

Prepared by	Neil Latham / Julia Bond
Date	January 2011
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Ref	<b>CDP Phase II Report (Excerpts)</b>

**Campus Development Plan (CDP)**  
**Phase II Report (Excerpts)**

**January 2011**

**Version: Public**

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## 1 EXECUTIVE SUMMARY

In July 2007 the Board of Governors gave approval in principle to the Campus Development Plan Phase 1, which was further endorsed with the submission of the Business Case in March 2009. The scope of works in phase 1 are well underway and due for completion at the end of 2011. CDP Phase 1, coupled with the New University Project (NUP) has seen an investment of nearly £80m in the estate since 2004 raising the quality of the teaching and learning environment and the overall condition of the estate – by the end of CDP Phase 1 we expect 52% of the building stock to be in condition categories A and B (the two highest categories). Whilst a significant improvement on 42% at the outset of the CDP it demonstrates that there is still substantial scope for further improvement to bring Kingston in line with the median for our peer group (55%<sup>1</sup>) and to progress towards the upper quartile (72%).

The original Campus Development Plan set out three phases up to 2016/17 and emphasises that it is a living document that will be updated to respond to changes in institutional priorities, circumstances and affordability. This document contains the revised proposals for Phase II, reflecting the current environment, and may impact on Phase III.

The proposals have been derived following a period of consultation and taking into account the key objectives:

- **Improving the student and staff experience:** the overriding emphasis is that the CDP should focus on further improving the wider student experience, not just limited to the teaching and learning environment;
- **Improving efficiency and effectiveness:** to provide a catalyst to support new ways of learning, teaching and working thereby improving the efficiency and effectiveness of the estate;
- **Support increased recruitment of overseas and postgraduate students:** to provide the appropriate facilities to attract increasing numbers of overseas and post-graduate students;
- **Support research:** to provide an environment which encourages collaboration and facilitates research groups.

The proposals recognise the changing funding regime and the potential uncertainties this may have on future affordability. Accordingly the proposals have been split into three packages with a range of alternatives at differing levels of investment with the possibility of phased decision points for actual implementation as follows:

- **Package 1** – refurbishment of spaces at Kingston Hill, Penrhyn Road and Knights Park
- **Package 2** – as package 1 plus more substantial refurbishment and reconfiguration
- **Package 3** - major re-development which could be combined with packages 1 and 2.

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<sup>1</sup> EMS 2010 report, based on data for 2008/9 academic year

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In summary, the recommendations approved by the Board of Governors are as follows.

**1. That package 1, packages 2A-C and packages 3A and 3B are progressed to the next stage which will include:**

- Clarifying the scope of refurbishment projects to be included within this option;
- Preparing a brief for each project (including what a “New Town House” might be best used for);
- Preparing a feasibility study for approval by the Board of Governors (late 2011)

**2. That packages 3C/D are also progressed to the next stage which will include:**

- Preparing a brief for the project, i.e. what might be the most sensible uses
- Preparing a feasibility study (including an appraisal of potential disposals) for approval by the Board of Governors (late 2011).

**3. That working groups are established (and a lead for each group identified) for each of the projects to prepare the project brief.**

## **2 BACKGROUND**

Since the development of the original CDP, the University has agreed an Estates Strategy which states that it “aims to improve its estate through a planned, cost-effective and sustainable strategy which will”:

1. Satisfy the academic objectives of the University;
2. Plan the provision of new and refurbished premises to comply with HEFCE estates condition categories A and B, with a target of 55% of the total area by 2015;
3. Increase the supply of residential accommodation for Students, together with social space and recreational facilities;
4. Ensure that space is managed effectively;
5. Encourage carbon reduction and the highest standards of energy efficiency for new and refurbished space.

The CDP reflects the mechanisms by which the Estates Strategy will be implemented, which has taken on board a number of factors which may influence the shape of Phase II:

- The growth in student numbers is likely to be far more modest than in recent years and therefore it is unlikely that there will be a need for substantial additional space, although pressures of recent growth, flow through and targeted growth (for instance in postgraduate taught provision, international students and research) mean that space is still constrained in some areas. Moreover, students’ expectations will continue to rise, especially in light of increasing fees.

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- Besides it being a good management discipline to effectively and efficiently manage space, certain HEFCE funding streams (e.g. CIF2) are likely to reward Universities that are improving their efficiency. Kingston currently has a relatively low utilisation rate when compared to its peer group (driven mainly by low occupancy rates). While improvements in utilisation are dependent upon many factors, some of which are outside of the scope of the CDP, providing spaces which support and encourage new ways of working, learning and teaching will play a pivotal role.
- The financial landscape will almost certainly be very different to that which Kingston has enjoyed in the last decade. It is nevertheless important that a long term strategic view is taken rather than a short term reactive approach.
- The University will need to keep abreast of unfolding technology and good practice initiatives throughout the period, especially HEFCE sponsored improvements which are likely to affect the future funding of the University.

With this in mind the recommendations from the extended Project Assurance Group <sup>2</sup> which met on 22 September 2010 is that Phase II of the CDP should have a strong focus on enhancing the overall student experience.

### 3 OBJECTIVES & SCOPE

#### 3.1 Objectives

The four key themes of CDP Phase 1 have very much been mirrored during the consultation for Phase II, are closely aligned with the University Plan 2008/9 – 2012/13, and therefore remain unchanged. Throughout the consultation process there has been a very strong view that the overriding emphasis should be on enhancing the overall student experience. The key objectives for the CDP can therefore be summarised as follows:

CDP Objective	Core Areas of Strategic Plan 08/09 – 12/13
Improving the student/staff experience	Learning and Teaching Student Experience
Supporting the increased recruitment of postgraduate and international students	Research and Enterprise Learning and teaching Student Experience
Supporting research	Research and Enterprise Student Experience
Improving the efficient and effective use of the estate	Fitness for purpose

#### 3.2 Measures of Success

The overarching aim of the CDP is to deliver incremental improvements to the estate improving the efficiency with which it is used and its ability to respond over time to a

<sup>2</sup> Including also additional senior members of the University and members of the Estates Committee

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changing curriculum and learning, teaching and working styles. In many respects the impact of developments in the estate on the University can only be measured using subjective criteria; it is therefore recommended that a qualitative assessment is included in addition to quantitative measures.

The proposed quantitative metrics for assessing the success of the CDP are as follows:

- i. Increase the percentage of the estate in condition categories A/B by 5% to 55% with a corresponding 5% reduction in categories C/D.
- ii. To increase space utilisation from 22.7% to 36%
- iii. To increase functional suitability from 70% to 80%

The qualitative impact and effects on the student experience will be:

- i. NSS survey (particularly freeform comments)
- ii. Staff satisfaction survey
- iii. Post-graduate survey
- iv. Other relevant surveys/feedback
- v. Post-occupancy student focus group

### 3.2.1 Scope

The Campus Development Plan is an all encompassing plan for the implementation of the Estates Strategy. However, the following are excluded in detail from the CDP:

1. **Carbon Management Plan** – this is a separate plan with its own budget and wider in context than estates related issues; and whilst an integral part of the Campus Development Plan, it is not the intention to reproduce the Carbon Management Plan within the CDP. However, all CDP projects have sustainability and carbon management as a key driver, with all new buildings targeting “Excellent” where feasible. In addition and where appropriate, major refurbishment projects will also have a BREEAM target.
2. **Student Residential Accommodation** – the University has a Student Residential Accommodation Strategy and Policy.

## 4 KEY ISSUES

During the consultation sessions and in evaluating the condition of the current estate there were a number of common issues that arose and which have formed the basis for constructing and evaluating the suitability of each of the development options considered.

### 4.1 Science, Engineering and Computing (SEC)

The formation of the new Faculty of Science, Engineering and Computing (SEC) will almost certainly require some changes to the existing space configuration in order to support improved efficiency of the combined faculty. As the shape of the new faculty is not yet fully defined it is difficult at this stage to have greater clarity on the extent of any reconfiguration.

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## **4.2 Sport and recreation**

The University has extensive playing fields at Tolworth Court which are now supported by the new pavilion. However the only other University owned facilities are the gym at Penrhyn Road and the tennis courts at Kingston Hill. There is growing pressure from students to provide additional facilities and it was a common theme during the consultation sessions.

## **4.3 Informal Learning**

The term “Informal Learning Space” is used to cover a range of facilities for students and staff to meet informally, socialise and collaborate whilst at the University and includes spaces such as canteens, break-out spaces, snack bars etc. There is a general consensus that the University needs to do more to encourage informal collaboration and enhance the wider experience of students outside of the formal teaching spaces.

## **4.4 Specialist teaching**

The CDP will need to respond to changes in the curriculum. During the next 10 years it is likely that there will be changes to the specialist teaching space.

## **4.5 Research and Post-graduate**

Greater consideration needs to be given as to how the University organises and develops its space to support research centres and post graduates to encourage greater collaboration.

## **4.6 Learning Resources Centres (LRC's)**

All of the Learning Resources Centres will have been improved during the NUP and CDP Phase I. However, the recent improvements at Penrhyn Road, whilst enhancing the operation and facilities available, have been relatively limited due to the constrained space. This is the main LRC for the University, on-campus student numbers have increased during the last 5 years, and the scope of services being offered through the Learning Resources Centres has increased. There is therefore pressure for a larger LRC at Penrhyn Road which also reflects current design models.

## **4.7 Centrally Programmed Teaching (CPT)**

The NUP and CDP Phase I have significantly improved the quantum and quality of teaching spaces at all campuses. However, there would appear to be pressure on the large size (200+ seat) teaching spaces (several of which are also in need of refurbishment). There may not be the right mix of room sizes to reflect changes in module structures, delivery methods and class sizes which may continue to change over time.

## **4.8 Offices**

The overall provision of office space within the University would appear to be adequate, however the current configuration and limitations of existing building structures result in pressure on office space. There are opportunities to review the configuration of office

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spaces in conjunction with different ways of working in order to improve utilisation (refer to section 6.3.2 for recent examples).

#### 4.9 General

External spaces could be better utilised to provide both outside breakout spaces, recreational space and improved circulation between buildings.

The University also currently relies on a number of leased properties off-campus.

There are some buildings which are in building condition category D (Inoperable: serious risk of major failure or breakdown) which urgently require attention, as well as the listed buildings at Seething Wells which the University has a statutory obligation to maintain.

