



Welcome to this exhibition which explains the University's development proposals for the north eastern area of Highfield Campus.

The north east of Highfield campus is on the corner of Burgess Road and Broadlands Road, and is currently used for car parking. This key development zone for the University is known as the North East Quadrant (NEQ) and the proposals for this area were highlighted in both the 2018 and 2022 Estates Strategy consultations. The University would now like to share some more detailed plans with you.

The updated University Estates Strategy was launched in 2022, with an exhibition that provided an overview of the new Estates Strategic Plan.

Strategic Estates Plan 2022-2027

The University of Southampton is a world class research and teaching institution, and the University's estate plays an important role in creating the optimum environment for students to learn and for cutting edge research to be undertaken. The Estates Strategic Plan is guiding development to ensure that the University continues to attract the very best staff and students, who are supported with the facilities needed for them to excel.

Sustainability and Inclusivity

Sustainability and inclusivity are key principles of the Estates Plan. The University has the goal of becoming carbon neutral by 2030 - this is an ambitious target which must be supported by improvements to its estate through both refurbishment and the provision of new, highly sustainable buildings. Creating an inclusive environment which supports wellbeing for all is also a central goal of the Estates Plan.

Growth and Decant

New, modern facilities are needed to support the University's projected student growth, but also to provide decant space that will allow the refurbishment and replacement of ageing facilities. There are many older buildings at the University which have reached the end of their useable life and require substantial refurbishment or replacement.

New space provided on campus will support the decant and future growth, to ensure that the University's world-class teaching and research continues to be supported.

Accommodation

The University has invested heavily in recent years to ensure it can offer attractive, well maintained residential accommodation for its students. The University's residences are not only central in supporting our students, but they are also an important interface with the wider city. A strategic residences plan is currently being formulated, in partnership with the City Council, which prioritises the redevelopment of existing stock. We are also looking to work with purpose-built student accommodation providers and partners.



Contents

- 1 Welcome
- 2 Introduction to the North East Quadrant
- 3 The North East Quadrant: Context
- 4 Highfield: Existing Site
- 5 The NEQ Masterplan: Principles
- 6 Phasing
- 7 Landscape and Public Realm
- 8 Sustainable Development: Access and Travel
- 9-10 Phase 1: Design Principles
- 11 Phase 1: Teaching & Learning Building
- 12 Phase 1: Connection to Landscape
- 13 Summary
- 14 Next Steps and Feedback



Introduction to the North East Quadrant

Highfield Campus Key Projects

The Estates Strategy consultation set out the key projects for Highfield campus, an area which is safeguarded for the intensification of educational uses within Southampton City Council's adopted Local Development Plan.

North West Quadrant

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

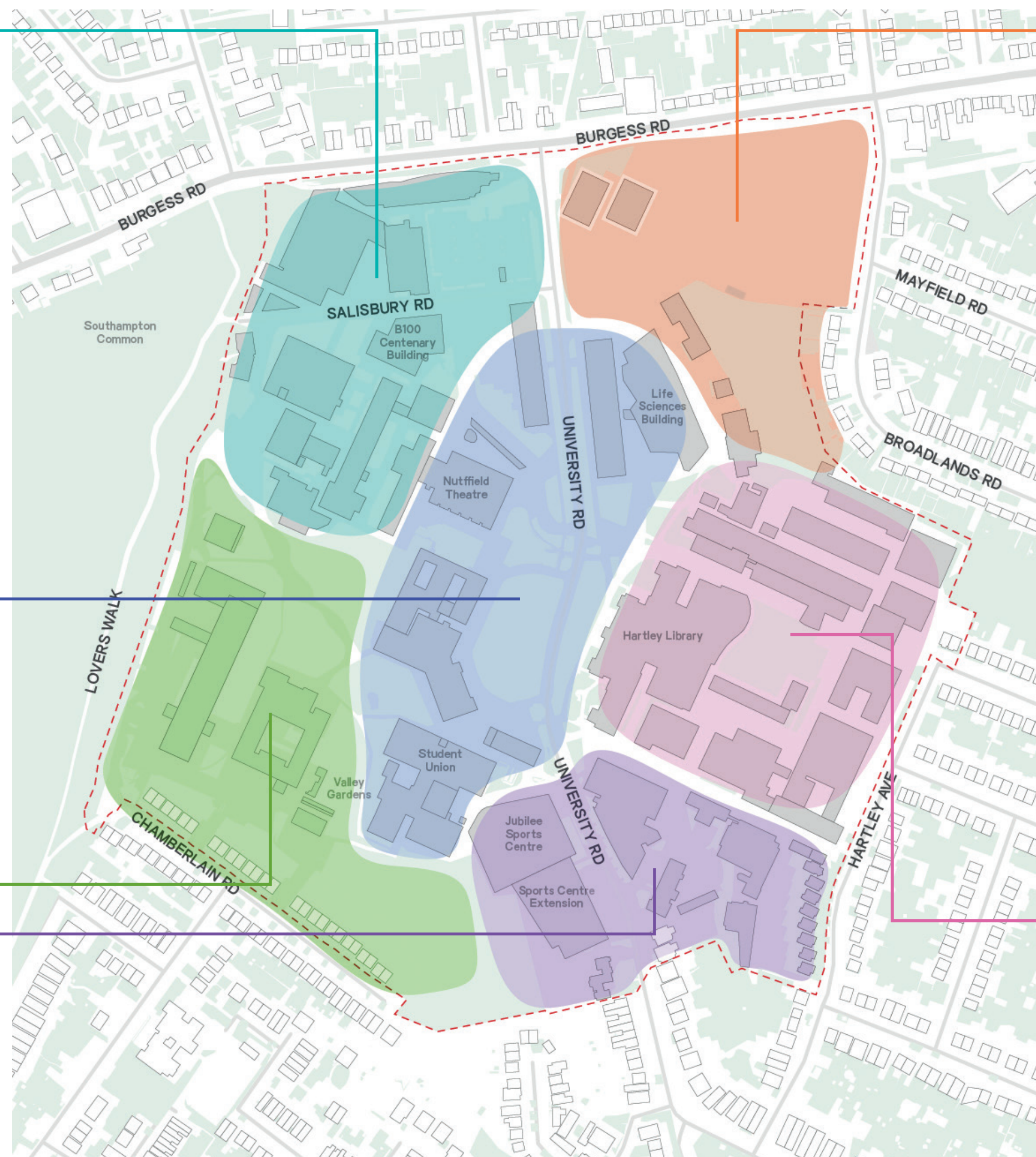
Heart of Campus

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

South East Quadrant

& South West Quadrant

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



North East Quadrant

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

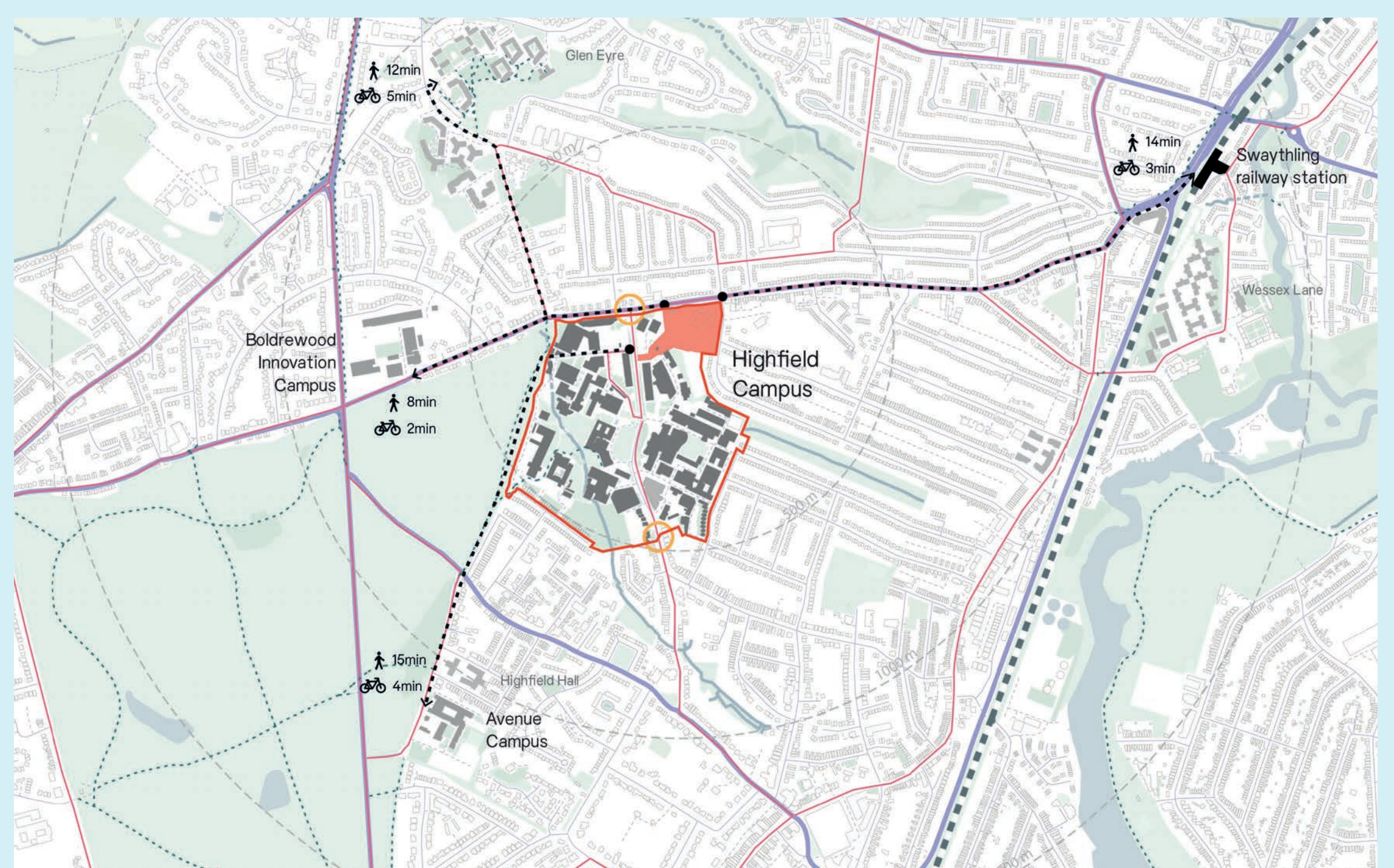
Following the demolition of Building 45, the North East Quadrant is the largest unconstrained development area at Highfield campus. This site represents a significant opportunity to provide state of the art learning and research space which will enhance the experiences of students and staff.

