



Waterside

rethinking a university

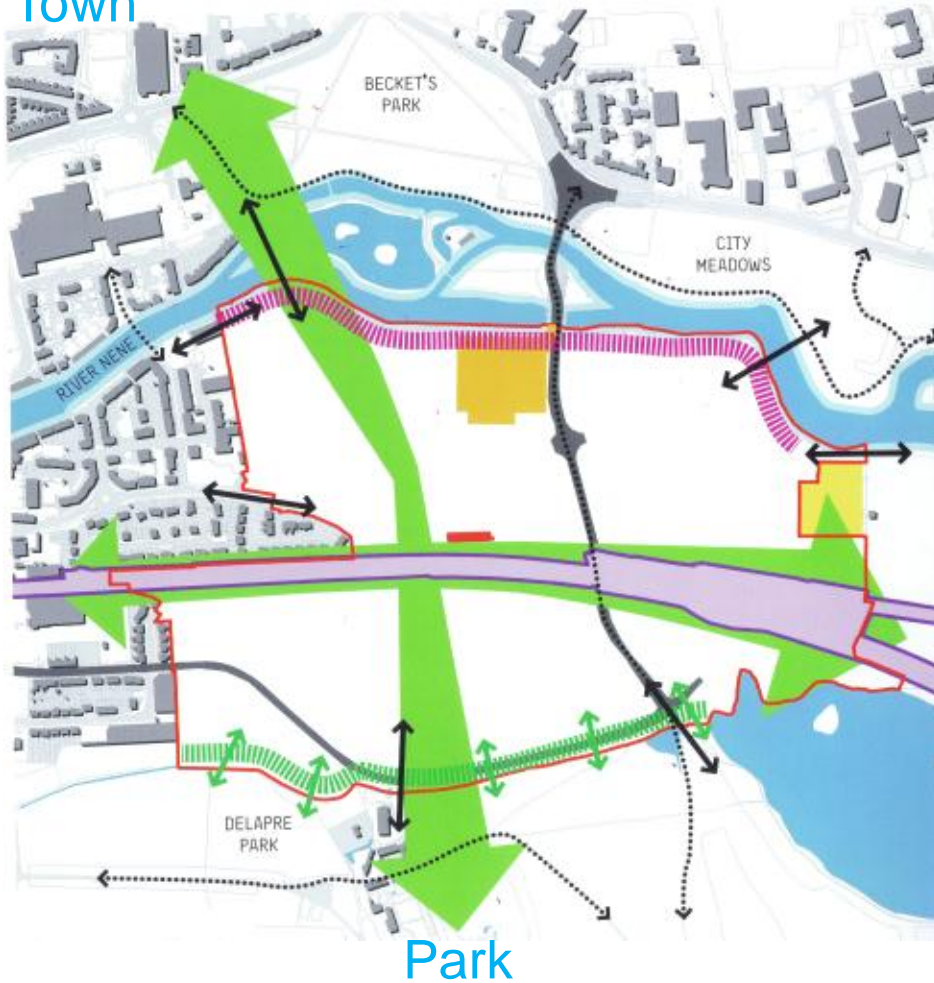


the **BIG** IDEA...

In the Town For the Town With the Town

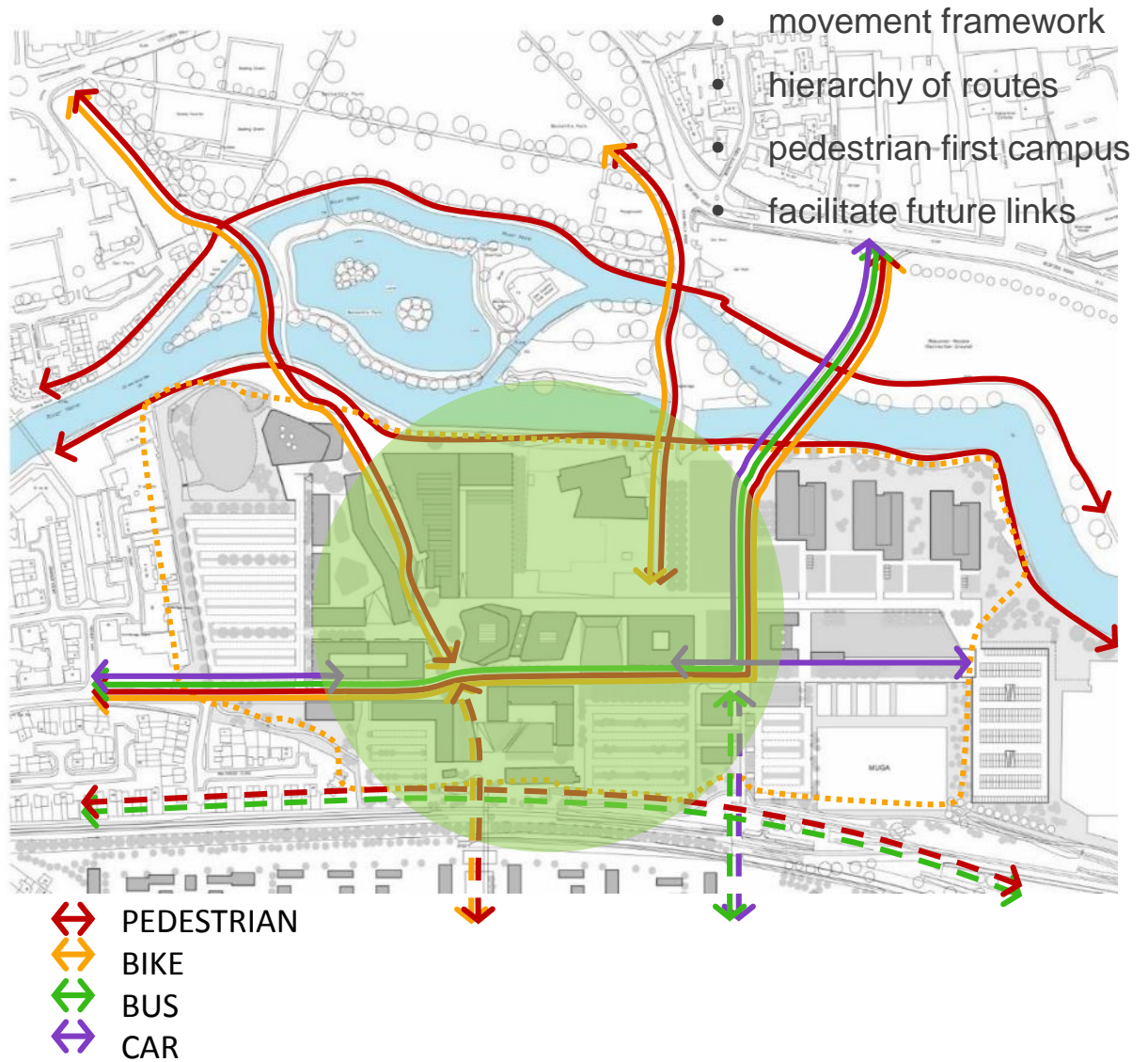
A Connected Urban Framework

Town



- West Northampton Development Corporation
 - Enterprise Zone
- Northampton Borough Council
- Northampton County Council
- Northamptonshire Highways Authority
- Strategic link from town to country park
- Education led mixed use regeneration
- Publicly accessible and connected
- New river crossings
- River frontage

