>

The table above highlights the estimated capital cost for each building. Following RICS guidelines for this stage in design development, a 10% contingency has been allowed to provide a tolerance for risk moving forward. Work will continue with the design team through the detailed design stage to minimise risk with a target of reducing the contingent sum to 5% by pre-tender stage.

The original allowance for refurbishment of the leisure centre was based on a basic decorative refurbishment. Following the consultation process and a series of surveys on site it has been established that the refurbishment work required to the leisure centre is more substantial than originally anticipated.

Detailed surveys by the Mechanical and Electrical consultants have identified that the plant serving the existing leisure centre is near to the end of its life span. The current cost plan allocation allows for replacement of these mechanical and electrical services during the course of the refurbishment process to ensure that the new facility operates at full capacity once it is complete.

The September 2015 cost update also allows for movement of the hydro suite from the first floor down to the pool. This will remove ongoing maintenance issues caused by the existing leaks from the hydro suite. The movement to the poolside will also allow users of wet facilities to access them from the one changing area.

Following the movement of the Hydro suite the first floor area of the leisure centre will be altered to create a new and improved tone zone facility and dance studio. Both of these facilities have been requested through the consultation process.

The core of the new Roslin Primary school has been sized to allow for future expansion of the school's roll. This involves providing larger core areas such as dining and kitchen space now. As such, the overall floor area of the Roslin Primary school is approximately 310m<sup>2</sup> larger than the

typical floor area for a school of this roll (based on the SFT metric) or at a capital cost of c. £900,000. This area will ultimately be funded through the securitisation of developer contributions from new development sites zoned in the Roslin Primary School catchment area.

## **4 Report Implications**

### **4.1 Resource**

#### Capital

This project will be a capital funded project similar to the recently completed Lasswade Centre. The expected cost of the work, net of the projected capital income, will be required to be funded in full through the General Services Capital Plan.

Roslin and Paradykes Primary Schools are both being built with the capacity for growth. As such, their net cost may be reduced further through the realisation of further developer contributions towards the additional capacity.

#### Revenue

Based on the cost report, the additional loan charges arising as a result of the estimated net capital spend would add £428,000 per annum to the Council's revenue budget from 2017/18.

In addition, the impact on the Council's revenue budget from the increased non-domestic rates for the new facilities is expected to be at least £210,000 per annum, with the full year impact from 2018/19 onwards.

At this stage a detailed assessment of the additional revenue costs from the proposals in this paper have not been established, prior to a full design of the new facilities being agreed.

However, based on the loan charges and non-domestic rates impact as described above, the net impact on the Council's revenue budget from 2017/18 is a minimum of £0.638 million per annum.

The budget shortfall facing the Council, as reported in the Financial Strategy report to Council elsewhere on today's agenda, is £4.945 million in 2017/18. Based on the minimum additional revenue costs arising from the current draft accommodation schedules and outlined above, this would increase the budget shortfall by £0.638 million, to £5.674 million.

### **4.2 Risk**

It is necessary to highlight to Council the following key risks:-

#### Affordability

The implications of this project on the Council's revenue budget can be mitigated through:-

- Scrutiny of the accommodation schedule; and

- Maximising operational efficiencies in the new building

#### Risk of Planning Objections

At this stage there remains a risk of objections being received which may delay the planning process.

#### Risk Surrounding Existing Structure at Loanhead

Surveys have been undertaken to inform the design process regarding the existing structure and the extent of this could have cost implications on the project.

#### Construction Inflation

A rise in construction activity has been noted throughout the central belt of Scotland and therefore there is a potential inflationary risk.

#### Risk in Value of Residential Land at Loanhead

There remains a risk in achieving the target value of the residential land at Loanhead.

#### SFT Funding

A condition of SFT funding is that the projects are complete by 31 March 2017. There is a risk that any project timescale extending beyond 31 March 2017 will jeopardise the funding offer. Whilst work remains on programme, efforts must remain focussed to ensure that progress continues to be made to target a 31 March 2017 completion.

### **4.4 Single Midlothian Plan and Business Transformation**

Themes addressed in this report:

- ☒ Community safety
- ☒ Adult health, care and housing
- ☒ Getting it right for every Midlothian child
- ☒ Improving opportunities in Midlothian
- ☒ Sustainable growth
- ☒ Business transformation and Best Value
- ☐ None of the above

### **4.5 Key Priorities within the Single Midlothian Plan**

This project supports the provision of suitable infrastructure for the efficient and effective delivery of services to meet the full range of community needs. The co-location of facilities would ensure closer working relationships and assist in the delivery of strategic initiatives such as the Ageing Well, GIRFEC, Midlothian Active Choices and Get Going programmes involving key public sector partners.

### **4.6 Impact on Performance and Outcomes**

This work is a part of the Single Midlothian Plan's key priority of Early Years, providing fit for purpose community schools to present every child with the opportunity to attend the school which serves their community and supports improvement in pupil attainment and achievement.

#### 4.7 Adopting a Preventative Approach

Providing fit for purpose community schools to provide every child the opportunity to attend the school which serves their community supports the preventative approach by improving achievement and attainment of pupils and increasing their prospects of progressing onto positive destinations.

The project meets the following national and local outcomes and objectives:-

- National Outcome 04: Our Young people are successful learners, confident individuals, effective contributors and responsible citizens
- National Outcome 05: Our children have the best start in life and are ready to succeed.
- National Outcome 10: We live in well-designed places where we are able to assess the amenities and services we need
- National Outcome 15: Our public services are high quality, continually improving, efficient and responsive to local people's needs.
- Divisional Priority 1: Provide increased access to Education and Communities facilities and resources through the Divisional Estate Asset Management Plan.
- Divisional Priority 6: We aim to give children the best start in life and improve life chances of children, young people and families.
- Divisional Priority 7: provide opportunities for people to develop skills for learning, life and work with a continuous focus on literacy, numeracy, health and wellbeing.
- Divisional priority 11: Raise the profile of our services, people and communities through celebrating our achievements and successes.

