



Sol Plaatje University

Central Campus Architectural Guidelines and Accommodation Schedule

2013-10-21

Accommodation Schedule rev: 2014-03-31



higher education
& training

Department:
Higher Education and Training
REPUBLIC OF SOUTH AFRICA

n^{ew} universities

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.

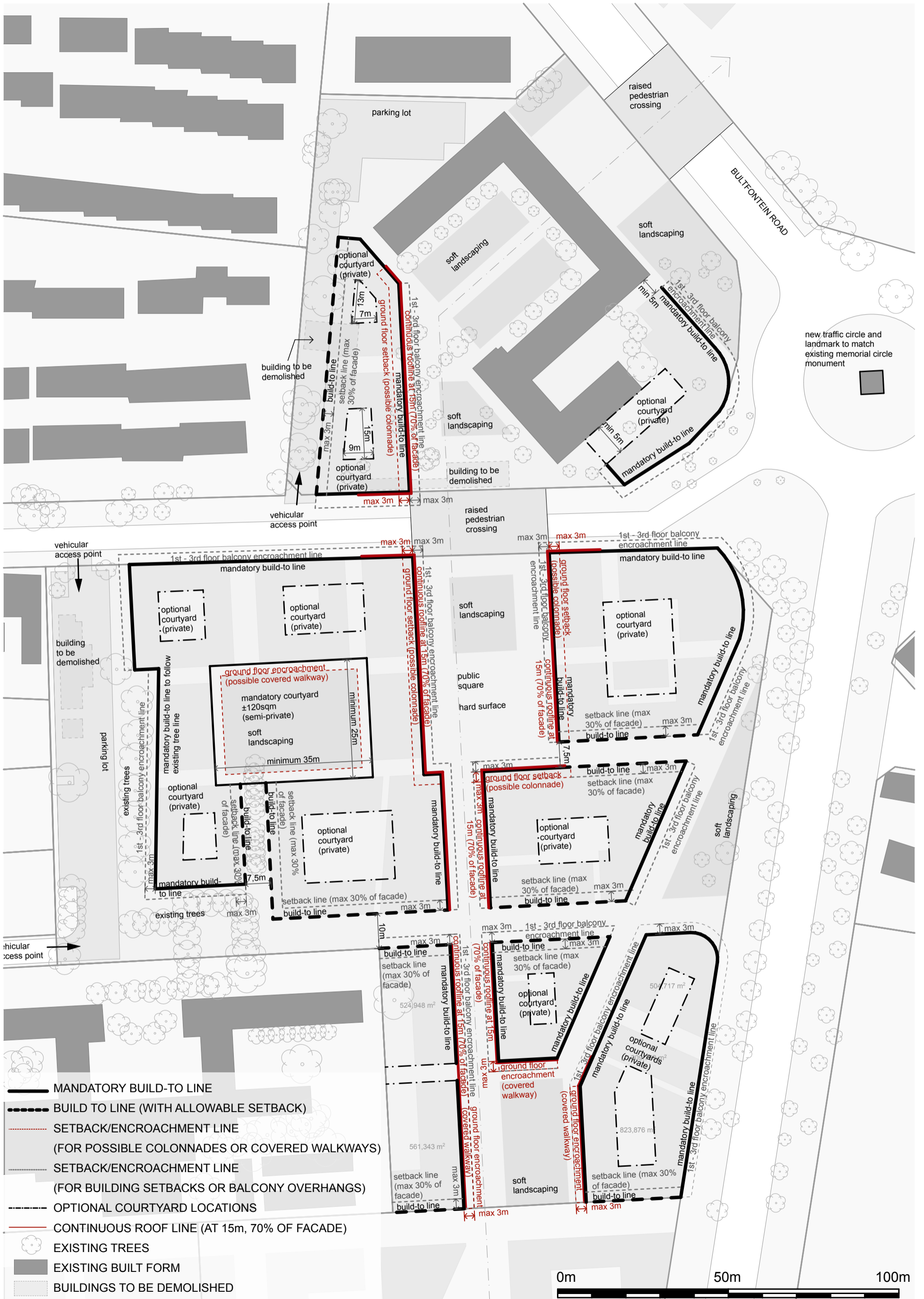
1.13 Security

Perimeter blocks

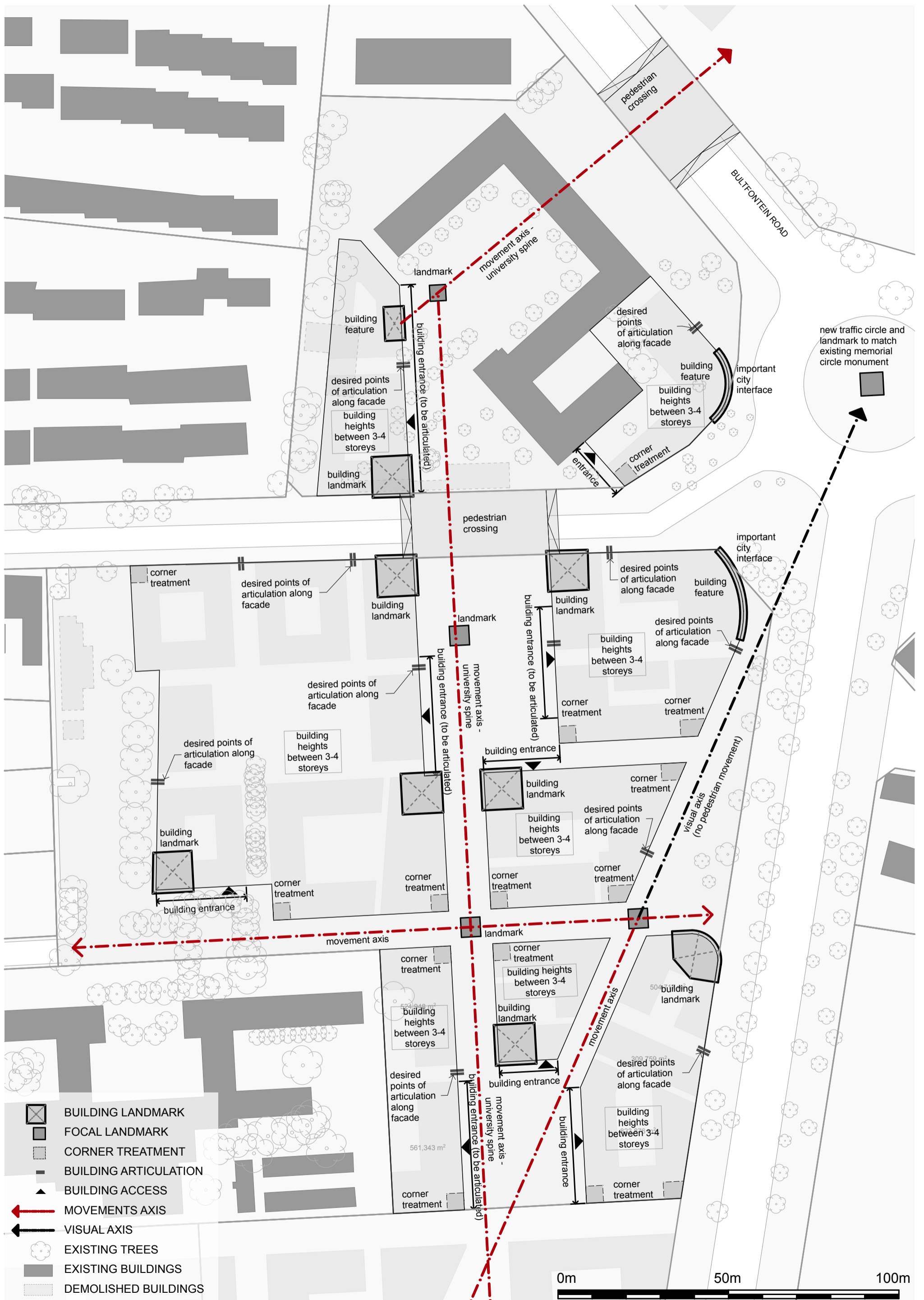
Perimeter buildings allow access to the site to be easily controlled. Buildings on the street edge ensure greater security by defining the public and private realm. Active street frontages are ensured which in turn ensures more eyes on the street, which contributes to a secure environment.

Points of control

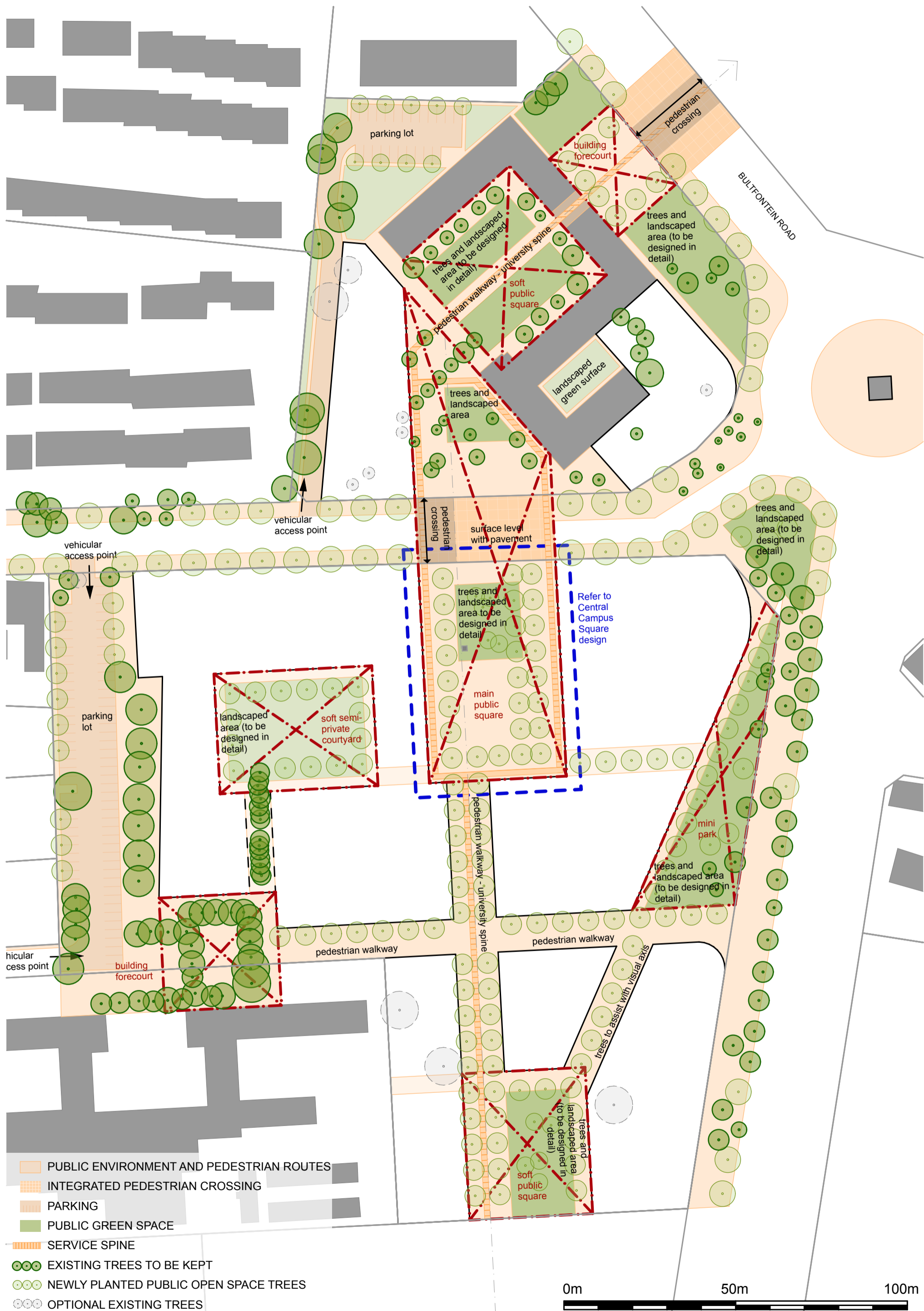
Points of control are to be placed at various locations within the building as the uses transition from more public to more private spaces.