A Connected Urban Framework



The 'Real' Challenge

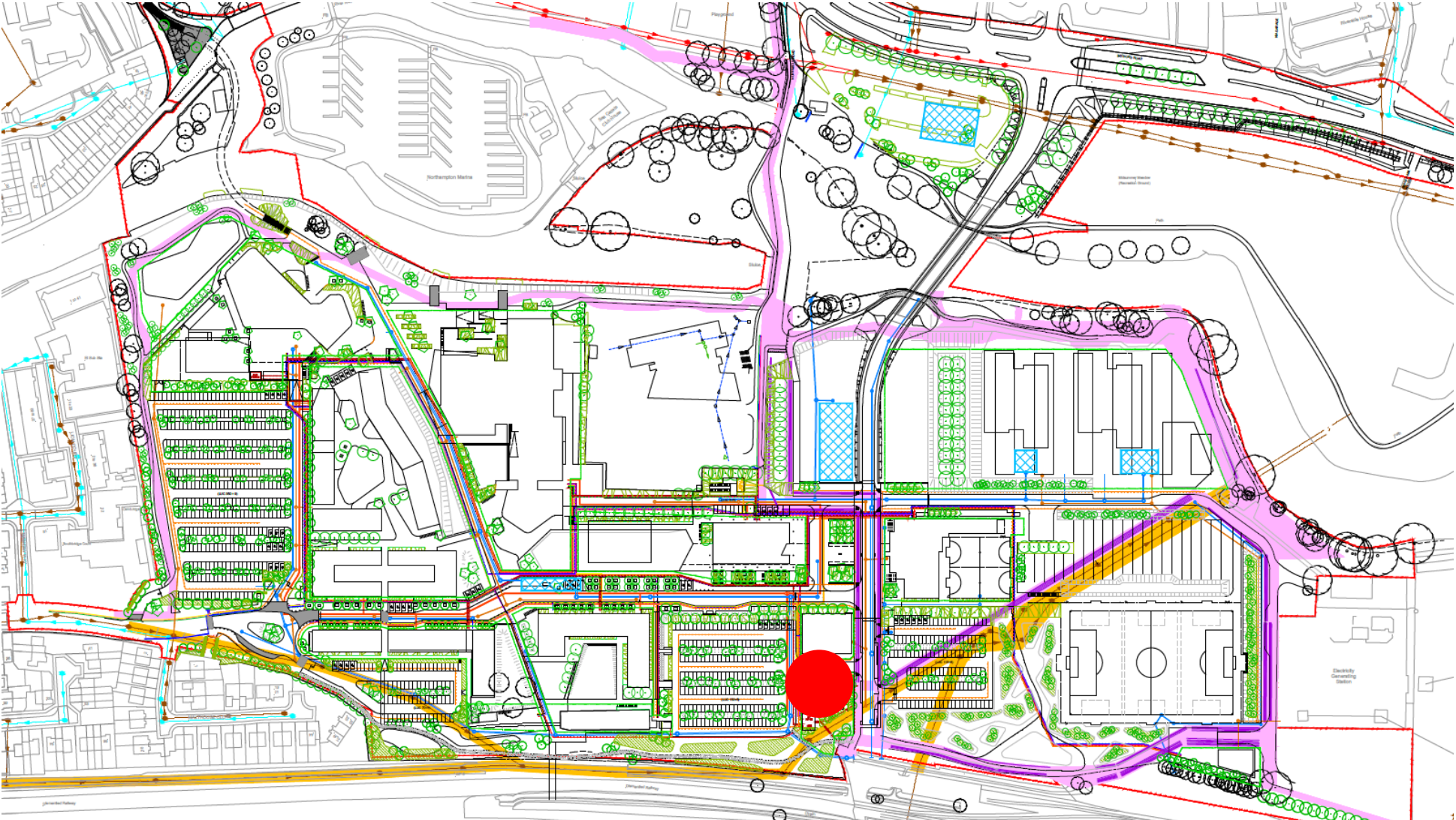


- Multiple Ownerships
- River edge
- Ecology ... *lots of*
- Service Infrastructure ... *lots of*
- Contamination
- Access Restrictions
- Listed and Derelict buildings
- Flood Risk
- Primary Electrical Distribution
- Public Sewers
- Green Infrastructure
- Derelict Railway
- Avon HQ
- Archaeology
- Protected Battlefield
- Public Right of Way