### 5 PACKAGES CONSIDERED

Taking into account the objectives of CDP Phase II and the issues outlined above a number of potential development opportunities, including existing campuses and potential acquisitions, have been identified. The opportunities are by no means an exhaustive list, but represent those items which most closely relate to the issues and objectives raised. From this range of potential options, a number of packages have been prepared and evaluated.

A summary of each of the packages is described below.

- Package 1 is a stand-alone package
- Packages 2A, 2B and 2C all include Package 1 plus addition options
- Packages 3A and 3B are stand-alone and can be added on to any of packages 1 and 2A-C.

For example if Package 2A and 3A are combined, the change in building condition will be the sum of the percentage changes.

All

The packages have been constructed in such a way that they can be progressively developed and therefore respond to potential changes in affordability.

#### 5.1 Package 1 – “Minimum”

Total space refurbished (NIA sqm)	5,000
Total additional space (GIA sqm)	-2,490
Building condition % change in category A/B	0%

This package represents a limited investment in refurbishing around 7,500sqm of space across the University. It has been presented as an option should there need to be a dramatic cut in the capital expenditure budget.

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This package will enable a discrete number of refurbishment projects at Penrhyn Road, Kingston Hill and Knights Park, similar to some of the smaller projects that have been undertaken over the last couple of years (e.g. LRC refurbishment, Food Store, corridor widening, etc.). It is anticipated that a significant proportion would go towards refurbishing space to suit curriculum changes, along with creating and improving social/informal learning space to enhance the overall student experience and at the same time improve utilisation. The phasing and nature of the projects will be dependent upon the extent to which other packages are progressed. For example, if Town House is redeveloped this is likely to involve relocation of activities on the Penrhyn Road campus, creating voids in the existing buildings. Much of the refurbishment would therefore be after the new Town House building has been completed.

This package includes the demolition of the time-expired, poor quality existing Business School and huts at Kingston Hill.

It is unlikely to change the % of buildings in condition category A/B (existing Business School is mothballed as part of CDP Phase I and therefore the change in condition has already been taken into account) as it assumes relatively minor refurbishments across multiple buildings.

## 5.2 Package 2 – Reconfiguration

Package 2 options build on those included within Package 1 and have been selected on the basis that they provide greater opportunities to improve the efficiency and effectiveness of the University; improve the student experience; enhance the overall building condition and address statutory requirements. There are three different options proposed, each with its own merits.

### 5.2.1 Package 2A – “Reconfiguration A”

Total space refurbished (NIA sqm)	9,550
Total additional space (GIA sqm)	-1,490
Building condition % change in category A/B	3%

This package is an extension of scenario 1, including the refurbishment of the Tower Block at Penrhyn Road aimed at improving utilisation by enabling new ways of working; supporting the student experience through provision of a new sports hall and addressing the listed buildings at Seething Wells.

### 5.2.2 Package 2B – “Reconfiguration B”

Total space refurbished (NIA sqm)	11,550
Total additional space (GIA sqm)	-2,490
Building condition % change in category A/B	2%

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This package is similar to 2A, except that the new sports hall is replaced by improvements to the New Extension at Knights Park to improve the teaching and learning environment, utilisation and student experience.

### 5.2.3 Package 2C – “Reconfiguration C”

Total space refurbished (NIA sqm)	10,550
Total additional space (GIA sqm)	-1,790
Building condition % change in category A/B	4%

Again, this is an extension of package 1, this time including the refurbishment of the Tower Block at Penrhyn Road; refurbishing Coombehurst House (currently building condition category D); and converting the listed buildings into usable space to provide social facilities for the halls students as well as recreational resources for the wider University community.

## 5.3 Package 3 – New Builds

The package three options have been selected as they provide the greatest opportunities to address all of the objectives in the CDP through the provision of a new building. Four different options are outlined below.

### 5.3.1 Package 3A – “New Build A”

Total space refurbished (NIA sqm)	0
Total additional space (GIA sqm)	580
Building condition % change in category A/B	2%

This package provide a new facade to the front of the main Penrhyn Road building which could provide the opportunity to move some student facing functions into a more prominent and accessible area; or provide improved teaching and learning spaces; or research/post graduate facilities or a combination of the above.

### 5.3.2 Package 3B – “New Build B”

Total space refurbished (NIA sqm)	0
Total additional space (GIA sqm)	7,400
Building condition % change in category A/B	7%

This package involves the demolition of the existing Town House building and its replacement with a larger (circa 12,000sqm gross) building. As with all the scenarios, the

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exact use for any new building needs to be clarified through a briefing/feasibility process, however, it is anticipated that such a building could primarily accommodate a new LRC, along with other student facing functions which could include some of the following: front-line student support services; post-graduate centre; research hub; community engagement; students union; catering outlets and breakout space.

The additional new space also enables a substantial increase in building condition.

It is assumed that the majority of the functions in the existing Town House would either be accommodated in the new building or in refurbished space in the rest of Penrhyn Road. Consideration would need to be given to the future location of Study Group – this would be assessed as part of the feasibility study.

## **6 RISKS, CONSTRAINTS & OPPORTUNITIES**

### **6.1 Risks**

The key risks are summarised here and largely relate to affordability and costs. Although there are a number of key strategic risks in relation to the CDP, these are risks that have applied to many recent projects which the University has a good track record of successfully managing.

#### **6.1.1 Changes in affordability**

The long term impact of the recent funding changes in Higher Education on applications, recruitment and expectations may not become apparent for some time. It is therefore essential that the Campus Development Plan can adapt to changes in affordability.

As has been explained earlier, Phase II has been structured in such a way that the commitment to expenditure relating to projects is phased and can be turned on or off at specific points in time, thereby allowing the University to make informed decisions during the course of the CDP. In addition whilst some of the options assume the disposal of some leased buildings, it may be possible to consider disposing of further leased buildings and/or smaller University owned buildings.

#### **6.1.2 Changes in project costs**

At this stage, with limited or no definition of the detailed requirements for each project, the cost will be subject to refinement during the next stage. Further, the University has benefited from highly competitive prices on the projects it has implemented over the last 2-3 years whilst the construction industry has struggled with the recession and its aftermath. The construction market has been highly unpredictable and it is therefore uncertain how prices will change during the course of the CDP.

Again the phased decision and implementation approach will allow for decisions to be made in light of the most up-to-date information. The project control processes that have been in place for Phase 1 will remain in place for Phase II, enabling early warning of potential issues such that appropriate mitigating measures can be taken, which might include:

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- Reviewing the number of projects to be developed;
- Reviewing the scope of individual projects;
- Reviewing the phasing of the capital expenditure;
- Considering additional borrowing.

## **6.2 Constraints**

### **6.2.1 Capital Investment Framework**

The University has recently submitted its response to the second Capital Investment Framework (CIF2). Exactly how Capital Investment will be provided as a result of the spending review is currently unclear however, the CIF2 evaluation criteria have been defined and focus on demonstrating that capital investment plans:

- are an integral part of strategic and operational planning processes, supportive of academic and wider institutional objectives, and adaptive as objectives change
- identify and sustain the necessary level of capital investment to maintain physical infrastructure in a fit state now and in the future
- are environmentally sustainable
- are reducing carbon emissions in line with HEFCE targets
- are improving space utilisation.

If institutions do not submit a successful CIF 2 response, up to 40% of the funding may be lost. The University is confident that its overall plans will lead to a successful CIF 2, however a major shift in scope of the Campus Development Plan will impact on the University's ability to deliver its targets.

### **6.2.2 Carbon Management**

The UK Climate Change Act (2008) sets legally binding targets to reduce green house gas emissions of at least 80% by 2050 and at least 34% by 2020 on 1990 levels. The previous government asked HEFCE to ensure universities play their part in this and set a carbon target to deliver a 48% reduction in carbon emissions on 2005 levels across the sector by 2020. The University's baseline carbon emissions for 2005/6 were 12,719tCO<sub>2</sub> and the Carbon Management Plan approved by the University aims to achieve a 25% reduction by 2014/15 through a number of action plans.

Investment in the CDP will play an instrumental role in enabling the implementation of the action plans through the refurbishment and replacement of existing buildings, and therefore achieving the targeted 25% reduction by 2014/15.

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### 6.2.3 Space

Kingston is amongst the higher performing universities in terms of space per student FTE with a figure of 4.71<sup>3</sup> compared to a median of 5.62. None the less, our own utilisation survey figures demonstrate that there are opportunities to further improve space utilisation.

Between 2005/6 and 2011/12 the University is forecasting a change in total space of 18% against a change in student numbers of 30% and a further 10% by 2019/20. The change in space per student FTE is circa -13% but varies significantly between sites with Penrhyn Road and Knights Park seeing a drop of 18% and 21% respectively, whilst Kingston Hill falls by just 4% and Roehampton Vale increases by 2%. This is set against a target of 10% overall. Without any further changes in space after the completion of Phase I, the space per student FTE would fall by a further 5% by 2019/20.

There are therefore opportunities to relocate some activities from Penrhyn Road/Knights Park to Kingston Hill/Roehampton Vale to redress the balance. A modest amount of additional space may be required at Penrhyn Road (to satisfy both Penrhyn Road and Knights Park) in order to provide an appropriate student experience.

## 6.3 Opportunities

### 6.3.1 New ways of teaching, learning and working

The University Strategic Plan has fitness for purpose as one of the three cross-cutting themes. Coupled with the need to respond to the changing financial landscape the CDP offers the opportunity to make a step change to support new and alternative approaches to teaching, learning and working. The University is already embarking on a design study to inform the efficient and effective design of different types of spaces in the University. The aim of this study is not to simply suggest design standards for spaces (although that will be one outcome), but to assess the design of the space required to fulfil different functions, advised by research in future teaching and learning approaches as well as lessons learnt from the past. The results will advise the design approach and investment in the next phase of the CDP will enable the rollout out of the implementation of the results of the study.

### 6.3.2 Efficiency and effectiveness

The CDP offers the opportunity to reconfigure existing space to provide more effective and efficient space. For example, under phase 1 of the CDP staff were relocated from offices in the main corridor into the Town House. By creating purposefully designed spaces more people were accommodated in 10% less space. The Tower Block at Penrhyn Road could also be far better utilised, currently on the sixth floor (one of the higher density floors) there are 32 work spaces. Initial feasibility studies have shown that the density could be increased to between 36 and 42 work spaces.

In summer 2010, the FADA Faculty Office (including the Dean) moved to open plan space. In close consultation with the Faculty, the space was designed for effectiveness. Suitable

<sup>3</sup> EMS Report 2010, based on data for 2008/9

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support space was provided and initial feedback is very positive. The overall space requirement reduced by approximately 12%.

