



**New Zealand
School Property Agency**

Great schools, great spaces

Standard layouts for school library spaces

VERSION 1.2: OCTOBER 2026

Introduction

Great schools need great spaces. Warm, dry, safe and light-filled classrooms. Areas that flex to how your teachers like to teach. Buildings and spaces that feel good and belong to your school and your community. Buildings that are easy to maintain.

We have collaborated closely with architects, engineers, builders, and educators to develop designs that achieve all this — consistently and affordably. We have called these standard designs. They meet all New Zealand building requirements, make sense for most schools, and respond to your school's identity, your site, and the way your students learn.

Our plan is to keep improving these standard designs. As we gather feedback from schools, builders, and designers, we will review and update our standard designs to ensure they work for everyone.

Purpose

This document is part of our standard design guidance suite. It provides detailed technical information for schools to support discussions about their library needs. It also provides a clear and consistent starting point for schools, designers and builders undertaking school projects.

These standard layouts for primary and secondary library spaces bring together insights from educators, principals, and designers to create libraries that are functional and flexible.

How to use this document

We recommend using this document early in the design process to support conversations about designing the right library layout and to confirm who is supplying what in your design project.

Consider these layout examples as starting points for discussion about your school's needs.

Each module, such as a breakout area, is a standalone design element that can be placed where it makes the most sense for a school.

What this document includes

This document includes examples of small, medium and large school library spaces. Each layout includes:

- › a general arrangement plan and 3D views of each layout
- › indicative furniture arrangements, including items that are expected to be school-supplied
- › elements provided as part of the build, such as finishes, fixtures and joinery
- › a room data sheet showing the details and quantity of items included in the drawings.

Bracing walls and openings between teaching spaces

In some of our single-storey standard designs, bracing walls are needed to support the structure. The amount of bracing wall needed is indicated by red coloured measurements annotated with a 'BR' on the relevant drawings.

Provided that a building has the total amount of bracing wall required in metres, the walls can be placed where they best suit a school's layout preferences.

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Library Layouts

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GENERAL NOTES:
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SPECIFIC NOTES:

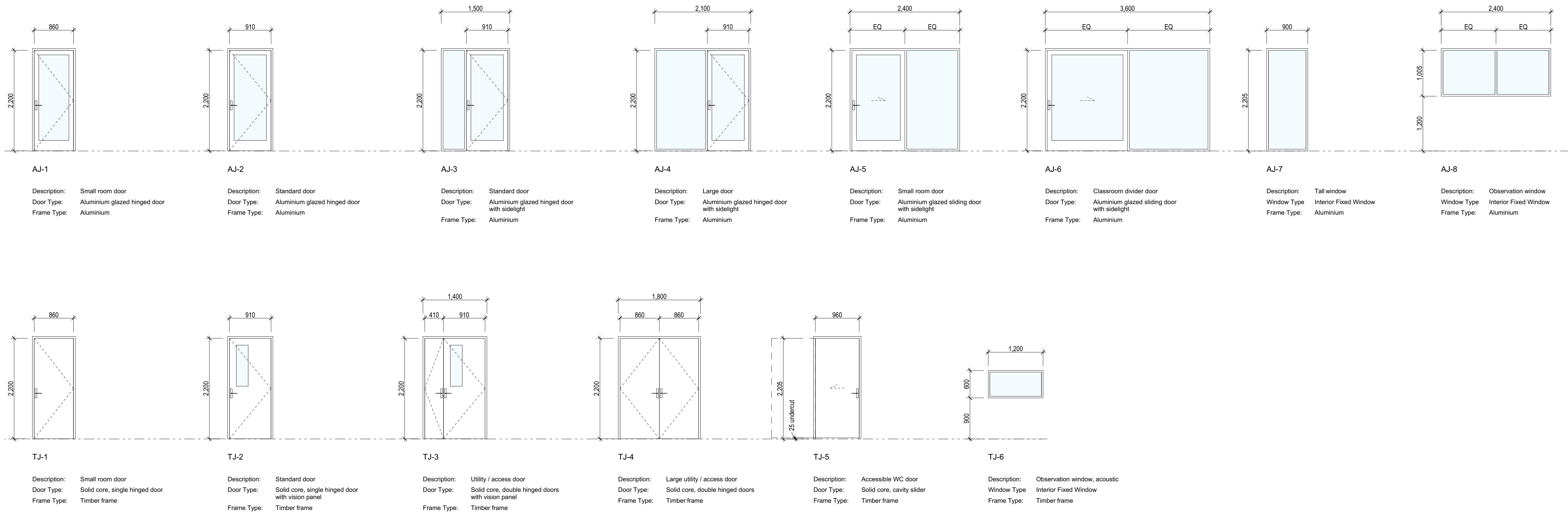
No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design II	5/06/2026
C	100% Developed Design III	26/06/2026

Standard Designs
Layouts
A - Architecture
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@ A1

Layouts - Door & Window Schedule

Standard Range Of Interior Doors & Windows



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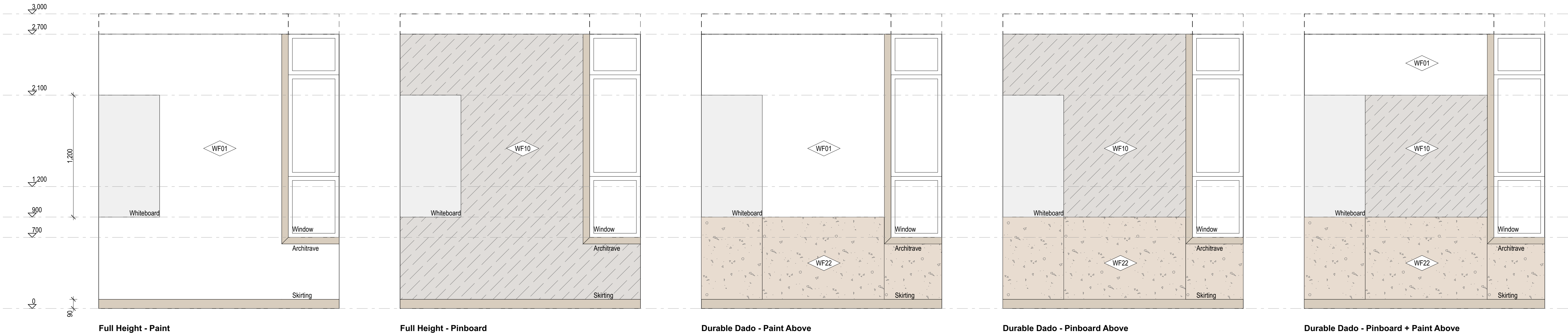
No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Standard Designs
Layouts
A - Architecture
Door & Window Schedule