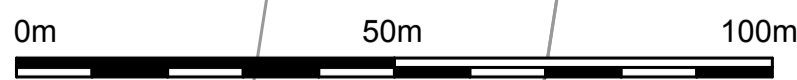
BUILT FORM DIRECTIVES: BUILDING LINES



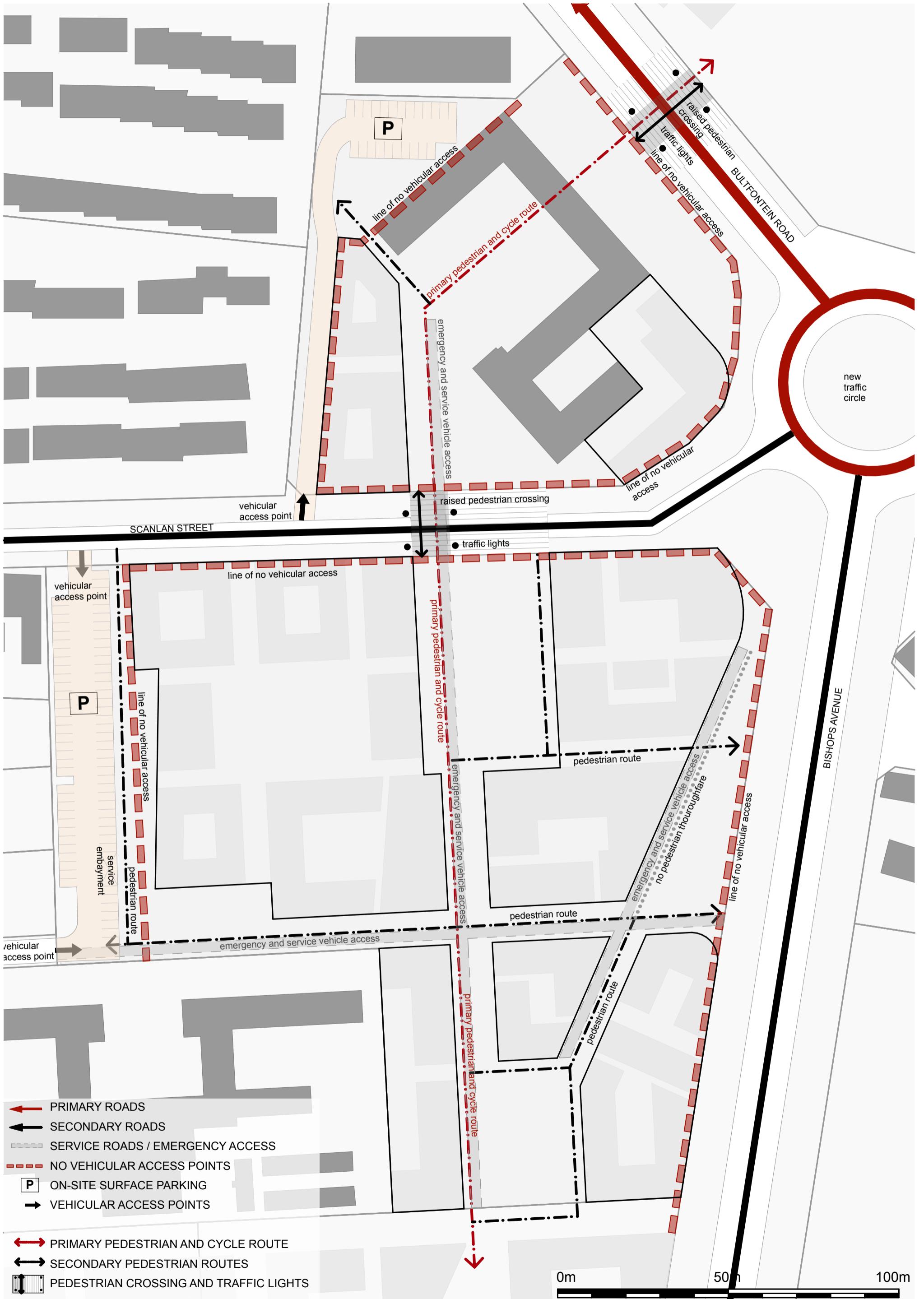
BUILT FORM DIRECTIVES: LANDMARKS, VISTAS, ENTRANCES, AXIS AND BUILDING HEIGHTS



- PUBLIC ENVIRONMENT AND PEDESTRIAN ROUTES
- INTEGRATED PEDESTRIAN CROSSING
- PARKING
- PUBLIC GREEN SPACE
- SERVICE SPINE
- EXISTING TREES TO BE KEPT
- NEWLY PLANTED PUBLIC OPEN SPACE TREES
- OPTIONAL EXISTING TREES



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:

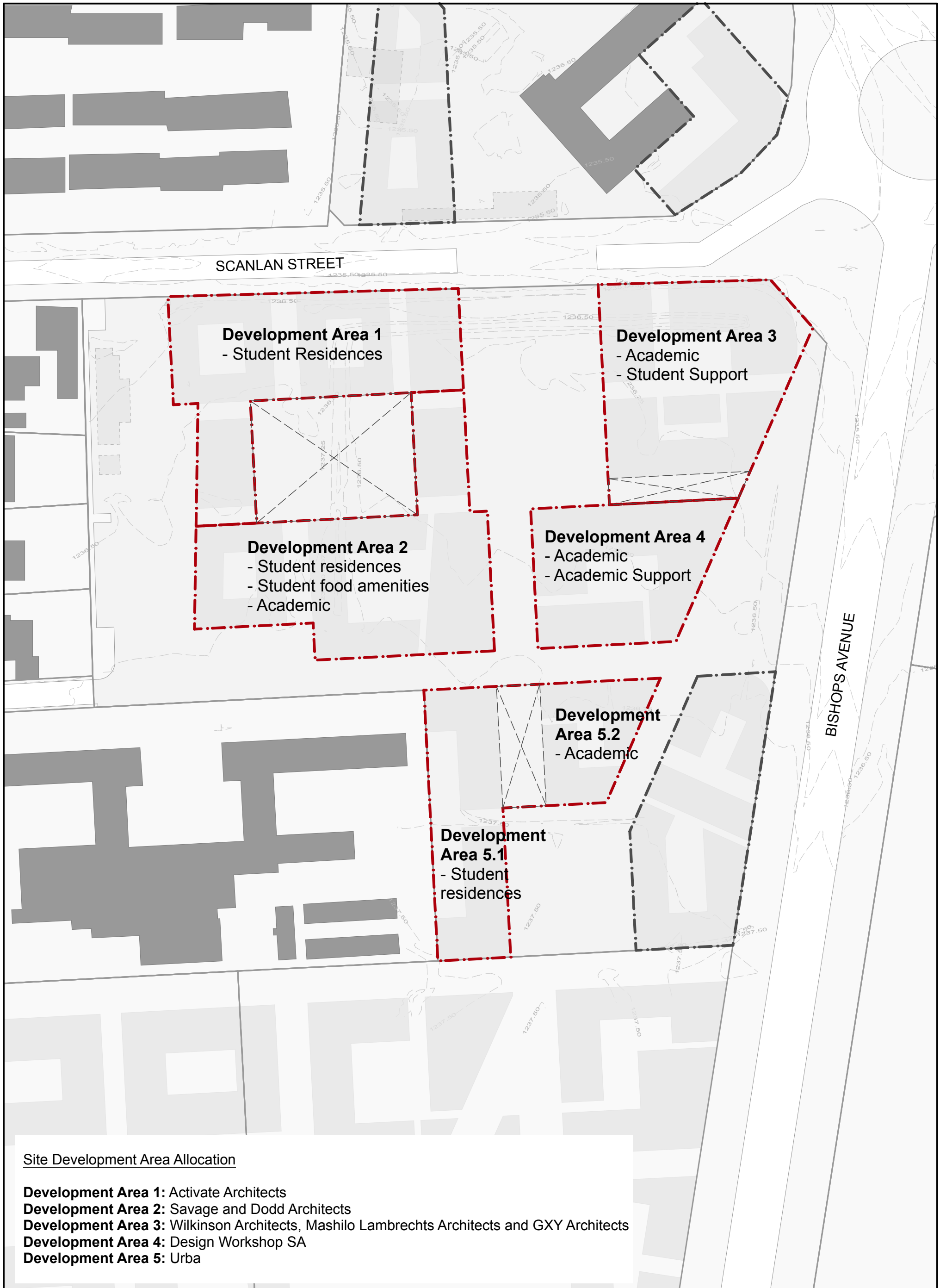
- Logical subdivision of the land parcels within the erf
- Grouping and separation according to land use and function requirements
- Exposure to the public environment, public squares and streets
- Complexity of use and requirements
- Variety of edge conditions (streets, squares, landscaped areas etc.)
- 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



Site Development Area Allocation

Development Area 1: Activate Architects

Development Area 2: Savage and Dodd Architects

Development Area 3: Wilkinson Architects, Mashilo Lambrechts Architects and GXY Architects

Development Area 4: Design Workshop SA

Development Area 5: Urba



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Sol Plaatje University
Central Campus Erf 2503
1:1000 @ A3

Sol Plaatje University - architectural guidelines accomodaton schedule (revised brief with HEMIS codes - 2014/03/31)

Bulk area summary

Site Development Area	Site Development area (sq.m)	Proposed coverage (sq.m)	Proposed no. of floors	Proposed bulk area (sq.m)	Accommodation schedule area (sq.m)	Primary land use
1	3061	2186	4	8744	8775	Residential
2	3550	2535	3,5	8872,5	9849	Residential
3	2849	2058	4	8232	7802	Academic
4	1981	1654	4,5	7443	7085	Academic support
5	2513	1845	4	7380	7049	Residential and Academic
Total	13954	10278		40671,5	40560	

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	7823	89,1%	0	0,0%	0	0,0%	0	0,0%	0	0,0%	457	5,2%	425	4,8%	69,5	0,8%
2	4067	41,3%	1636	16,6%	2275	23,1%	0	0,0%	0	0,0%	411	4,2%	0	0,0%	1459,5	14,8%
3	0	0,0%	0	0,0%	4345	55,7%	0	0,0%	2838	36,4%	549	7,0%	0	0,0%	69,5	0,9%
4	0	0,0%	0	0,0%	4764	67,2%	2252	31,8%	0	0,0%	0	0,0%	0	0,0%	69,5	1,0%
5	3921	55,6%	0	0,0%	3058	43,4%	0	0,0%	0	0,0%	0	0,0%	0	0,0%	69,5	1,0%
TOTAL	15811	37%	1636,03	3%	14442,1	38%	2251,8	6%	2838,38	7%	1418	3%	425	1%	1737,5	4%

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 8700 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.