Engineering Square

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

Plans for the future of the NEQ have been developing over the past months.

The University would like to take this opportunity to provide more information on the current plans to provide state of the art learning and teaching spaces at the NEQ and receive any feedback you have on the proposals.





The North East Quadrant: Context

The NEQ is at the edge of Highfield Campus, so there are a range of different building types surrounding the site. There are many large institutional buildings within the campus to the south and west, whilst neighbouring areas to the north and east are largely residential buildings of a smaller scale.

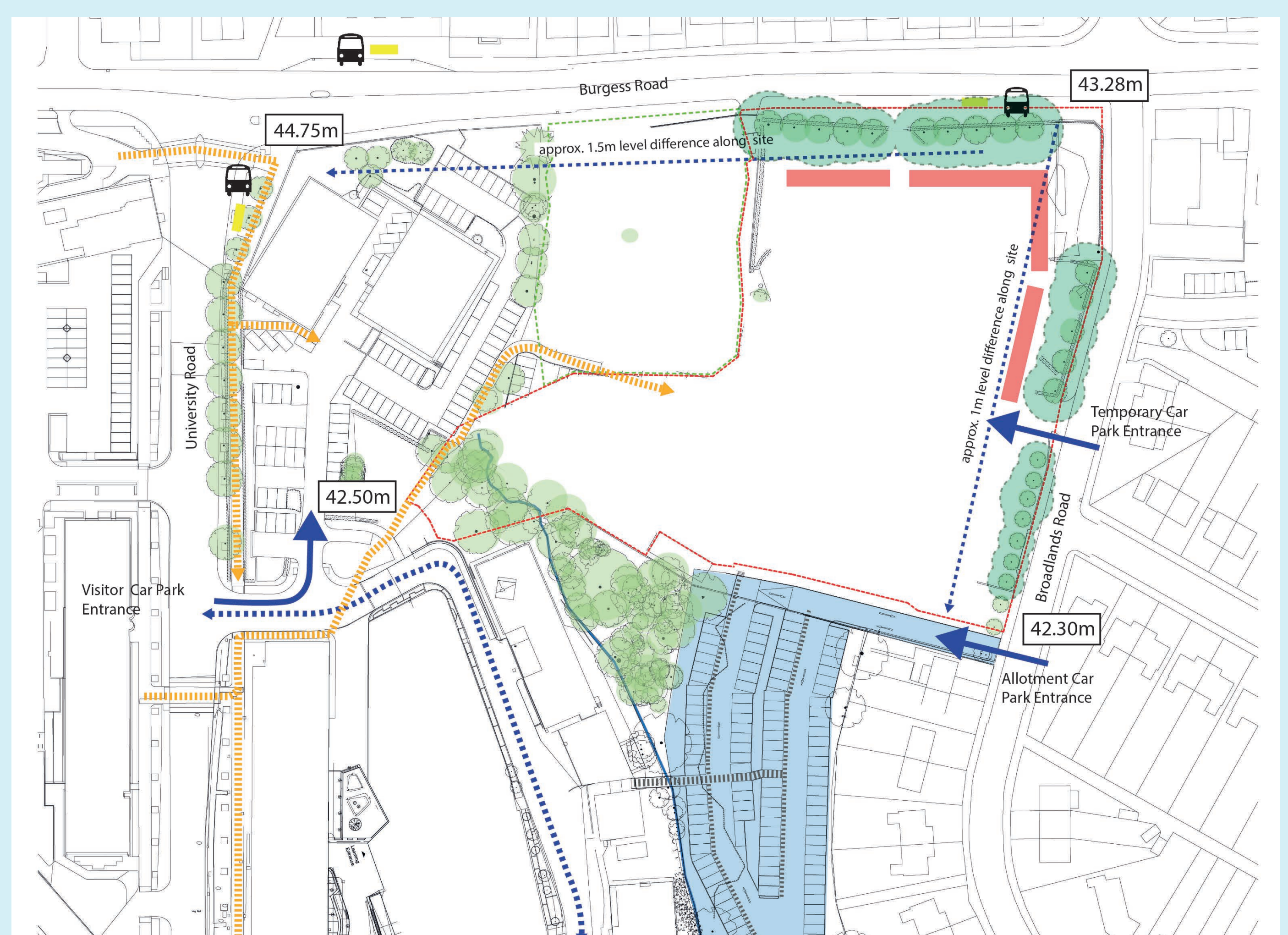
- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- >10 Storeys
- Highfield Campus
- NEQ



Site Features

The site is designated by Southampton City Council's planning policies as the University Development Area, which states the site should be developed for educational use. There are attractive trees around the perimeter of the site, which are an existing positive feature that can be further enhanced. The NEQ is well served by public transport, and there is a new car park to the south which needs to be considered in the design.

- Site Vehicular Access
- Servicing Route to existing buildings
- Bus Stop
- Main Pedestrian Routes
- Allotment Car Park





Highfield: Existing Site

Some existing areas of the Highfield Campus are of high quality and are representative of the University's status as a major Russell Group institution, which carries out world-leading research. However, the existing NEQ site is uninspiring. The aim of the NEQ redevelopment is to advance on positive examples of developments at Highfield campus in order to create a next-generation facility and a welcoming entrance into the University.



Existing modern facilities at Building 100 and building 85, Highfield Campus. The development at the NEQ will build on these examples to provide cutting edge teaching and learning environments.

At present, the NEQ is unattractive and poorly linked to the higher quality areas of Highfield Campus. The proposed development of this zone will create a safe and accessible area that is both well connected to the rest of the campus and offers an attractive entrance to the University.



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



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



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



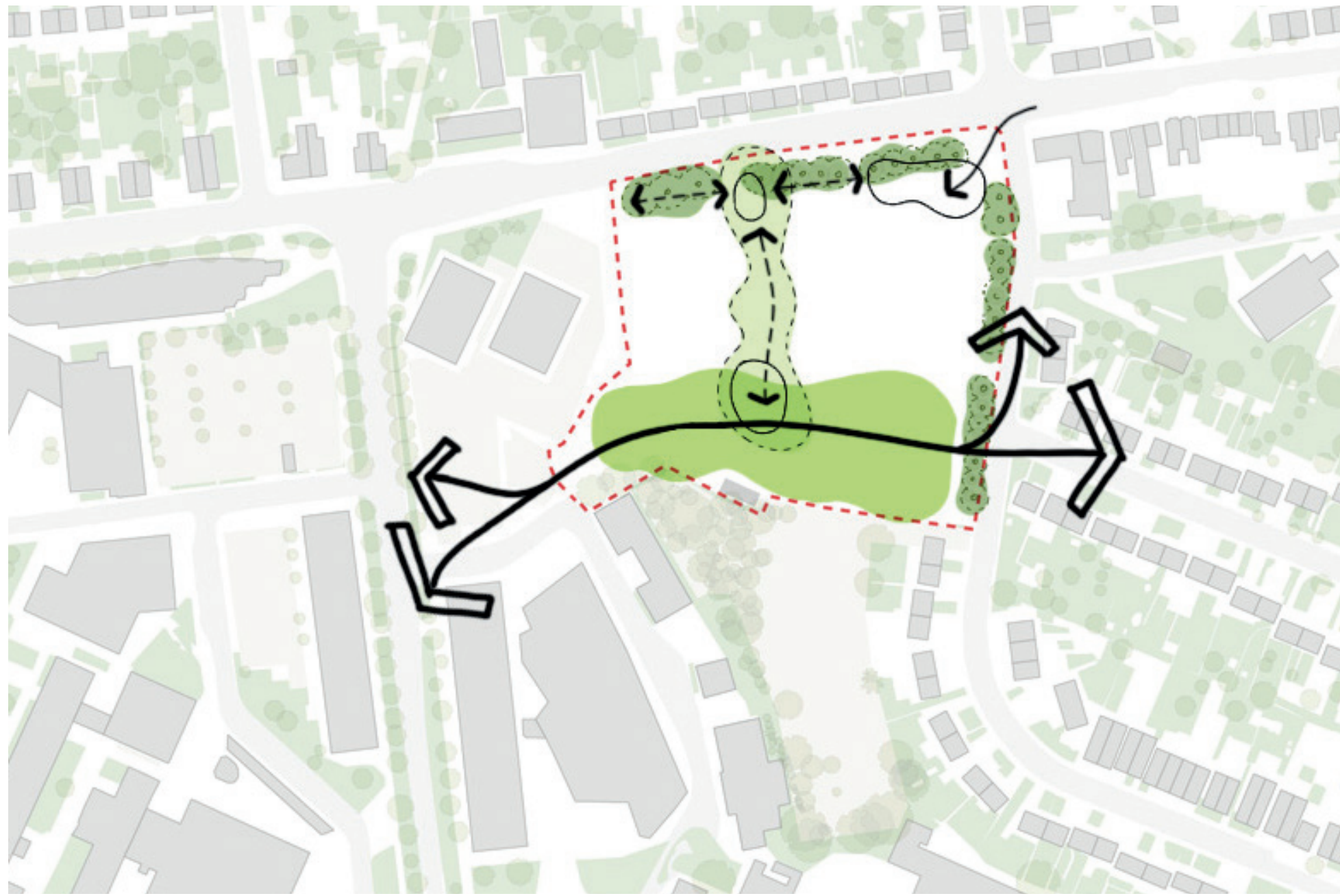
4 The international reputation of the University is an asset to the City of Southampton, but the current approach to the campus along Burgess Road does not support that image.