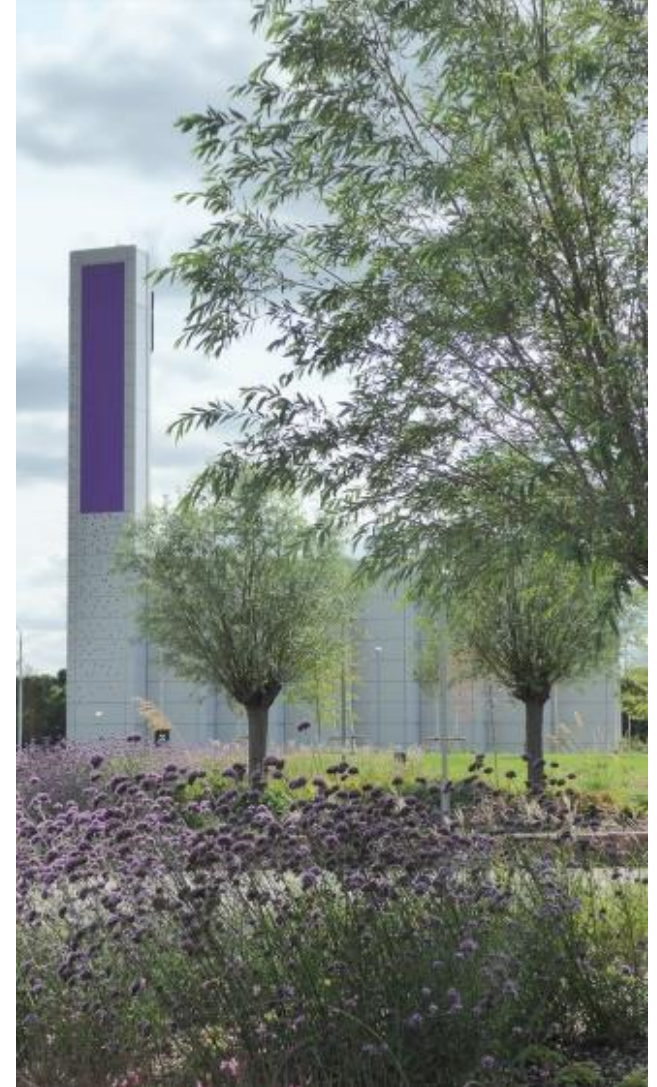
PLACEMAKING ?



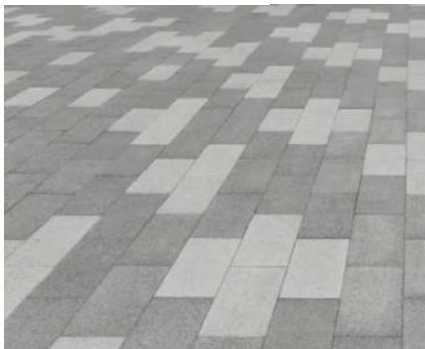
Infrastructure Masterplan



Infrastructure Masterplan – Energy Strategy



Campus Landscape – Land Use Consultants



Waterside Masterplan

places and spaces



Nene Square / Waterside Place

Becket's Bridge

Delapre Walk

South Lawn

Delapre Square

Long Lawn

Marina

River Nene

Becket's Park

The Island

University Lawns

University Bridge

Senate Square

Electric Avenue

Park Avenue



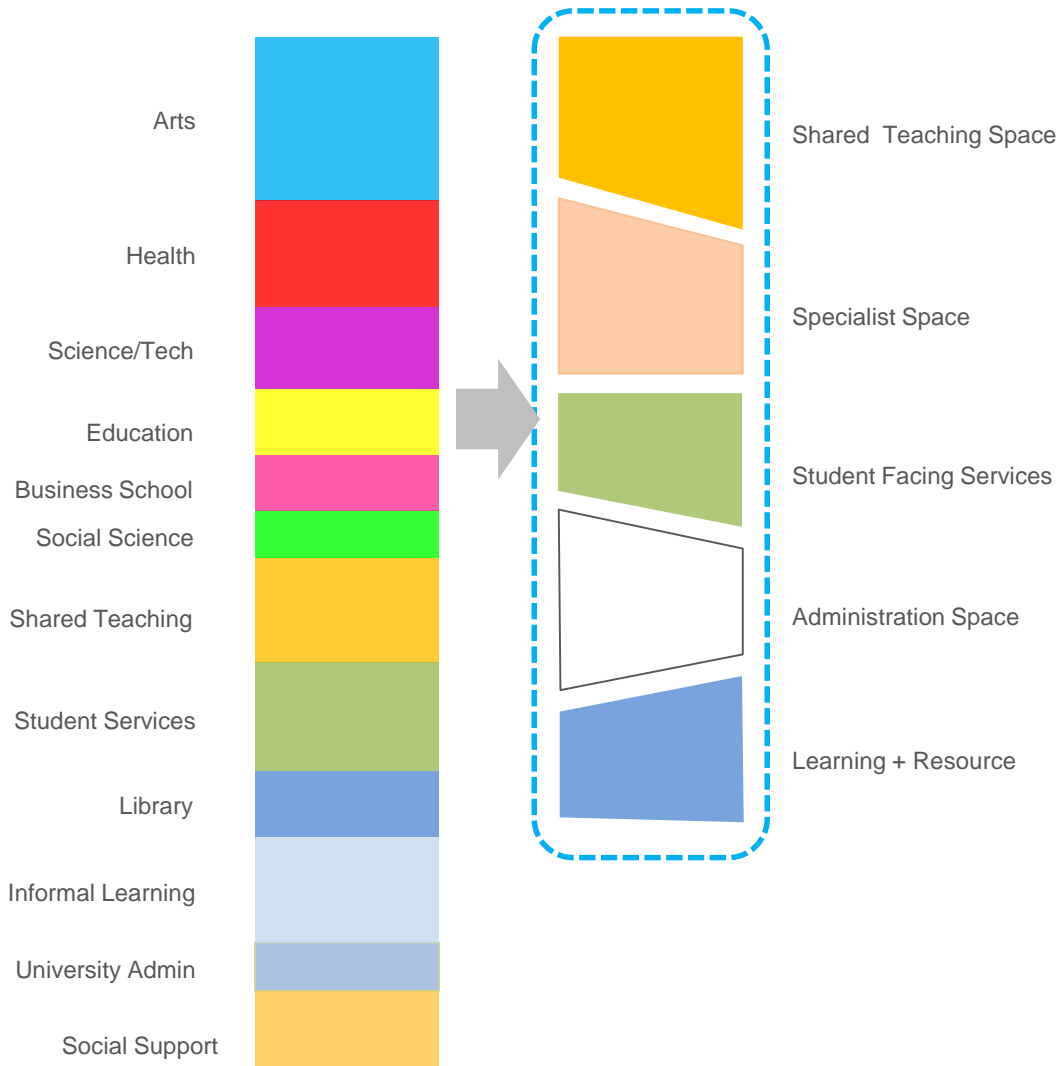
efficient, flexible + innovative

a pedagogic driven architecture

The Strategic Brief

Existing

Waterside



- Re-thinking of organisational structures
- 'The learner' at the heart of the campus
- 'Non-silo' approach to campus planning
 - don't build governance structure
- Campus arranged by typology of space
- Fundamental shift between 'owned' to 'shared'