#### 4.8 Involving Communities and Other Stakeholders

This proposed project involves working with a number of partners including Scottish Government, Scottish Futures Trust and NHS Lothian. The relationships with these parties to date have been successful, resulting in well informed development of the brief for each project through detailed consultation. This work will continue over the coming months to develop the internal design development for the project.

An outline of some of the key points which arose from the consultation process with both the Loanhead and Roslin Communities is outlined in table 5 below:-

**Table 5: Combined Community Facility Feedback**

Concern	Response
Reduction in Open Space in Loanhead	Consideration to be given to protecting the Burghlee site from any future development.
Skate Park Location	Whilst this does not form part of the plans at present, future consideration should be given to a suitable location being

	found to enable funding applications for a skate park facility to progress.
All Weather Replacement in lieu of Grass Pitches at King George V Park	The community's desire for this additional facility was noted however, this does not form part of the current proposals due to the agreed Scottish Government Budget. However should money become available this would be revisited with a view to providing a separate paper to Council setting out the business case for the addition of this facility.

**Table 6: Existing School Site Proposed Change of Use to Residential Land Feedback**

<b>Concern</b>	<b>Response</b>
Loss of Views	Landscaped buffers are to be introduced along the boundary lines with the existing properties and the layout for the new houses should maintain privacy and the outlook for existing home owners where possible.
Kabin's Loss of Footfall	Following dialogue with the community the play park has been relocated adjacent to the community garden and may provide a destination for parents maintaining footfall for the Kabin. The wider community also felt that locating the play park in this area would be beneficial.
Traffic "Rat Runs"	Work is ongoing with Transportation/Planning colleagues to identify potential traffic calming at either end of Gaynor Avenue.
Proximity of Affordable Housing	This is a consideration for Midlothian Planning service colleagues when determining future planning applications.
Opposition to the Sale of the Existing Site	It was made clear from the start throughout the consultation to provide the larger combined community facility the Council would be taking on a larger debt which required the existing land to be sold to offset the extent of the debt

## 4.9 Ensuring Equalities

An initial EQIA has been prepared and will be expanded during the design development, consultation and construction phases. This is similar to the approach undertaken with other projects.



#### **4.10 Supporting Sustainable Development**

The proposals take into account the need to deliver fit for purpose, sustainable (for both now and the future) services including through the design and use of appropriate and sustainable facilities and infrastructure.

#### **4.11 Digital Services Issues**

Digital Services are developing an IT asset schedule which will need to be incorporated into the overall budget.

### **5 Recommendations**

It is recommended that Council:-

- Note the design information submitted to Planning for each project.
- Note the updated accommodation schedules for each project.
- Note the projected project cost of £23.024 million Services Capital Plan equating to £15,628 million of Capital Costs for the Paradykes Combined Community Facility and £7.396 million of Capital Costs for the new Roslin Primary School.
- Instruct Directors to continue to review the designs as the project progress with a view to optimising efficiency and reducing the budget.
- Note the request from the NHS to follow a revenue repayment model for the capital cost of the new medical centre
- Instruct Director Resources to ensure that the Contingent value is minimised to bring it in line with the Capital Plan at pre tender stage.

