

**Estate
Development
Framework.**
2023-2033

**University of
Northampton**

UoN



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Becky Bradshaw
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Foreword from Chief Operating Officer **Becky Bradshaw.**

I am thrilled to introduce the University of Northampton's Estate Development Framework, a visionary roadmap that sets the course for our institution's growth, development, and commitment to excellence in the years ahead.

Building upon the strong foundation of our recently launched strategy, the framework will guide development on our campus, whilst identifying opportunities to enhance our presence locally. Our shared vision revolves around creating a campus environment that not only meets the evolving needs of our diverse community but also propels us towards becoming a leading institution in education, research, and community engagement.

We understand that the physical spaces in which our students learn, live, and interact play a pivotal role in shaping their journey. With this understanding, our framework is built upon five key priorities that reflect our dedication to enhancing every facet of university life.

It is a living embodiment of our shared aspirations which serves as a compass guiding our actions and investments in the years to come. As we embark on this exciting journey, I encourage each of you to continue contributing your insights, ideas, and unwavering commitment to the University of Northampton's mission.

Together, we will create an inspiring and transformative environment that not only meets the needs of today but shapes the leaders, thinkers, and changemakers of tomorrow.

Becky Bradshaw
Chief Operating Officer



1.0

Introduction.

The University of Northampton is one of the youngest universities in the UK, gaining full university status and research degree awarding powers in 2005. Whilst we may be a 'new' university, we have made our impact in the Higher Education sector.

Our overt focus on positive change was spearheaded by our relocation to Northampton town centre with the opening of our brand new Waterside Campus for the 2018/2019 academic year. The impetus of this bold move was to create a learning experience based on how our students want to learn, rather than how it is expected, whilst also securing the sustainable future of our University.

Since 2018, we have embraced our new state-of-the-art campus, being witness to many day-to-day interactions/experiences of our University community within our new physical estate. Listening and learning from those experiences has allowed us to identify further opportunities to evolve. Against a backdrop of sustained growth in student numbers, with 2022 marking our current record year, this is an exciting era for the University of Northampton.

This Estate Development Framework focuses on the added value that can be delivered through our estate: a sustainability steward; a community beacon; an enabler of growth; and – most importantly – a place to belong.

Our focus is on how we can enrich our wonderful spaces to enhance pride and inclusivity while developing belonging amongst the University and community of the town and region.



2.0

Our Waterside Campus Strategy.

Our £330m Waterside Campus was an ambitious and aspirational project that set precedents in the Higher Education sector, not only in its delivery but also in the spaces it created: multi-purpose, dynamic and interactive learning environments; open plan workspaces; and high-quality student services and accommodation. It not only provided a new consolidated home for our University, but it changed the way in which we interact, learn, study and socialise.

Since the opening of our Waterside Campus, we have experienced significant challenges, most notably the Covid-19 pandemic, which has had an impact on all our lives. For the University, it further demonstrated the important role our campus plays in giving our students and staff a sense of belonging and in supporting the wider Northamptonshire community.

Our vision for Waterside Campus was to deliver an outstanding student experience, reaching exceptional standards in all that we do, embracing cutting edge digital technologies, and ensuring

our learning and teaching model was focused on the future. Our aim was to be an outward looking university having a social impact through supporting public and private enterprise and skills development, producing purposeful research and actively engaging with our community.

We are proud to say this vision is now a reality, but we could improve upon this and do not want to stand still. As we set ambitious growth aspirations for the years ahead, it is as critical now as it has ever been to continuously evolve our campus.

3.0

Our EDF Vision and Objectives.

3.1 Vision and Objectives

Our ten-year estate vision:

“Our estate provides an aspirational setting for every individual to thrive with a shared sense of belonging and wellbeing across all aspects of our Waterside Campus.

Our estate is sustainable and innovative with exciting and inspirational learning spaces. It is a community beacon, embedded in our wider region.

Waterside Campus provides a standout platform for delivering social impact in all that we do and supports the growth of our University with agility and opportunity.”

This Estates Development Framework will inform our property decision making over the next ten years. It sets guiding parameters within which property decisions can be made in order to achieve our overall estate vision, whilst also enabling the University to be reactive to change in a positive way. It builds on the successes of Waterside Campus, whilst focusing on new estate priorities.

There are two key threads which should be at the forefront of all our estate decisions:

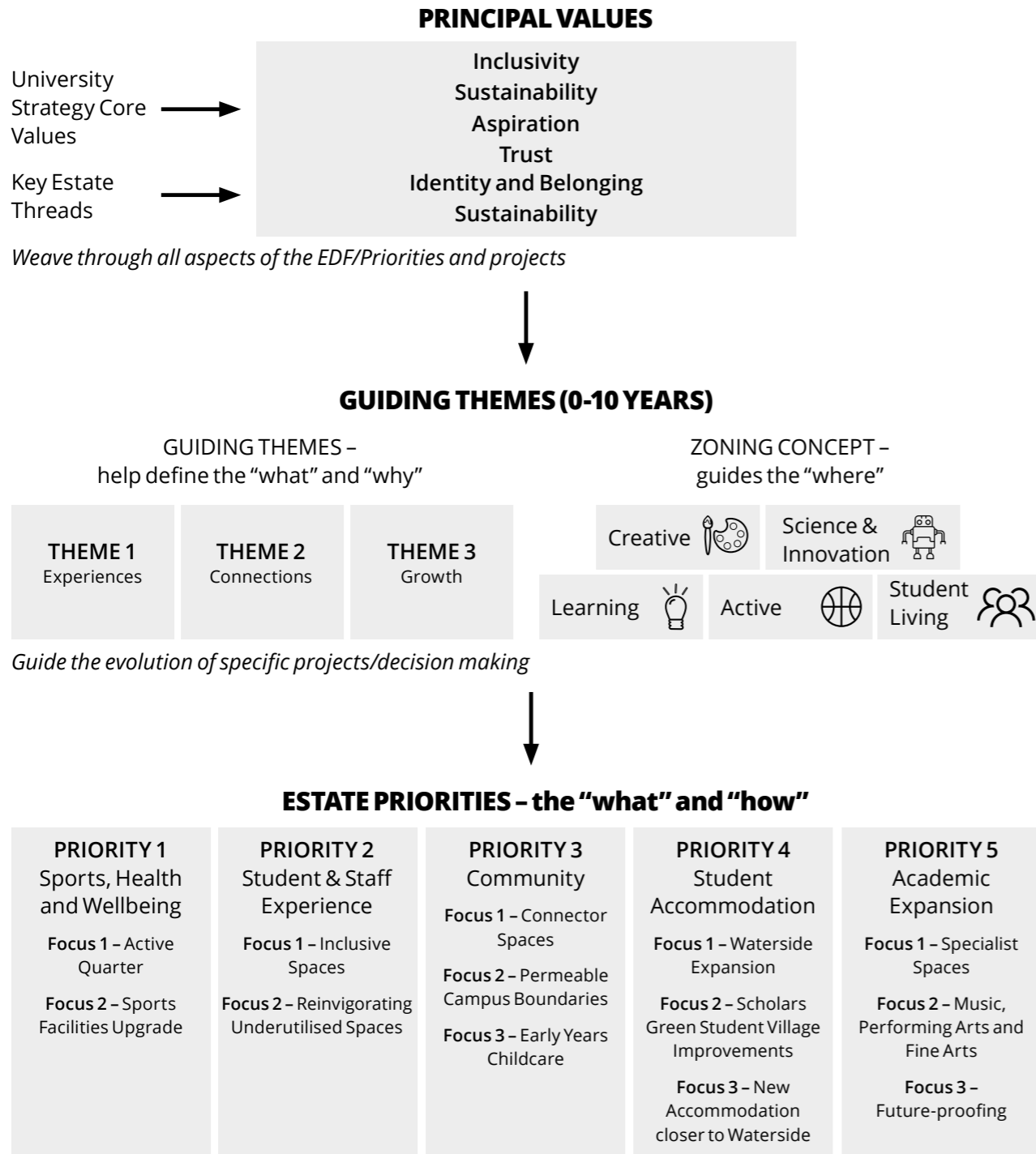
- Identity and belonging – our estate must embody and transmit our identity as an innovative, inclusive and vibrant University, embracing creativity and delivering social value from our Waterside Campus
- Sustainability – all of our estate capital projects must have sustainability at the core, enabling us to achieve our environmental and sustainability commitments.