### 6.3.3 Design Excellence in New Buildings

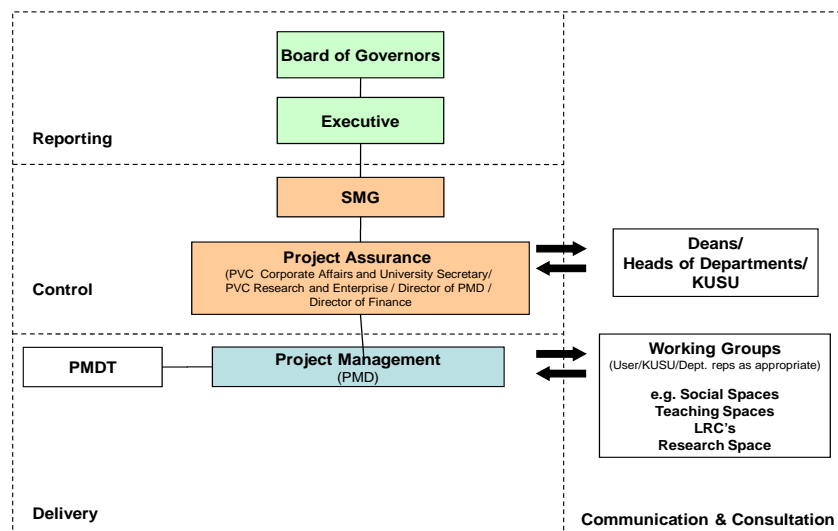
Naturally the construction of new buildings will provide even greater opportunities for design excellence. PMD has recently completed the initial stages of appointing framework designers. Design ability was a key criterion in deciding which practices made the final shortlist. Only practices with proven design credentials will be invited to submit proposals for new build work.

## 7 DELIVERY

The projects will need to be closely and carefully managed to make sure that they deliver the intended objectives in a timely manner and represent value for money.

### 7.1 Governance

The diagram below shows the overall governance structure for the project. In summary: reporting to the Vice-Chancellor, the Pro Vice-Chancellor has overall responsibility and in project management terms acts as the Project Sponsor within the Senior Management Group (SMG). In this role he is supported by a Project Assurance Group (PAG) comprising some members of SMG and the Director of Property Management and Development to oversee the project on regular basis (meets approximately every 2 weeks). At an operational level the Director of Property Management and Development is responsible for the delivery of the project against budget and time.



### 7.2 Programme and Approach

This document outlines the broad, high level potential approaches to the second phase of the CDP along with recommendations as to which of these should be further progressed. In order to provide more detail on the specifics within the overall strategy it will be necessary

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to develop a brief for each project and assess its feasibility in practical terms. The brief will clarify what each project should deliver and is fairly detailed, identifying the number and approximate size of the specific spaces to be included within each project and how they should function.

The feasibility study will assess where (spatially) and how the brief can be achieved, which involves the use of external architects, cost consultants and project managers. It may also be necessary to seek guidance on planning consents and to undertake specific surveys for selected projects in order to better inform the feasibility study.

For new buildings a feasibility study, based on the high level project scope, would be produced in the first instance to identify the size and massing of the building and approximate areas that could be attributable to different functions. The feasibility study will then help to shape the brief. For smaller scale refurbishment projects it is more appropriate to establish the brief first and then identify how it can be achieved.

Following completion of the feasibility study an updated report would be prepared for Board of Governors approval prior to commencing with the stage C design.

## 8 RECOMMENDATIONS

The following recommendations were approved by the Board of Governors:

**1. That package 1, packages 2A-C and packages 3A and 3B are progressed to the next stage which will include:**

- Clarifying the scope of refurbishment projects to be included within this option;
- Preparing a brief for each project (including what a “New Town House” might be best used for);
- Preparing a feasibility study for approval by the Board of Governors (late 2011)

**2. That packages 3C/D are also progressed to the next stage which will include:**

- Preparing a brief for the project, i.e. what might be the most sensible uses
- Preparing a feasibility study (including an appraisal of potential disposals) for approval by the Board of Governors (late 2011).

**3. That working groups are established (and a lead for each group identified) for each of the projects to prepare the project brief.**

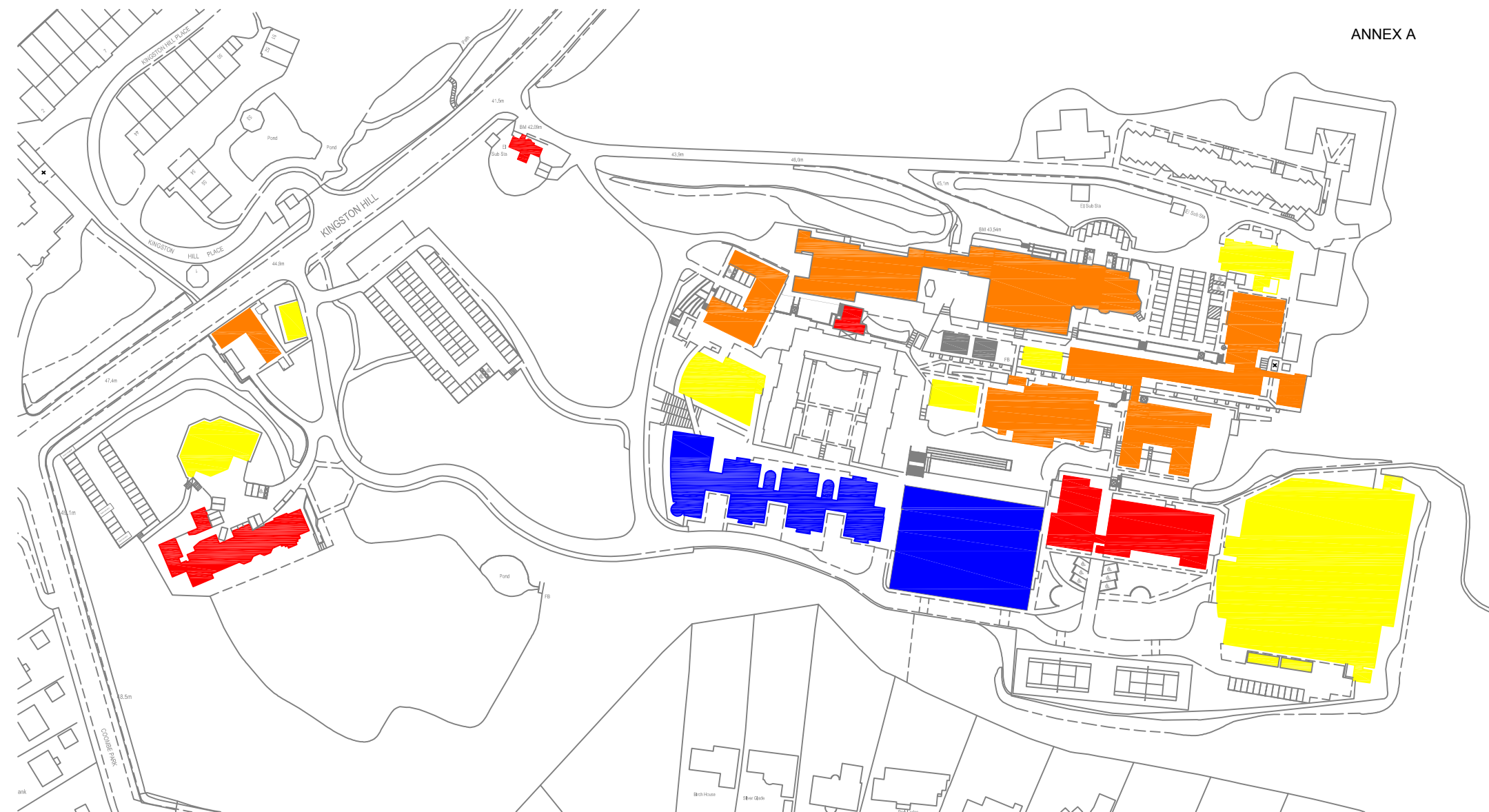
During the feasibility/briefing process it may become apparent that it will be preferable to implement a small number of discrete projects during the summer of 2010/11. If this is the case the approval from the Board will be sought.

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## Annexes

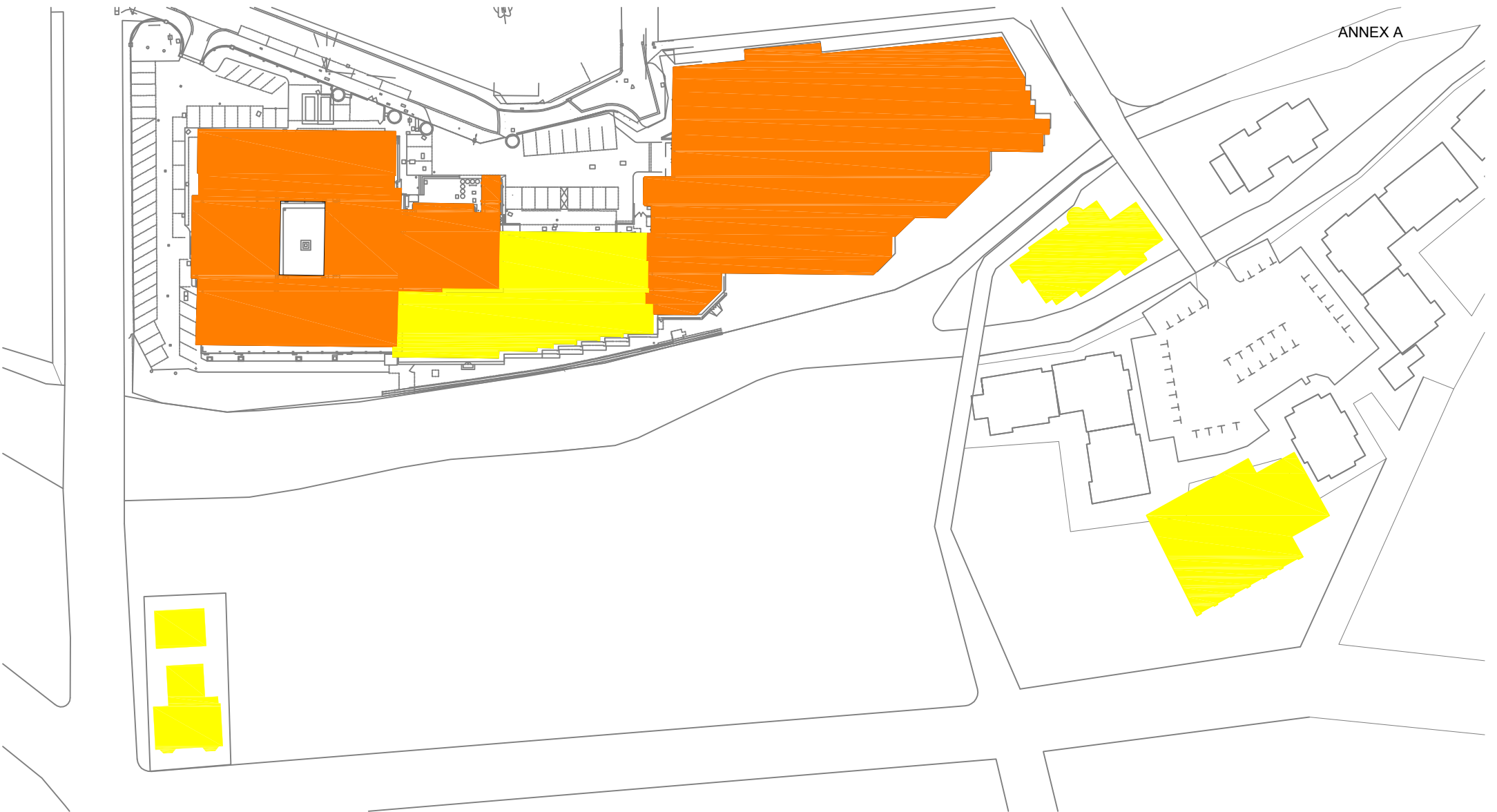
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**A BUILDING CONDITION**