Fusion Facilities



+



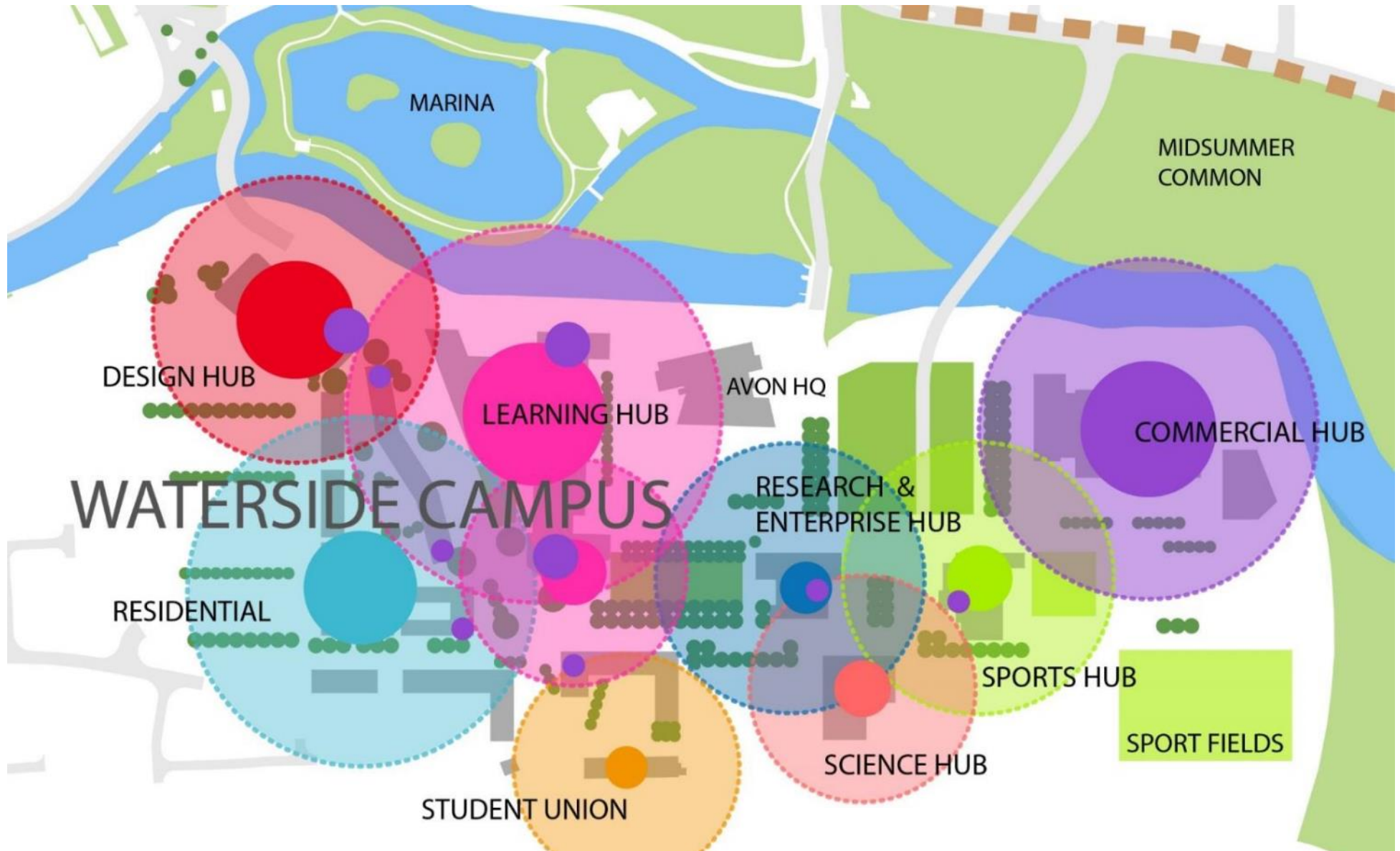
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Fusion Facilities



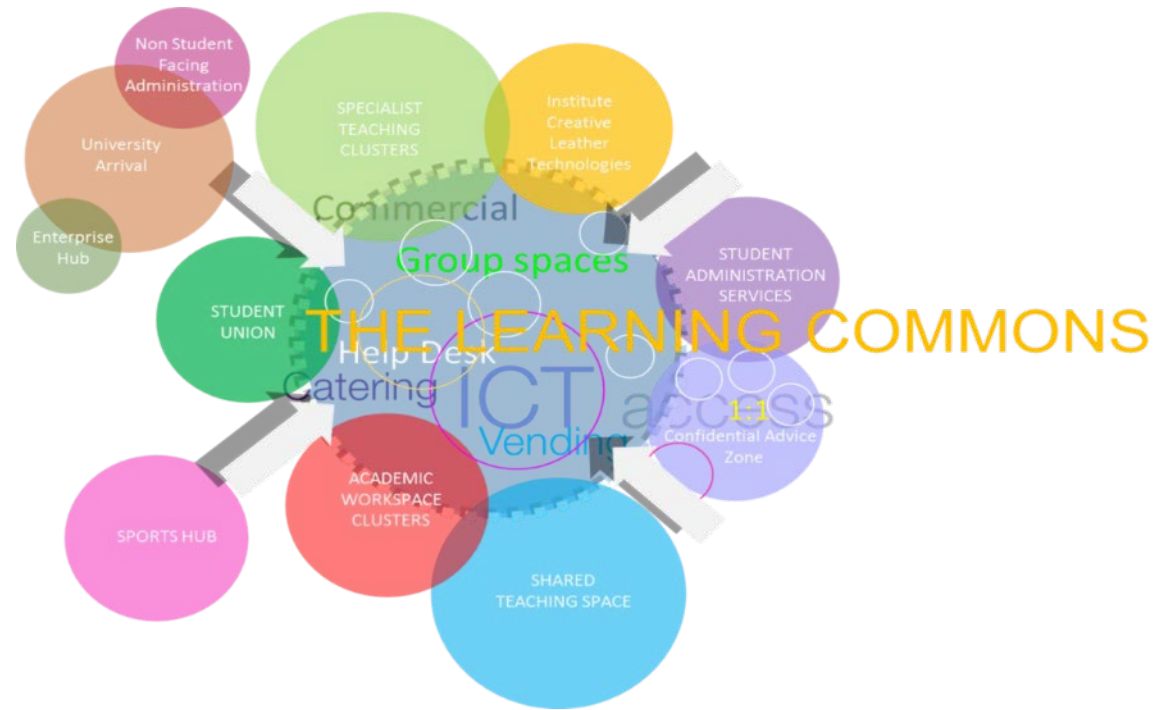
'Flexible Hubs'



