

Estate Development update

Planning for the future

Deputy Vice-Chancellor Adam Wheeler

The last few months have been a time of intensive planning and preparation for those working on the University's capital programme. This edition of Estate Development Update gives you the latest news on the progress of each of the major projects plus details of what is planned for the coming months.

The Capital Programme

The capital programme being undertaken by the University over the next five years is ambitious in its scope and highly complex. To ensure successful delivery of the programme, the first priority of the Programme Management Unit (PMU) has been to engage a team of highly experienced professionals. They are undertaking the rigorous thinking and preparation essential to ensuring the programme's success. With many different projects running in parallel, planning and co-ordination is key, whether it is the design development for the new Institute for Life Sciences and the School of Management or the demolition of houses on University Crescent.

A key area of the planning is to ensure that the Highfield campus is fully prepared to meet the increased demand for learning spaces and other facilities from October, following demolition of the lecture theatres at Boldrewood. Estates & Facilities together with the PMU are working to improve the management and quality of common learning spaces with a £1m boost to the University's investment in its teaching spaces, with additional investment in catering facilities, and enhancement of facilities at the Hartley Library.

Three major projects have recently been completed – the upper level refurbishment of the Hartley Library, and construction of two impressive new buildings at Southampton General Hospital (SGH) and Highfield. Staff have recently moved into the new Institute of Developmental Sciences building at SGH and the new Institute of Sound and Vibration Research (ISVR) building, located behind the Faraday Tower. The latter includes first-class clinical facilities for patients visiting the cochlear implant centre based in ISVR.

Improvement of the University's estate with buildings such as these and those planned in the capital programme is essential if Southampton is to maintain its position as one of the top ten universities in the UK.



Institute of Sound and Vibration Research (ISVR)



DVC Adam Wheeler



Institute of Development Sciences, SGH

The Projects



Building 32 (EEE) Highfield Campus

Boldrewood plans progress

John O’Keefe, Buro Four

Over the past few weeks staff and students at Boldrewood will have seen various surveys being conducted on the site. These are needed to meet planning requirements and to inform the design brief. Results of the surveys will be included in the application for outline planning permission for the Boldrewood redevelopment. These include:

- the traffic survey, which will help us to manage the impact of the additional cars on the surrounding roads and the circulation routes on site;
- the drainage survey, which will inform us of what is underground and where, site capacities, and how to manage surface drainage;
- the tree survey, which will help us to retain as many of the existing trees as possible and comply with the various preservation orders that exist;
- ground investigations to tell us about the ground conditions to inform engineering design solutions.

A master plan has been developed to create a Maritime Centre of Excellence at Boldrewood, details of which were viewed by staff, students and members of the public at a recent exhibition in the Boldrewood foyer.

An outline planning application will be submitted in June, with a response expected by the end of the summer. Preparatory

works are currently being under taken in readiness for the first step of phase one of the plan, which will involve the demolition of the lecture theatre block later this year.

Phase one of the proposal for the site includes a new School of Management, and facilities for Lloyd’s Register and an integrated Maritime Institute. In general, responses have been positive since the recent exhibition at Boldrewood, and the master plan has been reviewed in the light of feedback received.

We are continuing to develop the design brief for the School of Management building in close co-operation with academic, management and operational staff. A series of meetings has been held to test the design with ‘users’ to ensure the facilities will be practical. Every element, from means of access through to room sizes and finishes for the toilets, is reviewed and feedback from staff is incorporated into the developing brief.

The professional team is now almost complete with Arup appointed to develop the mechanical and electrical design for the project. Their role in delivering energy efficiency and reduced environmental impact will be crucial to the project’s success.

Institute for Life Sciences

Bob Hammerton and Myke Bowers, Hornagold and Hills

The Institute for Life Sciences (IfLS) is a major component of the University’s investment programme for life sciences at

Highfield. A key addition to the campus, IfLS will be a world-leading centre for cross-disciplinary research, providing innovative teaching and learning. The new building will accommodate staff and students from the Schools of Biological Sciences and Medicine.

The University has appointed the primary consultants for this project and, under the project management of Hornagold & Hills, a design team is developing the initial brief. The team consists of EC Harris (cost consultants), nbbj (architects) and Arup (mechanical and electrical design).

Since the appointment of the consultants, meetings with the future occupants of the new building have taken place to develop the brief, and from these meetings the form of the building has taken shape. During this design phase the Schools are taking the opportunity to visit other recently completed institutes to see how design and technology have influenced the design.

Work on the site has already been started by the PMU with the demolition of the houses on University Crescent. One of our first tasks will be to re-route the major underground services away from the proposed building footprint. This work will be carried out in conjunction with the University’s Estates & Facilities Department to ensure that all services are identified and moved with minimal disruption to the occupants of B32 (EEE) and the rest of the campus.

Mountbatten Complex

Tony Hall, Trench Farrow

Staff, students and passers-by will no doubt have noticed the rapid progress being made on the Mountbatten site.

This highly complex construction project is scheduled for completion on time, and on budget, in early summer 2008.

The reconstruction of the Mountbatten Complex for the School of Electronics and Computer Science and the Optoelectronics Research Centre is now well underway, with the ground floor complete and the concrete superstructure beginning to rise into the upper floors. Over the next three or four months the structure will be completed to reveal the new four-storey building and extended ground-floor clean room complex. This will be followed by the construction of the external cladding to the lower levels in early autumn, allowing work to start on the clean room itself.