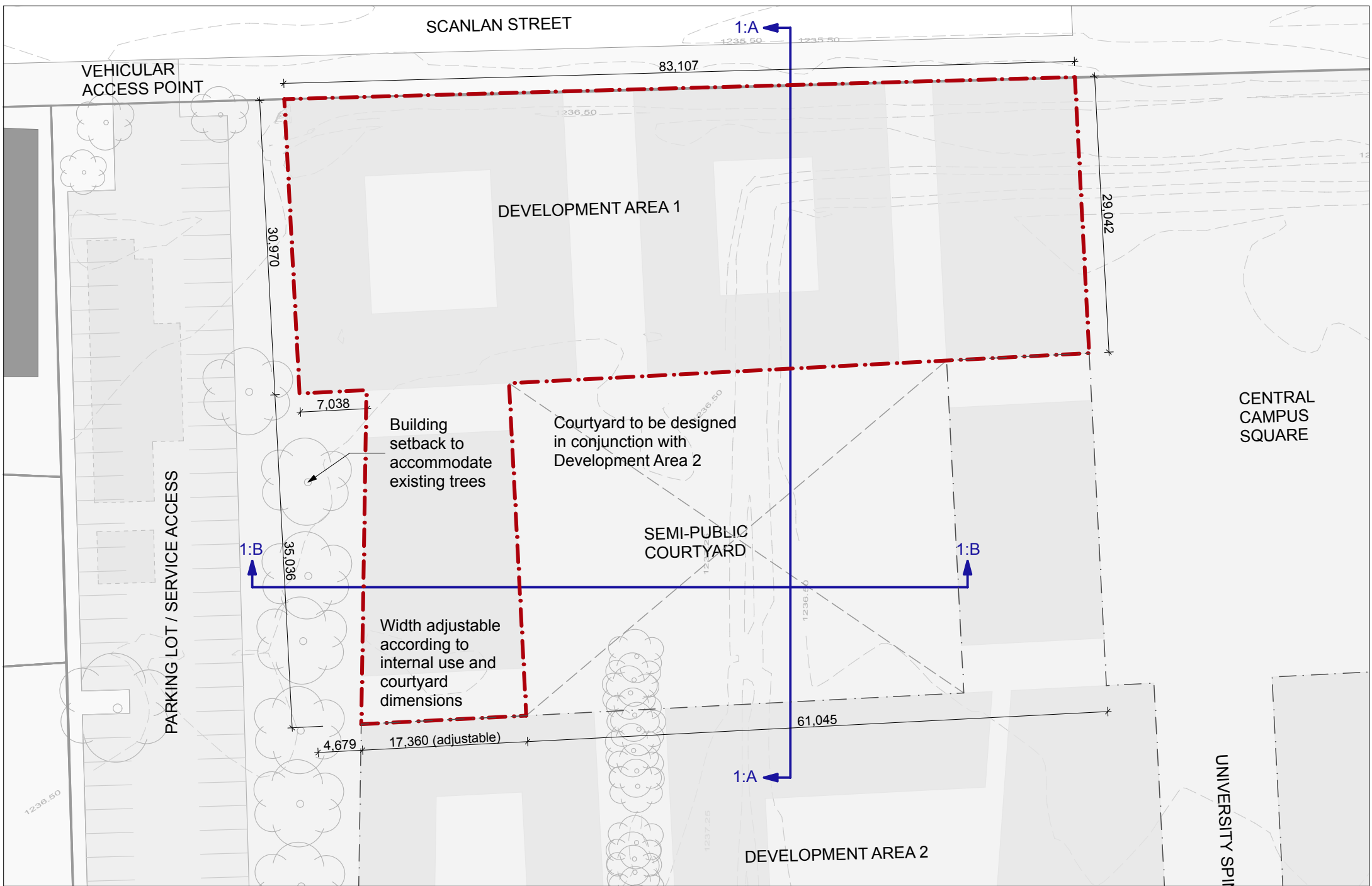
The building footprint should accommodate the existing trees wherever possible.

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.

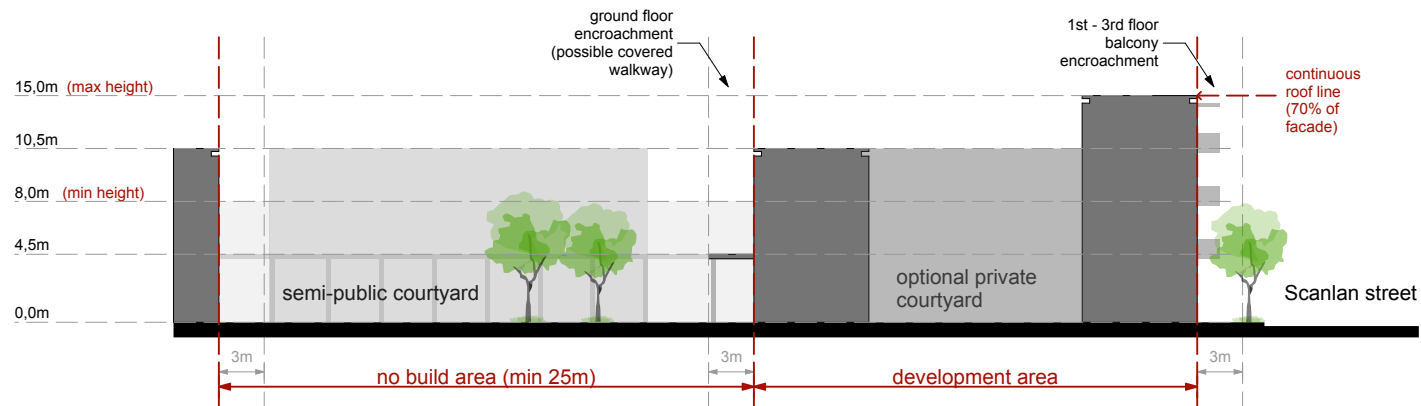
The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

* Refer to Built Form Directives plans

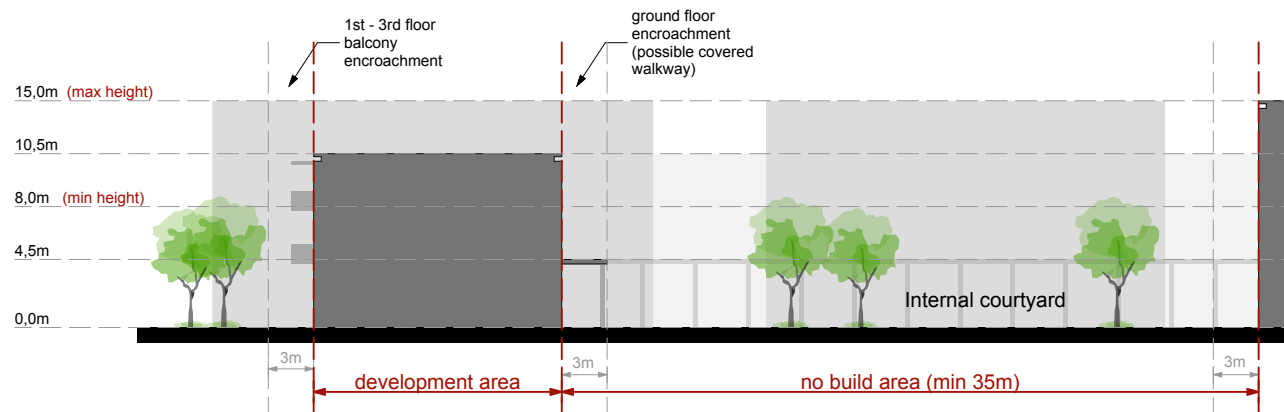


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Development area 1: Section aa



Development area 1: Section bb

Site Development Area 1

Primary use: Residential

Secondary use: Student food amenities and Retail

Proposed bulk area: 8744

STUDENT RESIDENCES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
Total number of beds to be provided				300				
1 950	Apartment	A	Warden's Apartment (Three bedroom with study to meet students separately)	2	100	200	278	1 warden per 160 beds or depending on arrangement of building
2 120	Circulation Area	N	Entrance Foyer with reception, public toilets and waiting room	4	25	100	139	1 per 80 beds or depending on arrangement of building
2 110	Building Service Area	N	Reception/Security	4	12	48	67	1 per 80 beds or depending on arrangement of building
1 910	Sleep/Study Without Toilet/Bath	A	1 bed per room unit type	200	11	2200	3058	40% of total number of beds
1 920	Sleep/Study With Toilet/Bath	A	1 bed suite with Shower/bathroom and kitchenette	40	22	880	1223	20% of total number of beds
1 910	Sleep/Study Without Toilet/Bath	A	2 bed per room unit type	30	16	480	667	40% of total number of beds
1 919	Toilet/Bath	A	Male and female ablution - approximate area provided				400	Provision to be in accordance with regulations. Number of ablution units dependent on design and layout.
1 935	Sleep/Study Service Area	A	Kitchenette (including seating)	33	12	396	550	1 per 8 beds (without own kitchenette) or depending on arrangement
1670	Recreation	A	Communal Room: Games (noisy environment)	4	60	240	334	1 per 80 beds or depending on arrangement
1670	Recreation	A	Communal Room: TV Lounge	8	40	320	445	1 per 40 beds or depending on arrangement
1 410	Study Space	A	Seminar / Meeting room (4 seater)	4	20	80	111	1 per 40 beds
1 410	Study Space	A	Seminar / Meeting room (8 seater)	4	40	160	222	1 per 40 beds
1 410	Study Space	A	Seminar / Meeting room (12 seater)	2	60	120	167	1 per 160 beds
1 935	Sleep/Study Service Area	A	Storage Rooms	4	12	48	67	1 per 80 beds or depending on arrangement of building
2 110	Building Service Area	N	Cleaners Equipment Room	3	12	36	50	1 per 100 beds or depending on arrangement of building
Services								
1 935	Sleep/Study Service Area	A	Laundry (1 WM per 25 students)	3	12	36	45	1 per 100 beds or depending on arrangement of building
1 670	Recreation	A	Outside Covered and gathering areas	3	45	135		1 per 100 beds or depending on arrangement of building
Sub-Total Student Residences							7823	

PUBLIC AMENITIES AND RETAIL								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
1 660	Merchandising	A	Retail store	1	60	60	83	
1 665	Merchandising Services	A	Retail Store Room	1	12	12	17	
1 310	Office	A	Retail Managers Office	1	12	12	17	
1 660	Merchandising	A	Convenience Store (Spar Type)	1	150	150	209	
1 310	Office	A	Convenience Store Managers office	1	6	6	8	
1 665	Merchandising Services	A	Convenience Store Rooms	1	6	6	8	
2 110	Building Service Area	N	Visitors toilets (Male and female). Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled). Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 665	Merchandising Services	A	Staff Changing rooms & Toilet Facilities (Male and Female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Public Amenities and Retail							457	

OPERATIONAL AND FACILITIES MANAGEMENT								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 120	Circulation Area	N	Foyer	1	20	20	28	
1 310	Office	A	Reception	1	6	6	8	
1 310	Office	A	Protection Services Manager	1	16	16	22	
1 310	Office	A	Student/Staff and Auxiliary Staff Card Room	1	12	12	17	
1 310	Office	A	Offices	3	15	45	63	
1 350	Conference Room	A	Meeting Room (8 seater)	1	40	40	56	
1 310	Office	A	Cleaning Services Manager	1	15	15	21	
1 750	Central Service	A	Store rooms	2	12	24	33	
1 750	Central Service	A	Security Changing Rooms and Toilet Facilities (Male and Female)	2	30	60	83	Provision to be in accordance with regulations.
1 750	Central Service	A	Cleaning Staff Changing Rooms and Toilet Facilities (Male and Female)	2	30	60	83	Provision to be in accordance with regulations.
1 750	Central Service	A	Kitchenette	1	8	8	11	
Sub-Total Operational and Facilities Management							425	
GENERAL SERVICES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 110	Building Service Area	N	Refuse room 1: Wet, putrifiable waste	1	20	20	27.8	
2 110	Building Service Area	N	Refuse room 2: Recyclable waste	1	20	20	27.8	
2 110	Building Service Area	N	Cleaning equipment store	1	10	10	13.9	
Sub-Total General Services							69.5	
Total area							8775	

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 9800 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: 41%

Student Food Amenities: 16%

Academic facilities: 24%

Public Amenities and Retail: 4%

General Services: 15% (includes service basement)

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.