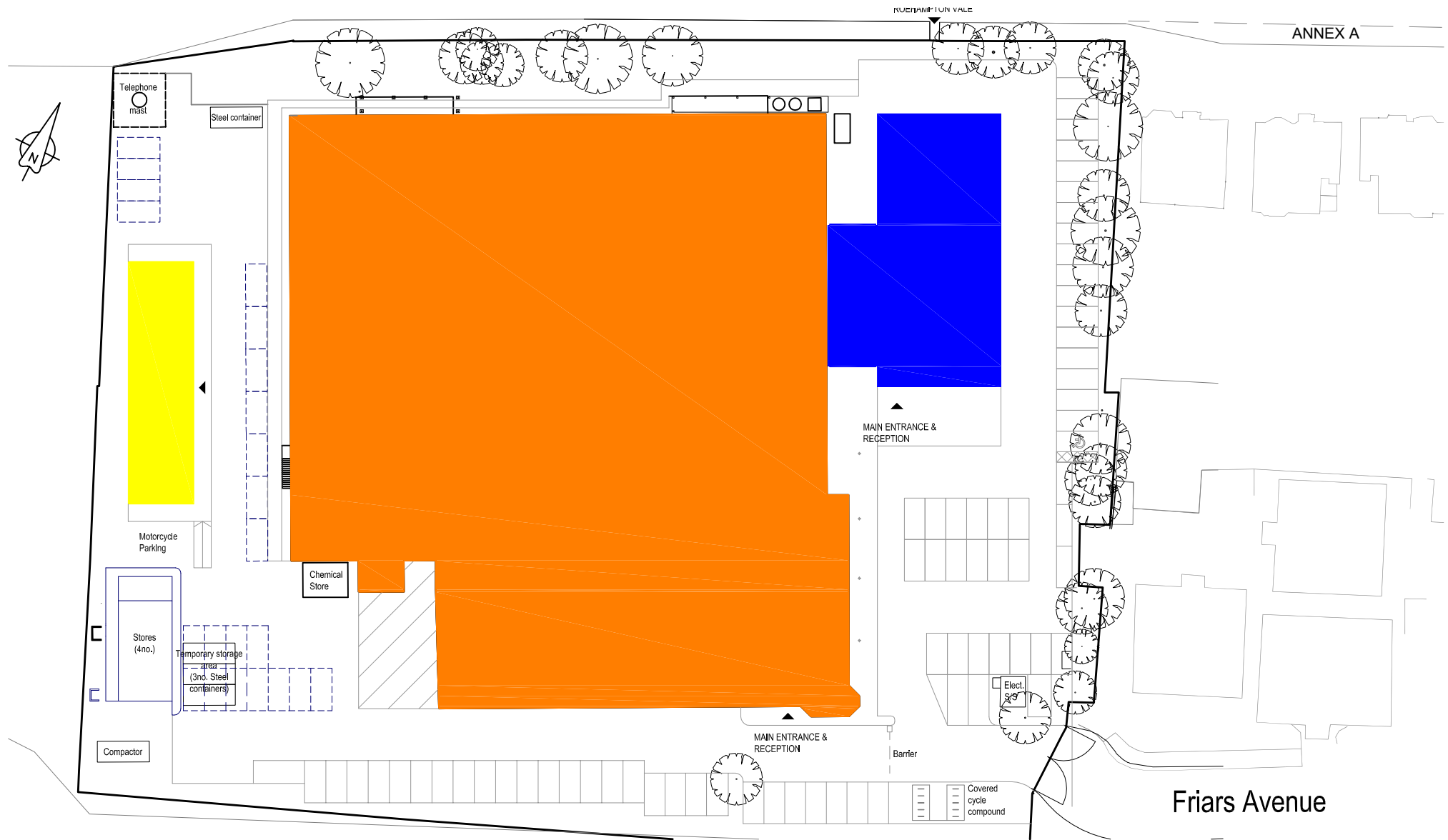
### Kingston Hill campus - Building Condition

- A - as new condition - 8,726m<sup>2</sup> (40%)
- B - sound, operational, safe & exhibiting minor deterioration - 2,237m<sup>2</sup> (9%)
- C - operational major repair/replace in short/medium term - 7,831m<sup>2</sup> (35%)
- D - inoperable serious risk major failure or breakdown - 3,580m<sup>2</sup> (16%)



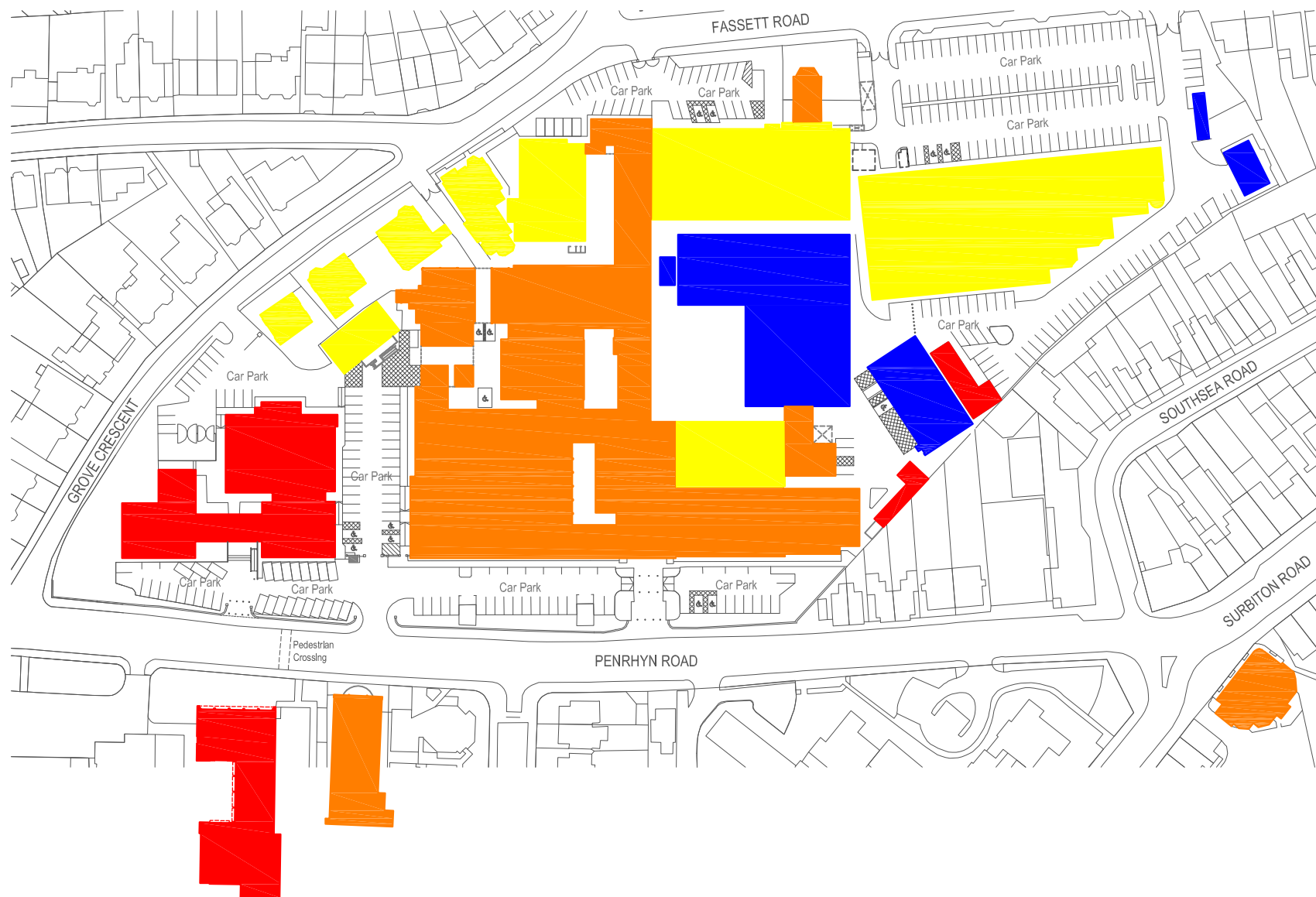
Knights Park campus - Building Condition

- A - as new condition (0%)
- B - sound, operational, safe & exhibiting minor deterioration - 2,463m<sup>2</sup> (17%)
- C - operational major repair/replace in short/medium term - 12,024m<sup>2</sup> (83%)
- D - inoperable serious risk major failure or breakdown (0%)



### Roehampton Vale campus - Building Condition

- A - as new condition - 1,274m<sup>2</sup> (16%)
- B - sound, operational, safe & exhibiting minor deterioration - 239m<sup>2</sup> (3%)
- C - operational major repair/replace in short/medium term - 6,449m<sup>2</sup> (81%)
- D - inoperable serious risk major failure or breakdown (0%)



### Penrhyn Road campus - Building Condition

- A - as new condition - 9,227m<sup>2</sup> (20%)
- B - sound, operational, safe & exhibiting minor deterioration - 13,379m<sup>2</sup> (29%)
- C - operational major repair/replace in short/medium term - 20,299m<sup>2</sup> (44%)
- D - inoperable serious risk major failure or breakdown - 3,229m<sup>2</sup> (7%)

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## **B      FACTS AND FIGURES**

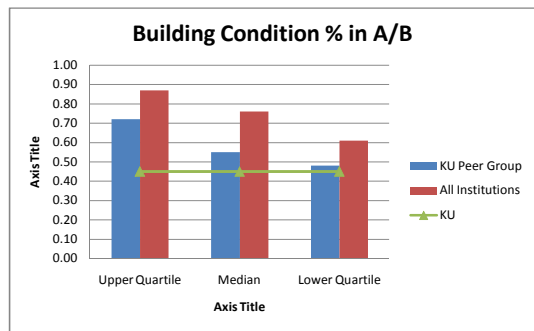
CDP Phase II - Facts & Figures

The following is a summary of facts & figures to help inform the workshop to be held on 22nd September 2010 regarding the next phase of the CDP.