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



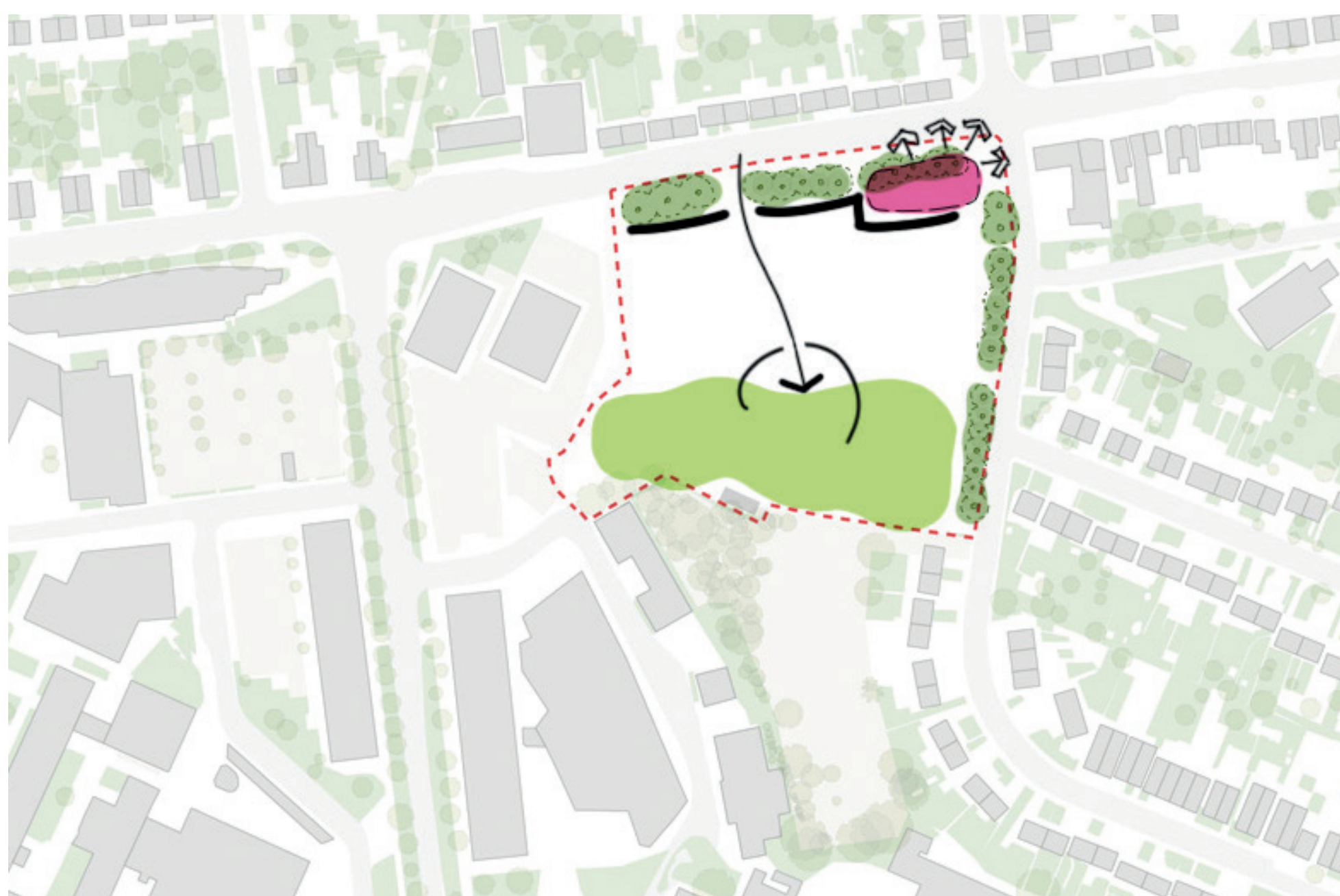
The NEQ Masterplan: Principles



Landscape Connectivity

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

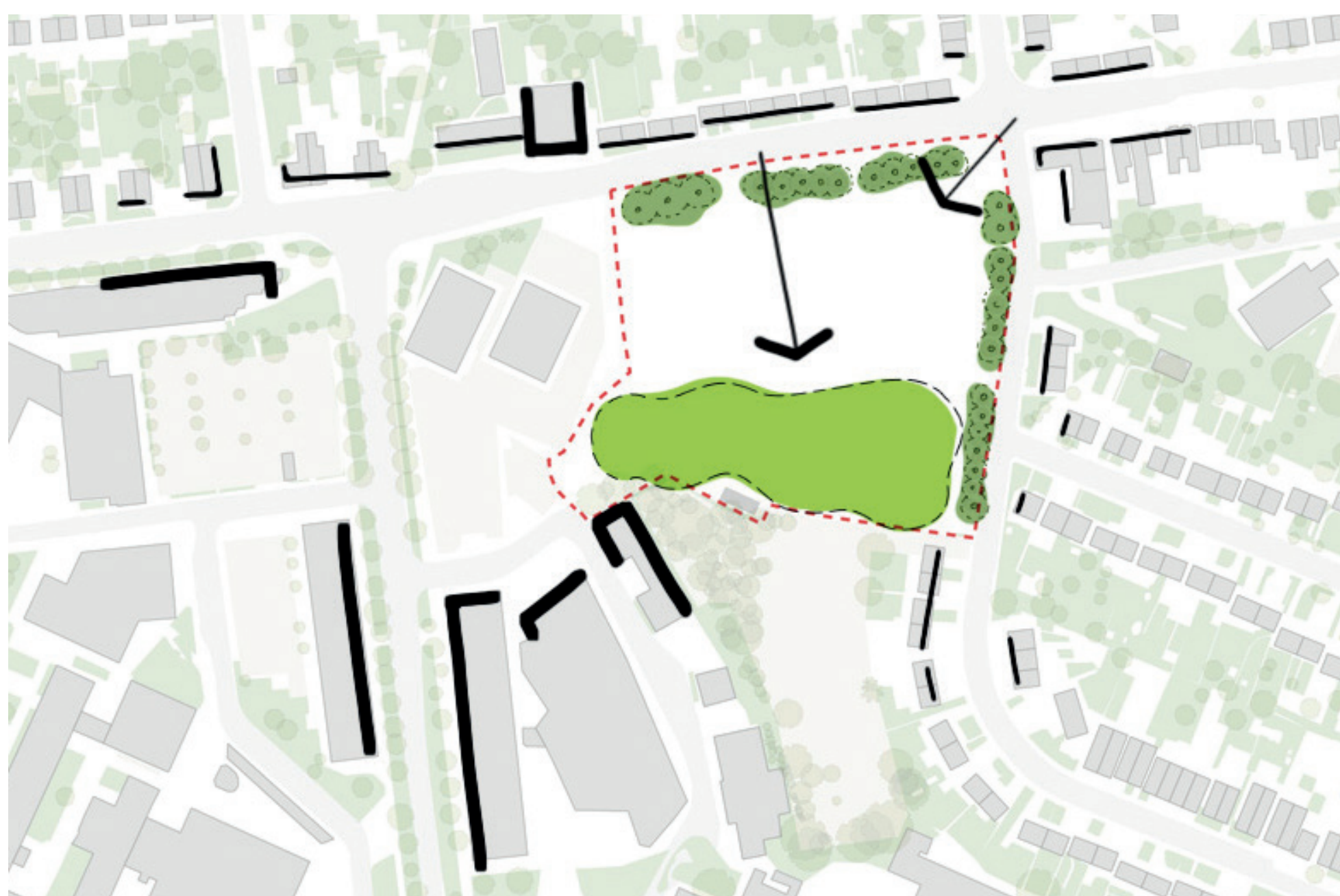
The proposed landscaping will also transform a sterile carpark to a biodiverse resource.



