Consideration:

The King’s College Council has undertaken a review of the College site and buildings and approved a Master Plan to accommodate the College’s needs over the next 10 years. The College seeks the University’s endorsement of the Master Plan to guide the future development of King’s College. King’s College, a male only College, has a Uniting Church heritage and a commitment in assisting Kingsmen reach their potential through; innovation and diversity, openness, christian values and integrity, and personal growth. The current student population is 297, and through demand for places and students staying longer in residence, the master planning process has reviewed the potential for improvement and expansion. The Master Plan aims to understand the College in the broadest consideration of scholarship, community and culture, and seeks to improve rather than diminish these values through refurbishment, additional building work and population increase. The additional accommodation buildings, combined with intervention work to existing buildings, will increase the population to approximately 360.

Description:

By investigating the existing conditions at the College through identifying accommodation types, community types and sizes, and common and individual amenity, the master plan seeks to improve equitable access and living, and the social and functional operation of the College. The Master Plan proposes two significant stages of building work. The first stage increases the size of the existing Learning Centre, introduces a new two-storey accommodation wing behind the Chapel, and makes improvements to the existing roadway and entry experience of the College. This phase with the demolition of the Country Estate building increases population by 29. The second stage proposes a new 3 storey accommodation wing, with a workshop and deputy master’s residence below, and a significant refurbishment to the adjacent existing accommodation buildings for improved equitable access, regulation compliance, living and community identity. The second stage work increases the population by 33. The total car parking is not increased in either stage, however a dedicated secure bike store for 95 bicycles is included in Stage 1.
Wilson Architects were requested in June 2013 to assist with an update to the master plan that will address the next 4, 14 and 25 years. Within the ten year plan the college will not exceed 350 residential members. The master plan has been prepared in conjunction with a building fabric audit.

The College’s Core Values – Strategic Plan 2014-2017
King’s College is proud of its Uniting Church heritage and is committed assisting Kingsmen reaching their potential through:

• Innovation and Diversity
• Openness
• Christian Values and Integrity
• Personal Growth

MISSION STATEMENT:
To provide a home where men of promise will excel under the most inspiring and enriching conditions.

PLACE
1. The College site is a safe, welcoming and secure environment.
2. King’s offers a range of accommodation and services to meet the expectations of students and their families and to compete with external, for profit providers.
3. The buildings within King’s College should be a visually cohesive group with a consistent pallet of materials and forms.
4. The buildings and landscape make the most of its river setting.
5. The college should pursue environmentally sustainable outcomes.
6. That there is clarity in way-finding and access around the college.
7. Significant landscape spaces help define the character of the college. The college will preserve, enhance or create these spaces as a range of places around the campus that improve the residents and visitors experience of King’s College. (The Quad, The Chapel Quad, The Centenary Lawn and Terrace, The River Court, The Riverbank, The pool

LEARNING
1. The College is committed to providing enhanced learning support for students.
2. Old Collegians’ Learning Centre provides staffed support to assist in higher degree learning.
3. That students have access to a diversity and range of learning spaces to accommodate a diverse range of learning behaviours and needs. (Include outdoor spaces)
4. That space encourages interaction between staff & student, student & student.
5. The College needs to be ready to meet ICT developments and innovations in Higher Education eg MOOCS. Space on campus is WiFi enabled with high speed data and ample access to power throughout.
6. ‘Practitioner’ in residence or visiting scholars provide a higher level perspective to the students. The college provides quality accommodation to attract the best practitioners or scholars.

COMMUNITY
1. The College will be a place that fosters connections. It will connect Kingsmen to the physical place, to each other, to the staff, to the Old Collegians’ to the university and to the community.
2. Residential Communities - Each residential community is defined by a floor level within a building or wing with a clearly defined threshold to establish territory. Within each of these communities there are bedrooms, lounge room common spaces supporting casual social interaction or study, laundry facilities and either ensuite, shared ensuites or shared bathrooms.
3. Campus Communities - King’s College as a whole of college community is supported and reinforced through its common recreational, studying and dining spaces. These facilities are of a high standard when benchmarked against local and national colleges. These facilities are logically and intuitively connected.
4. Broader Communities - The College has places and spaces to welcome and engage with the Broader Community. The college is fully accessible to all of its principal spaces on the campus. Old Collegians’ Parents, Practitioners in Residence, Visiting Academics are encouraged to engage with the King’s Community in spaces that reflect the prestige of the College.
5. The college has spaces and places that reinforce collegians’ connections to the past with a Living History Centre, memorials, named buildings and places.
SITE CONTEXT

