



Welcome to this exhibition which provides further information on the University's development proposals for the North East Quadrant (NEQ) at Highfield campus.

The north east of Highfield campus is on the corner of Burgess Road and Broadlands Road, and this area is currently used for car parking. This key development zone for the University is known as the North East Quadrant (NEQ) and the proposals for this area were highlighted in both the 2018 and 2022 Estates Strategy consultations, as well as through the circulation of a leaflet and online exhibition in September 2023.

This exhibition follows on from the information shared in September, to provide an update on how the scheme has developed.

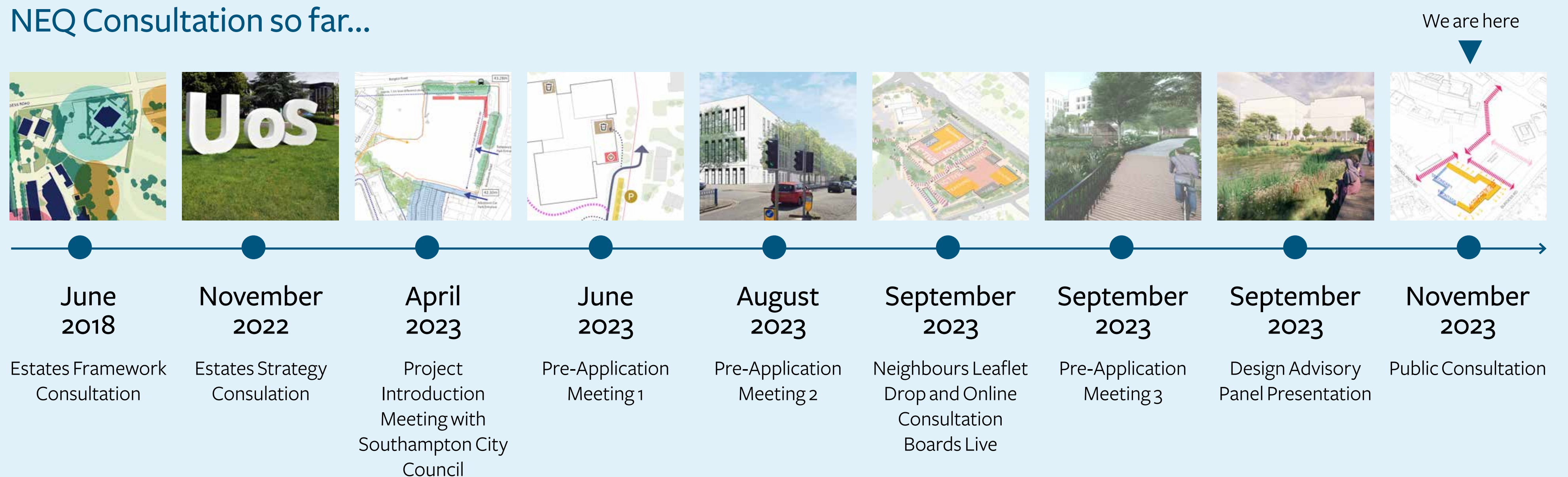
The exhibition focuses on the plans for the Phase 1 Building and associated landscaping works, for which the intention is to submit a planning application to Southampton City Council in November 2023.



Contents

- 1 Welcome
- 2 Introduction to the North East Quadrant
- 3 North East Quadrant Site Context
- 4 Aspirations for the North East Quadrant
- 5 Masterplan Principles and Phasing
- 6 Site Layout
- 7 Landscape Plan
- 8 Transport and Parking
- 9 Internal Uses
- 10 Sustainability
- 11 Appearance
- 12 Views
- 13 Next Steps

NEQ Consultation so far...





Introduction to the North East Quadrant

The University's Highfield Campus is an area which planning policies designate for higher education development. Southampton City Council's adopted Local Development Plan supports education development within this area.



The Highfield Campus includes distinct areas for which the University has set out its intentions for development and improvements. The NEQ forms an important part of the University's site-wide investment and development strategy.

North West Quadrant

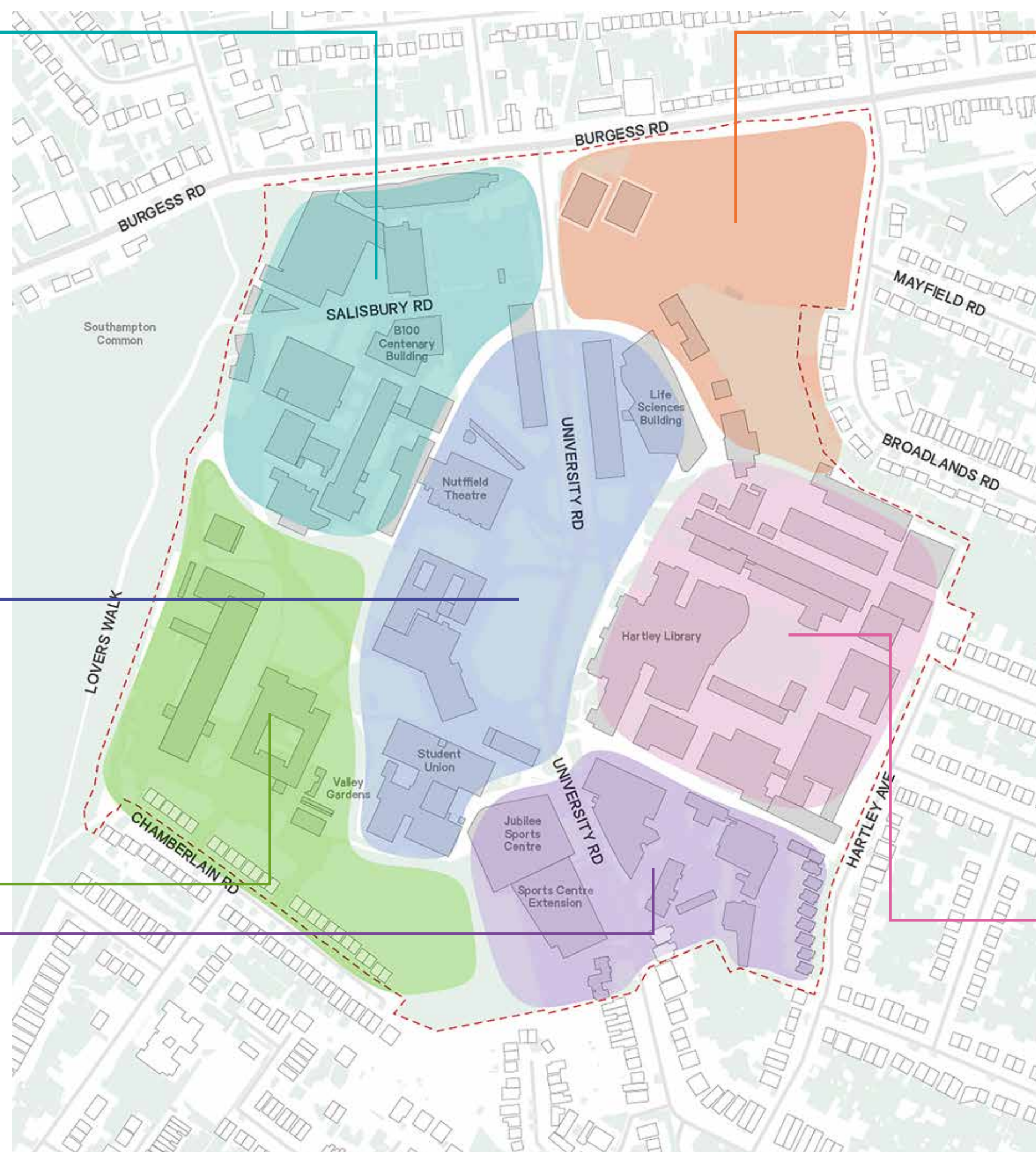
Works to improve the North West Quadrant have been undertaken over recent years and include the completion of the Centenary Building, named in celebration of 100 years of teaching at Highfield campus, boasting an impressive range of facilities that are well used by students and staff. Improvements have also been made to the street scene surrounding Salisbury Road.

Heart of Campus

The Heart of Campus is central to University activity for both students and staff. The development zones each seek to link into this heart.

South East Quadrant & South West Quadrant

These development zones form part of future strategic masterplanning for Highfield campus, where there are multiple options for investment into upgrading and modernising the estate.



North East Quadrant

The North East Quadrant (NEQ) is at the north east corner of Highfield Campus, bound by Burgess Road and Broadlands road. The site is at the intersection of Bassett, Swaythling and Portswood Wards.

Following the demolition of Building 45, the North East Quadrant is the largest unconstrained development area at Highfield campus. This site represents a significant opportunity to provide state of the art learning and research space which will enhance the experiences of students and staff.