1:50 @ A1

Layouts - Wall Finishes Schedule

Standard Range Of Interior Wall Finishes



WALL FINISHES LEGEND	
WF01	L4 STOP AND PAINT FINISH TO PLASTERBOARD - GENERAL
WF02	L4 STOP AND PAINT FINISH TO PLASTERBOARD - SPECIALTY
WF10	ACOUSTIC PINBOARD NRC 0.4 MINIMUM
	VELOUR OR SMOOTH FACING
	SMOOTH FACING
WF22	MANUFACTURED TIMBER BOARD LINING
WF30	WALL VINYL WITH WELDED SEAMS

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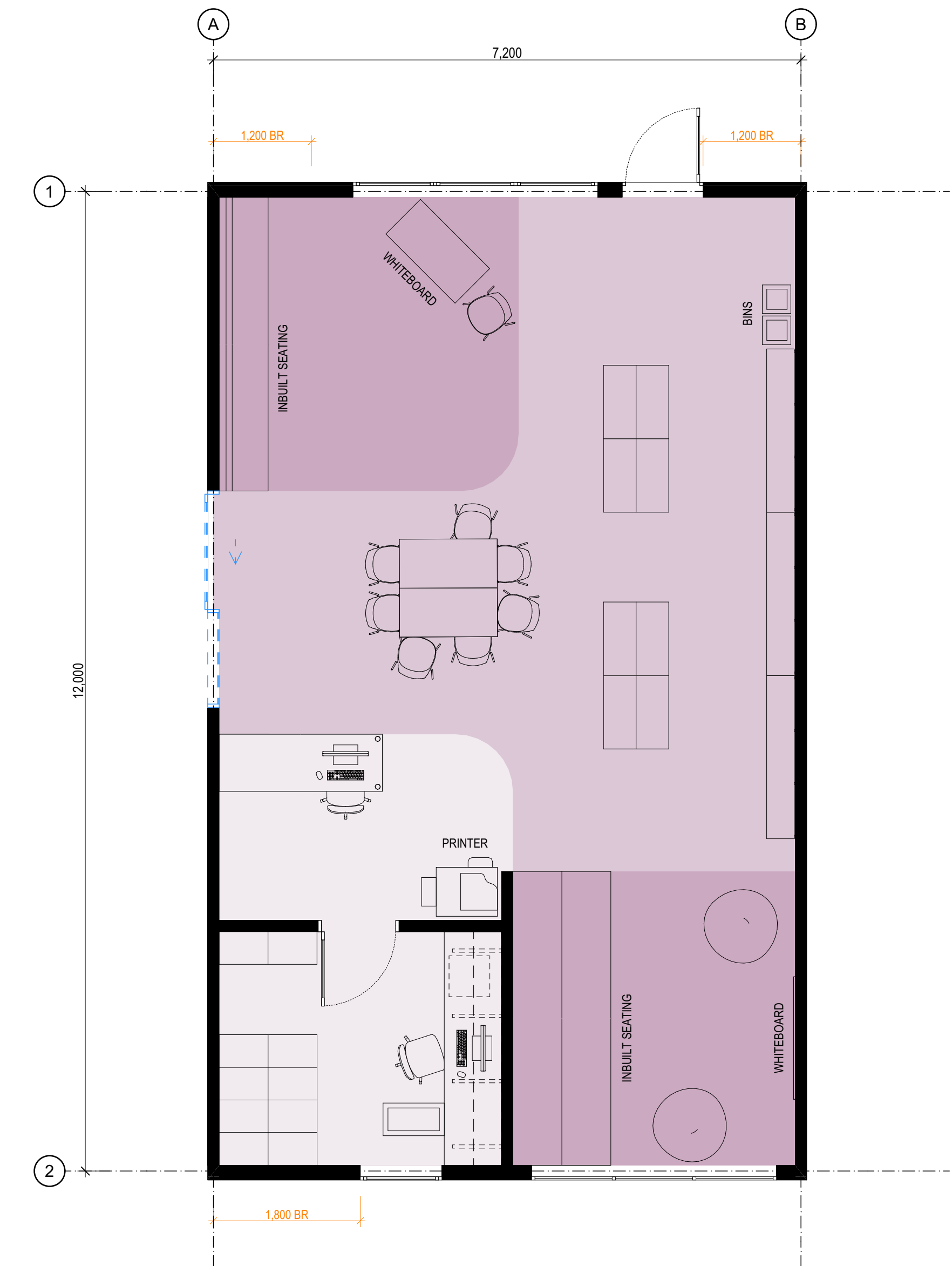
No.	Description	Date
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Standard Designs
Layouts
A - Architecture
Wall Finishes Schedule

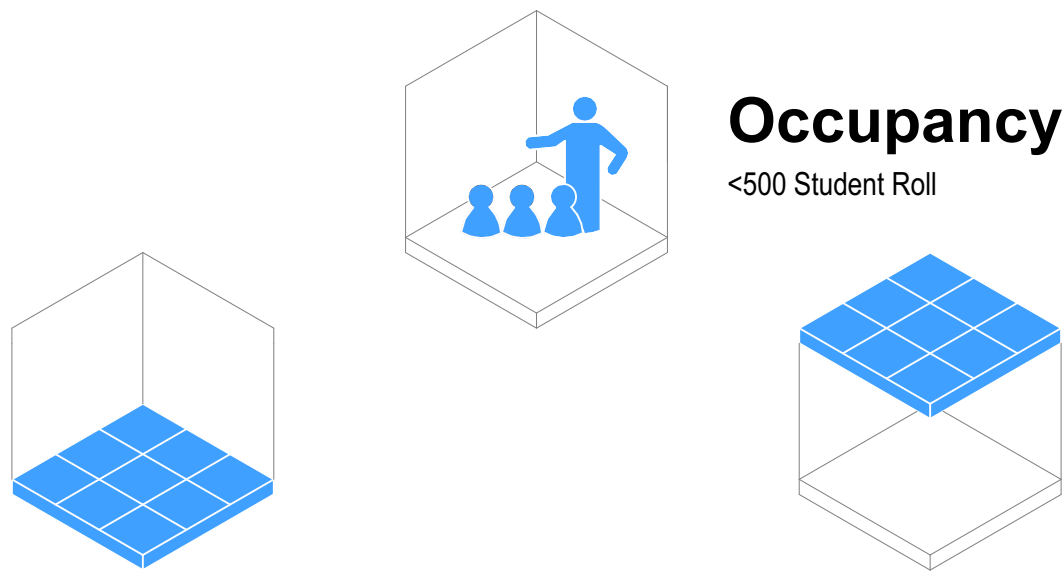
1:20 @ A1

Layouts - 100 Library Primary (A)

General Arrangement



Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☐ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☒ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☐ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☐ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