Kings College is unique when compared with the other colleges as it has the largest river frontage, has a predominantly north frontage to the street and is proximate to both the University and Hawken Village. The river frontage also allows for long views up river reach.
IDENTIFIABLE PRECINCTS

In order to analyse the campus we have broken the site into precincts which be then investigated in depth. The precincts are described by site boundary and building.
MEMORIAL GARDEN + GALLIPOLI TREE
This should be a place of contemplation and reflection.

- The significance of the Gallipoli Tree is currently diminished by a lack of presence in the campus.
- The Memorial Garden is further isolated from the forecourt, with minimal presence as a loose scattering of plaques.
- The vehicle entry road separates and divides both places from the entry buildings.

PRESENTATION AND ENTRY FORECOURT
The Tower and Chapel are historically and culturally significant Foundation Buildings which mark the formal entry into the College. Their presence is significantly enhanced by the large open space they appropriate, particularly as a point of address in the arrival sequence.

- The current entry forecourt is dominated by vehicular access and car parking, as it is essentially a hardstand road and vehicle parking area.
- The building prominence, particularly the Chapel presence, would be enhanced by strengthening the forecourt and pedestrianise the space.
- A reduction in the dominance of the road and vehicles would help with the unification wholly as precint.
- Public separation and thresholds to A Flats have been recently better defined with fences and landscape.

ENTRY TOWER
The Entry Tower, a Foundation building, is the most prominent built feature on site through its stature as the tallest building on the campus; acting as a landmark and signifying the formal entry address.

UPLAND ROAD PRECINCT
The Upland Road precinct has significant landscape which helps define the character of the College, and is seen as intrinsic to the identity of King’s. The preservation of this open landscape should be fundamental in the future development of the College.

OPEN LANDSCAPE
The largely unstructured landscape behind the Country Estate and Chapel is significant for its openness, providing the outlook for a large number of rooms on campus:

- The landscape is not connected to the forecourt entry precinct due to the location of the Chapel and Country Estate.
- The landscape does not belong to any significant community within the College.
- The residual nature of the space means it is the largest unstructured landscape on campus.
- The landscape appears more residual rather than creating distinct place.
- Thresholds to living are blurred and are not well defined.
- Which affords significant opportunity to recognise the value of this space through future development, by creating a distinction between the entry forecourt.

CHAPEL
The Chapel is Foundation building Chapel, and its prominent location on Campus reflects its historical significance and cultural importance.

- The Chapel is currently used as a multipurpose gathering space.

KING’S COLLEGE MASTERPLAN
March 2014
ENTRY ROADWAY, PARKING AND LAYDOWN

- Good proximity to the main building entry.
- Visually dominates the building forecourt precinct.
- Roadway and Parking contributes to the isolation of landscape surrounding the Gallipoli Tree and Memorial Garden.

MASTER'S RESIDENCE

The private residence of the Master and their family.

- Currently a requirement for the Master to reside on the campus
- Good proximity to the main entrance for hosting functions on behalf of the College.
- A private residence, which exists largely in a public domain. Fishbowl existence.

A BCDEFGH - Flat

78 Rooms appropriate the edge of the Upland Road Precinct, creating a open landscape aspect.

- The absence of an obvious threshold from the street creates an ambiguous line of security and dilutes the significance of a main address for the College.
- A Flat rooms and access verandah visually connect with the entry forecourt further dilute sense of main address for the College.

THE COUNTRY ESTATE

Once the house of the Principal of the Theological Hall, it is presently being used for student accommodation. The building supports 9 student beds.

- In a number of the surveys with students they felt that students in this building were isolated from the main campus community.
- The building has a negative visual impact to the entry experience off Upland Road, and limit's footpath options along the access road.
- Presently requires $100,000 renovation upgrade to the roof and fabric.

PARKING

18 off-street student car parking spaces, accessed from the main entrance, on route to the Deputy Master's residence.

- Roadway supports the access network for maintenance vehicles around the perimeter of the College.
- On grade parking is visually obtrusive and breaks the serenity and continuity of the landscape.
LOWER UPLAND ROAD PRECINCT

DELIVERY ACCESS AND STAFF PARKING
9 staff car parks, and access to the Master’s 2 car garage.
- Delivery access to the Dining Hall and Kitchen.
- Lower topography makes this area of the campus more discrete from the street.