1 Building Condition

	KU	Upper Quartile	Median	Lower Quartile
Condition A/B - KU Peer Group	0.45	0.72	0.55	0.48
Condition A/B - All Institutions	0.45	0.87	0.76	0.61

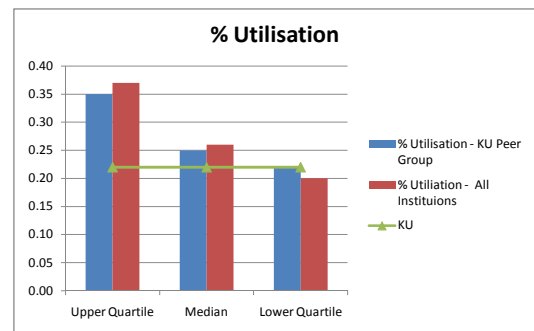
Source: EMS April 2010



2 Space Utilisation

	KU	Upper Quartile	Median	Lower Quartile
% Utilisation - KU Peer Group	0.22	0.35	0.25	0.22
% Utilisation - All Institutions	0.22	0.37	0.26	0.20
% Frequency - KU Peer Group	0.55	0.65	0.56	0.50
% Frequency - All Institutions	0.55	0.62	0.55	0.48
% Occupancy - KU Peer Group	0.41	0.59	0.53	0.42
% Occupancy - All Institutions	0.41	0.66	0.49	0.40

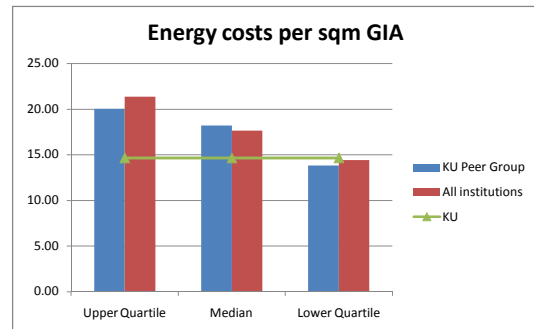
Source: EMS April 2010



3 Energy Costs

Non-residential	KU	Upper Quartile	Median	Lower Quartile
Per sqm GIA - KU Peer Group	14.64	20.01	18.21	13.82
Per sqm GIA - All institutions	14.64	21.36	17.65	14.42
Residential				
Per sqm GIA - KU Peer Group	9.29	13.90	11.83	9.86
Per sqm GIA - All institutions	9.29	16.44	13.61	11.69

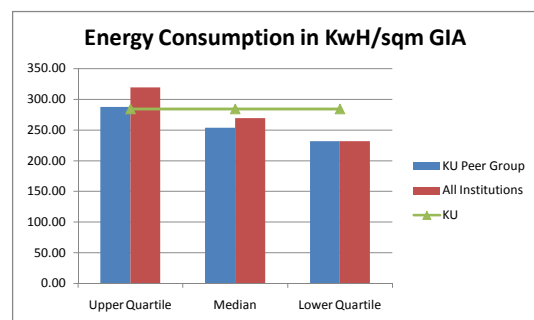
Source: EMS April 2010 with KU value calculated on revised NIA following resubmission to EMS



4 Energy Consumption kWh

Non-residential	KU	Upper Quartile	Median	Lower Quartile
Per sqm GIA - KU Peer Group	284.01	287.73	253.42	231.79
Per sqm GIA - All institutions	284.01	319.04	269.36	231.54
Residential				
Per sqm GIA - KU Peer Group	217.48	296.41	253.97	221.15
Per sqm GIA - All institutions	217.48	297.98	248.09	194.17

Source: EMS April 2010 with KU value calculated on revised NIA following resubmission to EMS



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**C      ESTATES STRATEGY**

## Kingston University Estates Strategy

Much of the University's estate is in a poor condition. It is important to bring it up to standards prescribed by the Higher Education Funding Council for England (HEFCE) to help the University meet its strategic objectives. Currently, space is under-utilized, energy efficiency is low, and the University is over-reliant on rented accommodation for non-core-teaching activities. The University aims to improve its estate through a planned, cost-effective and sustainable strategy which will:

- 1. Satisfy the academic objectives of the University;**
- 2. Plan the provision of new and refurbished premises to comply with HEFCE estates condition categories A and B, with a target of 55% of the total area by 2015;**
- 3. Increase the supply of residential accommodation for Students, together with social space and recreational facilities;**
- 4. Ensure that space is managed effectively;**
- 5. Encourage carbon reduction and the highest standards of energy efficiency for new and refurbished space.**

**Some of the mechanisms through which this strategy will be achieved include:**

- Energy efficient refurbishment where feasible, rather than building new;
- Constructing new premises to a high standard to provide effective, flexible spaces;
- Measuring and recording estates data, including space utilization for teaching and support spaces;
- Introducing rolling programmes to survey the condition, utilization and functional adequacy of the estate;
- Considering the application of new timetabling systems to extend operating hours;
- Removing temporary accommodation and demolishing life-expired buildings;
- Enforcing planned preventative maintenance regimes;
- Improving Building Management Systems to monitor performance and control the use of energy;
- Equipping rooms for shared, cross-faculty use and sharing facilities where possible with educational and other community groups (eg. sports);
- Managing biodiversity across the estate;
- Surrendering existing leases at the earliest opportunity;
- Communicating and engaging with stakeholders to gain buy in.

Please refer to the Campus Development Plan which sets out in detail the objectives for the estate.

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**D SITE MASTER PLANS**

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Document Ref.	<b>Site master plans &amp; analysis</b>

## Annex D – Site Master Plans

### 1 INTRODUCTION

The University has commissioned comprehensive master plans for the Kingston Hill and Penrhyn Road campuses, which provide a detailed analysis of each of the sites and a broad development approach and suggested sequencing. In practice the sequencing is not set in stone and can, within reason, be adapted to fit the priorities of the university and the potential uses of the buildings. However, consideration needs to be given to the construction and decant constraints which certain sequences might create.

A master plan has also been previously developed for Knights Park. A master plan does not exist for the Roehampton Vale campus due to its limited size and scope. Both of these are discussed in more detail in this document.

It should be noted that the percentage of space in each of the building categories is based on the last survey which was undertaken in 2008/9. There will have been some movements since this survey was undertaken due to the development that has been undertaken as part of CDP Phase I.



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The Kingston Hill campus is located in a suburban setting and its entirety falls within a Conservation Area. The university site is surrounded by residences and is in close proximity to prominent open spaces such as Richmond Park and Wimbledon Common.

This campus fits perfectly with the “campus in the park” typology. It is set on a hillside, with views of the surrounding landscape. The main group of buildings is located at the centre of the site, approximately 200 metres from Kingston Hill road and surrounded on all sides by mature woods.

Historically, the buildings within the main group are of different architectural and historic periods and do not form a unified or coherent group. The majority of the buildings are post-1950s and do not fit an organising development principle, many of them being temporary structures. The open space within the built environment is poorly articulated, lacking hierarchy and legibility and in some way inhibits the University from enjoying its great natural setting.

The completion of the New Rennie building will go some way to improving the coherence of the buildings and the legibility through the centre of the site, creating bridges, walkways and landscaping with the adjacent buildings. However, much of the rest of the site still suffers from the inherent problems noted above.

The master plan provides a mechanism for addressing these issues over a period of time by providing a clear pattern of development around a network of high quality open spaces. An orthogonal order of routes, open spaces and buildings will be of great benefit to the functioning of the University. This will also provide improvements in the built environment both for students and staff, as well as for the surrounding communities.

The set of buildings forming the Kingston Hill campus is surrounded by woodlands, which then gives way to residential properties on all four sides. To the north-west the band of residential buildings fronting the Kingston Hill road is split by a green link to Richmond Park. To the east and west, beyond the bands of residential housing is the Coombe Hill Golf Course and Wimbledon Common.

While the campus is nestled within its green surrounds there is little connection with it. This lack of connection is not only visual but physical. Buildings obscure views to the woods and parks and a lack of walking paths or accessible clearings reduces the awareness of the surrounding green areas.

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PHASE 9 - Business School Site

Step 1  
Demolish Business School  
Duration - 16 weeks

Step 2  
Construct new Business School  
Duration - 80 weeks

AREAS - m2

- 1. New Rennie Building 7,045 m<sup>2</sup>
- 2. Kingston Law School 540 m<sup>2</sup>
- 3. Coombehurst 4,900 m<sup>2</sup>
- 4. Midlevel building 2,710 m<sup>2</sup>
- 5. New Student Accommodation 6,000 m<sup>2</sup>
- 6. New Sports Hall 585 m<sup>2</sup>
- 7. New De Lissa building 4,465 m<sup>2</sup>
- 8. New Student Accommodation 4,220 m<sup>2</sup>

Scale - 1:2000  
Key

- Demolish works
- Decant
- > Decant Movement
- Refurbishment
- Building works
- Vacant Building



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Figure 2 - Kingston Hill Master Plan

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### 2.1.2 Existing Buildings

With the exception of the Frank Lampl Building, the Lawley Lecture Theatre, the Nightingale Centre (Learning Resource Centre), the Coombehurst Studio and the New Rennie building currently under construction (which now largely provide appropriate spaces for the University going forward) the remainder of the buildings present a challenge.