**3 September 2015**

**Report Contact: Garry Sheret**

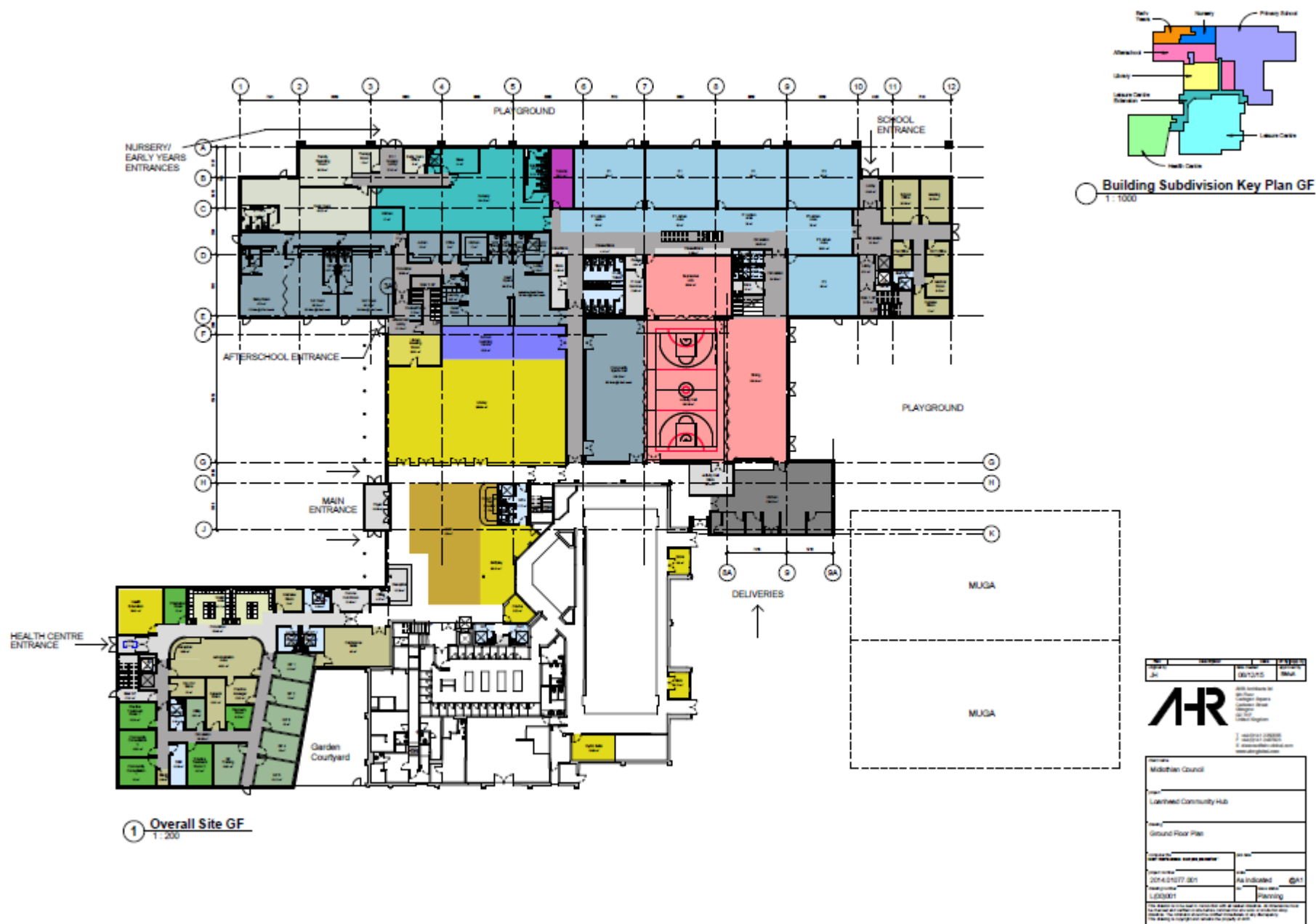
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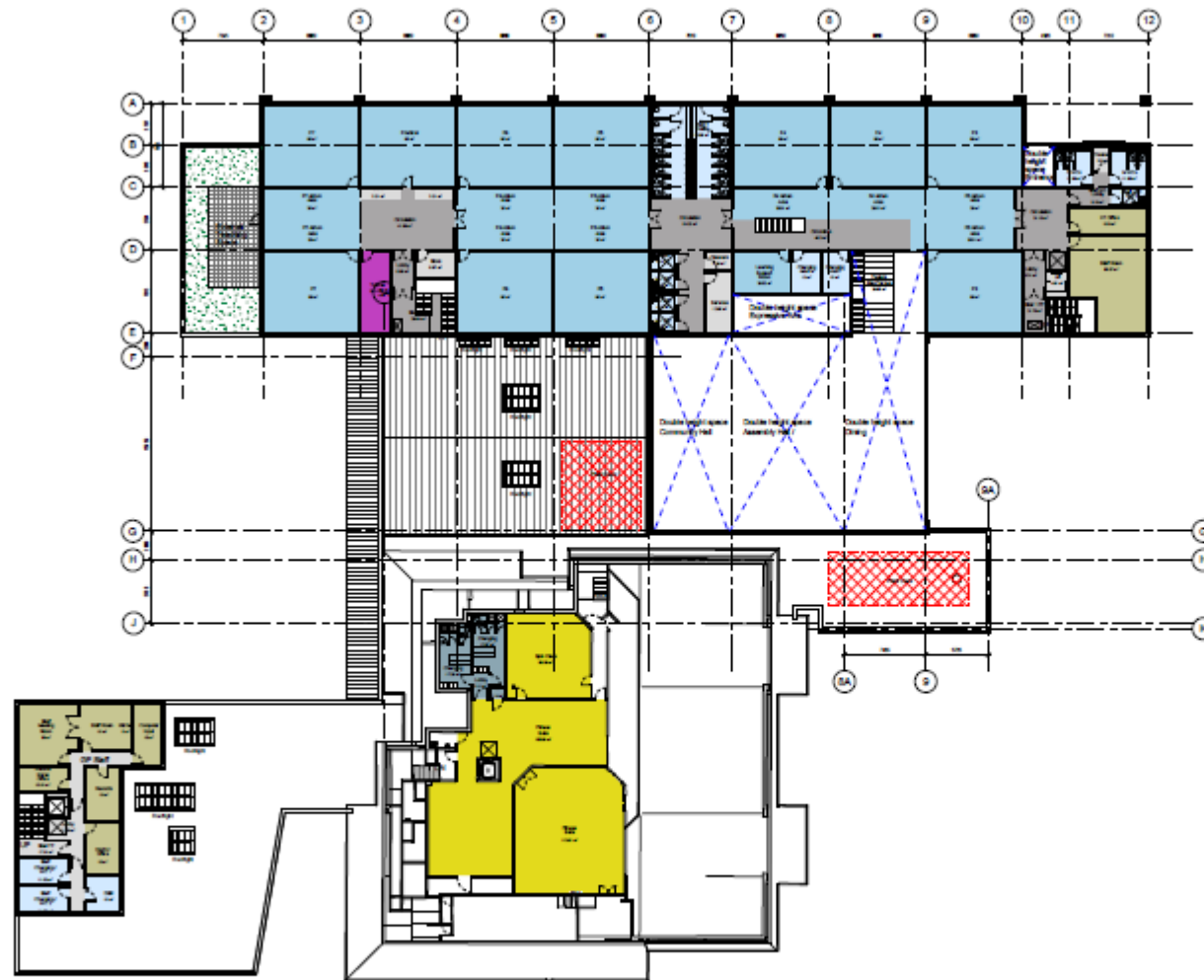
**E-mail [Garry.Sheret@midlothian.gov.uk](mailto:Garry.Sheret@midlothian.gov.uk)**