Waterside Campus has provided the University with an exemplary built environment, rooted in Northampton, providing a fantastic opportunity for us to truly establish ourselves, in a sustainable way.

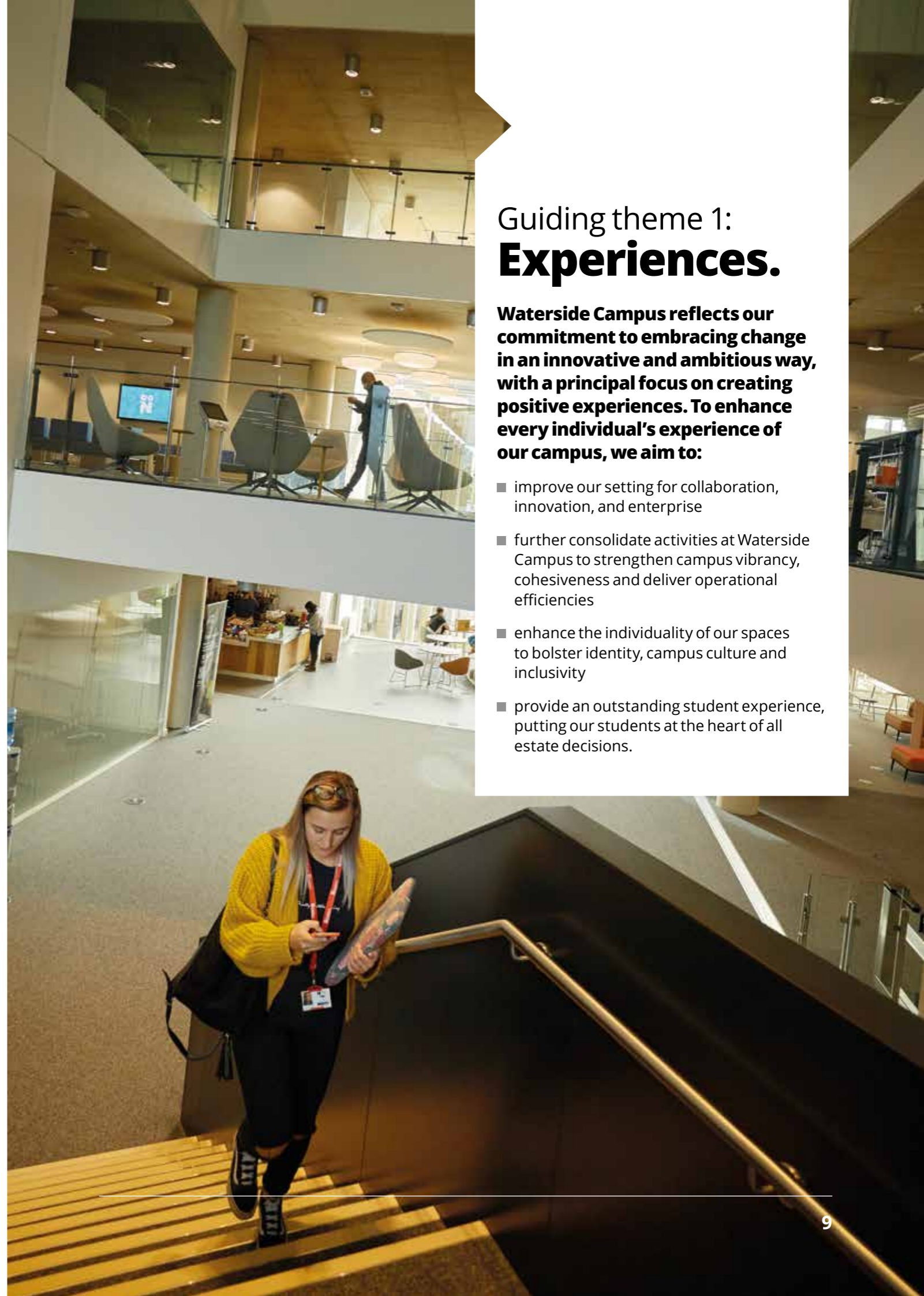
This Framework is built around three guiding themes and their associated objectives. Our estate priorities and all capital projects are accountable against these themes in order to achieve our overall estate vision.



How we will deliver our estate vision



Estate priorities relevant at Day 1 – these may evolve or more may be added



Guiding theme 1: Experiences.

Waterside Campus reflects our commitment to embracing change in an innovative and ambitious way, with a principal focus on creating positive experiences. To enhance every individual’s experience of our campus, we aim to:

- improve our setting for collaboration, innovation, and enterprise
- further consolidate activities at Waterside Campus to strengthen campus vibrancy, cohesiveness and deliver operational efficiencies
- enhance the individuality of our spaces to bolster identity, campus culture and inclusivity
- provide an outstanding student experience, putting our students at the heart of all estate decisions.

Guiding theme 2: **Connections.**

The Covid-19 pandemic limited our ability to develop strong roots in our location and connect with our wider community in the way we would have liked. Making connections is therefore a key priority. Our campus, more than ever, has a role to play in bringing people back together and re-establishing a sense of belonging. We aim to:

- generate greater community engagement and interaction across the campus
- enhance physical connections between our principal spaces on-campus
- establish Waterside Campus as the heart of the 'Active Quarter' for Northampton, promoting both physical and mental wellbeing at our University and across the wider community
- create a porous campus, bolster our connections and presence with the town centre, whilst enhancing accessibility.