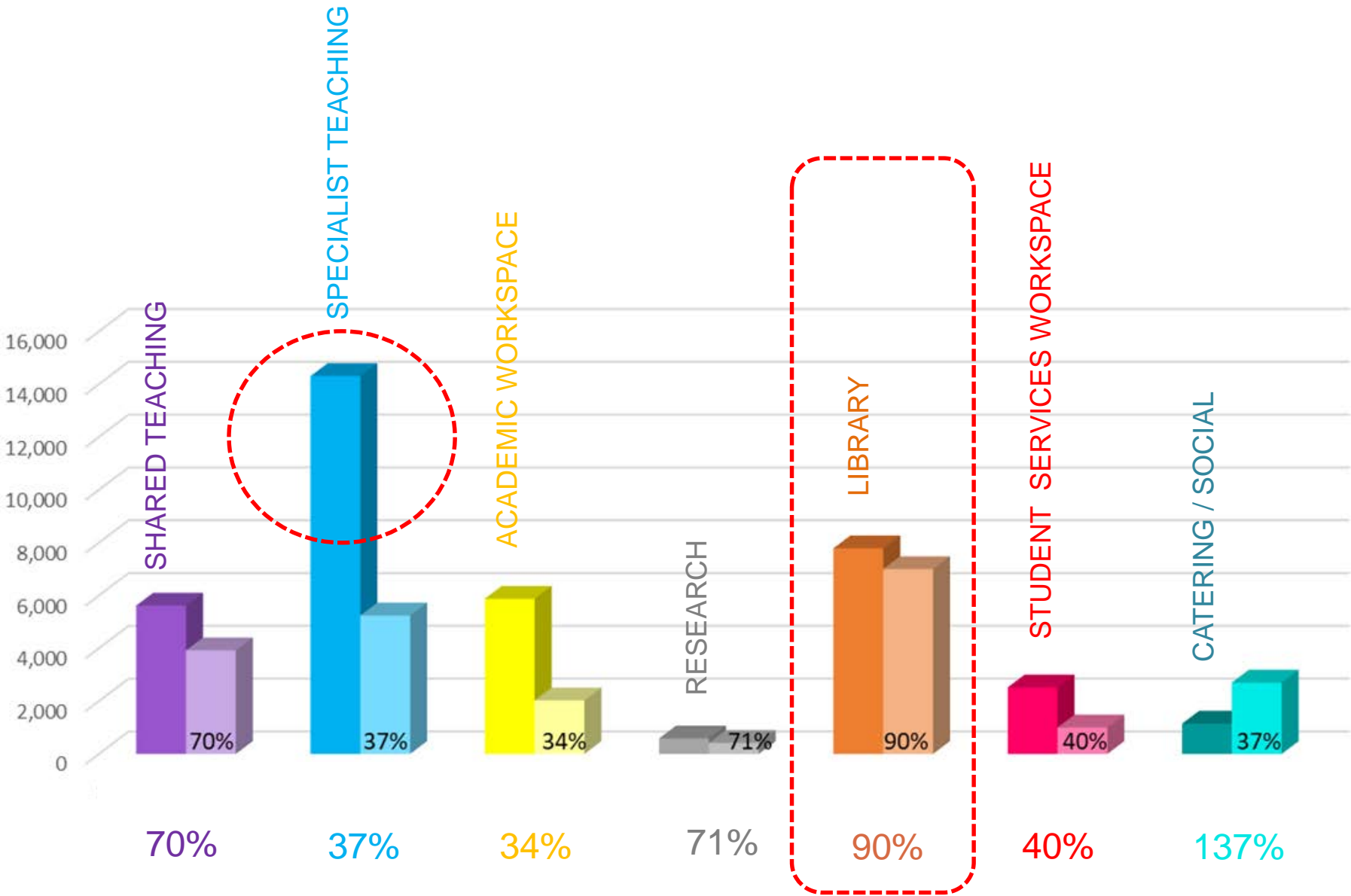
The Space Model - Brief

Total NIA on campus	circa 29,000m ²
Total NIA off campus	circa 8,500m ²
NIA / FTE	circa 3.75m ² /FTE
Sector Median	circa 7.9m ²

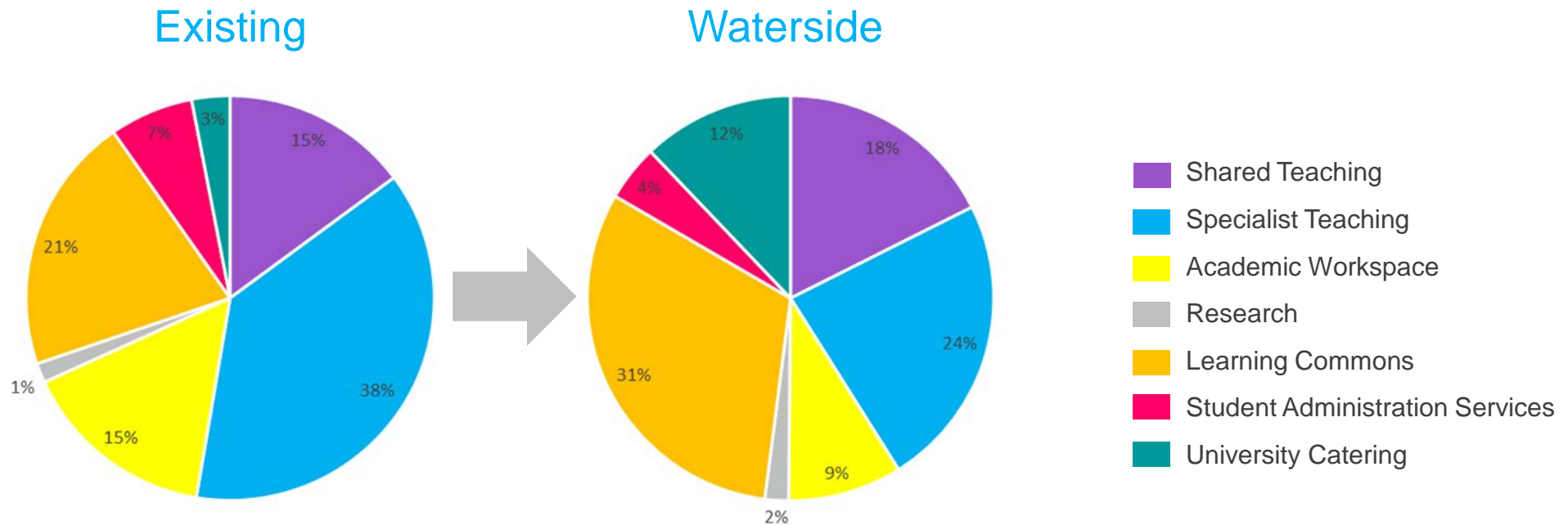
Shared Teaching	3930m ²
Specialist Skills Space	5240m ²
Learning Commons	7000m ²
Student Services	1000m ²
Student Union (pastoral)	410m ²
Academic Work Space	2025m ²
Research Enterprise	420m ²
Leather Technologies	2534m ²
Catering, Sports and Commercial	5200m ²
Logistics	320m ²
Other Space	395m ²