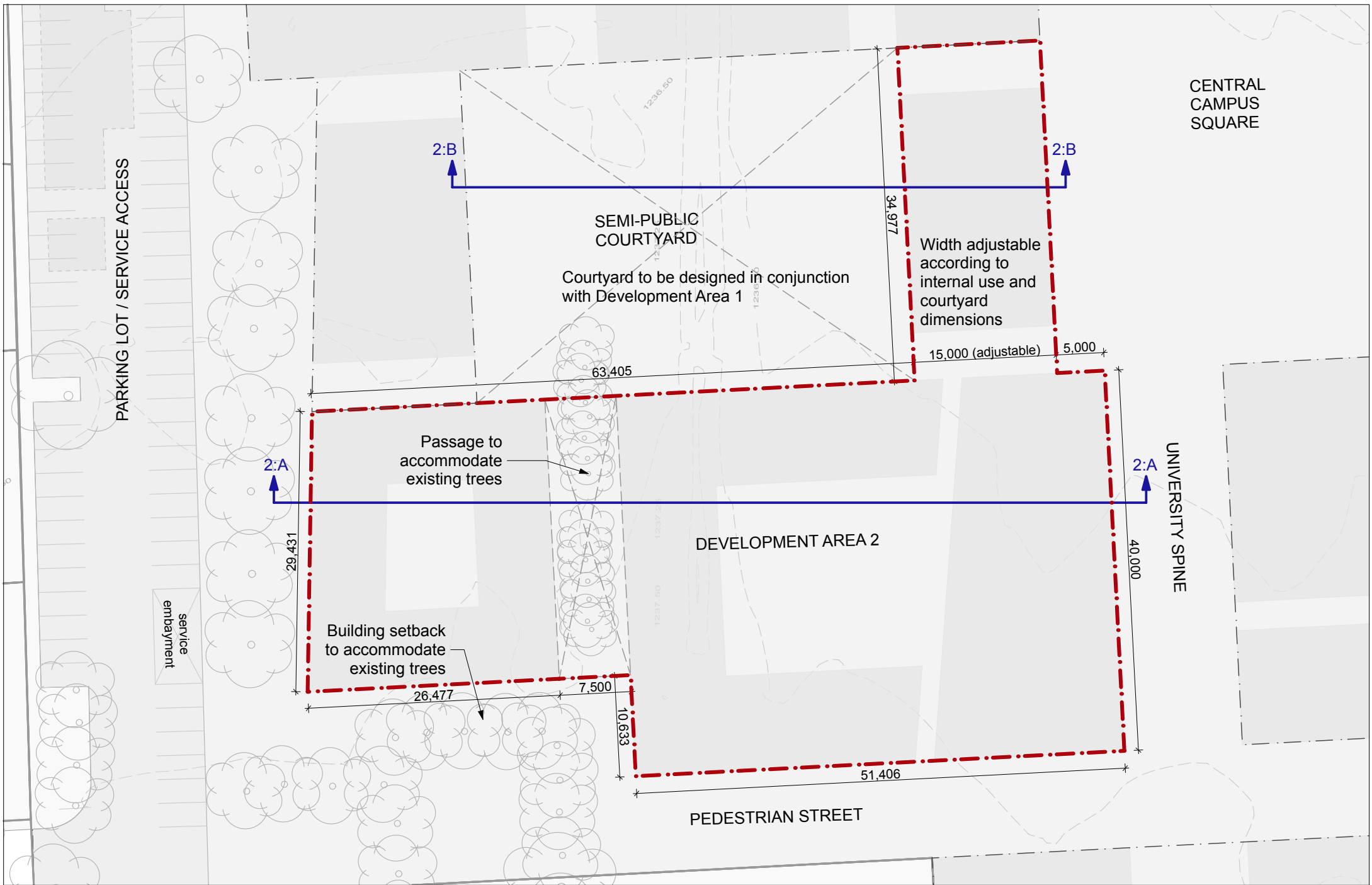
The main building entrance should be located along the Square and articulated appropriately. An alternative entrance can be located to the south of the Development Area, in relation to the NIHE residence. The guidelines propose a forecourt at this location, which aims to connect the new and existing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

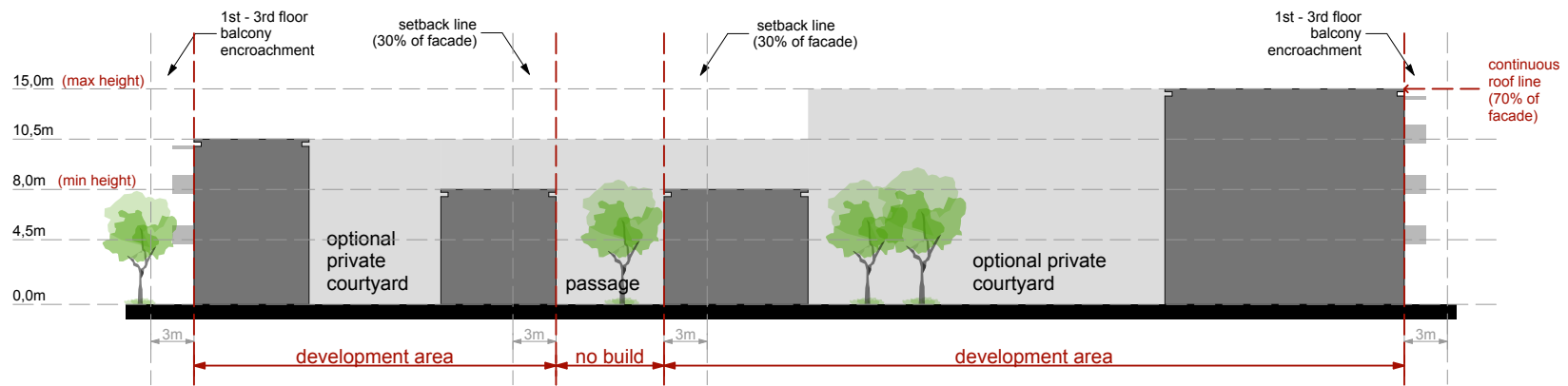
A building landmark should mark the south-west portion of the Central Campus Square, as well as the gateway to the rest of the Campus. Also, there is the potential for a building landmark to be located to the south west of the Development Area, which celebrates the pedestrian and vehicular access from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

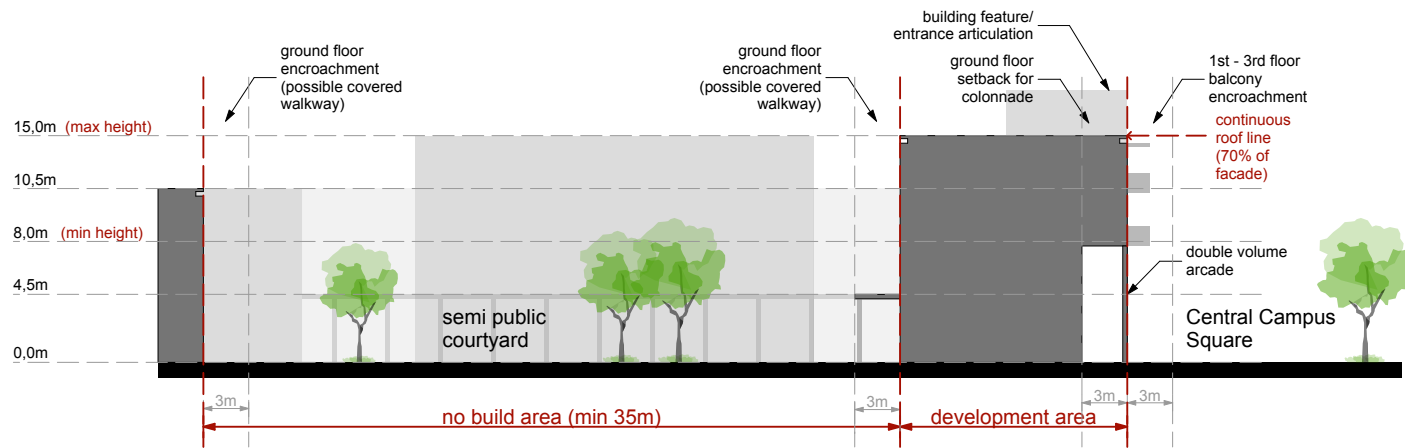
The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

* Refer to Built Form Directives plans





Development area 2: Section aa



Development area 2: Section bb

Site Development Area 2

Primary use: Residential
 Secondary use: Academic and Retail
 Proposed bulk area: 8873
 Proposed basement area: 1000
 Total area: 9873

STUDENT RESIDENCES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
Total number of beds to be provided				150				
1 950	Apartment	A	Warden's Apartment (Three bedroom with study to meet students separately)	1	100	100	139	1 warden per 160 beds or depending on arrangement of building
2 120	Circulation Area	N	Entrance Foyer with reception, public toilets and waiting room	2	25	50	70	1 per 80 beds or depending on arrangement of building
2 110	Building Service Area	N	Reception/Security	2	12	24	33	1 per 80 beds or depending on arrangement of building
1 910	Sleep/Study Without Toilet/Bath	A	1 bed per room unit type	120	11	1320	1835	40% of total number of beds
1 920	Sleep/Study With Toilet/Bath	A	1 bed suite with Shower/bathroom and kitchenette	30	22	660	917	20% of total number of beds
1 919	Toilet/Bath	A	Male and female ablution - approximate area provided.				200	Provision to be in accordance with regulations. Number of ablution units dependent on design and layout.
1 935	Sleep/Study Service Area	A	Kitchenette (including seating)	8	12	96	133	1 per 15 beds (without own kitchenette) or depending on arrangement
1 670	Recreation	A	Communal Room: Games (noisy environment)	2	60	120	167	1 per 80 beds or depending on arrangement
1 670	Recreation	A	Communal Room: TV Lounge	4	40	160	222	1 per 40 beds or depending on arrangement
1 410	Study Space	A	Seminar / Meeting room (4 seater)	2	20	40	56	1 per 80 beds
1 410	Study Space	A	Seminar / Meeting room (8 seater)	2	40	80	111	1 per 80 beds
1 410	Study Space	A	Seminar / Meeting room (12 seater)	1	60	60	83	1 per 160 beds
1 935	Sleep/Study Service Area	A	Storage Rooms	2	12	24	33	1 per 80 beds or depending on arrangement of building
2 110	Building Service Area	N	Cleaners Equipment Room	2	12	24	33	1 per 100 beds or depending on arrangement of building
Services								
1 935	Sleep/Study Service Area	A	Laundry (1 WM per 25 students)	2	12	24	33	1 per 100 beds or depending on arrangement of building
1 670	Recreation	A	Outside Covered and gathering areas	2	45	90		1 per 100 beds or depending on arrangement of building
Sub-Total Student Residences							4067	