Guiding theme 3: **Growth.**

Waterside Campus accommodates the majority of our teaching and learning settings, workspaces and student services in three multi-purpose buildings: the Learning Hub, the Creative Hub, and the Senate Building. Each building has its own architectural and cultural identity, yet all focus on collaboration. The Learning Hub has become the beating heart of our campus, delivering a vibrant and active building through its hybrid mix of spaces for learning, teaching, working and socialising.

We also provide a diverse mix of on-campus and near campus student accommodation. We continue to learn and refine which environments and models best allow our students to flourish and feel at home.

Waterside Campus was designed with future-proofing in mind, enabling the University to grow and breathe within its new location for many years to come. Planning for our estate expansion and diversification is vitally important to support our growth ambition. We aim to:

- protect, enhance and expand 'specialist teaching spaces' to continue to deliver first class, contemporary learning and teaching environments, whilst ensuring our quantum of multi-purpose teaching spaces supports growth
- preserve and act on opportunities for strategic academic growth, through appropriate campus zoning and expansion into the town centre
- further grow and consolidate our student accommodation on or near campus, with a diverse offer of accommodation types and models to meet the needs of all our students
- further promote our interactions with businesses and the community, with a focus on enterprise, social impact, and physical linkages with the town's Cultural Quarter.

Through our guiding themes, Experiences and Connections, we want to ensure we deliver an outstanding student experience covering all facets of university life, whilst connecting with our town community by bolstering our identity and opening our boundaries. To deliver on our ten-year vision for our estate, this Framework also supports Growth at Waterside, to continue to excel in all our subject areas and evolve in a sustainable and resilient manner.

3.2 Key Zones

Alongside our three Guiding Themes, we wish to enhance the roles the built environment plays across Waterside, and its links with the town centre, whilst maintaining the zoning principles of the original Waterside Campus masterplan.

We will preserve and enhance five key zones:



These zones are not fixed boundaries or prescriptive on a set use/design. They are to ensure future estate planning is cohesive and maintains the integrity of our original campus concept. Ongoing development is guided into the most appropriate area for its use, allowing the University to be agile and responsive to change.



3.3 Estate Priorities

The evolution of this Framework has involved a wide range of University stakeholders, taking into consideration a number of user experiences, as well as considering the physical attributes of our campus and the opportunities and constraints they present.

Estate Priorities have been identified, which accord with the Guiding Themes outlined, enabling us to unlock our estate vision.

- ESTATE PRIORITY 1 – Sports, Health and Wellbeing
- ESTATE PRIORITY 2 – Student & Staff Experience
- ESTATE PRIORITY 3 – Community
- ESTATE PRIORITY 4 – Student Accommodation
- ESTATE PRIORITY 5 – Academic Expansion

Each and every Estate Priority has key Focus Projects – where already identified – and scope for new projects as and when they are required. A Focus Project identifies a need or opportunity, justifies how it fits within the guiding parameters of the Framework and identifies how it can be delivered.

3.4 Sustainability

The University is committed to achieving Net Zero Carbon emissions and we are dedicated and ambitious in how we wish to achieve it.

Our Environment and Sustainability commitments go beyond carbon reduction and management. Our campus must provide an accessible and cherished environment for all our community to enjoy for many years to come.

Sustainability is a key component of our Waterside Campus design and our existing standards are high, with our three main learning buildings achieving Building Research Establishment Environmental Assessment Methodology (BREEAM) 'Very Good' certification in 2018. Our living, breathing Energy Centre provides low carbon heat from woodchip biomass and serves all buildings via a district heating network, with capacity for future growth and diversification.

We remain committed to embracing new technologies and 'doing sustainability better' as our estate continues to evolve. Our sustainability credentials will also improve as we consolidate further and invest in active travel infrastructure.

4.0

Our Commitments.

We have committed to four strategic targets for the environment and sustainability.

Target 1 – Achieve Net Zero Carbon in Scope 1 & 2 Emissions.

Target 2 – Measure our total emissions footprint and set targets for Scope 3 emissions reductions, to achieve Net Zero Carbon in all emissions by 2050.

Target 3.1 – Provide education for sustainability to staff and students and integrate sustainability into the University’s education programmes by 2030 through the development of interdisciplinary sustainability modules.

Target 3.2 – Make sustainability the foundation of research and innovation.

Target 4 – To enhance and preserve the biodiversity and ecology of the University estate.

Our commitment to sustainability must be at the forefront of all our University decision making. All future capital projects, from inception to operation, will be measured against our four Environment and Sustainability Targets.

Each of the five Estate Priorities set out in this Framework and any decisions relating to their implementation must therefore be aligned with, and respond to, the University’s Environment and Sustainability Strategy (2022-2030).



5.0

ESTATE PRIORITY 1

Sports, Health and Wellbeing.

PURPOSE: To cement our vision as being an ‘Active Campus’; becoming an academic centre of excellence for sport and the regional hub for sport, health, and wellbeing.

5.1 Active Quarter

NEED: Our University is centrally located in the heart of Northampton. We are surrounded by open parkland to the North and South and adjacent to the River Nene. We want our Green and Blue spaces to be enjoyed by our students, staff and the local community.

As a University we are committed to supporting the health and wellbeing of our students and staff and launched the ‘Active Campus’ project to encourage our community to pursue more active lifestyles. This provides opportunities to participate in sport, activity and wellbeing sessions on-campus. Waterside Campus also includes existing walking and running trails linking to a wider town network.

We want to take this a step further; we want to be at the forefront of promoting health and wellbeing across Northamptonshire. Our campus location means we are well placed to become the focal point of an ‘Active Quarter’ for the town. This is a collective priority of a number of key town stakeholders whose coordinated effort can enable a step change

in the health and wellbeing of our wider community and its togetherness.

We are very proud of our existing association with a number of external sporting clubs and, in particular, paralympic sports teams for training and matches. Our central and accessible location in the UK, with parking and on-site accommodation, points to an opportunity to elevate the town’s reputation and association with a wider variety of accessible and elite sports.

KEY: Working in full collaboration with wider stakeholders and the local community, the role of the Active Quarter will be defined and implemented with its heart at our campus. Through collaboration we will elevate the town’s focus on health and wellbeing whilst promoting our role and identity as a community beacon.

It is important to not only consider physical facilities, but the wider connections and communications required to make it a hub of activity. Quantitative assessment of demand will be undertaken, alongside connection to all the individual projects already being considered in isolation.

It is envisaged the Active Zone on-campus will be focused around the existing sports area to the East.

TIMESCALES:
0-10 years

EDF objectives addressed:

Experiences

Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Connections

To generate greater community engagement and interaction across the campus.

Establish Waterside Campus as the ‘Active Quarter’ of Northampton, promoting both physical and mental wellbeing at our University and across the wider community.

Create a porous campus, bolster our connections and presence with the town centre, whilst enhancing accessibility.

Growth

Preserve and act on opportunities for strategic academic growth through appropriate campus zoning.

