



**SOL PLAATJE
UNIVERSITY**

new
u**n**iversities

Sol Plaatje University

Central Campus Architectural guidelines

2013-10-21

DRAFT

(For discussion purposes)

Not for distribution

1. Architectural Guidelines

Open spaces are derived by the buildings situated along their edges. Taken together, the buildings of Kimberley make up the built form of the area. The role that buildings play in the creation of an urban environment is as critical to the overall success of the University as the streets and open spaces that surround them.

The placement, size and orientation of buildings should articulate and define the edges of streets, open spaces and strategic sites within the campus. All buildings within the University should respond to their specific site conditions. Buildings located on significant open spaces should enhance the qualities of that space. Buildings should recognise the importance of street corners and building adjacent to roads. Generally consistent street heights and building alignments should be the goal wherever possible.

Building form should complement and enhance the intended use of each campus, with the overall form of the Sol Plaatje University projecting an exciting, pleasing and harmonious skyline.

Setbacks and maximum building dimensions should be employed to ensure a reasonable degree of amenity in terms of light, landscape and overlook for occupants, neighbouring buildings, motorists, and pedestrians.

The following guidelines address set minimum standards for all buildings within the University. Key issues, such as land use, erven division, access, parking, servicing, orientation, heights and overall building proportions are discussed.

1.1 Land Use and Land Parcels

Land Use

The land use approach requires a large variety of uses within close proximity to each other. These include student residences, residence support services, dining facilities, academic facilities, academic support services, student support services and administration. The design of each building should facilitate privacy as well as the transitions between each of these various land uses.

Land Parcels

Individual land parcels have been identified for each campus, with varying dimensions and areas. Developments should utilise the whole land parcel in order to avoid fragmentation, and maintain strict building edges.

1.2 Building form

Building components

Buildings are not to be designed as singular entities. Building facades should be broken into smaller components to enhance the feeling of variety and diversity facing onto the public/ internal streets and space. Composing the campus as well as the individual buildings into smaller elements encourages a spatial language of accessibility. The Campus attempts to integrate itself into the urban fabric, become part of greater civic society, be transparent and open for all to use, visit and enjoy.

Bulk

The bulk of the building should relate to the estimated areas proposed in the accommodation schedule. Each building should be in proportion in relation to its land parcel size and prescribed building height.

1.3 Parking, Loading and Service Access

Parking

Limited shaded surface parking bays are to be provided on each campus, however, the majority of the parking will be provided for in a multi-storey parking lot situated on the Northern Campus.

Loading and Service areas

Service areas (typically used for the necessary storage of waste, freestanding mechanical and/or electrical equipment and utilities, loading docks and similar utilitarian functions) tend to eliminate exterior frontage and impede pedestrian circulation. They can also result in 'blank' and uninteresting facades that diminish the vitality of a precinct. Wherever possible, service areas must be consolidated. They should also be handled on-site and located at the rear or side of buildings away from streets and open spaces. At the very least, they should be screened.

It is intended that loading and servicing within the University be removed from the streets and dedicated open spaces

1.4 Building Orientation, Entrances and Landmarks

Building Orientation

Building orientation refers to the manner in which a building is orientated relative to the street system. Surrounding buildings primarily define the streets and open spaces, therefore it is important that buildings are sited consistently - and reinforce the pattern of streets and open spaces within the University Campus.

Building Entrances

The orientation and entrances of all buildings should align with the central movement spine and public spaces, unless another orientation provides an equal or greater benefit to the overall urban design of the Campus. Entrances should be clearly visible and demarcated through the use of landscape materials, free standing structures, the generous use of windows, canopies or similar devices. The main entrance to each building is to be appropriately articulated according to its function.

Landmarks

Throughout the campus various sightlines and orientation devices have been identified as important landmarks. These should be treated differently from the rest of the façade in terms of materials, proportion and scale.

1.5 Building Lines

Building lines are the distance between a building's exterior walls and the adjacent road reserve, dedicated open space or neighbouring boundary. The overall plan of the University is designed to provide generous streets and open spaces throughout the entire area. In order for these streets and open spaces to be defined and legible, buildings and landscape must define their boundaries.

Build-To Lines

Build-to lines are the degree to which building facades are required to meet particular alignments. Build-to lines provide a measure of continuity to the buildings along streets and other important spaces, which is sufficient for these spaces to become consistent and legible.

Exterior building walls facing streets or dedicated open space frontages should be located adjoining an agreed build-to line. If building walls facing roads or dedicated open space frontages are not located within the build-to line, a continuous projection such as a canopy, *brise soleils*, or a feature screen wall extending to the build-to line should be provided to maintain continuity of the streetscape.

1.6 Building Heights

Building height limits minimise the impact of tall buildings on surrounding neighbourhoods, regularise street profiles and ensure that streets and open spaces are not over-shadowed by tall buildings.

The height of the buildings across the University can range between 3-4 storeys (11.5m to 15m). However, the building elevations that front the main public movement spine and public squares should all reach four storeys in height (15m), with a continuous roofline. This prescribed building height can be exceeded for special buildings elements and landmark features.

The individual floor heights can vary according to the internal function of each building (i.e. Raked lecture halls). However, the ground floor building heights should be 4.5m where they front on active public spaces.

The colonnade surrounding the central square should be a double volume, with a continuous height of 8m.

1.7 Resilient Building Form and Climatic Response

Resilient typology

A resilient building typology should be applied, with buildings of three to four storeys and 9 to 15 metres in depth (or according to their function) with frequent entrances along the frontage. This will best accommodate a mix of uses at any one time - and over time - as well as being resource-efficient in reducing the need for mechanised air handling and illumination.

The contribution of passive comfort measures - i.e. those that exploit natural forces without immediate recourse to mechanical and electrical systems - can make a considerable contribution to comfort and running costs.

The functions and use of the buildings that are included in Phase 1 may change in the future as the University grows to its full extent. Therefore, the buildings should be designed in a way that allows maximum flexibility of use over time.

Climatic and environmental controls

The climatic response should be ingrained in the architectural design, rather than just applied. The University developments should apply bioclimatic design principles that relate to Kimberley's climatic zone. This will enhance the functional character of the area, reduce energy demands and serve as a sustainable example and inspiration for the realisation of such principles elsewhere in the City.

Good bioclimatic building will call on passive measures first and extract as much benefit from them as possible. Once a strategy for passive measures has been outlined, 'active' measures can be called upon to augment and enhance them so that reasonable comfort can be established throughout the year, both during day and night. The active measures include fans to assist natural air currents, cooling to lower air temperatures when passive air systems are inadequate, heating in the reverse situation, and artificial lighting.

Climatic controls and responses ensure environmental performance and bring associative, cultural and historic reference to the architecture. Large roof overhangs, deep recesses, shading devices around window openings, the treatment of the internal street, the solidness of the super structure and the level of openings in the various facades depending on orientation give guidance to elevational treatment. These applications should be rich with cultural references and immediately make a building place bound.

Climatic controls are to be applied on the facades that are exposed to direct sunlight (west and east) The portions of the facades treated with more exposed windows should be covered or screened with a sun control device. The sun control should be replicated throughout the project.

1.8 Facade and Roof Treatment

Facades and roofs should be equally considered. The envelope of the buildings should be treated with simplicity and order.

Façade treatment

The materials and articulation of facades must be carefully considered to provide an appropriate sense of scale to the development. Selected materials should provide a degree of modulation, scale and texture to exterior walls. The requirements for building entrance, together with a consistent strategy for alignment, heights and signage should be used to provide both scale and visual interest.

Entrances to the Campus

Facades that face onto the main entrances of each campus should be given special preference and be dealt with in a similar fashion as landmarks. The use of different materials and interplay of scale and proportions are encouraged. These should be given special treatment in their facades as well as roof cover.

Roof treatment

The roof treatments should be articulated, modulated and constructed of a material that provides visual interest and delight to users and visitors of the University. The expanse of roofs should be broken down and modulated in plan and section through the use of skylights, angled or curved structural sections, space frames, or similar devices.

Roof lines / profile

There should be a continuous roofline at a height of 15m, to be kept consistent along the front façade of the buildings that overlook the public square and movement spine. This continuous height can be exceeded for special building articulations or landmark features.

1.9 Landscape Treatment

Landscape features - both hard and soft materials - should be compatible and stipulated within the surrounding University landscape policy and guidelines. It should be ensured that the landscape treatment of each land parcel meets and integrates with the existing adjacent landscape in a logical and tidy manner.

1.10 Active Building Edges

The public edge of a building should house activities that benefit from interaction with the public realm and can contribute to the life of the public space itself.

Active land uses

The schedule of accommodation should be used to identify which uses would benefit from interaction with the public spaces. These should be located on the ground floor facing onto the movement spine and public squares.

The accommodation schedule requests the provision of student support facilities, retail outlets and public amenities. These should be placed on ground floor facing public space. The proposals should ensure that these uses, rather than stores or lavatories, occupy the ground floor front position. This would provide and enhance the mixture and diversity everyone wants within an urban environment.

Active building frontages

Active building frontages should occur along public spaces, squares and the movement spine. Public orientated facilities (e.g. retail, student centres, canteens etc.) should be focused around the public spaces in order to activate the edges.

Balconies

Balconies that overlook public spaces provide an active form of visual surveillance. The use of balconies is to be encouraged, where appropriate to the land use. The student residential buildings should have a variety of recessed or encroached balconies.

1.11 Building signage

Signage to comply with the signage strategy for the entire campus.

1.12 Materiality and architectural style

Craftsmanship and Technology

Locally based craftsmanship and technology is to be applied throughout the buildings. By utilising the rich innate application or building methods found in South Africa, and more specifically in and around Kimberley, the architecture immediately will radiate place boundness.

Robustness

The Sol Plaatje Campus should be a reflection of our time but also reflect certain timelessness. Architecture that can accommodate change and incorporate building technologies that transcend changes over time would ensure that the Campus becomes a classic example of the current South African paradigm.

Local Materials

Utilising materials with different textures and colours found within the local environment enhances diversity in the buildings. The direct context has a history of material and texture applications.