Burgess Road

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

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



Public Face

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

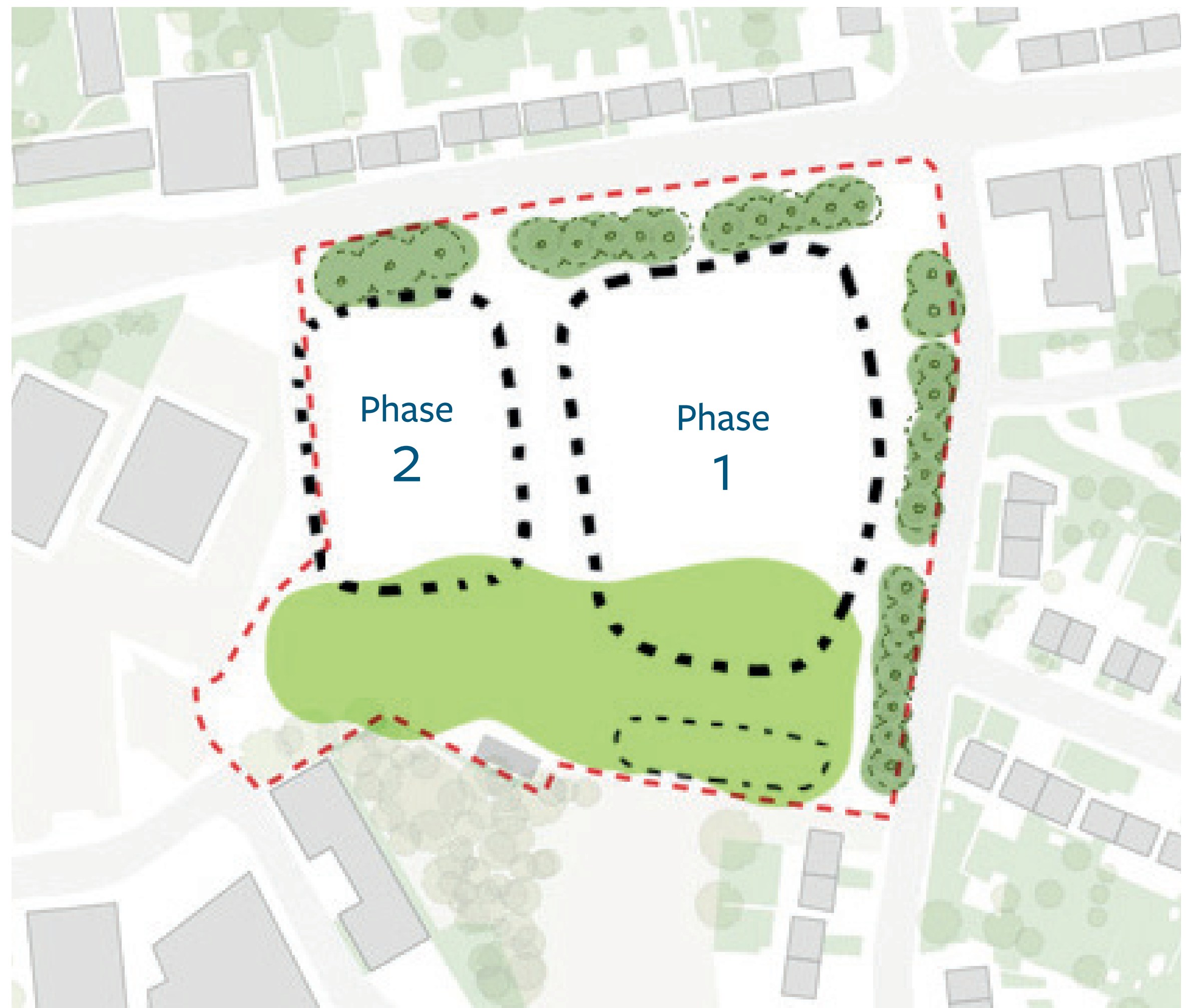
The redevelopment of the NEQ provides an opportunity to create a much-needed sense of arrival at this key corner location and signalling the presence of the University.



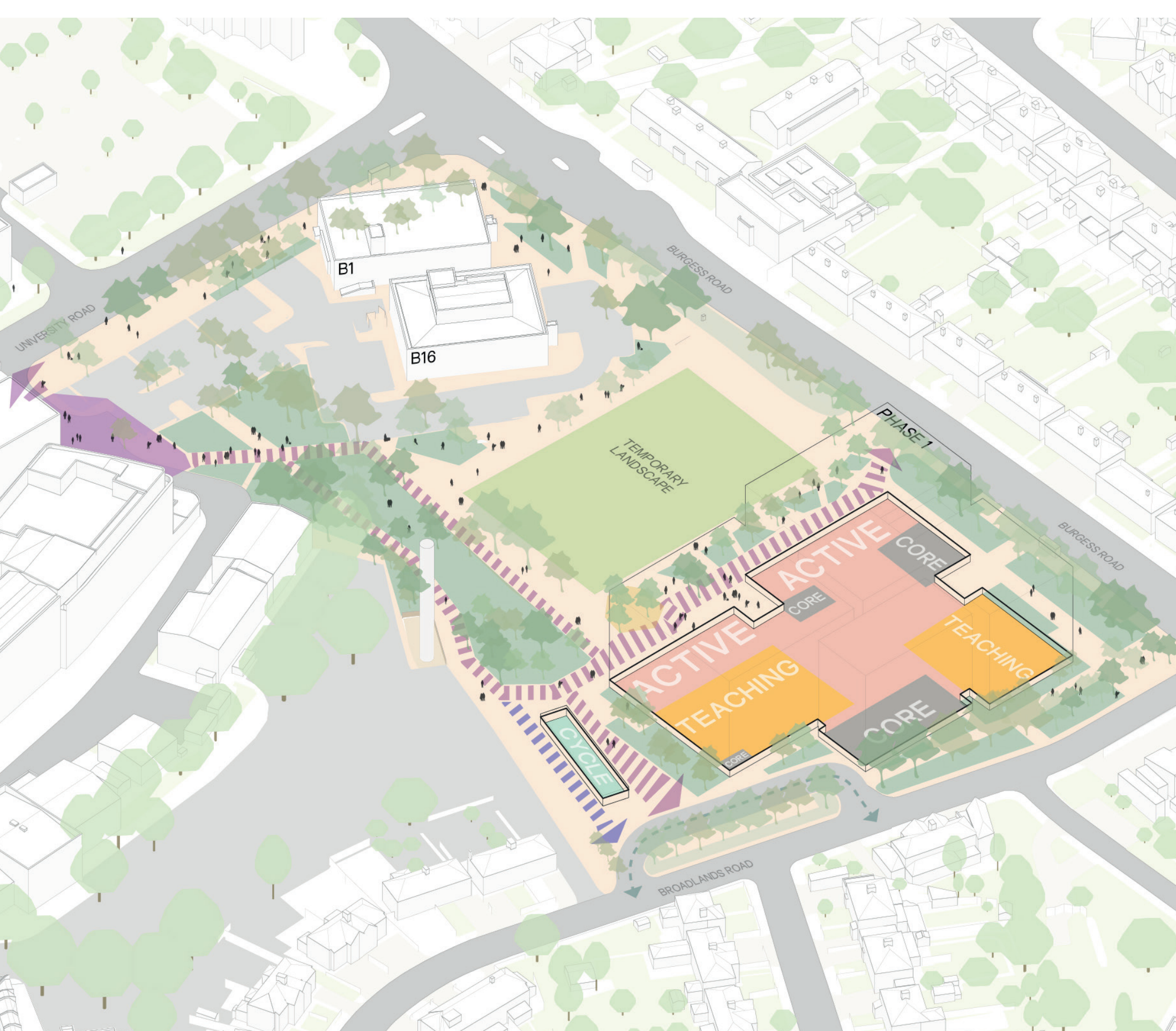
Phasing

The NEQ project consists of two buildings and will take place in two phases. Each building will be accompanied by high quality landscaping, the majority of which will be delivered in Phase 1 to create an attractive setting for the new building.

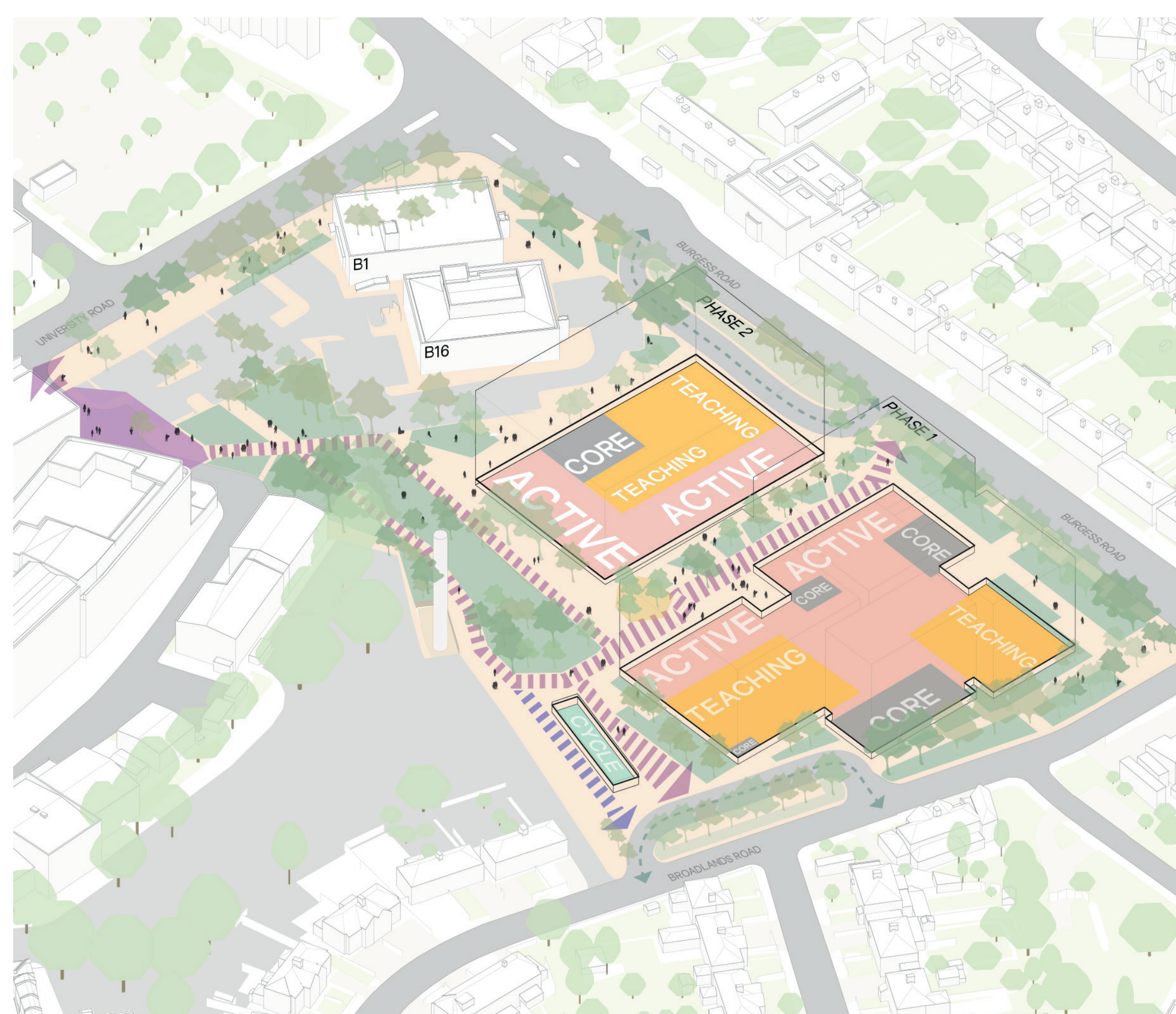
Phase 1 will be delivered imminently and is the larger of the two phases. A temporary landscape scheme will be provided on the Phase 2 area until the second building comes forward.



