

NEW BUSINESS SCHOOL for the Nelson Mandela Metropolitan University

The new Business School for the Nelson Mandela Metropolitan University (NMMU) is a the result of a competition winning entry that excels in having a clear intention and physical manifestation – a powerful, self contained and timeless composition that is the new home for a rapidly growing school.

The client's brief called for an approximately 5 500 m² 'world-class' and 'green' building that would not only enhance the business school's reputation but also that of the Second Avenue Campus. SVA's starting point was to give recognition to the values of the Business School – sustainability, integration, dignity, safety, security and efficiency. From this a primary spatial decision developed of locating the structure in a way that minimised negative impacts.

To achieve this, the building was positioned not on the open playing fields (that was preferred by many) but rather on the already degraded existing parking area. This decision allowed for a range of positive long term benefits and started to align the Campus with its recently approved Development Framework.

As a typology, the courtyard building seemed a naturally urban and advantageous type, allowing for a powerful, sculptural building in the round that responded to its four different sides appropriately and also allowed for a private, controlled outside space in the middle.

Where the exterior is severe and minimal, the interior and courtyard are spatially more diverse, with a variety of volumes, 'space beyond space' and multiple and unusual light sources.

Environmental issues and sustainability have been integrated into the project from the earliest stage in an appropriate and contemporary manner that has resulted in the building being awarded a Green Star 4 rating. Much of this is attended to by passive environmental design decisions including orientations, massing and material choice, but also grey water recycling and a Building Management System.

The design and development of a new world-class Business School Building cannot be seen in isolation from the broader strategy of the NMMU and the strategy of the Business School as captured in its vision, mission and values.

The 'Change Tomorrow' strategy of the Business School should also play an important part in shaping the proposed new building as an instrument in realising institutional strategies.

The following design principles have been observed in the design of the new building:

- Advanced green design to create a balance between people, planet and profits, will be regarded as a very strong design principle.
- Flexibility in the design of spaces to facilitate changes in the use of building space within universities as knowledge institutions. The subdivision and combination of classrooms is but one example of the required flexibility.
- Virtualisation of the activities of the university is a reality and the implications of this will be taken into account in the design of a new building, bearing in mind the needs and capabilities of students and staff, financial constraints, and the institutional strategy.
- Introduce the concept of a 'university hub', which centralises certain facilities such as classrooms, computer labs, restaurants, and study facilities, into the building design.
- The building lay-out should give expression to the various symbiotic relationships that have been identified between the components of the proposed facility. ■



Project information

- Company entering: SVA International
- Client: Nelson Mandela Metropolitan University
- Start date: 2011
- End date: 2014
- Main contractor: WBHO
- Architect: The Workplace/GAPP
- Principal agent: Arup
- Project manager: Arup
- Quantity surveyor: Turner & Townsend
- Consulting engineer: Arup



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