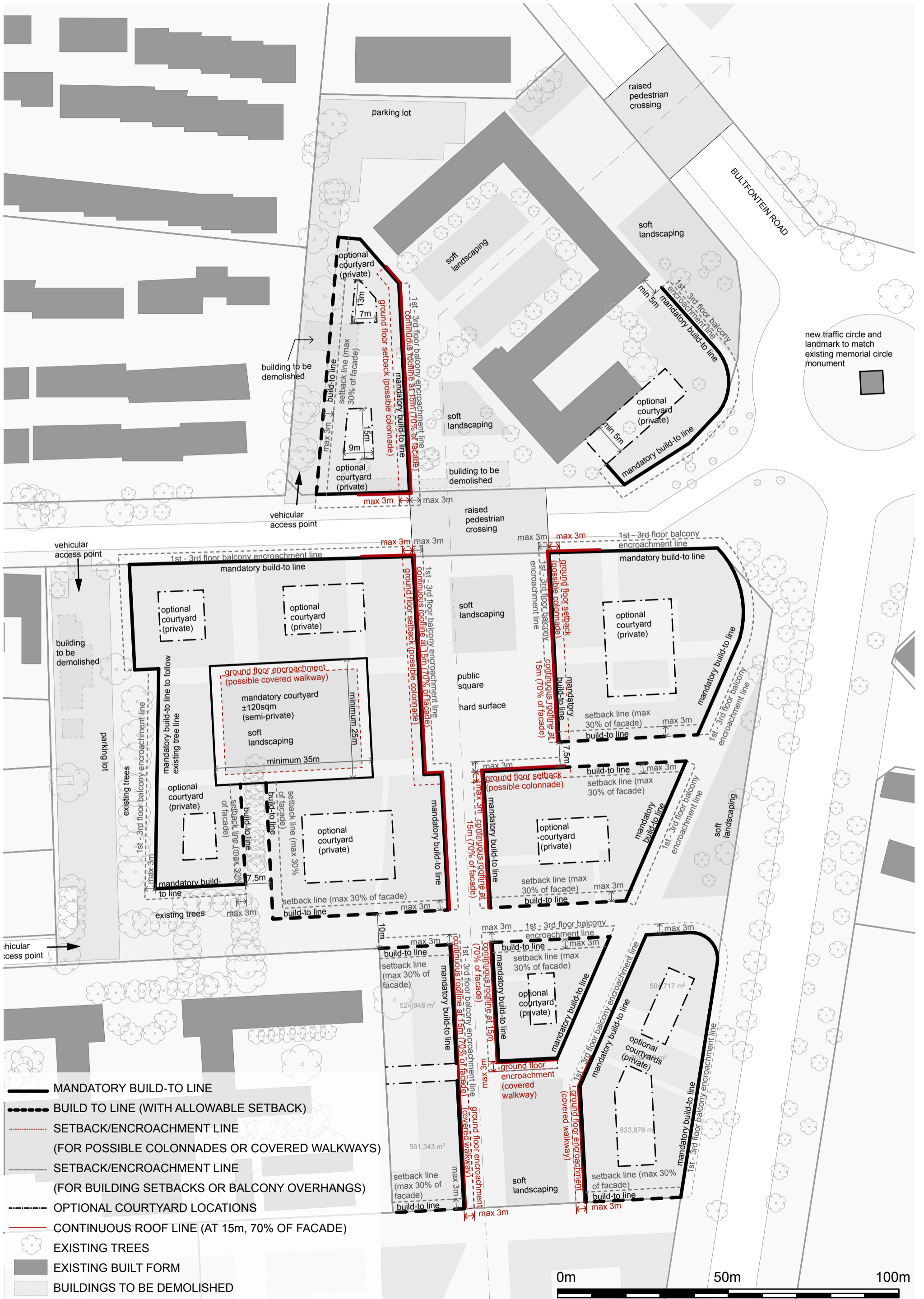
1.13 Security

Perimeter blocks

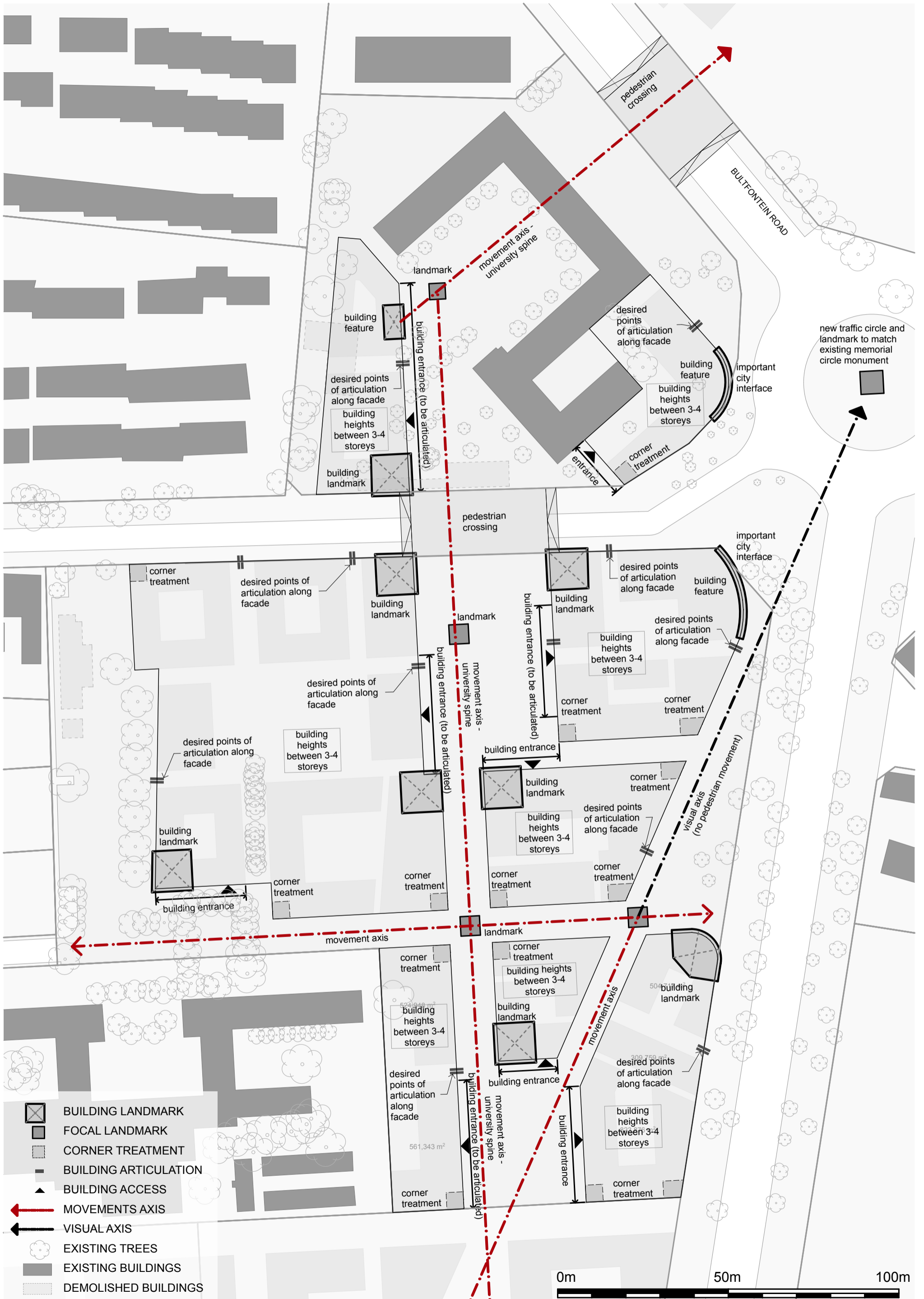
Perimeter buildings allow access to the site to be easily controlled. Buildings on the street edge ensure greater security by defining the public and private realm. Active street frontages are ensured which in turn ensures more eyes on the street, which contributes to a secure environment.

Points of control

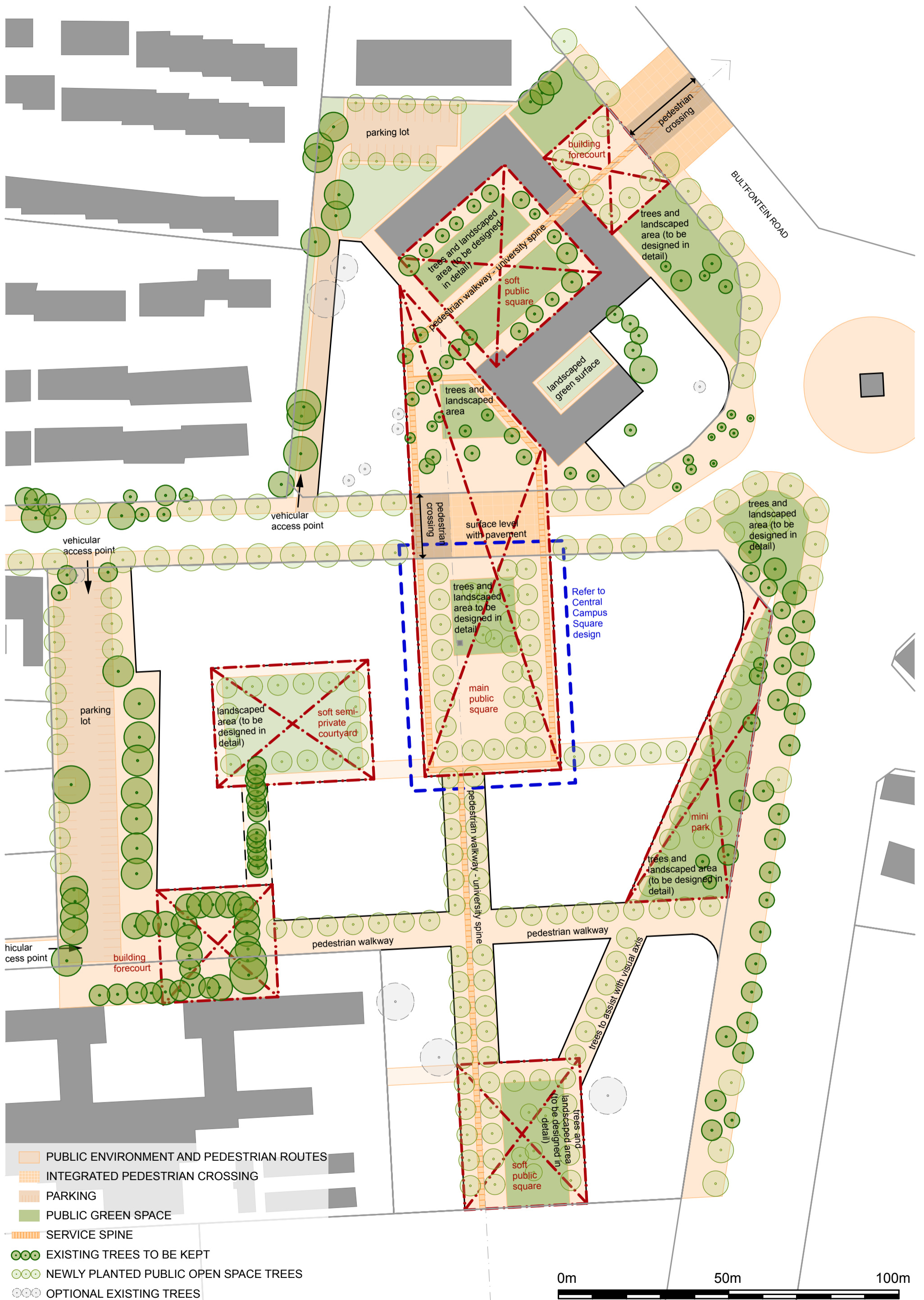
Points of control are to be placed at various locations within the building as the uses transition from more public to more private spaces.



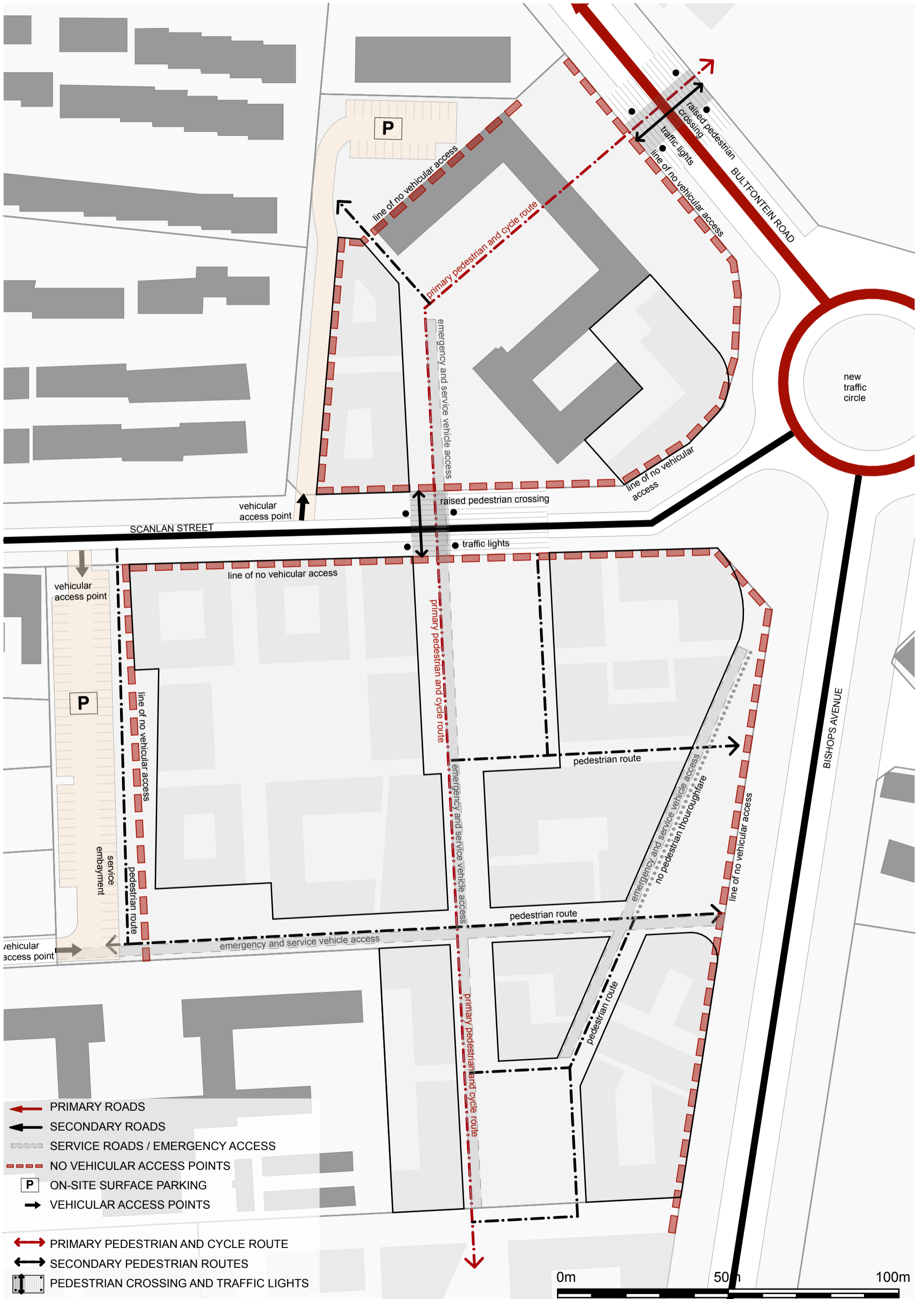
BUILT FORM DIRECTIVES: BUILDING LINES



BUILT FORM DIRECTIVES: LANDMARKS, VISTAS, ENTRANCES, AXIS AND BUILDING HEIGHTS



PUBLIC OPEN SPACE AND LANDSCAPING



MOVEMENT AND ACCESS



GRADATION FROM PUBLIC TO PRIVATE AND POINTS OF CONTROL

2. Individual building guidelines

The area that has been identified as part of the second phase of development is erf 2503. The site is positioned south of Scanlan Street and west of Bishops Avenue. The Central Campus Square is located on this erf, and the William Pescod Building is situated to the north of the erf, both of which form part of the first phase of development.

Located on this site is a number of various land parcels, comprising the different functions and facilities required for the development of the Campus. The land parcels have been distributed, according to a rationale, into six Site Development Areas. Five of these areas will become the sites in which the architectural competition winners will design their buildings.

2.1 Site Development Area apportionment rational

The land parcels were apportioned into the Site Development Areas according to various logical and practical reasons. These reasons vary according to the rational distribution of land parcels and building functions, as well as to provide a certain level of exposure and complexity to each Area.

The following lists outlines the basis for the apportionment rational:

- Logical subdivision of the land parcels within the erf
- Grouping and separation according to land use and function requirements
- Exposure to the public environment, public squares and streets
- Complexity of use and requirements
- Variety of edge conditions (streets, squares, landscaped areas etc.)
- Size of bulk building area
- Opportunity for building features, landmarks and articulations
- Prominence in the overall Campus layout
- Opportunity for architectural exploration

2.2 Architectural Code

It is important to establish an architectural code for the buildings in order to ensure that there is a continuity and legibility that reads throughout the Campus. However, it is also imperative to allow enough freedom for each building to be developed and explored without too many restrictions. The public space is essentially the over-arching element that holds the scheme together, and creates a character for the overall campus. Therefore, the manner in which each building response to the public space must be carefully considered.

The following list creates the basis for the architectural code of the buildings:

- Craftsmanship
- Environmental responsive
- Contextually responsive
- Locally based materials (Baked brick, kimberlite, tin)
- Integrated artworks program (1% of each building)
- Sustainable building practices

2.3 Site Development Areas

The architectural guidelines described in the previous section should be applied to each of the Site Development Areas. The following section describes each Area in more detail.

2.3.1 Site development area 1

Location:

The site is situated on the north-western portion of Erf 2503. Scanlan Street sits to the north of the site and the Central Campus Square to the east.