Engineering Square

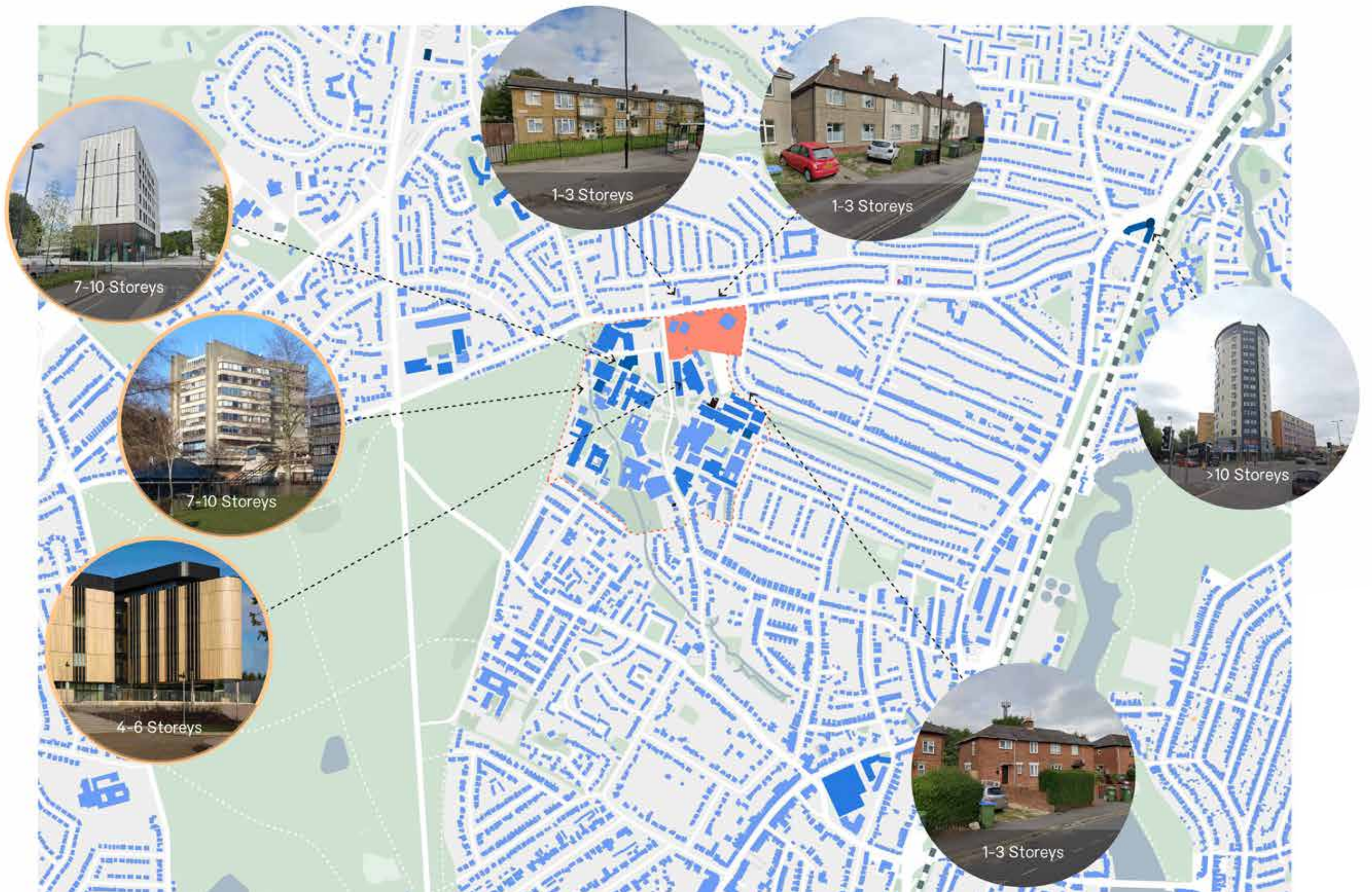
The Engineering Square project will involve the demolition and replacement of the Faraday Building, along with significant public realm improvements.



North East Quadrant Site Context

The development site is located in the north east quadrant (NEQ) of Highfield campus, which is surrounded by a range of different building types. There are many large institutional buildings within the campus to the south and west of the site, whilst neighbouring areas to the north and east are largely residential buildings of a smaller scale.

- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- >10 Storeys icon"/> >10 Storeys
- Highfield Campus
- NEQ



At present, the development site within the NEQ is an unattractive area of Highfield campus which is used as a surface car park. Although there are trees along Burgess Road and Broadlands Road, the boundary is largely impermeable and creates a barrier to entering the campus.



1 A weak and unattractive corner marks the beginning of the campus on the junction of Broadlands Road and Burgess Road.



2 The existing frontage does not offer an opportunity for the campus to feel part of the local area and provides a poor arrival experience to the Russell Group university.



3 Inside the campus, the site is dominated by poor quality surface parking whilst pedestrian routes are limited and unattractive.



4 The international reputation of the University is an asset to the City of Southampton, but the current approach to the campus along Burgess Road does not support that image.



5 Only once on University Road does the campus begin to announce itself.



Aspirations for the North East Quadrant

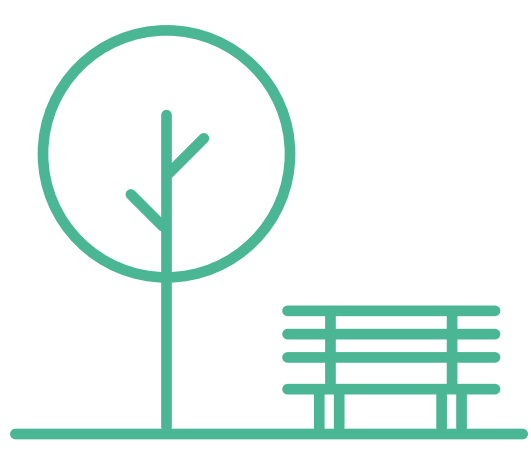
The development of the NEQ is intended to create an attractive area of Highfield campus and establish a much-needed presence for the University on this key corner.

Building on the success of the new teaching facilities in the Centenary Building and Boldwood campus, the facility at the NEQ will provide much needed state of the art teaching spaces for the University.

The provision of a range of teaching room styles and sizes will allow the whole building to be used throughout the academic day, with spaces that support all forms of teaching, group working and independent study.

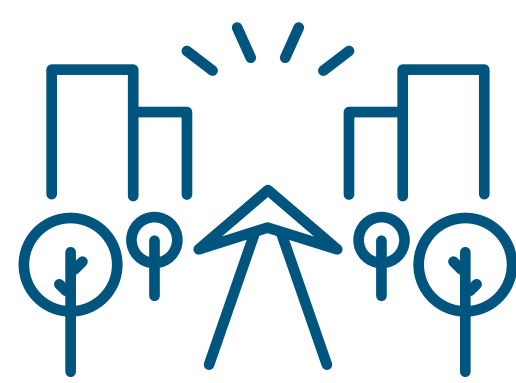


Centenary Building (left) and Life Sciences Building (right) at Highfield campus.



New Public Realm

Create new, high quality green space which enhances the biodiversity of the existing site and creates an environment for outdoor study and relaxation. The aspiration is to make the development site an asset which supports the wellbeing of students and staff.



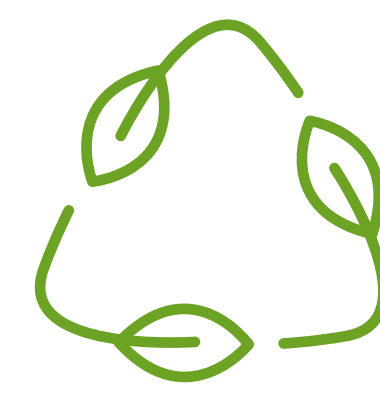
Campus Gateway

Improve the arrival experience to Highfield campus and establish a presence for the University on Burgess Road with a landmark building which is representative of the University as a major Russell Group institution.



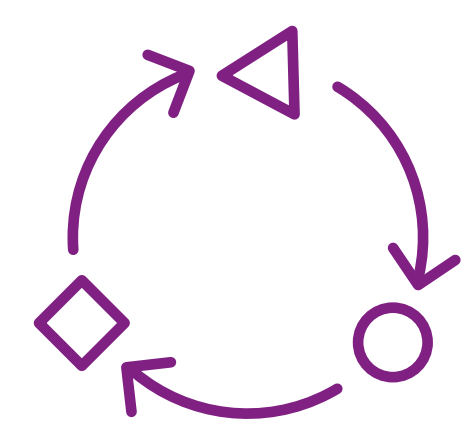
Flagship Building

Create a next-generation teaching and learning building which has a focus on student experience, wellbeing and sustainability. The development will create active frontages, improving vibrancy and security along the northern edge of the campus.



Sustainable

Build a highly efficient building that will minimise energy consumption and contribute to the university's target of net zero carbon emissions by 2030.



Flexible & Adaptable

Design for future flexibility and for the building to encompass a broad spectrum of uses, underpinning sustainable development principles. The building will include adaptable spaces that can respond to changing learning environments and delivery of teaching.



