

University of  
Hertfordshire

# U H 2020ESTATESVISION

NOV 2011



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# Executive Summary

## 2011–2021

The 2020 Estates Vision signals the University's development objectives for the next 10 years and establishes a detailed framework within which future proposals are to be brought forward. It builds upon the work achieved by the 2004 Masterplan and responds to the University's Strategic Plan. The Vision offers a bold proposal for the University's evolution over the next decade, whilst acknowledging the current challenges faced by the University. All proposals sit within local and national planning policies, and are compatible with the University's academic and development aspirations.



## Strategic Drivers and Key Principles

The University must continue to look forward and plan for the next decade, developing a strategy that responds to the following drivers:

### 1. The Strategic Plan

### 2. The introduction of higher tuition fees

### 3. Community engagement

### 4. Welwyn Hatfield Borough Council's request that a masterplan be brought forward

The 2004 Masterplan successfully delivered a number of projects for the University and propelled it in to the 21st Century. However, a new vision is required to frame the University's response to the above drivers in the coming decade.

Under the influence of the strategic drivers previously outlined, the key principles, which frame the 2020 Estates Vision can be summarised as follows:

### 1. The University's student body will remain broadly stable;

### 2. The University will continue to raise entry requirements;

### 3. There will be an increased focus on student experience in response to rising expectations;

### 4. Campus Living will be at the heart of the 2020 Estates Vision;

### 5. STEM subjects (Science, Technology, Engineering and Maths) will remain key to the University's academic offerings and its heritage;

### 6. 85% of the University's non-residential accommodation will be rated by HEFCE as being in 'good condition';

### 7. The University will seek to minimise the environmental impact of its buildings and operations; and

### 8. The University is committed to community engagement and working with the Community to achieve common objectives and resolve off-campus impacts.

## Community Engagement

Community engagement is a key driver within the University's Strategic Plan, and the Community Partnerships Office is the front door and first point of contact for local organisations, charitable groups and residents interested in collaborating with the University. The University is extremely active within the Hatfield and Hertfordshire communities, aiming to support those living and working in the area.

The University has forged strategic partnerships with Welwyn Hatfield Borough Council and other local authorities, including Hertfordshire County Council and St Albans District Council as well as businesses and the voluntary sector.

In conjunction with Welwyn Hatfield Borough Council, the University has jointly developed a Landlord Accreditation Scheme. The University also helps fund various environmental measures such as enhanced waste collection services in support of students in the local community.

## The University Estate

The purpose of the 2020 Estates Vision is not to achieve overall expansion of the University, but to improve, enhance and consolidate the existing University Campuses.

The College Lane and de Havilland Campuses within Hatfield will be the main focus of the 2020 Estates Vision. The University has a number of sites beyond these Campuses, performing a variety of roles and uses in support. The continued use or future evolution of these satellite sites is addressed in the 2020 Estates Vision:

In accordance with creating a vibrant campus experience, the University will re-define and clarify the role or need of its satellite sites:

– **Meridian House** - All learning and teaching activity is to be relocated to the College Lane Campus.

– **Bayfordbury** – The University will work with Schools and Faculties in developing the academic and research potential offered at Bayfordbury. Collaboration with Hertfordshire and Middlesex Wildlife Trust and the Groundwork Trust will be central to this strategy.

– **Fielder Centre** – By 2021, new conferencing and meeting rooms in support of the University's enterprise strategy will be provided on the College Lane and de Havilland Campuses, replacing the facilities currently provided within the Fielder Centre.

– **Angerland Park & Ride** – This facility will continue to play an important role in reducing the amount of cars coming to the Campus.

– **College Lane North** – The need to concentrate activity on the existing Campuses in Hatfield in support of creating vibrancy and community means this site is surplus to requirements. Subject to supporting public realm improvements on College Lane North, the site will be disposed for alternative uses.

– **Titan Court and the MacLaurin Building** – Home to a variety of University functions, these buildings will be included in a review of spatial reorganisation across the University.

## 2020 Estates Vision Process

This Estates Vision has developed through careful analysis of the existing estate, as well as consultation with key stakeholders and the University community at large. Stakeholder outreach has included one-to-one interviews and focus groups, including academics, staff, the Student Union as well as individual students.

## Estates Policies

Many of the issues identified in the consultation process have arisen in response to a series of complex and long running processes. These cannot be solely attributed to the decline or failure of physical infrastructure through age or use, but are associated with the softer side of the campus experience – how we plan and manage the Estate and deliver services.

Once all the new projects are complete, the challenges in delivering a comprehensive campus experience beyond 2021 will increase. A strategic framework of policies that will guide all decisions in relation to the management of the Estate is essential if we are going to deliver a campus experience beyond 2021.

Without this framework, we risk repeating the cycle of renewal and decline which leads to an inconsistent campus experience.

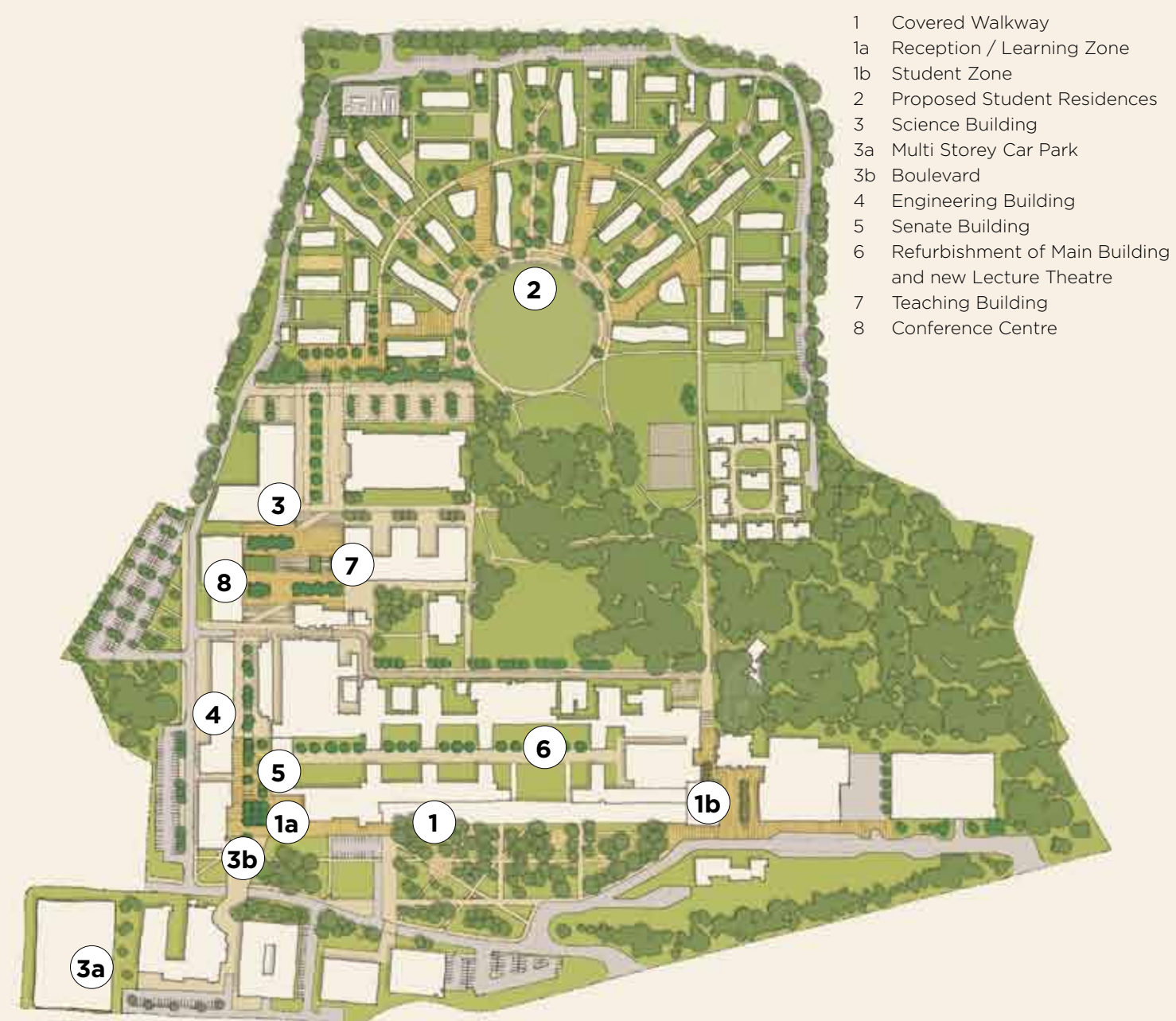
The policies set out in Chapter 4 have been developed in response to the issues that arose as key themes from the consultation process. Taken together, they can help prolong the life of our buildings, target new investment to best effect, and filter all estates-based decisions through wider University priorities, such as delivering on the student experience agenda.

These policies not only shape and become the foundations of the Vision, they will ensure the key themes are maintained and protected throughout the life time of the framework leaving a legacy well beyond 2021. This is the strategic legacy of the 2020 Estates Vision.





de Havilland Campus



College Lane Campus



### de Havilland Campus Proposals

As a new campus, de Havilland has relatively few requirements for improvements. In comparison to the College Lane Campus, all interventions proposed are minor. However, whilst the Campus’ buildings are all of a high quality, the Campus lacks informal learning and social spaces.

Other difficulties on Campus relate to circulation. The main ‘street’, which links the wings of academic development, can be relatively sterile and does not offer students any amenities aside from space to pass through. The Campus as a whole also offers poor signage, particularly to the popular Club de Havilland, and many outdoor spaces are underutilised.

The proposals within Chapter 5 thus seek to address these key issues over the period of the 2020 Estates Vision.

Proposed Projects at de Havilland will be phased as follows:

- Phase 1**  
Informal learning and social spaces:
- Remodelling of Weston Atrium
  - Introduction of the Student Union
  - Remodelling of the Weston Auditorium Foyer

- Phase 2**  
Events plaza and link to Club de Havilland

### College Lane Campus Masterplan

The 2020 Estates Vision proposes the most radical intervention on this Campus since it opened nearly 60 years ago.

With campus living at its heart, the Masterplan will deliver a campus experience through the phased implementation of the following projects:

- Phase 1**  
1. Covered Walkway  
1a. Reception / Learning Zone  
1b. Student Zone

- Phase 2**  
Student Accommodation

- Phase 3**  
3. Science Building  
3a. Multi Storey Car Park  
3b. Boulevard

- Phase 4**  
Engineering Building

- Phase 5**  
Senate Building

- Phase 6**  
Refurbishment of Main Building and new Lecture Theatre

- Phase 7**  
Teaching Building

- Phase 8**  
Conference Centre

### Delivery

The 2020 Estates Vision proposes an ambitious development programme which will allow the University to tackle the challenges of the next ten years. These works will need to be phased to ensure minimal disruption to the University’s students and staff, allowing the University to remain entirely operational. Resources, financing and flexibility will also be key drivers.

Project	Estimated Delivery
de Havilland Campus	
Informal Learning and Social Spaces	Autumn 2012
External Areas including, Events Plaza, sports amenity and link to Club de Havilland	Spring 2015
College Lane Campus	
Multi-Storey Car Park	Spring 2013
Learning and Student Zone	Spring 2014
Student Accommodation and Energy Centre	Phased completion – each Autumn term in 2014, 2015 and 2016
Science Building	Spring 2015
Boulevard	Spring 2015
Engineering Building	Early 2017
Senate Building	Autumn 2017
Refurbishment of Main Building and new Lecture Theatre	Autumn 2018
Teaching Building	Autumn 2019
Conference Centre	Spring 2021

### Summary

Once complete, the 2020 Estates Vision will deliver a lasting legacy for the University and leave it well positioned to deal with the challenges that now confront the higher education sector.

The legacy will include:

1. A more efficient and effective University Estate with lower operating costs;
2. A more functional campus, in which 85% of the non-residential buildings will qualify as ‘good’ by HEFCE standards;
3. A distinctive campus experience for students, staff and visitors, in which the dynamism of the University is embodied in its physical estate;
4. An improved public realm, with more consistent signage and public space design;
5. A more accessible University, in which the needs of students, staff and community members have been considered; and
6. Attractive and vibrant on-campus residential communities.





# 01

## Introduction

The University’s current operations can be summarised as follows:

**4** **FACULTIES** INCLUDING THE BUSINESS SCHOOL, FACULTY OF HEALTH AND HUMAN SCIENCES, FACULTY OF HUMANITIES, LAW AND EDUCATION AND THE FACULTY OF SCIENCE, TECHNOLOGY AND CREATIVE ARTS

**OVER 250**  
**DIFFERENT SPORTS CLUBS**  
**USE THE FACILITIES**  
AT HERTFORDSHIRE SPORTS VILLAGE

UNIVERSITY-OWNED SITES:  
COLLEGE LANE CAMPUS, DE HAVILLAND CAMPUS, BAYFORDBURY CAMPUS, UH BIOPARK, COLLEGE LANE NORTH, FIELDER CENTRE, MERIDIAN HOUSE, TITIAN COURT AND THE MACLAURIN BUILDING, ANGERLAND PARK AND RIDE

**14** **SCHOOLS** INCLUDING THE HEALTH AND HUMAN SCIENCES RESEARCH INSTITUTE; THE SCIENCE AND TECHNOLOGY RESEARCH INSTITUTE; AND THE SOCIAL SCIENCES, ARTS AND HUMANITIES RESEARCH INSTITUTE

**20,500** **FULL TIME STUDENTS**  
**2,618** **STAFF**  
**2,000** **INTERNATIONAL STUDENTS FROM 85 DIFFERENT COUNTRIES**

**c238,000m<sup>2</sup>**  
**OF OCCUPIED FLOOR SPACE**

COLLEGE LANE CAMPUS  
**30.25 ha** INCLUDING 102,000m<sup>2</sup> OF ACADEMIC SPACE  
**3,686** **CAR PARKING SPACES ON-CAMPUS**

**1,800** STUDENTS WITHIN LOCAL CONSORTIUM: FULL AND PART-TIME STUDENTS FROM REGIONAL COLLEGES INCLUDING HERTFORDSHIRE REGIONAL COLLEGE OF WARE, NORTH HERTFORDSHIRE COLLEGE OF STEVENAGE, OAKLANDS COLLEGE OF WELWYN GARDEN CITY, AND WEST HERTFORDSHIRE COLLEGE OF WATFORD

**c.£230 MILLION** UNIVERSITY TURNOVER 10/11  
**6.5 MILLION PASSENGERS CARRIED BY UNO BUSES**  
**100,000+ GLOBAL ALUMNI**

DE HAVILLAND CAMPUS  
**19ha** 3,110 STUDENT ROOMS WITH 1,510 ON THE COLLEGE LANE CAMPUS AND 1,600 ON THE DE HAVILLAND CAMPUS



# Introduction

The 2020 Estates Vision defines a vision for the University’s physical estate over the coming decade, identifying a comprehensive programme of construction and renewal, and changing the way space is managed and occupied. The focus of the 2020 Estates Vision is not to achieve overall University expansion but to improve, enhance and consolidate the existing University campuses. This approach will both offer students and staff a high quality learning and teaching experience, respond to the competitive nature of the higher education sector and also help reduce our carbon footprint. To this end, the 2020 Vision signifies what the University intends to do over the next ten years, and provides a detailed framework within which future projects will come forward.

## Strategic Drivers

The University of Hertfordshire has recently been recognised as being in the top 4% of the world’s universities in the Times Higher Education World University Rankings and is a reflection of the long term planning and strategic vision of the University. If the University of Hertfordshire is to continue to build on this success and face the challenges of the current higher education sector reforms, probably the most significant reform for a generation, it must have a clearly articulated strategy that touches on all aspects of its corporate, academic and estate concerns.

The University must therefore continue to look forward and plan for the next decade, developing a strategy that responds to the following drivers:

1. The Strategic Plan of the University which sets out a vision for the future shape and profile of the University, in particular, a stable student body;
2. The introduction of higher tuition fees will be one of the most profound policy changes in the higher education sector seen for a generation. This will have a significant impact on student expectations around quality across all aspects of their University experience, including the need to deliver a campus-based experience;
3. The need to fully engage with the community whilst reducing the impact of the University’s operations;
4. The requirement under the Welwyn Hatfield District Plan to bring forward a framework for the University’s intentions for its Estate, just as it did in 2004 when it endorsed the current University Masterplan. The 2004 Masterplan successfully delivered a number of projects for the University and propelled it in the 21st Century. However, a new vision is now required to frame the University’s response to the above drivers in the coming decade.