Campus Zone:
Active

5.2 Upgrade and replacement of existing sports facilities

NEED: The current sports facilities at Waterside Campus comprise:

- Sports Hall (not sport governing body compliant space)
- Three lab rooms
- Dedicated teaching room
- 3G pitch
- Three multi-use games areas.

Since Waterside Campus opened there has been exponential growth in demand for our sports, exercise and aligned degrees, with specialist teaching spaces now in short supply. We also currently have approximately 30 different University sports clubs using the facilities, alongside free student and staff use on weekday evenings and Wednesday

afternoons. In addition, there is extensive use and demand by a number of external organisations. We have recently established the Northampton Energy Elite Athlete Scholarship and University Super Teams initiative which have added to the demand for our sports-focused facilities.

Our current on-campus sports facilities are not at the appropriate scale and standard to serve this demand, support future growth in student numbers and meet our Active Quarter aspirations. They require a step change in their scale and prominence as a key priority.

KEY: Our priority is the delivery of a new state-of-the-art sport and physical activity centre with a large multi-use

sports hall built to Sports England compliant badminton requirements. The centre will also encompass a swimming pool, gymnasium, and academic facilities including studios and sports labs, specialist suites and media rooms. We will also target the delivery of two additional 3G pitches in close proximity to Waterside Campus.

The new sports centre will provide us with additional large events space on-campus as required for alternative uses and celebrations. These spaces will be fully digitally enabled to ensure full flexibility of use, incorporating twenty-first century entertainment and leisure facilities with a connection to urban and esports.

These proposals would not only improve student experience, providing state-of-the-art facilities for teaching and recreational use, but deliver a wider community benefit through bringing much needed high quality, yet accessible, sports facilities to Northampton. This project will be the catalyst for the Active Quarter.

This is a priority capital project and will constitute one of the first major developments since the completion of Waterside Campus. We aim to replace existing facilities and utilise expansion land on the eastern half of our campus for this purpose.

Funding will be a significant consideration for a project of this scale, and we will seek to work closely with key stakeholders to turn this vision into a reality.

In the interim period, in order to support our ongoing course requirements, we will expand the Sports Pavilion and retrofit underutilised spaces in close proximity to the existing facilities for further teaching studios/suites as well as exploring wider sports facility availability across the town.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences

Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Connections

To generate greater community engagement and interaction across campus.

Establish the Waterside Campus as the 'Active Quarter' of Northampton, promoting both physical and mental wellbeing at our University and across the wider community.

Create a porous campus, bolster our connections and presence with the town centre, whilst enhancing accessibility.

Growth

Protect, enhance and expand 'specialist teaching spaces' to continue to deliver first class, future focused teaching and teaching environments, whilst ensuring we have sufficient multi-purpose teaching spaces to support our growth.

Further promote our interactions with businesses and the community, with a focus on enterprise and social impact.

Campus Zone:

Active



6.0

ESTATE PRIORITY 2

Student & Staff Experience.

PURPOSE: To provide a high-quality student experience, which supports all aspects of student life, promotes inclusivity and celebrates diversity.

6.1 Inclusive Spaces

NEED: Our University is committed to providing an inclusive environment for every student.

Together@UON sets out our pledge to students, staff and partners to nurture and develop a campus which promotes equality and inclusion. All campus users should be able to access a space in which they can thrive in their own unique way.

Waterside Campus changed the way we use and occupy our spaces. It created exciting, shared spaces, which encourage interaction and conversation, creating pockets of vibrancy across the campus. During our first few years at Waterside, we have recognised a need for spaces which also serve to provide inclusive, quiet spaces; an escape from the hustle and bustle of university life. This is especially needed to better support our neurodiverse campus users.

KEY: We want all students and staff on-campus to feel comfortable and supported. In the Learning Hub we will deliver an inclusive space, a dedicated room which students can visit to recharge and reset, or simply carry out informal studies in a calmer setting. All future buildings on-campus will also incorporate 'Inclusive Design' principles at the outset.

Inclusive spaces should be located centrally and be easily accessible. Key emphasis must be on providing a neutral environment and take into account design considerations, such as sound and lighting to ensure the space meets our users' needs.

We will take this initiative forward with a focus group of student and staff representatives to establish the requirements of such a space and wayfinding considerations. We will then identify appropriate options to accommodate these vital components of our inclusive campus as we continue to grow.

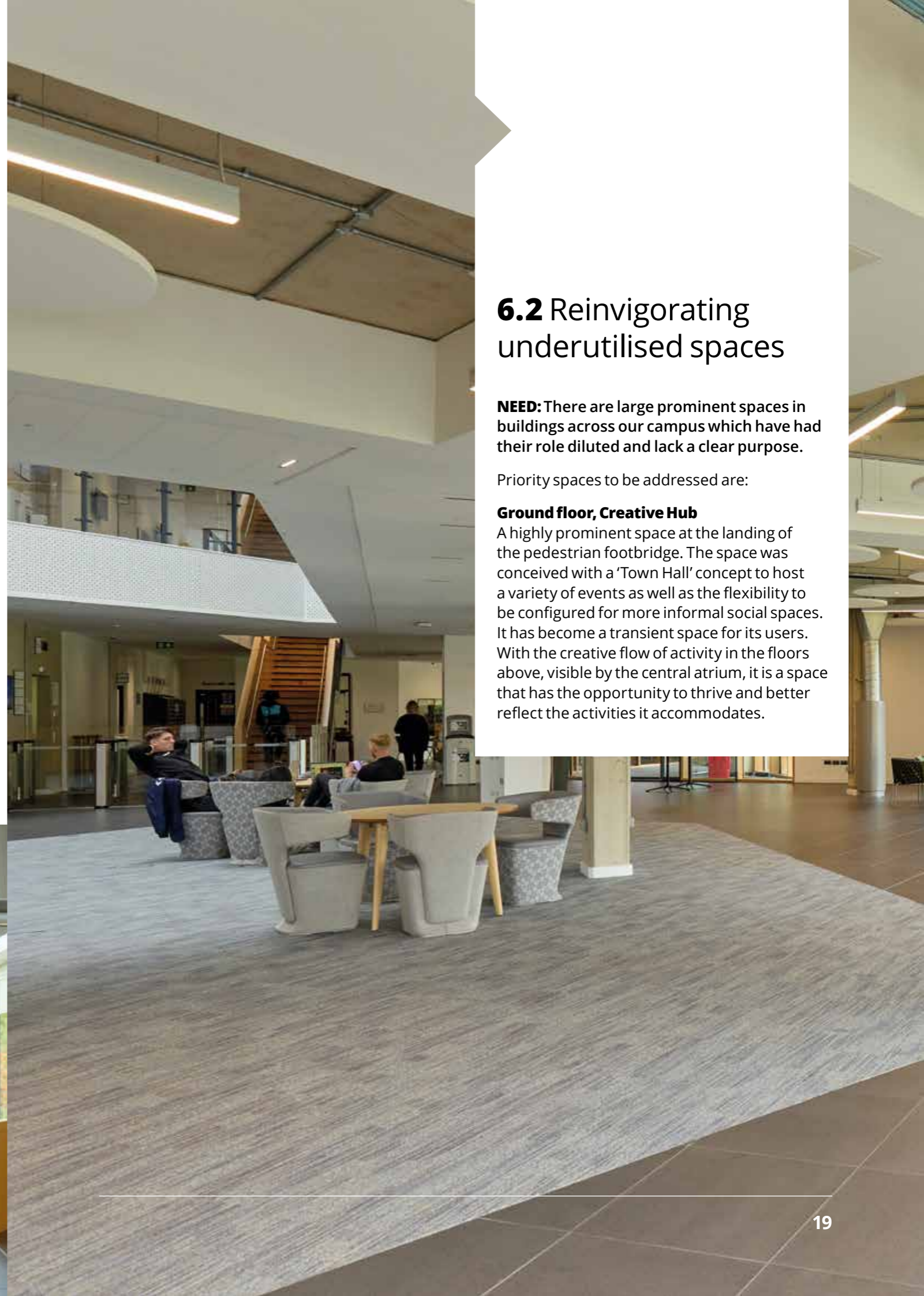
TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences
To enhance the individuality of our spaces where people enjoy learning, living and working, to bolster identity, campus culture and inclusivity.

Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Campus Zone:
Learning



6.2 Reinvigorating underutilised spaces

NEED: There are large prominent spaces in buildings across our campus which have had their role diluted and lack a clear purpose.

Priority spaces to be addressed are:

Ground floor, Creative Hub

A highly prominent space at the landing of the pedestrian footbridge. The space was conceived with a 'Town Hall' concept to host a variety of events as well as the flexibility to be configured for more informal social spaces. It has become a transient space for its users. With the creative flow of activity in the floors above, visible by the central atrium, it is a space that has the opportunity to thrive and better reflect the activities it accommodates.

The Engine Shed

A celebrated Grade II listed building, a legacy to the former railway use of this area. The building was restored with BREEAM Excellent accreditation, winning a number of awards. Designed as the administrative base of the Students' Union on-campus, the building should be a vital component of our students' experience and journey across campus. Giving it an identity that makes it a hub of student life is essential in making this area of campus thrive.



These underutilised spaces provide an exciting opportunity to be repurposed to address an unmet need for student focused space for activity, socialising and belonging. They can play an important role in bringing together our student community and encouraging connections.

KEY: Our aim is to repurpose these inspirational spaces so they more effectively serve our student community, with the opportunity to build stronger connections with the wider town. A key focus for redefining these spaces should be increasing campus dwell time, student interaction and belonging.

Our focus for the Creative Hub is to better reflect the identity of the building and the wonderful array of creative arts and activities which take place there. There are opportunities to host events and exhibitions of student work, as well as to provide more effective informal social and study spaces.

The Engine Shed is situated next to Waterside Student Village. Our aim is to repurpose the space to deliver student-owned social space, or facilities where students can socialise and develop a sense of community. Its role in the social experience of students requires clear definition.

All proposals will be assessed via consultation directly with our University student community to ensure that the uses for both spaces are cohesive and maximise the opportunities they present.

The journey and connections between these two spaces are also addressed under our Estate Priority 3: Community.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences

Provide an outstanding student experience, putting our students at the heart of all estate decisions.

To enhance the individuality of our spaces where people enjoy learning, living and working, to bolster identity, campus culture and inclusivity.

Connections

Enhance connections between our spaces to enhance on-campus navigation.

Campus Zone:
Living

6.3 Student social spaces

NEED: Waterside Campus opened without a traditional Students' Union social space, with this offer delivered through the Platform, and then Element, bar and nightclub in Northampton town centre instead. The campus includes the Waterside Bar & Restaurant, which although growing in popularity, does not currently meet students' social expectations.

At present Northampton town centre includes a limited social offer for our student community. Although this is changing through projects led by the Northampton Forward Board, it is acknowledged that regeneration on this scale will take some time to develop and embed.

KEY: We want our students to have an array of vibrant, safe and welcoming social and leisure facilities that cater for a wide range of interests, providing an opportunity to socialise outside of the academic environment.

The first project will see an extension to the Waterside Bar & Restaurant and we will explore opportunities to enhance the social and leisure offer on-campus, whilst working with venues and facilities in the town centre to curate a unique social experience for our diverse student community.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences

Provide an outstanding student experience, putting our students at the heart of all estate decisions.

To enhance the individuality of our spaces where people enjoy learning, living and working, to bolster identity, campus culture and inclusivity.

Connections

Enhance connections between our spaces to enhance on-campus navigation.

Campus Zone:
All



7.0

ESTATE PRIORITY 3

Community.

PURPOSE: To become a community beacon, re-connecting our University community to our spaces and integrate our University more overtly within our wider region to drive social impact.

7.1 Connector spaces

NEED: Improve the cohesiveness of our campus and useability of our external environment by enhancing the identity and function of key connector nodes and their linkages. Elevating the journey between better defined outdoor spaces will also start to create stepping stones through the campus and beyond.

There are three existing principal connector nodes on-campus for pedestrians:

- **Outdoor Node 1 -** Becket's Bridge Landing/ Nene Square – principal arrival square for pedestrians with riverside frontage and a key node for Learning Hub, Creative Hub, Waterside Bar & Restaurant, shop and Student Services.



- **Outdoor Node 2** – Senate Square/Delapré Square – key node for the University community, central to campus and an axis point for residences, learning, Engine Shed and the eastern part, and overlooked by The Market restaurant.



- **Outdoor Node 3** – Engine Shed/Locomotive Walk – the area outside the Engine Shed should have greater prominence as a key square for student interaction and activities.



A key connecting space that has also emerged as a popular outdoor area for students is the small lawned area adjacent to Delapré Walk, flanking the Learning Hub and The Market, which connects Nodes 1 and 2.

With other focus projects outlined in this Framework, there is likely to be a requirement for a fourth principal node off University Drive as part of the Active Quarter proposals.

KEY: There is tremendous scope to enhance the function of these outdoor spaces to encourage dwell times; to diversify the campus offer in these spaces throughout each term, including planned events and pop-up functions. There is opportunity for congregation, encouraged through permanent seating areas, activities and more focal points of interest.

Each space is to have its own identity, also recognising the role of key linkages. The user journey transcending these nodes, moving east to west and north to south, needs to be elevated. Improved identity will also enable better wayfinding across the campus, as well as a desire to utilise these spaces rather than simply pass through.

Nene Square has the potential to tell more overtly the story of the University, portray its identity and connect more effectively with the wider town community.

The solutions need to be assessed, with engagement across our entire University community, to shape the vision of these spaces. Solutions will comprise a range of permanent additions, enhancing the identity of these spaces, as well as transitory functions to accord with key academic and social events. All solutions will be user and environmentally friendly and, more importantly, inspirational in what these spaces could achieve for our campus identity.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences
To enhance the individuality of our spaces where people enjoy learning, living and working, to bolster identity, campus culture and inclusivity.