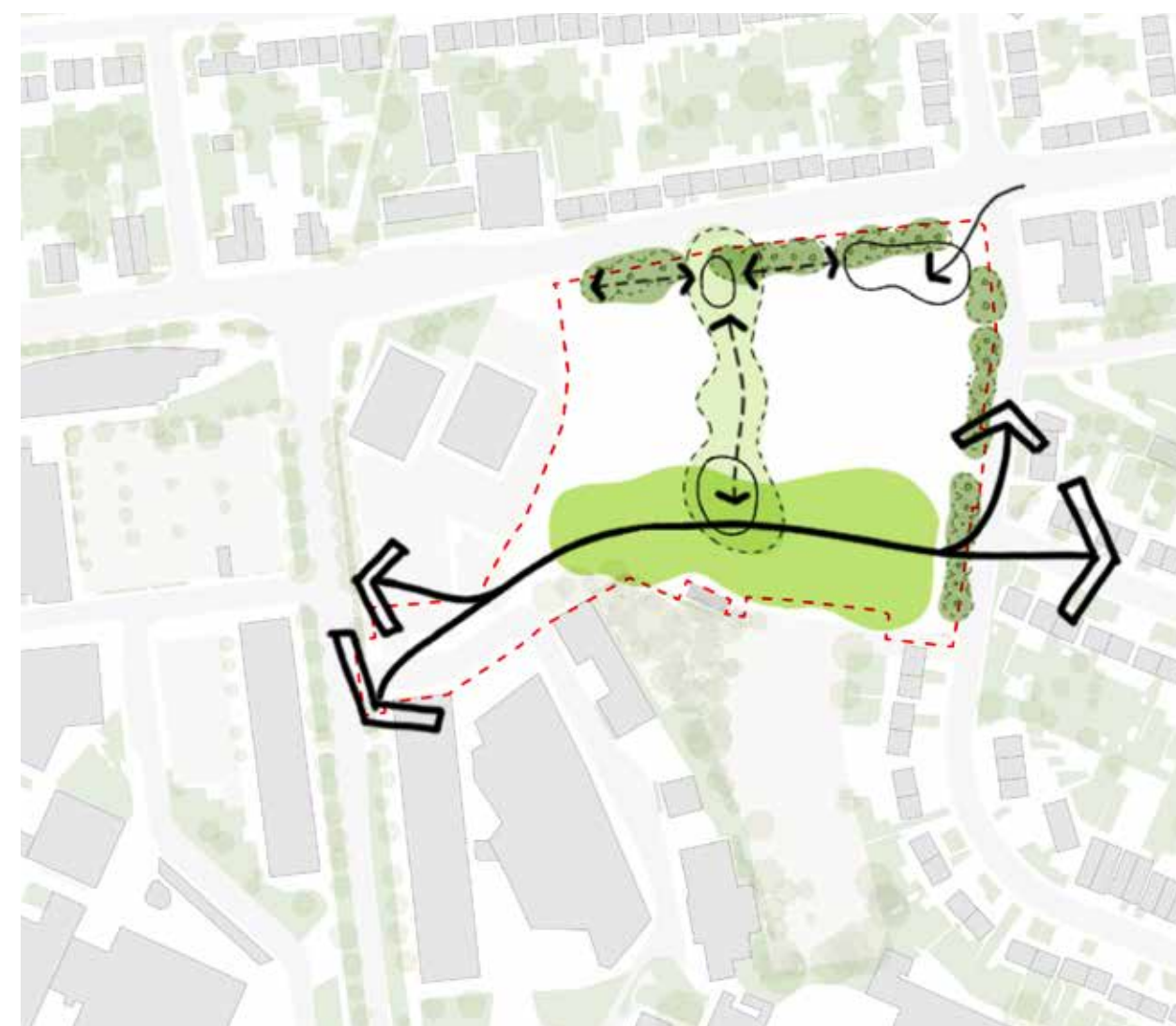
Masterplan Principles and Phasing



Burgess Road

The retention of the tree line along Burgess Road is integral to the masterplan. These mature trees will be integrated into a greener and more accessible edge to the campus.

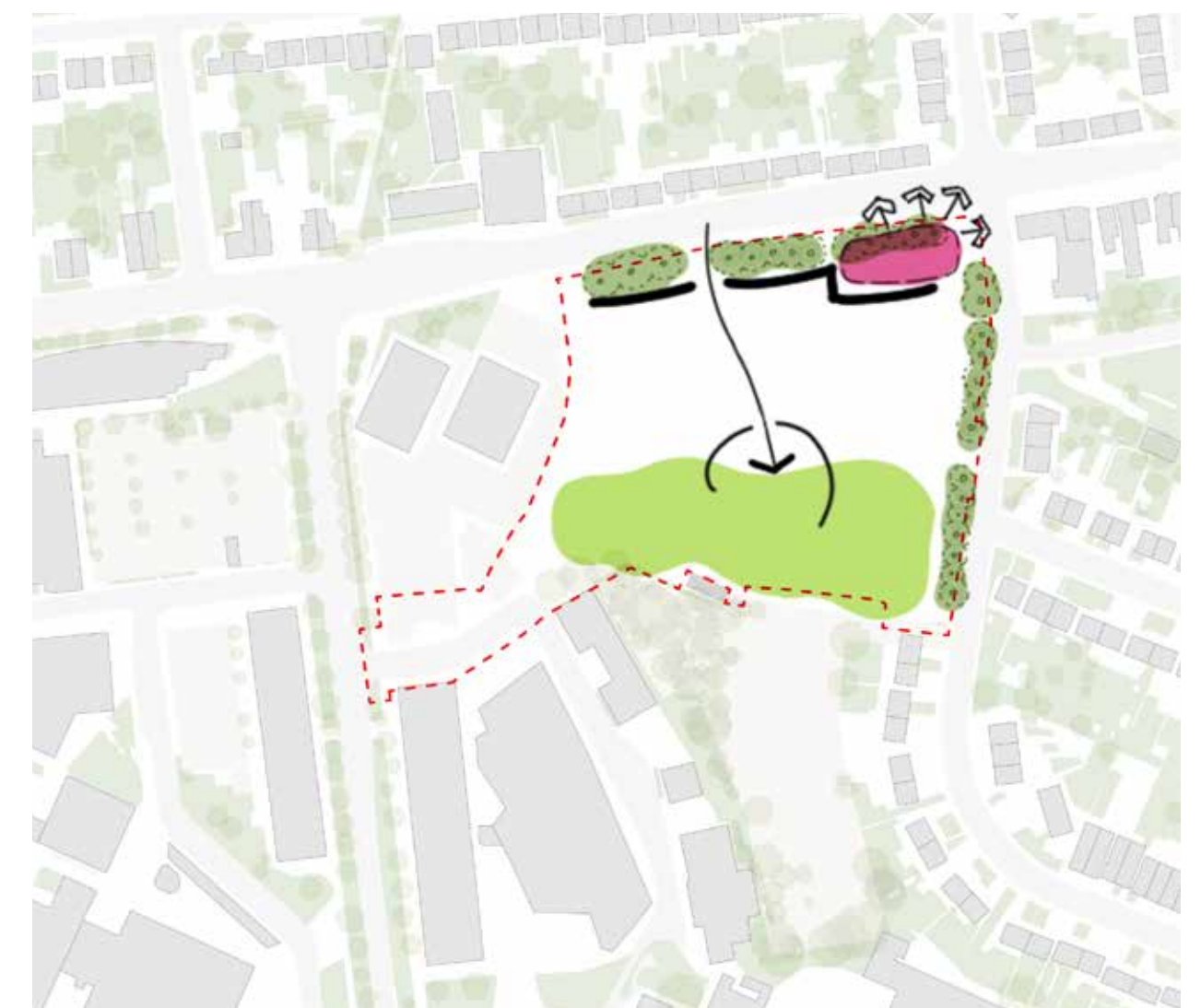
The new buildings will be significantly set back from the edge of the site to celebrate and enhance the tree-lined frontage, as well as responding to the site's residential neighbours.



Landscape Connectivity

The NEQ site is strategically located on the campus in that it can provide the missing landscape link between residential areas to the north and east with landscaped areas on the Campus and the Common via Salisbury Road.

The proposed landscaping will also transform a sterile carpark to a biodiverse resource.



Public Face

The NEQ masterplan will create landscape spaces at key points along the Burgess Road frontage. The creation of a landscaped area on the key corner will signify arrival at the University. This set back will also provide a transition between the city and the campus.

The redevelopment of the NEQ provides an opportunity to create a much-needed sense of arrival at this key corner location and signal the presence of the University.

The NEQ masterplan consists of two buildings and will take place in two phases.