Phasing plan



Indicative Phase 1 Layout



Indicative Phase 2 Layout



Landscape and Public Realm

As set out in the phasing plan, the intention is to provide the majority of the landscaping scheme as part of Phase 1. Additional landscaping will be installed alongside Phase 2 to accompany the second building.

The NEQ will incorporate improved connection to the street frontage, where the new buildings will be set back to create a landscape buffer zone.

The upgraded Burgess Road edge will provide a welcoming entrance to the

University, whilst the set-back from the street will provide a transition in scale between the campus and neighbourhood. The set back also extends south along Broadlands Road, which further helps to mediate the change in scale.

The landscape buffers will incorporate more planting and biodiversity, enhancing the appearance along Burgess Road which is linked to the landscaped open space at the centre of the NEQ. The landscaping along these key frontages will also provide the opportunity to enhance the outlook from neighbouring properties.





Sustainable Development: Access and Travel

New hard and soft landscaping will transform this area of the campus. The removal of car parking means that a series of new and improved footpaths can connect into the campus from Burgess Road and Broadlands Road. The proposals will increase the areas of campus devoted to a safe and pleasant car-free experience.

The proposed transport strategy has a focus on accessibility and inclusion; approximately 5 disabled parking spaces will be provided during Phase 1, near to the new building, and pathways will be designed with level access for ease of mobility for all.

Servicing and Access

The Broadlands Road access point will be retained to maintain access to the new South Broadlands Car Park and for servicing the new buildings. This will lead to a reduction in traffic using Broadlands Road.

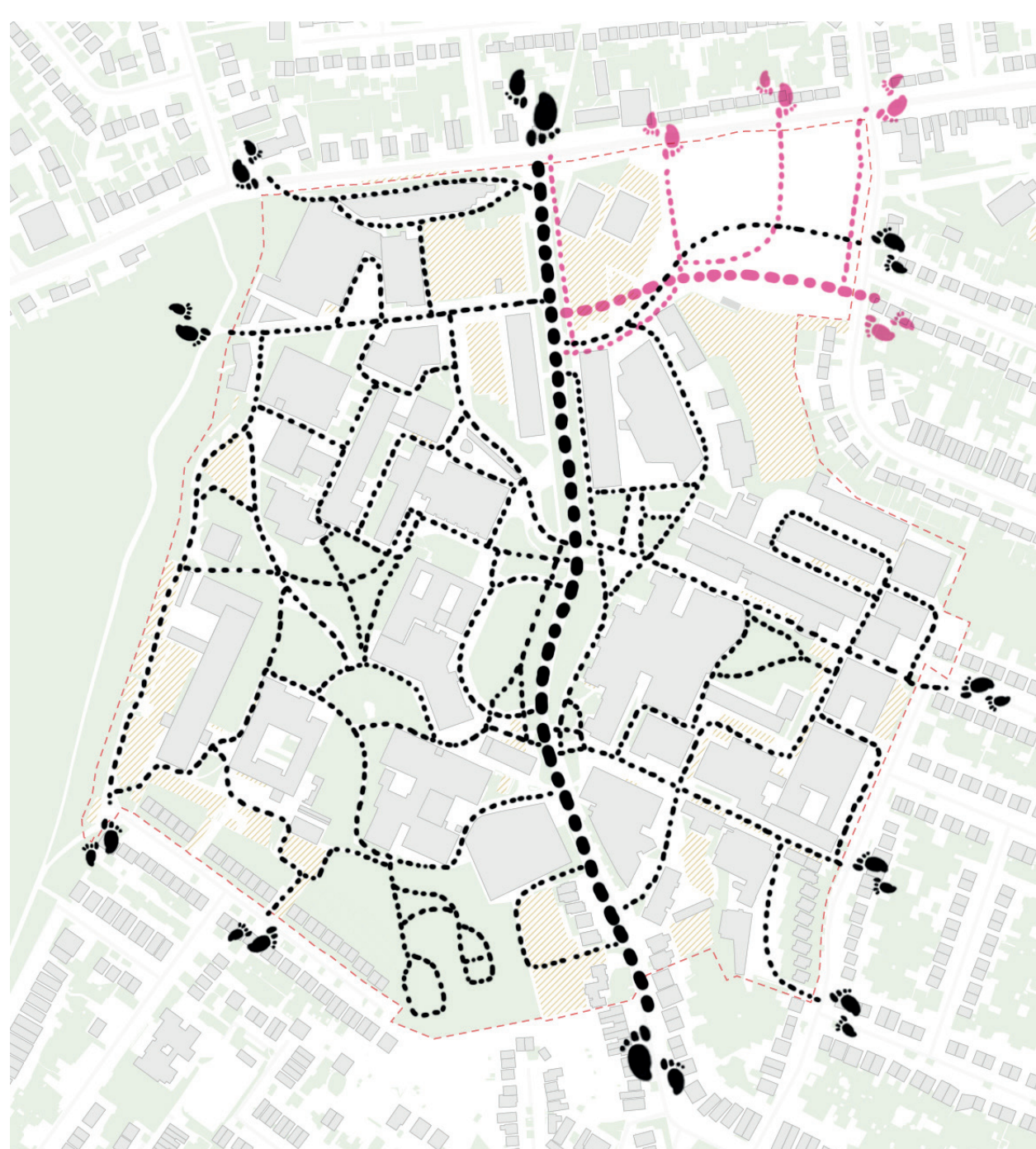
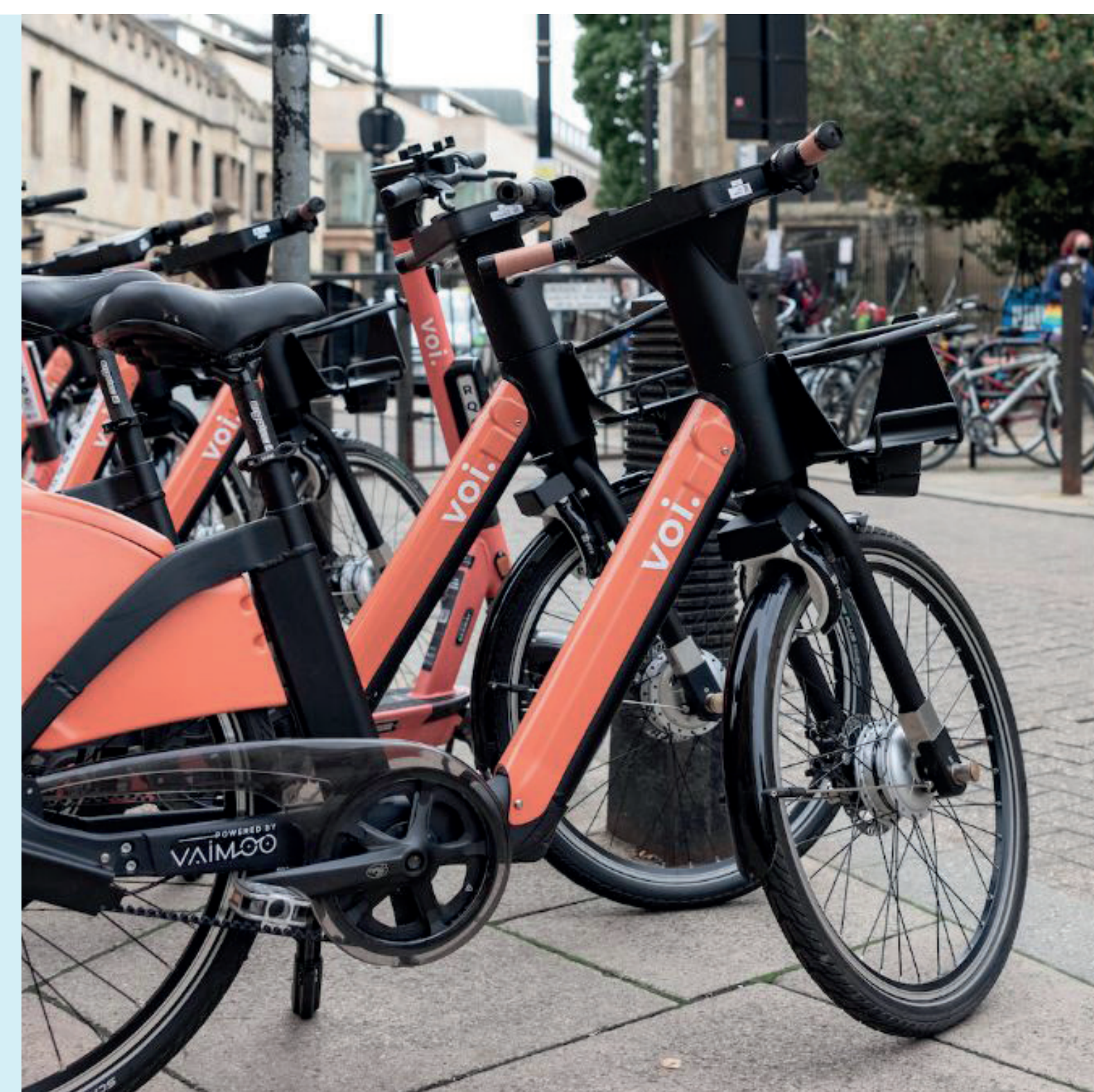
A second controlled delivery point will be provided on Burgess Road as part of Phase 2. These controlled drop-off and pick-up points will facilitate mini-bus services and minimise the need for vehicles to use the University Road junction for turning.