## Key Principles

In response to the strategic drivers previously outlined, the key principles, which frame the 2020 Estates Vision can be summarised as follows:

1. The University’s student body will remain broadly stable;
2. The University will continue to raise entry requirements;
3. There will be an increased focus on student experience in response to rising expectations;
4. Campus Living will be at the heart of the 2020 Estates Vision;
5. STEM subjects (Science, Technology, Engineering and Maths) will remain key to the University’s academic offerings and its heritage;
6. 85% of the University’s non-residential accommodation will be rated by HEFCE as being in ‘good condition’;
7. The University will seek to minimise the environmental impact of its buildings and operations; and
8. The University is committed to Community Engagement and working with the Community to achieve common objectives and resolve off-campus impacts.

## The 2020 Vision is arranged as follows:

In advance of setting out plans for the estate’s development, the 2020 Estates Vision provides the overall context for all the proposals. This information is provided within Chapter 2, including the University’s regional context, and relevant policies, such as the University’s community engagement policy, and local planning policy. The University’s historic development is then profiled in Chapter 3, illustrating the tradition of change at the University.

Chapter 4 introduces the Vision’s current policies, all of which have been developed in response to the priorities emphasised during the consultation process. Key issues addressed include co-location, first impressions of the campus, public realm, student and staff experience, condition and suitability and residences.

Finally, proposals for de Havilland Campus and the College Lane Masterplan illustrate the specific design and development proposals accompanying these policies. These are presented in overall concept drawings, as well as in individual profiles, which include more detail. This strategic approach will be vital in coordinating the many varied projects that will flow from the 2020 Estates Vision, ensuring consistency throughout and delivering a single, high quality campus experience.

Finally, a delivery programme is outlined in Chapter 7.

**“The Vision will shape how the University plans and operates its Campuses, with community, sustainability, staff and students at its heart”**





# 02

**Context**

# Context

The 2020 Estates Vision outlines the University’s development objectives for the next 10 years and establishes a detailed framework within which future proposals are to be brought forward. It aligns with the 2010 Strategic Plan, and builds upon the work achieved by the 2004 Masterplan. Whilst following the goals put forward in these ambitious documents, the Vision also recognises the current challenges faced by the University, and correlates with local and national planning policy.

The Estates Vision also responds to the challenges put forward by the 2010 Browne Review, or ‘Independent Review of Higher Education Funding and Student Finance’. The Browne Review states that English higher education institutions (HEIs) are internationally respected and now have a record number of people enrolled, studying a diverse range of subjects. However, the Browne Review also identifies that this competitive edge is starting to

be challenged by other countries that are ‘increasing investment in their HEIs and educating more people to higher standards’ (Browne Review, 2010, p 2). Accordingly, the guiding principle of the Browne Review is that more investment should be available for higher education.

In addition, with the removal of fee caps, students are now faced with higher tuition fees. Consequently, they will have higher expectations and demand more from their chosen University. HEIs must therefore ensure that they are in a position to offer attractive, high quality facilities and academic courses to appeal to students and make sure that higher education remains an attractive option within today’s competitive climate.

Other factors that shape the context of the 2020 Estates Vision are local and national planning requirements and the University’s own corporate publications which guide the aspirational drivers for future development. These publications include:

- Strategic Plan (2010 – 2015)
- Student Experience Strateg (2010 – 2015)
- Community Engagement Strategy (2011 – 2015)
- Research, Innovation and Enterprise Strategy (2011 – 2015)



# The University and its Surroundings

Hatfield dates from Saxon times, and it grew up around the gates of Hatfield House, the seat of the Cecil family. Old Hatfield still retains many historic buildings, notably the Old Palace, St Etheldreda’s Church and Hatfield House.

In 1930, the de Havilland airfield and aircraft factory opened at Hatfield and by 1949 it had become the largest employer in the town, with almost 4,000 staff. The factory produced many nationally-important aircrafts: for example, during the Second World War, it produced the Mosquito fighter bomber. After the war, facilities were expanded and it developed the Vampire, Comet, the Trident airliner, and an early bizjet, the DH125. The de Havilland company was even successful enough to donate a site to Hertfordshire County Council for educational use: the site was then developed as Hatfield Technical College, which is now the College Lane Campus. de Havilland was purchased by Hawker Siddeley in 1960 and merged into British Aerospace in 1978. The BAE site then closed in 1993, and the University purchased part of the site for the de Havilland Campus. Hatfield’s aerospace history is recorded today in the names of local streets, such as Comet Way.

After World War II, Hatfield was designated a New Town under the New Towns Act 1946, forming part of the initial Hertfordshire group with nearby Stevenage, Welwyn Garden City and Letchworth. The Government designated 2,340 acres (9.5 km2) for Hatfield New Town, with a population target of 25,000. The Hatfield Development Corporation, tasked with creating the New Town, chose to build a new town centre, rejecting Old Hatfield because it was on the wrong side of the railway, without space for expansion and “with its intimate village character, out of scale with the town it would have to serve.” They chose instead St Albans Road on the town’s east-west bus route. A road pattern was planned that offered no temptation to through traffic to take short cuts through the town and which enabled local traffic to move rapidly about the town. The site of the Technical



de Havilland Campus

College (now College Lane Campus) was therefore very much part of the 1950’s plans for major development of Hatfield.

Hatfield has retained the New Town characteristics, including much modernist architecture of the 1950s and the trees and open spaces that were outlined in the original design. However, the town centre is likely to evolve in the upcoming years, as planning permission has been granted for a town centre redevelopment including 275 flats and retail units.

Today, the University benefits from collaborative relationships with its local authorities including Welwyn Hatfield Borough Council, St Albans District Council, East Herts District Council and Hertfordshire County Council. The University also has strong links with nearby St. Albans, holding all its graduation ceremonies in the historic cathedral, and until recently, being the home of the Law School.



# The University Today

The University of Hertfordshire has successfully positioned itself as the UK's leading business-facing University having recently been awarded the accolade 'Entrepreneurial University of the Year 2010' by Times Higher Education. The University aims to shape the next generation of business facing universities and continue to be an exemplar in the sector, by playing a leading role in addressing the economic and social challenges facing the UK in increasingly competitive global markets.

Innovation, creativity and an enterprising mindset are the defining characteristics of the University. The University will also continue to play a central role in the local and regional economy, contributing positively to its social and economic development, and building the University's international profile and global reputation.

The University is currently one of the region's largest employers with 2,618 staff and a turnover of more than c.£230 million. With a student community of over 27,700, including more than 2,000 international students from over 85 different countries, the University has a global network of over 100,000 alumni.

The University has defined a set of core values which inform and sustain all of our activities;

- Student-centred
- Innovative, creative and enterprising
- Committed to supporting and developing our people
- Focused on excellence and celebration
- Dedicated to enjoyment in learning and work
- A place of integrity where the individual is respected

The two principal centres of activity for the University are the College Lane and de Havilland Campuses which support a student body exceeding 27,700, with a further 2,500 students taking courses abroad at our partner institutions. The University provides a variety of full and part time, undergraduate and postgraduate courses across 4 Faculties, within 14 Schools:



Business School

## The Business School

### Faculty of Health and Human Sciences

- School of Health and Emergency Professionals
- School of Life Sciences
- School of Nursing Midwifery and Social Work
- School of Pharmacy
- School of Postgraduate Medicine
- School of Psychology

### Faculty of Humanities, Law and Education

- School of Education
- School of Humanities
- School of Law

### Faculty of Science, Technology and Creative Arts:

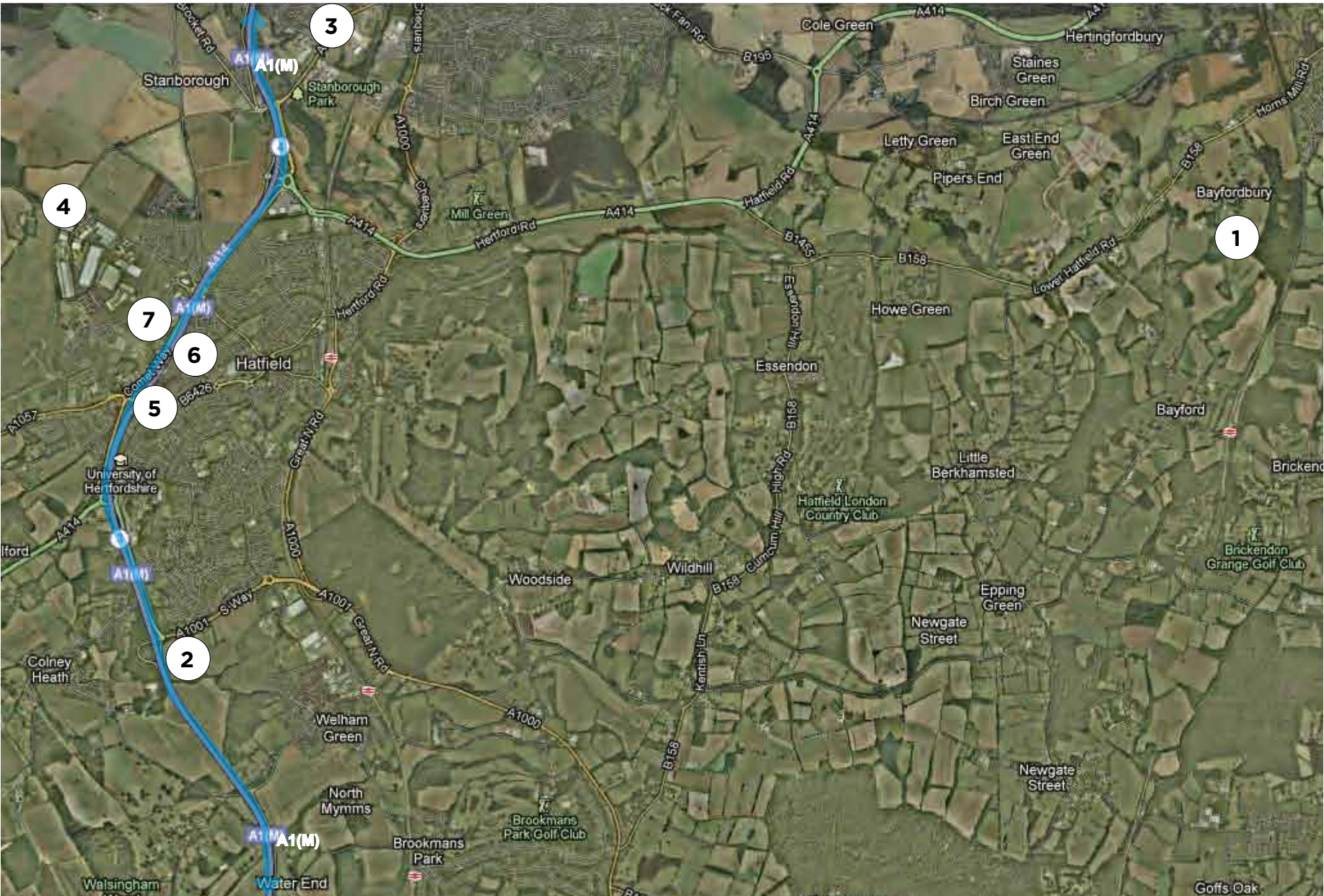
- School of Computer Science
- School of Creative Arts
- School of Engineering and Technology
- School of Physics, Astronomy and Mathematics



Context Map



# Satellite Sites



The University has a number of sites beyond College Lane and de Havilland. These have a variety of roles and uses that support the activity on the two main Campuses. The continued use, and evolution of uses, on each of these satellite sites, is addressed in the Estates Vision.

The sites include:



## 1 Bayfordbury

Bayfordbury is an important research facility located 15 km to the east of Hatfield within the parkland of the historic Bayfordbury Mansion. It is home to the East of England Science Learning Centre supporting the work of teachers, as well as the Astronomical Observatory, regarded as one of the finest teaching observatories in the country. The site, complete with an arboretum and lake, offers a valuable research resource to geographical and environmental sciences.

The University's aspiration is to create a Centre for Excellence at Bayfordbury and has asked the Groundwork Hertfordshire and the Herts and Middlesex Wildlife Trust to locate there in support of a new academic and research strategy.





## 2 Angerland Park & Ride

This site provides 800 car parking spaces for staff and students on the edge of South Hatfield. Served by the University Bus Company, the facility plays a major role in reducing congestion and parking pressure in and around the Campuses. Community sports facilities are due to be reprovided in 2012.



## 3 BioPark

A successful laboratory and office facility (extended in 2010) exceeding 20,000m<sup>2</sup> that links life science and health technology businesses to academic and research institutes. Contributing to a thriving scientific community that is an important component of the South Hertfordshire BioCluster. Work has recently been completed on the new Hertfordshire Enterprise Academy to provide more support to entrepreneurs within the region.



## 4 The Fielder Centre

The Fielder Centre is the University's purpose-built conference centre, located north of the two Hatfield campuses on the Hatfield Business Park, offering a 200 seater conference hall, seminar rooms, function room, board room and a computer suite.



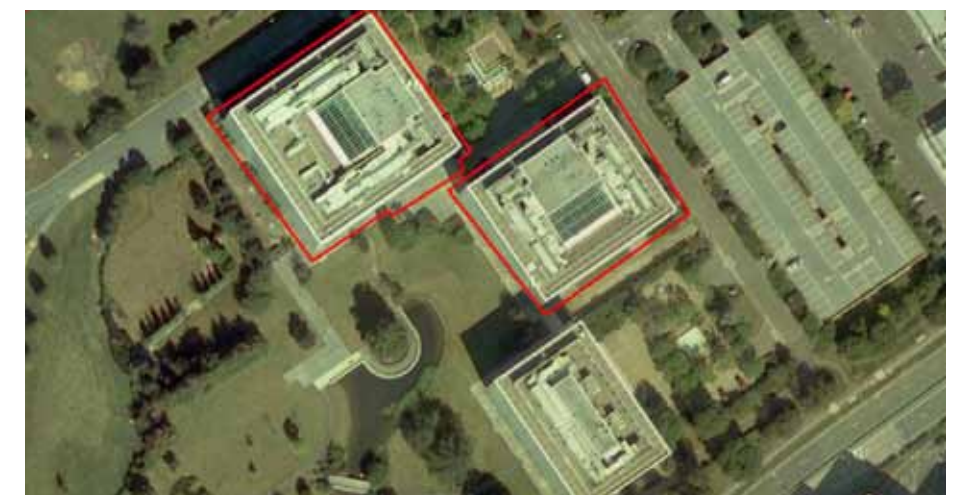
## 5 College Lane North

This is an undeveloped site that lies to the north of the College Lane Campus, bordering the western edge of College Lane North. The northern tip of this site is home to the Hatfield Lawn Tennis and Bowling Club.



## 6 Meridian House

Home to some Schools within the Health and Human Faculty, this building is located on the edge of Hatfield town centre, off campus.



## 7 Titan Court and the MacLaurin Building

These buildings are home to many administrative and professional functions that support the work of the University as well as some of the UH businesses and third party tenants such as Ocado and Regus.



# Community Engagement

Community engagement is a key driver within the University's Strategic Plan, and the Community Partnerships Office is the front door and first point of contact for local organisations, charitable groups and residents interested in collaborating with the University. The University is extremely active within the Hatfield and Hertfordshire communities, aiming to support those living and working in the area.

The University has forged strategic partnerships with Welwyn Hatfield Borough Council, Hertfordshire County Council and St Albans District Council, as well as businesses and the voluntary sector.

In conjunction with Welwyn Hatfield Borough Council, the University has jointly developed a Landlord Accreditation Scheme. The University also helps fund various environmental measures such as enhanced waste collection services in support of students in the local community.

A strategic partnership has also been formed between the University and the Herts and Middlesex Wildlife Trust and Groundwork Hertfordshire to develop a shared academic and training programme at a new facility on the Bayfordbury Campus.

## Enterprise:

As the UK's leading business-facing University, the University has forged a strong relationship with local businesses, and numerous local partnerships, designed to encourage students to engage with local enterprise, and to offer local organisations, businesses and residents access to university resources.

## Local community and social enterprise:

The University encourages students and staff to undertake projects in the local community, including volunteer work, charitable giving, and local heritage projects. A Social Enterprise Unit offers assistance with strategic issues, and areas



University Resident Reps

including finance, marketing, IT, accounting and HR. Voluntary work by staff and students includes the Law Clinic, involvement in local events and the Resident Representatives. These are students who live in the local community, working closely with their neighbours in the areas in which they live, being active in community initiatives such as litter picking and helping organise local events.

## Schools outreach:

The University has numerous partnerships with local schools and colleges, and the University's Recruitment and Access team offers support to these institutions through mentoring, workshops, staff development programmes and access to facilities.