STUDENT FOOD AMENITIES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 120	Circulation Area	N	Foyer Area	1	50	50	70	
1 310	Office	A	Catering management offices	1	14	14	19	
1 310	Office	A	Student Food Card Office	1	12	12	17	
1 630	Food Facility	A	Dining Hall (520 seats)	1	728	728	1012	1,4 sq.m per seat or depending on layout
1 630	Food Facility	A	Serving Area	1	30	30	42	
1 630	Food Facility	A	Tea/Coffee Bar	1	15	15	21	
1 635	Food Facility Service	A	Industrial Kitchen	1	60	60	83	
1 635	Food Facility Service	A	Pot washing Area and Dishwasher	1	10	10	14	
1 635	Food Facility Service	A	Cold Room	1	10	10	14	
1 635	Food Facility Service	A	Dry Store	1	10	10	14	
1 310	Office	A	Chef's Office	1	12	12	17	
1 635	Food Facility Service	A	Staff Changing rooms & Toilet Facilities (Male and Female)	2	30	60	83	
2 110	Building Service Area	N	Visitors toilets (Male and female). Approximate area provided.	4	20	80	111	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	2	3	6	8	Provision to be in accordance with regulations.
1 315	Office Service	A	Staff toilets (Male and female).	4	20	80	111	Provision to be in accordance with regulations.
1 670	Recreation	A	Open and Covered Seating Area					
Sub-Total Student Food Amenities							1636	

PUBLIC AMENITIES AND RETAIL								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
1 660	Merchandising	A	Retail Outlets	1	60	60	83	
1 665	Merchandising Services	A	Retail Outlets Stores	1	12	12	17	
1 310	Office	A	Retail Outlets Managers Cubicle	1	6	6	8	
1 630	Food Facility	A	Cafeteria/Coffee Shop (40 seater)	1	80	80	111	
1 635	Food Facility Service	A	Cafeteria/Coffee Shop Storeroom	1	12	12	17	
1 630	Food Facility	A	Cafeteria/Coffee Shop Kitchen	1	25	25	35	
1 310	Office	A	Cafeteria/Coffee Shop Managers Cubicle	3	6	18	25	
2 110	Building Service Area	N	Visitors toilets (Male and female). Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 665	Merchandising Services	A	Staff Changing rooms & Toilet Facilities (Male and Female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Public Amenities and Retail							411	

ACADEMIC FACILITIES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 120	Circulation Area	N	Foyer/Reception/security/Info	1	15	15	21	
1 110	Classroom	A	Lecture Venue foyer/spill-out space	1	120	120	167	
1 310	Office	A	Venue Manager Office	1	15	15	21	
1 110	Classroom	A	Lecture rooms (50 seater) Flat venue	1	50	50	70	
1 410	Study Space	A	Study venue (50 seater)	1	50	50	70	
1 110	Classroom	A	Lecture rooms (80 seater) Flat Venue	1	80	80	111	
1 410	Study Space	A	Study venue (80 seater)	1	80	80	111	
1 110	Classroom	A	Exams hall (300 seater) Flat venue	1	400	400	556	
1 115	Classroom Service	A	General Chair and Table store	1	40	40	56	
1 115	Classroom Service	A	Ancillary Spaces to all the Lecture venues	6	12	72	100	
1 110	Classroom	A	Seminar Rooms (6 seater)	6	30	180	250	
2 120	Circulation Area	N	Reception and waiting to Academic offices	1	24	24	33	
1 310	Office	A	Staff Offices	10	15	150	209	
1 310	Office	A	Senior Staff Offices	5	18	90	125	
1 310	Office	A	Shared offices/open plan space	1	40	40	56	
1 350	Conference Room	A	Meeting rooms (8 seater)	2	40	80	111	
1 350	Conference Room	A	Committee Room (12 seater)	1	60	60	83	
1 315	Office Service	A	Kitchenette	1	8	8	11	
2 110	Building Service Area	N	Visitors toilets (Male and Female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 315	Office Service	A	Staff toilets (Male and female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Academic Facilities							2275	

GENERAL SERVICES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 110	Building Service Area	N	Refuse room 1: Wet, putrifiable waste	1	20	20	27,8	
2 110	Building Service Area	N	Refuse room 2: Recyclable waste	1	20	20	27,8	
2 110	Building Service Area	N	Basement services	1	1000	1000	1390	
2 110	Building Service Area	N	Cleaning equipment store	1	10	10	13,9	
Sub-Total General Services							1459,5	

Total area							9849	
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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 7800 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: 56%

Student Support Services: 36%

Public Amenities and Retail: 7%

General Services: 1%

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.

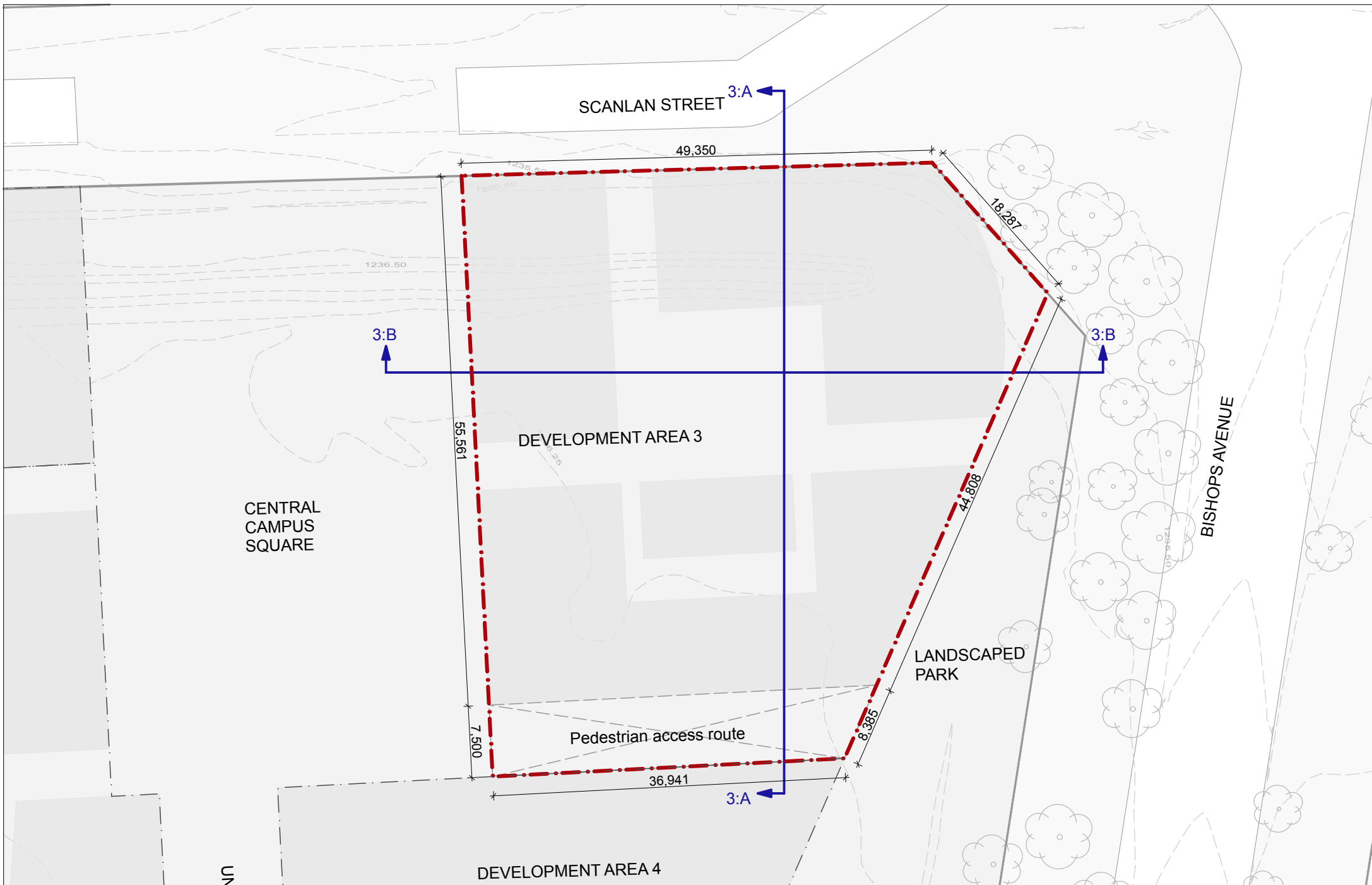
The pedestrian street to the south of the Development Area should be dealt with appropriately, ensuring correct levels of privacy while maintaining unhindered access.

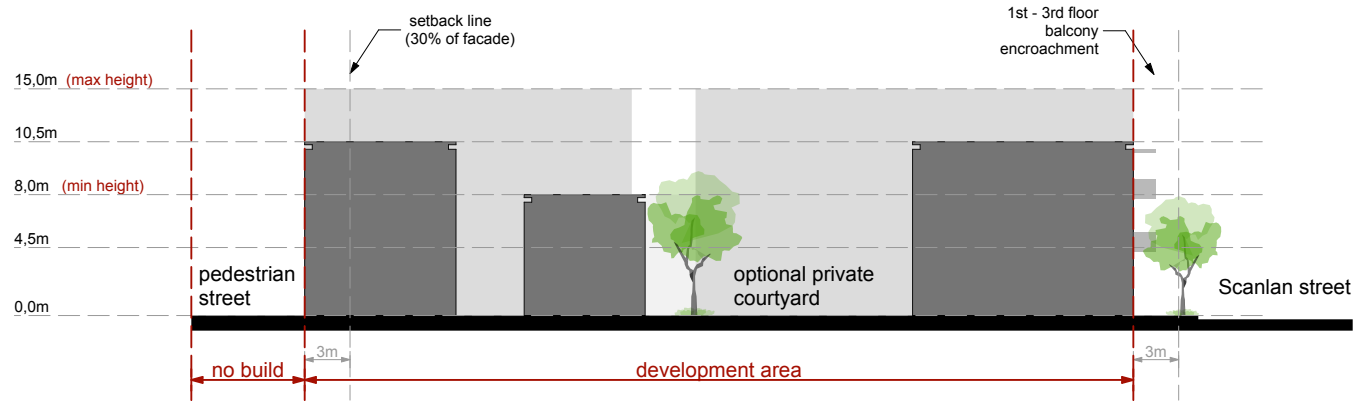
The building entrance should be located along the Square and articulated appropriately.