MASTER’S RESIDENCE
The private residence of the Master and their family.
- Rear and vehicular access to the residence.
- A private residence, which exists largely in a public domain. Fishbowl existence.
- Noise proximity issue with the recreation area and swimming pool.

SWIMMING POOL
Built on the edge on campus after the 1974 flood, which removed the existing tennis court.
- The only College campus to have a pool.
- Remains within a flood zone, although not flooded in 2011.
- Odd length, not 25m or 50m.
- Built on the edge of the Campus made the pool difficult to secure and monitor behavior, and although this has improved with the Centenary Building.

CENTENARY BUILDING
21 rooms appropriate the edge of the Lower Upland Road Precinct.
- All rooms disconnected from the ground plane, and are not able to be accessed from this precinct.
- The lower weights and cardio gym, reinforces the recreational domain through connection and proximity to the pool and rowing sheds.
The Quad Precinct is defined by the buildings which form it. Its outline forms the heart of the College, and it acts as the central orientating device for navigating the campus. The Quad is significant as the central recreational and cultural external space. With only 2 and half sides prior to the David Williams Building, the Quad is not physically in the same tradition of the English College Quad.

**RECEPTION LOUNGE**

2007 Phase 2 intervention work, visually connected the building entry to the quad.

- Connects the place of the reception lounge centrally to the orientation of the Quad, and contributes to an associated connection between the Quad and the Dining Hall, which previously did not occur.

**OLD COLLEGIATE LEARNING CENTRE**

Centrally located off the quad, in the previous location of the gymnasium.

- Places learning at the heart of the College.
- Highly visual location, along a high traffic route.
- Currently too small for its purpose, but there is no room for expansion in existing adjacent buildings.

**THE QUAD**

Is the central external gathering space in the College.

- The quad itself has a cross fall to account for the difference in level between the Administration Building and D E and J Flat.
- Functions not only as a setting, but is used for a variety of group activities.

**D E and J FLAT**

Lower level rooms directly access the Quad, Verandah and balconies are on the Quad side.

- Rooms overlook the public balconies and verandah to view the Quad.

**DAVID WILLIAM BUILDING**

1998 addition to the edge of the quad built over the existing carpark, which in reflected in its floor levels.

- Building doesn’t address the quad at the ground plane.
- Defines an edge through the addition of the covered walkway.
- Visually blocks the connection to the rivers edge.
- Hydrants servicing the building impede the functionality of the quad.
RIVER PRECINCT

The boundary to the bank of the Brisbane River makes King’s College one of two Colleges within the University of Queensland with direct river access. Of the two Colleges, King’s have substantially the greater frontage.

ROWING SHEDS
- Recreational infrastructure which exists within the flood zone.

CENTENARY BUILDING
- 18 rooms appropriate the edge of the River Precinct.
- All rooms disconnected from the ground plane, and are not able to be accessed from this precinct.
- Common rooms on each level for occupy the building edge with the River.
- The lower weights and cardio gym, reinforces the recreational domain through connection and proximity to the rowing sheds.

NEIGHBOURING LAND
- Neighbouring Crown or Local government land
  - Remains within the flood zone.
  - Has previously been appropriated by the College with a cricket pitch.
  - Could be appropriated with maintenance as an outdoor playing field.

DINING HALL AND MCCULLOCH WATSON TERRACE & CENTENARY LAWN
- Provides public amenity for the College which addresses the river.
- The slope of the Centenary Lawn allows the view of the canals from the Terrace.
- Connects the Dining Hall to the river.

RIVER ACCESS
- The Rowing Pontoon provides direct access to the River.
- The pontoon was destroyed in the 2011 floods, and rebuilt in the aftermath.

THE RIVER BANK
- The toponomy of the College sits significantly above the river with a steep drop down to the river’s edge.
- The steepness of the bank makes the River’s Edge inaccessible.
- The natural vegetation has environmental protection orders applied to it.
- The lower parts of the river bank are within the flood zone.

Wilson Architects

March 2014

King’s College Masterplan

KING’S COLLEGE MASTERPLAN
RIVER PRECINCT

The boundary to the bank of the Brisbane River makes King's College one of two Colleges within the University of Queensland with direct river access. Of the two Colleges, King’s have substantially the greater frontage.