Connections
Enhance physical connections between our principal spaces on-campus.

Campus Zone:
All

7.2 Permeable campus boundaries

NEED: The site of our Waterside Campus has an historic legacy of being closed off to the wider community, bolstered by the physical barrier of the river. Waterside Campus has created permeable boundaries and is open to all, with new bridge access over the river, but community interaction on-campus remains limited. We need to more actively address the perceived barriers to community engagement, encouraging greater integration with the town-wide community and businesses.

A key component is improving the legibility of the campus and defining its role as a community beacon. At present, it is perceived our campus offers minimal experiences to the wider community, other than a potential connecting route for pedestrians through to Delapré Abbey.

In addition, beyond our campus boundary, our physical presence diminishes and we should be making better connections to our St John's Halls, as well as to the Cultural Quarter of the town centre and beyond.

KEY: Our state-of-the-art facilities and revitalised waterside environment flanking the River Nene should be celebrated through wider community engagement and

interaction. This will involve: physical components, such as signage and wayfinding improvements on and off-campus, including 'stepping stones' through to the Cultural Quarter of the town centre; embellishing our identifiers, telling our story better at key campus gateways; expanding and diversifying our on-campus offer to the wider community (including outside of term time), with an emphasis on social impact; creating a new destination for Northampton.

Consultations have suggested the following potential enhancements: spaces for markets and performances; building on the existing art and sculptures to create a real buzz through permanent art trails and seasonal collections; promoting the University's specialisms and Northampton legacy in fashion, shoe and leather; greater connections with the river and the riverside location.

We will seek to work closely with wider town centre stakeholders to define these opportunities and open our campus to our wider communities more overtly. More so than ever before, all of our solutions need to be outward looking, embracing our role as a civic university.

TIMESCALES:
0-10 years

EDF objectives addressed:

Experiences

Reflecting our social impact ambition, improving our setting for collaboration, innovation, and positive change.

Connections

To generate greater community engagement and interaction across the campus.

Create a porous campus, bolster our connections and presence within the town centre, whilst enhancing accessibility.

Campus Zone:
All



7.3 Early years childcare

NEED: There is a demand for accessible early years childcare provision, both from our University community as well as other key employers, such as the nearby Northampton General Hospital. A nursery on-campus will provide greater support to our students and staff and their personal arrangements for work and study, as well as extending that support to the wider community.

KEY: We want all of our University community to successfully balance their family, work and study commitments. An on-campus nursery will remove a potential barrier to education, enhancing the opportunities for our students, staff and wider town.

A key emphasis must be on its deliverability, accessibility on-campus and operating model to ensure an early years childcare setting can thrive at Waterside. It should become an integral part of our role as a community beacon.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences

To enhance the individuality of our spaces where people enjoy learning, living and working, to bolster identity, campus culture and inclusivity.

Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Connections

Establish Waterside Campus as the Active Quarter of Northampton, promoting both physical and mental wellbeing at our University and across the wider community.

Campus Zone:
Active



8.0

ESTATE PRIORITY 4

Student Accommodation.

PURPOSE: To provide high quality student accommodation within a secure, inclusive and vibrant community at, and near, Waterside Campus.

8.1 Student Accommodation at Waterside Campus

NEED: Delivering a variety of student accommodation that suits the needs of all our students is a vital component of our University's offer. Building social connections and a sense of community is essential in delivering a high-quality student experience.

Waterside Campus delivered a purpose-built Student Village of 1,823 student bedrooms, in a mix of en-suite bedrooms, studio apartments and shared townhouses.

Complementary to our on-campus provision is St John's Halls, opened in 2015, providing 463 en-suite student bedrooms a short distance north of our campus in the town centre.

The provision of accessible and high-quality student accommodation at or near Waterside Campus will need to match our ambitions for growth. Further, its design must continue to respond to the needs of all our students.

In the short-term, to meet the evident desire of our students to live on, or close to, Waterside Campus, the provision of additional student bedrooms is a key priority. Our aim is to ensure these are embedded within our existing Student Village.



KEY: Our campus is designed to support our development within our single campus location and room to grow was factored into the Waterside masterplan. To deliver our immediate accommodation needs, we aim to construct the final phase of our Student Village, which will comprise an additional 188 new student bedrooms. This will deliver University-operated accommodation in line with the rest of our existing purpose-built accommodation offer.

Planning permission for this priority capital project is secured, enabling us to deliver this project within the next five years. We will factor into its design, elements which have worked effectively or are in greatest demand within the existing Student Village. It also aligns with our long-term vision of consolidating our activity at Waterside.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences
Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Growth
Further consolidate our student accommodation on or near campus, with a diverse offer of accommodation types and models to suit all of our students.

Campus Zone:
Living



8.2 Scholars Green

NEED: As part of our original estate strategy and to support the transition to Waterside Campus, we retained 861 student bedrooms at Scholars Green Student Village, located at our former Park Campus on the outskirts of Northampton.

Scholars Green Student Village provides a notable proportion of our existing purpose-built student accommodation provision and our most affordable offer. Scholars Green remains fit for purpose but is a satellite village distant from our Waterside Campus and disconnected from community life. In the near future, and in order to maintain standards across our wider accommodation offer, it requires refurbishment in key areas and additional amenity.

As Waterside has become established, student demand preferences are for on, or near campus accommodation. Whilst Scholars Green does not meet those preferences, given its location, its affordability and scale means it remains a core component of our offer in the short to medium term.

KEY: Our focus is to ensure all of our student accommodation has a shared sense of identity with Waterside Campus.

Long term it remains our objective for our purpose-built student accommodation to be on-campus or nearby, which will result in the ultimate re-provision

of the beds at Scholars Green closer to Waterside Campus. This long-term aspiration would also better contribute to our wider environment and sustainability commitments in both the design and operation of our student accommodation. It will also ensure all our students feel a greater sense of belonging to our University community.

Within the next ten years, Scholars Green will remain an essential part of our student accommodation offer. We want to ensure we continue to provide a variety of accommodation types to serve all our students' needs and continue to guarantee University-operated accommodation to our first year students.

We will commit to delivering enhancements to Scholars Green to ensure it reflects our University identity, is accessible and provides more on-site social and amenity provision. This will include:

- review of public transport timetable; fast track options at peak times and a later running service to allow for evening demand back to Scholars Green
- programme of maintenance and refurbishments to ensure standards are consistent across each building at Scholars Green, maintaining and nurturing a secure environment

- improved amenity and social spaces to include a convenience store provision and conversion of ground floor spaces into social areas
- scheduled events to take place at Scholars Green to encourage on-site community interaction
- improved green spaces to incorporate external social facilities to build community and foster a sense of belonging.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences
Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Growth
Further consolidate our student accommodation on or near campus, with a diverse offer of accommodation types and models to suit all of our students.

Campus Zone:
Living



8.3 Expanding our student accommodation offer closer to Waterside

NEED: Our long-term ambition is for all of our purpose-built student accommodation to be on or close to Waterside Campus. This could be a single location or over multiple sites, however it must deliver modern and secure accommodation with supporting amenity and be connected to the identity of Waterside.