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

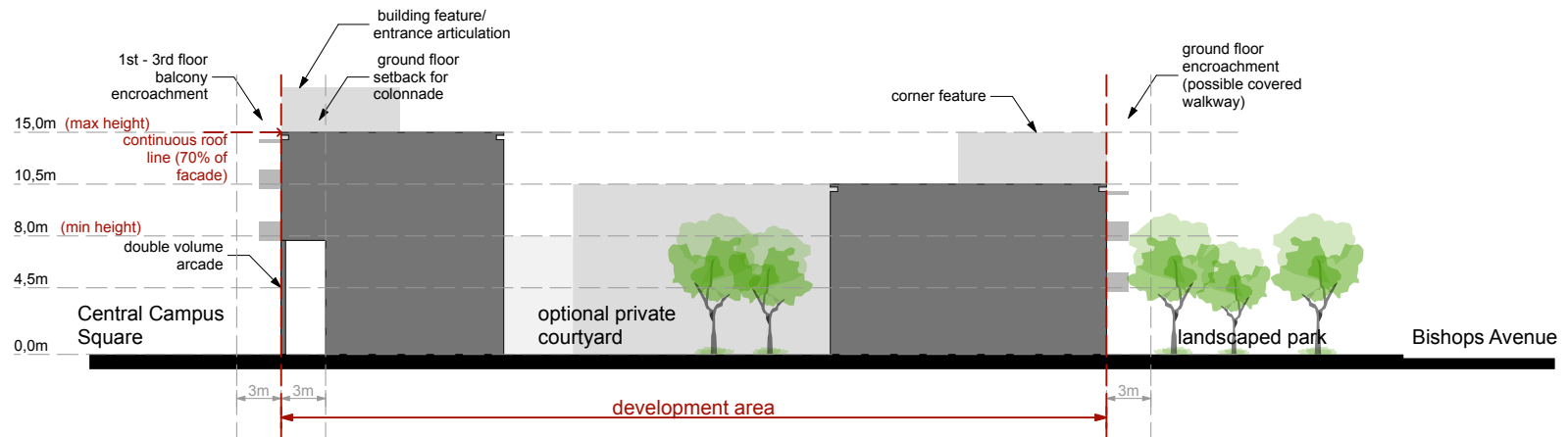
The building should respond appropriately to the landscaped park to the east of the Development Area.

* Refer to Built Form Directives plans





Development area 3: Section aa



Development area 3: Section bb

Site Development Area 3

Primary use: Residential
 Secondary use: Academic and Retail
 Proposed bulk area: 8232

ACADEMIC FACILITIES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 120	Circulation Area	N	Foyer/Reception/security/Info	1	15	15	21	
1 110	Classroom	A	Lecture Venue foyer/spill-out space	1	150	150	209	
1 310	Office	A	Venue Manager Office	1	15	15	21	
1 110	Classroom	A	Lecture rooms (50 seater) Flat venue	1	60	60	83	
1 110	Classroom	A	Lecture rooms (80 seater) Flat Venue	1	90	90	125	
1 410	Study Space	A	Study venue (80 seater)	1	90	90	125	
1 110	Classroom	A	Lecture rooms (120 seater) Raked venue	2	160	320	445	
1 110	Classroom	A	Lecture rooms (150 seater) Raked venue	1	170	170	236	
1 110	Classroom	A	Lecture rooms (250 seater) Raked venue	2	300	600	834	
1 110	Classroom	A	Outdoor amphitheatre (150 seater) raked	1	170	170	236	
1 115	Classroom Service	A	General Chair and Table store	2	40	80	111	
1 115	Classroom Service	A	Ancillary Spaces to all the Lecture venues	9	12	108	150	
1 410	Study Space	A	Seminar Rooms (6 seater)	15	30	450	626	
2 120	Circulation Area	N	Reception and waiting to Academic offices	1	24	24	33	
1 310	Office	A	Staff Offices	15	15	225	313	
1 310	Office	A	Senior Staff Offices	5	20	100	139	
1 310	Office	A	Shared offices/open plan space	1	200	200	278	
1 350	Conference Room	A	Meeting rooms (8 seater)	1	40	40	56	
1 350	Conference Room	A	Committee Room (12 seater)	2	60	120	167	
1 315	Office Service	A	Kitchenette	2	8	16	22	
2 110	Building Service Area	N	Visitors toilets (Male and Female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 315	Office Service	A	Staff toilets (Male and female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Academic Facilities							4345	

PUBLIC AMENITIES AND RETAIL								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
1 660	Merchandising	A	Retail Outlets	2	60	120	167	
1 665	Merchandising Services	A	Retail Outlets Stores	2	12	24	33	
1 310	Office	A	Retail Outlets Managers Cubicle	2	6	12	17	
1 660	Merchandising	A	Book Shop	1	60	60	83	
1 665	Merchandising Services	A	Book Shop Store room	1	12	12	17	
1 310	Office	A	Book Shop Office	1	6	6	8	

1 660	Merchandising	A	Print Shop	1	60	60	83	
1 665	Merchandising Services	A	Print Shop Store room	1	12	12	17	
1 310	Office	A	Print Shop Office	1	6	6	8	
2 110	Building Service Area	N	Visitors toilets (Male and female). Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 665	Merchandising Services	A	Staff Changing rooms & Toilet Facilities (Male and Female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Public Amenities and Retail							549	

STUDENT SUPPORT SERVICES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
Centre for Teaching and Learning								
2 120	Circulation Area	N	Foyer	1	20	20	28	
1 310	Office	A	Reception	1	6	6	8	
1 310	Office	A	Offices	4	15	60	83	
1 310	Office	A	Counseling and Career Guidance Consultation Rooms	2	15	30	42	
1 680	Meeting Room	A	Meeting room (6 seater)	1	30	30	42	
Student Health and Wellness Centre								
2 120	Circulation Area	N	Foyer	1	20	20	28	
1 310	Office	A	Reception	1	6	6	8	
1 850	Treatment / Examination Clinic	A	Health consultation room	2	15	30	42	
1 310	Office	A	Staff Offices	2	15	30	42	
1 810	Patient Bedroom	A	Sick bay	1	20	20	28	
1 315	Office Service	A	Pharmacy store	1	20	20	28	
1 850	Treatment / Examination Clinic	A	Health testing room	1	15	15	21	
1 310	Office	A	Disability Unit Offices	2	15	30	42	
1 850	Treatment / Examination Clinic	A	Disability Consultation Rooms (4 seater)	2	20	40	56	
1 350	Conference Room	A	Meeting Room (6 seater)	1	30	30	42	
1 315	Office Service	A	Staff kitchenette (CTL & SHWC sharing)	1	8	8	11	
1 315	Office Service	A	Staff Toilets (CTL & SHWC sharing)	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor toilets (male and female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor toilets (disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
Student SRC Unit								
2 120	Circulation Area	N	Foyer	1	20	20	28	
1 310	Office	A	Reception	1	6	6	8	
1 310	Office	A	Offices	5	15	75	104	
1 350	Conference Room	A	Meeting Room (8 seater)	2	40	80	111	
Student Union and Clubs								
2 120	Circulation Area	N	Foyer	1	20	20	28	
1 310	Office	A	Reception	1	6	6	8	
1 680	Meeting Room	A	Multi-purpose space for larger student union meetings and functions	1	60	60	83	
1 350	Conference Room	A	Meeting Rooms for clubs	8	24	192	267	
1 315	Office Service	A	Staff Toilets (shared SRC and SU)	2	20	40	56	Provision to be in accordance with regulations.

2 110	Building Service Area	N	Visitor toilets (male and female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor toilets (disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
Sports Centre								
2 120	Circulation Area	N	Foyer	1	20	20	28	
1 310	Office	A	Reception	1	6	6	8	
1 310	Office	A	Sport Managers Office	1	20	20	28	
1 310	Office	A	Sports Administration Office	1	20	20	28	
1 310	Office	A	Sports Coaches Offices	8	15	120	167	
1 310	Office	A	Bio-Kinesitist	1	15	15	21	
1 350	Conference Room	A	Meeting Rooms (6 seater)	8	30	240	334	
1 315	Office Service	A	Staff Kitchenette	1	8	8	11	
1 315	Office Service	A	Staff Toilets (male and female)	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor toilets (male and female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor toilets (disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
Gym								
2 120	Circulation Area	N	Gym Foyer	1	20	20	28	
1 310	Office	A	Gym Reception	1	6	6	8	
1 310	Office	A	Gym Managers Office	1	20	20	28	
1 525	Sports / Physical Recreation Service	A	Injury Room	1	12	12	17	
1 520	Sports / Physical Recreation	A	Gym Free: Weights Area	1	100	100	139	
1 520	Sports / Physical Recreation	A	Gym: Cycles and Machines	1	100	100	139	
1 520	Sports / Physical Recreation	A	Gym: Fitness Classroom	1	120	120	167	
1 525	Sports / Physical Recreation Service	A	Changing Rooms and Toilet Facilities (Male and Female)	2	50	100	139	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor toilets (Disabled) Approximate area provided. .	2	6	12	17	Provision to be in accordance with regulations.
Sub-total Student Support							2838	
GENERAL SERVICES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 110	Building Service Area	N	Refuse room 1: Wet, putrifiable waste	1	20	20	27,8	
2 110	Building Service Area	N	Refuse room 2: Recyclable waste	1	20	20	27,8	
2 110	Building Service Area	N	Cleaning equipment store	1	10	10	13,9	
Sub-Total General Services							69,5	
Total area							7802	

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 7000 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: 67%

Academic Support: 32%

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.

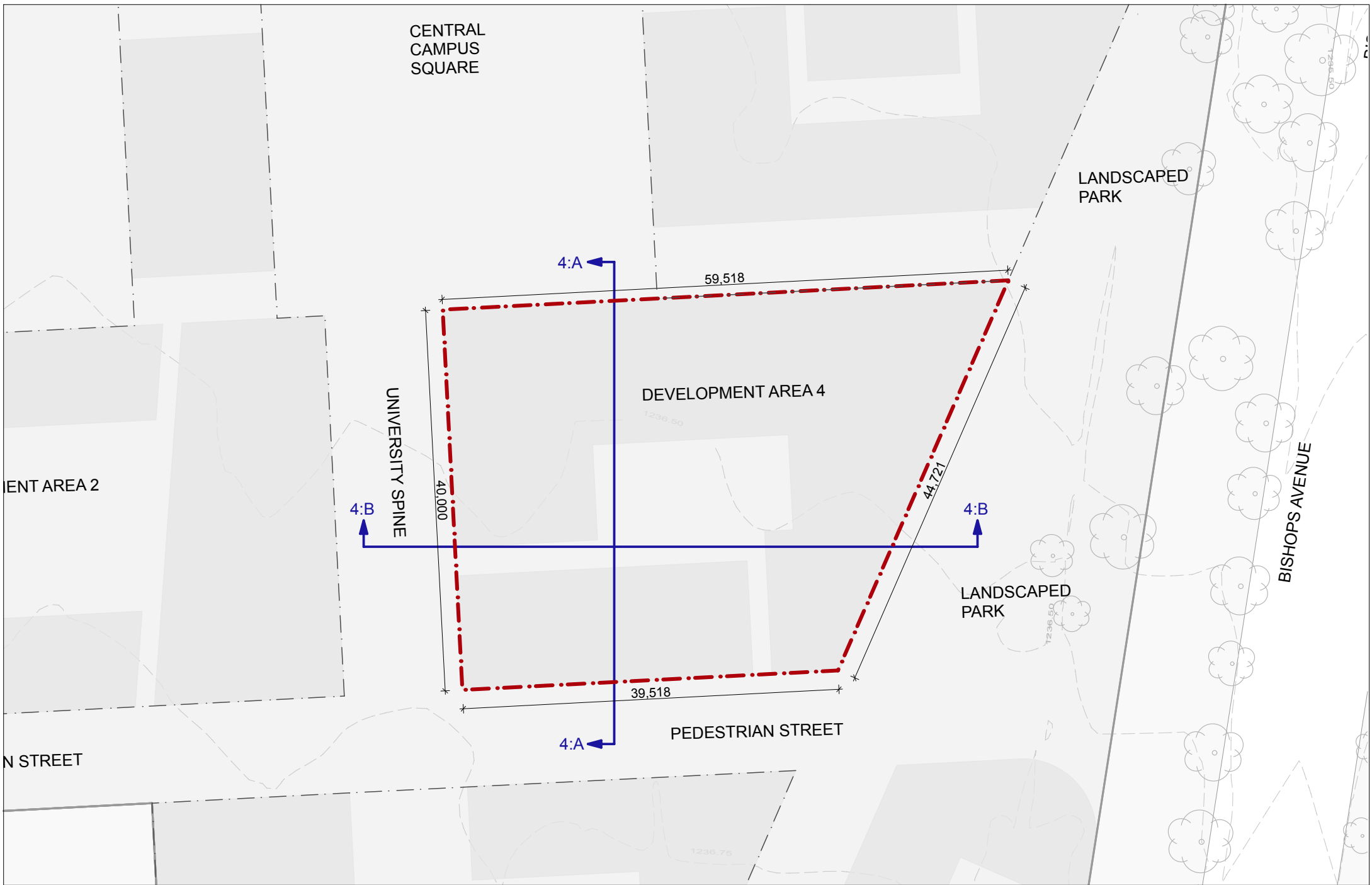
The building entrance should be located along the Square and articulated appropriately.