Building Intention:

This building announces the entrance to the Central Campus of the University and forms the western edge of the Central Campus Square.

The building has a mix of uses in close proximity to each other, with a range of private and public functions.

A large courtyard space links this building with Development Area 2. This semi-public open space needs to be designed in conjunction with both buildings.

Built form:

The building is to accommodate an approximate bulk of 7830 sq.m at a building height of between three and four stories. The façade that faces the Square must be four storeys in height, with a continuous roofline at 15m, along a minimum of 70% of the façade. The maximum building height can be exceeded for special building articulation, features or landmarks.

The building form should follow a courtyard typology wherever possible.

Use:

The primary land use is student accommodation, as well as the student food amenities that are required with student residences.

Student Accommodation: 89%
Public Amenities and Retail: 5,5%
Operational and Facilities management: 5%
General Services: 0,5%

The student accommodation has a combination of single rooms and double rooms with shared kitchen and bathroom facilities as well as en-suite rooms with a kitchenette. There are various amenities such as games rooms, laundry facilities, meeting rooms etc. There is no dining hall on this Development Area, as the main shared dining hall is located on Development Area 2.

Units that cater for students with disabilities have to be provided. The development framework specifies buildings between three and four levels, with the aim to avoid the provision of lifts. Therefore, the location of units for the disabled must be considered with this in mind.

The public amenities, and public related facilities should be located on ground floor edging the square in order to create an active edge. The service, delivery and refuse areas should be located away from the public active edges.

There are a variety of different land uses within this Development Area. Therefore it is important that the transition and control points between uses are well considered in order to ensure privacy and security, while not hindering the use and flow of the building.

* Refer to detailed Accommodation Schedule for use requirements.

Built form directives:

The buildings are to be built to the defined build-to lines. The elevations fronting Scanlan Street, the parking lot and the Central Campus Square have strict build-to lines that define the public spaces and are mandatory. The remaining build-to lines are more flexible and allow for up to 30% of the façade to be setback.

Encroachments of the build-to line are permitted on the upper floors. This makes allowance for projecting balconies, screens and overhangs.

The internal semi-public courtyard should be approximately 120 sq.m, however, its size is dependent on the width of the adjacent built form. The guidelines permit a ground floor encroachment for a possible covered walkway. The courtyard should be accessible from the Central Campus Square.

The building footprint should accommodate the existing trees wherever possible.

The north-eastern corner of the Development Area should have a building landmark that marks the entrance to the Central Campus and defines the edge of the Central Campus Square.

The building entrance should be located along the Square and articulated appropriately.

The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

* Refer to Built Form Directives plans

2.3.2 Site development area 2

Location:

The site is situated on the central western portion of Erf 2503.

The NIHE student residence building is located to the south of the Development Area and the Central Campus Square to the east.

Building Intention:

This building forms the main portion of the western edge of the Central Campus Square.

The building has a mix of uses in close proximity to each other, with a range of private and public functions.

A large courtyard space links this building with Development Area 1. This semi-public open space needs to be designed in conjunction with both buildings.

Built form:

The building is to accommodate an approximate bulk of 7865 sq.m at a building height of between three and four stories. The façade that faces the Square and University Spine must be four storeys in height, with a continuous roofline at 15m, along a minimum of 70% of the façade. The maximum building height can be exceeded for special building articulation, features or landmarks.

The building form should follow a courtyard typology wherever possible.

Use:

The primary land use is student accommodation, as well as the student food amenities that are required with student residences. However, this Development Area also has a portion of academic facilities.

Student Accommodation: 45%

Student Food Amenities: 20%

Academic facilities: 27%

Public Amenities and Retail: 7,5%

General Services: 0,5%

The student accommodation has a combination of single rooms and double rooms with shared kitchen and bathroom facilities as well as en-suite rooms with a kitchenette. There are various amenities such as games rooms, laundry facilities, meeting rooms etc. The main dining hall is located on this Development Area and is to be shared with the residential accommodation on Development Area 1 and 5.

Units that cater for students with disabilities have to be provided. The development framework specifies buildings between three and four levels, with the aim to avoid the provision of lifts. Therefore, the location of units for the disabled must be considered with this in mind.

The public amenities, and public related facilities should be located on ground floor edging the square in order to create an active edge. The service, delivery and refuse areas should be located away from the public active edges.

The academic facilities should be located where they are easily accessed from the public spaces, with the foyer providing a semi-public transition space. The design of each lecture venue must consider acoustics, seating, projection and lighting.

There are a variety of different land uses within this Development Area. Therefore it is important that the transition and control points between uses are well considered in order to ensure privacy and security, while not hindering the use and flow of the building.

* Refer to detailed Accommodation Schedule for use requirements.

Built form directives:

The buildings are to be built to the defined build-to lines. The elevations fronting the parking lot and the Central Campus Square have strict build-to lines that define the public spaces and are mandatory. The remaining build-to lines are more flexible and allow for up to 30% of the façade to be setback.

Encroachments of the build-to line are permitted on the upper floors. This makes allowance for projecting balconies, screens and overhangs.

The internal semi-public courtyard should be approximately 120 sq.m, however, its size is dependent on the width of the adjacent built form. The guidelines permit a ground floor encroachment for a possible covered walkway. The courtyard should be accessible from the Central Campus Square.

The building footprint should accommodate the existing trees wherever possible. Specifically, the line of existing trees that run in a north-south direction through the Development Area should be retained.

The main building entrance should be located along the Square and articulated appropriately. An alternative entrance can be located to the south of the Development Area, in relation to the NIHE residence. The guidelines propose a forecourt at this location, which aims to connect the new and existing building.

A building landmark should mark the south-west portion of the Central Campus Square, as well as the gateway to the rest of the Campus. Also, there is the potential for a building landmark to be located to the south west of the Development Area, which celebrates the pedestrian and vehicular access from the west.

The façade overlooking the pedestrian street to the south of the Development Area should be dealt with in a way that ensures privacy, while maintaining a responsive edge.

The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

* Refer to Built Form Directives plans

2.3.3 Site development area 3

Location:

The site is situated on the north-eastern portion of Erf 2503.

The Central Campus Square is situated to the west of the Development Area, Scanlan Street to the North and Bishops Avenue to the east.

Building Intention:

This Development Area has a prominent position at the entry to the Central Campus, as well as overlooking the traffic circle that forms the intersection with the N12 highway. Therefore it should feature as a prominent academic building of the University, and the Central Campus.

Built form:

The building is to accommodate an approximate bulk of 7330 sq.m at a building height of between three and four stories. The façade that faces the Square must be four storeys in height, with a continuous roofline at 15m, along a minimum of 70% of the façade. The maximum building height can be exceeded for special building articulation, features or landmarks.

The building form should follow a courtyard typology wherever possible.

Use:

The primary land use is academic facilities, with a large portion of student support services.

Academic Facilities: 58%

Student Support Services: 34.5%

Public Amenities and Retail: 7%

General Services: 0,5%

The public amenities, support services and public related facilities should be located on ground floor edging the square in order to create an active edge. The service, delivery and refuse areas should be located away from the public active edges.

The academic facilities should be located where they are easily accessed from the public spaces, with the foyer providing a semi-public transition space. The design of each lecture venue must consider acoustics, seating, projection and lighting.

There are a variety of different land uses within this Development Area. Therefore it is important that the transition and control points between uses are well considered in order to ensure privacy and security, while not hindering the use and flow of the building.

* Refer to detailed Accommodation Schedule for use requirements.

Built form directives:

The buildings are to be built to the defined build-to lines. The elevations fronting Scanlan Street, Bishops Avenue and the Central Campus Square have strict build-to lines that define the public spaces and are mandatory. The remaining build-to lines are more flexible and allow for up to 30% of the façade to be setback.

Encroachments of the build-to line are permitted on the upper floors. This makes allowance for projecting balconies, screens and overhangs.

The portion of the Development Area that faces the proposed traffic circle should have a prominent building feature that reflects the character of the University. A building landmark should also be used to define the north-eastern portion of the Central Campus Square and entrance to the Central Campus.

The pedestrian street to the south of the Development Area should be dealt with appropriately, ensuring correct levels of privacy while maintaining unhindered access.

The building entrance should be located along the Square and articulated appropriately.

The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

The building should respond appropriately to the landscaped park to the east of the Development Area.

* Refer to Built Form Directives plans

2.3.4 Site development area 4

Location:

The site is situated on the central eastern portion of Erf 2503. The Central Campus Square is situated to the north of the Development Area and Bishops Avenue to the east.

Building Intention:

This Development Area has a prominent position overlooking the Central Campus Square. It serves as a focal point, and holds important academic facilities.

Built form:

The building is to accommodate an approximate bulk of 6675 sq.m at a building height of between three and four stories. The façade that faces the Square and University Spine must be four storeys in height, with a continuous roofline at 15m, along a minimum of 70% of the façade. The maximum building height can be exceeded for special building articulation, features or landmarks.

The building form should follow a courtyard typology wherever possible.

Use:

The primary land use is academic facilities, with a large portion of academic support facilities, such as a library and resource centre.

Academic Facilities: 69%

Academic Support: 30%

General Services: 1%

The academic support and public related facilities should be located on ground floor edging the square in order to create an active edge. The service, delivery and refuse areas should be located away from the public active edges.

The academic facilities should be located where they are easily accessed from the public spaces, with the foyer providing a semi-public transition space. The design of each lecture venue must consider acoustics, seating, projection and lighting.

There are a variety of different land uses within this Development Area. Therefore it is important that the transition and control points between uses are well considered in order to ensure privacy and security, while not hindering the use and flow of the building.

* Refer to detailed Accommodation Schedule for use requirements.

Built form directives:

The buildings are to be built to the defined build-to lines. The elevations fronting the Central Campus Square, landscaped gardens and University Spine have strict build-to lines that define the public spaces and are mandatory. The remaining build-to lines are more flexible and allow for up to 30% of the façade to be setback.

Encroachments of the build-to line are permitted on the upper floors. This makes allowance for projecting balconies, screens and overhangs.

The Site Development Area has a prominent position at the end of the Central Campus Square. A landmark building feature should be positioned on the northwest corner of the site, overlooking the square and defining the gateway into the rest of the Campus.

The building entrance should be located along the Square and articulated appropriately.

The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

The building should respond appropriately to the landscaped park located to the east of the Development Area.

The façade overlooking the pedestrian streets to the south and north of the Development Area should be dealt with appropriately to ensure privacy, while maintaining a responsive edge.

* Refer to Built Form Directives plans

2.3.5 Site development area 5

Location:

The L-shaped site is situated on the southern portion of Erf 2503 and is bisected by the University Spine.

The Development Area is located to the east of the NIHE residence and to the north and west of a public square.

Building Intention:

This Development Area is made up of two different sites, with varying functions. It borders the extension of the University Spine to the South and overlooks a public square. The eastern portion of the Development Area has a prominent role in anchoring the square.

Built form:

The building is to accommodate an approximate bulk of 6303 sq.m at a building height of between three and four stories. The façade that faces the Square and University Spine must be four storeys in height, with a continuous roofline at 15m, along a minimum of 70% of the façade. The maximum building height can be exceeded for special building articulation, features or landmarks.

The building form should follow a courtyard typology wherever possible.

Use:

The primary land use differs for each portion. The western portion comprises student accommodation, while the eastern portion is primarily academic facilities.

Student Accommodation: 57%

Academic Facilities: 42%

General Services: 1%

The student accommodation, located in the western building, has a combination of single rooms and double rooms with shared kitchen and bathroom facilities as well as en-suite rooms with a kitchenette. There are various amenities such as games rooms, laundry facilities, meeting rooms etc. There is no dining hall on this Development Area, as the main shared dining hall is located on Development Area 2.

Units that cater for students with disabilities have to be provided. The development framework specifies buildings between three and four levels, with the aim to avoid the provision of lifts. Therefore, the location of units for the disabled must be considered with this in mind.

The public related facilities should be located on ground floor edging the square in order to create an active edge. The service, delivery and refuse areas should be located away from the public active edges.

The academic facilities, located in the eastern building should be easily accessed from the public spaces, with the foyer providing a semi-public transition space. The design of each lecture venue must consider acoustics, seating, projection and lighting.

* Refer to detailed Accommodation Schedule for use requirements.

Built form directives:

The buildings are to be built to the defined build-to lines. The elevations fronting the Square and University Spine have strict build-to lines that define the public spaces and are mandatory. The remaining build-to lines are more flexible and allow for up to 30% of the façade to be setback.

Encroachments of the build-to line are permitted on the upper floors. This makes allowance for projecting balconies, screens and overhangs.

The Development Area has a prominent position, located at the northern end of the square. A landmark building feature should be positioned at this point.

The building entrance should be located along the Square and articulated appropriately.

The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

The building should respond appropriately to the landscaped park to the east of the Development Area.

The façade overlooking the pedestrian streets to the north of the Development Area should be dealt with appropriately to ensure privacy, while maintaining a responsive edge.