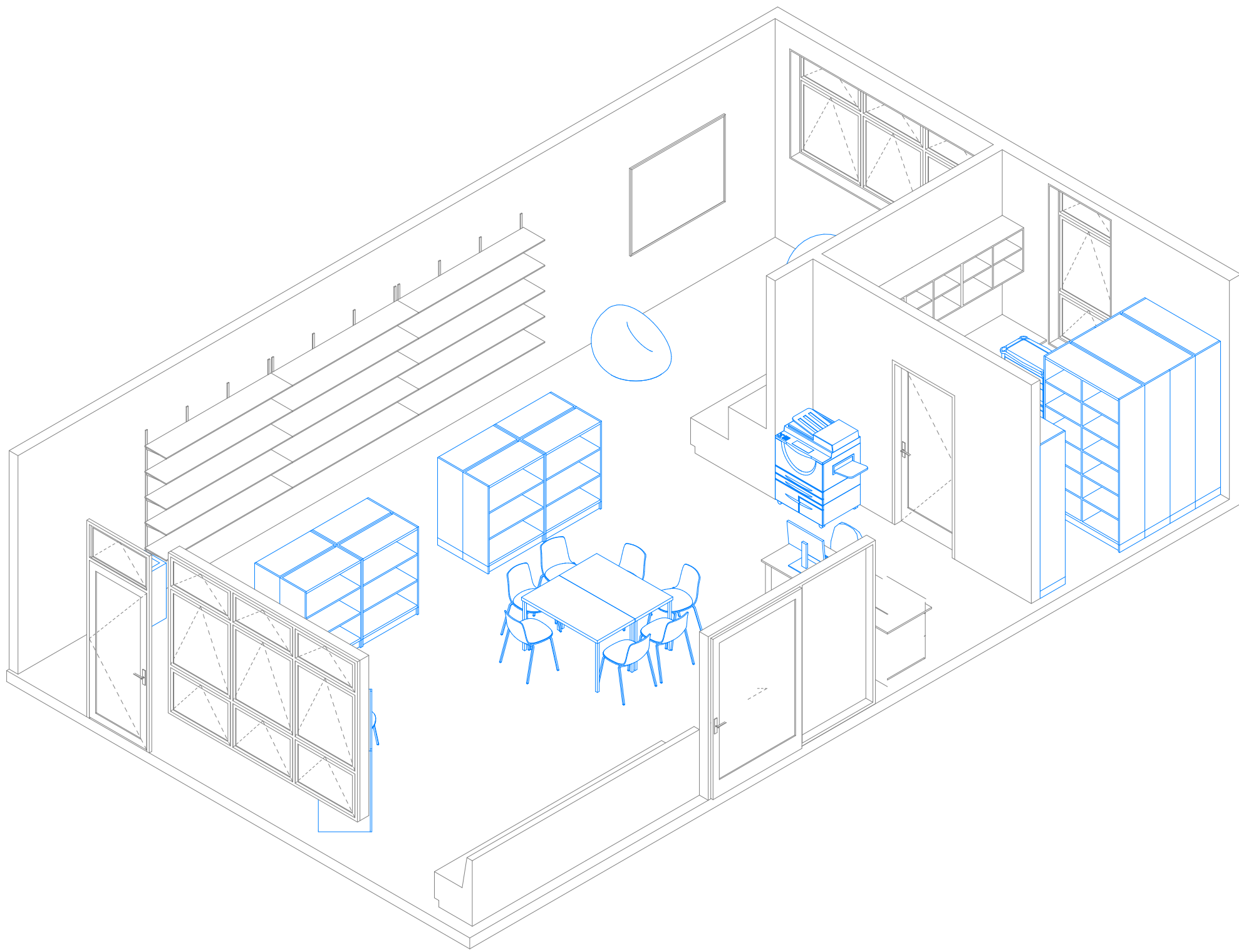
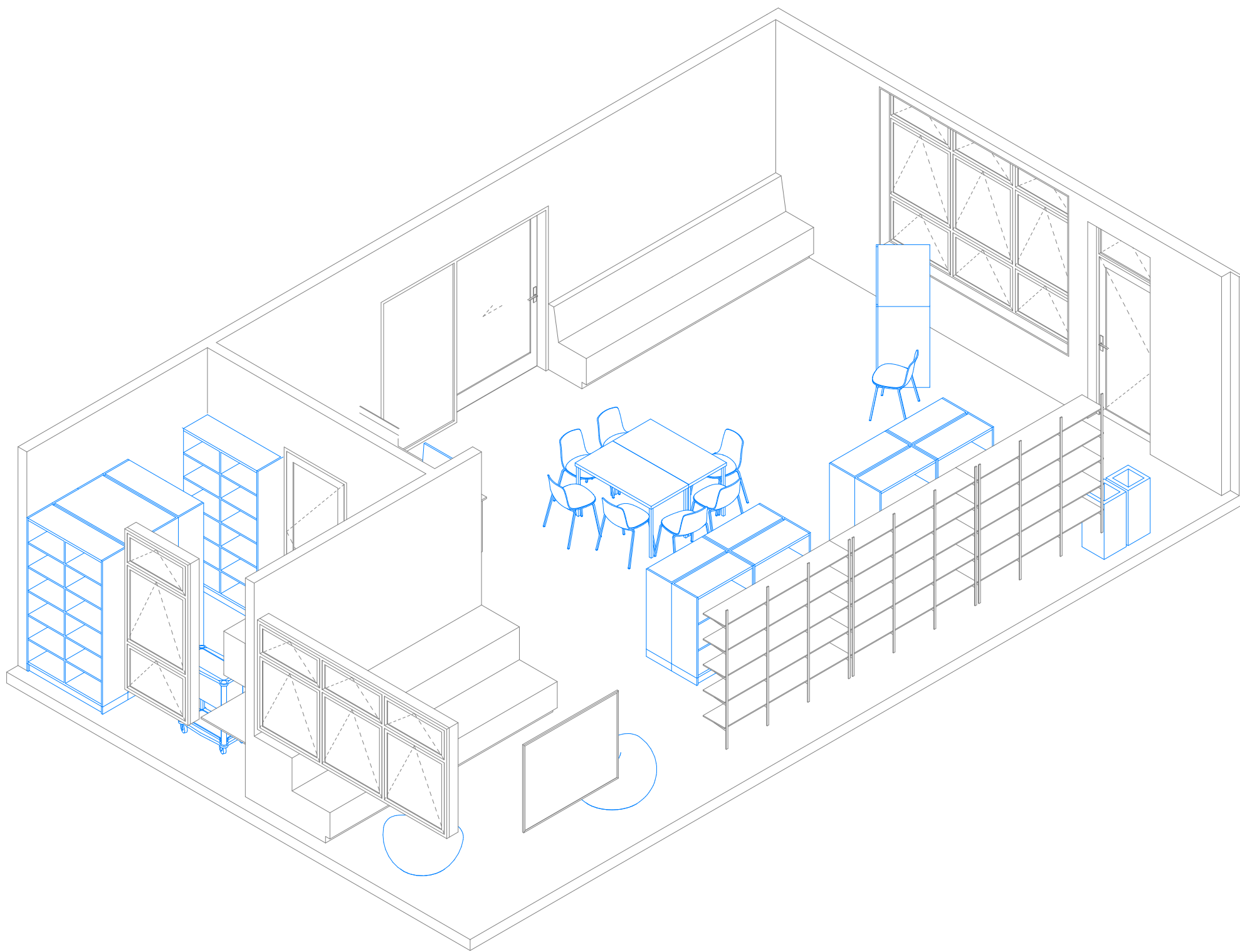
- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
- ☒ Durable Lining As Dado (Small Rooms Only)
- ☐ Specialist Acoustic Design Required