Space Comparison - Current v Waterside



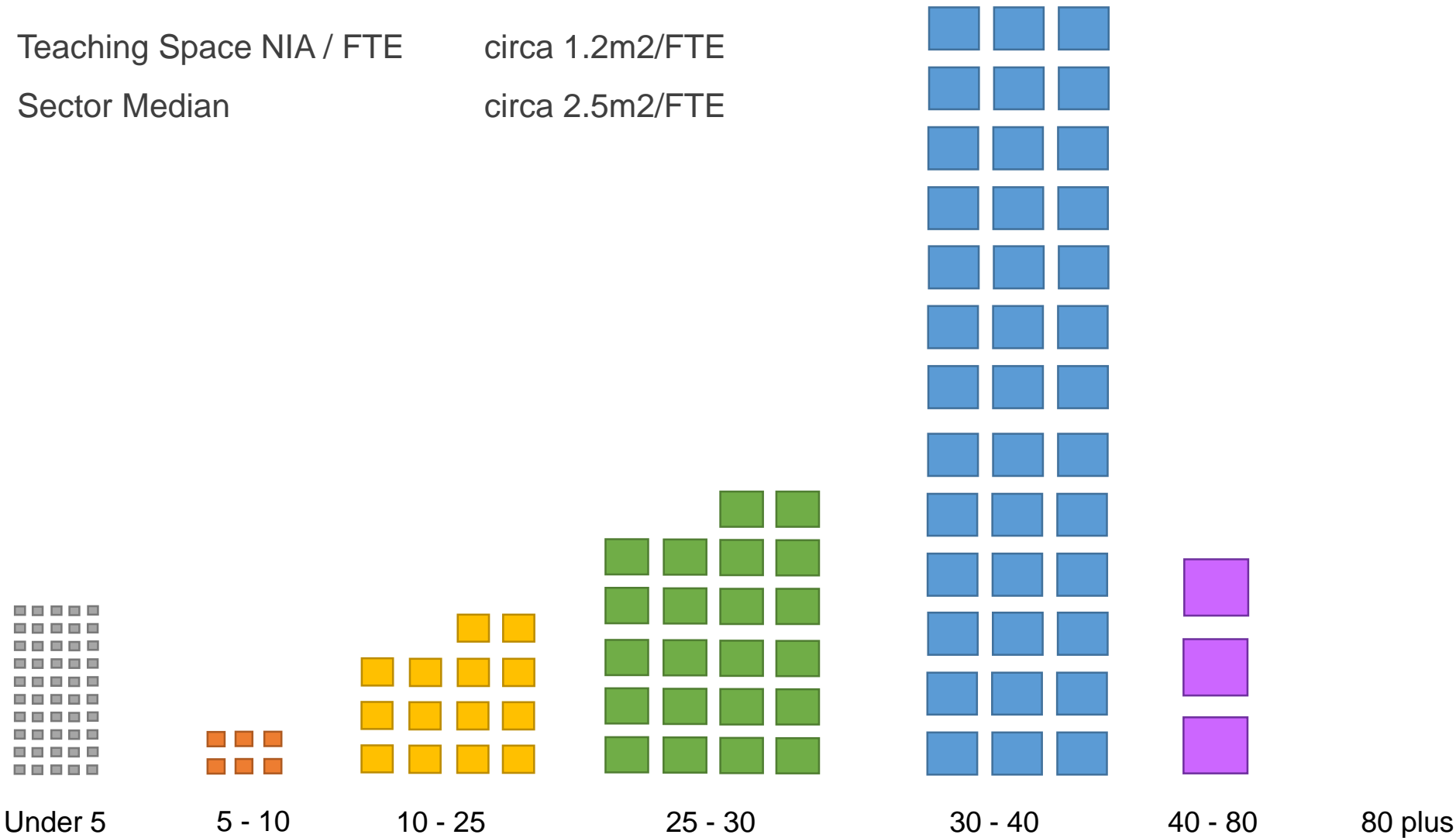
Core Space Comparison - Current v Waterside



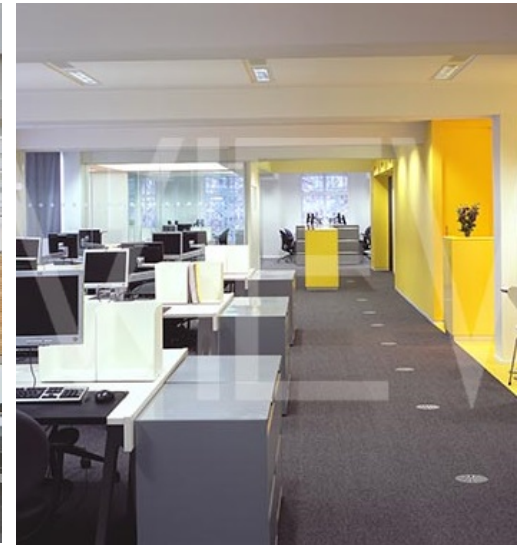
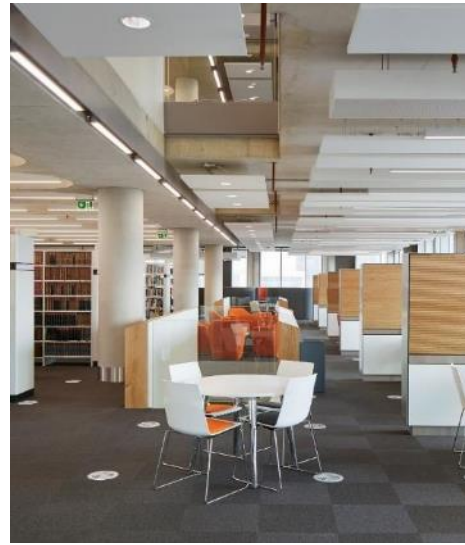
- Learning Commons increases from 21% to 31%
- ‘Owned specialist’ space reduces from 53% to 24% ‘shared skills’ space
- Academic Workspace reduces from 15% (owned) to 9% (shared)