**Background Papers:**

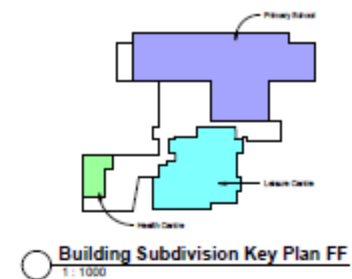
List of Appendices







1 Overall Site FF  
1 : 200



NAME	LAST NAME	DATE	TIME
101	101	101	101



**RESEARCH**

1. [matrices \(2008\)](#)  
 2. [matrices \(2008\)](#)  
 3. [matrices \(2008\)](#)

Michigan Council

Lowhead Community Hub

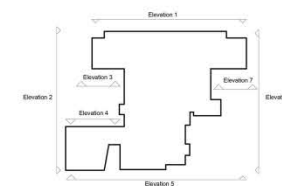
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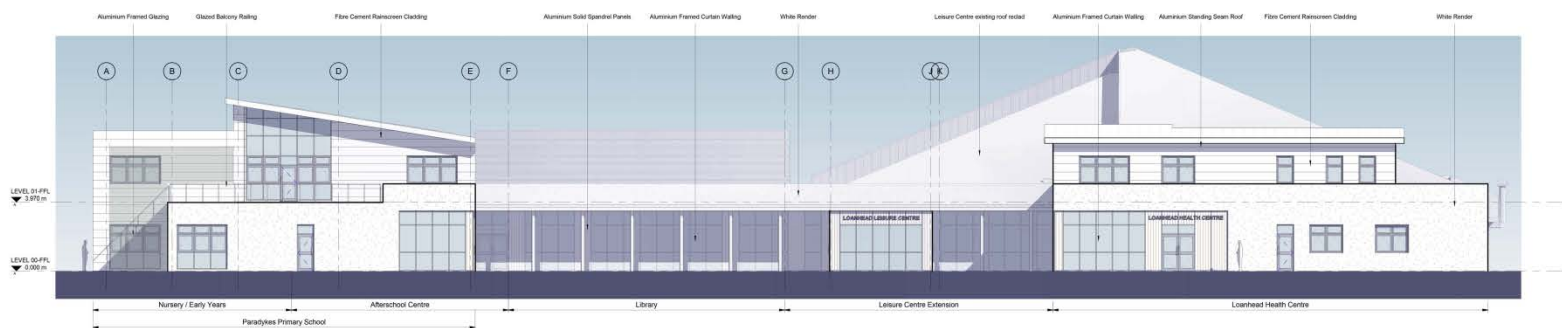
Learning	Planning
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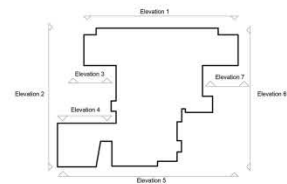




1 Elevation 1 - Primary School Main Elevation  
1:100



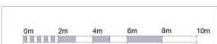
2 Elevation 2 - Courtyard Main Elevation  
1:100



3 Elevation 3 - Primary School Rear to Courtyard  
1:100



4 Elevation 4 - Health Centre to Courtyard  
1:100



Rev	Description	Date	Drawn by	Checked by
1	Initial	06/25/15	JH	BAK

<b>AHR</b>	Architectural Hillier Reynolds
1. 100% COMPLETE	2. 100% COMPLETE
3. 100% COMPLETE	4. 100% COMPLETE
5. 100% COMPLETE	6. 100% COMPLETE
7. 100% COMPLETE	8. 100% COMPLETE
9. 100% COMPLETE	10. 100% COMPLETE

Project Name	Midland Council
Project	Loxhead Community Hub
Project	Elevations - Sheet 1
Project	2014.01077.001
Scale	As indicated
Sheet	@A0







