

BRITISH SCHOOL IN THE LEBANON

BOARDING HOUSE PROVISION

INDEX OF BRIEF

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THE RESIDENTIAL SIDE

A. THE HEADMASTER

1. The success of the venture will depend on getting a good Headmaster. His job will be carried through much more easily if he has a wife who can successfully organise the inevitable load of entertainment and hospitality which it entails. If a good man is to be obtained appropriate living quarters are as important as a good salary. It is essential that right from the start he is provided with a house which, while not pretentious, will be adequate from the prestige angle. It should have not less than four bedrooms (apart from domestic staff quarters) and a good size drawing room, a dining room to seat eight comfortably and a study. It is assumed that the house on the site referred to in the original brief is capable, with adaptations, of being brought up to the requirements of the Headmaster of this school. It is impossible to estimate the cost of the necessary adaptations, but this point must be borne in mind when assessing the final total cost of the complete scheme.

B. OTHER HOUSING ACCOMMODATION

2. Provision has been made for housing the Bursar and each boarding house bears the cost of housing six domestic staff. It is not known what housing can be provided by using, with or without adaptation, buildings already on the site, e.g. for a school janitor or porter or gatekeeper, or for grounds staff, laundry staff or additional domestic staff. The requirements of this nature can only be decided by the Governors on the spot.

C. BOARDING HOUSES - PROVISION FOR BOYS

Day Boys

3. It is clear from the analysis of costs that it would be quite impossible on the basis of current prices in the United Kingdom to build a school for 360 boarders. Indeed, to bring the costs within measurable distance of the target it would be essential to admit a substantial number of day boys. There will, in any event, be considerable local pressure for day places. It is, however, essential that if the main elements of the English boarding school system are to be successfully transplanted and if a sound tradition of working through English as the

main educational medium in the other age groups is to be established, the size of the day boy element must be strictly controlled. It is possible that the upper limit of the day boy element, if these objects are to be obtained, is one day boy to every three boarders, provided that no day boy should be admitted unless he already has reached an appropriate level in English. The brief which follows is based on an intake of approximately 270 boarders and 90 day boys.

4. In what follows it has been assumed in consonance with Section F of the teaching side brief that the day boys will not be in a separate house but will be allocated to each of the houses equally. If houses of 90 boys all told are accepted (see paragraph 6 below), there would be about 22 day boys with 68 boarders.

Size of Boarding Houses

5. The size of the boarding houses will be the result of a compromise between theoretical ideals and economic necessities. The smaller the house the greater will be the individual influence and supervision of the housemaster. On the other hand, the larger the number the greater the ability to pay for first class men and to provide the kind of quarters which will attract them. While 60 is quite a common number in England this need not by any means be regarded as a maximum, especially if there are other members of staff to share the duties with the housemaster. If the day boys are distributed over the boarding houses, the effective numbers for supervision purposes after the teaching day is over will be well below the official house total.

Feeding Arrangements in relation to size of Boarding House

6. Probably central feeding for the whole school is the cheapest method but there are a number of objections to it. If feeding by houses can be achieved at little extra cost the advantages are worth the slight extra. Feeding by sixties, each group with its separate kitchen would be an expensive method, and anyway is ruled out by the limit of cost referred to in paragraph 5 of the 'General Notes'. Experience with University Halls since the war suggests that round about 200 is a not uneconomic number to cook for. Feeding by double sittings is too wasteful of time

in a boarding school. If houses were planned to take 90 - that is four houses for the first phase of 360, and two additional houses for the second phase to bring numbers up to 540, they could easily be planned in pairs with a kitchen as the nodal point between the two serving on each side into a dining room for each house. The first phase would then require two kitchens each catering for something of the order of 200 meals. Each kitchen would also need two small domestic staff dining rooms, one to each house.

Kitchen and Domestic Staff Dining

7. A kitchen for 200 meals would need to be of 1600/1800 sq.ft. including stores etc. but excluding domestic staff dining room. The ancillary premises should consist of a larder, cold room, dry store, china and linen store, bread store, vegetable store, cleaner's store and office. Technical advice if desired could be provided by our chief School Meals Organiser. Each domestic staff dining room should provide for 16 persons (maids and cleaning staff of its respective house (say 8) half the total kitchen and dining staff (6) and ancillary staff(2)) and be of the order of 200 sq.ft.