Shared Teaching Space – a new profile

Teaching Space NIA / FTE circa 1.2m2/FTE
Sector Median circa 2.5m2/FTE

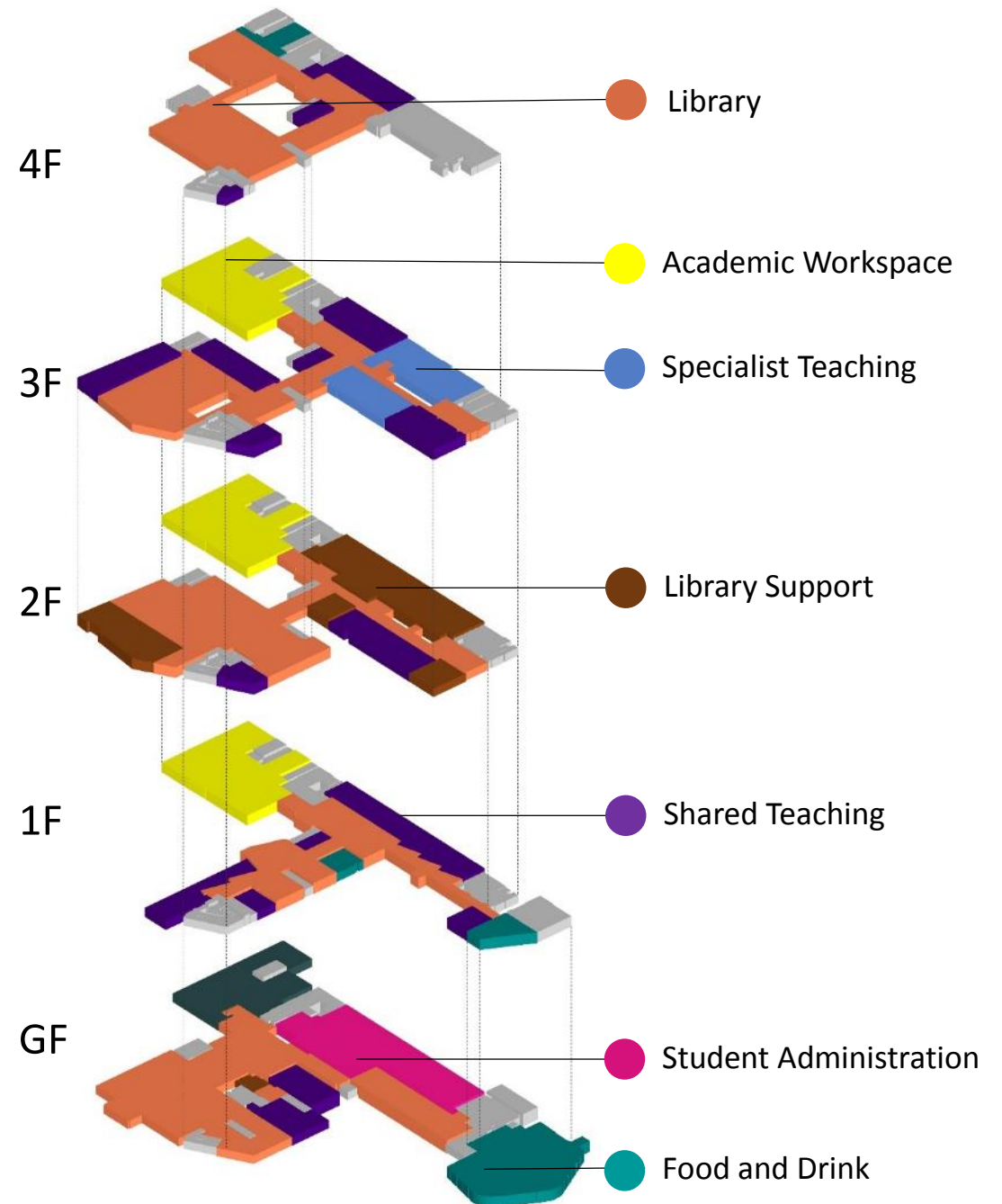


Fusion Facilities – The Learning Commons



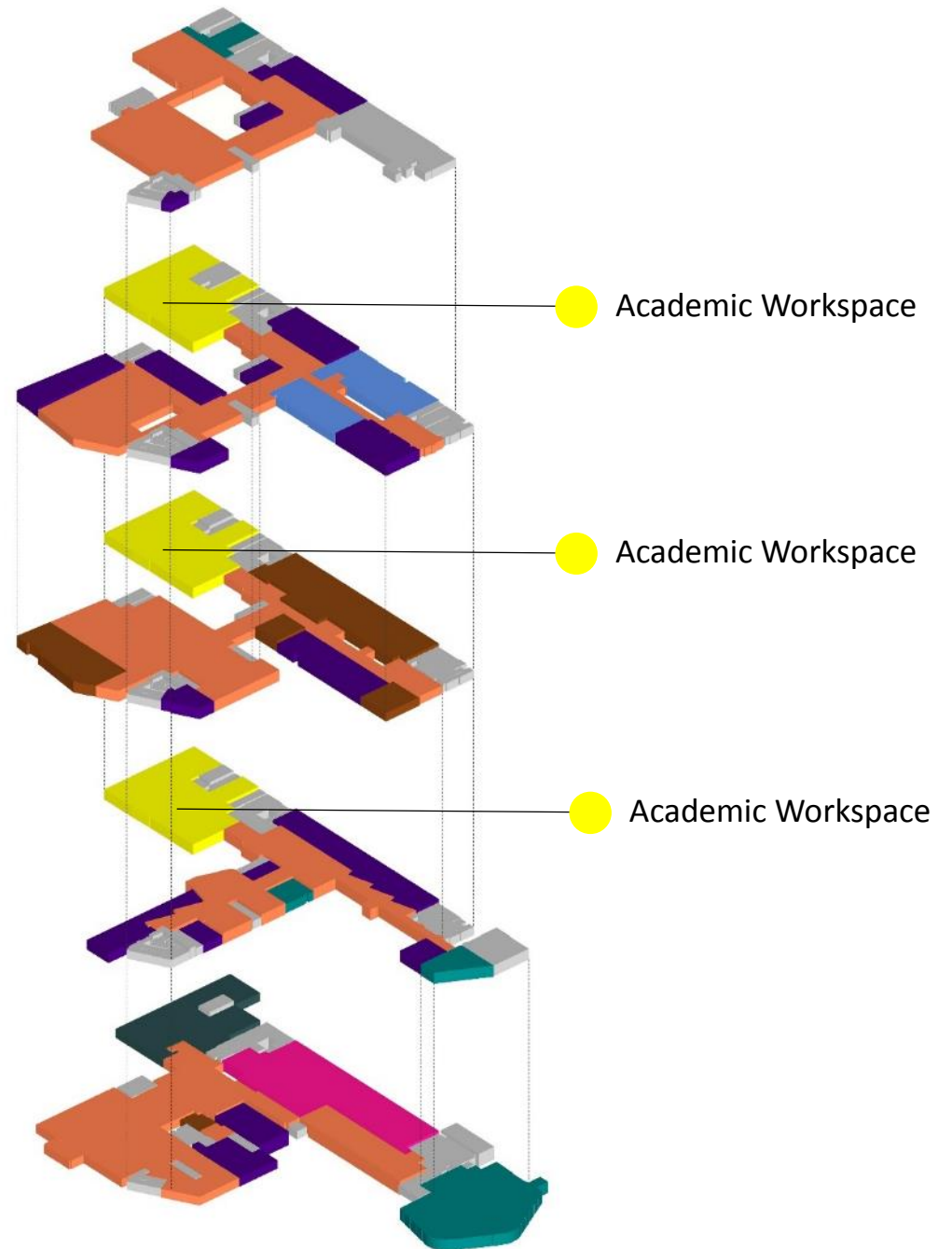
Library +Informal Learning +Shared Teaching +Specialist Teaching +Academic Offices +Student Services +Catering

The Learning Commons

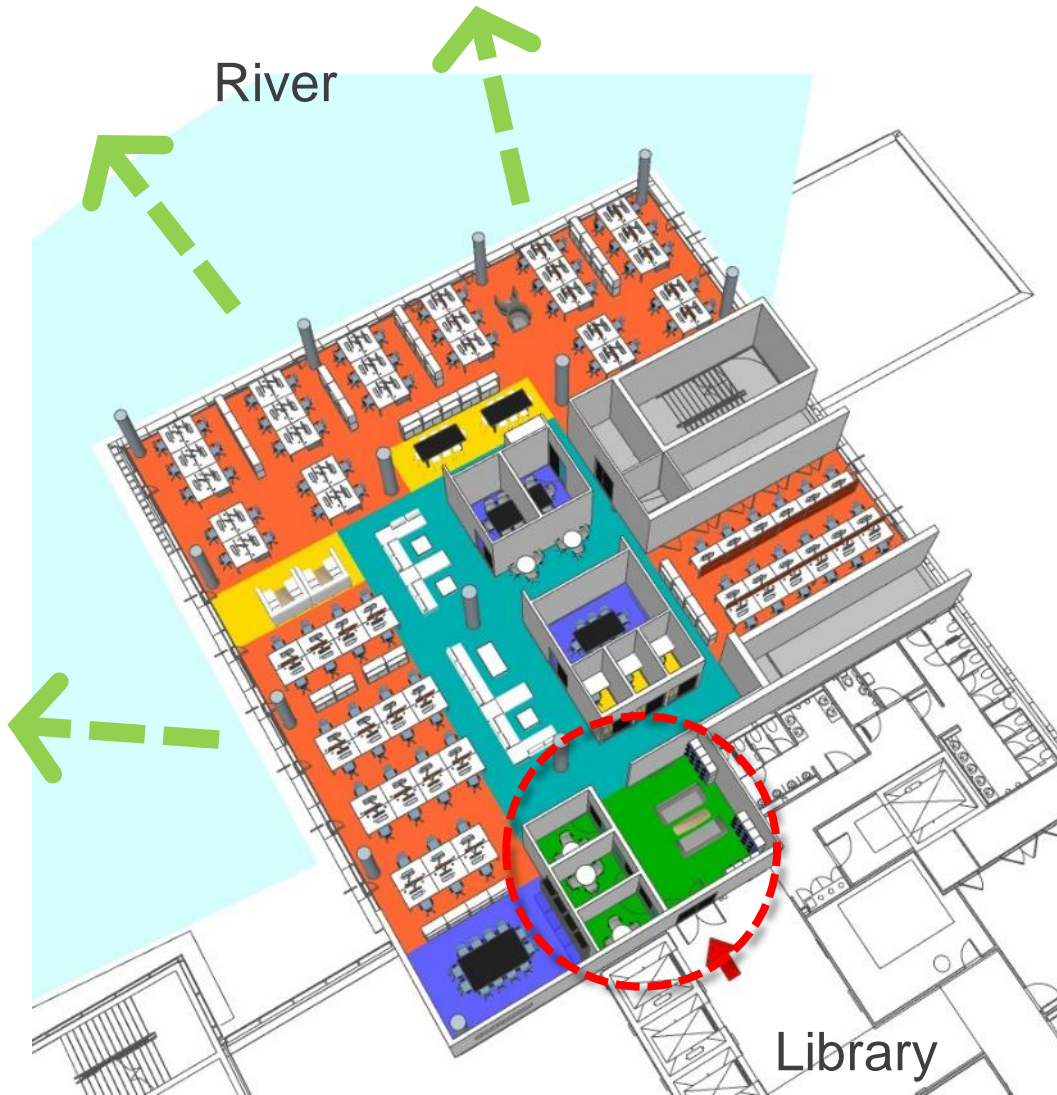


Academic Workspace

- work anywhere
- enable collaboration
- avoid organisational silos
- create communities
- flexible and efficient
- change behaviours



Academic Workspace – *activity based working*



- Workstations
- Short stay and group working
- Break-out
- Meeting rooms
- Student-staff interactions

550 academic staff

- 7sqm per person @ 50% occupancy
- 10% support space
- Total NIA – 2,100m² (circa 4m²/FTE)

Sector Median – 12.7m²/FTE

- 550 staff = circa 7,000m²
- saving circa 5,000m²
- **say £10 -11m construction cost**

Model adopted by VC and senior team on existing campus

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