DAVID WILLIAMS BUILDING
1998 addition over the existing carpark.
- Building sits over the carpark and above the ground plane.
- 26 of the 29 residents has access to private balconies and living spaces are on the rivers edge side, while also overlooking the carpark.

F GH and J FLAT
65 Rooms form an edge to the River Bank.
- Room windows overlook but have no direct access to the river bank edge.
- There is no circulation on the River Side other than the at the J Flat end.

MACDONALD COURT
Proposed location for King’s Multi-Function Court.
- Room windows overlook but have no access to the river bank edge.
- There is no circulation on the River Side other than the at the J Flat end.

PARKING
03 off-street student car parking spaces, occupy the rivers edge.
- The parking is both long terms and daily use.
- The carpark supports the access network for maintenance vehicles around the perimeter of the College.
- On grade parking is visually obtrusive and breaks the serenity and continuity of the landscape and connection to the river bank.
- The grade of both the upper and lower level carpark exerts below the level of the Quad, meaning that the carpark can be overlooked from positions of elevation.

DEPUTY MASTER'S RESIDENCE
Single Storey residence at the Deputy Master’s Residence Family.
- Currently a requirement for the Deputy Master's residence on campus.
- Lowest Single Storey residence on the edge of campus.
- Is the most secluded residence on Campus with exclusive River views.
- Is the most disconnected living community on campus.
- Currently requires vehicle access to the garage.

KING'S COLLEGE MASTERPLAN
March 2014
One of the challenges of the site is that the building floors levels vary to respond to the changes in the ground plane. The Chapel and Tower are the dominant features on the site. The accommodation buildings maintain an approximately similar height.

Precincts floor levels align.

Quad level aligns predominantly with lower admin

Precincts floor levels align.

J Flat has effectively four levels connected.
David Williams Building is an independent building and does not align to any floor levels.

Terrace enables view of the river whilst substantially concealing carparks. Service store under.
COMMUNITIES WITHIN THE COMMUNITY

The notion of smaller communities within the larger living communities in King’s College underscores the significance of pastoral care, the consideration of others, mutual respect, balance and diversity at King’s College.

Despite the buildings of King’s having a unified whole, students identify within community groups defined by the flats, buildings or floor levels. Historically individual living communities were more defined than the present day buildings, which have been diminished through modification and alterations, although they did not have the current diversity of living type. The strength of this identification both as an individual community and a community within King’s varies in accordance with the building type.

A Flat has 8 bedrooms on the lower and 9 on the upper.
17 people total

B Flat has 7 bedrooms on the lower and 8 on the upper.
15 people total

C Flat has 7 bedrooms on the lower and 8 on the upper.
15 people total

D Flat is a 3 storey living community, with the lowest level incorporated into E Flat at the time of it’s construction. The common D Flat bathrooms on each floor are the only bathrooms in living areas of campus to have urinals.

E Flat as a 3 storey vertical living community, originally incorporating the lowest level of the D Flat, it has had significant modifications to create connections into F, G & H Flats on the levels and J Flat on the upper two levels, and D Flat on the upper level.
34 people total

J Flat is a 4 storey vertical living community, which includes a lowest floor common laundry, and has had connections made into E Flat on the upper two levels. It also contains original male common rooms on each floor which has been converted into a room, although it is considerably smaller than the standard room. The upper floor contains all of the original single rooms in the assistant masters room.
38 people total

F, G & H Flats have been most dramatically changed over time. Originally a vertical model in the style of the original flats, the modifications to include 6 individual ensuite units, 1 on each level is significantly larger than a typical unit, 5 shared ensuite, and 6 individual bedrooms. There is no distinct arrangement of address, common bathroom or shared common rooms. Each floor now defines the accommodation group, however the definition of this group has been blurred with the access now through E Flats which is still a vertical stacked accommodation group.

FFlat 21 people
G Flat 22 people
H Flat 22 people
66 people total
COMMUNITIES WITHIN THE COMMUNITY

A strong community needs to be identifiable and appropriately sized. In the case of the living communities within the College, they should include a common gathering space for interaction, owned by and within the community to enhance the sense of belonging, and they require a strong physical sense of address to make them visible within the broader community.

