

Study conducted to calculate Gross Internal Areas (GIA) of existing buildings, buildings to be demolished and proposed structures.

The PLANNING POLICY WALES TECHNICAL ADVICE NOTE 18: TRANSPORT Annex D states that any higher/further education proposal with a Gross Area over the threshold of 2500m² requires a Transport Assessment.

The table below shows that the proposed scheme will see the demolition of 770m² of existing structures and will generate 2712m² of new development. This leaves a **proposed net increase of 1912m² with the useable GIA measuring 1840m²**. The proposed development is therefore under the 2500m² stated in TAN 18 that requires a Transport Assessment

Existing Gross Internal Areas		Demolition Gross Internal Areas		Proposed Gross Internal Areas	
Block A - Ground Floor	1125 m ²	Café & Common Room	207 m ²	Block C Storage Extension	250 m ²
Block A - First Floor	1072 m ²	Gas Assessment	271 m ²	New Block - Ground Floor	1293 m ²
Block B	3264 m ²	Gas Storage	93 m ²	New Block - First Floor	1140 m ²
Block C	3031 m ²	External Teaching Area	177 m ²	Canopy	30 m ²
Café & Common Room	207 m ²	Joinery & Storage Area	12 m ²		
Gas Assessment	271 m ²	Joinery & Storage Area	10 m ²		
Gas Storage	93 m ²	Joinery & Storage Area	62 m ²		
Joinery & Storage Area	239 m ²				
Joinery & Storage Area	12 m ²	Storage to be Dem GIA	177 m ²	Storage GIA	250 m ²
Joinery & Storage Area	10 m ²	Use Space to be Dem GIA	593 m ²	Useable Space GIA	2433 m ²
Existing GIA Total	9323 m²	Demolition GIA Total	770 m²	Proposed GIA Total	2712 m²
				Proposed GIA w/o Canopy	2682 m²
				Proposed Useable GIA	1840 m²
				Proposed Total GIA	11235 m²
				Net GIA Increase	1912 m²