1 South East Elevation  
1 : 200



2 South West Elevation  
1 : 200



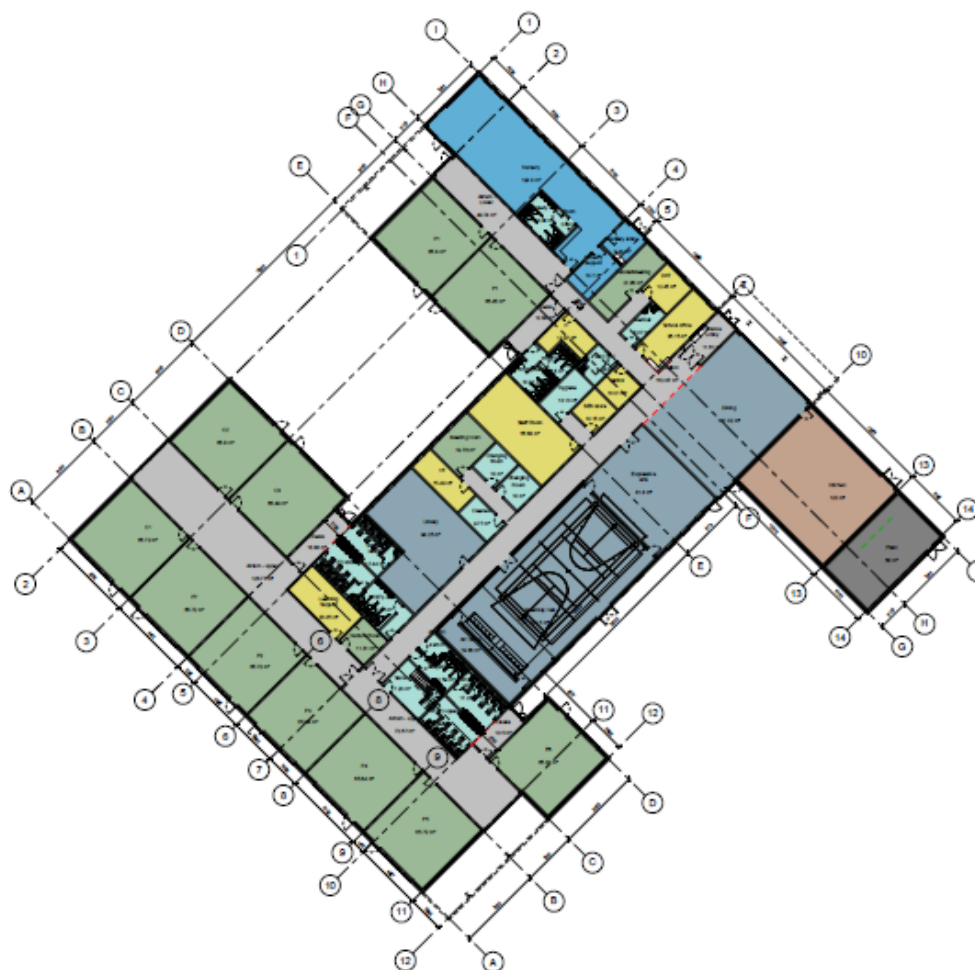
3 North West Elevation  
1 : 200



4 North East Elevation  
1 : 200

Ref:	Revision:	Date:	Drawn by:
LS		06/09/15	LS
<b>AHR</b>			
Architectural 1. Architectural 2. Structural 3. Mechanical 4. Electrical 5. Civil 6. Landscape 7. Other			
Name: Malden Council			
From: Roe Primary School			
Title: Elevation			
Scale: 1:200		Date: 06/09/15	
Project: 2012.001.001		As indicated	
Drawing: L000004		Information	
This drawing is a computer-generated drawing and should not be used for construction purposes without the approval of the architect.			





NAME	ADDRESS	DATE	AGE
JOE		10/20/05	10

  
 4010 Anderson Rd.  
 Houston, Texas 77057  
 Tel: 281-460-0000  
 Fax: 281-460-0001  
 Email: info@ar.com  
 Website: www.ar.com
   
 I understand and agree that the information I have provided is true and correct, and I agree to be bound by the terms and conditions of the program.
   
 Signature: \_\_\_\_\_
   
 Date: \_\_\_\_\_

**Loanhead Combined Community Facility  
Area Schedule**

Paradykes Primary School		Client's Requirements			Current Proposals			Area +/-	Comments
Dept	Room Description	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>		
Education	Primary 1 Class Base 1	65	1	65	65	1	65	0	
	Primary 1 Class Base 2	65	1	65	65	1	65	0	
	Primary 1 Class Base 2	65	1	65	65	1	65	0	
	Primary 1 Atrium Area	25	3	75	25	3	75	0	
	Primary 2 Class Base 1	65	1	65	65	1	65	0	
	Primary 2 Class Base 2	65	1	65	65	1	65	0	
	Primary 2 Atrium Area	25	2	50	25	2	50	0	
	Primary 3 Class Base 1	65	1	65	65	1	65	0	
	Primary 3 Class Base 2	65	1	65	65	1	65	0	
	Primary 3 Atrium Area	25	2	50	25	2	50	0	
	Primary 4 Class Base 1	65	1	65	65	1	65	0	
	Primary 4 Class Base 2	65	1	65	65	1	65	0	
	Primary 4 Atrium Area	25	2	50	25	2	50	0	
	Primary 5 Class Base 1	65	1	65	65	1	65	0	
	Primary 5 Class Base 2	65	1	65	65	1	65	0	
	Primary 5 Atrium Area	25	2	50	25	2	50	0	
	Primary 6 Class Base 1	65	1	65	65	1	65	0	
	Primary 6 Class Base 2	65	1	65	65	1	65	0	
	Primary 6 Atrium Area	25	2	50	25	2	50	0	
	Primary 7 Class Base 1	65	1	65	65	1	65	0	
	Primary 7 Class Base 2	65	1	65	65	1	65	0	
	Primary 7 Atrium Area	25	2	50	25	2	50	0	
	Learning Support Room	20	1	20	20	1	20	0	
	Tutorial/Nurture Room 1	20	1	20	20.1	1	20.1	0.1	
	Tutorial/Nurture Room 2	20	1	20	20.1	1	20.1	0.1	
	Practical Subject Area	65	1	65	65	1	65	0	
Nursery	Nursery (6060)	175	1	175	134.5	1	134.5	-40.5	Reduced due to Kitchen & WCs within area
	Nursery Support Base	12	1	12	14	1	14	2	Increased at Clients request
	Kitchen				12	1	12	12	Added at Clients request
	Nursery WCs				21.2	1	21.2	21.2	Added at Clients request
	Nursery Acc WC				5	1	5	5	Added at Clients request
Administration	Staff Room	55	1	55	55.1	1	55.1	0.1	
	Staff Resources/Work Base	20	1	20	20	0	0	-20	Removed in this Option
	Headteachers Office	15	1	15	16.8	1	16.8	1.8	
	Deputy Headteacher	12	1	12	12	1	12	0	
	Meeting Room	20	1	20	20	1	20	0	
	Medical Room	8	1	8	8	1	8	0	
	School Office	25	1	25	25	1	25	0	
	Fit Office	8	1	8	8	1	8	0	
	Hygiene Room	12	1	12	12	1	12	0	
	Staff Toilets	40	1	40	35.4	1	35.4	-4.6	Provision based on 52 staff
Central Areas	Activity Hall	180	1	180	180.1	1	180.1	0.1	Available for Community Let
	Activity Hall Store	20	1	20	20	1	20	0	Available for Community Let
	Activity Hall Changing	20	1	20	10	2	20	0	Available for Community Let
	Expressive Arts Hall	80	1	80	80	1	80	0	Available for Community Let
	Dining/Cafeteria Area	130	1	130	130	1	130	0	
	Central Store	30	1	30	30	1	30	0	
Infrastructure	Equipment Store for SEN	12	1	12	15.7	1	15.7	3.7	Total subdivided into smaller areas
	Kitchen	120	1	120	120	1	120	0	
	Girls Toilets	60	1	60	58.7	1	58.7	-1.3	Provision based on 225 Male students
	Boys Toilets	60	1	60	58.7	1	58.7	-1.3	Provision based on 225 Female students
	Disabled Toilets	18	1	18	0.0	1	0.0	-18.0	Included within WC provisions above
	IT Hub Room	8	2	12	12.9	1	12.9	0.9	Single IT HUB room in this Option
	Cleaners Cupb'ds	4	2	8	11.6	1	11.6	3.6	Area over three rooms
	Plant	60	1	60	0	0	0	-60	Relocated within Leisure Centre
	Visitors Toilets				8.6	2	13.1	13.1	Added at Clients request
	Services				12.9	1	12.9	12.9	Added at Clients request
Subtotal for Briefed Areas				2,685			2,618.0	-67.0	