Community sizes need to manage the confluence between being large enough to be functional and within the College’s means, but not so large that it compromises the value of community living, by reducing personal accountability, consideration of others and mutual respect.

Future strategies should provide a range of accommodation groups, and types each with an identifiable front door and each with communal space to support their own community.

<table>
<thead>
<tr>
<th>Flat</th>
<th>People</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>17</td>
</tr>
<tr>
<td>B</td>
<td>15</td>
</tr>
<tr>
<td>C</td>
<td>16</td>
</tr>
<tr>
<td>D</td>
<td>20</td>
</tr>
<tr>
<td>E</td>
<td>34</td>
</tr>
<tr>
<td>F</td>
<td>21</td>
</tr>
<tr>
<td>G</td>
<td>22</td>
</tr>
<tr>
<td>H</td>
<td>22</td>
</tr>
<tr>
<td>J</td>
<td>38</td>
</tr>
<tr>
<td>K</td>
<td>16</td>
</tr>
<tr>
<td>CE</td>
<td>9</td>
</tr>
<tr>
<td>DWB</td>
<td>29</td>
</tr>
<tr>
<td>CB</td>
<td>39</td>
</tr>
</tbody>
</table>

Campus Total 257 people
COMMUNITIES DEFINED

Williams and Centennial Buildings and the Country Estate are comprehensible communities. The remaining accommodation units all exist within a contiguous building. A, B and C flats have a front door and a unique identity. The rest of the group is either vertically or horizontally organised. The definition of thresholds blurs particularly when all are connected by a central corridor.

A Flat - 17 people
B Flat - 15 people
C Flat - 15 people
D Flat - 20 people
E Flat - 34 people
F Flat - 21 people
G Flat - 22 people
H Flat - 22 people
J Flat - 38 people
K Flat - 16 people
CE - 9 people
DWB - 29 people
CB - 39 people

Campus Total: 297 people
Vibrant communities are supported by a diverse variety of places where interaction and activity occur within the broader community. For these places to be well used they need to be well connected and inherently logical and legible to navigate to within the larger place.

- The Quad is the central orientating device within the Campus.
- An anomaly exists in the Original Residential Flats, whereby the balconies and verandahs create a dual address to rooms that exist along these routes. This creates a conflict between the need for natural amenity and privacy.
- The Old Collegiate Learning Centre has been identified by the College as too small.
- The King’s College campus is seen as the premier UQ College in terms of recreational facilities.
- The 1994 renovations to E F G H compromised the original routes through the building. Subsequent break through into J and D flat confuse these routes further, diluting the communities within.
INTERVENTIONS TO IMPROVE INCONGRUENT ADDITIONS

The 1994 refurbishment of the F G H Flats are seen as incongruent additions to the College. Visually it detrimentally alters the character of the traditional built fabric. It creates confusion in navigation by creating long internal corridors and it diminishes the existing sense of smaller identifiable communities.

PROPOSED INTERVENTION

- Re-establish better defined and smaller the communities within D E F G H and J building.

- Create a definitive address for each community

- Connect the addresses to the existing main networks of the College.

- Establish individual communities on each level, in accordance with Fire and Egress requirements of the Building Code.

- Introduce a common space to each community which supports social interaction and learning, to reinforce the awareness of community.

- Establishes a better connection to the river precinct where the multi-court occurs from the Quad.

- Re-establish the original character of the buildings externally, where subsequent renovations have

This intervention will redefine the 8 currently loosely defined communities into 9 individual identifiable communities across 3 floors. The impact to the College population would be approximately a reduction by 24 bedrooms.

INTERVENTION CAVEAT

Section 81 of the Building Act states that particular alterations may require existing building or structure to comply with building assessment provisions if the total of the alterations represents more than half the total of the existing building, or the alterations pose a risk. Currently none of the Original Residential Flats in their current altered state, or as originally constructed would meet current Building Code, for Fire Resistance and Access and Egress. Without significant concessions to the Building Code, retrograde approaches to original buildings will not be possible.
THE REQUIREMENT TO INCREASE POPULATION

- ANY WORK TO EXISTING BUILDINGS WHICH TAKES LONGER THAN THE EXTENDED CHRISTMAS BREAK TO COMPLETE WILL REQUIRE THE COLLEGE TO FIND ALTERNATIVE ACCOMMODATION OR REDUCE THE ACCOMMODATION POPULATION ON CAMPUS FOR THE DURATION OF WORK DURING SEMESTERS.