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SPECIFIC NOTES:

Room Isometric



Room Data Sheet

100 Room Data - Library - Layout A					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2700x700		1
Build	BL-700	FURNITURE	Benchtop, Laminate - 1000x700		2
Build	BR-C	JOINERY	Bracket - Cantilever		4
Build	IS-1-1800B	JOINERY	In-built Seating with Squab - 1800 Module with Backrest		2
Build	IS-2-1800	JOINERY	In-built Seating with Squab - Two Tiers - 1800 Module		2
Build	LG-1	JOINERY	Joinery Leg		2
Build	LU-D-450	JOINERY	Low Unit - Drawer, 450x600		1
Build	WB-1500	FITTING	Whiteboard - Wall Mounted, 1500x1200		1
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		3
Build	WU-S-2000	JOINERY	Shelving - Wall Mounted, Channel System, 2000x350		3
School	BI-O	FURNITURE	Bin - Organic		1
School	BI-P	FURNITURE	Bin - Paper		1
School	BS-450-900	FURNITURE	Bookshelving - 450x900 Module		8
School	CH-1	FURNITURE	Chair - General Purpose		8
School	CH-2	FURNITURE	Chair - Office, Wheeled		2
School	CM	ELECTRICAL	Computer - Desktop		2
School	L-450-1200	FURNITURE	Lundia - 450x1200		5
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		1
School	PR-1	ELECTRICAL	Printer - Copier		1
School	SD-1200	FURNITURE	Sitting Desk - Small, 1200x600		2
School	TR	FURNITURE	Trolley		1
School	WB-1200	FURNITURE	Whiteboard - Movable, 1200x1000		1

Standard Designs
Layouts
A - Architecture
Layouts - 100 Library Primary (A)