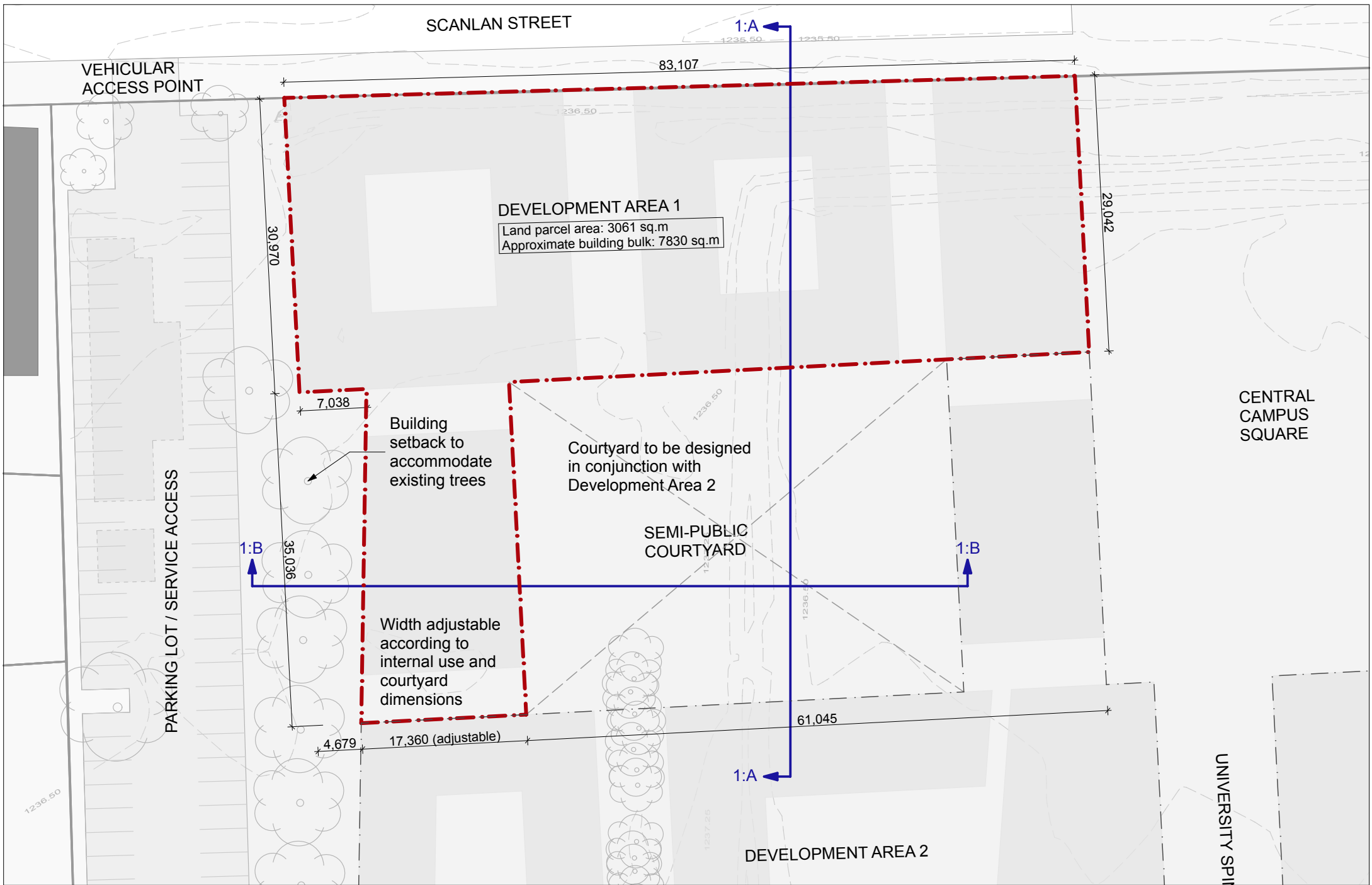
* Refer to Built Form Directives plans

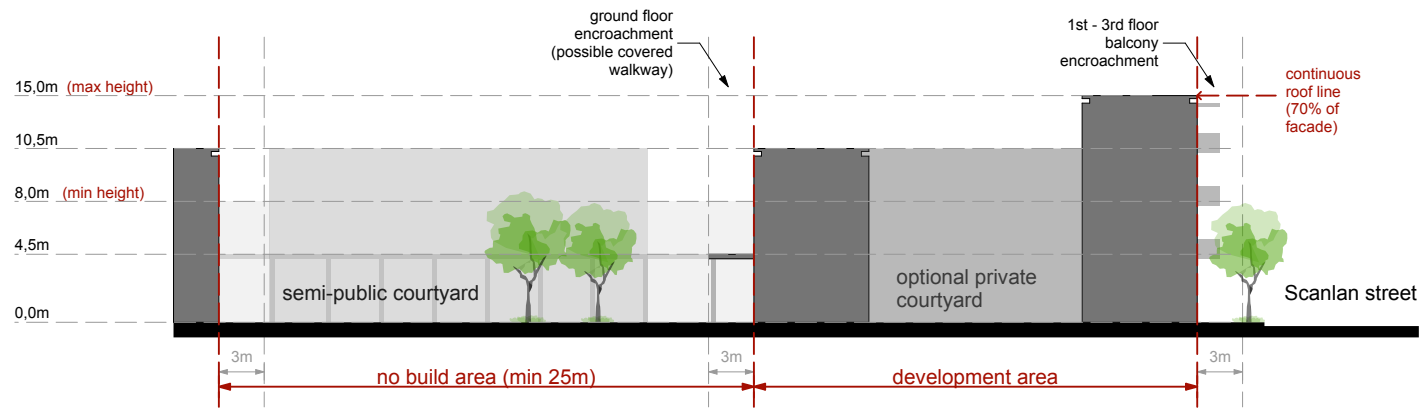
3. Accommodation Schedule

The spread-sheet below describes, in detail, the accommodation schedule for each Site Development Area.