The older buildings (Coombehurst House, Kenry House and the Law School) are perceived by the local authority to add character to the site and, along with the listed wall, it is unlikely that we would be able to completely replace these buildings. Their original purpose as houses does however limit their potential and efficiency for University uses. The remaining buildings are all opportunities for redeveloping the site in the long term.

## 2.2 Constraints

### 2.2.1 Building Condition

Appendix A includes a map of the Kingston Hill site showing the condition of each of the buildings when the last condition survey was undertaken in 2008/9. In summary there are four categories:

Category A – As new condition

Category B – Sound, operationally safe and exhibiting minor deterioration

Category C – Operational, but major repair/replacement needed short to medium term

Category D – Inoperable or serious risk of major failure or breakdown.

Whilst each building has an overall category, it should be noted that within each building there will be a range of items which each have their own rating, so certain parts of the building may be category B, whilst others may be category C or D.

At Kingston Hill the breakdown by category is as follows:

- Category A – 40%
- Category B – 9%
- Category C – 35%
- Category D – 16%

### 2.2.2 Town & Country Planning

The whole of the Kingston Hill campus is located within the Kingston Hill Conservation Area. In exercising its planning powers, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Kenry House (the older part); the Law School and Coombehurst House are all identified by RBK as being “*Buildings of Townscape Merit*”. They are considered to make a positive contribution to the character and appearance of the Conservation Area. As such there is a presumption in favour of their retention and the Council will seek the preservation or enhancement of their settings. A large proportion of the buildings within the Kingston Hill campus can potentially be defined as either “*detractors*” or “*neutral*” buildings.

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The retaining wall to the south of Kenry House is grade II listed and RBK will seek the enhancement of its setting.

The Kingston Hill campus site includes extensive areas of preserved woodland, a number of groups of preserved trees and numerous individually identified preserved trees, a number of which are situated within the developed part of the site. RBK is likely to seek the retention of trees that are in good condition and contribute to the character and appearance of the area.

Given the typography of the site, the heights of enclosing trees and the elevation of the buildings of townscape merit (e.g. Kenry House), there may be scope for new buildings of three or four storeys in height.

There are considerable changes in the level across the site. The need to ensure development within the site is disabled access compliant presents design challenges that need to be met.

Residents live in close proximity to the campus; especially on the southern side. The woodlands around campus are beneficial in providing a 'buffer' between the campus and surrounding residential areas and should be retained and enhanced to ensure the screening effect is maintained.

RBK have prepared a planning brief for the Kingston Hill site which incorporated many, but not all of the University's comments. This largely limits any development to the central part of the site.

### 2.2.3 Key Development Options Considered

#### 2.2.3.1 Demolish existing Business School buildings and huts

With the completion of the New Rennie Building at the end of 2011, the existing Business School buildings will be vacated. The buildings are life expired, in poor condition and surplus to requirements; it is recommended they are removed at the earliest possible opportunity. However, it may be necessary to keep them for a short time to provide temporary decant space for other refurbishment projects on the site.

The huts are also of very poor quality and detract from the site and should be demolished as soon as possible. Both demolitions will result in an improvement in the overall building condition.

#### 2.2.3.2 Refurbish Coombehurst House

Coombehurst House presents one of the biggest challenges for Kingston Hill. It is recorded as a building "Townscape Merit" by the RBK and is within a conservation area. It is a former residential house which is currently being used for teaching music. Music is part of the wider School of Performance and Screen Studies and is a split site School. Coombehurst House, as it is currently configured, does not fit particularly well with its intended use (or other potential University uses). The nature and age of the building are such that any works to improve it are likely to require a significant investment (several £m). An alternative approach (and possibly better value for money) would be to demolish as much of the building as possible, retaining the façade, and constructing a new building, maximising the potential footprint (No. 3 on the master plan).

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#### 2.2.3.3 Refurbish Law School

As part of the original plans for the New Rennie Building, the Faculty of Business and Law is due to vacate the existing Law School building (a building of Townscape Merit in a conservation area). It has also been considered as a possible long term home for Study Group. The Faculty have still to plan who will go where when the new building is completed, however, assuming that the Law School will be vacated, it could either be mothballed, or put to alternative uses, in which case it would be appropriate (and necessary for alternative uses) to refurbish the building whilst it is empty.

#### 2.2.3.4 New Sport Hall

At the time of preparing the master plan, discussion were taking place with a local school to provide a potential shared sports hall, however this has not materialised and therefore alternatives on Kingston University property have been explored. One possible location would be on the tennis courts (in very poor condition and under-utilised) or in place of the existing business school buildings.

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### 3 PENRHYN ROAD

#### 3.1 Overview

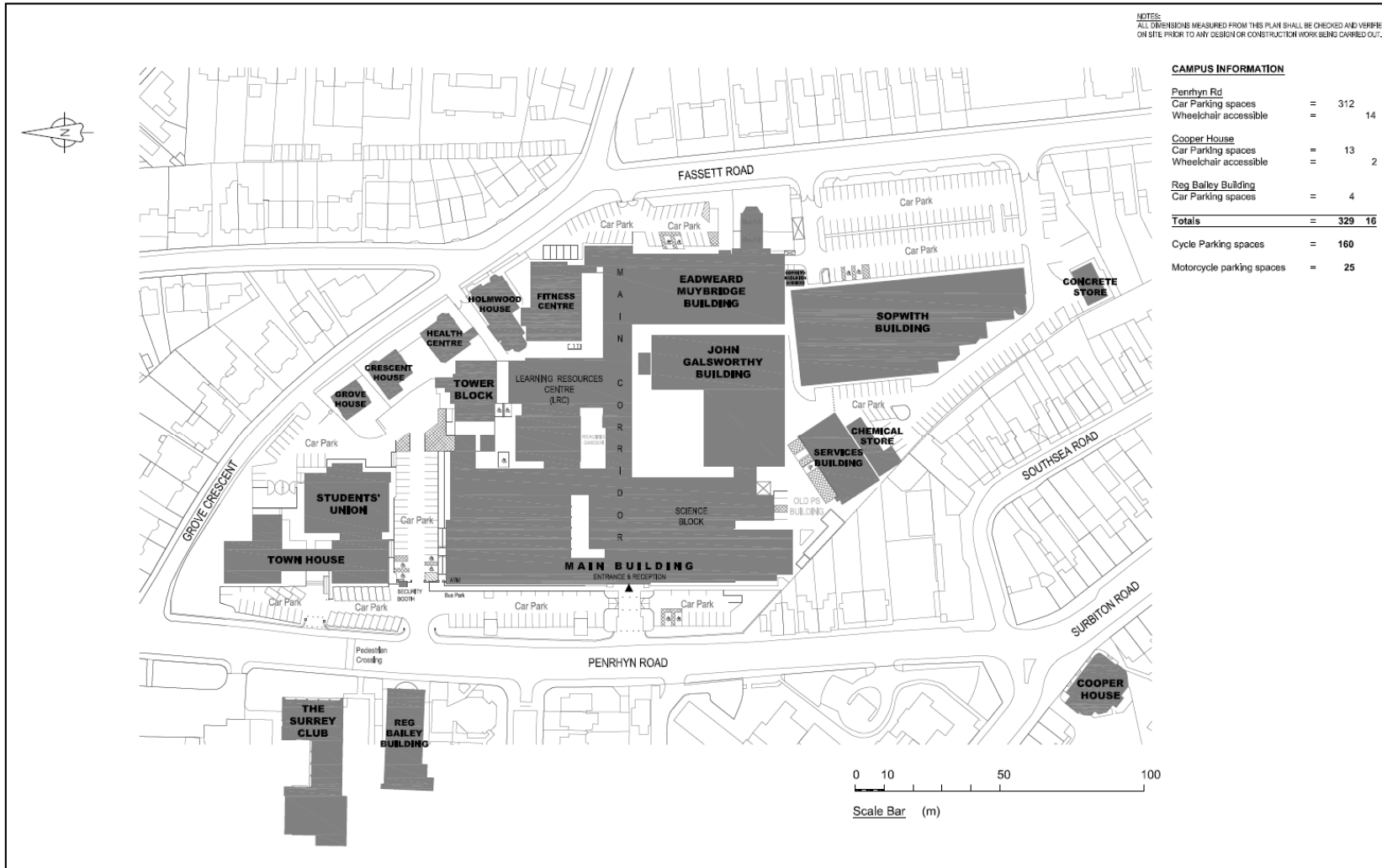


Figure 3 - Existing Penrhyn Road Site

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### 3.1.1 Site Setting

The Penrhyn Road campus is located south of Kingston town centre on one of its main access routes, Penrhyn Road. It is a distinct urban plot, both in terms of its functions, as well as its urban morphology. It is surrounded by residential dwellings and is connected to both County Hall and the Crown Court through its similar massing and scale.

The urban character of the campus gives it great presence in the array of buildings on Penrhyn Road and suggests a need to negotiate both with the smaller scaled residential dwellings and the larger scale public buildings lining Penrhyn Road. It is a short walk from the River Thames and is near to Kingston Bridge which provides a link to Hampton Court Park.

The campus is on one of Kingston's main thoroughfares on which are found other important institutions and buildings such as Kingston Council, The Crown Court building and Kingston College of Further Education. In scale the campus more obviously relates to these buildings than the residential buildings which front Fassett Road and Grove Crescent.

New developments should take advantage of the similarities with, and proximity to, the town centre and emphasise those characteristics which are inherent in both the town centre and the university.

The new buildings should recognise the scale of the town centre as well as endeavour to provide high quality public spaces similar to the Market Square.

The importance of the Grove Crescent and Penrhyn Road corner is paramount to any new proposal, both in affirming the ambitions of the

University and creating a landmark building which links the University back to the town centre.

### 3.1.2 Existing Buildings

The Penrhyn Road site contains a mixture of buildings from the eight storey tower block to the neighbouring 19<sup>th</sup> century houses in the conservation area; to the elegant new six storey John Galsworthy building to the temporary Town House building. The majority of the external space is currently given over to car parking.

## 3.2 Constraints

### 3.2.1 Existing Building Condition

Appendix A includes a map of the Penrhyn Road site showing the current condition of each of the buildings. In summary the breakdown by category is as follows:

- Category A – 20%
- Category B – 29%
- Category C – 44%
- Category D – 7%

### 3.2.2 Town and Country Planning

The north eastern edge of the Penrhyn Road campus and areas to the north of Grove Crescent and east of Fassett Road form part of the Grove Crescent Conservation Area. RBK will need to pay special regard to the effect of any proposals involving development either within or

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neighbouring the Conservation Area, on the Area’s character and appearance.