Following the completion of the building project, specialist tools and research equipment will be installed. The design team is now focusing on the specific requirements for the tools and equipment and how the installation of the equipment can be integrated with the occupation of the building. The sensitive nature of many of the tools and equipment has necessitated a detailed structural analysis to establish the building’s inherent resistance to the transmission of vibration. The results of

this analysis, together with some detailed revisions of the structural design, have resulted in a building that will provide a truly excellent platform for world-leading research.

Faraday Refurbishment

Kevin Woods, Parsons Brinckerhoff

The planned refurbishment of the Faraday Tower is well underway. A planning application has been submitted to Southampton City Council and we expect a decision in July.

A significant amount of research has been undertaken for the design and appearance of the external façade and further work is in hand. A temporary home for the School of Civil Engineering and the Environment has been constructed in Engineering Square, providing 1500 sq m of space. Occupation starts in the next few weeks, with a programme in place to move all staff, students and researchers out of the Faraday Tower. The next four weeks will see intense activity as Pickfords manage the ‘decant’ of equipment and furniture.

Refurbishment and alteration are underway of a number of other buildings on campus for use by staff and students from Faraday.

Work has now started to clear the Civil Engineering yard to provide a new entrance, WCs and stairs for the Civil Engineering laboratories. This podium building, although physically connected to the Faraday Tower,

will remain fully occupied throughout the whole of the contract works. These alterations will ensure ongoing research experiments will continue with minimum interruption.

The interior ‘strip out’ of the Faraday Tower will start in mid June and continue through the summer and autumn. During this period a site hoarding will be erected and the link bridge to the Lanchester building will be removed. These works are in preparation for the start of the main building contract just before Christmas 2007.

The design team has spent a lot of time researching sustainable means of heating and ventilating the refurbished Faraday building, and the external consultants are being assisted by the University’s Sustainable Energy Research Group headed by Dr AbuBakr Bahaj.

A programme of ‘user perception studies’ is also taking place, which will be useful in determining the detailed brief for the building and providing feedback at the end of the project.

	07> Spring	Summer	Autumn	Winter	08> Spring	Summer	Autumn	Winter	09> Spring	Summer	Autumn	Winter	10> Spring	Summer	Autumn	Winter
Boldrewood >	Public consultation undertaken. Outline planning application	Detailed planning application to be submitted	Response to planning application expected. Enabling works commence			Construction underway										
Faraday>	Decant and migration programme underway		Enabling works commence	Enabling works complete	Construction underway				Checks and ‘move in’	Occupation complete						
Mountbatten>	Demolition complete	Construction underway				Works complete	Installation of specialist equipment		Occupation complete							
IfLS>	Outline planning application	Detailed planning application to be submitted	Response to planning application expected. Enabling works commence		Construction underway								IfLS operational			IfLS occupied

The Projects

Centre for Learning Anatomical Sciences (CLAS)

Bob Hostetler and Bob Hammerton, Hornagold and Hills

The planned relocation of the Centre for Learning Anatomical Sciences to Southampton General Hospital (SGH) as part of the Boldrewood redevelopment provides an excellent opportunity to expand its existing strengths by creating a flexible state-of-the-art facility. The new facility will include large, open plan, laboratory style teaching spaces able to accommodate large groups of students, together with supporting offices and other facilities. The plans will also provide for maximum space use and flexibility for the University, with areas available for teaching activities by other groups such as the School of Nursing and Midwifery and the NHS when not being used by CLAS.

This summer the School of Nursing and Midwifery, which currently occupies the space, will be consolidating to Level A of the South Academic Block at SGH so that the building work for the new CLAS faculty can begin on level B. The enabling works that will allow this consolidation begin in July.

The CLAS facility itself is expected to be completed and ready for occupation in mid 2009.

Learning and Social Spaces

Alongside the major building projects, work is underway to address some of the key infrastructure projects that underpin the University's capital programme.

The planned demolition of the Boldrewood lecture theatres has quickened the pace at which the University must manage and provide common learning spaces to enhance its educational provision. A project led by Adam Wheeler has developed the processes, roles and responsibilities to ensure we can provide the best quality learning spaces. This has involved a 50% increase in the number of rooms managed centrally, an investment of £1m in the refurbishment of teaching rooms, with a significant improvement of the service levels provided by the University from October.

A review is taking place to determine how we can increase the catering capacity on Highfield for staff and students in anticipation of higher usage next year. We plan

to undertake a range of works over the summer vacation which will increase the capacity of many of the catering outlets. In addition plans are in hand to increase the seating capacity in the Hartley Library.

The recent transportation survey, which attracted an impressive 5,000 responses, will provide key information to underpin significant improvement in the University's strategy for transport infrastructure to help mitigate the growing traffic congestion in the City. The strategy will also consider how the University could reduce its carbon footprint by encouraging alternative forms of transport such as cycling, walking, and park and ride schemes.

Staff and student facilities at Boldrewood (the library, catering outlet, delivery of laboratory classes etc) will be maintained until staff and students move to their new facilities on Highfield in 2009.

If you have any questions about the development of the University's estate, please email EstateDevelopment@soton.ac.uk



Artist's impression of the refurbished Faraday Tower



Construction work progresses on the new Mountbatten Complex



For further information

please contact EstateDevelopment@soton.ac.uk