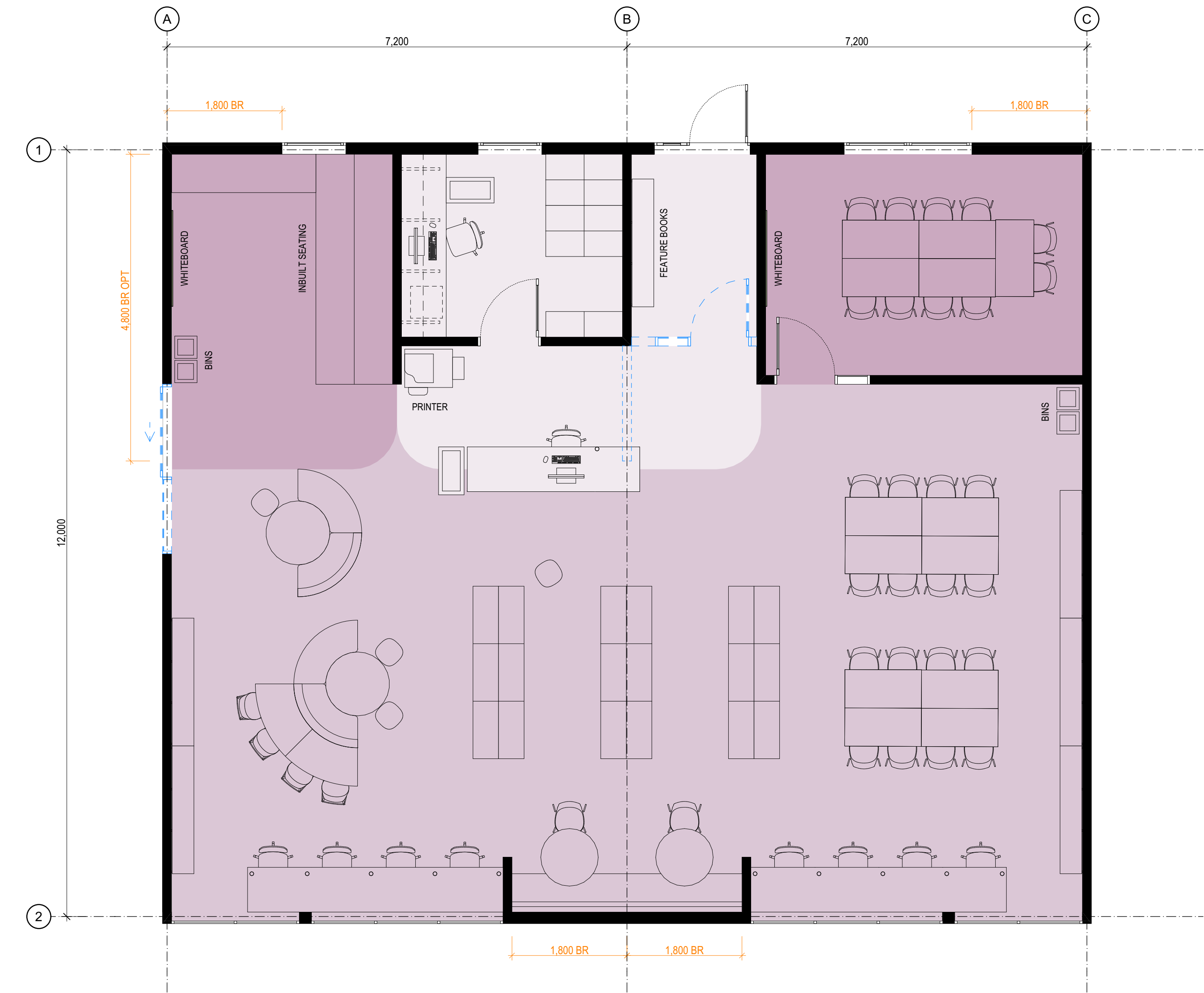
1:50, 1:65 @ A1

A.L.100 - B

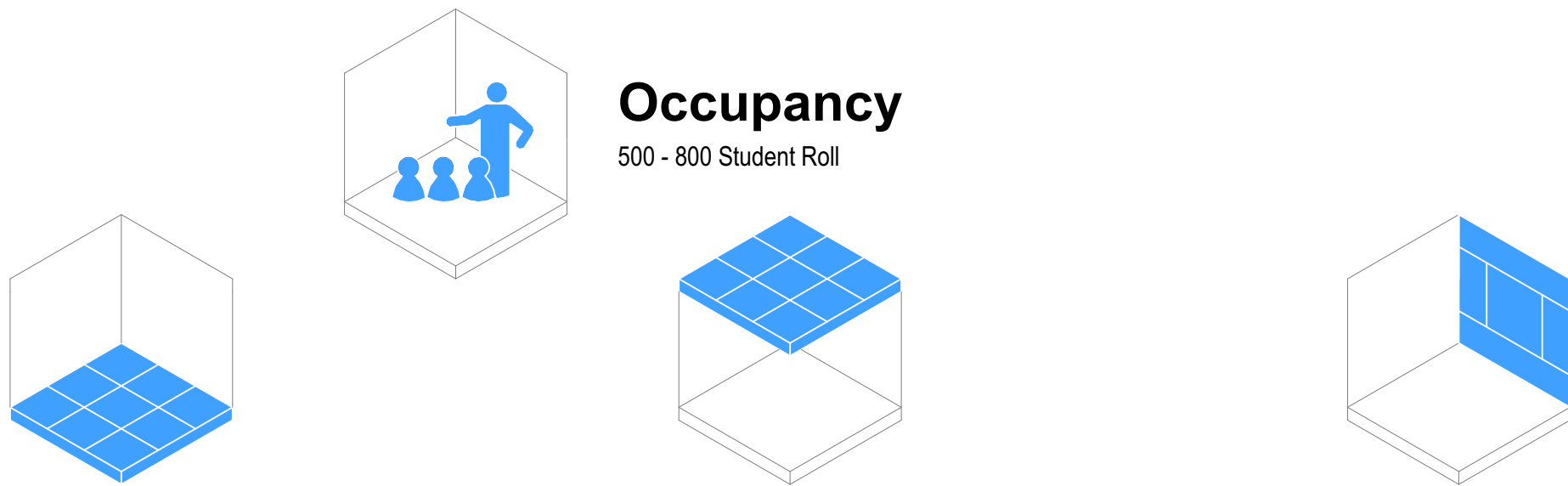
No.	Description	Date
A	100% Developed Design	1/05/2026
B	100% Developed Design III	26/06/2026

Layouts - 101 Library Primary (B) / Secondary (A)

General Arrangement



Details



Occupancy

500 - 800 Student Roll

Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☐ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☒ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
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Room Data Sheet