Grove House, Crescent House, Holmwood House and the Heath Centre are all located within the Grove Crescent Conservation Area. There is likely to be a presumption against the redevelopment of these properties. In addition, RBK will seek the retention and adequate protection of the mature trees located between the Town House and Grove Crescent. Three trees between Fassett Road and the Eadward Muybridge Building are subject to tree preservation orders.

Surrey County Hall, to the north west of the Town House, is a grade II listed building. In considering proposals on the Town House site, RBK will need to consider any effects on the setting of County Hall.

There are residential properties located to the north (Grove Crescent), east (Fassett Road) and to the south (Southsea Road and Fassett Road) of the Penrhyn Road campus. In preparing proposals for the site, consideration needs to be given to the potential effects on residential amenity, namely, in terms of natural light, privacy and noise.

Policy K8 of the emerging Kingston Town Centre Area Action Plan (AAP) states that, in principle, the Council will support the provision of improved facilities at the Penrhyn Road campus. The site is identified as proposal Site P16 in the AAP. The AAP designation states that the Council will work with the University to secure:

- *“High quality redevelopment of outmoded buildings to accommodate University expansion and enhance its facilities, including landmark development of the Town House on Penrhyn Road frontage.*

- *Upgrading through landscaping and environmental improvements, in particular along the Penrhyn Road approach to the town centre.*
- *Secure cycle parking provision*
- *Improved pedestrian routes across the site”*

Penrhyn Road is identified as a “Proposed Landmark Site” in the AAP and specifically refers to the Town House site.

Penrhyn Road campus is located within Flood Risk Zone 1. This is defined by the Environment Agency as “Low Risk”.

### **3.2.3 Key Development Options Considered**

#### **3.2.3.1 New Town House**

The existing Town House Building is a temporary Yorkon building constructed in the mid 1980’s. The building is in condition category D, past its useful life and in need of replacement. It is in arguably the most prominent position on the Penrhyn Road Campus and the first image of Kingston University which visitors see. RBK have identified this as a “Proposed Landmark Site” suggesting it has potential for a significant replacement building (no. 1 on master plan). It may also be beneficial for the University to seek replacement of Grove House, Crescent House and Holmwood House at the same time as these properties are poorly configured for University use. If funds are limited and/or the space is not required immediately it might be possible to develop a scheme that supports a phased implementation.

There are many potential uses for the building which will need to be clarified during the feasibility study/briefing process and would be dependent on the size of the building and funds available. However, it is

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anticipated that any replacement building would be a front of house student facing facility probably incorporating an LRC/student centre and Student Union and potentially research/post-graduate facilities. A development in this area could also be supported by enhancements to the outdoor space between the Main Building and the existing Town House.

maximise efficiency and address some of the building condition issues. In addition, the creation of the Science, Engineering and Computing (SEC) faculty will inevitably lead to some reorganisation and configuration. There are also likely to be some specific academic initiatives that will also require some capital investment.

#### 3.2.3.2 Refurbish Tower Block

The height of the Tower Block dominates the site and its appearance is an unsightly mark from all angles including the Conservation Area to the rear of the Penrhyn Road site. The windows, heating and ventilation systems are also in need of replacement and the current mixed use of the building makes it space-inefficient. RBK have also previously indicated that an additional floor may be possible. Over-cladding of the Tower Block, along with replacement of the windows, other internal improvements and rationalisation of the space represent a key opportunity to improve the estate and utilisation without impacting on the overall footprint (no. 2 on master plan).

#### 3.2.3.3 New Facade to Main Building

The main building at Penrhyn Road dominates the site. The space in front of the building is currently used for car parking. A new facade to the main building could both transform the image of the University and provide additional space which could be used for a variety of uses and enable the release of some rented properties (no. 3 on the master plan).

#### 3.2.3.4 Refurbishment of Main Building

Should any of the above options be progressed, it will inevitably involve the relocation of some activities and consequently leave voids which will need to be refurbished for alternative uses, taking the opportunity to

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### 3.3 Site Master Plan



PHASE 6 - Works Complete

AREAS - m2

1. New Town House	14,760m <sup>2</sup>
2. Tower Block	3,230m <sup>2</sup>
3. New Fitness Centre	3,000m <sup>2</sup>
4. New Spine building	3,120m <sup>2</sup>
5. New Sopwith building	10,200m <sup>2</sup>



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Figure 4 - Penrhyn Road Master Plan

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#### 4 KNIGHTS PARK

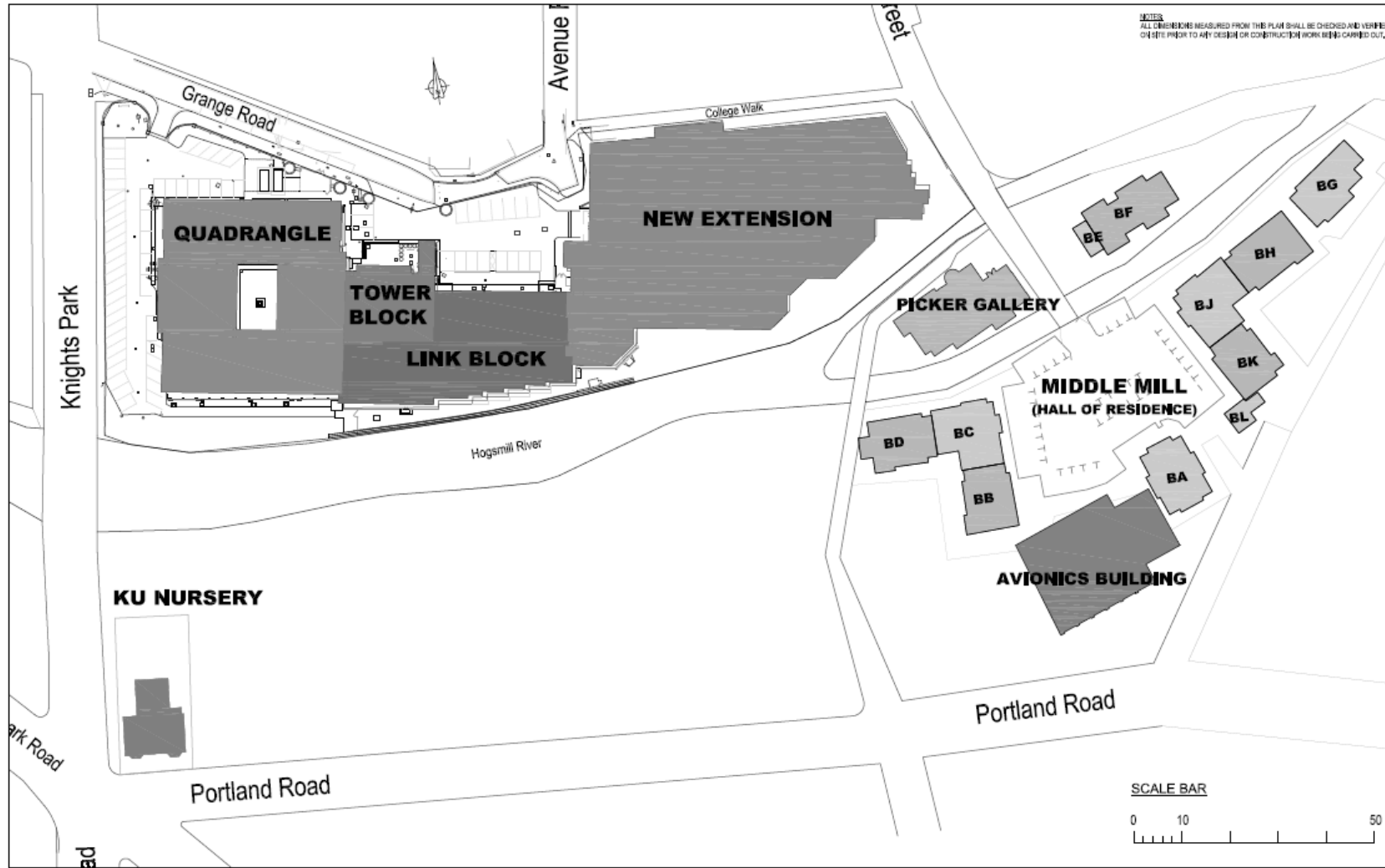


Figure 5- Knights Park Existing Campus

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## 4.1 Overview

### 4.1.1 Site Setting

The Knights Park Campus is located in an urban setting. It functions as the home of the Faculty of Art, Design and Architecture. The site is surrounded by residences and the River Hogsmill to the south. It is a short walk from the River Thames and is nearer to Kingston station and the Kingston town centre than the Penrhyn Road campus.

It is surrounded by residential dwellings and is connected to other surrounding institutional buildings like County Hall and the Crown Court through its similar massing and scale.

There is a need on this site to negotiate with the smaller scaled residential dwellings which surround the site on three of the four sides.

The importance of the Knights Park and Grange Road corner is paramount to any new proposal, both in affirming the ambitions of the University and improving on the existing, to provide valuable new space as well as promoting the University's aims to the wider community.

The Knights Park campus is located on the picturesque River Hogsmill. The most visible campus building is the Tower Block. The Quadrangle building is home to the School of Architecture, a two storey brick building located on Knights Park road and accessed from the west.

Vehicle access to the site is from the north. Internally the buildings are characterized by workshop and studio spaces, many of which could do with rationalisation and reorganisation to improve space efficiencies and circulation across the site. The site is constricted to the north by a lane and to the south by the Hogsmill River.

The range of different building types and styles confuses the visitor on arrival and makes legibility poor. Any alterations to the existing buildings should seek to unify the architectural language across the site and improve the arrival sequence.

### 4.1.2 Existing Buildings

The site consists of four interlinked buildings:

- The 1930's Quadrangle which formed the original art school
- The 1950's Link Building
- The 1960's Tower Block
- The 1970's "New Extension".

The way in which the site has developed has led to poor legibility around the site both in terms of circulation spaces and the location of key "public facing" functions.

A significant investment in CDP Phase I has resulted in major improvements to the public face of the building, with a new entrance and the relocation of the LRC to the ground floor. There have also been improvements to the many of the studios and some of the circulation issues have been addressed. However, there are still further opportunities:

- Further improve the overall legibility and access to the site
- Bring the building up to the requisite building standards
- Remodel the campus to enhance the student experience and increase the efficiency of the space.