**Loanhead Combined Community Facility  
Area Schedule**

Circulation Areas	Circulation at 15%			402.8					
	Stair1 GF			21.8	1	21.8	21.8	Not Briefed - Added due to Second Storey	
	Stair1 FF			21.8	1	21.8	21.8	Not Briefed - Added due to Second Storey	
	Stair2 GF			21.3	1	21.3	21.3	Not Briefed - Added due to Second Storey	
	Stair2 FF			26.8	1	26.8	26.8	Not Briefed - Added due to Second Storey	
	Lift GF			4.8	1	4.8	4.8	Not Briefed - Added due to Second Storey	
	Lift FF			4.8	1	4.8	4.8	Not Briefed - Added due to Second Storey	
	Feature Stair/Terrace			28.6	1	28.6	28.6	Not Briefed - Added due to Second Storey	
	Stair1 Lobby GF			6.7	1	6.7	6.7	Not Briefed - Added due to Second Storey	
	Stair1 Lobby FF			6.7	1	6.7	6.7	Not Briefed - Added due to Second Storey	
	Stair2 Lobby FF			6.7	1	6.7	6.7	Not Briefed - Added due to Second Storey	
	Entrance Lobby			10.5	1	10.5	10.5		
	Circulation GF 1			51.8	1	51.8	51.8		
	Circulation GF 2			80.5	1	80.5	80.5		
	Circulation GF 3			35	1	35	35		
	Circulation FF 1			31.2	1	31.2	31.2		
	Circulation FF 2			46.3	1	46.3	46.3		
	Circulation FF 3			54.3	1	54.3	54.3		
	Circulation FF 4			41.9	1	41.9	41.9		
	Staff WC Lobby			8.2	1	8.2	8.2		
	<b>Subtotal for Circulation Areas</b>			<b>402.8</b>		<b>509.6</b>	<b>106.8</b>		
	Briefed Areas			2,885.0		2,818.0			
	Circulation			402.8		509.6			
	Internal Walls			-		109.7			
	GFA (School Only)			3,087.8		3,237.3	149.5		

Dept	Library	Clients Requirements			Current Proposals			Area +/-	Comments
	Room Description	Area m²	Qty	Total m²	Area m²	Qty	Total m²		
Library	Library	290	1	290	280	1	280	-1	
	School Learning Centre	62.5	1	62.5	62.5	1	62.5	0	
	Library Meeting Room	25	1	25	25	1	25	0	
	<b>Subtotal for Library Areas</b>			<b>377.5</b>			<b>376.5</b>	<b>-1.0</b>	
	Briefed Areas			377.5			376.5		
	Circulation			-			-		
	Internal Walls			-			1.6		
	GFA (Library)			377.5			376.2	0.3	

**Loanhead Combined Community Facility  
Area Schedule**

Dept	Early Years Centre	Clients Requirements			Current Proposals			Area +/-	Comments
	Room Description	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>		
Early Years Areas	Early Years Office	10	1	10	8	1	8	-2	Reduced at Clients Request
	Family Parenting Room	40	1	40	30	1	30	-10	Reduced at Clients Request
	Entitled Tots/ Early years	100	1	100	82.2	1	82.2	-18	Reduced due to toilet provision being added
	Therapy Room				10	1	10	10	Added at Clients request
	Early Years WCs				14.7	1	14.7	14.7	Toilets located within 100sq.m area
	Circulation (EY/Nursery Lobby)				27.4	1	27.4	27.4	
	<b>Subtotal for Early Years Areas</b>			150.0			172.3	22.3	
	Briefed Areas			150.0			144.9		
	Circulation			-			27.4		
After-school Areas	Internal Walls			-			5.3		
	GIFA (Early Years)			150			177.7	27.7	
Dept	LASC After-school Centre	Clients Requirements			Current Proposals			Area +/-	Comments
	Room Description	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>		
After-school Areas	Baby Room	35	1	35	47.8	1	47.8	12.8	12 Kids @3.7sq.m each
	2-3 Years	45	1	45	56.2	1	56.2	11.2	20 Kids @2.8sq.m each
	3-5 Years	52	1	52	60.2	1	60.2	8.2	24 Kids @2.5sq.m each
	Admin Office	15	1	15	15	1	15	0	
	Irms Office	8	1	8	8	1	8	0	
	Heart Space	100	1	100	88.6	1	88.6	-11.4	35 Kids @2.5sq.m each (inc new Quiet Room)
	Community Hall	120	1	120	129.2	1	129.2	9.2	56 Kids @2.3sq.m each
	Stores	30	1	30	2.8	1	2.8	-27.2	Reduced to Cloaks/Prims St only
	Toilets/ Changing	30	1	30	5	3	15.1	-14.9	Reduced to 3 WC/Change areas
	Acc WC	6	1	6	11.2	1	11.2	5.2	Merged w/ Cleaners to form Hygiene Room
	Cleaners Store	5	1	5	0	1	0	-5	Removed at Clients Request
	Baby Room WCs/Baby Changing				8.1	1	8.1	8.1	Added at Clients request
	2-3 Years WCs				9.3	1	9.3	9.3	Added at Clients request
	3-5 Years WCs				9.3	1	9.3	9.3	Added at Clients request
	Staff WC				4.1	1	4.1	4.1	Added at Clients request
	Lobby to Hygiene Room				4.2	1	4.2	4.2	Added due to Care Inspectorate requirements
	Kitchen				12	1	12	12	Added at Clients request
	Laundry				5.7	1	5.7	5.7	Added at Clients request
	After-school Lobby				13.2	1	13.2	13.2	
	Circulation 1				20.7	1	20.7	20.7	
	Circulation 2				2.7	1	2.7	2.7	
	<b>Subtotal for After-school Areas</b>			446.0			523.2	77.2	
	Briefed Areas			446.0			486.8		
	Circulation			-			36.8		
	Internal Walls			-			16.0		
	GIFA (After-school)			446.0			539.2	93.2	