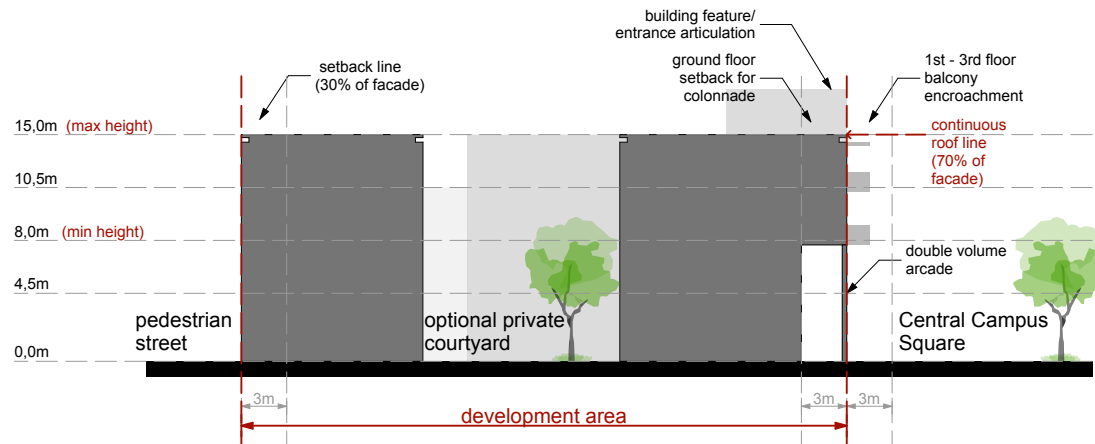
The building should be articulated at strategic intervals, with breaks in the elevation, in order to ensure a varied and diverse façade.

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

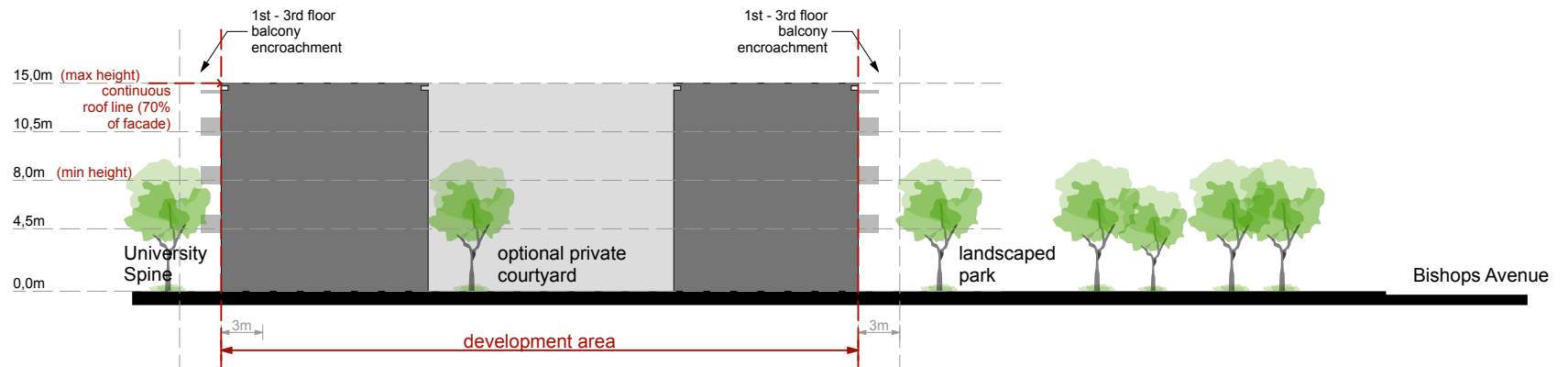
The façade overlooking the pedestrian streets to the south and north of the Development Area should be dealt with appropriately to ensure privacy, while maintaining a responsive edge.

* Refer to Built Form Directives plans





Development area 4: Section aa



Development area 4: Section bb

Site Development Area 4

Primary use: Academic
 Secondary use: Academic support
 Proposed bulk area: 7443

ACADEMIC FACILITIES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 120	Circulation Area	N	Foyer/Reception/security/Info	1	15	15	21	
1 110	Classroom	A	Lecture Venue foyer/spill-out space	1	120	120	167	
1 310	Office	A	Venue Manager Office	1	15	15	21	
1 110	Classroom	A	Lecture rooms (50 seater) Flat venue	2	50	100	139	
1 410	Study Space	A	Study venue (50 seater)	2	50	100	139	
1 110	Classroom	A	Lecture rooms (80 seater) Flat Venue	2	80	160	222	
1 410	Study Space	A	Study venue (80 seater)	2	80	160	222	
1 110	Classroom	A	Lecture rooms (120 seater) Raked venue	2	120	240	334	
1 110	Classroom	A	Lecture rooms (300 seater) Raked venue	1	300	400	417	
1 110	Classroom	A	Open plan area (flat)	1	400	400	556	For potential use as laboratories.
1 115	Classroom Service	A	General Chair and Table store	1	40	40	56	
1 115	Classroom Service	A	Ancillary Spaces to all the Lecture venues	12	12	144	200	
1 410	Study Space	A	Seminar Rooms (6 seater)	10	30	300	417	
2 120	Circulation Area	N	Reception and waiting to Academic offices	1	24	24	33	
1 310	Office	A	Staff Offices	30	15	450	626	
1 310	Office	A	Senior Staff Offices	10	18	180	250	
1 310	Office	A	Shared offices/open plan space	2	150	300	417	
1 350	Conference Room	A	Meeting rooms (8 seater)	4	40	160	222	
1 350	Conference Room	A	Committee Room (12 seater)	2	60	120	167	
1 315	Office Service	A	Kitchenette	2	8	16	22	
2 110	Building Service Area	N	Visitors toilets (Male and Female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 315	Office Service	A	Staff toilets (Male and female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Academic Facilities							4764	

ACADEMIC SUPPORT								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
IT Student Resource Centre								
1 210	Class Laboratory	A	IT Laboratory (round tables) 30 seats	1	75	75	104	
2 120	Circulation Area	N	IT Laboratory Foyer Area	1	20	20	28	
1 310	Office	A	IT Laboratory Security	1	6	6	8	

1 210	Class Laboratory	A	General Study (Cubicle Style) 40 seats	1	100	100	139	
1 210	Class Laboratory	A	IT Teaching (Cinema Style) 20 seats	2	65	130	181	
1 210	Class Laboratory	A	IT Teaching (round tables) 20 seats	2	65	130	181	
1 310	Office	A	IT Lab Technicians Offices	3	15	45	63	
1 215	Class Laboratory Service	A	Server Room	1	12	12	17	
2 110	Building Service Area	N	Visitor Toilets (male and female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitor Toilets (disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Staff toilets (male and female)	2	20	40	56	Provision to be in accordance with regulations.

Library

2 120	Circulation Area	N	Foyer and entrance lobby - Lockers, security to be included in foyer	1	50	50	70	
1 620	Exhibition	A	Exhibition Space - Could form part of the entrance foyer	1	60	60	83	
1 310	Office	A	Information and library support – work station for four people	1	20	20	28	
1 420	Stack	A	Open/Loan library area	1	250	250	348	
1 420	Stack	A	Reference library area	1	150	150	209	
1 410	Study Space	A	Reference library Study and research area	1	24	24	33	
1 420	Stack	A	Archive	1	150	150	209	
1 430	Open-Stack Study Space	A	Journals and magazine reading room	1	25	25	35	
1 440	Processing Space	A	Photocopying and printing from micro-film	1	15	15	21	
1 410	Study Space	A	On-line literature reference area – 12 PC stations	1	24	24	33	
1 410	Study Space	A	Study cubicles(25) and work tables for subject groups.	1	40	40	56	(6 tables for eight students)
1 410	Study Space	A	Seminar spaces	3	15	45	63	
1 310	Office	A	Library staff offices	3	15	45	63	
1 350	Conference Room	A	Committee Room (6 seater)	1	30	30	42	
1 315	Office Service	A	Kitchenette	1	8	8	11	
2 110	Building Service Area	N	Visitors Toilets (Male and Female) Approximate area provided.	2	20	20	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Staff toilets (male and female)	2	20	40	56	Provision to be in accordance with regulations.

Sub-Total Student Academic Support 2252

GENERAL SERVICES

Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 110	Building Service Area	N	Refuse room 1: Wet, putrifable waste	1	20	20	27,8	
2 110	Building Service Area	N	Refuse room 2: Recyclable waste	1	20	20	27,8	
2 110	Building Service Area	N	Cleaning equipment store	1	10	10	13,9	

Sub-Total General Services 69,5

Total area 7085

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 7000 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: 56%

Academic Facilities: 43%

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.