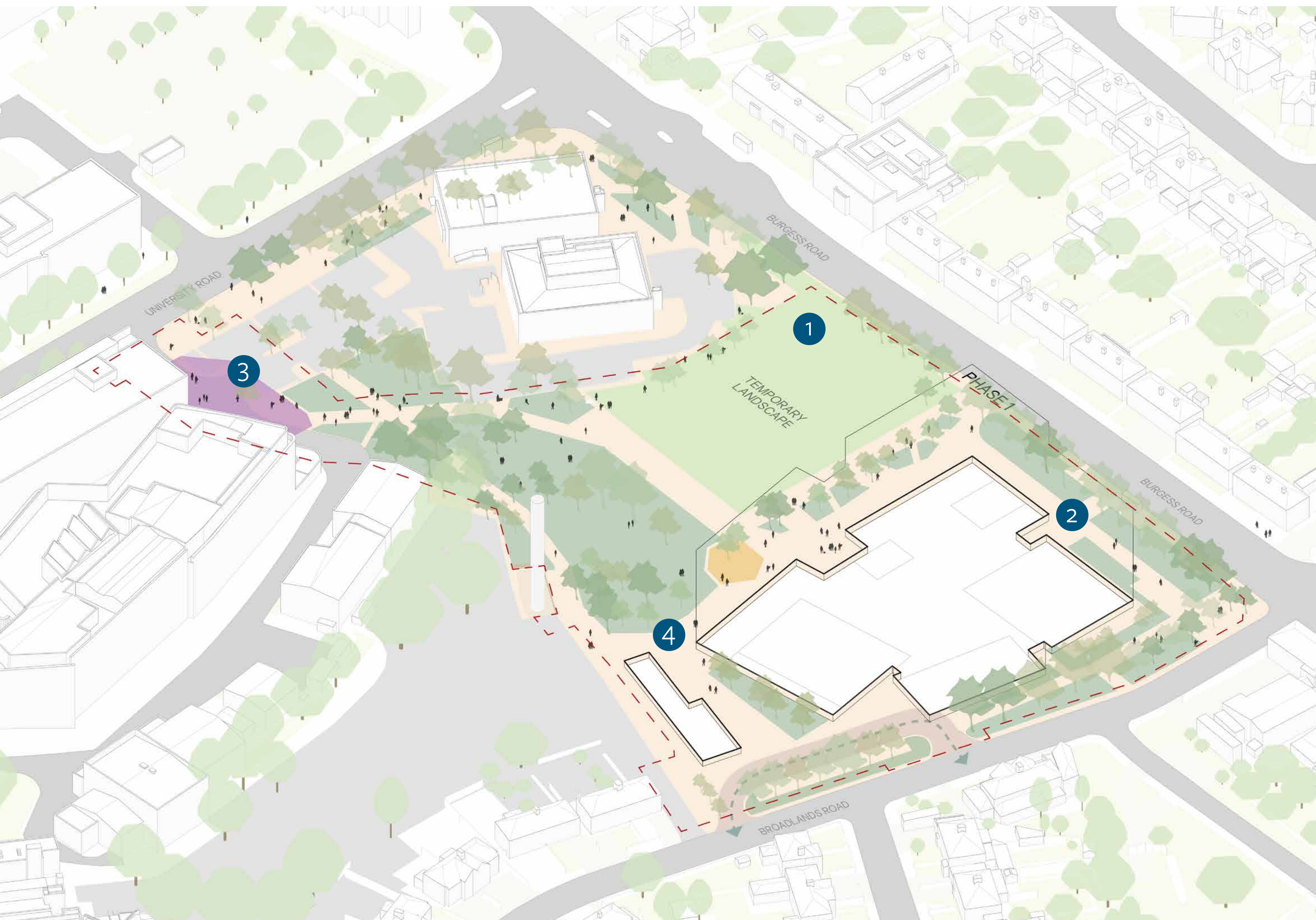
The Phase 1 Building will be delivered imminently and is the larger of the two phases. This phase includes most of the proposed landscaping. A temporary landscape scheme will be provided on the Phase 2 building plot until proposals for the second building come forward.

The rest of the information in the consultation relates to the Phase 1 building and landscape scheme





Site Layout



1

Interim Landscape

Creation of an interim landscape for immediate benefit ahead of a future second phase of development.

2

Generous Building Set Back

The building is set back away from the road to reduce impact on neighbours and create an area of landscaping on Burgess Road. The distance between the building and road ranges from 15 metres to 17 metres.

3

New Campus Connection

Improved connections to University Road to the west will enhance the relationship between the NEQ and rest of Highfield campus.

4

New Campus Landscape

Creation of a car free zone, supported by cycle parking and pedestrian routes within high quality hard and soft landscaping.



Landscape Plan

The proposed landscaping will transform the existing surface car park into an attractive area of Highfield campus. Six distinct landscape character zones are proposed to create an environment which serves a range of users and purposes.



1 Eastern Gateway

The key campus boundary is marked by a generous space at the junction of Burgess Road and Broadlands Road, with seating integrated into the landscape.

2 Green Edge

The landscape scheme includes new trees around the perimeter of the site, adding to the existing lines of trees that mark the Campus. The existing green space under the trees will be extended with new planting.

3 Service Loop

The service loop creates a shared surface entry point to the campus for pedestrians and cyclists arriving from the south and east.

4 Green Open Space

The central green open space will provide opportunities for informal teaching, studying, socialising and gathering. This area includes a small body of water which functions as an attenuation pond as part of the sustainable drainage strategy.

5 Green Links

The design provides a green connection between Burgess Road and University Road. The landscape provides vehicle-free routes through the site which connect students, staff and neighbours with local amenities including bus routes and improved access to Southampton Common.

6 Broadlands Valley

The landscape scheme incorporates existing trees which extend into the site from Broadlands Valley, enhancing opportunities for biodiversity. The existing drainage stream running through this area is incorporated into the drainage strategy to reduce pressure on local utilities infrastructure.

The landscape has been designed to maximise biodiversity net gain; it will include a range of native species and the planting of circa 70 new trees.



CGI view of the building entrance on Burgess Road



CGI of internal campus view looking south

Transport and Parking

Parking

The removal of the surface car park to facilitate the NEQ development will be a significant change for this area of the campus. Over 400 staff car parking spaces will be removed from the campus, however, an assessment of parking capacity at the University's nearby car parks has shown that there is sufficient space to accommodate this.

Other parking sites including the new South Broadlands Car Park and the returned former Lloyds Register multistorey car park, provide the required number of spaces. These capacity calculations have been informed by daily monitoring of parking areas, both inside and outside of term time, as well as the use of permit holder and Travel Plan data following the introduction of hybrid working patterns.

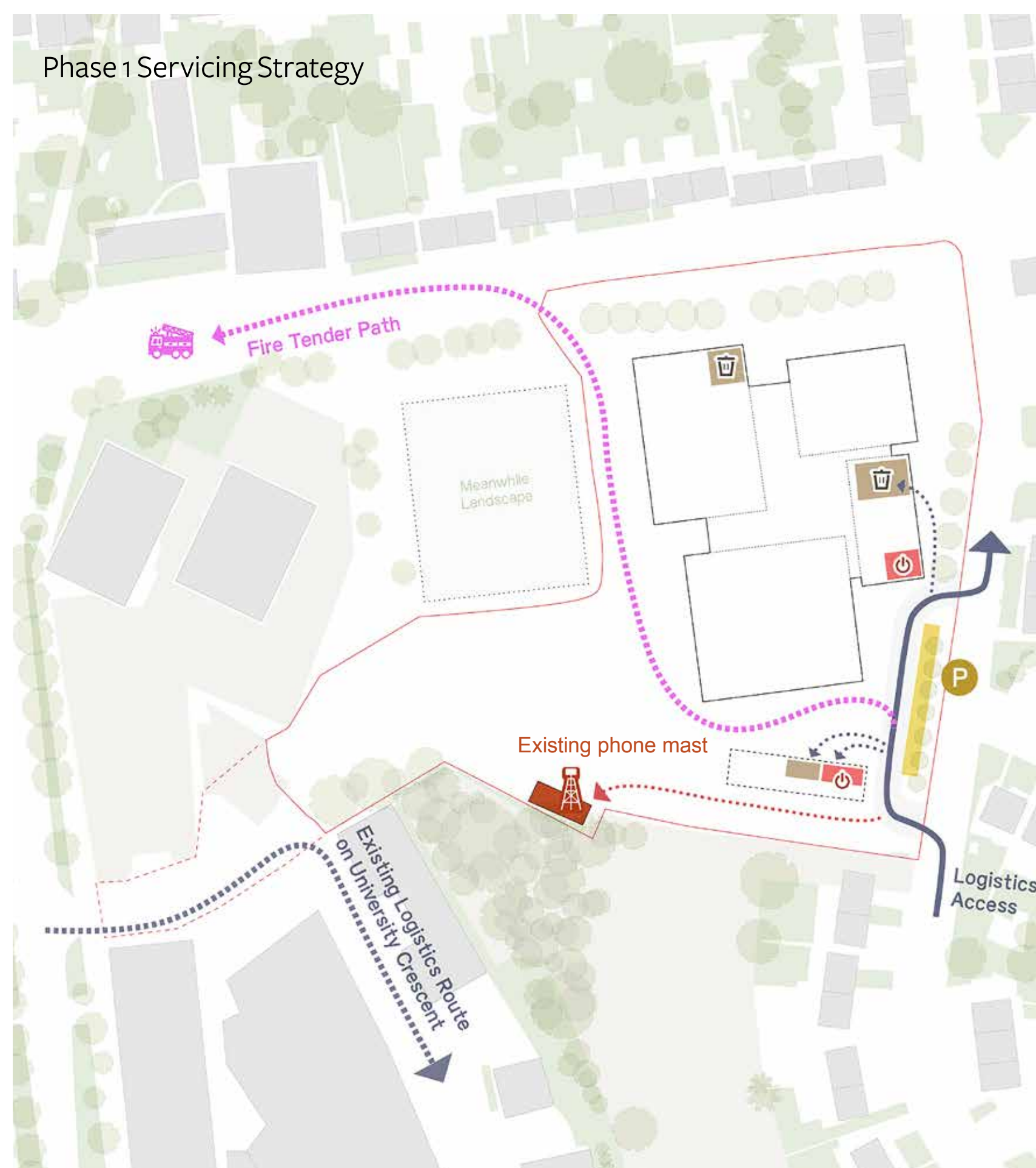
Summary of changes to parking provision within the application site