Dining Rooms and other Communal Rooms

8. Each dining room should be not less than 1,000 sq.ft., which allows sufficient space for a staff table. When not required for meals it would be available as a general house room, and could also be used for prep. in the evenings for those groups whose work requires supervision. In the light of proposals for study bedrooms which follow in paragraphs 9 and 10, it would probably not be necessary in the first instance to provide more than a small additional study room of say 200 sq.ft. for the senior boys of the house (unless there is a separate day boys' house) a small room say 300 sq.ft. where day boys attached to the house can change and keep personal belongings in lockers. The day boys' room should adjoin a room with 2 showers, at least 4 basins and lavatories. The houses should however be so planned that additional games and common rooms and study rooms could be added. If the sleeping accommodation is to be all on the first floor it is inevitable that part of it will have to be on stilts, thus providing covered play space, space for parking cars and bicycles and space for the addition later of more communal rooms.

Study/Bedrooms

9. A very substantial saving in cost will be effected and at the same time an added sense of amenity, spaciousness and well-being will be achieved if the principle is accepted of two-tier beds. The space thus saved can be partly reinvested in study or day room area, which would otherwise be ruled out by price. The idea may be at first sight repugnant to those who think of long rows of rickety double tier bunks with their flock mattresses and army blankets in Nissen huts put up during the war. It is important that they should be firmly constructed so that they do not creak, and that they should look pleasing to the eye. A Dunlopillo mattress on a rigid but ventilated wood base will last virtually for ever and give excellent comfort. The slight extra initial cost will soon pay for itself.
10. In what follows it is assumed that the bedrooms are to be used as bed/sitting/study rooms, and that these in conjunction with the dining room and other rooms mentioned in paragraph 8 will obviate, at least at the start, the need to provide any further communal rooms. As already stated there, space should be left so that they could be added later if this were thought desirable. The study/bedrooms should be intimate in character. For the youngest boys it would be reasonable to accommodate eight in one room, but in the middle school four would be appropriate and at the top two, with perhaps a couple of single rooms. Each room should have a table and furniture should be provided to enable each boy to store his clothes, books, games and other personal belongings. There should be a wooden chair and at the upper end of the school a small armchair for each boy. There should be a mirror in each study/bedroom as well as in the washrooms. Boys will want to pin up pictures and photographs and much trouble and exasperation will be avoided if this is recognised from the start and appropriate fixtures and materials are provided, e.g. picture rails, pin-up board or rails etc.
11. Attached as Appendix 'A' is a schedule which gives details of the provision which could be made in varying sizes of rooms to accommodate different numbers and ages of boys. It will be seen from the schedule

that the average area per boy suggested is approximately 39 sq.ft. The schedule assumes that 68 boarders will be accommodated in each of four houses and sets out a possible distribution of study/bedrooms to provide for this number. This distribution of room numbers is only an example and need not be followed so long as in aggregate the total does not appreciably exceed 40 sq.ft. per boy. No excess over this area should be accepted unless it can be achieved within the cost ceiling. The distribution suggested is based on the conception of each house containing an all through age group, new boys being allocated proportionately to each house. The Governors may well prefer to have a junior house, which would receive each year the full intake of new boys, retaining for continuity half of the previous years' age group for a second year. In this event no doubt the junior house would have a greater proportion of large rooms for eight boys and the senior houses fewer.

Sanitary Arrangements

12. It should not be necessary to have more than one sanitary fitting for 5 boys. Urinals (each 2ft. run equalling 1 W.C.) should be restricted to the ground floor. One third of the W.C.s should be of Moslem type. There should be 1 wash basin to every 3 pupils for the first 60 pupils and 1 wash basin to every 4 pupils for the next 40 pupils. Thus, for a house accommodating 90 boys, 28 wash basins would be needed. Basins and sanitary fittings should as far as economy allows be dispersed to meet day and dormitory needs. Both wash basins and lavatories should be provided in the vicinity of the dining room and no boy should have to go downstairs to reach a lavatory and wash basin at night. It should be possible to accommodate these fittings in not less than 5 places and, with the baths and showers, the overall area need not be more than 600 sq.ft.

Baths and Showers

13. Baths and individual hot and cold showers should be provided possibly in the ratio of one bath to three or four showers. One shower (or bath) should be provided for every 9 boys. Moslem ablutional habits should be borne in mind. (In English boarding houses it is 1 to every 10

pupils but 1 to every 9 pupils has been suggested here to take account of climate). Thus each house might have 2 or 3 baths and 8 or 7 showers (of which a proportion should be adapted for Moslem use).