Phase 1 Servicing Strategy

Sustainable Mobility

The masterplan approach to the NEQ allows for the sufficient provision of secure cycle parking across the site. Other sustainable mobility solutions will be integrated into the scheme, including Beryl and Voi bikes available to hire. Suitable end of trip facilities will be included in the building to support the use of these sustainable modes of transport.



The University is encouraging the increased use of sustainable transport options and demand for car parking is changing as a result of more flexible working patterns. There will be a loss of surface car parking as a result of the development of the NEQ, however an

assessment of spare parking capacity at the University's nearby car parks has shown that there is sufficient space to accommodate this. The new South Broadlands Car Park will continue to provide parking in proximity to the NEQ.



Phase 1: Design Principles

Phase 1 will be the first element of the development to come forward, incorporating a new teaching & learning building and the majority of the landscaping. The following boards provide specific information on the design of this phase.

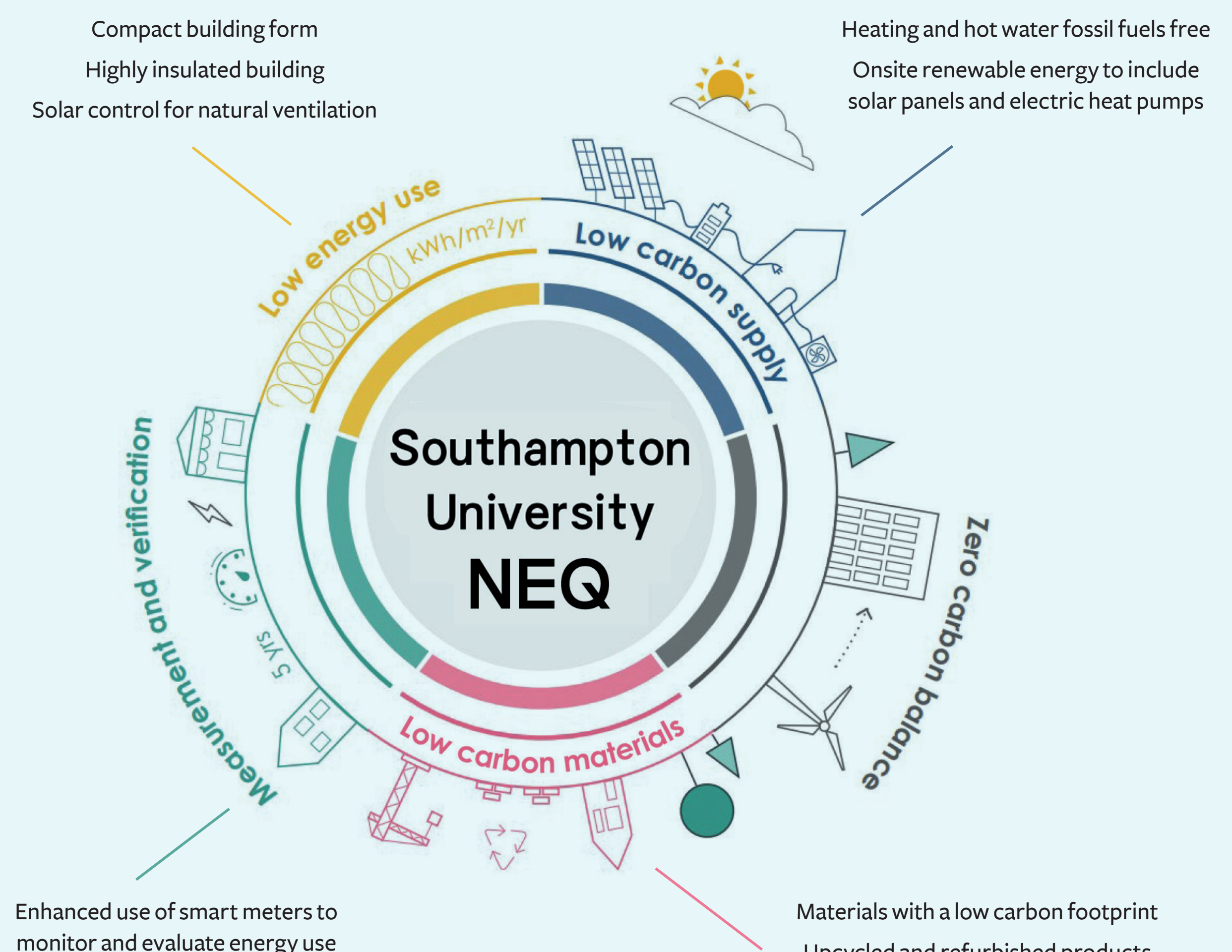
A Sustainable Building

The University of Southampton has an ambitious Sustainability Strategy which targets reaching net zero carbon emissions for scope 1 and 2 by 2030. In order to support this the University has specific guidance for constructing sustainable buildings on its estate:

- Reduce the embodied carbon of buildings by using low carbon and recycled materials, using locally sourced materials and labour where possible
- Design buildings that enable low energy use.
- Reduce the environmental impact of construction and demolition with strict environmental controls.
- Buildings will be designed to embrace wellbeing and inclusivity as a vital part of the building's design.
- New developments and construction must demonstrate investment into protecting and enhancing biodiversity.

These core principles of sustainable development have been incorporated into the brief for the NEQ Phase 1 Building from the outset. The Phase 1 building incorporates design measures to minimise both operational energy and embodied carbon; it targets a 'fabric first' approach and utilises passive design measures to assist in the low-energy maintenance of a pleasant internal environment throughout the year.

Route to Net Zero Carbon



A Biodiverse Landscape

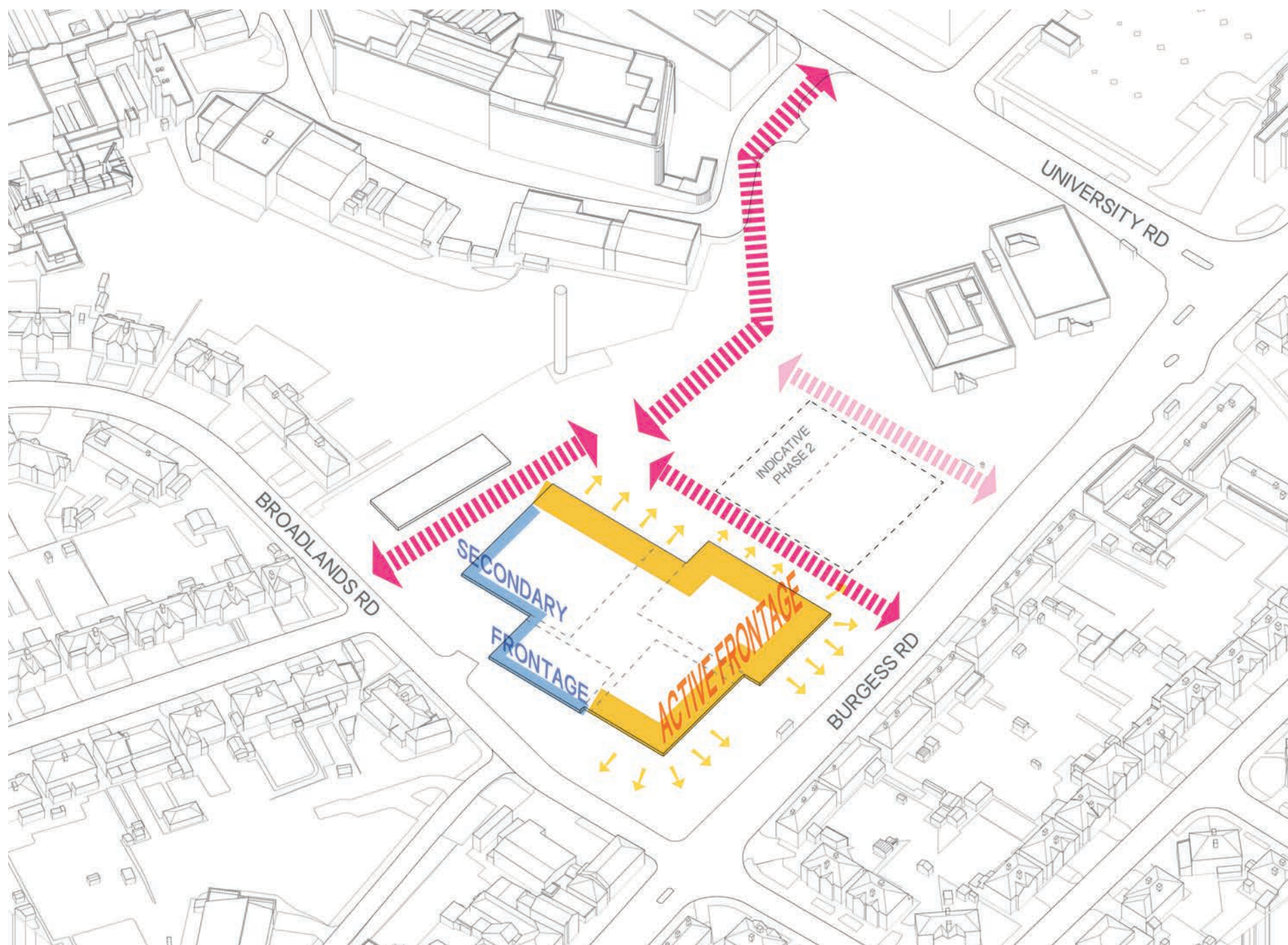
The key landscape objective for the Phase 1 development is to replace car parking with a green landscape link for the campus. The landscaping scheme will provide a net gain in biodiversity, with green connections extending north and east to Burgess Road and Broadlands Road. The open setting to the south of the buildings will compliment the tree lined character of University Road and Burgess Road.

A new green, landscaped space is provided on the southern side of the site, which links the Phase 1 Building back to University Road and the heart of Highfield. As considerably sized new green space, this will become an attractive new space for staff and students. The landscape will include new planting, sustainable drainage features, external seating areas and study space.