The School Governors programme encourages staff to become governors for local schools, and helps schools select members of staff suited to their boards.

## Culture and sport:

The University enhances cultural offerings in Hertfordshire by opening University events and facilities to the local community. Cultural provisions from the University include the UHArts programme, which supports community-based arts programmes and events, such as the resident de Havilland Philharmonic orchestra. Theatre, art, music, cinema and literature events, as well as lectures, seminars and debates are also frequently open to the public, including the Rhythms of the World music festival.



Schools outreach

The Forum offers a 2,000 capacity auditorium space which regularly hosts events and exhibitions. The University's sports and health facilities are also open for community use, in order to encourage a culture of health and fitness in the wider community.

## Public transport:

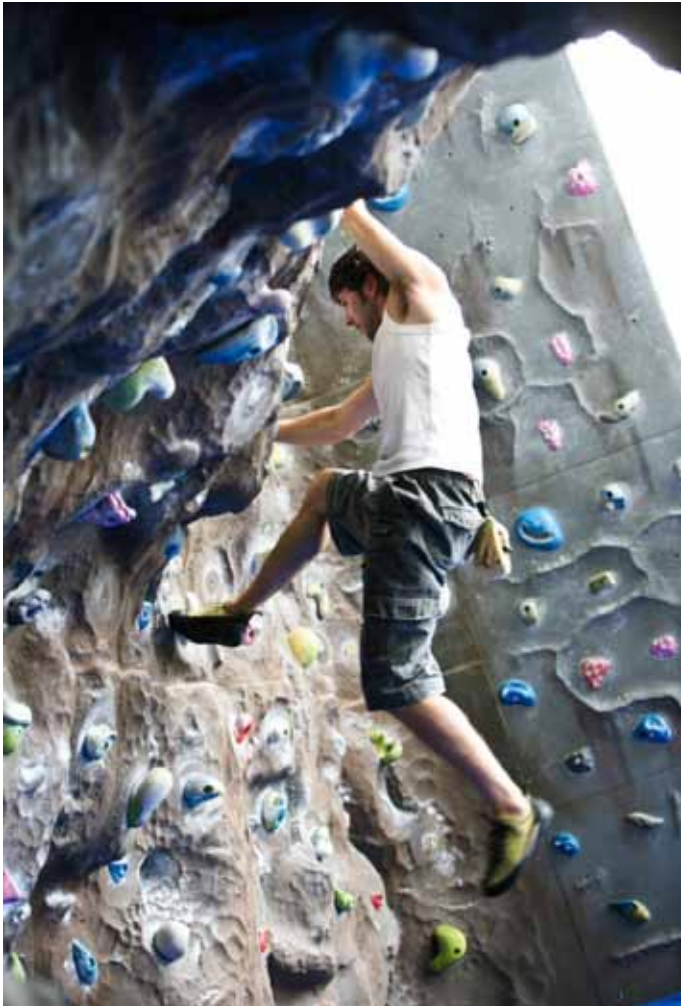
The University manages the local bus service for UNO, which is used widely by both University affiliates and the wider Hertfordshire community. The service makes 2,300,000 passenger journeys a year, with two thirds of these trips taken by local residents.



UNO buses



University Philharmonic Orchestra in the Weston Auditorium



Hertfordshire Sports Village



# Planning Policy Context

Existing national, regional and local guidance provides the planning framework within which the future development of the University must be considered. National planning policy advocates a positive and proactive approach to development, with sustainability at the heart of development delivery.

## The Development Plan

The current planning policies for Welwyn Hatfield are set out in the development plan which comprises the saved policies of the Welwyn Hatfield District Plan (2005), and the saved policies of the Hertfordshire Structure Plan (1991 – 2011).

Local authorities are now required to replace their local plans and unitary development plans with a single plan in the form of a Local Development Framework (LDF). Welwyn Hatfield Borough Council is currently at the early stages of producing its first LDF. The majority of policies within the District Plan were saved in 2008 in order to continue to provide planning policy guidance up until they are replaced by the LDF. As such the District Plan is the statutory development plan which the Masterplan proposals will have regard to as they come forward.

## Hertfordshire Structure Plan (1991 – 2011)

Following the 2007 review of the Structure Plan five policies have been saved. These policies must be read in context, where policies were adopted sometime ago it is likely that material considerations, in particular the emergence of new national and regional guidance will be afforded more weight in planning decisions. Accordingly the saved structure plan policies are not considered to be relevant to the Masterplan proposals.

## Welwyn Hatfield District Plan (2005)

The District Plan recognises the importance of an efficient transport network and its effect on the quality of our environment. Promoting sustainable forms of travel is key to the objectives of the Plan in order to encourage balanced and self-contained settlements. To achieve this, the Plan encourages reducing the overall need to travel by integrating land uses with transport and supports development in accessible locations, promoting the use of sustainable modes of transport.

Specific policies which must be considered as University proposals come forward include:

Policy M1: Integrating Transport and Land Use

Policy M3: Green Travel Plans

Policy M5: Pedestrian Facilities

Policy M6: Cycle Routes and Facilities

Policy M9: Bus and Taxi Facilities

Policy M14: Parking Standards for New Developments

The Welwyn Hatfield District Plan was adopted by Welwyn Hatfield Borough Council in 2005 to guide the development and land use in the district.

The overall strategy of the District Plan is in line with national policy and places a strong emphasis on sustainable development. In order to achieve this, the Plan aims to address the following seven themes which have been identified as 'key planning issues for the district':

- Protecting the environment and preserving natural resources;
- Maintaining and developing a sense of community;
- Reducing the need to travel and dependence on the car;
- Meeting local housing needs;
- Maintaining economic prosperity and jobs;
- Sustaining the countryside and rural communities; and
- Revitalising town and village centres.

By recognising the development pressures facing Welwyn Hatfield and the resultant stress put on the environment and natural resources, the efficient use of land is essential. The Plan supports development within sustainable locations with a strong presumption in favour of the redevelopment of Brownfield sites in order to protect and enhance the quality of

the district's existing natural and built environment. Not only does this minimise the development of Greenfield land, but also concentrates development in accessible locations, close to existing facilities already supported by local infrastructure and public transport, therefore reducing the demand to travel by car.

In order to support the continued growth and diversification of the local economy, the district must remain attractive to facilitate inward investment. As such the Plan has a central role in enabling development to secure this, therefore supporting new development which enhances local competitiveness and provides new employment opportunities. The growth in services and 'knowledge-based' activities is noted as being of particular relevance to the area, the Plan emphasises the need to maintain this diversity to avoid over dependence on any one particular sector.

A vibrant community is strategic in supporting a healthy local economy. Therefore adequate facilities and local amenities are necessary to achieve this. Within this context the Plan references the role of educational services, sports and entertainment facilities among others as being an integral part of new developments.

## University designations

The policies from the District Plan which directly impact upon the development of the Masterplan proposals are as follows:

- Policy EMP12: University of Hertfordshire: The Council recognise that the University need to rationalise and update its existing facilities and buildings on the College Lane site. Development at this site will need to be treated with sensitivity to the amenities of nearby residents. The policy requires that any future development on the Hatfield Aerodrome site by the University must be in accordance with the supplementary planning guidance for the site. Furthermore, development on the College Lane and Angerland Common sites must accord with a Masterplan to be approved by the Council.
- Policy RA11: Watling Chase Community Forest: The Watling Chase Community Forest is located in the south of Hertfordshire and covers the vast majority of the College Lane site and the sport pitches at de Havilland. Within the boundaries of the forest, the Council will seek to achieve the objectives of the Forest Plan including tree planting where appropriate, landscaping that increases the attractiveness and potential use of the site, and also the creation of wildlife habitats.

- Policy RA10: Landscape Regions and Character Areas: Development within and on the fringes of landscape regions and character areas are expected to contribute, as appropriate, to the conservation, maintenance and enhancement of the local landscape character of the site. Through consultation with the Council and interpretation of the Welwyn Hatfield Landscape Character Assessment a level of works to improve the site will be identified where necessary.

- Policy OS1: Urban Open Land: Areas designated under Policy OS1 have been identified by the Council as performing a key built environment function and are considered vital to the form, character and quality of the built-up areas of the district. Development in these areas is restricted unless it assists with the maintenance or reinforcement of the areas as essential open space; does not result in the loss or reduction of any playing pitches or recreational space; and does not compromise the value of the Urban Open Land.

## Supplementary Planning Guidance: Hatfield Aerodrome (including supporting Local Plan Policies)

The Supplementary Planning Guidance (SPG) was developed by the Council through consultation with the various landowners and other stakeholders and subsequently adopted in 1999 in answer to Policy HATAER3 of the District Plan which requires the production of a masterplan to provide the detailed guidance for the future development of the Hatfield Aerodrome site. The SPG sets out the specific objectives for the development of the de Havilland Campus and as it has not yet been superseded by the LDF remains applicable to the development of this site.

As projects come forward as detailed planning applications, they shall have regard to this planning framework.





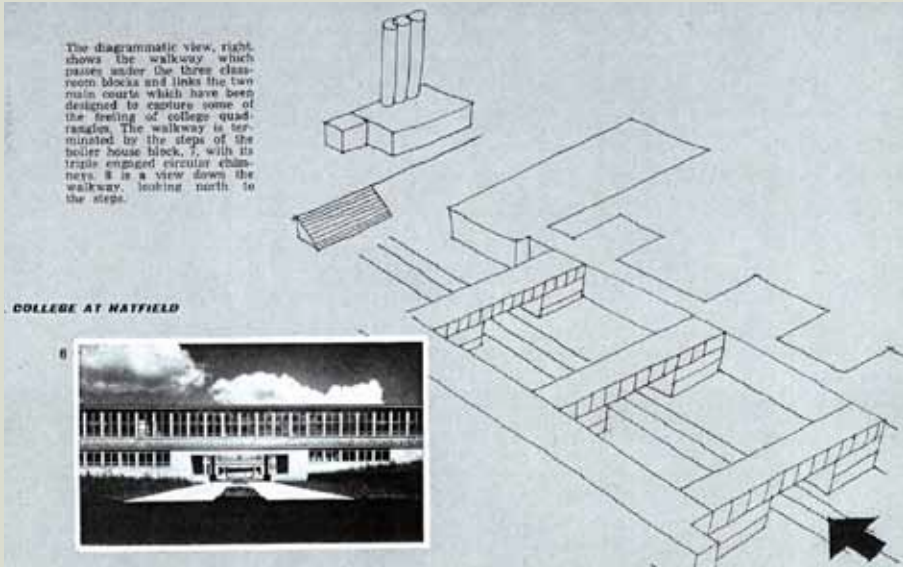
03

## **University History and Development**

# University History and Development

## Original 1952 Concept

The University of Hertfordshire at College Lane was originally developed as a technical college, which formed part of the postwar programme of development by the Hertfordshire County Council. The College was designed for between 800 and 900 students, of which 300 to 400 were to be full time. In total, between four and five thousand students would attend the College, although some might attend for only one day or night per week.



During the period of construction, brick and steel were in short supply as well as labour, hence the decision to utilise a system of pre-cast concrete frames to maximise off-site working. As the supply of bricks improved, brick walling was introduced externally as cladding and internally as dividing walls between classrooms, although the long horizontal window banding and cedar shingles were retained. Interior painting was minimised to reduce ongoing maintenance costs; where painting did take place, colours were shades of grey.

The quadrangles, designed to provide a collegiate air, were a key feature of the plan. An external pedestrian route at lower ground floor level then passed under the three classroom blocks, and linked the quadrangles. The route terminated in a series of grand steps at the boiler house block, and was given even greater emphasis by the boiler's three large vertical chimneys.

The College has expanded enormously over the last 50 years and whilst the original composition has been largely eroded as accommodation and curriculum areas have changed, the original design concepts remain as valid today as they did when first designed.

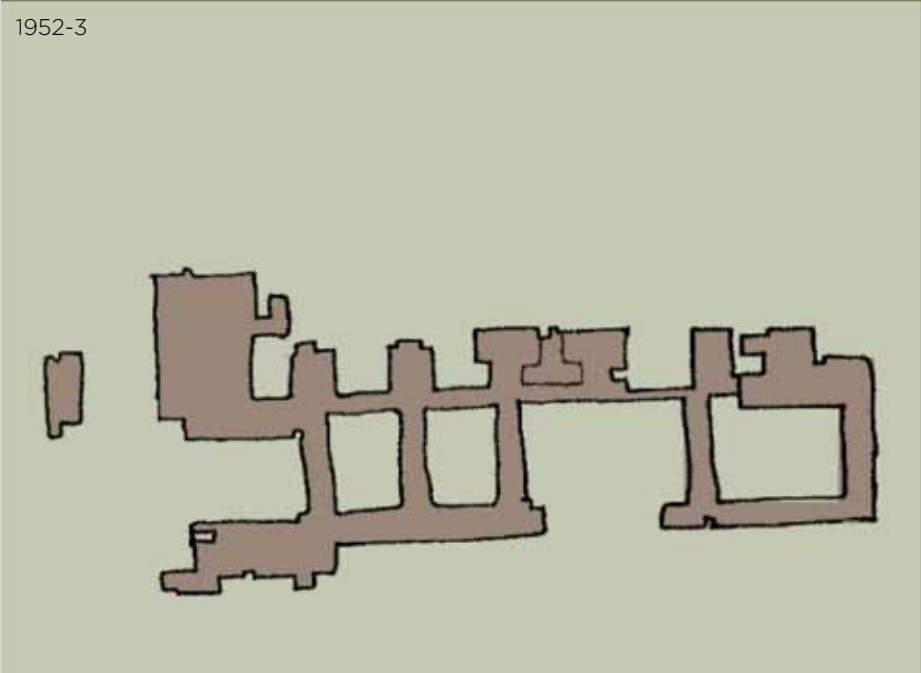
## 1950s

1952 Hatfield Technical College  
1953 Hatfield Technical College expansion

The de Havilland Company donated the College Lane site to Hertfordshire County Council, with the first buildings completed in 1952. Rapid expansion of the facilities followed in 1953, as the Technical College became a centre for mechanical and aeronautical engineering and the natural sciences.



1952-3



Easton and Robertson Architects secured the commission for the new college, with the first buildings completed in 1952. The designers envisioned a series of two storey concrete framed buildings, forming a series of quadrangles on a north-south axis across a sloping site. To the west of the site was the main entrance, assembly hall and administration accommodation. The quadrangles primarily housed teaching classrooms, with larger, double-height workshops on the east side intended for noisy and highly serviced activities. The north-south axis was designed to be dramatic, culminating in grand steps and the chimneys of the boiler house.



## 1960s

In 1967, the College underwent a significant expansion, through the possession of the Bayfordbury estate near Hertford. This subsequently became a centre for Natural Sciences, including astronomy and environmental studies.

Over the following years, the College continued to expand and change. Indeed, in 1969, the College became one of the first three Polytechnics in the UK.

## 1970s

1971 Wright Building (Library)  
1974 CP Snow (Administrative Building)  
Cricket Building (HIBT)  
Science Building

In 1971, a new library was built on the College Lane site, as the institution expanded from a Technical College to a Polytechnic. This was one of the first Polytechnic libraries, established as funding became available to encourage Polytechnics to expand in their role in Higher Education. The library offered a dramatic change to the College Lane Campus, as little building had taken place on the campus since its early days as a Technical College.

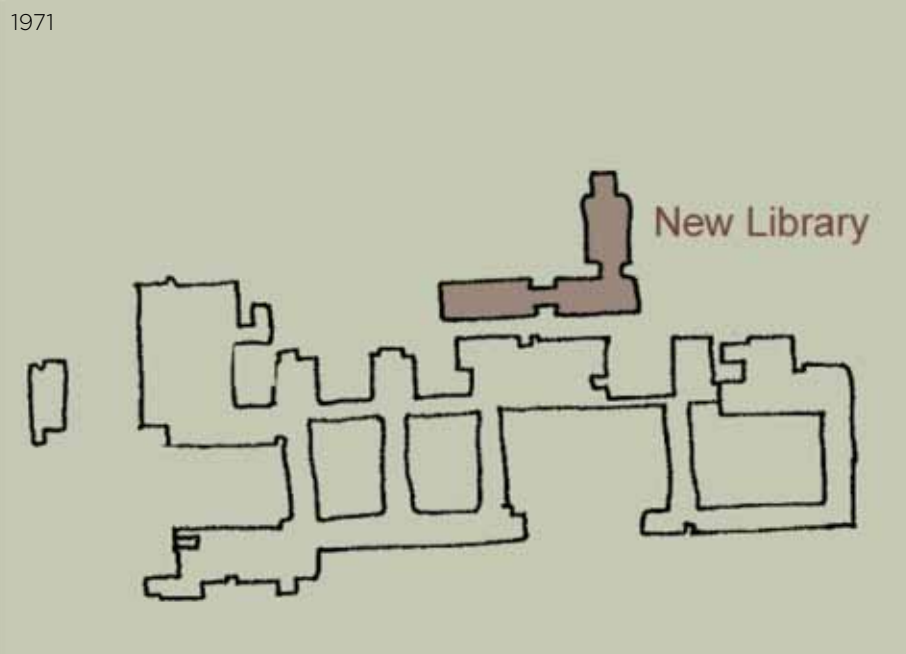
CP Snow 1974



The Hatfield Polytechnic Academic Board then adopted a new development plan with priority to be given to communal facilities. The County Architects department developed another plan for expansion on the site, with a major library block forming a link between the existing buildings, and future buildings planned up the site. Finances dictated the size of the first phase. The traffic flow was not revised as intended, and the library's planned front door eventually became its back door.