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## 4.2 Constraints

### 4.2.1 Existing Building Condition

Appendix A includes a map of the Knights Park site showing the current condition of each of the buildings. In summary the breakdown by category is as follows:

- Category A – 0%
- Category B – 17%
- Category C – 83%
- Category D – 0%

### 4.2.2 Town & Country Planning

The Knights Park campus is located directly to the north of the Grove Crescent Conservation Area and to the south of the Fairfield/Knights Park Conservation Area. External changes to the existing buildings on the site, and/or new development, will be considered by RBK in terms of the effects on the setting of the two conservation areas. The larger buildings on the site currently have a negative effect on these settings, particularly in terms of the views looking south along Avenue Road and Mill Street. It is extremely unlikely that the redevelopment of the site could re-provide the amount of development currently occupying the site.

None of the buildings within the site are defined as “Buildings of Townscape Merit”. However, the original 1930’s art school building at the western end of the site has some architectural merit and arguably makes a positive contribution to the area.

The Knights Park campus is located within an area at risk of flooding. Consequently, the Council will “*resist development which will increase the risk of flooding*”. Where development is allowed, the Council is likely to require the provision of appropriate flood protection measures.

The Hogsmill River, which is immediately to the south of the site is defined as a site of Nature Conservation Interest. The Council will not allow development proposals which would cause unacceptable harm to such an area, particularly in respect of biodiversity.

Any changes to the northern side of the site will need to be assessed in terms of the effects on the amenity of neighbouring residents, particularly in respect of privacy, natural light and "sense of enclosure".

RBK officers have indicated that any change to service access may be viewed unfavourably by local residents.

In general, local resident groups will be sensitive to development proposals on this site due to previous uncertainty about the future of the site when County Hall was a serious opportunity for the University.

### 4.2.3 Key Development Options Considered

Phase 1 of the CDP has seen a considerable investment (circa £11m), some of which may continue into 2012/13, such is the quantum of work that is being undertaken.

#### 4.2.3.1 Refurbish New Extension

The Link Building and significant parts of the Quadrangle Building and Tower Block will have been refurbished as Part of CDP Phase 1, however there has been very little investment in the New Extension. There is therefore the opportunity greatly improve the efficiency and

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effectiveness of this building and at the same time improve the condition of the building.

#### 4.2.3.2 Refurbish Bar and Canteen

To complete the transformation of the front of house student facing activities, bar and canteen would benefit from redevelopment. The existing kitchen is over-sized and reconfiguration would provide an increase in the public areas which are heavily used by students and staff and the hub of the campus.

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## 5 ROEHAMPTON VALE

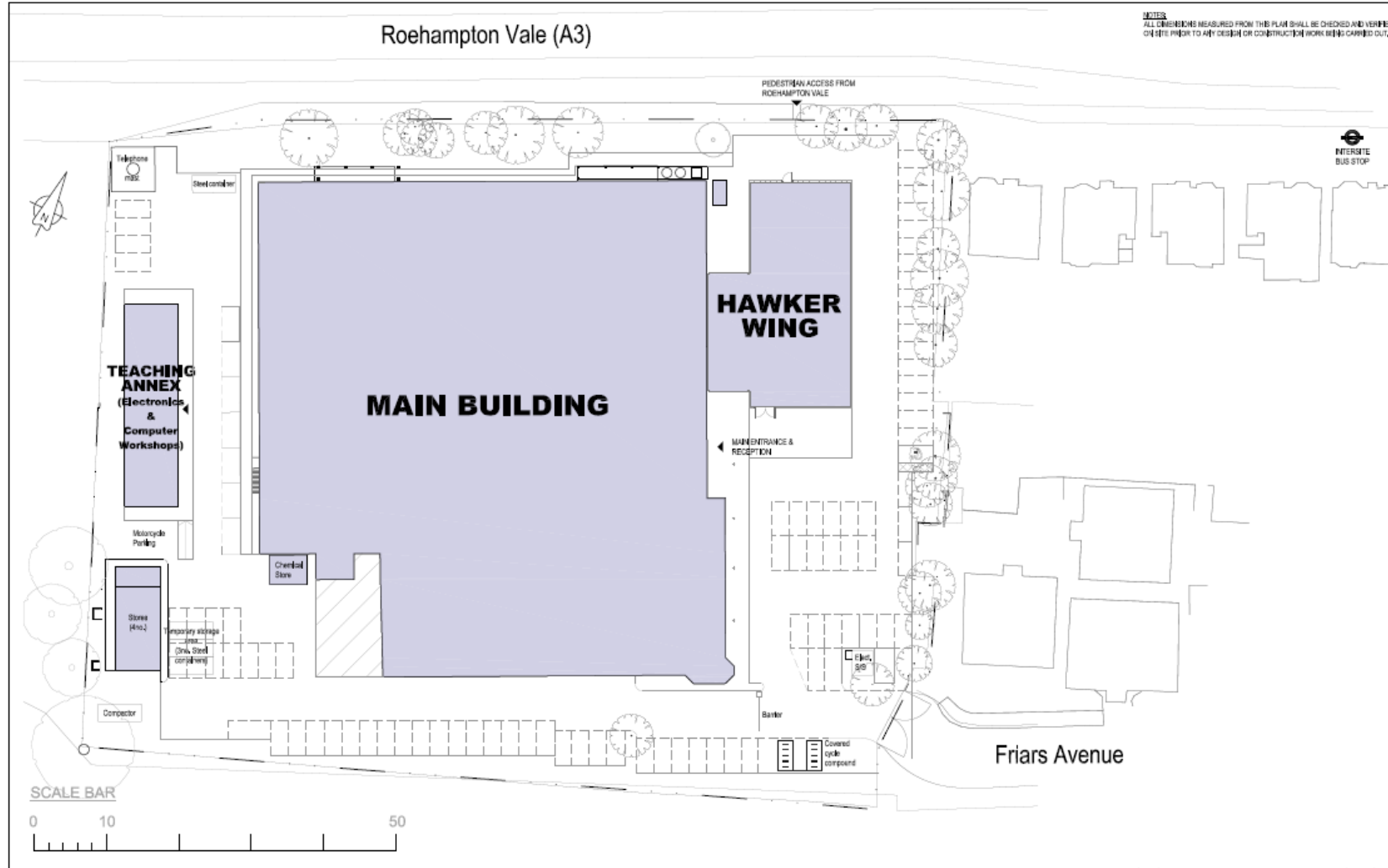


Figure 6 - Existing Roehampton Vale Campus

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## 5.1 Overview

### 5.1.1 Site Setting

Roehampton Vale is situated on the A3 and is about five and half kilometres from Kingston town centre.

To the north along the highway edge is a line of residential housing, while to the east is a band of residences which runs as far as the Asda shopping centre and through which access to the site is achieved.

Part of the Faculty of Engineering is based on the site, with the remainder of the faculty being based at the Penrhyn Road site in the town centre. There are limited facilities, other than teaching/office accommodation, and students are taken to the Penrhyn Road site twice a week to provide them with a wider student experience

It is characterised by its proximity to the A3 road, linking it with London, and extensive playing fields to the south. It has a very visible presence from the A3 and is therefore important as a landmark building promoting the University.

### 5.1.2 Existing Buildings

The site consists predominantly of the main factory style building with office/teaching space to the Wimbledon Common end of the building and the newly constructed Hawker Wing.

The main building houses much of the workshop type space on the ground floor along with the LRC and some large lecture theatres. The other floors are predominantly classrooms and office space.

## 5.2 Constraints

### 5.2.1 Existing Building Condition

Appendix A includes a map of the Roehampton Vale site showing the current condition of each of the buildings. In summary the breakdown by category is as follows:

- Category A – 16%
- Category B – 3%
- Category C – 81%
- Category D – 0%

### 5.2.2 Town and Country Planning

Roehampton Vale is the only one of the four main teaching sites that is outside the Royal Borough of Kingston upon Thames. The site is within the remit of the London Borough of Wandsworth.

The site is not located within a conservation area and does not contain any listed buildings.

The site is adjacent to Metropolitan Open Land (MOL) and as such any development must not prejudice the environmental character or visual amenity of the area.

The Roehampton Vale site is located just outside an area that is at risk of flooding.

In general local resident groups are concerned about parking and transport issues at the site. The campus is located outside the town

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centre and it appears that a number of students drive to the site. In addition, parking spaces were lost as part of the recent development. The University has increased dialogue with local residents in relation to parking, but it is likely to be a sensitive issue for any future development proposals.

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## 7 SEETHING WELLS LISTED BUILDINGS

### 7.1 Overview

Seething Wells is part of the Riverside South Conservation Area, designated in February 2003. The Chelsea Coal Store, Lambeth Muniments and Lambeth Uncovered Coalstore are each Grade II listed and together with the Grade II listed Chelsea Lodge, Chelsea Muniment, Chelsea Railings and Lambeth Railings are part of the group of listed building that form the site of the former Chelsea and Lambeth Waterworks that are within the demise of Kingston University's Seething Wells Campus.

Scott-Wilson produced the report Seething Wells Built Heritage Assessment, dated June 2008, for Kingston University. The scope of this report covers the historic background, building description, setting, planning context and policy, an assessment of the significance of, opportunities and strategies for development and a summary of repair works for the three buildings.

- The Chelsea Coal Store (building A) is currently used for storage. The structural condition is generally good. The brickwork and roof structure is in a good condition and requires only re-pointing and localised repair.
- The structural condition of the Muniments building (B) is good, the brick work and roof structure are sound and only localised repairs are necessary. It is currently used for storage.
- The Lambeth Uncovered Coalstore (building C) is the largest of the three buildings and is listed on the English Heritage at risk register and is noted as being in poor condition and has been given a priority A rating.



**Figure 7 - Seething Wells site plan**

Following the Scott Wilson report, some immediate works were undertaken to stabilise the Lambeth Coalstore. The University has a statutory obligation to continue to maintain these buildings preventing them from falling into further disrepair. It will therefore be essential

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that as part of the CDP some investment is made. However, it is recommended that consideration be given to a higher investment which will enable some or all of the buildings to be converted into usable space which will address the statutory requirements, but also provide additional facilities (probably social, sport and recreation) to improve the student experience both for students resident and Seething Wells and the wider student population. Long term, this is likely to represent better value for money.