Bootroom

14. Changing for games for boarders will at the start at least have to take place in the study/bedrooms. But it will be desirable to provide a room on the ground floor immediately accessible from the boys' main entrance for changing and storing dirty boots and shoes. The houses should be so planned that downstairs changing rooms with showers can be added later. The bootroom need not exceed 100 sq.ft.

Box Room

15. Each house should have an adequate box room.

Electric Lighting

16. Wherever there is a double exit from a room the lighting should be so arranged that it can be turned on or off from either exit.

D. PROVISION FOR STAFF

17. The provision and layout of staff quarters must depend on the Governors' policy, and on local circumstances.

Housemaster

18. It is assumed it would be the intention to try to secure married housemasters and in this event adequate married quarters must be provided. Whether in the form of a house or a flat the quarters should, while being easily accessible to the boys' quarters, be so situated as to ensure sufficient privacy. They should allow for family and hospitality needs, which means the provision of a kitchen, dining/lounge, a study, two double bedrooms and a single bedroom. The Housemaster will also need 2 W.C.s, a bathroom and a kitchen. He should have some garden, or at the least a terrace which is private. He will also need a garage or a reserved space in the covered areas. If it is taken that the average use of bedrooms by housemasters is 3, he should be provided with an overall area of about 1400 sq.ft.

Assistant Housemasters

19. It will be desirable and probably necessary to provide living accommodation on the spot for all the English teachers (a few of whom

may be wives of masters or members of administrative staff). In a house of 90 it will be necessary as a minimum to have an assistant housemaster (who would normally be a bachelor). He will require a small bedroom and bathroom with lavatory, together with a study/sittingroom of say 150 sq.ft. His quarters should include a recess where light cooking can be done. They should be situated where supervision of dormitories is easily undertaken. Provision might be made adjoining for a second bachelor in such a way that the combined quarters could be used by a married couple. An overall area of 700 sq.ft. has been scheduled for this dual purpose. Should the need for economy necessitate the omission of the Second Assistant Housemaster, the quarters provided for the First Assistant Housemaster would require him to be a bachelor.

School Matron

20. Separate accommodation should be provided for the School Matron and this could be achieved by adding such accommodation to one of the four houses. The accommodation should provide for a bed-sitting room with bathroom and lavatory, a sick bay consisting of 2 rooms each with 2 beds and a medical inspection room with dispensary. The sick bay should have its own washing and sanitary accommodation. It should be built where the sick bay accommodation can easily be extended if necessary. It should be as convenient as possible to all four houses as well as to the school building. The sick bay attached to the School Matron will be necessary for isolation cases or more serious cases which cannot be properly treated in the sick rooms attached to the House Matron's quarters.

House Matron

21. The House Matron will require a bed-sitting room, a bathroom and lavatory, linen store room, a combined room for sewing and dispensary. Her quarters should be situated where she can readily supervise the younger boys in their dormitories and be adjacent to a sick bay comprising one small room with two beds which when not required for nursing could be used as a guest room. The bay should have its own bathroom and lavatory. Later on no doubt the school would require its

own separate 'sanatorium' but in the early stages any epidemic would have to be dealt with by ad hoc emergency measures, e.g. by turning certain dormitories into sick wards. Some small provision is provided for isolation and more serious cases in the accommodation attached to the School Matron's quarters.

Assistant House Matron

22. It may be considered necessary to appoint an Assistant House Matron in which case accommodation would have to be provided for her in the form of a bed-sitting room at say 120 sq.ft., other facilities being shared with the House Matron. The need for economy, however, may necessitate the omission of accommodation for such an appointment.

Domestic and Ancillary Staff

23. The provision of quarters for domestic staff requires detailed thought and depends on policy decisions which again to a large extent will rest on local conditions. To what extent will labour for cooking, cleaning, mending, caretaking, be full time and resident? To what extent should it be in separate quarters, to what extent distributed among the boarding houses? What ever the answer it would seem desirable (including the needs of 'private side') that at least a couple of maids should be living in each of the houses. If local conditions permit they could be provided with the same accommodation as 2 boys but they will also need washing facilities and a W.C. For cost purposes each house has been charged with the cost of space required for accommodating 6 domestic members of staff with a total area of 285 sq.ft.