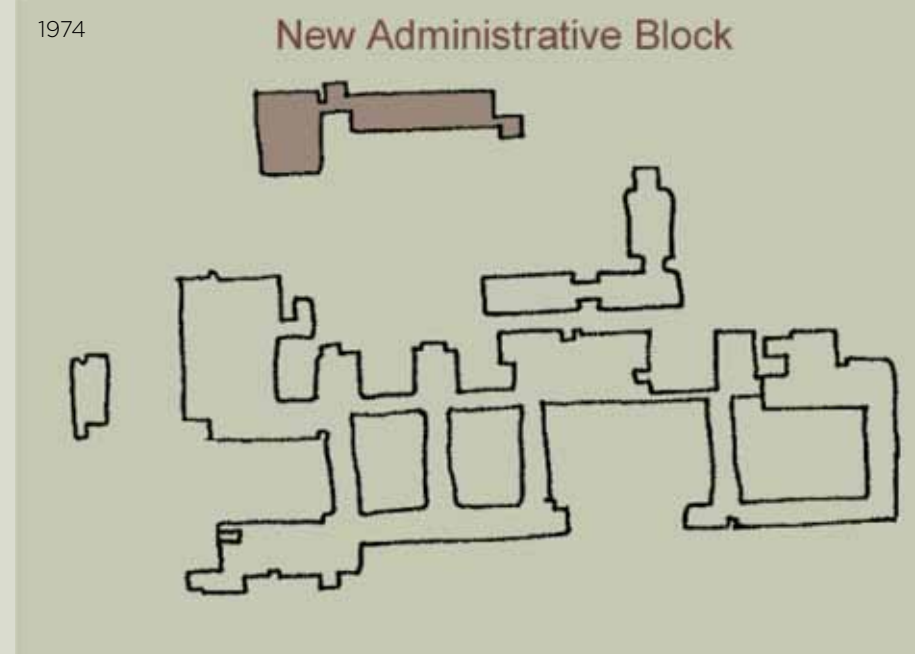
A Masterplan was also created to outline development plans for the next 25-year period. The Masterplan focused on the library as a central facility, and proposed an allowance for expansion, including a new open court.

1971

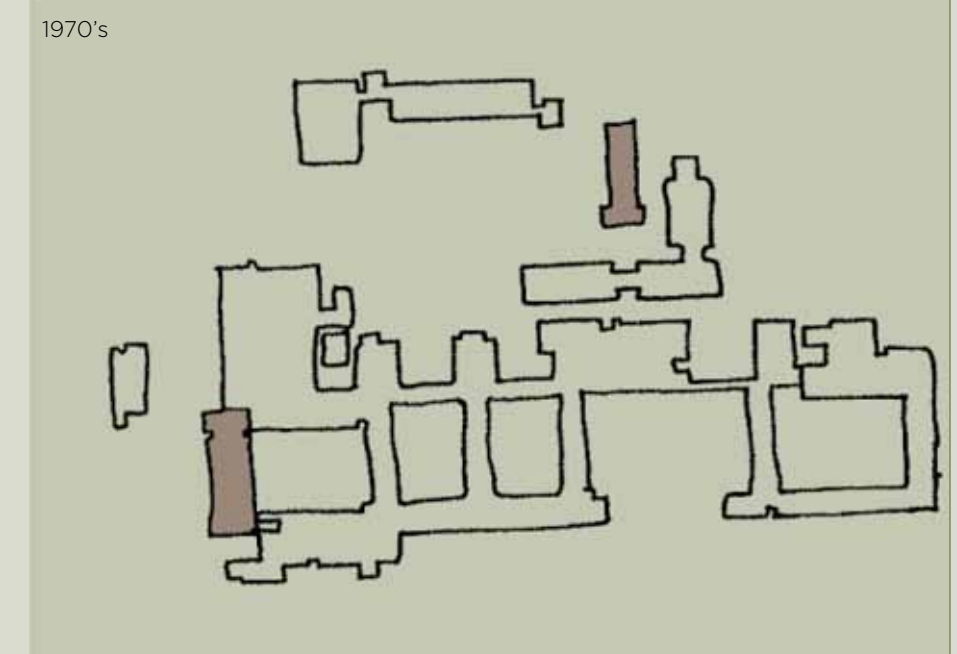


1974

New Administrative Block



1970's







Mercer Building Circa 1985



Learning Resource Centre 1995

### 1980s

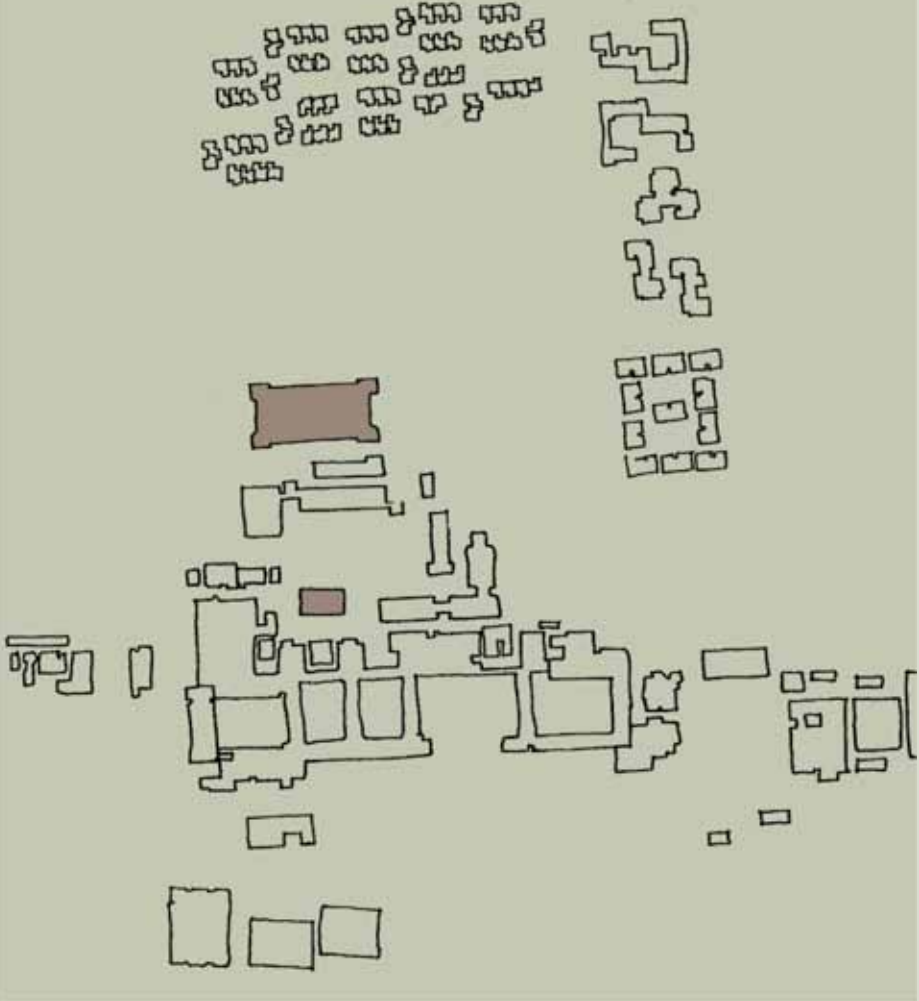
The 1980s saw the University continue to change and gain status, ultimately achieving corporate status in 1989. The most notable change to the College Lane occurred when three speculative office buildings were developed on the southern side of the Campus. The University purchased these buildings, now Todd, Mercer and Lindop, with Todd becoming the new library.

### 1990s

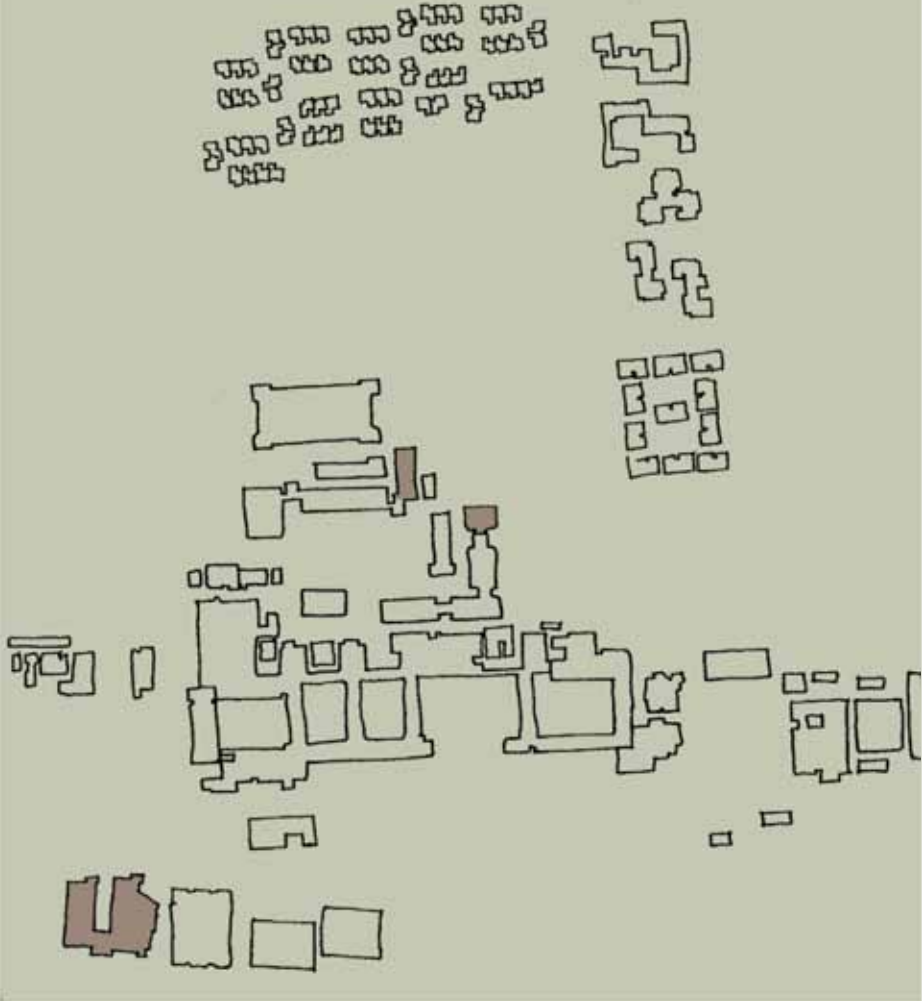
- 1991 Multi Cultural Religious Centre
- 1994 All weather sports pitch
- 1995 Learning Resource Centre
- 1995 Hillside House
- 1997 New Arts Building
- 1998 Extension to Wright Building
- 1999 CP Snow Extension for Psychology

During the 1990's a considerably amount of development took place, particularly as the Polytechnic gained University status, becoming the University of Hertfordshire. Notable new buildings included the new Learning Resource Centre, located on the north side of the Campus. Hillside House also provided a small amount of additional accommodation at the heart of the Campus, although some argue it was merely a short-term solution for the growing University.

1995



1997/8/9





Art and Design 1997



The University expanded further when the Hertfordshire College of Art and Design, formed the Faculty of Art and Design and subsequently moved into purpose built facilities on the College Lane Campus in the late 1990s. Renamed the Faculty for the Creative and Cultural Industries in 2005, the Faculty's focus was realigned to concentrate principally on alternative media and film.

Further mergers in the 1990s included an alliance with the Barnet College of Nursing and Midwifery and the Hertfordshire College of Health Care Studies. The recently introduced School of Pharmacy and Postgraduate Medical School, which is supported by a consortium of Universities including the University of Hertfordshire, provide additional opportunities within the medical industries.

## 2000s

- 2003 Innovation Centre (Research)
- 2004 Film and Media Building
- 2004 Health and Human Research Building
- 2009 Forum
- 2009 Nursery
- 2009 Multi Storey Car Park

The University's rapid advancement in the 21st Century has led to the most substantial development since the construction of Hatfield Technical College. Development has included both academic buildings and accommodation, costing approximately £200 million. This has included the £150 million de Havilland Campus, which opened in 2003 on the former British Aerospace site. The Campus houses the Schools of Business, Humanities, Law and Education, the Hertfordshire Sports Village and 1,600 residential accommodation units.

The Forum 2009



Film and Media 2004



In recent years, the University has also modernised aspects of the College Lane Campus, developing the Film, Music and Media Building in 2006 and the Forum

in 2009. The Forum provided much needed social space and created a more compact development to the east, with low-quality student housing in Roehyde Hall demolished.

2003-9







Law Court Building 2011



Business School



The street

## de Havilland Campus

All of this new development has been brought forward to provide additional space for the University's growing research base. New technologies – for both research and daily use by students – have also been incorporated.

The new de Havilland Campus was one of the UK's largest single phase University developments since the Second World War. It was driven by the University's need to 'respond to a changing student profile, attract research investment and support local business and industry'. It has enabled a significant degree of consolidation of complementary facilities, and the disposal of two campuses in Watford and Hertford.

de Havilland forms part of the redevelopment of the 322 ha Hatfield Aerodrome site, which includes the creation of new business, leisure, shopping and community facilities. The masterplan, by RMJM, was developed to ensure that the new campus has clear and logical links to adjacent

development and critically, to the University's existing campus at College Lane.

The site consists broadly of three zones, Academic, Residential and the Sports village. These are linked in part by a connecting internal 'concourse' which overlooks a 'central green'. A 460 seat Auditorium forms a key focal point to the Campus. Vehicular traffic is predominantly kept to the north, east and south of the site, giving pedestrians priority in the main.

The de Havilland Campus has continued to enjoy investment in new facilities, including a new reception and the new Law Court Building opened in late 2011.



Sports centre



Club de Havilland



Weston Auditorium and public realm



Atrium







# 04

## Estate Policies

# New estate: key themes

The 2020 Estates Vision advocates the implementation of new policies to encourage rational, sustainable campus development. These policies have emerged through a consultation process which identified the key themes relevant to the estate.

The objectives of this consultation were to:

- Develop a broad understanding of how the physical University estate is currently performing and how far it is meeting expectations;
- Understand future requirements for space, services and infrastructure;
- Identify current constraints and barriers to delivering quality and equality in the student, staff, community and visitor experience;
- Obtain the support of all stakeholders in the Masterplan process; and
- Consult across all campuses, locations, Faculties and Research Institutes.

This consultation process included about 50 interviews and five focus groups, each of which comprised a diverse group reflecting the make-up of the University at large. Individuals participating included academics, staff, students, and the Students Union. These focus groups provided input on the following topics:

- Infrastructure, Travel & Transport
- Student Experience, including Learning & Teaching
- Staff, Social & Working Environment
- Research, Innovation & Enterprise
- Residential Accommodation

To supplement this consultation programme, the Estates team undertook a benchmarking exercise, examining best practice in campus development at other universities. This included a study tour of campuses relevant to UH, including other post-war institutions with core campuses from the 1960s. The universities visited have adopted different strategies towards investment in their estates, with several focussing investments on residential accommodation. By visiting schemes recently advanced by these universities and considering their development strategies, the University's Estate team could draft the 2020 Estate Vision in a broader context.

Issues introduced by both the consultation programme and the study visits were categorised thematically to include the following:

1. Co locating Services
2. First Impressions
3. Public Realm
4. Student and Staff Experience
5. Condition and Suitability
6. Student Accommodation - Campus Living

The following narrative explains how the estate is performing against each of these key themes and the proposed policy response by the University. Each policy will identify how these issues will be actively managed in the future.