- THE CURRENT INTERVENTION WORK PROPOSES A DROP TO THE EXISTING COLLEGE POPULATION.

- CURRENTLY THE COLLEGE ACCEPT 125 NEW ENROLMENTS EACH YEAR, FROM APPROX. 250 APPLICANTS, WITH EACH STUDENT LIVING AT THE COLLEGE ON AVERAGE BETWEEN 2-3 YEARS.

POPULATION INCREASE

- POPULATION COULD BE INCREASED THROUGH HIGHER ENROLMENT ACCEPTANCE, AND ALSO FROM PREVIOUS ENROLMENTS STAYING LONGER AT THE COLLEGE.

- AN INCREASE IN POPULATION WILL EXERT PRESSURE ON THE CAPACITY OF EXISTING SUPPORT INFRASTRUCTURE, SUCH AS THE DINING HALL AND KITCHEN, LEARNING SUPPORT SPACE, EXISTING AMENITY, RECREATIONAL SPACE, AND PARKING. FURTHER INVESTIGATION IS REQUIRED TO UNDERSTAND THE EFFECT A POPULATION INCREASE WILL HAVE, AND WHETHER OTHER SUPPORT INFRASTRUCTURE IS REQUIRED TO INCREASE COMMENSURATELY WITH THE POPULATION INCREASE.
IDENTIFYING LOW-YIELDING BUILDINGS FOR INCORPORATION INTO NEW HIGH-YIELDING PROPOSALS TO PRESERVE EXISTING AMENITY

THE CONSTRAINED SITE

When a land constrained City cannot grow outwards, to grow it must increase it's density. To provide additional population at King’s College it must grow like a City. The best examples of cities preserve and enhance public amenity as they grow. As a 70 year old confined city, King’s College faces a similar challenge.

One of the defining characteristics of King’s College is the sense of openness. Just like a city, to preserve amenity, under utilised buildings and spaces need to be identified and replaced with higher yielding buildings.

COUNTRY ESTATE
Low Set House - Population 9
• Currently identified as requiring significant investment in maintenance to improve the deteriorated condition of the building
• The building has a prominent street front location
• The building is visually impacting on the entry sequence to the College from the current entry.

This building presents the most compelling case for removal.

DEPUTY MASTER’S RESIDENCE
Low Set House
• The building is an isolated house in the Riverbank precinct
• The building has a prominent river location
• Any replacement would require relocation or reincorporating of the residence of the Deputy Master on Campus.

This building occupies a significant redevelopment site.

MASTERS RESIDENCE
Double Storey House
• The building has a prominent street location in association with it’s address off the Entry Forecourt.
• Currently serves as a good location hosting separate College functions, away from the greater College
• Currently any replacement would require relocation or reincorporating of the residence of the Master on or immediately adjacent Campus.

This building presents the least compelling case for removal as a low yielding building.

DAVID WILLIAMS BUILDING
Self Contained Apartments with multiple rooms
• Not a low yielding building however it is not yielding as much as it could for the prominent it occupies.
• The building has a prominent river location
• The building itself is seen as an incongruent addition to the College

A less obvious redevelopment site but it’s under-yielding, incongruent presence means it fits the model for redevelopment.
UPLAND ROAD PRECINCT

This proposal formalises the presentation and address of the College, and while enhancing the sense of openness and increases the population. It proposes the removal of the Country Estate, and to extend the campus size by relocating the Master's Residence to adjacent neighboring property. The proposal increases the precinct population from 78 to 107 including the removal of 9 Country Estate townhouses.

CEREMONIAL FORECOURT AND PRESENTATION LANDSCAPE
Short Term Public increases from 7 to 12 including PWD
- Formalises the address of the College.
- Pedestrianises the forecourt, by redirecting the route of vehicles.
- Enhances the presence of the foundation buildings, through formalising a forecourt.
- Integrates the landscape into the campus, including the significant Gallipoli Tree.
- Creates a significant space for ceremonies such as Anzac Day.
- Provides significant presence to the Gallipoli Tree.
- Maintains access proximity for vehicle layout in inclement conditions.

SECURE BICYCLE STORE
- New bicycle store under Upland Rd Wing to accommodate 50 bicycles

SECURE GARDEN
Formalises the residual open landscape
- Creates a distinct place and setting from the current unsecured Upland Road Precinct.
- Preserves the sense of the open campus and amenity.