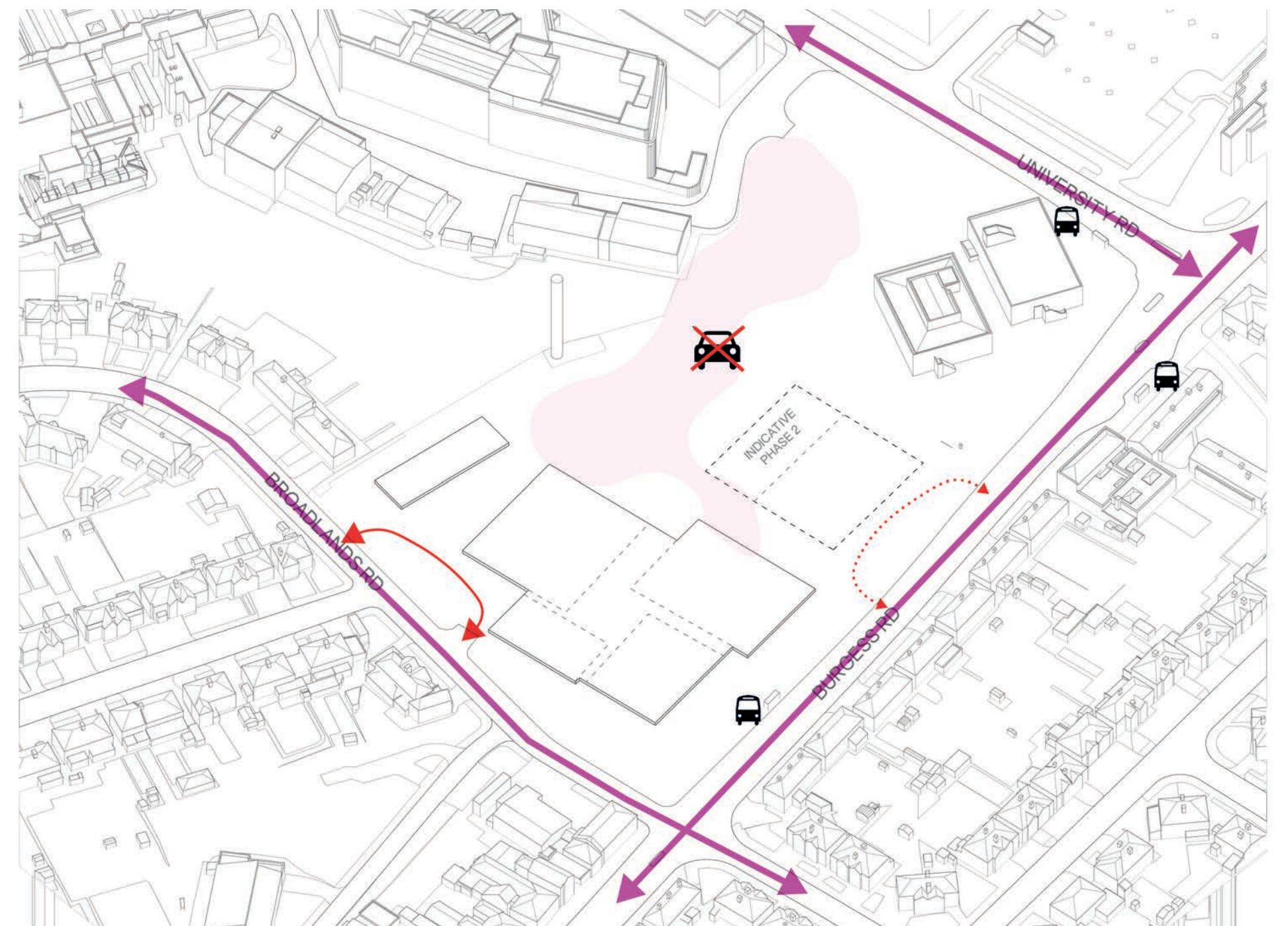
Phase 1: Design Principles



Permeability and Frontage

The Phase 1 plot has significant frontage over 360 degrees, so there is no 'rear' side. The internal spaces will be oriented towards Burgess Road and the new public realm.

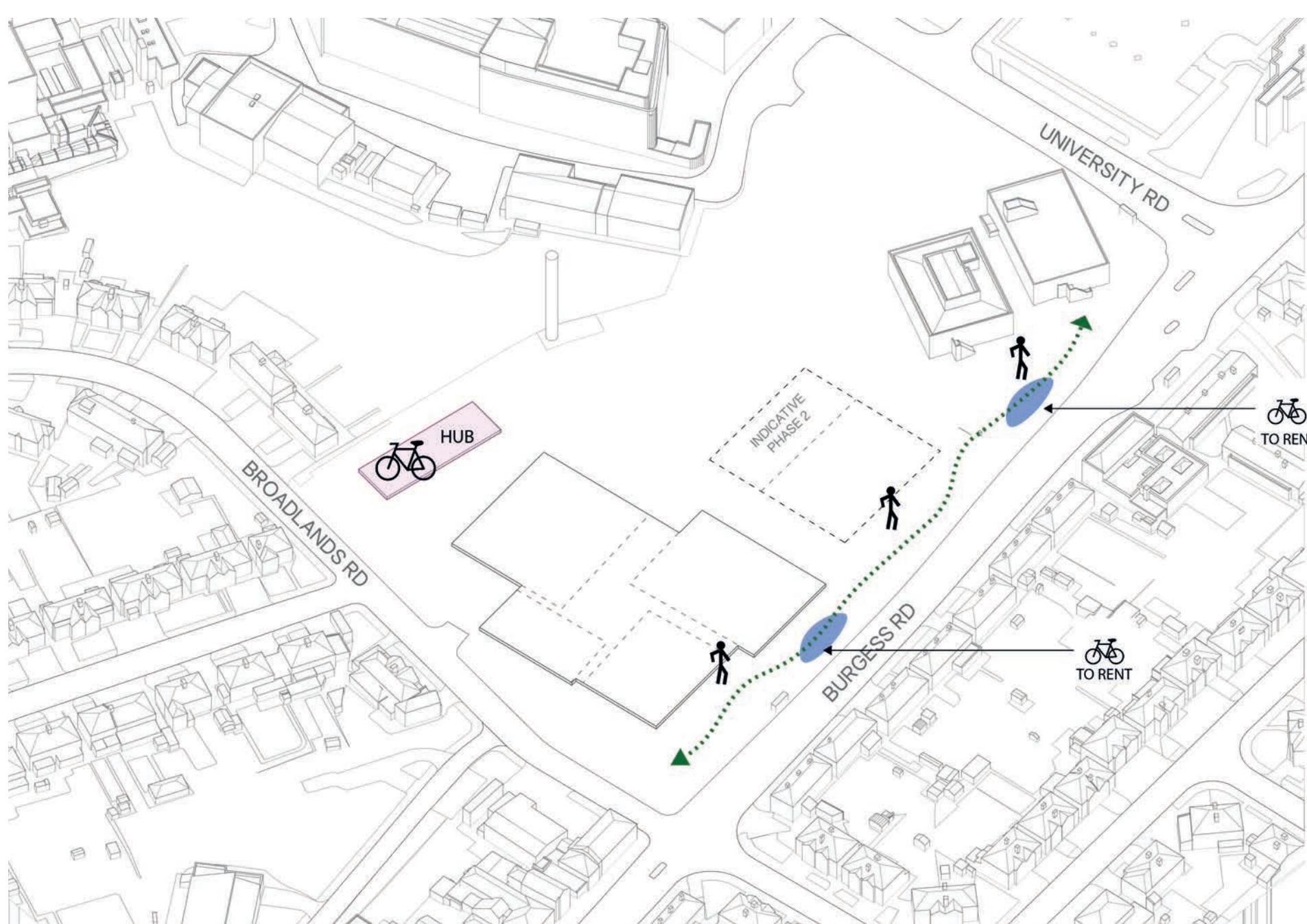
The site permeability is greatly increased to allow the grain of the campus to merge with the grain of the local area. The Phase 1 development will present a new, welcoming front door to the University.



Periphery Servicing

The NEQ public realm is kept vehicle free by providing space for servicing at the periphery of the site.

Servicing access loops are proposed to be provided on Broadlands Road and Burgess Road, to meet the needs of the new buildings whilst maintaining the car-free landscaped environment and taking servicing vehicles off the road.



Active Transport and Pedestrian Focus

The frontage on Burgess Road has a pedestrian focus, with space to accommodate active transport hire schemes. The pedestrian route will benefit from enhancements to the streetscape and improvements to planting and biodiversity.