# Estate Policies

Many of the issues identified in the consultation process have arisen in response to a series of complex and long running processes. These cannot be solely attributed to the decline or failure of physical infrastructure through age or use, but are associated with the softer side of the campus experience – how we plan and manage the Estate and deliver services.

Once all the new projects are complete, the challenges in delivering a comprehensive campus experience beyond 2021 will increase. A strategic framework of policies that will guide all decisions in relation to the management of the estate is essential if we are going to deliver a campus experience beyond 2021.

Without this framework, we risk repeating the cycle of renewal and decline which leads to an inconsistent campus experience.

The following policies have been developed in response to the issues that arose under the key themes. Taken together, they can help prolong the life of our buildings, target new investment to best effect, and filter all estates-based decisions through wider University priorities, such as delivering on the student experience agenda.

These policies not only shape and become the foundations of the Vision, they will ensure the key themes are maintained and protected throughout the life time of the framework leaving a legacy well beyond 2021. This is the strategic legacy of the 2020 Estates Vision.



# Co locating services



Fielder Centre Off-campus location can discourage University use.

**Key issues:**

**Incremental expansion of the departments has led to a fragmented administrative structure, in which department resources are scattered across many different buildings. The Health and Human Sciences Faculty, for example, is currently located within nine different facilities. Many key services are located off campus, leading to inefficiencies and a lack of cohesion.**

**Policy response:**

- All development to be centralised on campus within zones of activity.
- Meridian House and College Lane North may be surplus to requirements.
- A Space Management Strategy is to be developed.

**The Campus Experience**

To create vibrant Campuses with a strong sense of community and identity, all learning and teaching activity and residential accommodation shall be relocated or accommodated on the College Lane and de Havilland Campuses during the lifetime of this Masterplan.

- In accordance with creating a vibrant campus experience, the University will re-define and clarify the role or need of its satellite sites:
- Meridian House - All learning and teaching activity is to be relocated to the College Lane Campus.
  - Bayfordbury – The University will work with Schools and Faculties in developing the academic and research potential offered at Bayfordbury. Collaboration with Herts and Middlesex Wildlife Trust and the Groundwork Hertfordshire will be central to this strategy.
  - Fielder Centre – By 2021, new conferencing and meeting rooms in support of the University’s enterprise strategy will be provided on the College Lane and de Havilland Campuses, replacing the facilities currently provided within the Fielder Centre.
  - Angerland Park & Ride – This facility will continue to play an important role in reducing the number of cars coming to the Campuses, and will see community pitches reinstated.
  - College Lane North – The need to concentrate activity on the existing Campuses in Hatfield in support of creating vibrancy and community means this site is surplus to requirements. Subject to supporting public realm improvements on College Lane North, the site will be disposed of for alternative uses.
  - Titan Court and the MacLaurin Building – Home to a variety of University functions, these buildings will be included in a review of spatial reorganisation across the University.

**Zoning of the Campus**

- Central Administration: The co-location of administrative and professional staff in a single cluster on College Lane;
- Student Zone: The concentration of student support facilities and services around the Forum;
- Research Institutes: Their spatial profile within their respective Faculties is to be enhanced.

**Space Management**

A new Office of the Vice Chancellor Advisory Group will be established under the responsibility of the Estates Department to develop a Space Management Strategy for the entire University. The Strategy will clearly establish the ownership of space and develop new procedures that improve the utilisation of the Estate.

**Future Growth**

In accordance with the Strategic Plan, the Masterplan addresses the needs of a stable student body, but provides a framework within which future academic and research strategies can be developed. By 2020 however, the University will have limited Campus sites remaining to accommodate future Campus development. To avoid the risk of spatial fragmentation in the future, opportunities to safeguard the expansion of de Havilland Campus through land acquisition will be explored.

# First impressions



College Lane official entrance - a low-key entrance that does not orientate the visitor.

**Key issues:**

**Throughout the consultation process for the Estates Vision, students, staff and other University community members expressed concern that visitors arriving at College Lane do not have positive first impressions of the Campus. Indeed, the Campus has multiple entrances, each of which offers a different level of service. There is a lack of consistency in appearance with little to orient the visitor.**

**Policy response:**

- All refurbishment and building works to be consistent in materials, colour and furniture.
- Street naming and signage strategy to be developed.
- All approaches to the College Lane Campus will be improved to clearly define the Campus and welcome students, staff and visitors.



Bus gate entrance - this entrance is not open to visitors arriving by taxi and is uninviting to pedestrians.

**Arrival Experience**

All approaches to the University’s College Lane and de Havilland Campuses will be improved so that they clearly define the Campus edge, convey the values of the University to the visitor, and direct them to the nearest Reception point.

**Introducing the Look and Feel of the Estate**

In support of the Arrival Experience, the University’s guide ‘Introducing the Look and Feel of the Estate’ will be the standard by which all new capital, maintenance and refurbishment projects must comply with.

**Wayfinding and Orientation**

A signage strategy providing clear maps, signs and street and building names will be devised and implemented in support of the functional zoning of the Campuses.

**Sustainable Travel**

In support of the University’s Travel Plan, opportunities to walk, cycle and use public transport to reach the Campus will be increased and enhanced, whilst car parking will be maintained at current levels.

**Linking with the Community**

The University will continue to work with local communities and strategic partners in improving links to Hatfield town centre and railway station.

# Public realm



Vast car parks dominate the College Lane Campus.



Open space at College Lane - underutilised and unrelated to the wider Campus.

**Key issues:**

**College Lane Campus offers few pleasant outdoor gathering spaces. Car parks dominate much of the Campus, leaving an impression that cars are prioritised over pedestrians. In addition, many of the open spaces are not landscaped and do not positively contribute to the Campus.**

## Policy response:

New development must prioritise improvements to the public realm, to contribute to the over-arching vision for the Campuses.

Most notably, future development must prioritise pedestrian experience, with key routes and spaces pedestrianised. To lessen the focus on car access and parking, car parks, access routes and service routes should be relocated to the periphery of the Campuses.

**College Lane Campus Masterplan**

The external environment of College Lane Campus is to be transformed to create a consistent and vibrant Campus that is permeable, legible and walkable, with a visual richness that will convey the values of the University and inspire staff, student and visitor alike. All future building projects will be required to deliver public realm improvements in support of the over-arching vision of the Campus Masterplan.

**Pedestrianisation of the Campus**

In support of creating a campus experience, all key routes and spaces will be pedestrianised. Wherever possible, car parks, access roads and service routes will be relocated to the periphery of the Campuses.

# Student and staff experience



Prince Edward Hall - retro-fitted as a large lecture theatre has led to compromises.

**Key issues:**

**The consultation process identified a distinct lack of informal social spaces on both Campuses. Indeed, students and staff spoke of the need for places designed for both socialising and informal learning. These types of spaces will help build a community on campus, and encourage informal collaboration between users and visitors of the Campuses.**

## Policy response:

The University have identified different types of formal and informal learning spaces which could be improved in future renovation programmes. A few key types of spaces include:

- **Break-out spaces:** Informal break-out spaces within academic and administrative buildings, to foster a spirit of community and encourage collaboration.
- **Conference Spaces:** The University will deliver an on-campus integrated conferencing service. This will eventually replace the Fielder Centre.



Room F104 or “The Barn” in the Wright Building – an example of a poor quality working environment.

**de Havilland Campus Masterplan**

The modern, business-facing environment of de Havilland Campus was an important milestone in the University’s development. Its strong architectural vision and modern facilities will be augmented by new informal social, learning and break-out spaces in support of the day-to-day student and staff experience.

**Campus Services**

In de Havilland and College Lane, the University shall celebrate two distinct Campus identities with their complementary strategic facilities: the Forum and the Sports Village. Across both Campuses however, the University will deliver a consistent and high quality range of student services and catering services to support students and staff in their study or work.

**Hospitality**

In support of the visitor experience, the University will deliver an on-Campus integrated hospitality service.

**Large Lecture Theatres**

In support of the delivery of teaching and a quality learning experience, a new large lecture facility will be created at College Lane to augment or replace existing facilities.



# Condition and suitability



Between Yorkon and CP Snow – a typically poor environment within the Science Area.

**Key issues:**

**As a relatively new Campus, de Havilland is in very good condition, and offers a positive first impression of the University. On College Lane, however, many of the buildings are beyond their useful economic life and are not suitable for their current intended use. 41% of the buildings on College Lane are regarded as being ‘operational, but with major repair or replacement needed in the short to medium term.’ This has unsurprisingly affected both student and staff experience. These buildings also perform poorly in respect of accessibility and sustainability.**

**Policy response:**

Maintaining and managing the Campus is beneficial in many ways: it extends the life of the buildings, lowers energy costs, improves efficiency and improves student experience. Accordingly, the University must prioritise upgrading its existing buildings.



Wright Building – some spaces are difficult to adapt and do not keep pace with modern demands.

**Condition and Suitability of the Estate**

Maintaining and managing the Estate extends the life of the buildings, lowers energy costs, supports the campus experience by ensuring consistency and ensures that the right functions are matched to the right buildings and location. By 2021, 85% of the University’s Estate will be rated as Category A or B Condition.

**Sustainability**

The University will build upon its current Carbon Management Plan and set targets for the reduction in carbon, water usage and waste, and set environmental standards for new buildings.

**New Projects – Impact Assessment**

All new proposals for capital projects shall include an impact assessment of their project detailing how it responds to the following key themes:

- Co location of Services: Proposals must demonstrate a positive benefit to the spatial efficiency of the School concerned and a positive impact to utilisation.
- First Impressions: If relevant, proposals shall set out how the visitor experience is improved. Projects selected for implementation must comply with the University’s guide ‘Introducing the Look and Feel of the Estate’.
- Public Realm: Proposals incorporating external space must set out how they will maintain or improve the wider campus experience.
- Student and Staff Experience: Proposals must identify how they will improve the experience for staff and/or students, through the provision of thoughtful and attractive work and social spaces.
- Condition and Suitability: Proposals must identify projected utilisation and an assessment of the suitability of proposed works to the space or building affected, as well as a positive contribution to sustainability targets.

# Student accommodation – campus living



College Lane residences – the age and fabric of the buildings result in significant energy costs.

**Key issues:**

**There is currently great demand for on campus student accommodation at the University, and current accommodation is behind expectations in terms of quality. Indeed, many accommodation blocks are beyond their useful economic life and have been identified for demolition. Accommodation should be a priority for the University, providing for first-years, returners, postgraduates, research and international students. This new development should include social and sports functions, contributing to a collegiate feel, and environmental design mechanisms to both decrease energy use and articulate the University’s commitment to sustainability.**

**Policy response:**

The University must dramatically expand its residential offerings before 2021, both demolishing out of date facilities and developing new halls of residence. Specifically, c.1,000 bed-spaces should be replaced and an additional c.1,500 created on College Lane, bringing the University’s total number of bed spaces from c.3,100 to c.4,600.

The University will partner with a private sector provider to deliver the new student accommodation. In exchange for the right to operate the accommodation on campus, the private provider will pay the University a dividend at the beginning of the contract. This dividend will help fund some of the academic elements of the proposals within the Estates Vision. The Student Accommodation is therefore a key driver for the wider 2020 Estates Vision.



Accommodation at de Havilland - the demand from students for high quality accommodation is increasing.

**Increasing Residential Accommodation**

The University will substantially expand its Campus residential community to create compact, mixed use, walkable, well connected places in pursuit of delivering a vibrant and leading campus experience. By 2021, over c.1,000 bedspaces will have been replaced and a further c.1,500 will be provided taking the University’s on-Campus population from c.3,100 students to c.4,600.

**Increasing Quality**

On-Campus residential accommodation shall meet the living standards of modern students, providing for a variety of budgets and needs, including undergraduates, postgraduates, visiting lecturers, overseas students and conferencing. The accommodation will be served by the necessary social and recreation spaces to support a larger residential community.

**Colleges**

The University will introduce a system of colleges to enhance the student social-living experience, and to successfully integrate the new on-Campus residential accommodation.

**Campus Residences Development Strategy**

In delivering new residential accommodation the University will identify a suitably experienced private sector partner to deliver a campus based partnership solution.





05

## de Havilland Campus Proposals





LEARNING RESOURCE  
CENTRE

BUSINESS SCHOOL

HLE

ATRIUM ACADEMIC  
BUILDING

WEST AUDITORIUM

CLUB de HAVILLAND &  
SPORTS PERFORMANCE &  
DEVELOPMENT CENTRE

HERTFORDSHIRE  
SPORTS VILLAGE

REFECTORY

\*  
STUDENT  
ACCOMMODATION



# Analysis of Existing Campus

## Background and Site Analysis

Completed in 2003, the de Havilland Campus is one of the most ambitious recent university developments in the UK. The £120 million Campus offers a high quality, contemporary teaching and learning environment, as well as student residences.

The Campus is located less than 1km from the College Lane Campus, and is home to the Business School, School of Humanities, School of Education and School of Law. These uses are located within five distinct zones, including:

- Academic buildings, LRC, located within three rectangular wings of accommodation linked by a covered 'street' which acts as a primary circulation route
- Student Sports and Social Village
- Student Housing
- Central Open Space
- Car Parks to the perimeter

As a new campus, de Havilland has relatively few requirements for improvement. In comparison to the College Lane Campus, all interventions proposed are minor. However, whilst the Campus' buildings are all of a high quality, the Campus lacks informal learning and social spaces.

Other difficulties at de Havilland relate to circulation. The main 'street', which links the wings of academic development, can be relatively sterile and does not offer students any amenities aside from space to pass through. The Campus as a whole also offers poor signage, particularly to the popular Club de Havilland, and many outdoor spaces are underutilised.

The proposals within this chapter thus seek to address these key issues over the period of the 2020 Estates Vision..





# Key Concepts

## Informal Learning and Social Zones

The circulation street is a powerful linking element that provides clear wayfinding for the students between buildings (LRC and Academic wings) and across the Campus. The construction of the enclosure with single glazing provides only a covered shelter and allows for only short pauses of interaction. Currently, students and staff use the street as nothing more than a high-spec hallway. The street could offer more in terms of both public realm and student and staff experience.

The Estates Vision seeks to create a series of new activity nodes along the length of the street that will provide destination points for visitors, staff and students. The first node has already recently been completed: the new reception area. Further nodes provide for informal learning zones, new social spaces, information zones and exhibition areas. If these nodes are developed, passers-by will have more opportunities to linger, get to know their fellow students and colleagues, and take advantage of the resources of the University. The street – arguably the most well-known and central point on the de Havilland Campus – provides an ideal environment for these sorts of interactions.

## Public Realm

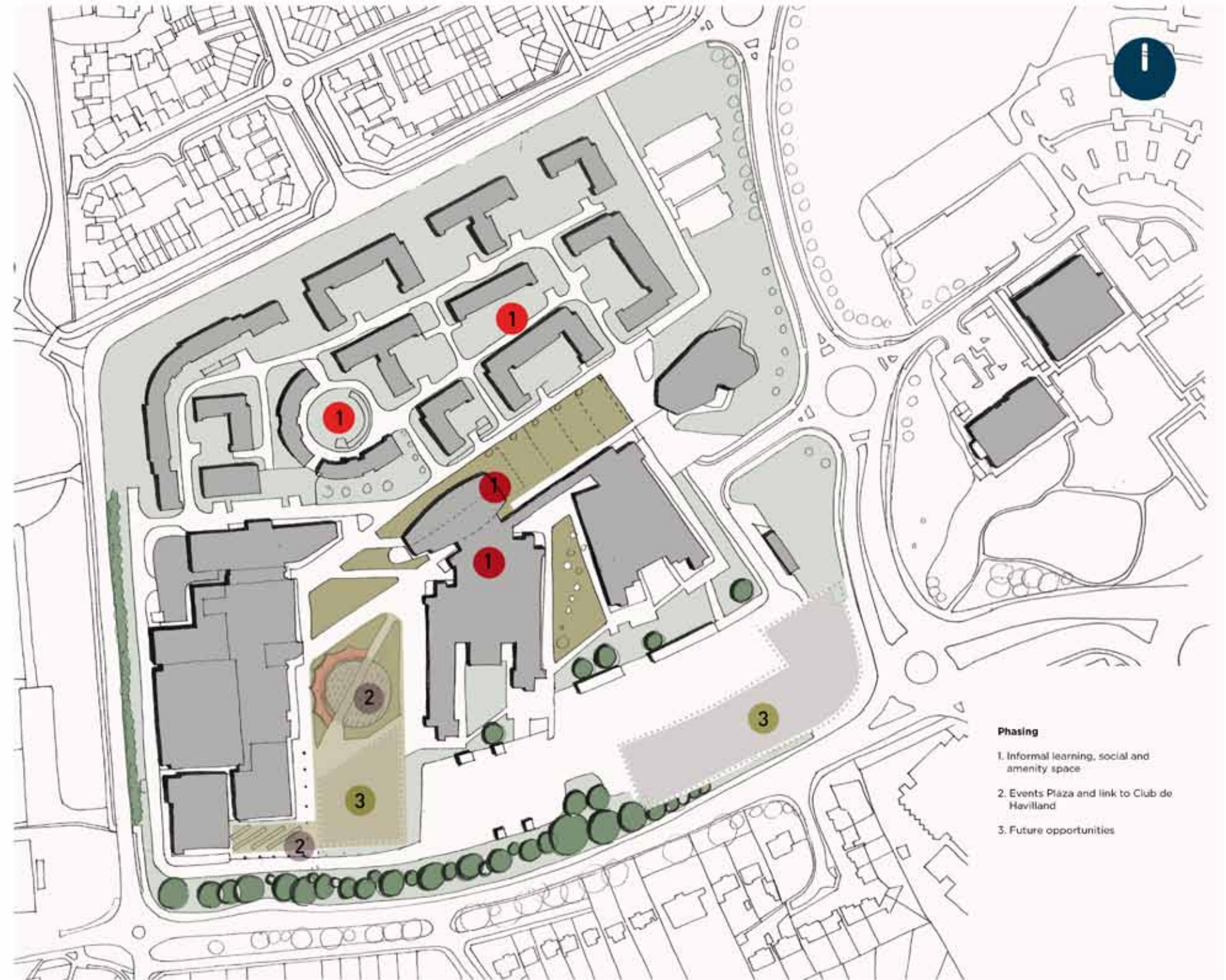
The de Havilland Campus features two main outdoor open spaces: one is a series of undulations that run between the Auditorium and the new Law Court Building, and the second is a gentle mound that sits between the Sports Village and the academic buildings. With the siting of the new Law Court Building, the view to the Auditorium is more important and the first outdoor space – or “ripples” – becomes less important. The space could be enhanced for better student use with new street furniture and places for external working accessible off the street.

