

SEPTEMBER 1982

THE DESIGN MANUAL FOR PRE-SCHOOL BUILDINGS

A draft document prepared by
Brian Elliott B. Arch (Hons) ANZIA
on behalf of
THE NEW ZEALAND FREE KINDERGARTEN UNION

GENERAL

0.1. This manual is for the benefit of Architects to assist them and controlling authorities in arriving at an appropriate design brief for pre-school buildings.

0.2. The following items are mandatory in all pre-school building designs.

- A. The maximum cost per child space (see 4 below). Any over-run in this amount will not receive any government subsidy and will be required to be met entirely by the controlling authority.
- B. The minimum area per child space for playroom space (see 1.1.).
- C. All appropriate standard specification, codes of practices, statutory regulations and local bylaws, where adopted by the appropriate local authority, must be complied with.

0.3. Controlling authorities will be required to satisfy the Regional Offices of the department that the minimum area per child space for the playroom has been met and that the overall design complies in principal with the education considerations laid out in this manual.

0.4. The maximum cost per child space will be set by the Department for each controlling authority area or education board area whichever is the larger.

The cost per child space will be adjusted at the commencement of the financial year in accordance with the change in B.I.A.C. index figures for the previous year.

In the case of any particular site that is expected of having abnormal site conditions that may effect cost then, on application to the Regional Office, an extra site subsidy will be considered. The site will be inspected by the officer of the department accompanied by the Architect and after consideration of all the facts an extra site subsidy will be decided on and the amount so decided will be advised to the controlling authority as additional to the maximum cost per child space.

AREAS

1.1. The net area of playroom space shall be a minimum of 2.70 square metres per child space.

1.2. The cost per child space has been based on the following optimum gross area per child space - 4.2 square metres. NOTE: The optimum gross area is defined as including all the buildings space requirements as required by the educational consideration section of this manual, including external storage, and is measured over the outside of walls.

1.3. Siteworks may be included in the over-all design and where so, notice must be taken of the appropriate educational considerations section of this manual. Controlling authorities should note however that the government subsidy is restricted to its share of the maximum cost per place as defined.

CONSTRUCTION

2.1. Unless specific prior approval is gained from the Department, all new pre-school buildings shall be capable of being moved. Architects should note that this does not necessarily mean that the building is of any special re-locatable design, merely that care is taken to ensure that in the event of the controlling authority wishing to move the building, this could be easily achieved.

2.2. Nothing in this manual precludes the use of existing buildings. The provisions of this manual, specifically 0.2 A,B,C, shall apply equally to the refurbishment of existing buildings where they form new or entire replacement units.

16 June 1983

NZFKU 1983 ANNUAL MEETING

REPORT ON BUILDING CODE

At the 1982 annual meeting, I delivered a paper setting out general concerns of the movement and myself in relation to the high cost of new kindergarten buildings. In that paper I concluded:

1. The department should be approached to phase out the use of standard plans to be replaced by kindergarten units designed for each specific case.
2. A dialogue with the department should be commenced in respect to the building code with the aim of dispensing with all but the type of information contained in the "Educational Considerations" Section.

I wish to report that following the favourable reaction of conference to that paper, negotiations were commenced with officers of the department, and I am pleased to report the following:

1. The Department has agreed that standard plans will be phased out and that boards will be advised that where they are not already doing so, new kindergartens should be designed specifically for the site involved. Further, it has been accepted by the department that the decision to use the Boards Architectural services or not will remain the sole responsibility of Associations.
2. After initial favourable discussions with the department on my suggestion of a minimal building code, I prepared a draft manual that basically had three components:
 1. Minimum play area requirement
 2. Maximum cost per child space
 3. Provision that all appropriate standards, codes of practices, statutory regulations and local authority by-laws be complied with

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Sites having abnormal conditions would be able to apply for an additional subsidy.

Architects in designing new buildings (or the refurbishing of existing buildings) must ensure that the over-all design complies in principle with the educational considerations sections of the manual which were as the existing code with some minor adjustments.

The department has now liaised with Playcentre and the EBA and has had further discussions with ourselves and subject to some minor expansion to the wording suggested by us, the new manual is expected to be released in August 1983 and hopefully this years new and refurbished buildings will be constructed under this new manual.

BRIAN ELLIOTT
NZFKU EXECUTIVE