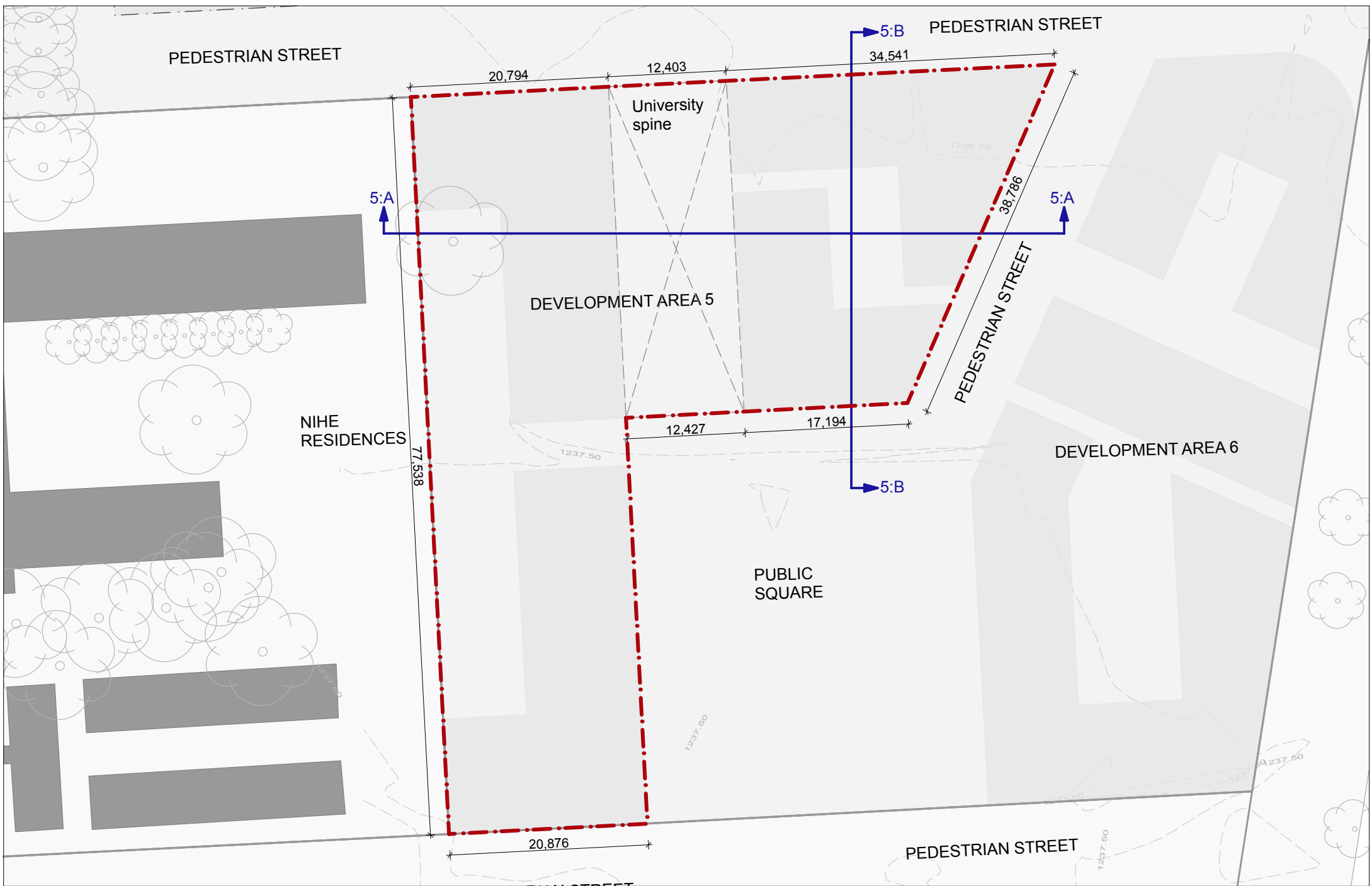
The building entrance should be located along the Square and articulated appropriately.

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.

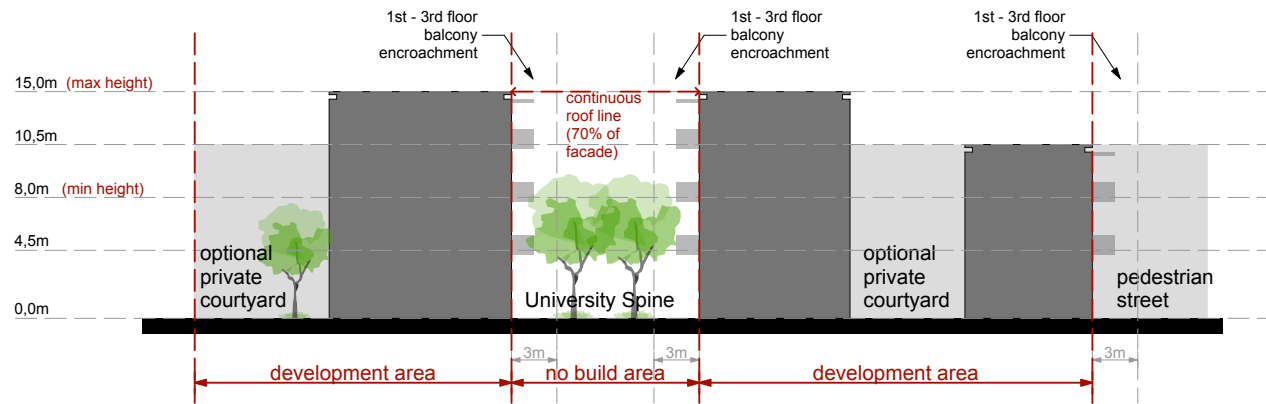
The façade overlooking the pedestrian streets to the north of the Development Area should be dealt with appropriately to ensure privacy, while maintaining a responsive edge.

* Refer to Built Form Directives plans

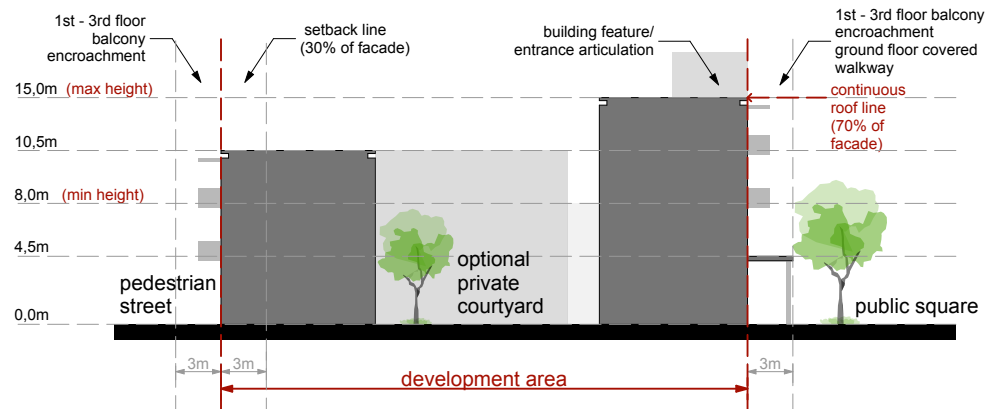


higher education & training
 Department:
 Higher Education and Training
 REPUBLIC OF SOUTH AFRICA

new universities



Development area 5: Section aa



Development area 5: Section bb

Site Development Area 5

Primary use: Residential and Academic

Secondary use:

Proposed bulk area: 7380

STUDENT RESIDENCES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
Total number of beds to be provided				150				
1 950	Apartment	A	Warden's Apartment (Three bedroom with study to meet students separately)	2	100	200	278	1 warden per 160 beds or depending on arrangement of building
2 120	Circulation Area	N	Entrance Foyer with reception, public toilets and waiting room	2	25	50	70	1 per 80 beds or depending on arrangement of building
2 110	Building Service Area	N	Reception/Security	2	12	24	33	1 per 80 beds or depending on arrangement of building
1 910	Sleep/Study Without Toilet/Bath	A	1 bed per room unit type	75	11	825	1147	40% of total number of beds
1 920	Sleep/Study With Toilet/Bath	A	1 bed suite with Shower/bathroom and kitchenette	25	22	550	765	20% of total number of beds
1 910	Sleep/Study Without Toilet/Bath	A	2 bed per room unit type	25	16	400	556	40% of total number of beds
1 919	Toilet/Bath	A	Male and female abluion - approximate area provided.				200	Provision to be in accordance with regulations. Number of abluion units dependent on design and layout.
1 935	Sleep/Study Service Area	A	Kitchenette (including seating)	8	12	96	133	1 per 15 beds (without own kitchenette) or depending on arrangement
1670	Recreation	A	Communal Room: Games (noisy environment)	2	60	120	167	1 per 80 beds or depending on arrangement
1670	Recreation	A	Communal Room: TV Lounge	4	40	160	222	1 per 40 beds or depending on arrangement
1 410	Study Space	A	Seminar / Meeting room (4 seater)	2	20	40	56	1 per 80 beds
1 410	Study Space	A	Seminar / Meeting room (8 seater)	2	40	80	111	1 per 80 beds
1 410	Study Space	A	Seminar / Meeting room (12 seater)	1	60	60	83	1 per 160 beds
1 935	Sleep/Study Service Area	A	Storage Rooms	2	12	24	33	1 per 80 beds or depending on arrangement of building
2 110	Building Service Area	N	Cleaners Equipment Room	2	12	24	33	1 per 100 beds or depending on arrangement of building
Services								
1 935	Sleep/Study Service Area	A	Laundry (1 WM per 25 students)	2	12	24	33	1 per 100 beds or depending on arrangement of building
1 670	Recreation	A	Outside Covered and gathering areas	2	45	90		1 per 100 beds or depending on arrangement of building
Sub-Total Student Residences							3921	

ACADEMIC FACILITIES								
Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 120	Circulation Area	N	Foyer/Reception/security/Info	1	15	15	21	
1 110	Classroom	A	Lecture Venue foyer/spill-out space	1	120	120	167	
1 310	Office	A	Venue Manager Office	1	15	15	21	
1 110	Classroom	A	Lecture rooms (50 seater) Flat venue	1	50	50	70	
1 410	Study Space	A	Study venue (70 seater)	1	70	70	97	
1 110	Classroom	A	Lecture rooms (70 seater) Flat Venue	1	70	70	97	
1 110	Classroom	A	Lecture rooms (100 seater) Flat Venue	1	100	100	139	
1 110	Classroom	A	Lecture rooms (120 seater) Raked venue	2	120	240	334	

1 110	Classroom	A	Lecture rooms (250 seater) Raked venue	1	250	250	348	
1 110	Classroom	A	Open plan area (flat)	1	150	150	209	For potential use as laboratories.
1 115	Classroom Service	A	General Chair and Table store	1	40	40	56	
1 115	Classroom Service	A	Ancillary Spaces to all the Lecture venues	10	12	120	167	
1 410	Study Space	A	Seminar Rooms (6 seater)	10	30	300	417	
2 120	Circulation Area	N	Reception and waiting to Academic offices	1	24	24	33	
1 310	Office	A	Staff Offices	15	15	225	313	
1 310	Office	A	Senior Staff Offices	5	18	90	125	
1 310	Office	A	Shared offices/open plan space	2	65	130	181	
1 350	Conference Room	A	Meeting rooms (8 seater)	1	40	40	56	
1 350	Conference Room	A	Committee Room (12 seater)	1	60	60	83	
1 315	Office Service	A	Kitchenette	1	8	8	11	
2 110	Building Service Area	N	Visitors toilets (Male and Female) Approximate area provided.	2	20	40	56	Provision to be in accordance with regulations.
2 110	Building Service Area	N	Visitors toilets (Disabled) Approximate area provided.	1	3	3	4	Provision to be in accordance with regulations.
1 315	Office Service	A	Staff toilets (Male and female)	2	20	40	56	Provision to be in accordance with regulations.
Sub-Total Academic Facilities							3058	

GENERAL SERVICES

Code	ASM Category	Assignable (A) or Non-Assignable (N)	Description	No. off	Approx. Unit Area	Approx. Area	Approx. Area incl. Circulation and Non-assignable	Comments / notes
2 110	Building Service Area	N	Refuse room 1: Wet, putrifiable waste	1	20	20	27,8	
2 110	Building Service Area	N	Refuse room 2: Recyclable waste	1	20	20	27,8	
2 110	Building Service Area	N	Cleaning equipment store	1	10	10	13,9	
Sub-Total General Services							69,5	

Total area

7049