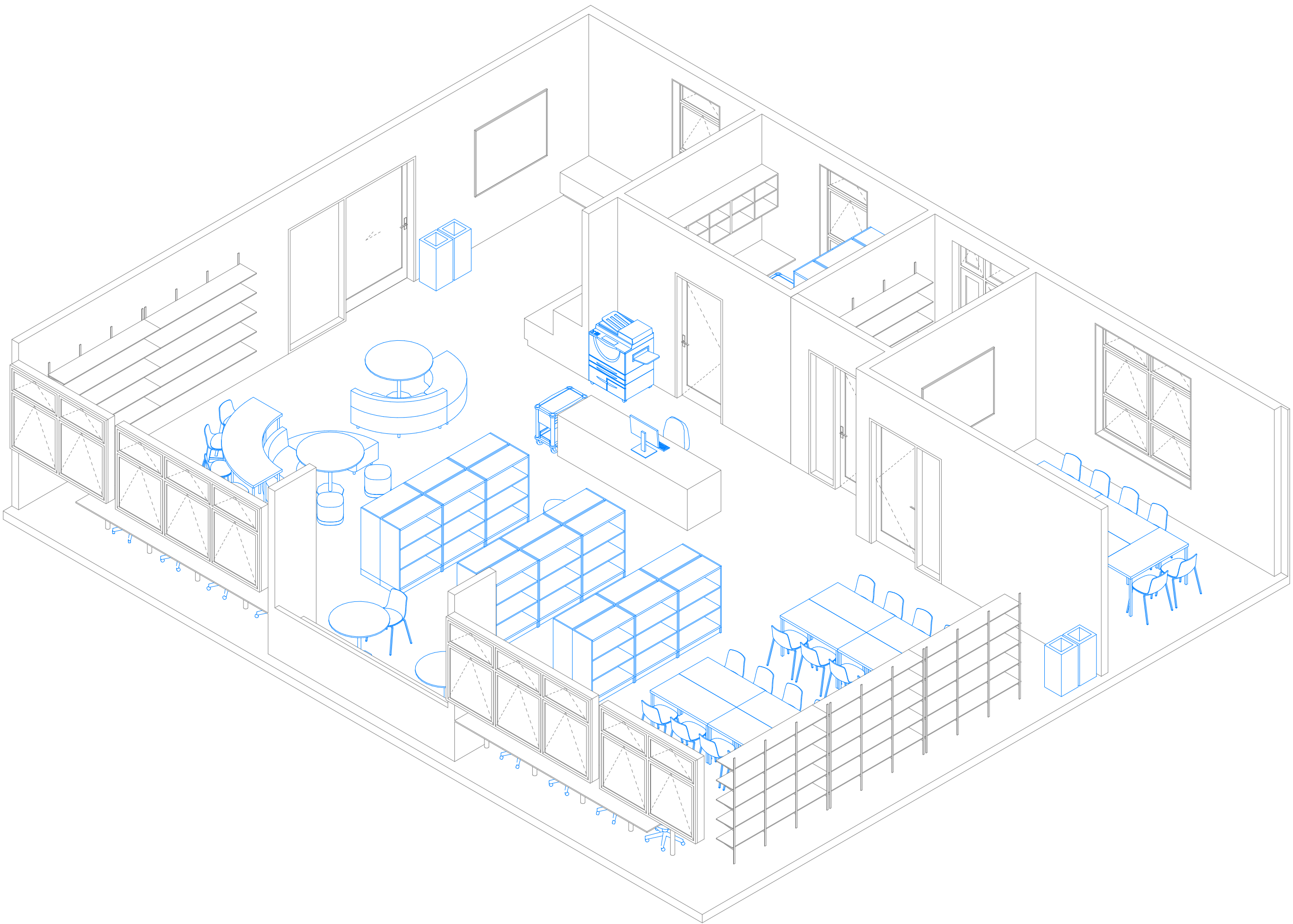
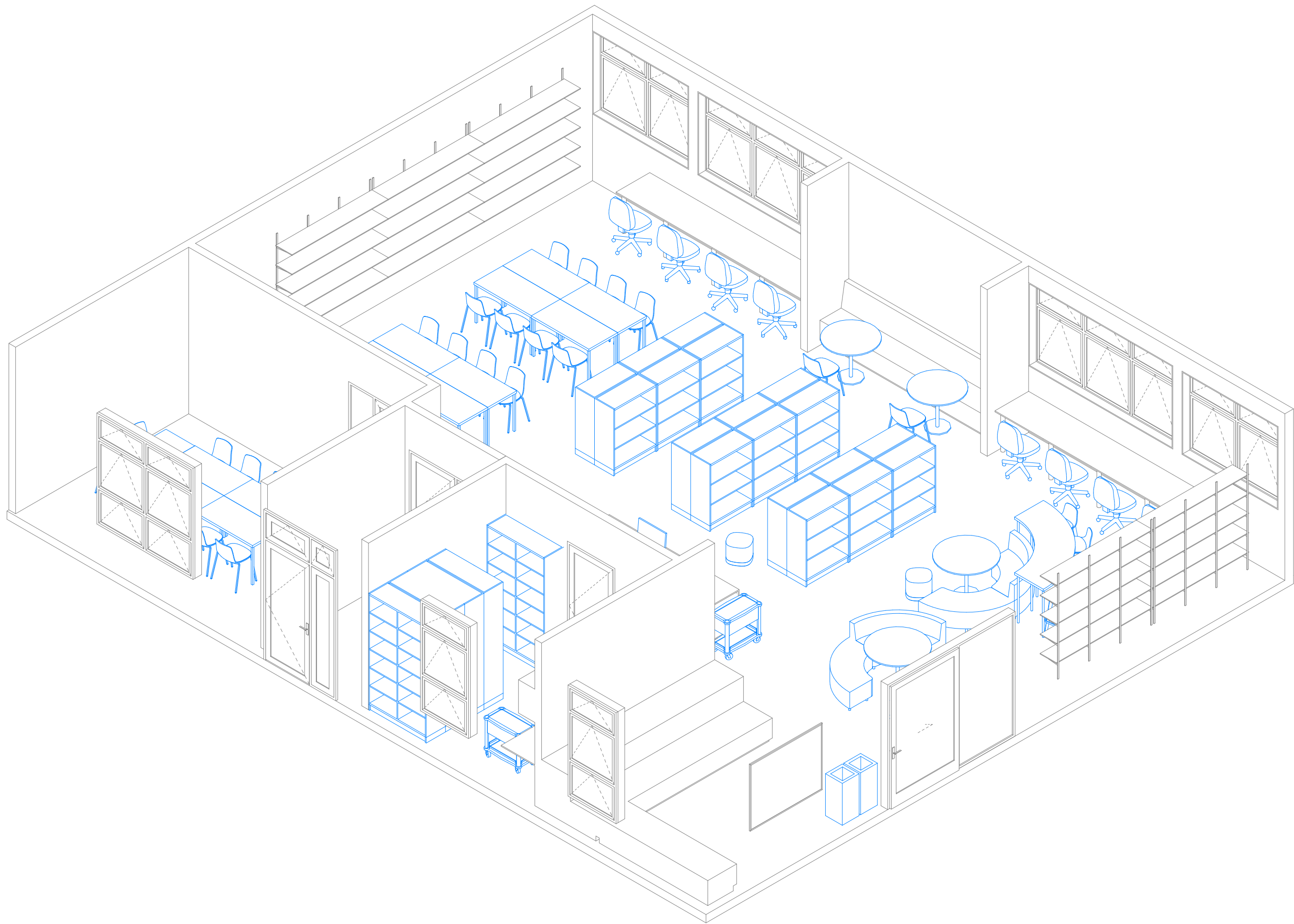
101 Room Data - Library - Layout B						101 Room Data - Library - Layout B					
Supply	Code	Group	Description	Image	Qty	Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2700x700		1	School	CH-1	FURNITURE	Chair - General Purpose		28
Build	BL-700	FURNITURE	Benchtop, Laminate - 1000x700		8	School	CH-2	FURNITURE	Chair - Office, Wheeled		10
Build	BL-700	FURNITURE	Benchtop, Laminate - 2200x700		2	School	CH-6	FURNITURE	Chair - Social Seat		2
Build	BR-C	JOINERY	Bracket - Cantilever		4	School	CH-7	FURNITURE	Chair - Social Seat, Backrest		2
Build	IS-1-1800B	JOINERY	In-built Seating with Squab - 1800 Module with Backrest		2	School	CM	ELECTRICAL	Computer - Desktop		2
Build	IS-1-2100	JOINERY	In-built Seating with Squab - One Tier - 2100 Module		1	School	L-450-1200	FURNITURE	Lundia - 450x1200		5
Build	IS-2-1800	JOINERY	In-built Seating with Squab - Two Tiers - 1800 Module		2	School	LD-1400	FURNITURE	Leaner Desk - Modular, 1400x600		2
Build	LG-1	JOINERY	Joinery Leg		11	School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		1
Build	LU-D-450	JOINERY	Low Unit - Drawer, 450x600		1	School	PR-1	ELECTRICAL	Printer - Copier		1
Build	WB-1500	FITTING	Whiteboard - Wall Mounted, 1500x1200		2	School	SD-1200	FURNITURE	Sitting Desk - Small, 1200x600		13
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		3	School	ST-1	FURNITURE	Stool - General Purpose		4
Build	WU-S-2000	JOINERY	Shelving - Wall Mounted, Channel System, 2000x350		6	School	ST-3	FURNITURE	Stool - Low		4
School	BI-O	FURNITURE	Bin - Organic		2	School	TB-900	FURNITURE	Table - Small, 900 Round		2
School	BI-P	FURNITURE	Bin - Paper		2	School	TB-1000	FURNITURE	Table - Small, 1000 Round		2
School	BS-450-900	FURNITURE	Bookshelving - 450x900 Module		18	School	TR	FURNITURE	Trolley		2

No.	Description	Date
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C	100% Developed Design III	26/06/2026

Standard Designs
Layouts
A - Architecture
Layouts - 101 Library Primary (B) / Secondary (A)
1:50 @ A1
A.L.101.1 - C

Layouts - 101 Library Primary (B) / Secondary (A)