The second prominent outdoor space, known as the “mound,” is not a usable social space, and prevents clear wayfinding to the Club de Havilland. The space should be repurposed, ideally, as an outdoor events plaza with clear links to Club de Havilland. This space would be a vibrant addition to the Campus and would offer students, including those living on-site, with a great local resource.

Beyond these two key outdoor spaces, new signage and wayfinding tools should be implemented across the Campus, with an emphasis on Club de Havilland. Initially, the Club was envisaged to be for private use, but students and staff now use the facility on a regular basis. Because the club cannot be seen from the end of the ‘street,’ visitors to the Campus often struggle to locate it. New external street furniture would improve this in the short term and future development adjacent to the proposed events plaza could improve it in the medium to long term.

## Future Proofing

Although the Estates Vision does not offer any proposals for new buildings on the de Havilland space, sites should be identified and the public realm and traffic flows shaped accordingly. The southeast corner of the site could accommodate any future development required; a car deck should also be considered, in order to allow for future development on the current car park.





# Projects

## Phase 1



### Remodelling of the Weston Atrium

The Weston Atrium is a large four storey high volume at the west end of the street. It is the largest space on Campus and is a space for people to gather between classes, for exhibitions and for large scale events, particularly those held at the Weston Auditorium. It provides access/egress to the two academic atria, the Sports Village and the Weston Auditorium and is dominated by the northern end of the central teaching building (Block M).

Any remodelling of the Weston Atrium must retain a high degree of flexibility in its use and facilitate informal learning, meeting and socialising for staff and students. Additionally it must be capable of hosting large scale events and exhibitions with its design resolving any potential conflicts that may arise in operational requirements.

The conceptual designs proposed include a flexible ground floor and the insertion of a new 'study deck' at first floor level for informal learning to continue while events are being hosted on the ground floor.



### Introduction of the Student Union

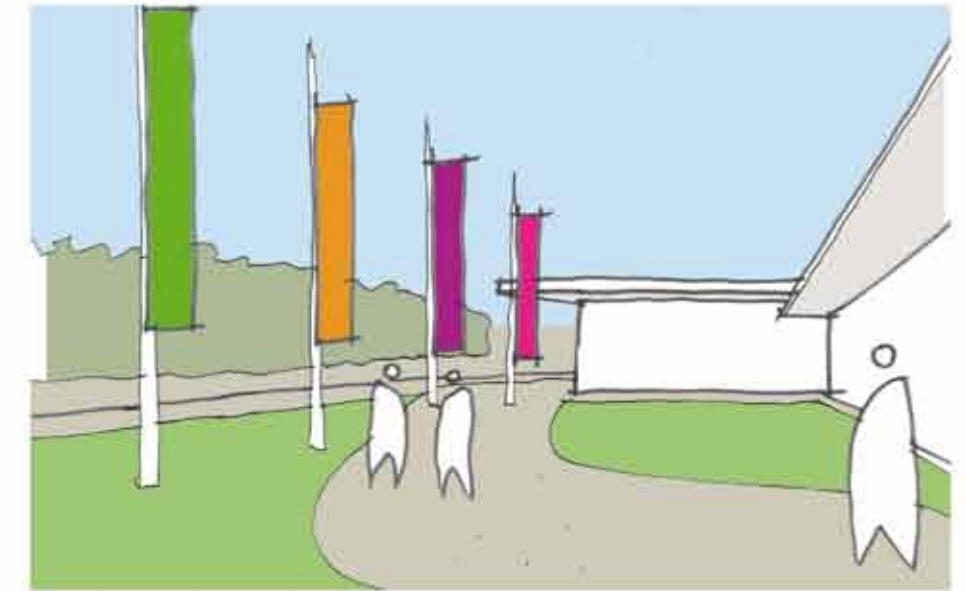
In response to a request by the Student Union, a dedicated space and 'shop front' is to be provided for the Union. Close to the Weston Atrium, the introduction of Student union space fulfils an important aspect of the Campus proposals: enhanced social fabric.

### Remodelling of Weston Auditorium Foyer

The space directly in front of the Auditorium is currently underused. Remodelling of the space is proposed to improve the space and increase its flexibility.

It is important to retain the size of the foyer for those times when the Auditorium is in use, but during those times when the space is empty there is potential to improve the utilisation by the integration of fixed wall seating and window seating. Integration of graphics, provision of wireless connectivity, power supply and appropriate lighting will allow for improved use of the space.

## Phase 2



### Sport Amenity Space

To enhance the current high quality facilities in the Sports Pavillion, whilst creating additional external sports facilities, the creation of a new all weather, multi use hard games area will enhance the recreational offering on the de Havilland Campus. Facilities could cater for Tennis, Football, Basketball and Hockey. Adjacency to the Residences will encourage social use both during the day, with the provision of floodlighting enabling extended hours of use.

### Events Plaza

The original masterplan of the de Havilland Campus in 2003 allowed for the retention of construction spoil on site, by the creation of landscaped mounds. The area between the Sports Village and the 'street' hosts one such mound, and currently forms a visual barrier between the 'street' and Club de Havilland. However, at this point in time, the Estates Vision suggests a modest change to the site. A new landscaping scheme could create a new external informal social and learning space, particularly through the inclusion of an events plaza and amphitheater, including canopies for weather protection.

### Relinking of Club de Havilland to Campus

Club de Havilland was initially built as a conference venue located on the perimeter of the de Havilland Campus. Over time its use has been refocused as a social student venue. This refocusing has had a considerable affect on the success of the wayfinding across campus to the Club. A new landscaping and signage scheme is proposed that will run across the frontage of the Club de Havilland to the edge of the new Plaza utilising vibrant banners and lighting. These public realm improvements will assist in way finding and also act as informal advertising for up and coming events.





06

## College Lane Campus Masterplan





STUDENT RESIDENCES

STUDENT RESIDENCES

TELFORD COURT

LRC

C.P.SNOW

HIBT

HEALTH RESEARCH

WRIGHT BUILDING

SUSTAINABLE AUTOMOTIVE  
ENERGY TECH CENTRE

HILLSIDE

HUTTON BUILDING

STUDENT FORUM

MULTI STORY  
CARPARK

LIFT

THE KEY

ELE HOUSE

HUTTON HALL

NURSERY

H&S/ENVIRONMENT HUT  
NURSERY  
DOC SERVICES  
ASE/  
SERVICES

BOILER HOUSE

FILM AND  
MEDIA

INNOVATION  
CENTRE

STRI

CHEMISTRY

P.E HALL/RECEPTION

MAIN BUILDING

HUTTON BUILDING

MERCER BUILDING

LINDOP BUILDING

TODD BUILDING

ART & DESIGN



# Site Analysis

## Arrival sequence



The arrival experience on College Lane Campus is inconsistent at best. Of the many entrances, few offer any orientation or wayfinding tools to visitors, let alone a formal welcome. Improving the arrival experience is thus a key aspiration of the Estates Vision.

The sequence pictures below offer differing experiences, with the initial buildings viewed of greatly differing architectural quality:

- a/b) The view to College Lane Entrance and the Main Building are dominated by the vehicular road markings and give little indication of access to reception.
- c) The Innovation Centre sits in the junction of entrances to the parking zones creating clashes with students en route to the LRC building.
- d) The LRC in contrast, with its clear pedestrian threshold, illustrates the universities business facing agenda.
- e) The student residences turn their back on to the green open spaces and conceal the student activity within their open courtyards.
- f) The Forum is a successful part of the Campus and visibly enjoyed by the students. The current links to the rest of the Campus are poor and lead to students taking the shortest cut-through routes to their destinations, usually along service roads.

The Estates Vision's building programme aims to improve the building stock across the Campus, to allow for better student and staff experience, as well as improved first impressions of the University.

1

From AIM roundabout

2

From College Lane

3

From car park (South)

4

From student residence (North East)

→

Main Approaches

■

Main Bus Stops





# Site Analysis

## Activity zones

- Academic & Research
- Student Zone
- Residential
- Car Parking

The Estates Vision proposes more extensive clustering on the College Lane and de Havilland Campus, and the re-allocation of resources from the satellite sites to allow for more efficient campus development. Co-locating facilities will not only improve efficiency, but also allow for improved community cohesion and accessibility.

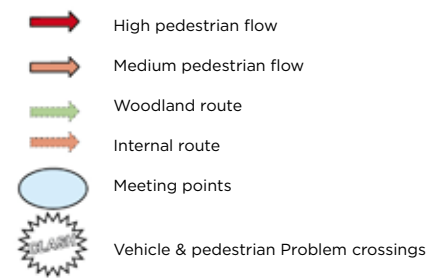
The analysis of existing buildings on the Campus illustrates that residential and 'student zone' facilities are currently clustered, with residences located to the east, and student facilities to the south and west. Academic and research facilities form the heart of the Campus.

Future development will continue to accentuate this pattern. However, within the Academic Zone, co-location of School and Faculty facilities will be encouraged, to allow each School to develop more efficiently and coherently.

Current car parking is on the periphery of the Campus, creating a poor unfinished edge between the newer buildings and the existing residential frontage. This will be addressed in the new masterplan proposals.







## Site Analysis

### Pedestrian movement



The College Lane Campus is extremely permeable, with well-travelled pedestrian routes through all areas. These routes offer students and staff much variety, including campus routes, woodland routes and internal routes through the larger building complexes. Main routes run around and through the Campus, connecting the residential zone and woodlands to the academic core, and connecting the northern edge of the Campus to the southern edge.

Vehicular traffic is largely restricted to the edges of College Lane, with the main vehicular route running along the Campus' western edge. Car parks are then primarily located on the periphery of the Campus, encouraging a culture of pedestrian activity in the campus core. However, a few conflict points exist, in which high volumes of pedestrian traffic intersect with high volumes of vehicular traffic. These areas should be addressed with care, and traffic calming devices employed to ensure that the Campus remains pleasant and safe.



# Site Analysis

## Landscape

The College Lane Campus comprises landscape zones and corridors of a variety of characters. Notably, the Campus includes woodland, open landscape, sports pitches and parkland. These spaces serve a range of functions, with the sports pitches and open space – easily accessible from the residences – and the parkland the most frequently used by students. The woodland belt also shields the University on the west side of the Campus from the high speed A1(M), providing a natural buffer.

A series of formal and informal routes connect these spaces. Some of these pathways are currently poorly defined, including the route through the Campus’ courtyards and the north/south link to the west of the courtyard buildings. These routes should be enhanced with landscape features, which should allow for improved spatial definition. The central part of the Campus also lacks a well-designed public realm, and could be improved via landscaping interventions.





# Site Analysis

## Site conditions

The College Lane Campus has been in constant educational use for nearly 60 years. Therefore, there are few ecological constraints on the site. These are not thought to be extreme and ecological studies will be carried out for any development proposals arising from the Estates Vision.

The plan indicates the topographical nature of the site, as well as the locations of chalk mines. The topographical levels are indicated on the white line, which runs uphill from the Todd building. Although there are some gentle topographical features on campus, they are unlikely to impede development or incite any accessibility issues.

The Hatfield area is renowned for its historic chalk mining and chalk pits, chalk shafts and gravel pits were also once located on the site of the College Lane Campus.

Specifically in respect of College Lane, the Hatfield Chalk Mines Hazard Map from November 2010 identifies two potential at risk zones on Campus. One of these areas is to the northwest of the College Lane Campus, near Roe Green Dell; the second area is southwest of the campus, and includes University buildings and a car park.

As developments come forward, further surveys will be undertaken and appropriate strategies will be developed to minimise the risk of unstable ground.





# Site Analysis

## Condition of existing buildings

As a relatively new campus, de Havilland is in very good condition, and offers a positive first impression of the University. On College Lane, however, many of the buildings are no longer fit for purpose, and urgently require renovation or rehabilitation. Indeed, the University's recent HEFCE return saw only 59% of the University's buildings scoring Category A or B for Condition. The remaining 41% of the buildings scored Category C, meaning that they are 'operational, but with major repair or replacement needed in the short to medium term.' This has unsurprisingly affected both student and staff experience. In addition, the accessibility and sustainability aspects of many of these buildings are below industry standards.

Of College Lane's core buildings, new facilities such as the Forum, have scored Excellent or Good by HEFCE standards. However, the core campus buildings from 1952 have scored Fair, as have the Lindop and Mercer buildings. These buildings all offer visitors first impressions of the Campus, and thus must improve in quality to convey the University's business-facing philosophy. All of the student residences, including Telfort Court, have also been rated as Fair. This indicates that students are likely to have a mediocre experience living on campus, which is unfortunate, given that they are most likely to do so in their first year at UH when they require the most support. Finally, Hutton Hall and the Wright building have been rated as Poor; improving these buildings – or in the case, of Wright, demolishing – is a priority in this Estates Vision.

Improving the buildings that have sunk below HEFCE standards will be beneficial to the Campus in the long-term. Notably, upgrading outdated facilities will extend the life of the buildings, lower energy costs, improve efficiency and generally improve student and staff experience. Works of this kind must be prioritised: by 2021, 85% of the University's estate should be rated as Category A or B by HEFCE.





# Concepts

## Buildings to be retained



Existing Buildings to be retained

A key goal of the Estates Vision is to improve the condition and suitability of campus buildings. These improvements will be achieved through an upgraded programme, as well as through selective demolition and building replacement. However, although the overall programme is ambitious, the Vision has aimed to be as cost-effective as possible by retaining and upgrading as many buildings as possible.

This plan indicates all of the facilities that will be preserved. These include the Campus' original core, its newest buildings, and others that can be rehabilitated cost-effectively. The C.P. Snow, and the Wright building, however, will be demolished, along with some service buildings such as the Boiler House and Environmental hut. These demolitions will be phased for cost reasons, and to provide minimal inconvenience to staff and students. The demolition of C.P. Snow – and the replacement of the building with new science facilities – will be amongst the early demolitions, proposed for phase 2 of the Vision's development programme.

## Landscape areas



The Vision's proposed landscaping plan builds from the University's current character areas, creating distinctive landscape zones similar to the proposed activity zones. Each landscape zone should compliment its adjacent uses, and the proposed new building types.

Amongst these zones are the following:

- Hard landscape: A hard landscape zone is proposed to run along the area on the Campus' northern edge, which is currently developed with car parks. This is a pragmatic solution, given the area's current ecological condition. The well-travelled route – to be fronted by new campus buildings – is also one of the more urban parts of the Campus, and thus well suited to a hard landscape solution. The hard landscaped walkway will thus act as a central promenade for students travelling from the residential zone to the arts buildings.
- Woodland: The central woodland is a unique element of the College Lane Campus. Hazel Grove, in particular, is a much-loved

area that should be preserved and incorporated into any future landscape plans.