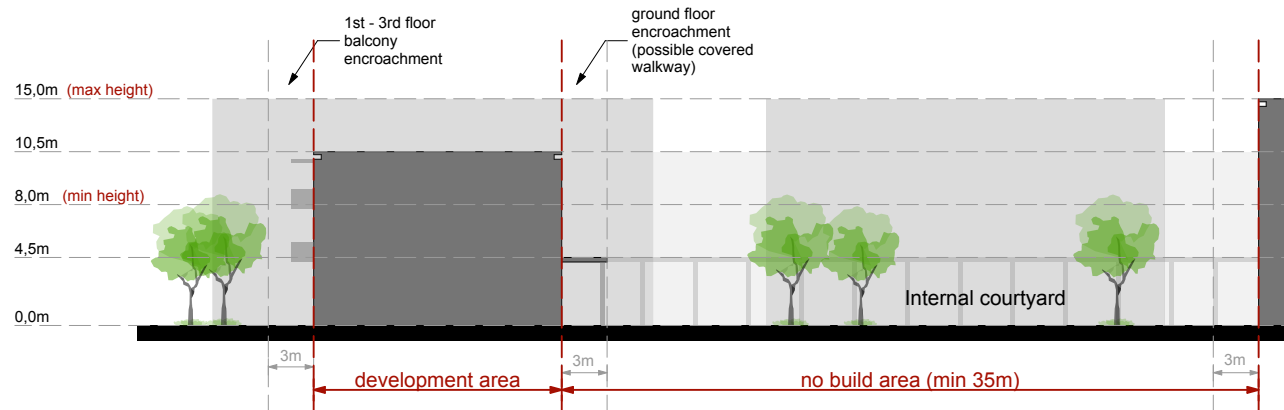


SITE DEVELOPMENT AREAS

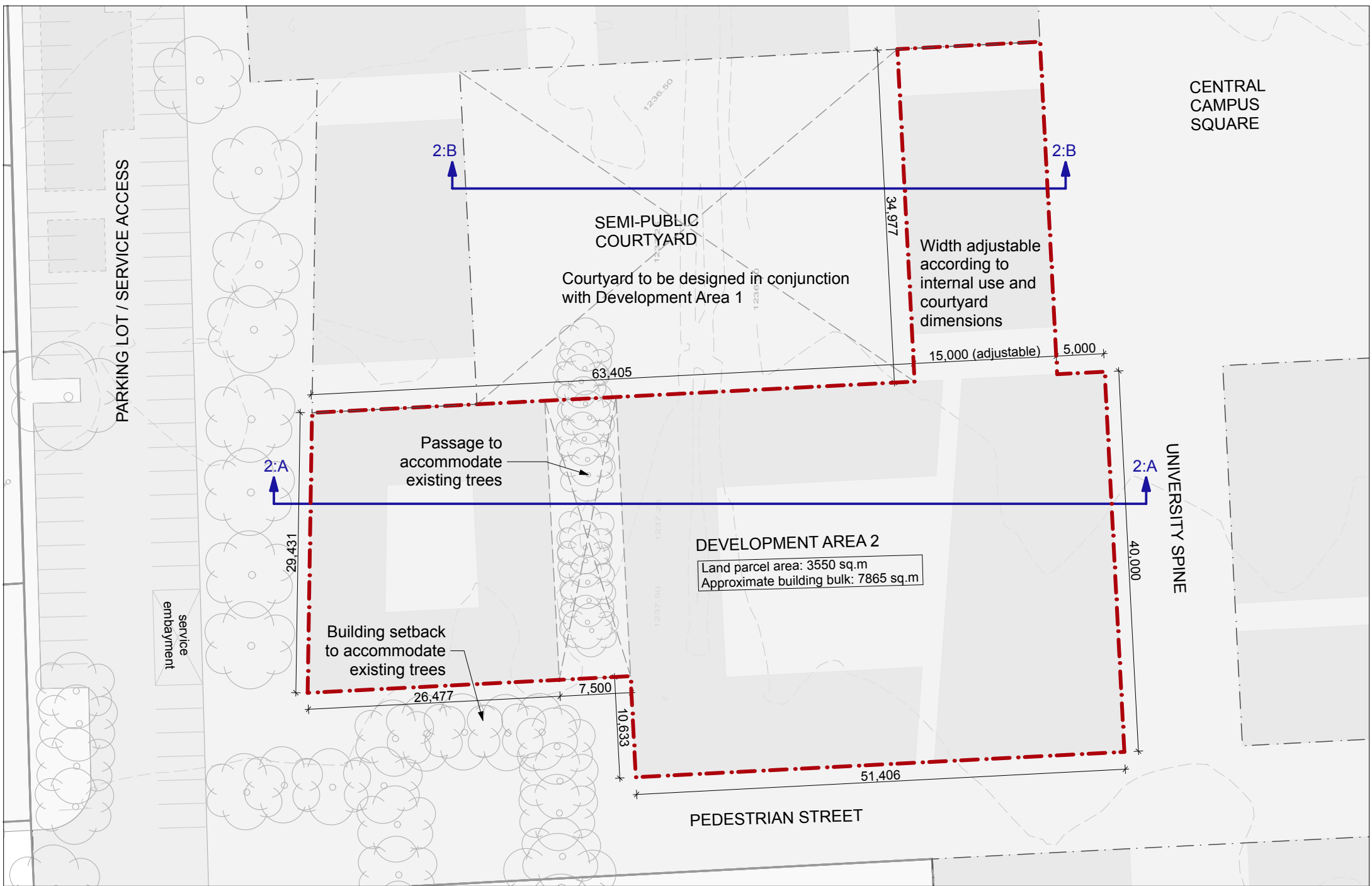


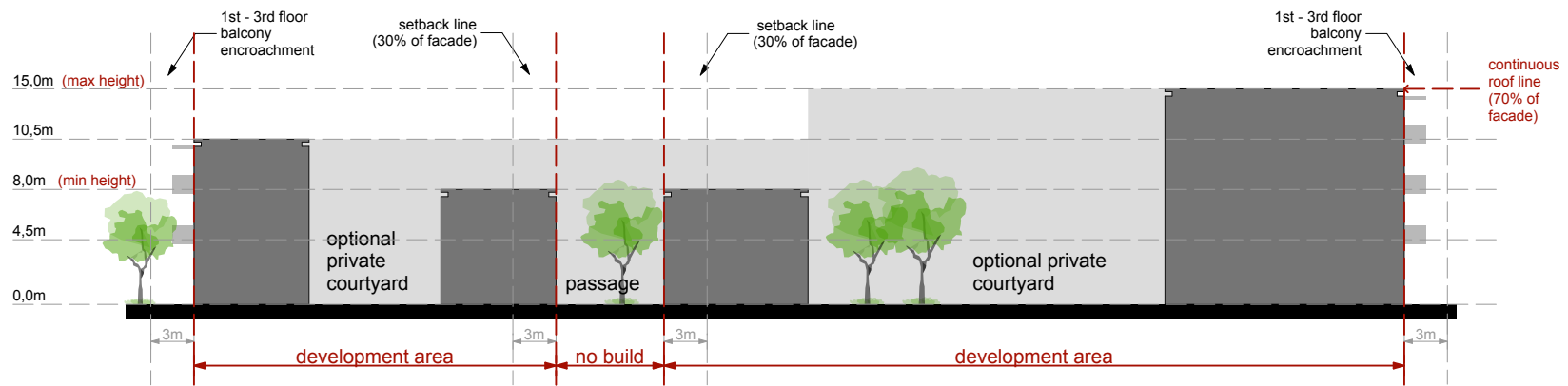


Development area 1: Section aa

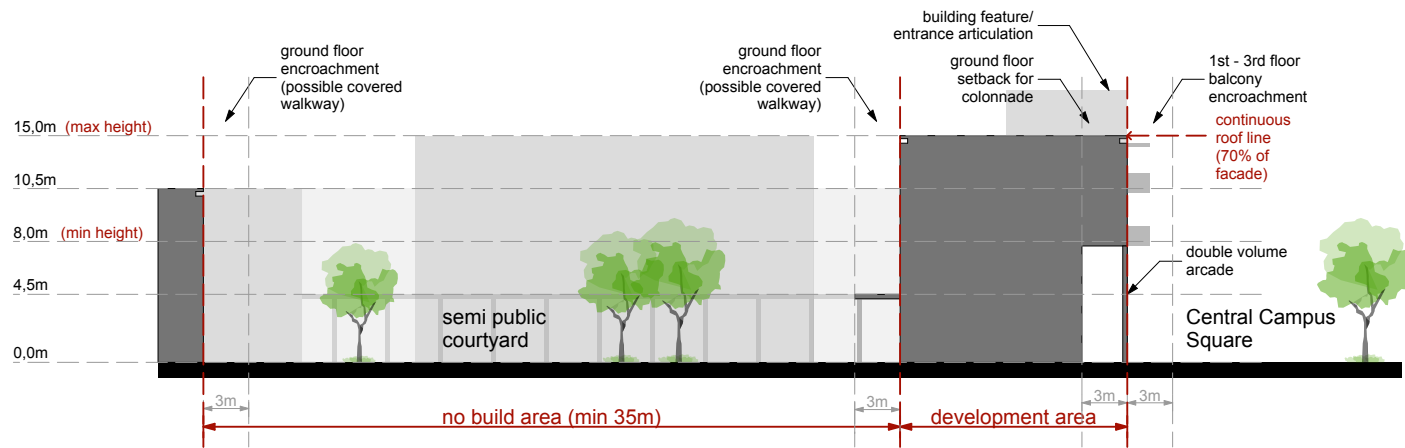


Development area 1: Section bb

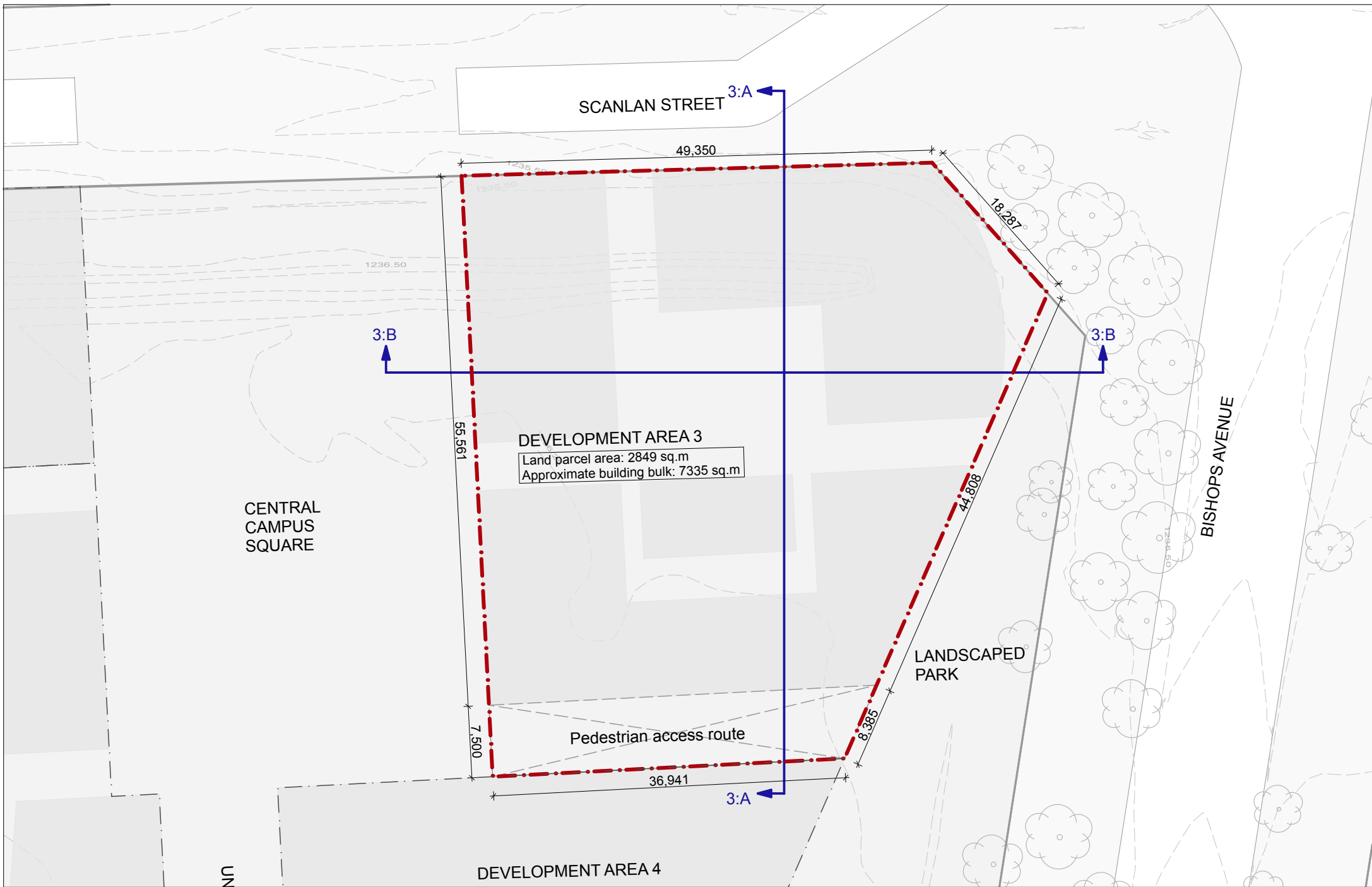


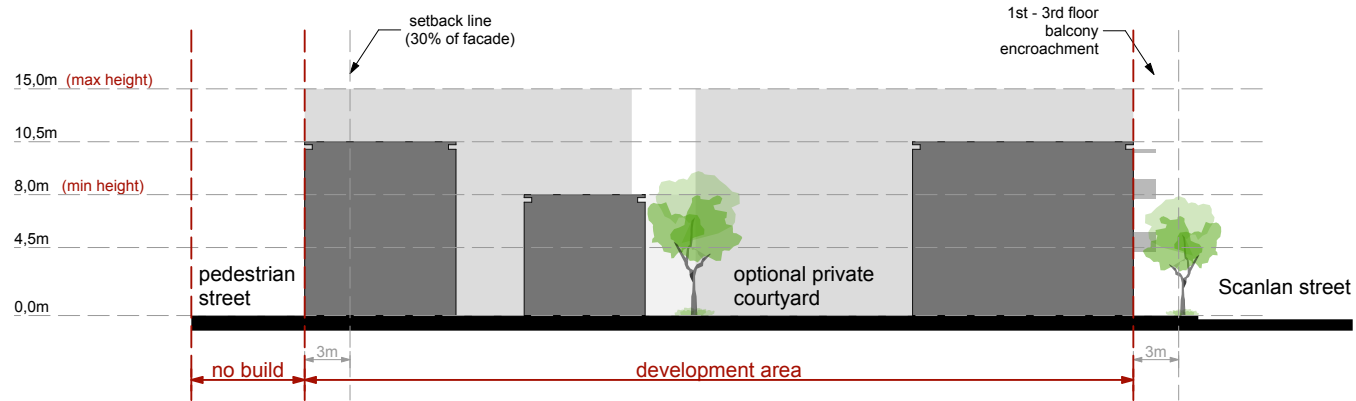


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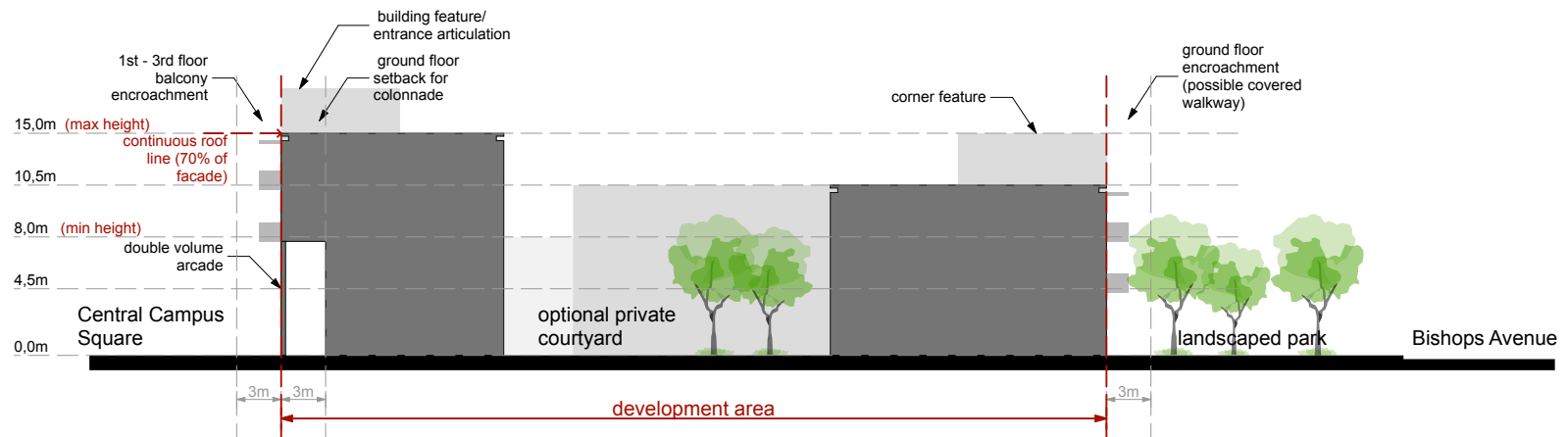