Type of Parking Space	Currently at NEQ	Proposed at NEQ
Standard staff car parking	431	0
Accessible parking bays	3	5
Cycle parking spaces (enclosed)	0	136
Cycle parking spaces (uncovered)	0	86



Servicing

The proposed servicing strategy involves the creation a servicing loop on Broadlands Road. This will provide access to the site for emergency service vehicles, as well as allowing vehicles such as bin lorries to service the building without entering the site or parking on the road.



Sustainable Transport

The new hard and soft landscaping will transform this area of the campus and the removal of parking will allow for a series of new and improved footpaths that connect into the campus from Broadlands and Burgess Road.

New pedestrian friendly routes and cycle access, with adequate cycle parking and facilities within the new building, will support the University's sustainable transport strategies.

The site is already served by regular UniLink buses, which stop on Burgess Road and at the Highfield campus interchange. Additionally, the NEQ will look to support the use of shared mobility solutions such as Beryl hire bikes and voi e-scooters through the integration of a mobility hub.



Internal Uses

Teaching and learning

- Multi-departmental lecture theatres, including collaborative and front-facing arrangements, for 120-400 students.
- Flat floor 'event teaching' spaces for 120-220 students, to enable new ways of teaching.
- Computer suites
- Seminar rooms

Student Hub

- Increased space allocated to pastoral and wellbeing support for students.
- Modernised delivery of Student Services.

Independent study

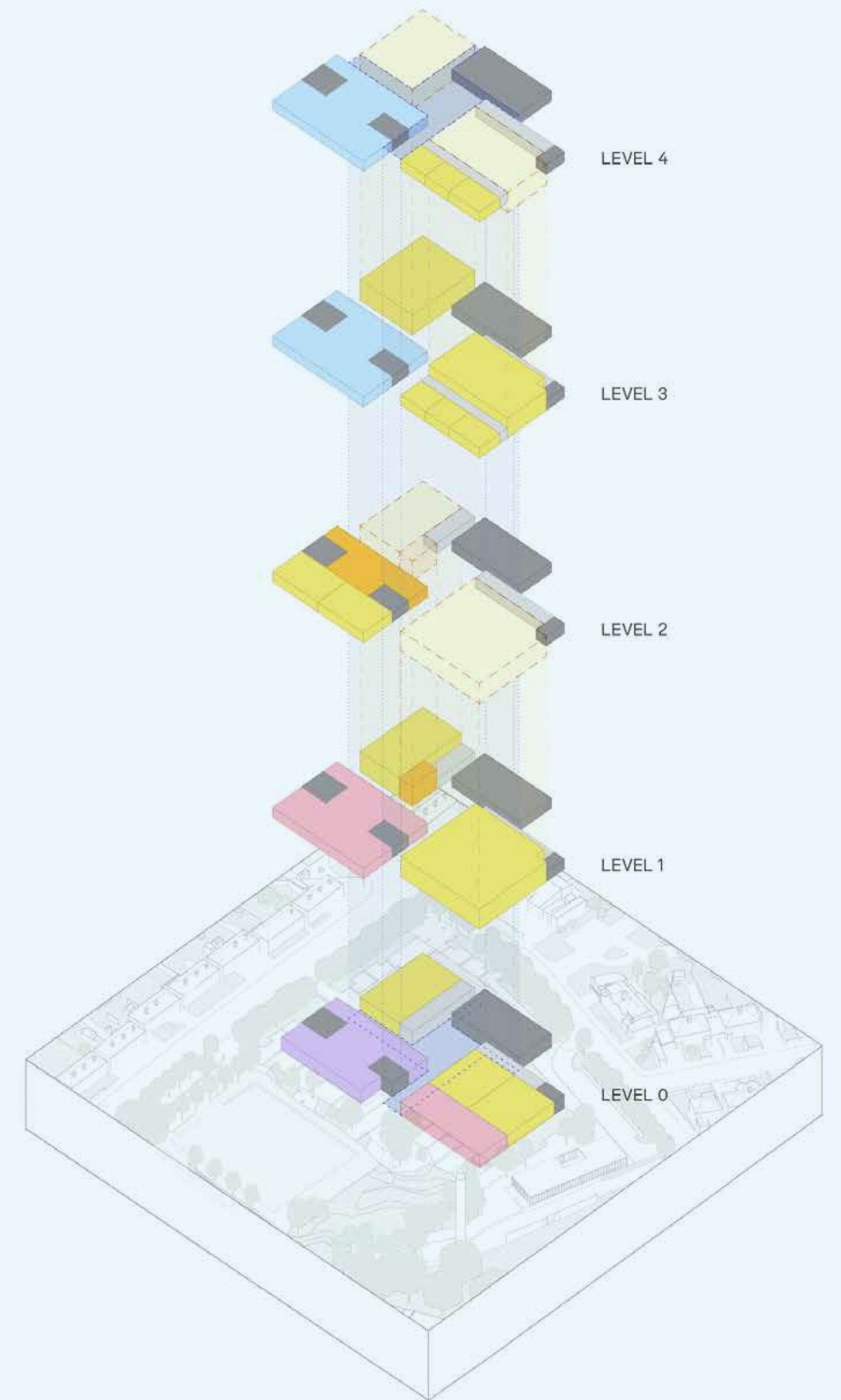
- Complimentary space to support the students using the lecture and seminar spaces.

Cafe

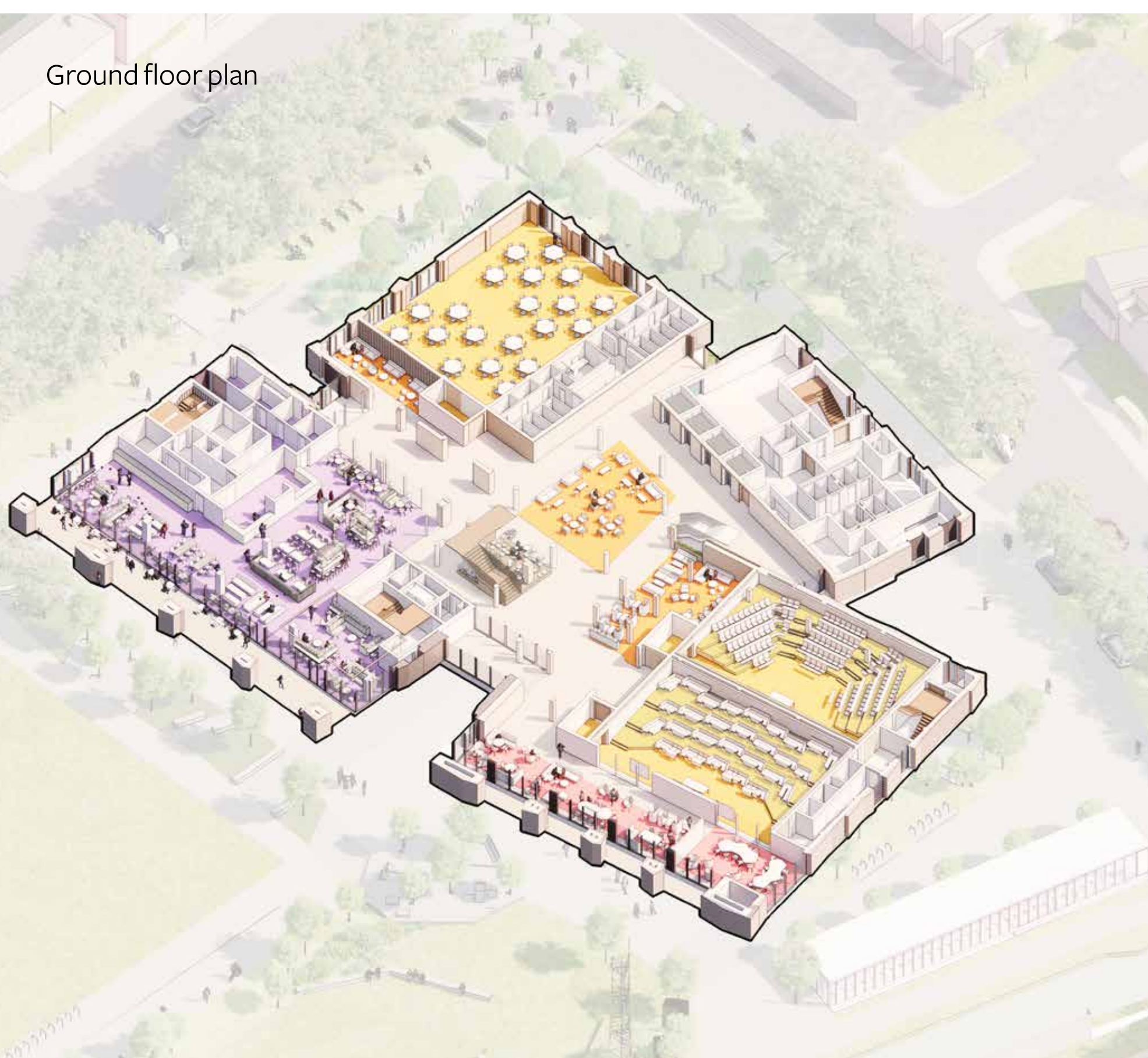
- An additional catering facility to support users of the new building.

