

Planning Application 13/2102/FUL  
DENMEAD SCHOOL, GLOUCESTER ROAD SITE

STATEMENT OF OBJECTION  
DENMEAD NEIGHBOURS' ASSOCIATION

Appendix C: Building capacity advice from  
John Symes FRICS of AOS Studley Design

**Building Capacity advice by email from the Director of Workplace Strategy and Project Management at AOS Studley, John Symes MSc FRICS MCIM FRSA , prefaced by an email from Trevor Alldridge, also of AOS Studley (and a DNA committee member).**



From: Trevor Allridge <[redacted]>  
Date: Wed, 10 Jul 2013 10:56:50 +0000  
To: ALISON EDWARDS <[redacted]>  
Subject: FW: planning application

Alison

John is the international head of workplace strategy and project management for AOS Corporate Solutions, a global workplace advisory business and part of AOS Studley the world's largest (commercial) 'occupier only' advisory firm – with 1,000 professionals in more than 40 locations in 25 countries. John Symes MSc is a fellow of the RICS, a member of the Institute of Management and Fellow of the RSA. He is an expert witness and has been my main advisor to the RICS on their own space/capacity calculations. John was for many years advisor to Esher College on matters similar to the Denmead application.

As you can see, John agrees with me that the building is sized for a capacity well in excess of 200 pupils.  
Regards  
Trevor


Trevor,  
The drawings listed on the planning register are pdfs and therefore not intended to be scaled. Furthermore they are for Town Planning purposes and not meant to be assessed in relation to Building Regulations or Public Health legislation. Nevertheless I have used the dimensions given by the Architects as a reference then magnified the drawings on a high resolution flat screen to scale off stair widths @1190mm and final exits to those stairs @1345mm for example.

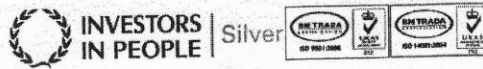
According to my reading of the Building Regulations Part B1 the maximum capacity of the First Floor is around 110 which tallies with the indicative classroom capacity shown on the drawings. The Ground Floor is very well provided for in terms of exit doors and the limit for the building would appear to be more than 900 on the basis that the largest is discounted, but this is clearly absurd. We can simply say that means of escape is not a limiting factor for the practical occupancy of the building.


However, the toilet accommodation shown at 11 WC's provides for a maximum number of 220 pupils (according to SI No.2 'The Education (School Premises) Regulations 1999). And for staff you can add a further maximum of 100, again clearly absurd.

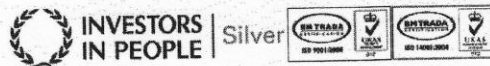
I hope this helps.  
Regards,


John Symes

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