Room Isometric



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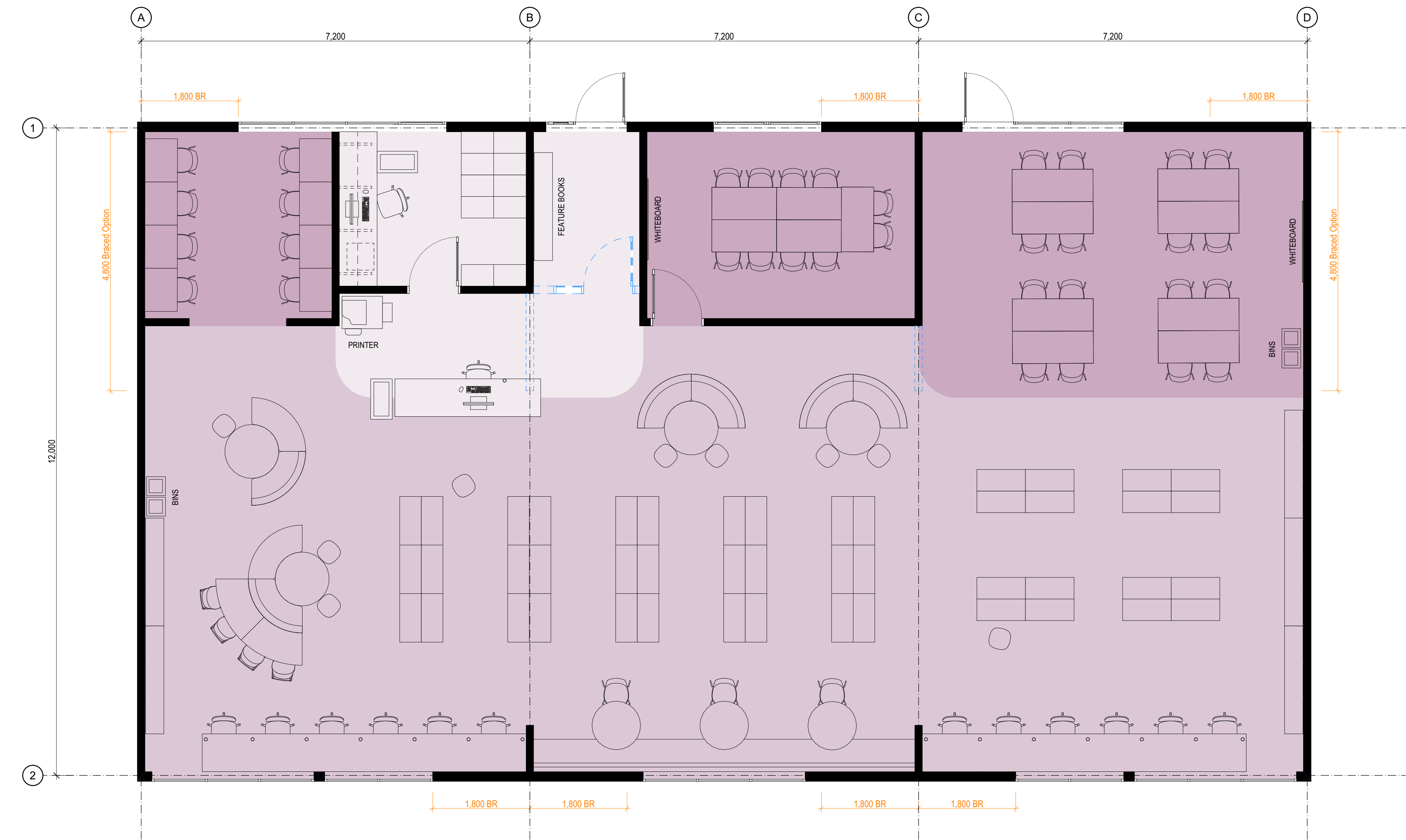
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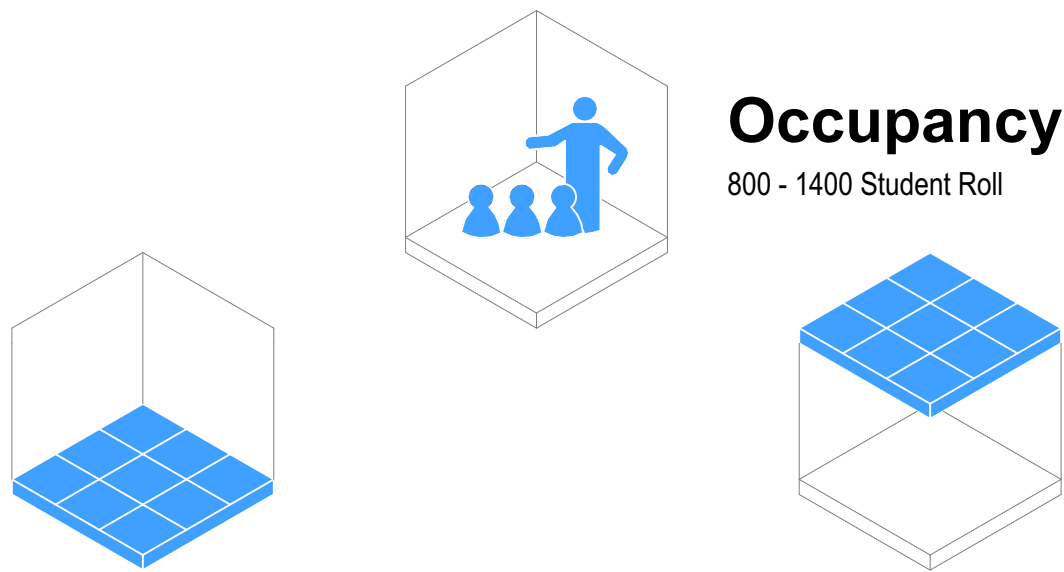
Standard Designs
Layouts
A - Architecture
Layouts - 101 Library Primary (B) / Secondary (A)
1:65 @ A1
A.L.101.2 - C

Layouts - 102 Library Secondary (B)

General Arrangement



Details



Flooring

- ☒ F01 Carpet Tile General Purpose
- ☐ F05 Vinyl General Purpose
- ☐ F08 Vinyl Sports/Dance (with Underlay)
- ☐ F10 Sealer Coating (Exposed Concrete)

Typology Dependent Considerations

- ☒ F03 Carpet Tile General (Entrance Matting)
- ☐ F07 Vinyl (with Acoustic Backing)
- ☐ F20 Timber Sprung Floor

Ceiling

- ☐ Ceiling Tile (NRC 0.70 minimum / CAC 20 min)
- ☒ Ceiling Tile (NRC 0.85 minimum / CAC 20 min)
- ☐ Gypsum Sheet

Typology Dependent Considerations

- ☒ Upgrade CAC 30 min + Insulation (High-Noise Classroom Above)
- ☒ Upgrade CAC 30 min (Hard-Surfaced Classroom Above)
- ☒ Upgrade CAC 30 min (Roof Above)
- ☐ Wipeable Tile
- ☐ Specialist Acoustic Design Required

Wall Finish

- ☒ WF01/02 Painted Plasterboard
- ☒ WF10 Acoustic Pinboard (NRC 0.4 min)
- ☐ WF30 Wall Vinyl
- ☐ WF22 Manufactured Timber Board Lining (Plywood)
- ☒ WF22 Manufactured Timber Board Lining (OSB)

Typology Dependent Considerations

- ☒ Pinboard Located On Perpendicular Faces
- ☐ Pinboard Located At High-Level On All Faces
- ☐ Pinboard Face Polyester (Smooth)
- ☐ Durable Lining As Dado
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Room Data Sheet