Academic workspace Faculty of Medicine

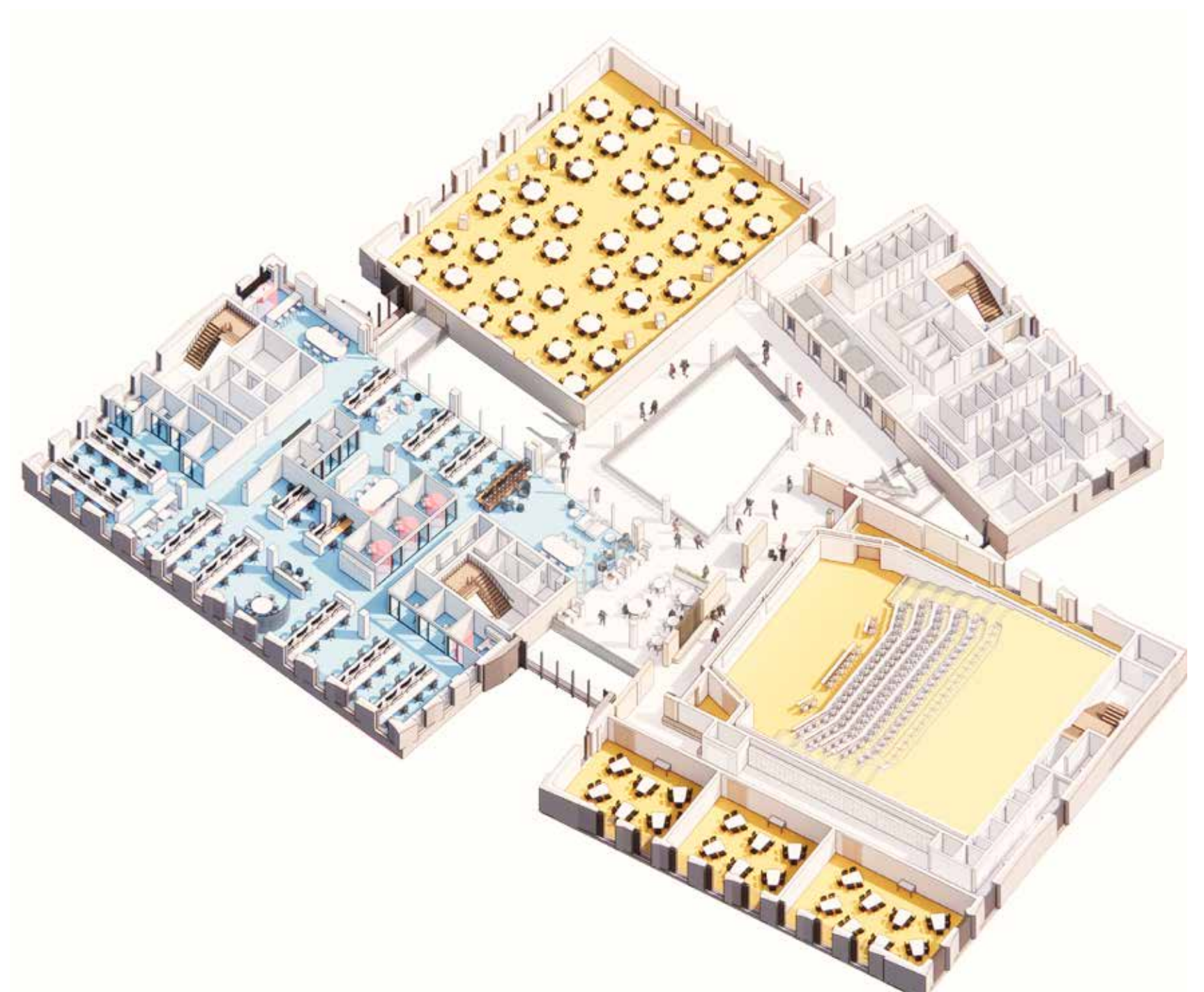
- Provision of office space for academic staff from the Faculty of Medicine.
- The workspace is designed to be adaptable to changing workplace needs.



Ground floor plan



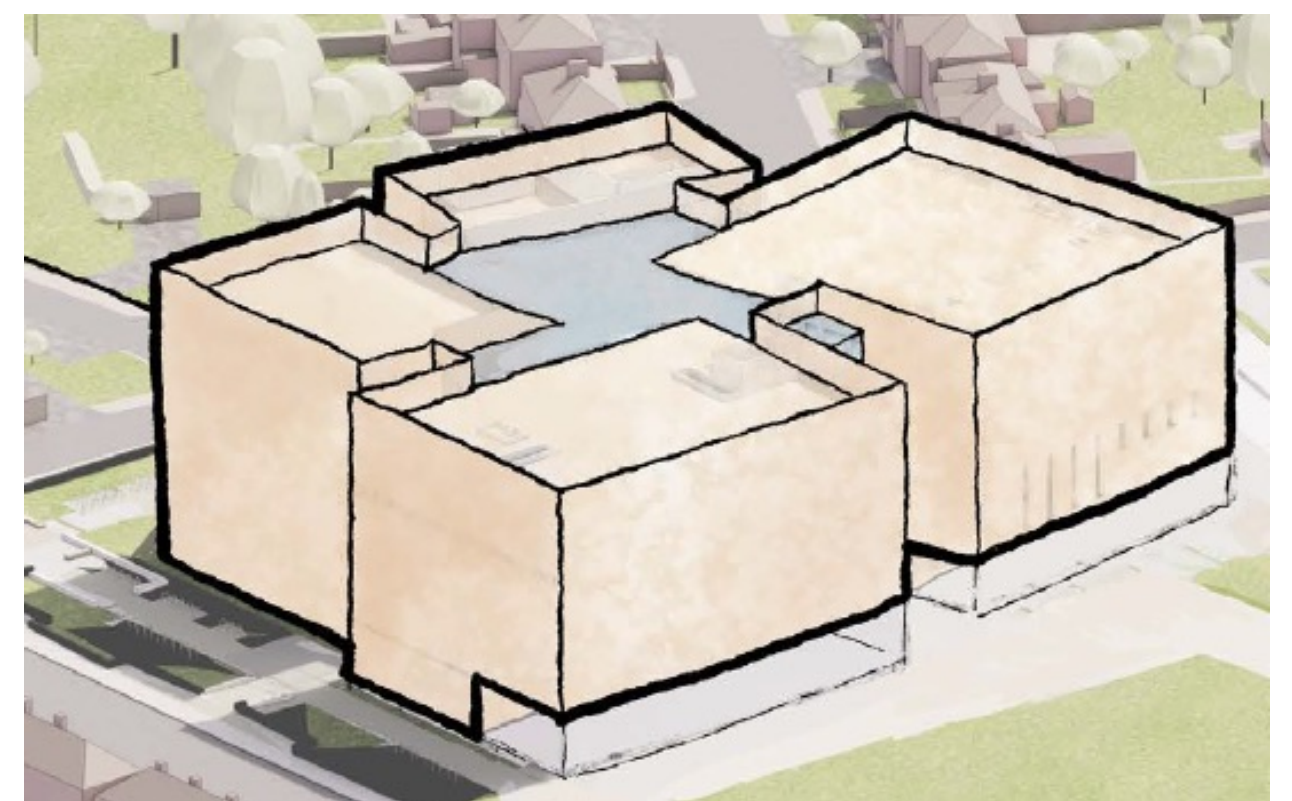
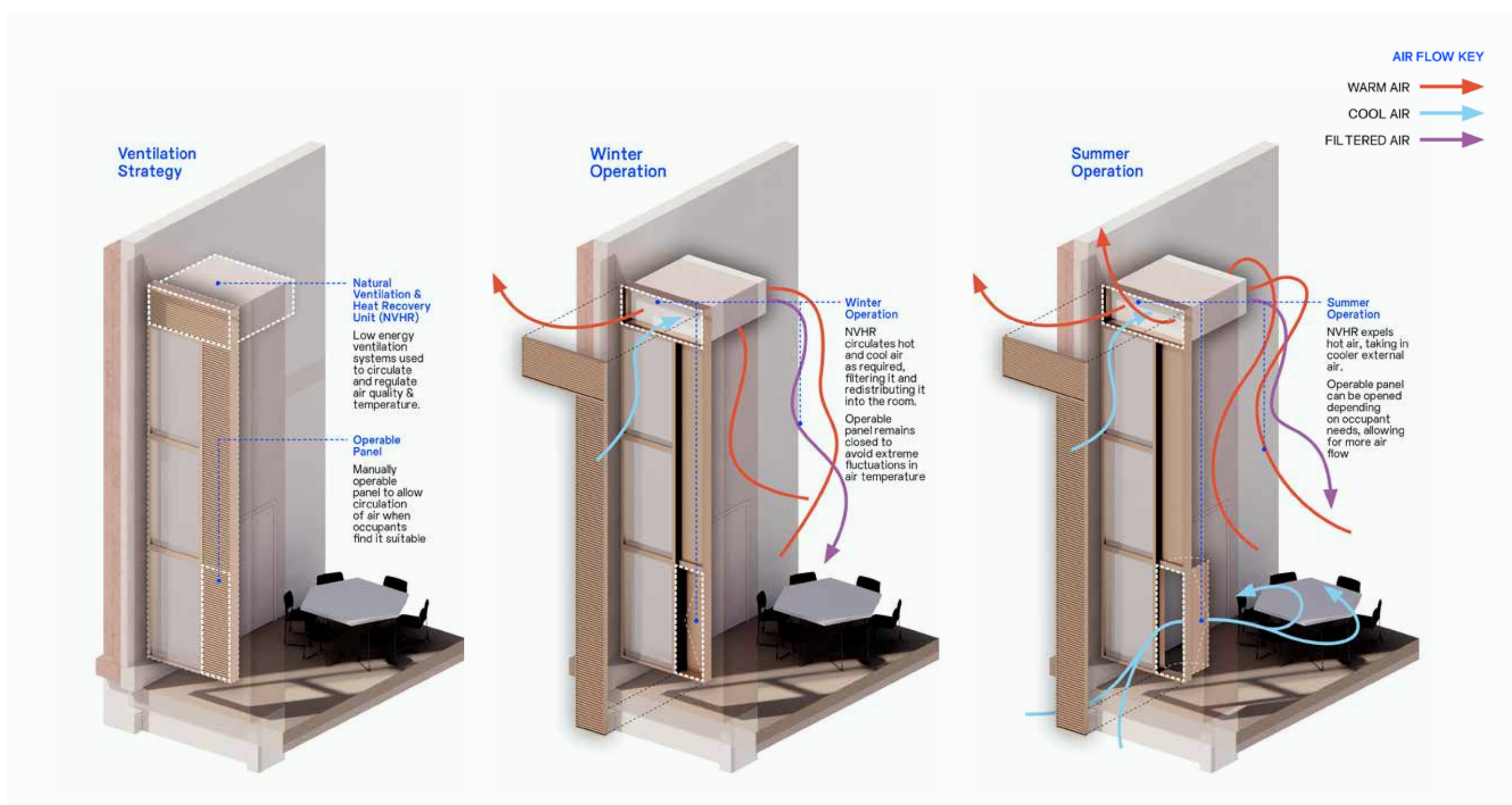
Third floor plan