- Courtyards: The courtyards through the University's historic core will be preserved and celebrated, landscaped appropriately to encourage foot traffic through the built-up area, and reinstating a feature of the original masterplan.
- Campus Frontage: Soft landscaping is proposed for the buffer zone on the western edge of the Campus, between the main building and the Lindop building. This approach will suit this prominent campus entry point and reinforce the entrance frontage along the main vehicular route.
- Open Space: Sports pitches and other academic recreational uses catering for the students in the adjacent residential accommodation will be provided.



# Concepts

## Key routes

The masterplan aims to link the various existing activity points of the Campus by creating:

- North-South routes linking the student/learning zone with the academic and administration buildings. As described in more detail in the landscape proposal, these routes will be of a variety of characters enriching the experience of the Campus.
- East-West routes linking the student residences with the main academic hub.

These routes follow existing pedestrian flows but are enhanced by:

- the considered location of new building frontages.
- key landscaping strategies directly linked and integrated with new building proposals.





- Pedestrian Zone
- Car Zone
- Multi Storey Car Park
- ♿ Disabled Parking
- P Carpark

## Concepts

### Pedestrian and car separation



The new building frontage to the North of the site will push the current parking amenities further north, forming a buffer zone between the 'car zone' and the 'pedestrian zone'. The main vehicular route leading to the peripheral parking will run in parallel to the new proposed campus avenue without interrupting the pedestrian flow.

In order to provide accessible disabled parking and maintenance access around the site, discreet service routes will link into other areas within the Campus. This will be designed into the hard landscaping strategy and will not mirror the current road marking strategy.

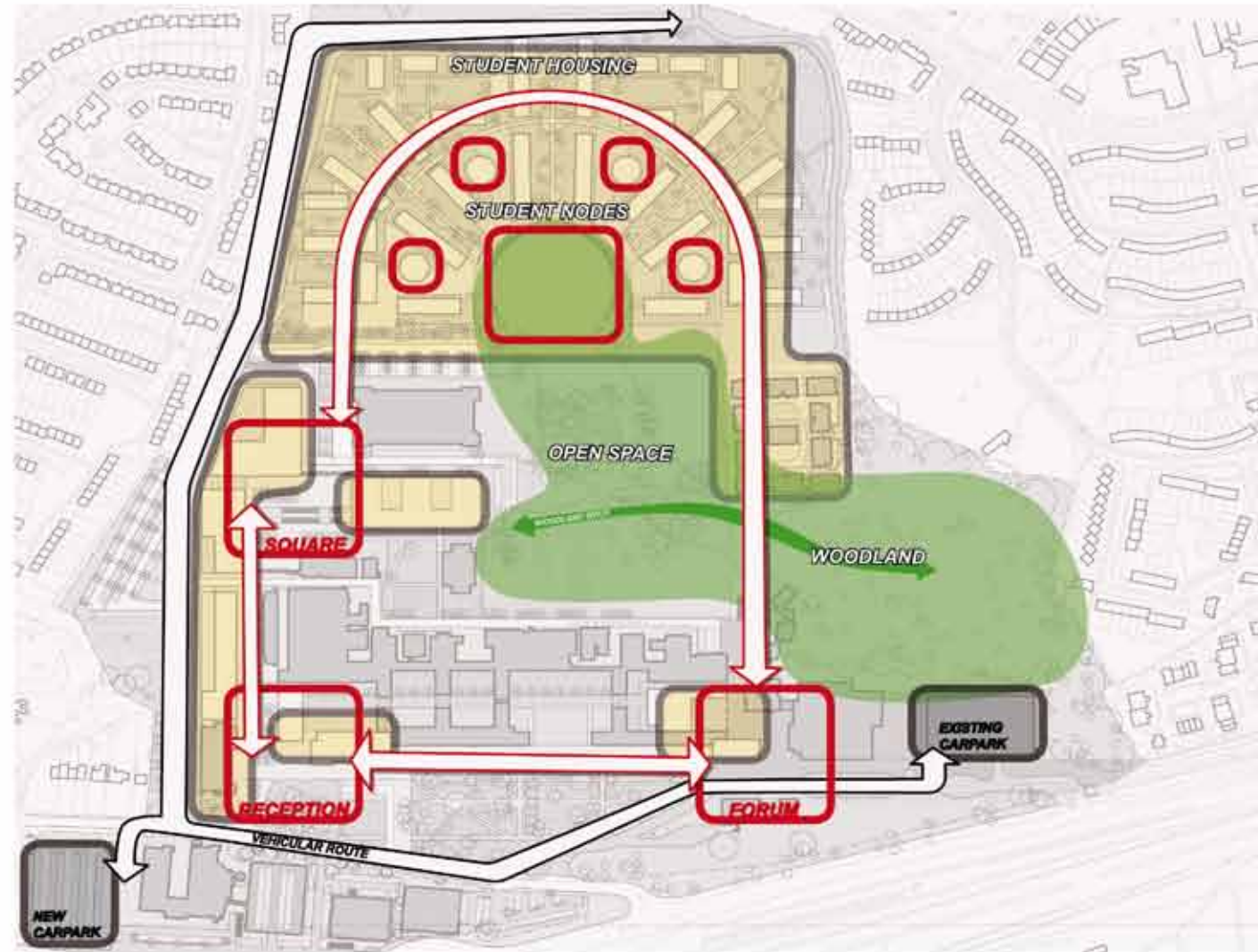
A discreet road following the crescent formation in the new student residence zone will provide 'moving-in' access for the students at key term times.

Parking will be consolidated within a multi-storey car park by the entrance to the Campus to allow for the phased construction of the new college facilities.



# Concepts

## Zones and key nodes



The diagram describes the overall masterplan intention to link together the various key activity hubs on the Campus.

The creation of new primary routes link the new reception, proposed campus square and the existing Forum. The new building frontage forms a buffer zone between the pedestrian campus and the vehicular route around the Campus.

The extension of the woodland into the Campus reinforced by the demolition of CP Snow and the Wright Building, provides a natural backdrop to the pedestrian routes

across the south of the Campus. The sports pitches and open spaces around the new residences add to the sense of the woodland being a key part of the Campus.

A series of student nodes within the new student residence zone will animate the route across the site and reinforce the link with the main campus buildings.

- Open space/woodland
- Key nodes
- Proposed buildings
- Proposed Primary route
- Vehicular route

## Zoning diagram



The development of the College Lane Campus accentuates the existing zoning strategy, defining clear areas of activity with the aim of achieving the clarity of the de Havilland Campus masterplan. These key areas are:

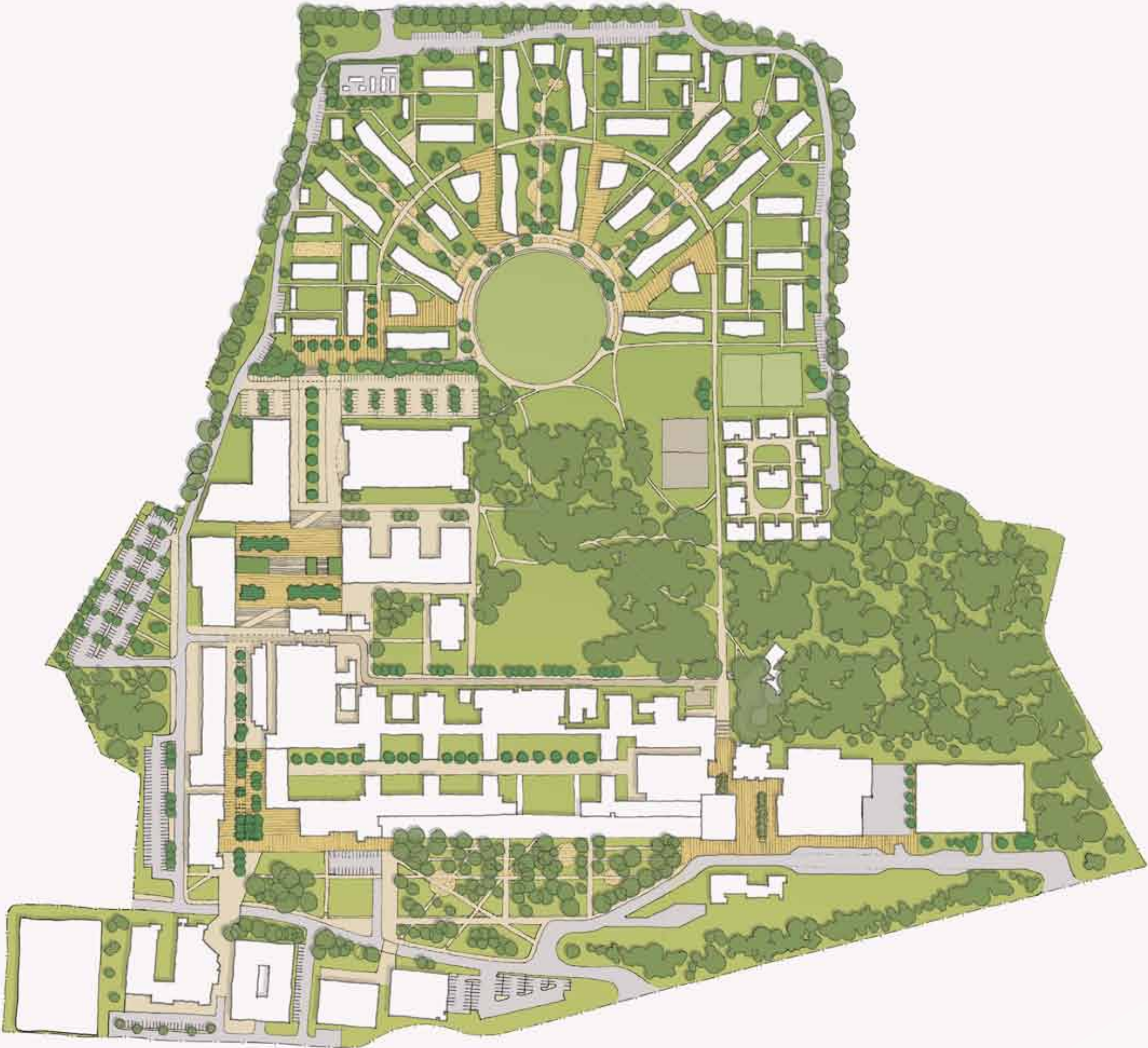
- Academic & Research
- Student Zone
- Residential
- Car parking

Within the Academic Zone, School and Faculty facilities will be encouraged, to allow each School to develop more efficiently and coherently.

- Academic & Research
- Student Zone
- Residential
- Car Parking
- Open Space



Masterplan





# Masterplan

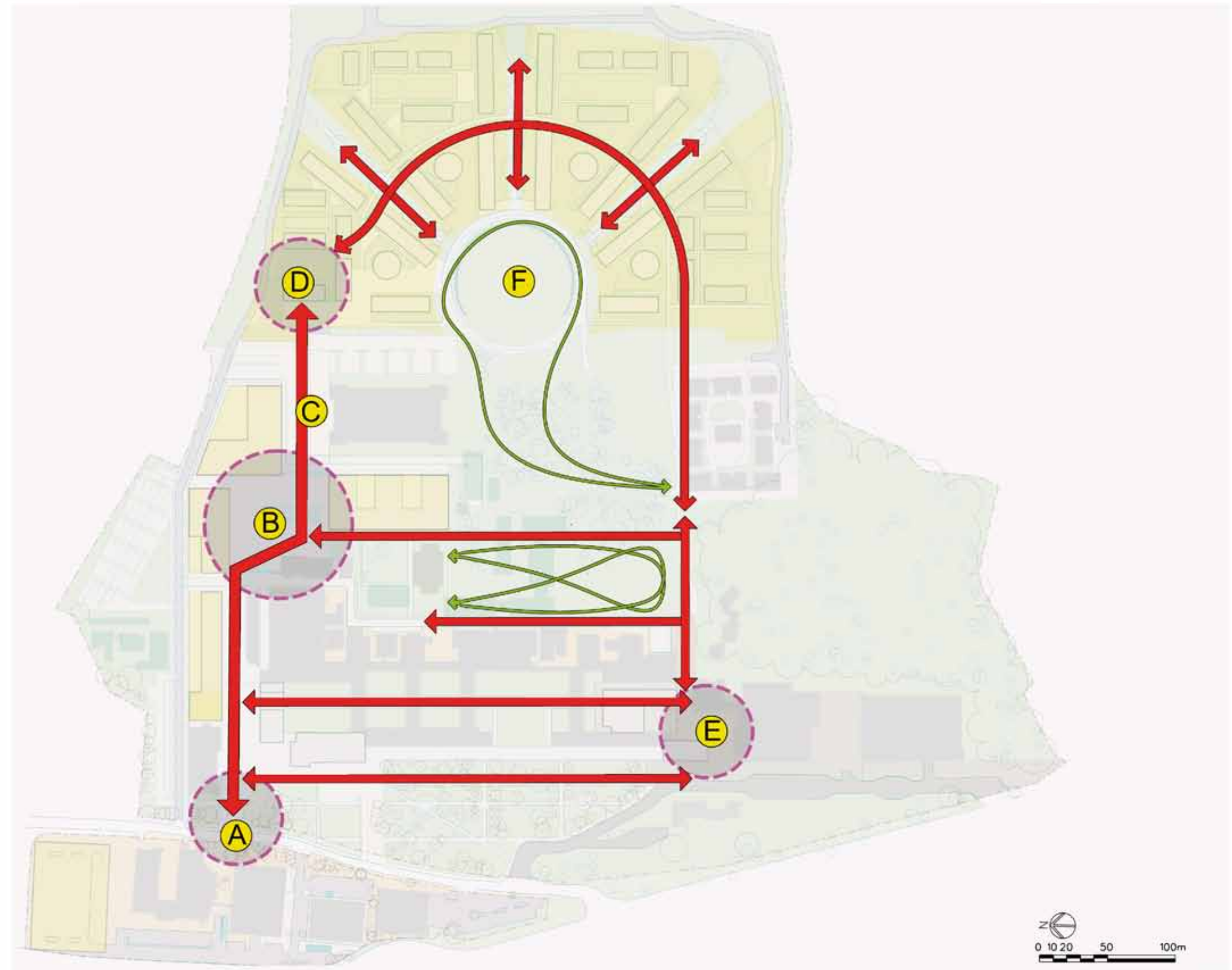
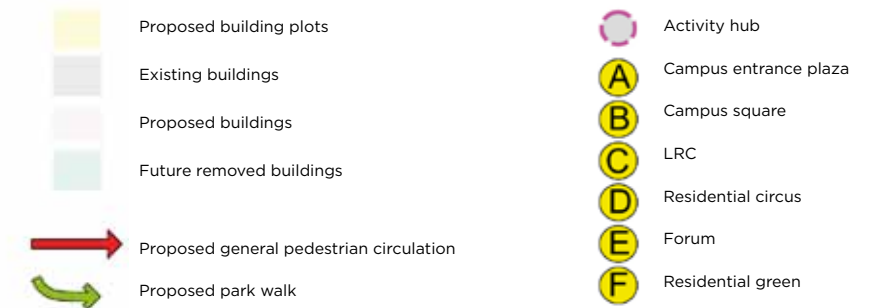
## Pedestrian circulation

The Vision's proposed development plan articulates and enriches the Campus's circulation patterns.

Park walks are proposed through areas with soft landscape and woodland features. Signage and pedestrian walks should then be defined on key pedestrian desire lines, as indicated. These desire lines include the links through the college courtyards and the key corridors through the proposed student accommodation.

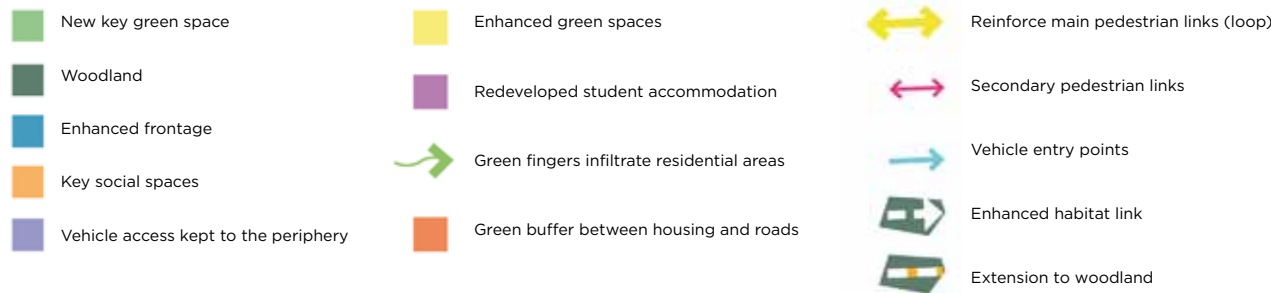
The circulation plan also indicates key activity hubs, from which students emanate. These include the Forum, the Campus entrance and the LRC.