102 Room Data - Library - Layout B					
Supply	Code	Group	Description	Image	Qty
Build	BL-700	FURNITURE	Benchtop, Laminate - 2200x700		2
Build	BL-700	FURNITURE	Benchtop, Laminate - 1000x700		12
Build	BL-700	FURNITURE	Benchtop, Laminate - 2700x700		1
Build	BR-C	JOINERY	Bracket - Cantilever		4
Build	IS-1-1800B	JOINERY	In-built Seating with Squab - 1800 Module with Backrest		4
Build	LG-1	JOINERY	Joinery Leg		15
Build	LU-D-450	JOINERY	Low Unit - Drawer, 450x600		1
Build	WB-1500	FITTING	Whiteboard - Wall Mounted, 1500x1200		2
Build	WU-S-900	JOINERY	Wall Unit - Shelving, 900x350		3
Build	WU-S-2000	JOINERY	Shelving - Wall Mounted, Channel System, 2000x350		6
School	BI-O	FURNITURE	Bin - Organic		2
School	BI-P	FURNITURE	Bin - Paper		2
School	BS-450-900	FURNITURE	Bookshelving - 450x900 Module		46
School	CH-1	FURNITURE	Chair - General Purpose		37
School	CH-2	FURNITURE	Chair - Office, Wheeled		14
School	CH-6	FURNITURE	Chair - Social Seat		2
School	CH-7	FURNITURE	Chair - Social Seat, Backrest		6
School	CM	ELECTRICAL	Computer - Desktop		2
School	L-450-1200	FURNITURE	Lundia - 450x1200		5
School	LD-1400	FURNITURE	Leaner Desk - Modular, 1400x600		2
School	OD-500	FURNITURE	Office Mobile Cabinet - 500x500		1
School	PR-1	ELECTRICAL	Printer - Copier		1
School	SC-800	FURNITURE	Study Carrel - Small, 800x600		8
School	SD-1200	FURNITURE	Sitting Desk - Small, 1200x600		5
School	SD-1500	FURNITURE	Sitting Desk - Medium, 1500x600		8
School	ST-1	FURNITURE	Stool - General Purpose		4
School	ST-3	FURNITURE	Stool - Low		9
School	TB-900	FURNITURE	Table - Small, 900 Round		3
School	TB-1000	FURNITURE	Table - Small, 1000 Round		4
School	TR	FURNITURE	Trolley		2

Standard Designs
Layouts
A - Architecture

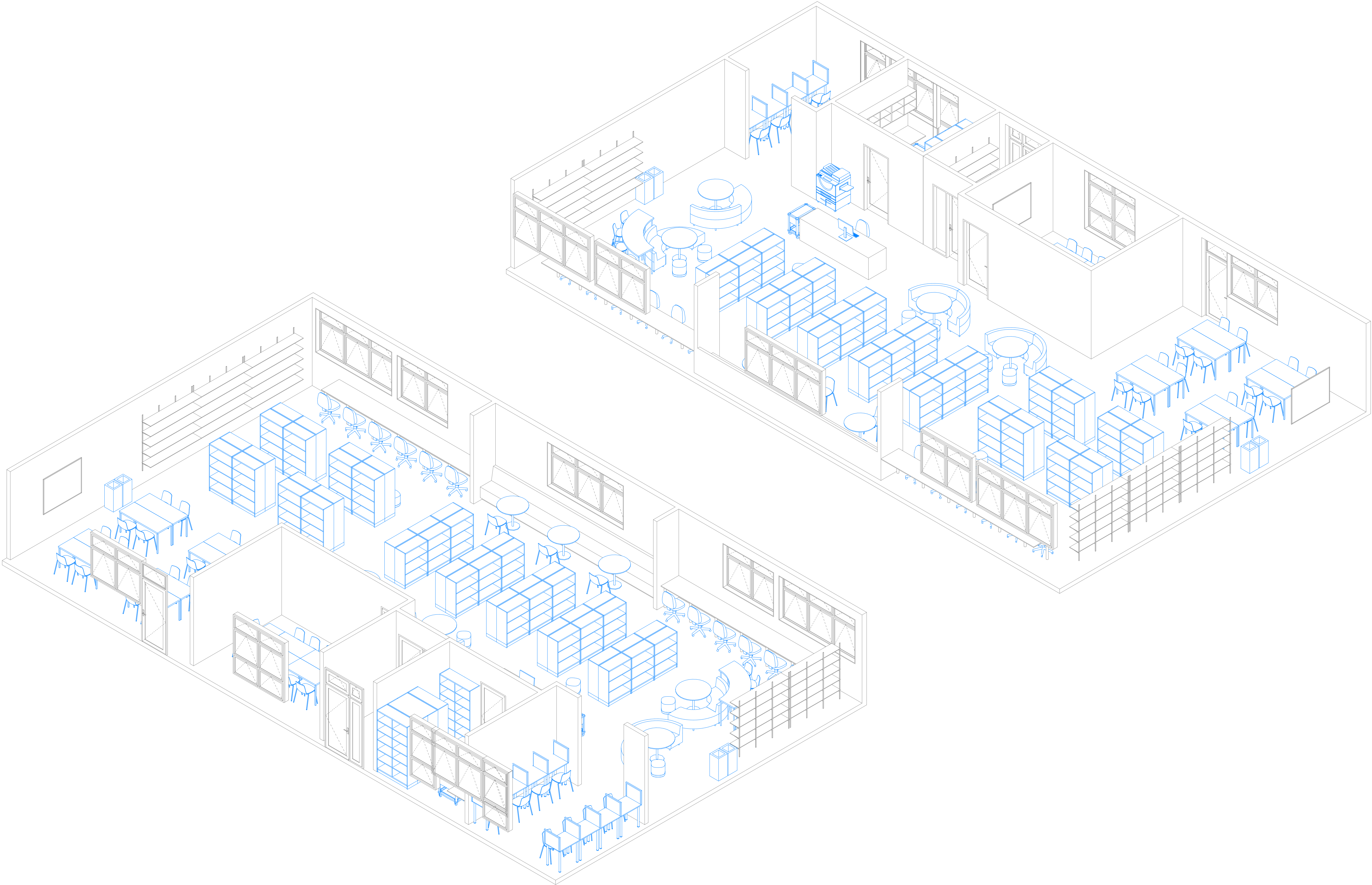
Layouts - 102 Library Secondary (B)

1:50 @ A1

A.L.102.1 - C

Layouts - 102 Library Secondary (B)

Room Isometric



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Standard Designs
Layouts
A - Architecture
Layouts - 102 Library Secondary (B)
1:65 @ A1

Working with you

At each stage, your feedback plays a key role in shaping how standard designs are used to plan and deliver new school buildings. Contact us at:

property.improvement@schoolproperty.govt.nz