Development area 2: Section bb

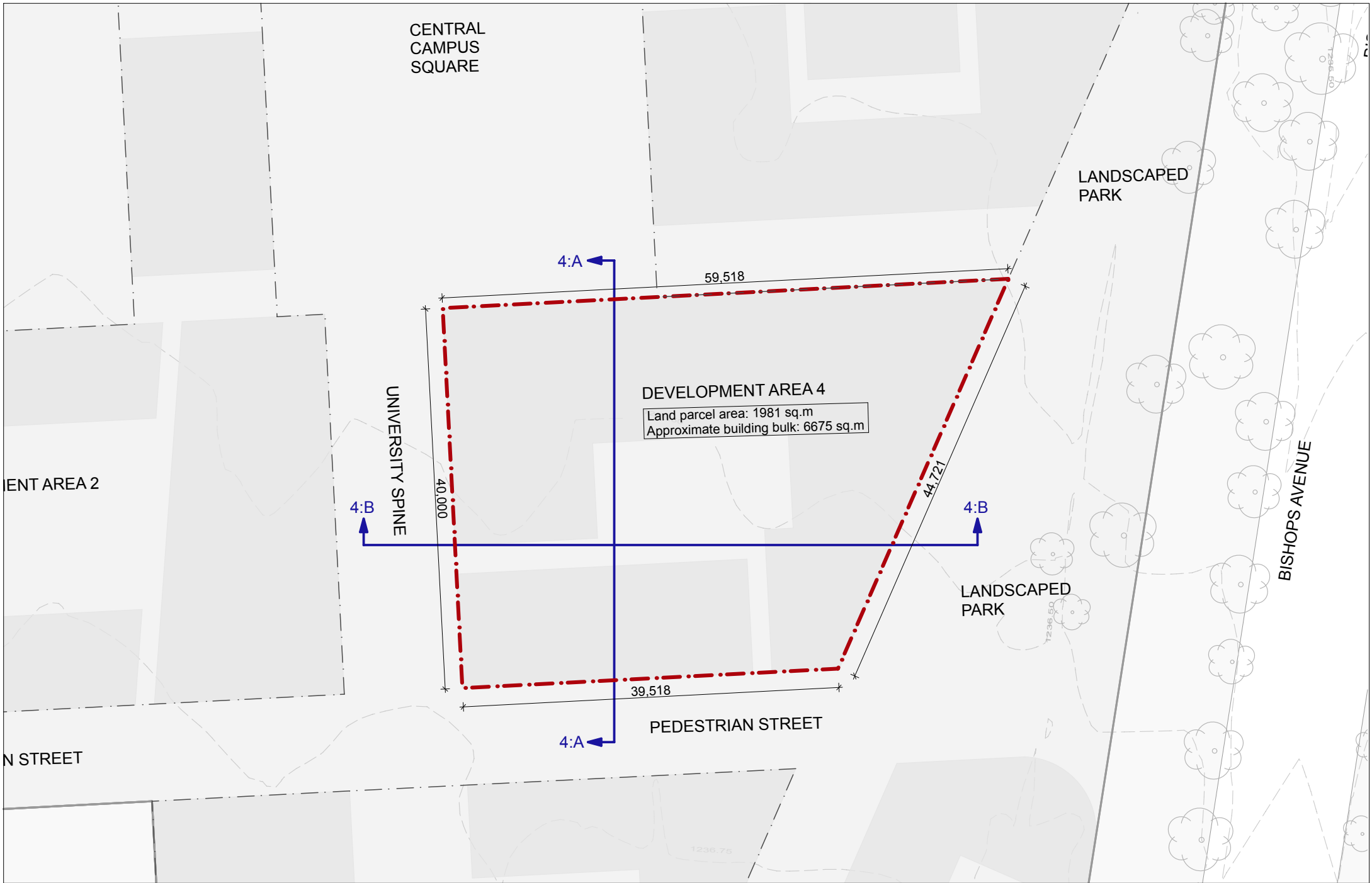


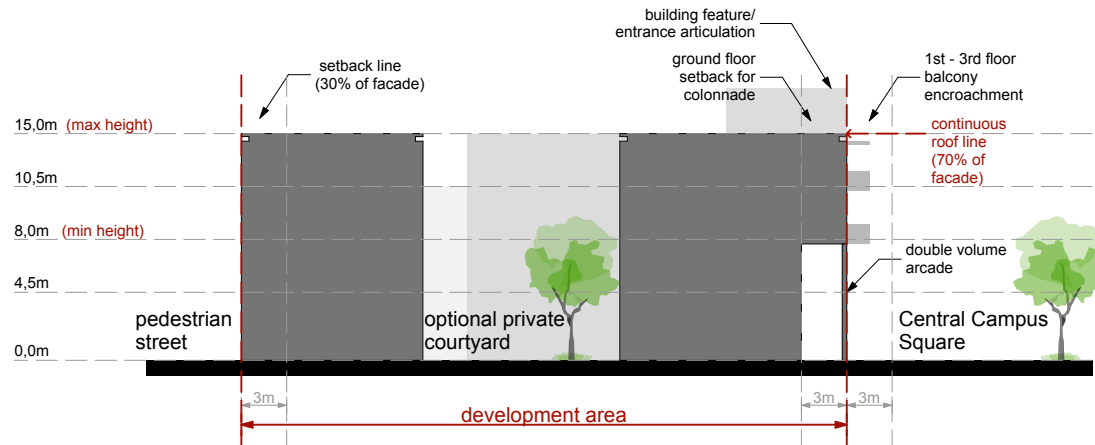


Development area 3: Section aa

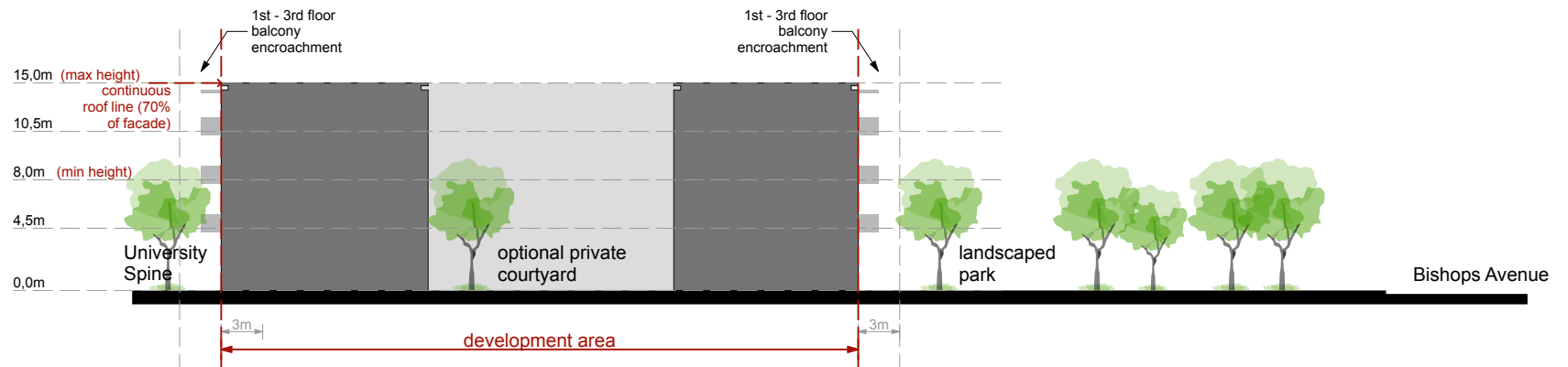


Development area 3: Section bb

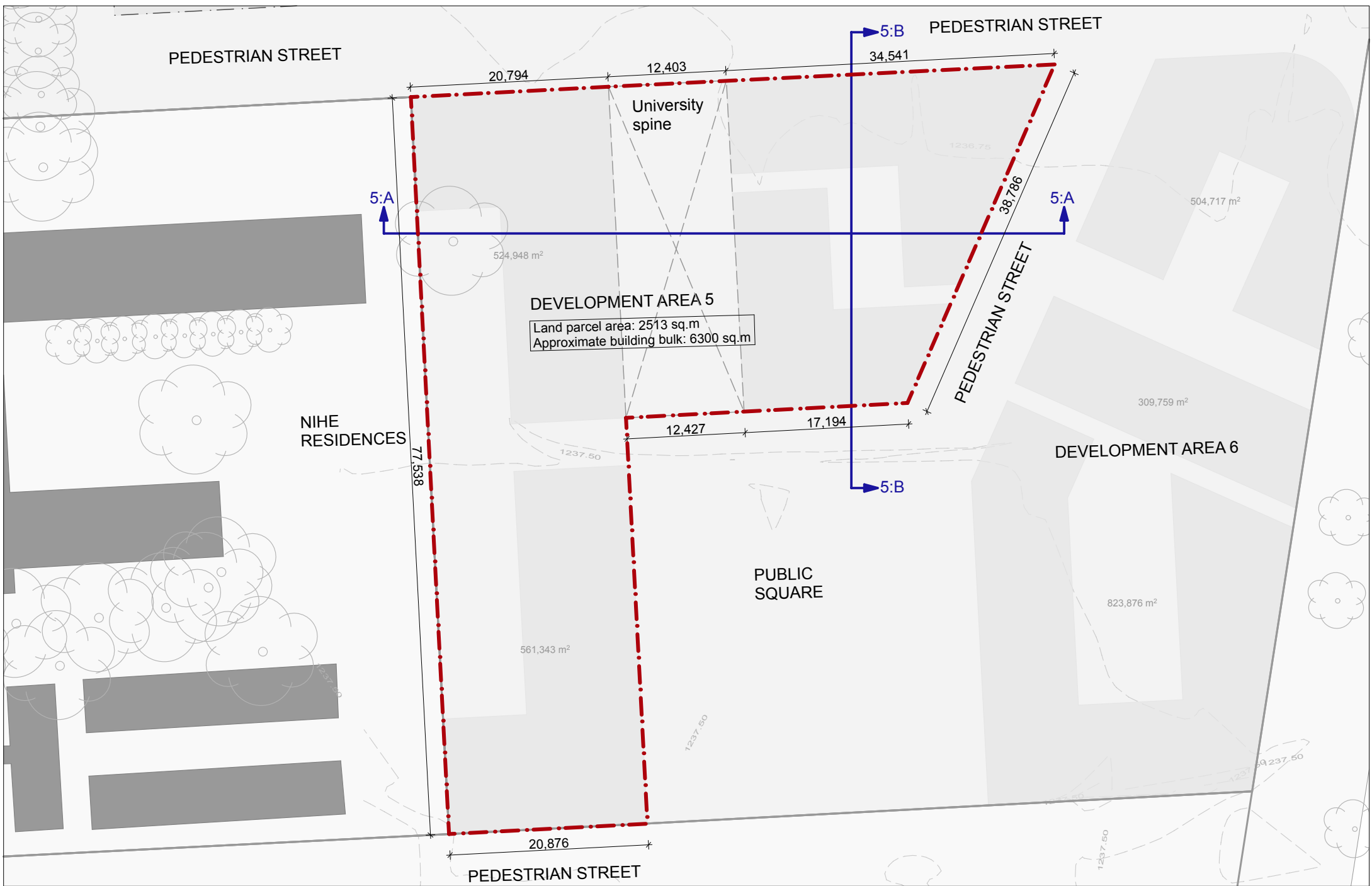


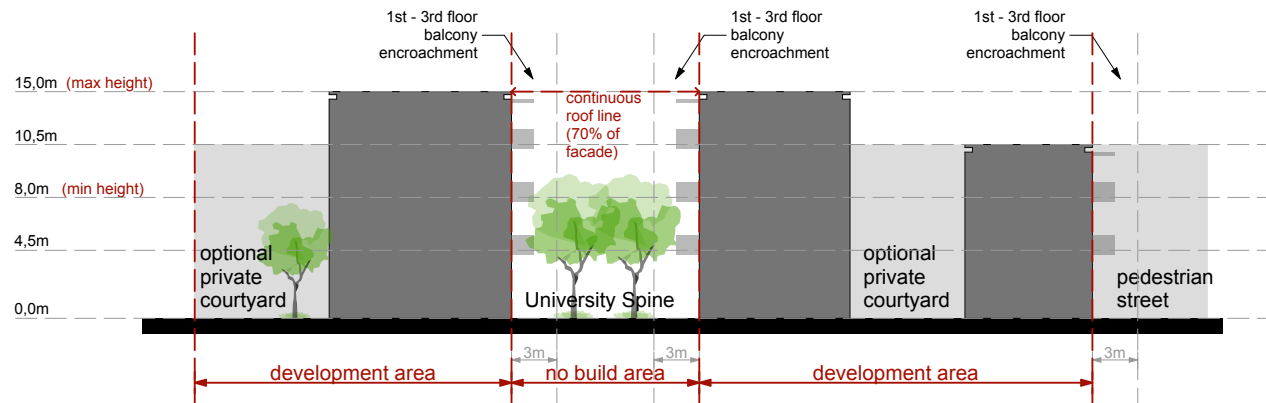


Development area 4: Section aa

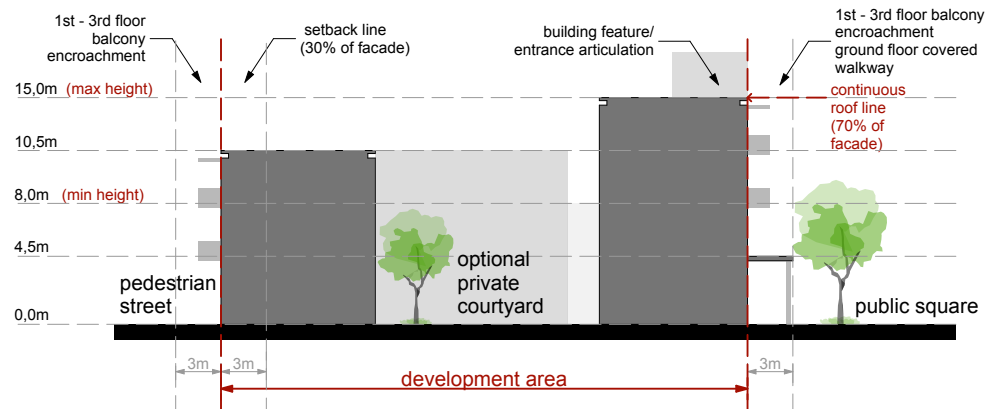


Development area 4: Section bb





Development area 5: Section aa



Development area 5: Section bb

Bulk areas (as per land parcel plan and proposed SDP accompanying town planning application)

| Site Development Area | Site Development area (sq.m) | Proposed coverage (sq.m) | Proposed no. of floors | Proposed bulk area (sq.m) |
|-----------------------|------------------------------|--------------------------|------------------------|---------------------------|
| 1 | 3061 | 2186 | 4 | 8744 |
| 2 | 3550 | 2535 | 4 | 10140 |
| 3 | 2849 | 2058 | 4 | 8232 |
| 4 | 1981 | 1654 | 4 | 6616 |
| 5 | 2513 | 1845 | 4 | 7380 |
| 6 | 2307 | 1639 | 4 | 6556 |
| Total | 16261 | 10278 | | 41112 |

Bulk areas (as per accommodation schedule)

| Site Development Area | Site Development area (sq.m) | Proposed bulk area (sq.m) | Proposed no. of floors |
|-----------------------|------------------------------|---------------------------|------------------------|
| 1 | 3061 | 7546 | 3,5 |
| 2 | 3550 | 7533 | 3 |
| 3 | 2849 | 7229 | 3,5 |
| 4 | 1981 | 6720 | 4 |
| 5 | 2513 | 6668 | 3,5 |
| 6 | 2307 | 5708 | 3,5 |
| Total | 16261 | 35695 | |

Land use distribution

| Site Development Area | Accommodation | | Student food amenities | | Academic facilities | | Academic support | | Student support services | | Public amenities and retail | | Operational and facilities management | | General Services | |
|-----------------------|---------------|------------|------------------------|-----------|---------------------|------------|------------------|-----------|--------------------------|-----------|-----------------------------|-----------|---------------------------------------|-----------|------------------|-----------|
| | bulk (sq.m) | percent | bulk (sq.m) | percent | bulk (sq.m) | percent | bulk (sq.m) | percent | bulk (sq.m) | percent | bulk (sq.m) | percent | bulk (sq.m) | percent | bulk (sq.m) | percent |
| 1 | 6690 | 88.7% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 411 | 5,4% | 383 | 5,1% | 62,5 | 0,8% |
| 2 | 3403 | 45,2% | 1471 | 19,5% | 2046 | 27,2% | 0 | 0,0% | 0 | 0,0% | 550 | 7,3% | 0 | 0,0% | 62,5 | 0,8% |
| 3 | 0 | 0,0% | 0 | 0,0% | 4183 | 57,9% | 0 | 0,0% | 2490 | 34,4% | 494 | 6,8% | 0 | 0,0% | 62,5 | 0,9% |
| 4 | 0 | 0,0% | 0 | 0,0% | 4658 | 69,3% | 2000 | 29,8% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 62,5 | 0,9% |
| 5 | 3793 | 56,9% | 0 | 0,0% | 2813 | 42,2% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 62,5 | 0,9% |
| 6 | 0 | 0,0% | 0 | 0,0% | 5645 | 98,9% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 0 | 0,0% | 62,5 | 1,1% |
| TOTAL | 13885 | 32% | 1471,25 | 3% | 19343,75 | 49% | 2000 | 5% | 2490 | 6% | 1455 | 3% | 383 | 1% | 375,0 | 1% |

Site Development Area 1

Primary use:

Secondary use:

Proposed bulk area:

Residential

Student food amenities and Retail

7651

| STUDENT RESIDENCES | | | | | |
|---|------------|-------------------|--------------|--------------------------------|--|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Total number of beds to be provided | 320 | | | | |
| Warden's Apartment (Three bedroom with study to meet students separately) | 2 | 100 | 200 | 250 | 1 warden per 160 beds or depending on arrangement of building |
| Entrance Foyer with reception, public toilets and waiting room | 4 | 25 | 100 | 125 | 1 per 80 beds or depending on arrangement of building |
| Reception/Security | 4 | 12 | 48 | 60 | 1 per 80 beds or depending on arrangement of building |
| 1 bed per room unit type | 120 | 11 | 1320 | 1650 | 40% of total number of beds |
| 1 bed suite with Shower/bathroom and kitchenette | 60 | 22 | 1320 | 1650 | 20% of total number of beds |
| 2 bed per room unit type | 60 | 16 | 960 | 1200 | 40% of total number of beds |
| Male and female ablution - approximate area provided | | | | 200 | Provision to be in accordance with regulations. Number of ablution units dependent on design and layout. |
| Kitchenette (including seating) | 17 | 12 | 204 | 255 | 1 per 15 beds (without own kitchenette) or depending on arrangement |
| Communal Room: Games (noisy environment) | 4 | 60 | 240 | 300 | 1 per 80 beds or depending on arrangement |
| Communal Room: TV Lounge | 8 | 40 | 320 | 400 | 1 per 40 beds or depending on arrangement |
| Seminar / Meeting room (4 seater) | 4 | 20 | 80 | 100 | 1 per 80 beds |
| Seminar / Meeting room (8 seater) | 4 | 40 | 160 | 200 | 1 per 80 beds |
| Seminar / Meeting room (12 seater) | 2 | 60 | 120 | 150 | 1 per 160 beds |
| Storage Rooms | 4 | 12 | 48 | 60 | 1 per 80 beds or depending on arrangement of building |
| Cleaners Equipment Room | 3 | 12 | 36 | 45 | 1 per 100 beds or depending on arrangement of building |
| Services | | | | | |
| Laundry (1 WM per 25 students) | 3 | 12 | 36 | 45 | 1 per 100 beds or depending on arrangement of building |
| Outside Covered and gathering areas | 3 | 45 | 135 | | 1 per 100 beds or depending on arrangement of building |
| Drying Yards | 3 | 40 | 120 | | 1 per 100 beds or depending on arrangement of building |
| Sub-Total Student Residences | | | | 6690 | |
| PUBLIC AMENITIES AND RETAIL | | | | | |
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Retail store | 1 | 60 | 60 | 75 | |
| Retail Store Room | 1 | 12 | 12 | 15 | |
| Retail Managers Office | 1 | 12 | 12 | 15 | |
| Convenience Store (Spar Type) | 1 | 150 | 150 | 188 | |
| Convenience Store Managers office | 1 | 6 | 6 | 8 | |
| Convenience Store Rooms | 1 | 6 | 6 | 8 | |
| Visitors toilets (Male and female). Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff Changing rooms & Toilet Facilities (Male and Female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Public Amenities and Retail | | | | 411 | |
| OPERATIONAL AND FACILITIES MANAGEMENT | | | | | |
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer | 1 | 20 | 20 | 25 | |
| Reception | 1 | 6 | 6 | 8 | |
| Protection Services Manager | 1 | 16 | 16 | 20 | |
| Student/Staff and Auxiliary Staff Card Room | 1 | 12 | 12 | 15 | |
| Offices | 3 | 15 | 45 | 56 | |
| Meeting Room (8 seater) | 1 | 40 | 40 | 50 | |
| Cleaning Services Manager | 1 | 15 | 15 | 19 | |
| Store rooms | 2 | 12 | 24 | 30 | |
| Security Changing Rooms and Toilet Facilities (Male and Female) | 2 | 30 | 60 | 75 | Provision to be in accordance with regulations. |
| Cleaning Staff Changing Rooms and Toilet Facilities (Male and Female) | 2 | 30 | 60 | 75 | Provision to be in accordance with regulations. |
| Kitchenette | 1 | 8 | 8 | 10 | |
| Sub-Total Operational and Facilities Management | | | | 383 | |
| GENERAL SERVICES | | | | | |
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Refuse room 1: Wet, putrifiable waste | 1 | 20 | 20 | 25 | |
| Refuse room 2: Recyclable waste | 1 | 20 | 20 | 25 | |
| Cleaning equipment store | 1 | 10 | 10 | 12.5 | |
| Sub-Total General Services | | | | 62.5 | |
| Total area | | | | 7546 | |

Site Development Area 2

Primary use:

Residential

Secondary use:

Academic and Retail

Proposed bulk area:

7605

| STUDENT RESIDENCES | | | | | |
|---|------------|-------------------|--------------|--------------------------------|--|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Total number of beds to be provided | 150 | | | | |
| Warden's Apartment (Three bedroom with study to meet students separately) | 1 | 100 | 100 | 125 | 1 warden per 160 beds or depending on arrangement of building |
| Entrance Foyer with reception, public toilets and waiting room | 2 | 25 | 50 | 63 | 1 per 80 beds or depending on arrangement of building |
| Reception/Security | 2 | 12 | 24 | 30 | 1 per 80 beds or depending on arrangement of building |
| 1 bed per room unit type | 60 | 11 | 660 | 825 | 40% of total number of beds |
| 1 bed suite with Shower/bathroom and kitchenette | 30 | 22 | 660 | 825 | 20% of total number of beds |
| 2 bed per room unit type | 30 | 16 | 480 | 600 | 40% of total number of beds |
| Male and female ablation - approximate area provided. | | | | 150 | Provision to be in accordance with regulations. Number of ablation units dependent on design and layout. |
| Kitchenette (including seating) | 8 | 12 | 96 | 120 | 1 per 15 beds (without own kitchenette) or depending on arrangement |
| Communal Room: Games (noisy environment) | 2 | 60 | 120 | 150 | 1 per 80 beds or depending on arrangement |
| Communal Room: TV Lounge | 4 | 40 | 160 | 200 | 1 per 40 beds or depending on arrangement |
| Seminar / Meeting room (4 seater) | 2 | 20 | 40 | 50 | 1 per 80 beds |
| Seminar / Meeting room (8 seater) | 2 | 40 | 80 | 100 | 1 per 80 beds |
| Seminar / Meeting room (12 seater) | 1 | 60 | 60 | 75 | 1 per 160 beds |
| Storage Rooms | 2 | 12 | 24 | 30 | 1 per 80 beds or depending on arrangement of building |
| Cleaners Equipment Room | 2 | 12 | 24 | 30 | 1 per 100 beds or depending on arrangement of building |
| Services | | | | | |
| Laundry (1 WM per 25 students) | 2 | 12 | 24 | 30 | 1 per 100 beds or depending on arrangement of building |
| Outside Covered and gathering areas | 2 | 45 | 90 | | 1 per 100 beds or depending on arrangement of building |
| Drying Yards | 2 | 40 | 80 | | 1 per 100 beds or depending on arrangement of building |
| Sub-Total Student Residences | | | | 3403 | |

| STUDENT FOOD AMENITIES | | | | | |
|--|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer Area | 1 | 50 | 50 | 63 | |
| Catering management offices | 1 | 14 | 14 | 18 | |
| Student Food Card Office | 1 | 12 | 12 | 15 | |
| Dining Hall (520 seats) | 1 | 728 | 728 | 910 | 1.4 sq.m per seat or depending on layout |
| Serving Area | 1 | 30 | 30 | 38 | |
| Tea/Coffee Bar | 1 | 15 | 15 | 19 | |
| Industrial Kitchen | 1 | 60 | 60 | 75 | |
| Pot washing Area and Dishwasher | 1 | 10 | 10 | 13 | |
| Cold Room | 1 | 10 | 10 | 13 | |
| Dry Store | 1 | 10 | 10 | 13 | |
| Chef's Office | 1 | 12 | 12 | 15 | |
| Staff Changing rooms & Toilet Facilities (Male and Female) | 2 | 30 | 60 | 75 | |
| Visitors toilets (Male and female). Approximate area provided. | 4 | 20 | 80 | 100 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 2 | 3 | 6 | 8 | Provision to be in accordance with regulations. |
| Staff toilets (Male and female). | 4 | 20 | 80 | 100 | Provision to be in accordance with regulations. |
| Open and Covered Seating Area | | | | | |
| Sub-Total Student Food Amenities | | | | 1471 | |

| PUBLIC AMENITIES AND RETAIL | | | | | |
|--|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Retail Outlets | 1 | 60 | 180 | 225 | |
| Retail Outlets Stores | 1 | 12 | 36 | 45 | |
| Retail Outlets Managers Cubicle | 1 | 6 | 6 | 8 | |
| Cafeteria/Coffee Shop (40 seater) | 1 | 80 | 80 | 100 | |
| Cafeteria/Coffee Shop Storeroom | 1 | 12 | 12 | 15 | |
| Cafeteria/Coffee Shop Kitchen | 1 | 25 | 25 | 31 | |
| Cafeteria/Coffee Shop Managers Cubicle | 3 | 6 | 18 | 23 | |
| Visitors toilets (Male and female). Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff Changing rooms & Toilet Facilities (Male and Female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Public Amenities and Retail | | | | 550 | |

| ACADEMIC FACILITIES | | | | | |
|--|---------|-------------------|--------------|--------------------------------|------------------|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer/Reception/security/Info | 1 | 15 | 15 | 19 | |
| Lecture Venue foyer/spill-out space | 1 | 120 | 120 | 150 | |
| Venue Manager Office | 1 | 15 | 15 | 19 | |
| Lecture rooms (50 seater) Flat venue | 2 | 50 | 100 | 125 | |
| Lecture rooms (80 seater) Flat Venue | 2 | 80 | 160 | 200 | |
| Lecture rooms (150 seater) Raked venue | 1 | 150 | 150 | 188 | |
| Lecture rooms (250 seater) Raked venue | 1 | 250 | 250 | 313 | |
| General Chair and Table store | 1 | 40 | 40 | 50 | |
| Ancillary Spaces to all the Lecture venues | 6 | 12 | 72 | 90 | |

| | | | | | |
|---|----|----|-----|-------------|---|
| Seminar Rooms (6 seater) | 6 | 30 | 180 | 225 | |
| Reception and waiting to Academic offices | 1 | 24 | 24 | 30 | |
| Staff Offices | 10 | 15 | 150 | 188 | |
| Senior Staff Offices | 5 | 18 | 90 | 113 | |
| Shared offices/open plan space | 1 | 40 | 40 | 50 | |
| Meeting rooms (8 seater) | 2 | 40 | 80 | 100 | |
| Committee Room (12 seater) | 1 | 60 | 60 | 75 | |
| Kitchenette | 1 | 8 | 8 | 10 | |
| Visitors toilets (Male and Female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff toilets (Male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Academic Facilities | | | | 2046 | |

| GENERAL SERVICES | | | | | |
|--------------------------------------|---------|-------------------|--------------|--------------------------------|------------------|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Refuse room 1: Wet, putrifable waste | 1 | 20 | 20 | 25 | |
| Refuse room 2: Recyclable waste | 1 | 20 | 20 | 25 | |
| Cleaning equipment store | 1 | 10 | 10 | 12.5 | |
| Sub-Total General Services | | | | 62.5 | |

| | | | | | |
|-------------------|--|--|--|-------------|--|
| Total area | | | | 7533 | |
|-------------------|--|--|--|-------------|--|

Site Development Area 3

Primary use:

Residential

Secondary use:

Academic and Retail

Proposed bulk area:

7203

| ACADEMIC FACILITIES | | | | | |
|---|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer/Reception/security/Info | 1 | 15 | 15 | 19 | |
| Lecture Venue foyer/spill-out space | 1 | 150 | 150 | 188 | |
| Venue Manager Office | 1 | 15 | 15 | 19 | |
| Lecture rooms (50 seater) Flat venue | 5 | 50 | 250 | 313 | |
| Lecture rooms (80 seater) Flat Venue | 4 | 80 | 320 | 400 | |
| Lecture rooms (150 seater) Raked venue | 3 | 150 | 450 | 563 | |
| Lecture rooms (250 seater) Raked venue | 1 | 250 | 250 | 313 | |
| Open plan area (flat) | 1 | 400 | 400 | 500 | For potential use as laboratories. |
| General Chair and Table store | 2 | 40 | 80 | 100 | |
| Ancillary Spaces to all the Lecture venues | 14 | 12 | 168 | 210 | |
| Seminar Rooms (6 seater) | 15 | 30 | 450 | 563 | |
| Reception and waiting to Academic offices | 1 | 24 | 24 | 30 | |
| Staff Offices | 15 | 15 | 225 | 281 | |
| Senior Staff Offices | 5 | 18 | 90 | 113 | |
| Shared offices/open plan space | 3 | 40 | 120 | 150 | |
| Meeting rooms (8 seater) | 3 | 40 | 120 | 150 | |
| Committee Room (12 seater) | 2 | 60 | 120 | 150 | |
| Kitchenette | 2 | 8 | 16 | 20 | |
| Visitors toilets (Male and Female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff toilets (Male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Academic Facilities | | | | 4183 | |

| PUBLIC AMENITIES AND RETAIL | | | | | |
|--|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Retail Outlets | 2 | 60 | 120 | 150 | |
| Retail Outlets Stores | 2 | 12 | 24 | 30 | |
| Retail Outlets Managers Cubicle | 2 | 6 | 12 | 15 | |
| Book Shop | 1 | 60 | 60 | 75 | |
| Book Shop Store room | 1 | 12 | 12 | 15 | |
| Book Shop Office | 1 | 6 | 6 | 8 | |
| Print Shop | 1 | 60 | 60 | 75 | |
| Print Shop Store room | 1 | 12 | 12 | 15 | |
| Print Shop Office | 1 | 6 | 6 | 8 | |
| Visitors toilets (Male and female). Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff Changing rooms & Toilet Facilities (Male and Female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Public Amenities and Retail | | | | 494 | |

| STUDENT SUPPORT SERVICES | | | | | |
|--|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Centre for Teaching and Learning | | | | | |
| Foyer | 1 | 20 | 20 | 25 | |
| Reception | 1 | 6 | 6 | 8 | |
| Offices | 6 | 15 | 90 | 113 | |
| Counseling and Career Guidance Consultation Rooms | 2 | 15 | 30 | 38 | |
| Meeting room (6 seater) | 1 | 30 | 30 | 38 | |
| Student Health and Wellness Centre | | | | | |
| Foyer | 1 | 20 | 20 | 25 | |
| Reception | 1 | 6 | 6 | 8 | |
| Health consultation room | 2 | 15 | 30 | 38 | |
| Staff Offices | 2 | 15 | 30 | 38 | |
| Sick bay | 1 | 20 | 20 | 25 | |
| Pharmacy store | 1 | 20 | 20 | 25 | |
| Health testing room | 1 | 15 | 15 | 19 | |
| Disability Unit Offices | 2 | 15 | 30 | 38 | |
| Disability Consultation Rooms (4 seater) | 2 | 20 | 40 | 50 | |
| Meeting Room (6 seater) | 1 | 30 | 30 | 38 | |
| Staff kitchenette (CTL & SHWC sharing) | 1 | 8 | 8 | 10 | |
| Staff Toilets (CTL & SHWC sharing) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor toilets (male and female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor toilets (disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Student SRC Unit | | | | | |

| | | | | | |
|---|---|-----|-----|-------------|---|
| Foyer | 1 | 20 | 20 | 25 | |
| Reception | 1 | 6 | 6 | 8 | |
| Offices | 5 | 15 | 75 | 94 | |
| Meeting Room (8 seater) | 2 | 40 | 80 | 100 | |
| Student Union and Clubs | | | | | |
| Foyer | 1 | 20 | 20 | 25 | |
| Reception | 1 | 6 | 6 | 8 | |
| Multi-purpose space for larger student union meetings and functions | 1 | 60 | 60 | 75 | |
| Meeting Rooms for clubs | 8 | 24 | 192 | 240 | |
| Staff Toilets (shared SRC and SU) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor toilets (male and female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor toilets (disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Sports Centre | | | | | |
| Foyer | 1 | 20 | 20 | 25 | |
| Reception | 1 | 6 | 6 | 8 | |
| Sport Managers Office | 1 | 20 | 20 | 25 | |
| Sports Administration Office | 1 | 20 | 20 | 25 | |
| Sports Coaches Offices | 8 | 15 | 120 | 150 | |
| Bio-Kinesitist | 1 | 15 | 15 | 19 | |
| Meeting Rooms (6 seater) | 8 | 30 | 240 | 300 | |
| Staff Kitchenette | 1 | 8 | 8 | 10 | |
| Staff Toilets (male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor toilets (male and female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor toilets (disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Gym | | | | | |
| Gym Foyer | 1 | 20 | 20 | 25 | |
| Gym Reception | 1 | 6 | 6 | 8 | |
| Gym Managers Office | 1 | 20 | 20 | 25 | |
| Injury Room | 1 | 12 | 12 | 15 | |
| Gym Free: Weights Area | 1 | 60 | 60 | 75 | |
| Gym: Cycles and Machines | 1 | 60 | 60 | 75 | |
| Gym: Fitness Classroom | 1 | 120 | 120 | 150 | |
| Changing Rooms and Toilet Facilities (Male and Female) | 2 | 50 | 100 | 125 | Provision to be in accordance with regulations. |
| Visitor toilets (Disabled) Approximate area provided. . | 2 | 6 | 12 | 15 | Provision to be in accordance with regulations. |
| Sub-total Student Support | | | | 2490 | |

| GENERAL SERVICES | | | | | |
|---------------------------------------|---------|-------------------|--------------|--------------------------------|------------------|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Refuse room 1: Wet, putrifiable waste | 1 | 20 | 20 | 25 | |
| Refuse room 2: Recyclable waste | 1 | 20 | 20 | 25 | |
| Cleaning equipment store | 1 | 10 | 10 | 12,5 | |
| Sub-Total General Services | | | | 62,5 | |

| | | | | | |
|-------------------|--|--|--|-------------|--|
| Total area | | | | 7229 | |
|-------------------|--|--|--|-------------|--|