Landscape Buffer and Building Set Back

The buildings are set back from the boundary line to:

- maximise the potential for green landscape along the primary frontages
- sit more wholly within the campus environment
- reduce impact on street scene of Burgess Road
- respond to low rise residential neighbours opposite

Phase 1: Teaching & Learning Building

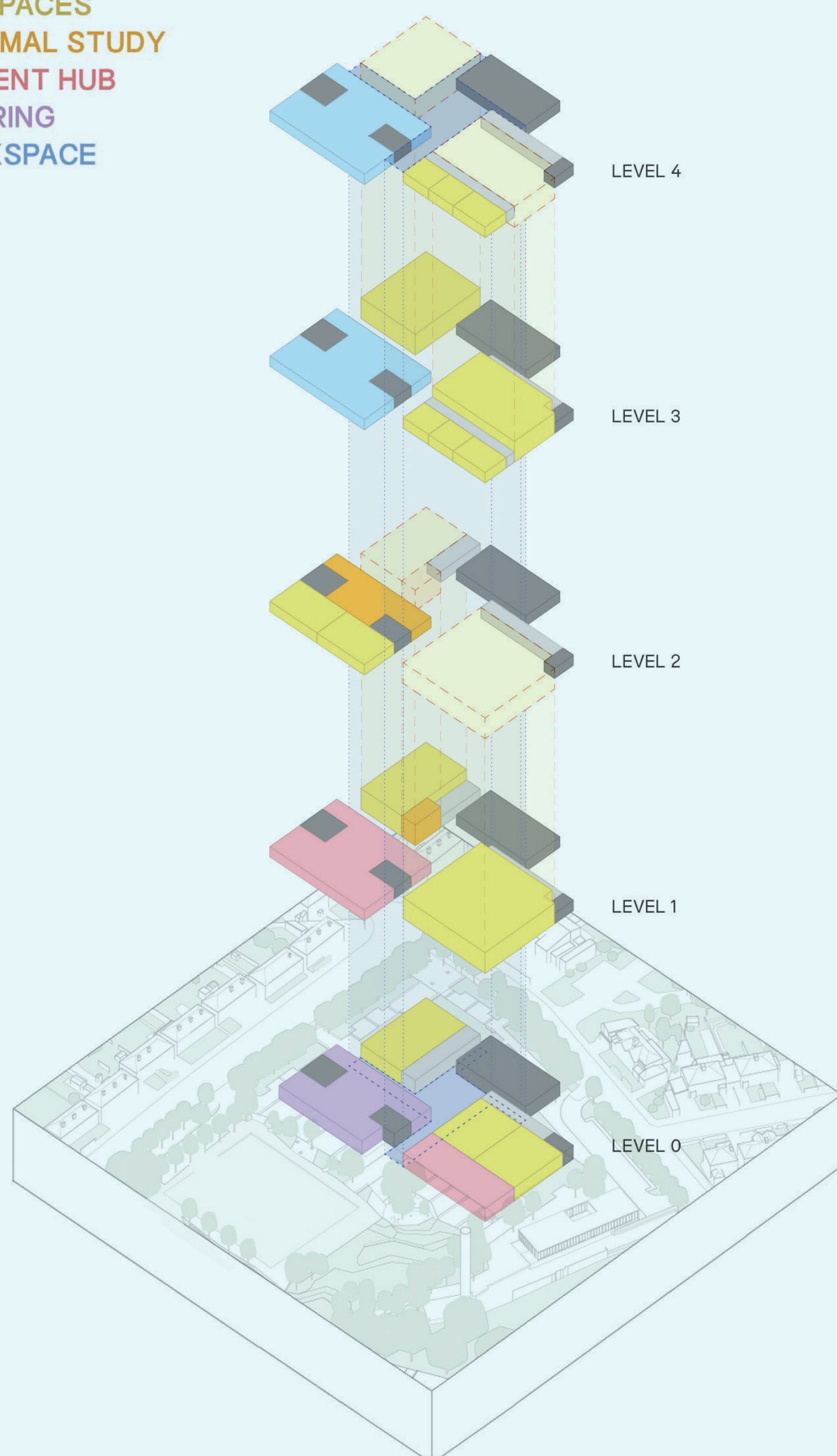
The Phase 1 Building will include:

- Collaborative lecture spaces
- Breakout workshop and teaching rooms
- Computer suites
- Independent study space
- Collaborative study spaces
- Café
- Academic offices

The Phase 1 building will be used by existing students at the University. The new space at the NEQ will allow teaching to be relocated from older University buildings, which need to be vacated so they can be renovated and brought up to modern standards.



■ T&L SPACES
■ INFORMAL STUDY
■ STUDENT HUB
■ CATERING
■ WORKSPACE





Phase 1: Connection to Landscape

The landscape design for the NEQ project seeks to:

- Create a new green space on the Highfield Campus and
- Enhance the external appearance and perception of this part of the campus.

The landscape designs seek to recreate the success and character of the existing green spaces found elsewhere on Highfield campus. The brief for the landscape proposals includes the requirement to create a beautiful setting for the new building, create the opportunity for outdoor learning, improve the existing pedestrian and cycle routes, and improve the biodiversity of the site. This is achieved through the creation of six new character areas for the site.

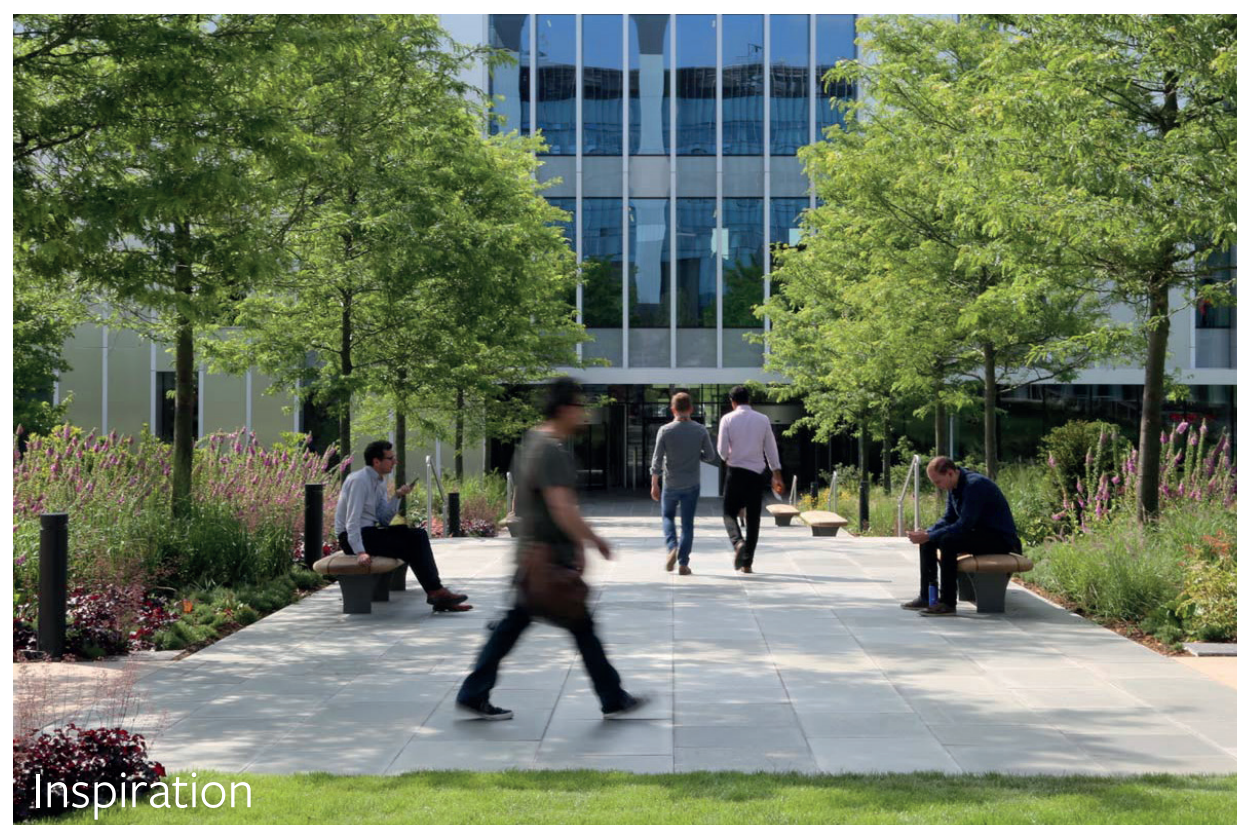


Green Open Space

The central green open space will contribute to a biodiverse campus setting by connecting the various landscape spaces with existing natural features. This space provides opportunities for informal teaching, studying, socialising and gathering. The centre of the green space includes a small body of water, which includes an attenuation function as part of a sustainable drainage strategy.

Eastern Gateway

The eastern gateway addresses arrivals from Mayfield Road and Broadlands Road, and creates a welcoming approach and entrance to the site. This area enhances the existing trees and provides additional soft landscaping. A cycle store will be included in the landscaping in this area, to provide secure storage for those arriving to campus.



Arrival Hub

The arrival hub marks the key campus boundary at the junction of Burgess Road and Broadlands Road, at the threshold between the campus and the neighbourhood. This space highlights the arrival to both the campus and the new Phase 1 building. Break out spaces and seating opportunities will be integrated into the landscaping.



Green Links

The NEQ site provides a green connection between Burgess Road and University Road and the heart of Highfield, around the Hartley Library. The landscaping provides vehicle-free routes for pedestrians through the site, connecting students, staff and neighbours with local amenities including bus routes and easier access to Southampton Common.



Green Envelope

The landscape proposals recognise the significance of the existing trees which enclose the perimeter of the campus. This green envelope is a strong marker for arrival to Highfield campus and is continued in the avenue which lines University Road. The landscape proposals retain and enhance this feature to ground the proposals.

Broadlands Valley

The landscape scheme incorporates the existing trees which extend into the site from the Broadlands Valley. These trees create a distinctive landscape character and enhance opportunities for biodiversity and wildlife on the site.

The existing drainage stream which runs through this valley is incorporated into the sustainable drainage of the site, reducing reliance on local utilities infrastructure.

Summary

- A Landscape-led masterplan for two new University buildings, on a currently underutilised site.
- Enhanced boundary treatment and open space along Burgess Road with retained trees and set-back buildings.
- Biodiversity net gain through extensive landscaping, which will improve on the current surface car parking condition.
- Better accessibility into and across the campus for all pedestrians with more permeable campus edges and new pathways.
- Improved arrival experience at the University, which reflects the quality of the institution.
- Sustainable and low-carbon buildings to support the University's ambitious sustainability targets





Next Steps and Feedback

Thank you for viewing this online exhibition on the University of Southampton's plans for the North East Quadrant at Highfield Campus.

Following feedback from this exhibition, the design will be developed further. The University plans to return with a follow up consultation when a more detailed design is available.

We welcome any feedback you have on the information presented in this exhibition. Please send your comments via email to

EstateDevelopment@soton.ac.uk

or by post to

Public Affairs Team,
University of Southampton Building 37,
University Road,
Southampton SO17 1BJ

NEQ Timeline

