

# Highbury College, Portsmouth

## The property strategy of the college was complex and included:

- adjusting the college area and capacity to achieve the space efficiency levels specified in sector guidelines whilst taking into account a planned growth of 22% in guided learning hours;
- assessing the impact of demolishing different combinations of buildings on the teaching and learning facilities to be included in the planned new build;
- redistributing course provision across the planned college sites;
- defining the area and capacity of a learning centre to be used jointly with a sixth form college.

## A New College Campus



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Views of the City Learning Centre. The right hand photograph illustrates renovated buildings.

The output of our unique space modelling system reassured senior managers that the chosen property strategy was financially viable. At the same time curriculum managers were provided with evidence that the estate plans would support the effective delivery of high quality study programmes.

The manipulating of current course lists, space utilisation survey data and the quantified future demand for accommodation using proven software made possible the precise specification of teaching and learning facilities. The architects AWW were provided with a sound basis for the designing of imaginative facilities appropriate to the needs of staff and students.

The gross internal area of the college was reduced from 37,387 to 30,192 square metres. The saving of 7,195 square metres reduced capital costs by an estimated £25 million. The area per Minimum Number of Workplaces was reduced from 22.9 to 13.8 square metres and space utilisation more than doubled to exceed the target for institutions in the sector.



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The Minimum Number of Workplaces, or MNW, represents the smallest number of workplaces able to support all on-site teaching hours delivered between 9:00am and 5:00pm on five workdays. The theoretical space utilisation level of 100% can be used to establish both a gross internal area for an institution and a capacity based on a space utilisation target. The viability of both teaching and research activities can be evaluated on the basis of a comparison of student income and course expenditure.

**Some of the college buildings were renovated on the basis of teaching facilities relevant to planned course provision. New buildings enhanced the role of the college as a provider of high quality courses. The modelled estate and buildings testify to a responsive and financially viable college.**