The requirement needs to take into account:

- re-providing Scholars Green entirely
- growth in student numbers
- maintaining variety of student accommodation to serve the needs of all our students
- reflecting changing requirements for student/staff residences, including shorter term periods and meeting the needs of a commuting student.

This requires a significant number of bedrooms to be delivered as well as different accommodation models. We recognise, in practical terms, this will be delivered over a number of years.

KEY: All potential options for new accommodation which meet the locational requirements will be explored as they arise. We will proactively monitor the market for opportunities to develop/commit to long term and sustainable options.

We have always taken pride in operating our own purpose-built accommodation and this will remain our preference for the ongoing delivery of our student accommodation where that is feasible.

Design principles of any future accommodation will include:

- provision of a safe and secure setting with direct and defined routes to and from Waterside Campus
- provision of internal and external spaces which encourage social interaction
- a design focused on student wellbeing and inclusivity
- affordable provision to ensure our student accommodation is accessible to all students
- built in accordance with our Sustainable Construction Policy.

TIMESCALES:
0-10 years

EDF objectives addressed:

Experiences
Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Growth
Further consolidate our student accommodation on or near campus, with a diverse offer of accommodation types and models to suit all of our students.

Campus Zone:
Living

9.0

ESTATE PRIORITY 5

Academic Expansion.

PURPOSE: To build on the principles set by the original Waterside Campus concept by continuing to deliver state-of-the-art learning and teaching spaces, which are collaborative and flexible and, where required, specialised. This will support our academic growth ambitions and allow our University to flourish at Waterside, with better connections to the Cultural Quarter and other parts of Northampton town centre.

9.1 Preserving our Specialist Spaces

NEED: Waterside Campus was designed with new ways of learning at its core. Delivering only one lecture theatre-style space, Waterside Campus provides smaller, multi-purpose and adaptable spaces supported by state-of-the-art teaching technology. This is a reflection of our future-focused approach to learning, as well as our commitment to efficiency and sustainability.

The breadth of our University faculties and course subjects also requires a number of specialist teaching facilities. These specialist teaching spaces give our students the practical experience to ready them for their chosen career.

With growth and demand across a variety of courses, and different learning spaces adapting and expanding as Waterside evolves, certain specialist teaching spaces have been compromised or diminished. Moving forward,

it is essential that our specialist teaching spaces are protected and enhanced. This enables each of our faculties to continue to benefit (as appropriate) from access to the visionary blend of learning environments across our three core academic buildings.

KEY: We remain committed to the provision of practical, specialist teaching spaces across our campus.

As the course portfolio develops over the next ten years, we will consider the implications on all users and ensure cutting edge specialist facilities are introduced or preserved on the estate.

We will also ensure greater efficiencies in the use of multi-functional spaces as a priority, to avoid future impact on specialist provision. Key growth areas will have focused plans to provide long term solutions via planned capital projects.

TIMESCALES:
0-10 years

EDF objectives addressed:

Experiences
Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Growth
Protect, enhance and expand specialist teaching spaces to continue to deliver first class, future-focused learning and teaching environments, whilst ensuring there is sufficient multi-purpose teaching space to support our growth.

Campus Zone:
Learning



9.2 Music, Performing Arts and Fine Arts

NEED: Northampton town centre has a thriving Cultural Quarter focused around Guildhall Road, approximately a ten minute walk from Waterside Campus. We recognise the value in building greater connections with this area, its businesses and its users. It currently includes:

- Royal & Derngate Theatre
- Northampton Museum and Art Gallery
- Vulcan Works Creative Hub
- 78 Derngate historic house
- Northampton Filmhouse
- NN Contemporary Art Gallery
- A number of independent bars and shops.

Our Music, Performing Arts and Fine Arts courses are currently delivered at The Development Hub, which is a property situated off-campus, on nearby Bedford Road. It is our ambition to embed our thriving arts courses into or close to the Cultural Quarter, to provide greater prominence, improved connectivity and linkages across wider stakeholders/community.

KEY: We will actively seek to identify long term solutions for these specific creative courses in or near to the Cultural Quarter in order to provide an inspirational setting for these courses to thrive.

The Cultural Quarter is easily accessible to our campus and provides tremendous scope for the University. Aspects such as the Vulcan Works Creative Hub provide opportunities for our creative students to explore further enterprise opportunities post-graduation.

The accommodation should effectively meet the design and technical requirements of these users, whilst being in an easily accessible location where engagement with the wider community can flourish.

A focus group will be established to review the potential space requirements and realisable options available within the appropriate timeframes. It is recognised as a key priority to identify the long-term solution promptly.

This solution will also support our consolidated campus priority and build greater connections with the town centre itself, which the Development Hub currently cannot do.

TIMESCALES:
0-5 years

EDF objectives addressed:

Experiences
Provide an outstanding student experience, putting our students at the heart of all estate decisions.

Connections
Create a porous campus, bolster our connections and presence with the town centre, whilst enhancing accessibility.

Growth
Protect, enhance and expand specialist teaching spaces to continue to deliver first class, future-focused learning and teaching environments, whilst ensuring there is sufficient multi-purpose teaching space to support our growth.

Further promote our interaction with business and community, with a focus on enterprise, social impact and physical linkages with the town's Creative Quarter.

Campus Zone:
Creative

9.3 Future-proofing

NEED: A Guiding Theme of this Framework is Growth, reflecting our ambition to build on the strengths of Waterside Campus, utilising our estate to support our University as it matures and grows. We are in a tremendously exciting phase, with marked growth in student numbers, teaching excellence and high employability of our graduating students.

In time, and in response to future growth, or sector trends/changes, new or different types of academic accommodation will need to be delivered, supported by continual evolution of technology. At this stage we cannot define what those requirements will be, but we can ensure our campus is future-proofed; providing spaces earmarked for new development, allowing us to breathe and expand within our existing boundaries in an agile and considered way.

KEY: We cannot stand still. Technology moves at pace, meaning our academic delivery has to constantly evolve and respond. Our physical environment therefore needs to adapt to this.

We foresee the most growth in our Health and STEM programmes, and therefore technological enhancements in these areas over the next decade will very much drive space requirements.

A key ambition of this Framework is to develop a new Science & Innovation Zone at Waterside, alongside the potential repurposing of off-site commercial space such as the Innovation Centre, which clusters together learning and research in these growth areas, targeting wider collaboration with industry, businesses and community to drive social impact and innovation.

This could include the delivery of a large-scale health simulation suite in response to the projected continued growth in student numbers within this area. Our University is located close to major healthcare providers, and this would also enhance our connections with the town.

A new Science & Innovation Zone could also encompass the development and delivery of a dedicated science and STEM facility. This would enable our existing science facilities currently located in the Creative Hub to be relocated into a dedicated area on-campus, and enable further growth for our science, technology and creative based programmes.