E. LAUNDRY

24. No provision has been made in the building costs for a laundry building as it is assumed that advantage will be taken of any suitable building already on the site. A sum of £400 has, however, been provided in the Schedule of Furniture and Equipment for laundry equipment.

BRITISH SCHOOL IN THE LEBANONSIZES & DISTRIBUTION OF STUDY/BEDROOMSPupils Living Accommodation

Study Bedroom Accommodation - Examples of possible sizes of rooms.

No. of Boys per Room	Per pupil					Area of Room (sq. ft)
	Clothes Storage (cu. ft)	Locker Space (cu. ft)	Ft. run of Bookshelf	Table Area (sq. ft)	Overall bunk size	
8 Boys	16	2	2'6"	2	6'6" 2'6"X	288
6 Boys	16	2	2'6"	2	6'6" 2'6"X	224
4 Boys	16	2	3'9"	2½	6'6" 2'6"X	160
2 Boys	22	2	5'0"	4	6'6" 2'6"X	80
Single Room	22	-	8'0"	4	6'6" 2'6"	60

Total Floor Area of Suggested Distribution of Study Bedrooms for House of 68 Boarders

3 Study Bedrooms for 8 Boys	= 3 x 288	= 864 sq. ft.
2 Study Bedrooms for 6 Boys	= 2 x 224	= 448 sq. ft.
5 Study Bedrooms for 4 Boys	= 5 x 160	= 800 sq. ft.
4 Study Bedrooms for 2 Boys	= 4 x 80	= 320 sq. ft.
4 Single Rooms	= 4 x 60	= 240 sq. ft.

Total Floor Area for 68 Boys = 2,672 sq. ft.

Total Floor Area for 4 Houses	= 4 x 2,672	= 10,688 sq. ft.
Total Number of Boarders	=	272
Average Study Bedroom area per boarder	=	39 sq. ft. approx.

BRITISH SCHOOL IN THE LEBANON

Suggested Boarding House Schedule of Accommodation
for 68 boarders and 22 day boys

1.	Study Bedrooms - based on average of 40 sq.ft. per boarder (68 x 40 sq.ft.)	2,720 sq.ft.
2.	Sanitary Accommodation including baths and showers (within overall area of)	600 sq.ft.
3.	Ancillaries - Box Room	60 sq.ft.
	Boat Room	100 sq.ft.
	Day Boys' Room	300 sq.ft.
	Senior Boys' Room	200 sq.ft.
4.	Housemasters:	
	(a) Housemaster (separate residence linked to boarding house)	1,400 sq.ft.
	(b) Assistant Housemaster and Second Assistant Housemaster	700 sq.ft.
5.	Matrons:	
	(a) Housematron	545 sq.ft.
	(b) Assistant Housematron	120 sq.ft.
	(c) Maids (6)	285 sq.ft.
6.	Kitchen and Dining:	
	(a) Dining Room	1,000 sq.ft.
	(b) Staff Dining Room	200 sq.ft.
	(c) Kitchen (half area allocated to each house)	850 sq.ft.
7.	Circulation space (20% allowance for costing purposes, calculated on whole of areas above excluding Housemaster's residence and kitchen)	1,370 sq.ft.
	Total area per boarding house	<u>10,450 sq.ft.</u>
	Total area required for boarding house accommodation for 360 boys (272 boarders and 88 day boys) = 4 x 10,450 sq.ft.	= 41,800 sq.ft.
	To this must be added the accommodation for the School Matron (bed sitting room, bathroom and lavatory, M.I. Room and dispensary, Sick Bay consisting of 2 rooms each with two beds) to be added to one house only	<u>600 sq.ft.</u>
	Total school boarding accommodation	<u>42,400 sq.ft.</u>

N.B.

In paragraphs 19 and 22 of the brief, a suggestion is made that, if economies have to be made, the provision for the Second Assistant Housemaster and the Assistant Housematron might be omitted and the provision for the first Assistant Housemaster reduced to that required for a bachelor. This would result in a reduction as follows:-

Elimination of 2nd Assistant Housemaster and provision only for Single Assistant Housemaster	- saving of 310 sq.ft.
Elimination of Assistant Housematron	+ saving of 120 sq.ft.

Reduction per house = 430 sq.ft.

Total Reduction School boarding accommodation = 1,720 sq.ft.