Site Development Area 4

Primary use:

Academic

Secondary use:

Academic support

Proposed bulk area:

6616

| c. ACADEMIC FACILITIES | | | | | |
|---|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer/Reception/security/Info | 1 | 15 | 15 | 19 | |
| Lecture Venue foyer/spill-out space | 1 | 120 | 120 | 150 | |
| Venue Manager Office | 1 | 15 | 15 | 19 | |
| Lecture rooms (50 seater) Flat venue | 6 | 50 | 300 | 375 | |
| Lecture rooms (80 seater) Flat Venue | 5 | 80 | 400 | 500 | |
| Lecture rooms (150 seater) Raked venue | 4 | 150 | 600 | 750 | |
| Lecture rooms (250 seater) Raked venue | 1 | 250 | 250 | 313 | |
| Open plan area (flat) | 1 | 400 | 400 | 500 | For potential use as laboratories. |
| General Chair and Table store | 1 | 40 | 40 | 50 | |
| Ancillary Spaces to all the Lecture venues | 17 | 12 | 204 | 255 | |
| Seminar Rooms (6 seater) | 10 | 30 | 300 | 375 | |
| Reception and waiting to Academic offices | 1 | 24 | 24 | 30 | |
| Staff Offices | 25 | 15 | 375 | 469 | |
| Senior Staff Offices | 8 | 18 | 144 | 180 | |
| Shared offices/open plan space | 4 | 40 | 160 | 200 | |
| Meeting rooms (8 seater) | 4 | 40 | 160 | 200 | |
| Committee Room (12 seater) | 2 | 60 | 120 | 150 | |
| Kitchenette | 2 | 8 | 16 | 20 | |
| Visitors toilets (Male and Female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff toilets (Male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Academic Facilities | | | | 4658 | |

| d. ACADEMIC SUPPORT | | | | | |
|--|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| IT Student Resource Centre | | | | | |
| IT Laboratory (round tables) 30 seats | 1 | 75 | 75 | 94 | |
| IT Laboratory Foyer Area | 1 | 20 | 20 | 25 | |
| IT Laboratory Security | 1 | 6 | 6 | 8 | |
| General Study (Cubicle Style) 40 seats | 1 | 100 | 100 | 125 | |
| IT Teaching (Cinema Style) 20 seats | 2 | 65 | 130 | 163 | |
| IT Teaching (round tables) 20 seats | 2 | 65 | 130 | 163 | |
| IT Lab Technicians Offices | 3 | 15 | 45 | 56 | |
| Server Room | 1 | 12 | 12 | 15 | |
| Visitor Toilets (male and female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitor Toilets (disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff toilets (male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Library | | | | | |
| Foyer and entrance lobby - Lockers, security to be included in foyer | 1 | 50 | 50 | 63 | |
| Exhibition Space - Could form part of the entrance foyer | 1 | 60 | 60 | 75 | |
| Information and library support – work station for four people | 1 | 20 | 20 | 25 | |
| Open/Loan library area | 1 | 250 | 250 | 313 | |
| Reference library area | 1 | 150 | 150 | 188 | |
| Reference library Study and research area | 1 | 24 | 24 | 30 | |
| Archive | 1 | 150 | 150 | 188 | |
| Journals and magazine reading room | 1 | 25 | 25 | 31 | |
| Photocopying and printing from micro-film | 1 | 15 | 15 | 19 | |
| On-line literature reference area – 12 PC stations | 1 | 24 | 24 | 30 | |
| Study cubicles(25) and work tables for subject groups. | 1 | 40 | 40 | 50 | (6 tables for eight students) |
| Seminar spaces | 3 | 15 | 45 | 56 | |
| Library staff offices | 3 | 15 | 45 | 56 | |
| Committee Room (6 seater) | 1 | 30 | 30 | 38 | |
| Kitchenette | 1 | 8 | 8 | 10 | |
| Visitors Toilets (Male and Female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff toilets (male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Student Academic Support | | | | 2000 | |

| GENERAL SERVICES | | | | | |
|--------------------------------------|---------|-------------------|--------------|--------------------------------|------------------|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Refuse room 1: Wet, putrifable waste | 1 | 20 | 20 | 25 | |
| Refuse room 2: Recyclable waste | 1 | 20 | 20 | 25 | |
| Cleaning equipment store | 1 | 10 | 10 | 12.5 | |
| Sub-Total General Services | | | | 62.5 | |

| | | | | | |
|-------------------|--|--|--|-------------|--|
| Total area | | | | 6720 | |
|-------------------|--|--|--|-------------|--|

Site Development Area 5

Primary use: Residential and Academic

Secondary use:

Proposed bulk area: 6457,5

| a. STUDENT RESIDENCES | | | | | |
|---|------------|-------------------|--------------|--------------------------------|--|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Total number of beds to be provided | 170 | | | | |
| Warden's Apartment (Three bedroom with study to meet students separately) | 2 | | 200 | 250 | 1 warden per 160 beds or depending on arrangement of building |
| Entrance Foyer with reception, public toilets and waiting room | 2 | 100 | 25 | 63 | 1 per 80 beds or depending on arrangement of building |
| Reception/Security | 2 | 12 | 24 | 30 | 1 per 80 beds or depending on arrangement of building |
| 1 bed per room unit type | 68 | 11 | 748 | 935 | 40% of total number of beds |
| 1 bed suite with Shower/bathroom and kitchenette | 34 | 22 | 748 | 935 | 20% of total number of beds |
| 2 bed per room unit type | 34 | 16 | 544 | 680 | 40% of total number of beds |
| Male and female ablution - approximate area provided. | | | | 100 | Provision to be in accordance with regulations. Number of ablution units dependent on design and layout. |
| Kitchenette (including seating) | 9 | 12 | 108 | 135 | 1 per 15 beds (without own kitchenette) or depending on arrangement |
| Communal Room: Games (noisy environment) | 2 | 60 | 120 | 150 | 1 per 80 beds or depending on arrangement |
| Communal Room: TV Lounge | 4 | 40 | 160 | 200 | 1 per 40 beds or depending on arrangement |
| Seminar / Meeting room (4 seater) | 2 | 20 | 40 | 50 | 1 per 80 beds |
| Seminar / Meeting room (8 seater) | 2 | 40 | 80 | 100 | 1 per 80 beds |
| Seminar / Meeting room (12 seater) | 1 | 60 | 60 | 75 | 1 per 160 beds |
| Storage Rooms | 2 | 12 | 24 | 30 | 1 per 80 beds or depending on arrangement of building |
| Cleaners Equipment Room | 2 | 12 | 24 | 30 | 1 per 100 beds or depending on arrangement of building |
| Services | | | | | |
| Laundry (1 WM per 25 students) | 2 | 12 | 24 | 30 | 1 per 100 beds or depending on arrangement of building |
| Outside Covered and gathering areas | 2 | 45 | 90 | | 1 per 100 beds or depending on arrangement of building |
| Drying Yards | 2 | 40 | 80 | | 1 per 100 beds or depending on arrangement of building |
| Sub-Total Student Residences | | | | 3793 | |

| c. ACADEMIC FACILITIES | | | | | |
|---|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer/Reception/security/Info | 1 | 15 | 15 | 19 | |
| Lecture Venue foyer/spill-out space | 1 | 120 | 120 | 150 | |
| Venue Manager Office | 1 | 15 | 15 | 19 | |
| Lecture rooms (50 seater) Flat venue | 4 | 50 | 200 | 250 | |
| Lecture rooms (80 seater) Flat Venue | 3 | 80 | 240 | 300 | |
| Lecture rooms (150 seater) Raked venue | 1 | 150 | 150 | 188 | |
| Lecture rooms (250 seater) Raked venue | 1 | 250 | 250 | 313 | |
| Open plan area (flat) | 1 | 150 | 150 | 188 | For potential use as laboratories. |
| General Chair and Table store | 1 | 40 | 40 | 50 | |
| Ancillary Spaces to all the Lecture venues | 10 | 12 | 120 | 150 | |
| Seminar Rooms (6 seater) | 10 | 30 | 300 | 375 | |
| Reception and waiting to Academic offices | 1 | 24 | 24 | 30 | |
| Staff Offices | 15 | 15 | 225 | 281 | |
| Senior Staff Offices | 5 | 18 | 90 | 113 | |
| Shared offices/open plan space | 2 | 40 | 80 | 100 | |
| Meeting rooms (8 seater) | 2 | 40 | 80 | 100 | |
| Committee Room (12 seater) | 1 | 60 | 60 | 75 | |
| Kitchenette | 1 | 8 | 8 | 10 | |
| Visitors toilets (Male and Female) Approximate area provided. | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 1 | 3 | 3 | 4 | Provision to be in accordance with regulations. |
| Staff toilets (Male and female) | 2 | 20 | 40 | 50 | Provision to be in accordance with regulations. |
| Sub-Total Academic Facilities | | | | 2813 | |

| GENERAL SERVICES | | | | | |
|--------------------------------------|---------|-------------------|--------------|--------------------------------|------------------|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Refuse room 1: Wet, putrifable waste | 1 | 20 | 20 | 25 | |
| Refuse room 2: Recyclable waste | 1 | 20 | 20 | 25 | |
| Cleaning equipment store | 1 | 10 | 10 | 12,5 | |
| Sub-Total General Services | | | | 62,5 | |

| | | | | | |
|-------------------|--|--|--|-------------|--|
| Total area | | | | 6668 | |
|-------------------|--|--|--|-------------|--|

Site Development Area 6

Primary use:

Academic

Secondary use:

None

Proposed bulk area:

5736,5

| c. ACADEMIC FACILITIES | | | | | |
|---|---------|-------------------|--------------|--------------------------------|---|
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Foyer/Reception/security/Info | 1 | 15 | 15 | 19 | |
| Lecture Venue foyer/spill-out space | 1 | 120 | 120 | 150 | |
| Venue Manager Office | 1 | 15 | 15 | 19 | |
| Lecture rooms (50 seater) Flat venue | 6 | 50 | 300 | 375 | |
| Lecture rooms (80 seater) Flat Venue | 4 | 80 | 320 | 400 | |
| Lecture rooms (150 seater) Raked venue | 4 | 150 | 600 | 750 | |
| Lecture rooms (250 seater) Raked venue | 1 | 250 | 250 | 313 | |
| Open plan area (flat) | 1 | 800 | 800 | 1000 | For potential use as laboratories. |
| General Chair and Table store | 2 | 40 | 80 | 100 | |
| Ancillary Spaces to all the Lecture venues | 16 | 12 | 192 | 240 | |
| Seminar Rooms (6 seater) | 10 | 30 | 300 | 375 | |
| Reception and waiting to Academic offices | 1 | 24 | 24 | 30 | |
| Staff Offices | 30 | 15 | 450 | 563 | |
| Senior Staff Offices | 10 | 18 | 180 | 225 | |
| Shared offices/open plan space | 5 | 40 | 200 | 250 | |
| Meeting rooms (8 seater) | 6 | 40 | 240 | 300 | |
| Committee Room (12 seater) | 4 | 60 | 240 | 300 | |
| Kitchenette | 3 | 8 | 24 | 30 | |
| Visitors toilets (Male and Female) Approximate area provided. | 4 | 20 | 80 | 100 | Provision to be in accordance with regulations. |
| Visitors toilets (Disabled) Approximate area provided. | 2 | 3 | 6 | 8 | Provision to be in accordance with regulations. |
| Staff toilets (Male and female) | 4 | 20 | 80 | 100 | Provision to be in accordance with regulations. |
| Sub-Total Academic Facilities | | | | 5645 | |
| GENERAL SERVICES | | | | | |
| Description | No. off | Approx. Unit Area | Approx. Area | Approx. Area incl. Circulation | Comments / notes |
| Refuse room 1: Wet, putrifiable waste | 1 | 20 | 20 | 25 | |
| Refuse room 2: Recyclable waste | 1 | 20 | 20 | 25 | |
| Cleaning equipment store | 1 | 10 | 10 | 12,5 | |
| Sub-Total General Services | | | | 62,5 | |
| Total area | | | | 5708 | |