Sustainability

The new building will be certified as BREEAM Excellent, which will demonstrate the holistic approach to sustainable development that has been integrated into the design from the outset.



A Low Energy Building

Design measures have been used to reduce the energy requirements of the new building.

- A high-performance building, which is well insulated and airtight, will reduce energy demands.
- The layout and design of the windows has been carefully considered to reduce heat loss in the winter and heat gain in the summer. The window shades integrated into the building façade bring together sustainability and design elements.
- The potential for natural ventilation has also been maximised, reducing the amount of power used by the building.

Encouraging Sustainable Transport

Through a reduction in staff car parking, the NEQ development will encourage the use of more sustainable modes of transport.

The site is well located to benefit from existing public transport links, including UniLink bus services provided by the University. The site will provide new secure cycle storage, shared mobility options, and improved pedestrian routes into Highfield campus.

Landscape and Drainage

The proposed landscaping scheme will transform this area of Highfield campus into an asset with enhanced biodiversity.

The sustainable drainage strategy for the site includes the creation of a pond that is integrated into the landscape. An existing drainage stream running to the south of the site will be utilised for surface water drainage, to reduce pressure on local drainage infrastructure.



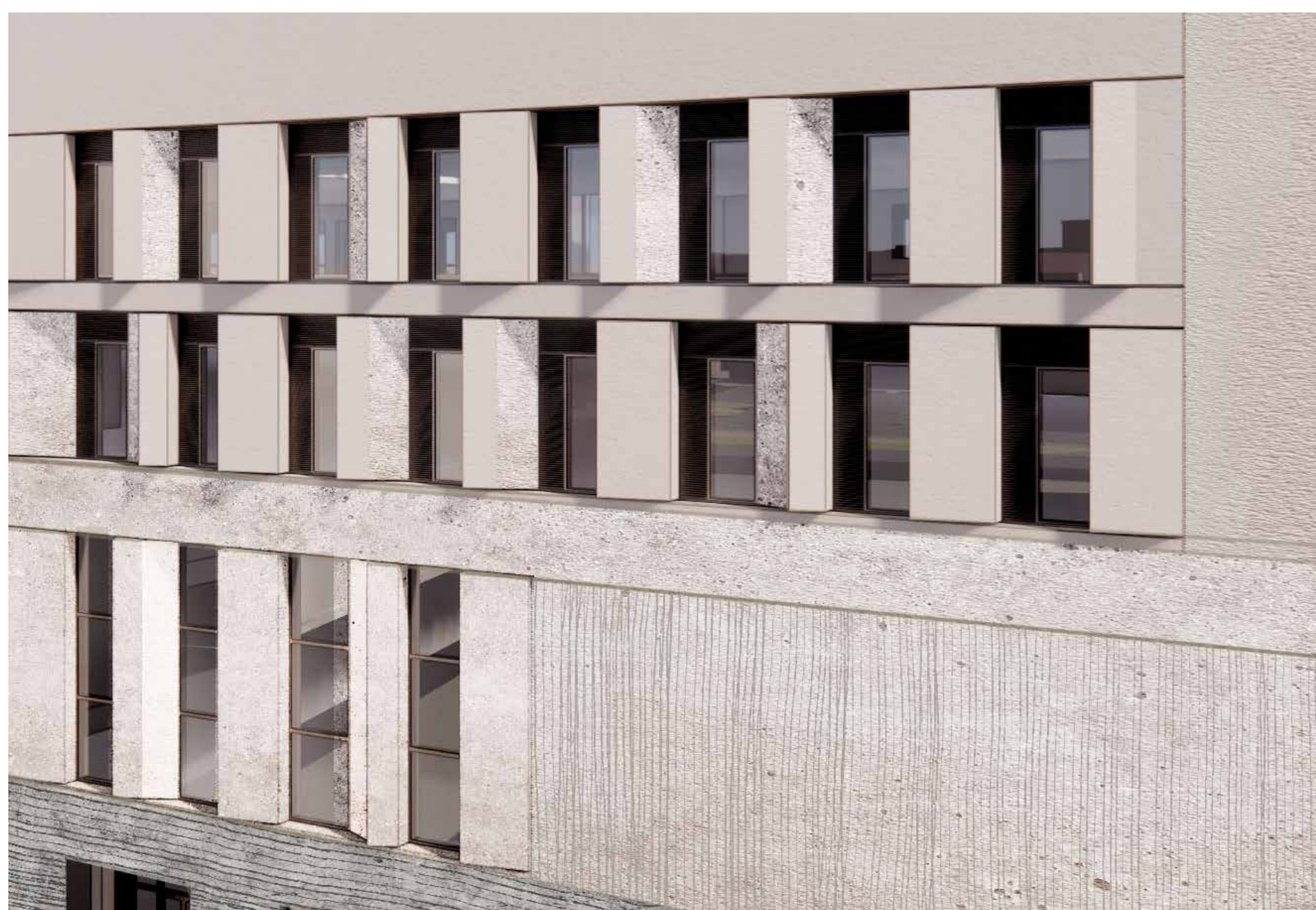
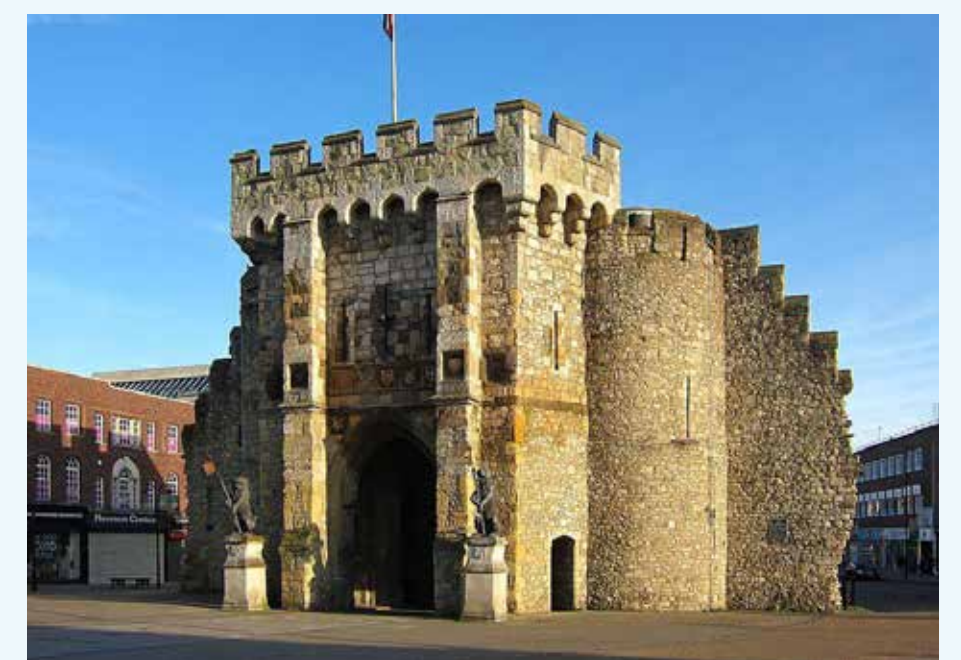
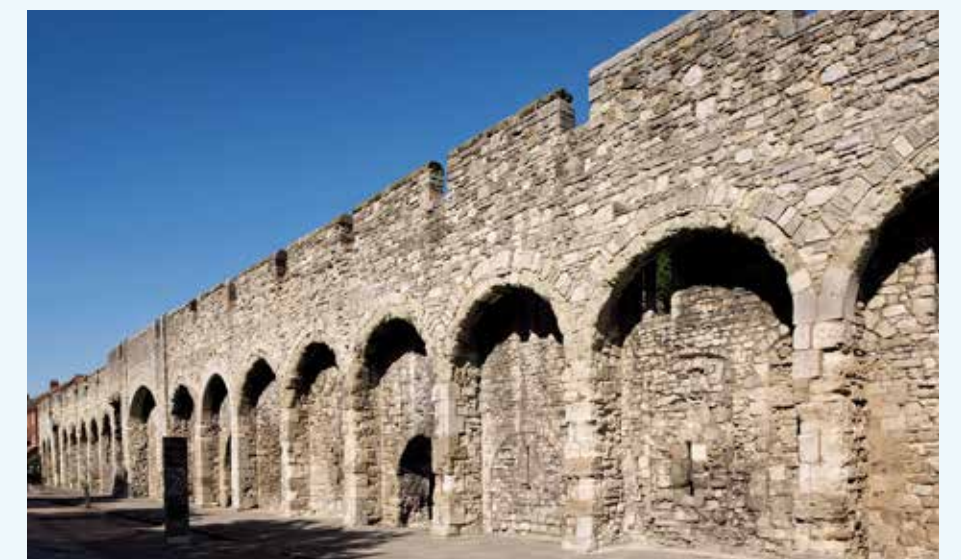
Responsible Construction