The preference is to locate a Science & Innovation Hub to the east of our campus, as well as better use of off-site facilities, to improve links to become a truly collaborative space across a variety of stakeholders. This area of the campus is therefore protected for this use under the Framework.

This long-term capital project will meet potential future academic space needs, allowing our University community to thrive.

It will also signify the ongoing evolution and maturity of Waterside Campus as a shared collaborative knowledge destination spearheading positive social impact.

We will continue to future-proof those expansion sites across Waterside Campus to ensure capital projects are delivered in a structured way.



TIMESCALES:
5-10 years

EDF objectives addressed:

Experiences
Improve our setting for collaboration, innovation, and enterprise, reflecting our Changemaker status.

To enhance the individuality of our spaces to bolster identity, campus culture and inclusivity.

Growth
Preserve opportunities for strategic academic growth in key subject areas such as STEM and healthcare, through appropriate campus zoning.

Further promote our interaction with business and community, with a focus on enterprise, social impact and physical linkages with the town's Creative Quarter.

Campus Zone:
Science & Innovation

10.0

Conclusion.

The University is committed to building on the strengths of Waterside Campus and to continue to provide a state-of-the-art learning environment. This is an exciting time for the University to embed ourselves at Waterside and begin to shape the future of the estate for the next ten years.

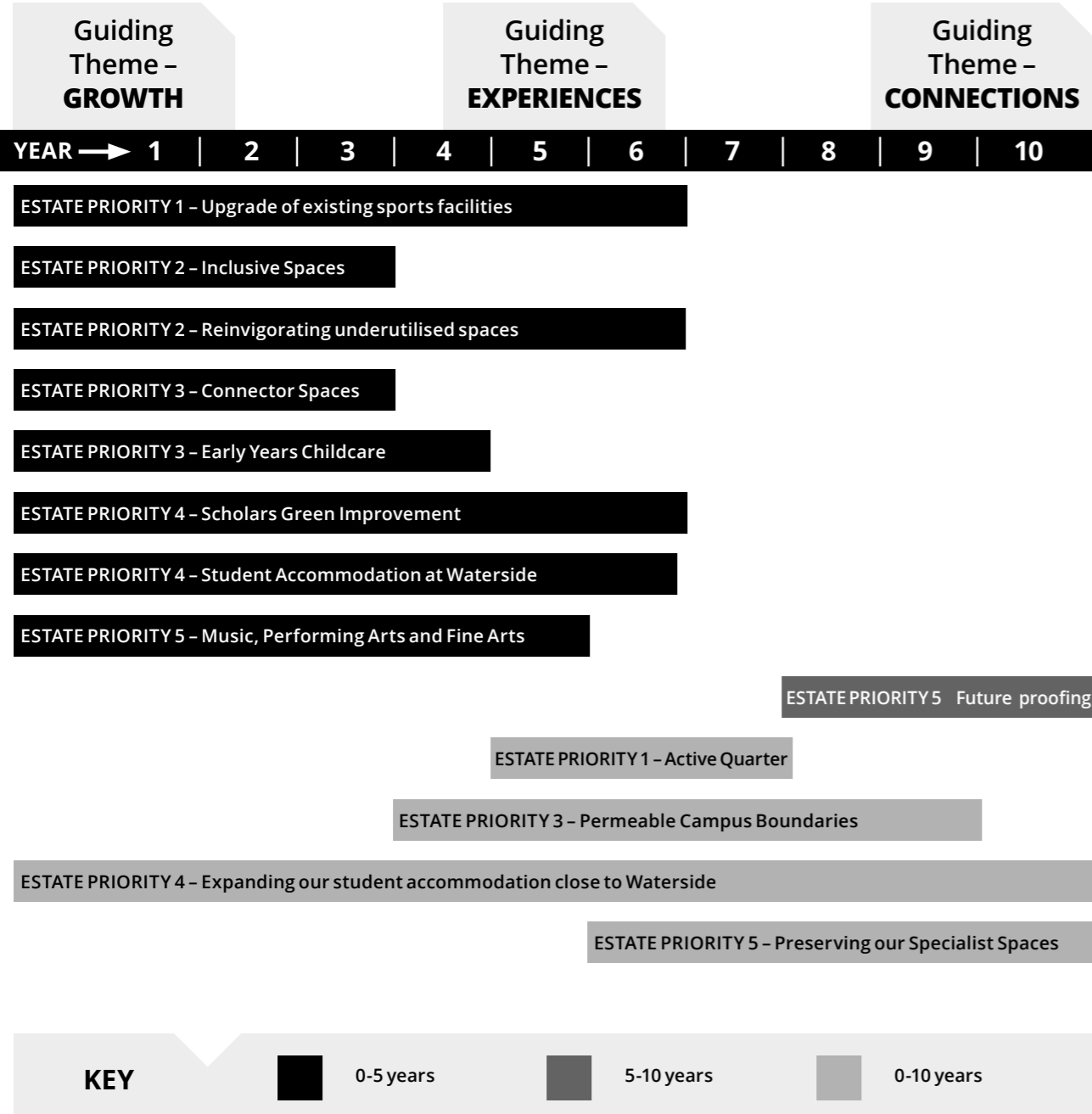
This framework has identified five Estate Priorities which are focused on adding value to our estate. Each cannot be viewed in isolation, they will interrelate and collectively deliver our Estate Vision.

The following Estate Priorities identified and explored within the Framework are set out below:

Priority	Purpose	Focus Projects
1. Sports, Health and Wellbeing	To cement our vision as being an 'active campus'; becoming an academic centre of excellence for sport and the regional hub for sport, health, and wellbeing.	<ul style="list-style-type: none"> Active Quarter Upgrade of existing sports facilities.
2. Student & Staff Experience	To provide a high-quality student experience, which supports all aspects of student life and celebrates diversity.	<ul style="list-style-type: none"> Inclusive spaces Reinvigorating underutilised spaces Student social facilities.
3. Community	To become a community beacon, re-connecting our University community to our spaces and integrate our University more overtly within our wider region to drive social impact.	<ul style="list-style-type: none"> Connector spaces Permeable campus boundaries Early Years Childcare.
4. Student Accommodation	To provide high quality student accommodation within a secure, inclusive and vibrant community at and near Waterside Campus.	<ul style="list-style-type: none"> Student accommodation at Waterside Campus Scholars Green Expanding our student accommodation offer closer to Waterside Campus.
5. Academic Expansion	To build on the principles set by the original Waterside Campus concept by continuing to deliver state-of-the-art learning and teaching spaces, which are collaborative and flexible and, where required, specialised. This will support our academic growth ambitions and allow our University to flourish at Waterside, with better connections to the Cultural Quarter.	<ul style="list-style-type: none"> Preserving our specialist spaces Music, Performing Arts and Fine Arts Future-proofing for healthcare and STEM based provision.

The next ten years will see many exciting and aspirational projects come forward, alongside those already identified, all of which will ensure our Estate continues to support the University's growth and ongoing evolution.

10.1 Timeline





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