**Loanhead Combined Community Facility  
Area Schedule**

Loanhead Health Centre		Clients Requirements			Current Proposals				Comments
Dept	Room Description	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>	Area m <sup>2</sup>	Qty	Total m <sup>2</sup>	Area +/-	
Clinical Areas	GP Consulting Room 1	15	1	15	14.9	1	14.9	-0.1	
	GP Consulting Room 2	15	1	15	15	1	15	0	
	GP Consulting Room 3	15	1	15	15	1	15	0	
	GP Consulting Room 4	15	1	15	15	1	15	0	
	GP Consulting Room 5	15	1	15	15.1	1	15.1	0.1	
	GP Training Room	18	1	18	18.9	1	18.9	0.9	
	Community Consulting Room 1	15	1	15	15	1	15	0	Room swapped with PT Room 1
	Community Consulting Room 2	15	1	15	15	1	15	0	
	Clinical Clean/Dirty Utility 1	9	1	9	9	1	9	0	
	Clinical Clean/Dirty Utility 2	9	1	9	0	0	0	-9	Removed at Clients Request
	Practice Treatment Room 1	15	1	15	15	1	15	-1	Room swapped with CCR Room 1
	Practice Treatment Room 2	15	1	15	16.2	1	16.2	0.2	
	Phlebotomy Room	12	1	12	12	1	12	0	
	Practice Nurse Office	9	1	9	10	1	10	1	
	Health Education Room	30	1	30	30	1	30	0	
	Interview Room	9	1	9	9	1	9	0	
	Recovery Room	0	0	0	9	1	9	9	Added at Clients request
Reception Area	Entrance Lobby (External Access R'd)	6	1	6	6.1	1	6.1	0.1	
	Reception (2 Receptionists)	9	1	9	9.1	1	9.1	0.1	
	Waiting Area	45	1	45	46	1	46	1	
	Prism Store	5	1	5	5	0	0	-5	Relocated to exterior at Clients request
Administration Area	Patient Accessible WC/Baby Change	9	3	27	9	3	27	0	
	Administration Area	45	1	45	45	1	45	0	
	Records	15	1	15	15	1	15	0	
	Computer Input Room	15	1	15	15	1	15	0	
	Practice Managers Office	12	1	12	12	1	12	0	
	District Nurse/Health Visitors Office	15	1	15	15	1	15	0	
	District Nurse/Health Visitors Store	10	1	10	10	1	10	0	
Staff Areas	General Storage	15	1	15	15	1	15	0	
	Staff Room	15	1	15	15	1	15	0	
	Kitchen	5	1	5	5	1	5	0	
	Staff Changing/WC	10	2	20	11	2	22	2	
Other Areas	Staff Accessible WC/	0	0	0	6.6	1	6.6	6.6	Added at Clients request
	Meeting Room / Library	30	1	30	30	1	30	0	
	DSR (GF)	10	1	10	10.1	1	10.1	0.1	
	DSR (FF)	0	0	0	10	1	10	10	Added due to Second Storey
	Communications Room	10	1	10	10	0	0	-10	Relocated within Leisure Centre
	Bin Store (Trade & Clinical)	5	2	10	2.9	1	2.9	-7.2	Relocated to exterior at Clients request
Circulation Areas	Plant/ Switch Gear	22	1	22	22	0	0	-22	Relocated within Leisure Centre
	<b>Subtotal for Briefed Areas</b>			<b>574.0</b>			<b>552.2</b>	<b>-21.8</b>	
	Circulation at 33%			189.4					
	Stair GF				17.6	1	17.6	17.6	Not Briefed - Added due to Second Storey
	Stair FF				17.6	1	17.6	17.6	Not Briefed - Added due to Second Storey
	Lift GF				4.4	1	4.4	4.4	Not Briefed - Added due to Second Storey
	Lift FF				4.4	1	4.4	4.4	Not Briefed - Added due to Second Storey
	Stair Lobby GF				13.5	1	13.5	13.5	
	Stair Lobby FF				11.9	1	11.9	11.9	
	Circulation GF 1				53.5	1	53.5	53.5	
	Circulation GF 2				50.9	1	50.9	50.9	
	Circulation FF 1				10.8	1	10.8	10.8	
	Circulation FF 2				5	1	5	5	
	<b>Subtotal for Circulation Areas</b>			<b>189.4</b>			<b>189.5</b>	<b>0.9</b>	
Briefed Areas				574.0			552.2		
Circulation				189.4			189.5		
Internal Walls				-			49.9		
GFA				763.4			791.5	28.1	