During the construction phase, the University will ensure that contractors are held to the highest standards. Contractors will be required to produce a Construction Management Plan and the University will ensure that logistics are managed carefully to reduce impact on neighbours as far as possible. Potential environmental impacts arising during construction, including from dust, noise and vibration, will be mitigated through continuous monitoring and the implementation of relevant mitigation strategies.



Appearance

The façade design for the building has been informed by the materiality of the local Southampton City context, taking reference from the varying textures of the Civic Centre and the historic city walls.



The building design takes inspiration from this contrast, using one material in two different textures to create variation and interest. The façade will be composed of concrete panels, which will be created from moulds to generate the differences in texture.

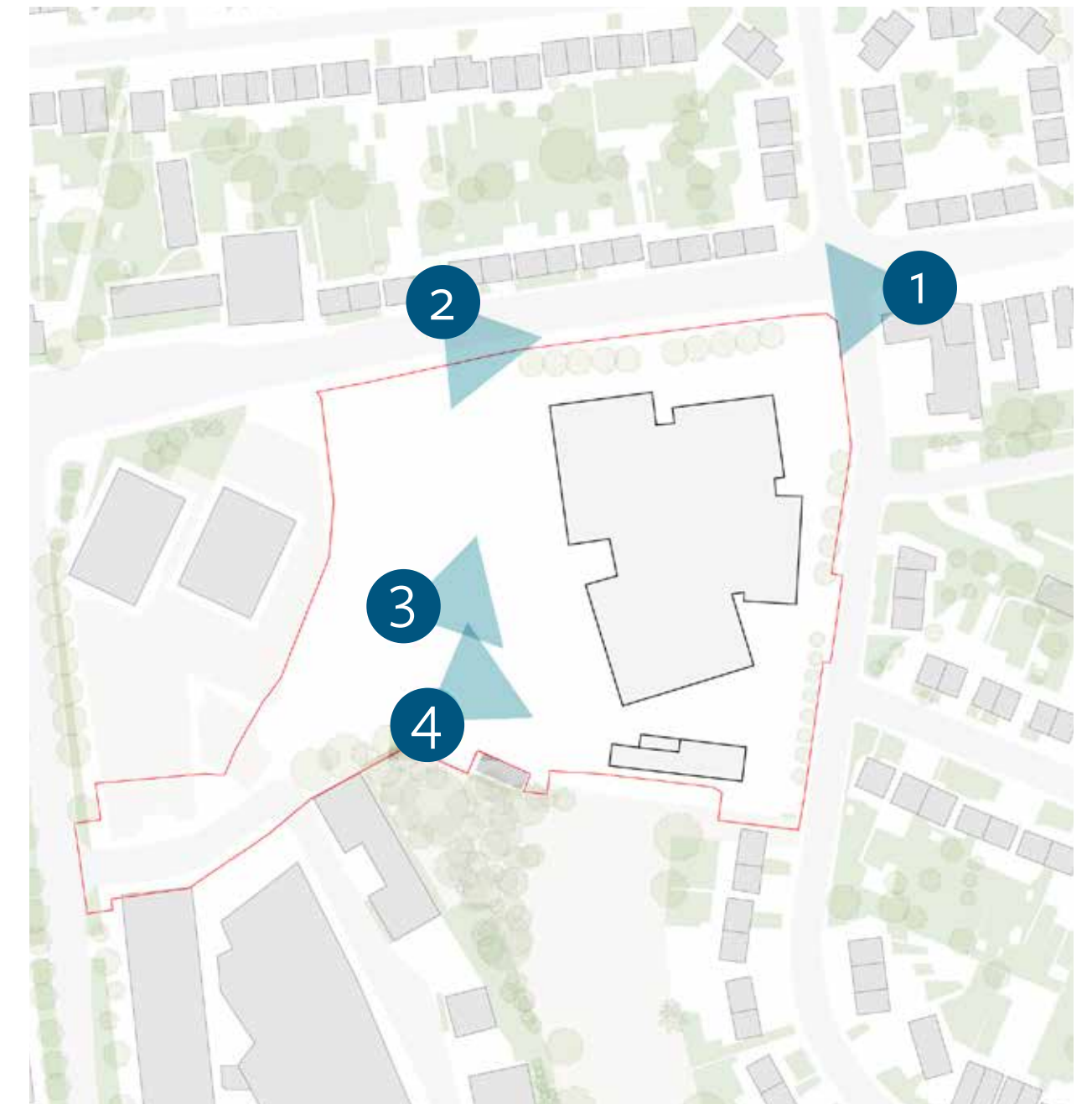
The colour of the building will be reminiscent of the warm white limestone tones of those existing civic structures. This will give the building a feeling of permanence and weight, meeting the aspiration of the University to create a new flagship building for Highfield campus which is grounded in its context.

The external design has also been informed by key sustainability drivers. This includes reducing the amount of glazing to minimise the energy required to heat and cool the building, as well as angled panels which will shade the windows to reduce unwanted heat gain in the building.





Views



Next Steps

The University intends to submit two separate planning applications for the development of the NEQ site, one for the main works and one for a package of enabling works that will help the development to be delivered as efficiently as possible.

Enabling Works

The proposed enabling works package will include a range of activities to prepare the site:

- Securing the site with hoardings and establishing temporary pedestrian and cycle routes
- Diverting and removing existing below ground services
- Installing temporary and permanent surface water drainage upgrades
- Removing redundant substations
- Undertaking ground investigations and works to level the site



NEQ Timeline



We welcome any feedback you have on the proposed development of the NEQ.

Please either fill in a feedback form at today's event, or email your comments to estatedevelopment@soton.ac.uk

These boards are available to view at www.soton.ac.uk/neq