New building plots are proposed to further define these activity hubs, as well as the key pedestrian corridors. Buildings developed on these plots should have strong frontages, to create lively urban spaces that will improve the Campus' public realm. Notably, building plots are identified along the northern edge of the Campus, on sites currently developed with car parks. Building sites are also within the residential zone, proposed in a radiating pattern, facing a shared residential green.





# Masterplan Landscape



The Estates Vision’s landscape strategy suggests a number of interventions relevant to both the Campus’ pedestrian network and its green spaces. Key pedestrian routes should be reinforced, with the Campus’ main north/south and east/ west routes strengthened through landscaping and more consistent signage and public realm features. New routes could also be introduced to both improve connectivity and enhance campus experience.

- New and improved landscape features could thus be introduced as follows:
- Enhanced green spaces: Several existing green spaces within the Campus could be improved both functionally and aesthetically. Notably, the linked courtyards within the main building should be enhanced. Given their importance within the 1952 campus concept, these courtyards must become as memorable as initially envisioned. The green space adjacent to the Wright Building could also be improved to offer another central campus gathering place.
  - A woodland route extension: The proposed woodland extension would run from the current woodland route through to the northeast side of the Campus, allowing the Campus to be traversed from north to south within a naturalistic environment.
  - ‘Green fingers’: The new residential development should be sited to include strategic green spaces, allowing for both recreational spaces and long views. A set of three ‘green fingers’ culminating in a shared central green will characterise the new residential neighbourhood and provide students with a space to gather and enjoy the outdoors.
  - Green buffers: New buffers should be incorporated in areas where campus buildings front busy roads. This strategy will preserve the pedestrian atmosphere of the Campus and may also lessen the noise from nearby traffic. Areas identified for buffers include the space east of the new student accommodation, west of the Forum and northwest of the Main Building. This area in particular will reinforce the main frontage of the original masterplan and provide a unified vision to a currently architecturally fragmented campus layout.



# Masterplan

## Frontage



- The masterplan demarcates the extent of the plots that will contain the buildings based on the academic requirements of the school. The exact footprint of each building has yet to be decided but certain frontages are key in order to back up the overall landscape strategy. These frontages are highlighted in the adjacent diagram and in summary are as follows:

  - Multi Storey car park: This will mark the entrance to the Campus.
- Reception: The building needs to address the entrance to the site to provide clarity to the primary routes and assist the wayfinding strategy.
  - Campus boulevard frontage: This forms the backdrop to the new proposed pedestrian walk.
  - Science Building / Teaching Building / Conference Centre: These enclose the new campus square.
  - Student Zone: This proposal completes the successful Forum development.
- Maximum Building Envelope
  - Important Building Frontage
  - Existing Buildings

## Storey heights



- The diagram above outlines the proposed building heights across the site. These tie into the current building massing while meeting each faculty's area requirements.
- 1 Covered Walkway
  - 1a Reception / Learning Zone
  - 1b Student Zone
  - 2 Proposed Student Residences
  - 3 Science Building
  - 3a Multi Storey Car park
  - 3b Boulevard
  - 4 Engineering Building
  - 5 Senate Building
  - 6 Refurbishment of Main Building and new Lecture Theatre
  - 7 Teaching Building
  - 8 Conference Centre
- Ground + 1 Storey
  - Ground + 2 Storeys
  - Ground + 3 Storeys
  - Ground + 4 Storeys
  - Ground + 5 Storeys



# Projects

## Academic



- Proposed Building Plots
  - Existing Buildings
  - Proposed Buildings
  - Future removed Buildings
- 
- 1 Covered Walkway
  - 1a Reception / Learning Zone
  - 1b Student Zone
  - 2 Student Accomodation
  - 3 Science Building
  - 3a Multi Storey Car Park
  - 3b Boulevard
  - 4 Engineering Building
  - 5 Senate Building
  - 6 Refurbishment of Main Building and New Lecture Theatre
  - 7 New Teaching Building
  - 8 Conference Centre



# Projects

## Student Accommodation



The redevelopment of the College Lane Campus is a key part of the University's 2020 Estates Vision and forms the cornerstone of the strategy.

Like many other universities, the University of Hertfordshire wishes to have the capacity to guarantee housing to first year undergraduates and overseas students. The current provision of on campus student housing cannot offer this level of accommodation.

The University currently owns and manages student accommodation over two sites:

- 1,510 bed spaces at the College Lane Campus – these bed spaces are located within six halls, as well as groups of student houses. Most of the rooms are single, with the exception of some double rooms. Telford Court is the most modern hall, with eleven blocks of seven or eight self-contained flats.
- 1,600 bed spaces at the de Havilland Campus – these bed spaces are located within 11 purpose built halls. Each of these halls is made up of self-contained flats, each with an average of 11 students. The flats are made up of single study-bedrooms all with their own en-suite shower rooms, fridges and network points for broadband access.

### Demand

Demand for student accommodation is very strong with over 6,500 applications received for the 2011/12 year.

Another way of assessing demand is looking at available rooms against total; students numbers. Currently the University has c.20,500 full time students and can only house c.15%, hence 8,000 reside in houses of multiple accommodations (HMO's). This is below the sector average; with most British Universities able to provide housing for 25% of their students.

Therefore, the University and more specifically College Lane Campus is faced with two key issues:

1. There is not enough on campus accommodation; and
2. The existing accommodation is of a poor quality, and the University is below the sector average for the condition and suitability of its residential estate.



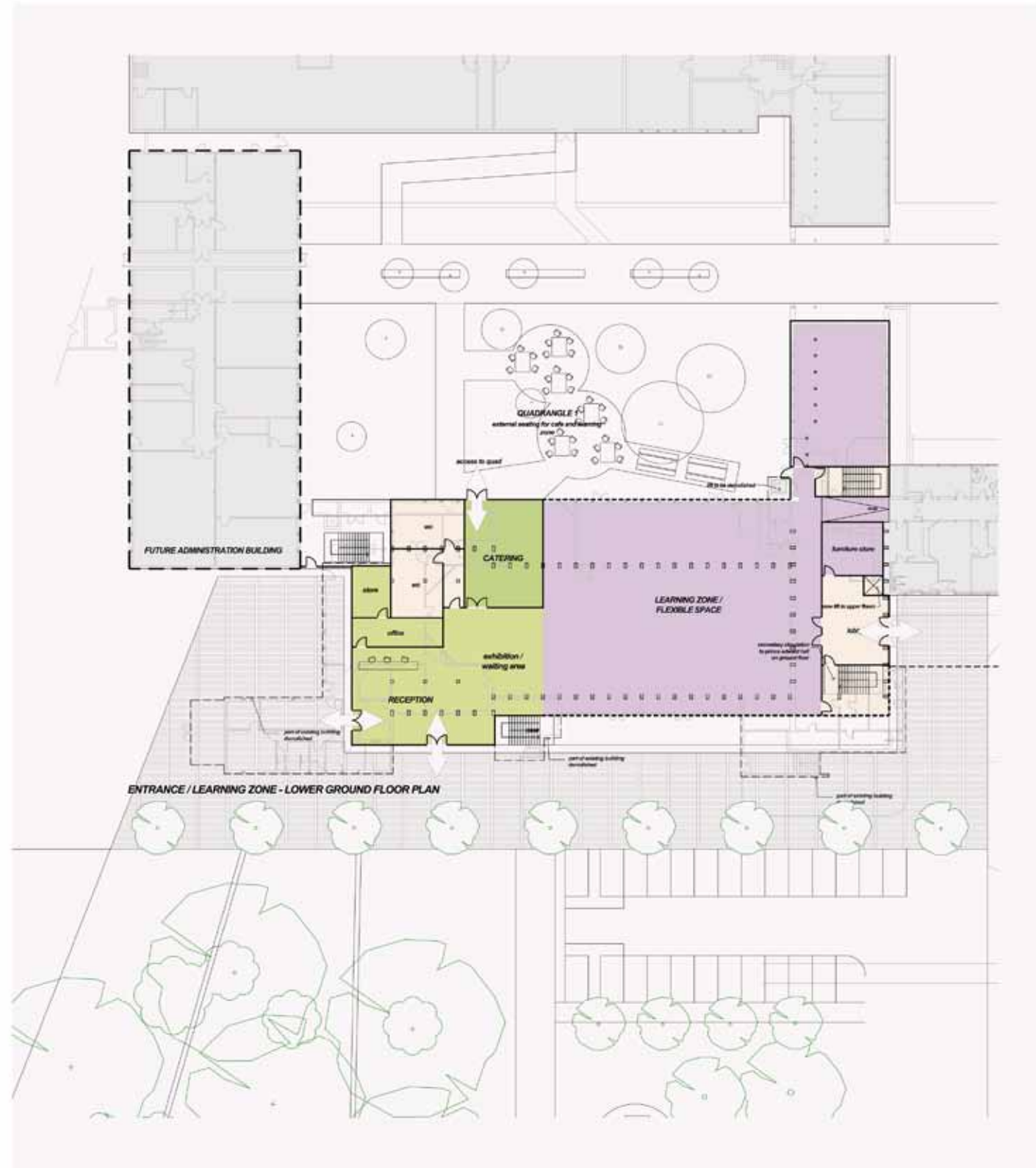






# Projects

## Learning Zone



Lower ground floor plan of Reception/Learning Zone.



Illustration of proposed Prince Edward Hall

The proposal for the new Learning Zone involves moving the Reception to the northern end of Prince Edward Hall (PEH) enabling the proposed Learning Zone to flow logically from Reception towards the Student Zone end of the site. The design concept utilises the existing kitchen accommodation to offer a compact reception entrance leading to the Learning Zone. An exhibition space will provide the link between the reception space and the proposed Learning Zone.

The design intention for the Learning Zone space is to remove all redundant fixtures and expose the existing structural fabric, which will form a tactile aesthetic for the new design proposal. This will allow a range of different spaces and opportunities to cater for open discussions and individual research.

In contrast to the exposed building fabric, the Learning Zone space will be designed around contemporary materials and bold forms and colours offering a stimulating environment.



# Projects

## Student Zone



Illustration of interior of proposed Student Zone.



Illustration of proposed Student Zone.

A key goal of the College Lane masterplan is the co-location of facilities, improving the efficiency of the University's operations, and encouraging a sense of community. The new Student Zone will facilitate this aim by locating all student services within the ground floor of the Hutton Building and Hutton Hall. The proposal will bring together the Office of the Dean of Students, the Academic Registry, the Student Centre and Student Union ID office all in one location.

The design retains the historic building stock and proposes a sensitive development within the open quadrangle which will accommodate the key student services.

At the heart of the scheme is a large covered courtyard which will enable student services to radiate from this natural gathering space and provide access out onto the open courtyard in front of Ele House and the Forum, offering a variety of spaces for student activities.

## Covered Walkway



Proposed covered walkway and landscaped foreground.

The covered walkway will provide a weather-protected pedestrian link between the Learning Zone, Prince Edward Hall and the proposed Student Zone at Hutton Hall. The design intent is to provide a 5m or 6m wide covered walkway giving rain protection for the full length of the existing University buildings.

The proposal at this stage is to design an elegant, contemporary steel structure that is capable of masking the old building stock and providing a crisp aesthetic for the University.

In addition to this the area is also to be landscaped to enhance the first impressions of the College Lane Campus.



## Other projects

### Science Building

A new Science building will replace the outdated CP Snow, providing students and faculty's with high-quality accommodation and research technologies. This science building will be located on the site of the existing north car park, a location that will provide minimal disruption to University operations during construction. In the future, the building will face the new boulevard, which will link academic buildings to the residential zone.

The new Science building will not only offer students and faculty's improved facilities, but will also bring together laboratories and groups currently scattered across the College Lane Campus and off-site at the Meridian House. The building is likely to be large in size to accommodate these many uses.

### Multi Storey Car Park

A new decked car park will be sited adjacent to the existing Art and Design building allowing for future development on the existing northern car parks to take place.

The elevations of the new car park will create a new facade to College Lane presenting an interesting new boundary. Opportunities for landscape to be integrated with the facade should be investigated.

### Boulevard

A new Boulevard will be formed to create a new primary east-west route across the Campus, linking the residential and academic zones. The boulevard will be landscaped to reflect its status as a primary route and focus for activity.

### Engineering Building

A new Engineering building, planned for the site of the existing boiler house, will offer students and faculty's extraordinary new resources. This building will primarily serve the Faculty of Engineering and Technology, but may also include some shared uses and communal social space. Located west of the new Science building, the engineering facility will also align the proposed hard landscaped corridor, forming a new centre of activity on campus.

### Senate Building

Replacing the existing laboratory building, a new administrative focus for the University will be provided directly adjacent to the main Reception area with access to the quadrangles and key routes to other zones.

### Refurbishment of Main Building and new Lecture Theatre

The College Lane masterplan proposes to radically improve the first impressions of the Campus through a variety of means, including new buildings and public realm upgrades. A key improvement will be the refurbishment of the Main building, which is the centrepiece of the original campus masterplan. A refurbishment must not only improve the quality of the building's interior but also enliven the pathway flanking the building's front elevation, integrating the main buildings with new facilities, such as the proposed new lecture theatres.

New lecture theatres should be developed adjacent to the Main building, between the front wings of the building and enclosing the quadrangle. These facilities should be used for students, as well as conferences and evening classes, given the visibility and convenient location of the facilities.

### Teaching Building

A modern Teaching building is proposed to be situated adjacent to the new Science building. This building should be designed with flexible spaces, to be used for classes of different sizes and focuses. Offices, seminar rooms, classrooms and informal learning spaces should be incorporated into the facility to replace spaces no longer fit for purpose elsewhere.

### Conference Centre

A site adjacent to the LRC has been designated for a new conference centre, designed for use for both conferences and teaching. This facility will replace the existing Fielder Centre, which is separate from the College Lane Campus and thus isolated from University operations and activity. The new site will not only allow delegates to enjoy the College Lane Campus during term time, but also will prove convenient during off-seasons, when delegates can stay in the adjacent student accommodation. The site should receive high-quality landscaping, to ensure good first impressions by visitors.











07

**Delivery**



# Masterplan

## Phasing programme

The 2020 Estates Vision proposes an ambitious development programme which will allow the University to tackle the challenges of the next ten years. These works will need to be phased to ensure minimal disruption to the University’s students and staff, allowing the University to remain entirely operational. Resources, financing and flexibility will also be key drivers.

Initial works will include smaller projects, which are both lower-cost and require fewer infrastructural adjustments. These lower value projects, such as the refurbishment of the Reception and Hutton Hall, will provide momentum for the projects to follow. Some ‘enabling’ projects will also need to occur in the early stages. For example, the proposed decked car park will replace the surface parking that will be lost with the construction of the new Science building. These facilities can then be constructed, responding to a definite need for modern and sustainable science facilities.

Accordingly, the College Lane Campus proposals can be phased as follows:

- Phase 1

1. Covered Walkway  
1a. Reception / Learning Zone  
1b. Student Zone
- Phase 2

Student Accommodation
- Phase 3

3. Science Building  
3a. Multi Storey Car Park  
3b. Boulevard
- Phase 4

Engineering Building
- Phase 5

Senate Building
- Phase 6

Refurbishment of Main Building and new Lecture Theatre
- Phase 7

Teaching Building
- Phase 8

Conference Centre

### de Havilland Campus

Projects at de Havilland can be phased as follows, with the programmes for each campus carried out simultaneously:

- Phase 1

Informal learning and social spaces
- Phase 2

Events plaza and link to Club de Havilland

### 2020 Estates Vision: Delivery Timetable

Project	Estimated Delivery
de Havilland Campus	
Informal Learning and Social Spaces	Autumn 2012
External Areas including, Events Plaza, sports amenity and link to Club de Havilland	Spring 2015
College Lane Campus	
Multi-Storey Car Park	Spring 2013
Learning and Student Zone	Spring 2014
Student Accommodation and Energy Centre	Phased completion – each Autumn term in 2014, 2015 and 2016
Science Building	Spring 2015
Boulevard	Spring 2015
Engineering Building	Early 2017
Senate Building	Autumn 2017
Refurbishment of Main Building and new Lecture Theatre	Autumn 2018
Teaching Building	Autumn 2019
Conference Centre	Spring 2021



# Masterplan

## Phasing diagram