CHAPEL GARDEN
Creates a secure structured space from the residual open landscape
- Allows a place of reflection.
- Links the 3 separate buildings.
- Provides additional alternative open amenity on site.
UPLAND ROAD BUILDING

MEMORIAL GATES

SECURE LINE

UPLAND ROAD WING
- Creates an additional two communities each 19 in number, each with their own support and community space.
- Adds a more defined secure line to the front of the campus.
- Creates a curated memorial space along an entry route to the campus, giving it greater presence and significance.
- Creates a framed edge to the rear of the Chapel, and also preserves the sense of openness by
  - Integrates and enhances the existing networks within the College, such as Anzac Day.

SECURE BICYCLE STORE
- New bicycle store under Upland Rd Wing to accommodate 50 bicycles

LEVELS TO ALIGN WITH EXISTING RESIDENTIAL FLATS

UPLAND ROAD WING SECTION

Wilson Architects

KING’S COLLEGE MASTERPLAN
March 2014
UPLAND ROAD PRECINCT

THE PRESENTATION LANDSCAPE
2 STOREY ADDITION FRAMES THE
CHAPEL AND TOWER
THE RIVER PRECINCT + RIVER WING BUILDING

This proposal utilises the suit low yielding site of the Deputy Master’s Residence along the river’s edge. The addition of 4 storey building defines another distinct place among the greater River Precinct. It also proposes to relocate the College Workshop underneath the new wing, and also re-incorporates the Deputy Master’s Residence.

Furthest from the central location of the Dining Hall the building requires significant improvement to existing buildings to integrate it into existing networks. This presents and opportunity to redress the incongruent additions to the E F G H & J Flats previously identified.

Adds 48 in the new wing and deducts 15 from the established buildings for a net increase of 33.

THE RIVER WING
• Creates an additional 3 communities each 16 in number, each with their own support and community space.
• Defines the campus edge and the River Precinct.
• Sited on an underutilised parcel of the College.
• Will be subject to restrictions for building on the River’s edge.

THE SECLUDED RESIDENCE
Single storey.
Connected to the College network but orientated to the seclusion of the river.
• Retains the privacy of the original residence through it’s position and orientation of spaces on the River’s Edge.
• Built under the new residential communities.
• Maintains vehicle access.
Could be used as an Alternative Master’s Residence location.

ORIGINAL FLAT UPGRADE
Creates a secure structured space from the residual open landscape
• Reinstates the community idea and provides and address for these.
• Significantly improves the connection between the quad and this river precinct.
• Opportunity to restore the original external FGH building aesthetic, making it consistent with the College’s built fabric.

KEITH MACDONALD COURT
Is the focal centre of the recreational precinct on the River

RELOCATED WORKSHOP
Relocated workshop under the accommodation and adjacent the multi-court, with dedicated access road and dual access to the perimeter of campus.

NEW CONNECTED COVERED WALK
Creating a covered network which does not obstruct the views from the existing FGH Flats.
<table>
<thead>
<tr>
<th>FLAT</th>
<th>CURRENT</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>17</td>
<td>17</td>
</tr>
<tr>
<td>B</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>C</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>D</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>E</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>F</td>
<td>21</td>
<td>21</td>
</tr>
<tr>
<td>G</td>
<td>22</td>
<td>22</td>
</tr>
<tr>
<td>H</td>
<td>22</td>
<td>22</td>
</tr>
<tr>
<td>J</td>
<td>38</td>
<td>36</td>
</tr>
<tr>
<td>K</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>WILLIAMS</td>
<td>29</td>
<td>29</td>
</tr>
<tr>
<td>THE COUNTRY</td>
<td>9</td>
<td>8</td>
</tr>
<tr>
<td>CENTENARY</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>CASTLE HOW</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOWER</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>UPLAND RD</td>
<td>48</td>
<td>48</td>
</tr>
<tr>
<td>RIVER WING</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**

| CARPAKES    | 97      | 97       |
| BICYCLE STORE| 10     | 10       |

**SEQUENCE**

- **STAGE 1: COMPLETE 2016**
  - UPLAND RD WING: 326
- **STAGE 2: COMPLETE 2024**
  - RIVERSIDE WING: 369

The proposition for campus addresses issues raised in the observations of precincts and communities.