**Loanhead Combined Community Facility  
Area Schedule**

Leisure Centre GIFA (Existing Areas)	1894.3
Leisure Centre Extension GIFA	326.8
School GIFA	3,237.3
Library GIFA	378.2
Early Years GIFA	177.7
Afterschool GIFA	539.2
Health Centre GIFA	791.5
Total	7344.8
Internal Walls between above Areas	57.1
Total Building GIFA	7401.95

**Roslin Accommodation Schedule, (Single Stream 8 classes + 3 composite)** REV B - 25.08.2015 (Planning Application p

Room description	Minimum Requirements			Design Proposal				Comments
	No. of rooms	Area m <sup>2</sup>	Total m <sup>2</sup>	No. of rooms	Area m <sup>2</sup>	Total m <sup>2</sup>	Area +/-	
Nursery (40/40) inc Kitchen Area	1	150	150	1	149.20	149.20	-0.80	Nursery Area consists: lobby@9.43m <sup>2</sup> , WCs@13.08m <sup>2</sup> , IVS@2.39m <sup>2</sup>
Nursery Support Base	1	12	12	1	13.70	13.70	1.70	
Primary 1 Class Base	2	65	130	2		131.25	1.25	Classroom areas vary: 1@ 65.8m <sup>2</sup> and 1@ 65.45m <sup>2</sup>
Primary 2 Class Base	1	65	65	1	65.72	65.72	0.72	
Primary 3 Class Base	1	65	65	1	65.68	65.68	0.68	Learning Support only
Tutorial/ Learning Support	1	20	20	1	23.35	23.35	3.35	
Primary 1/2/3 Atrium Area (25m <sup>2</sup> per class base)	3	25		3				Classroom areas vary: 1@ 65.72m <sup>2</sup> , 1@ 65.49m <sup>2</sup> and 1@ 65.8m <sup>2</sup>
Composite Class Base	3	65	195	3		197.01	2.01	
Composite Atrium Area (25m <sup>2</sup> per class base)	3	25		3				Tutorial/additional meeting room
Primary 4 Class Base	1	65	65	1	65.64	65.64	0.64	
Primary 5 Class Base	1	65	65	1	65.72	65.72	0.72	Tutorial/additional meeting room
Primary 6 Class Base	1	65	65	1	65.02	65.02	0.02	
Primary 7 Class Base	1	65	65	1	65.72	65.72	0.72	Tutorial/additional meeting room
Tutorial/ Learning Support	1	20	20	1	21.85	21.85	1.85	
Primary 4/5/6/7 Atrium Area(25m <sup>2</sup> per class base)	4	25		4				
Total 1-7 and composite Atrium(25m <sup>2</sup> per class base)	10	25	250	10		249.18	-0.82	Atrium Area consists: low@49.74m <sup>2</sup> and up@ 126.77m <sup>2</sup> & 72.67m <sup>2</sup>
Activity Hall & Changing Area (180+20)	1	200	200	1		201.50	1.50	Areas vary: Hall@ 181.5m <sup>2</sup> and changing@10m <sup>2</sup> each
Activity Hall Store	10%	200	20	10%	19.36	19.36	-0.64	
Expressive Arts Hall	1	80	80	1	81.80	81.80	1.80	
Learning Centre	1	80	80	1	84.25	84.25	4.25	
Staff Room	1	55	55	1	55.63	55.63	0.63	
Staff Resources/Work Base	1	30	30	1	0.00	0.00	-30.00	
Kitchen inc Stores, Changing (10m <sup>2</sup> ) etc	1	120	120	1	120.00	120.00	0.00	
Dining/Cafeteria Area	1	130	130	1	131.02	131.02	1.02	
Headteacher's Office	1	15	15	1	15.49	15.49	0.49	
Deputy Headteacher's Office	1	12	12	1	12.45	12.45	0.45	
Meeting Room	1	20	20	1	19.76	19.76	-0.24	
Medical Room	1	8	8	1	8.07	8.07	0.07	
Nurture Room	NA	NA	NA	1	11.31	11.31	NA	No minimum area has been defined
Central Store	1	30	30	1	17.23	17.23	-12.77	
School Office / Community Education Office	1	25	25	1	26.15	26.15	1.15	
IT Hub Room	2	6	12	1	12.87	12.87	0.87	
Adult Toilets	2	10	20	2		29.28	9.28	Toilet areas vary: F@ 12.73m <sup>2</sup> , M@ 11.59m <sup>2</sup> and AccWC@ 4.96m <sup>2</sup>
Girls Toilets	2	20	40	2		43.15	3.15	
Boys Toilets	2	20	40	2		44.70	4.70	Toilet areas vary: low@10.01m <sup>2</sup> , mid@ 17.44m <sup>2</sup> and up@ 17.25m <sup>2</sup>
Disabled Toilets	1	8	8	1	8.38	8.38	0.38	
Hygiene room	1	12	12	1	13.13	13.13	1.13	
Equipment Store for SEN	1	6	6	1	10.15	10.15	4.15	
FM Office	1	8	8	1	10.01	10.01	2.01	
Cleaners Cupboard	2	4	8	1	9.77	9.77	1.77	
Plant	1	60	60	1	60.00	60.00	0.00	

Sub-total		2206	2224.50	18.5	
Circulation Space	@15%	331	201.64	Circulation space consists: Circulation@152.87m <sup>2</sup> , Entrance@11.11m <sup>2</sup>	
Internal walls		-	128.86		
Gross Floor Area		2537	2555.00	18.1	