UH
New Health Building

Consultation

rivingtonstreetstudio

March 2025

Introduction

Executive Summary

The University of Hertfordshire is in the process of carrying out a long term programme of refurbishment and expansion on its de Havilland and College Lane campuses located in Hatfield. This includes the development of a masterplan for its College Lane campus and the proposed construction of a new 11,400m^2 Health Building.

A separate planning application for the demolition and enabling works was submitted in October 2024. The proposed demolition works will create a clear site for the new Health building and the demolition is intended to commence in spring 2025, with the subsequent proposed construction of the new building intended to commence in spring 2026.

Rivington Street Studio Architects (RSS) with Atkins Realis (AR), commissioning client and project manager, were appointed by the University of Hertfordshire in April 2023 to develop the designs for the new building. RSS and AR are currently developing the Stage 3 design, alongside specialist consultants:

- Atkins Realis - Project Manager/ Design Team Commissioning Client
- Savills - Planning Consultant
- Buro Happold - Structural and Civils Engineer
- Buro Happold - Mechanical, Electrical and Public Health Engineer
- Buro Happold - Fire Engineer
- Buro Happold - Acoustic Engineer
- Buro Happold - Transport Consultant
- ME Landscape Studio - Landscape Architects
- Carbon Climate Certified - BREEAM and WELL assessors

1.2 Project Description

The Health curriculum is currently delivered between the University's College Lane Campus and the Meridian building located to the north east outside of the campus. The University wishes to consolidate it's Health curriculum into a single location within sustainable accommodation suited to the delivery of high quality education. The proposed building will be six storeys comprising accommodation for specialist and general teaching spaces,informal social learning spaces and staff and research workspace, within a new building located at the heart of the College Lane Campus.

The Site

Site Location and Context

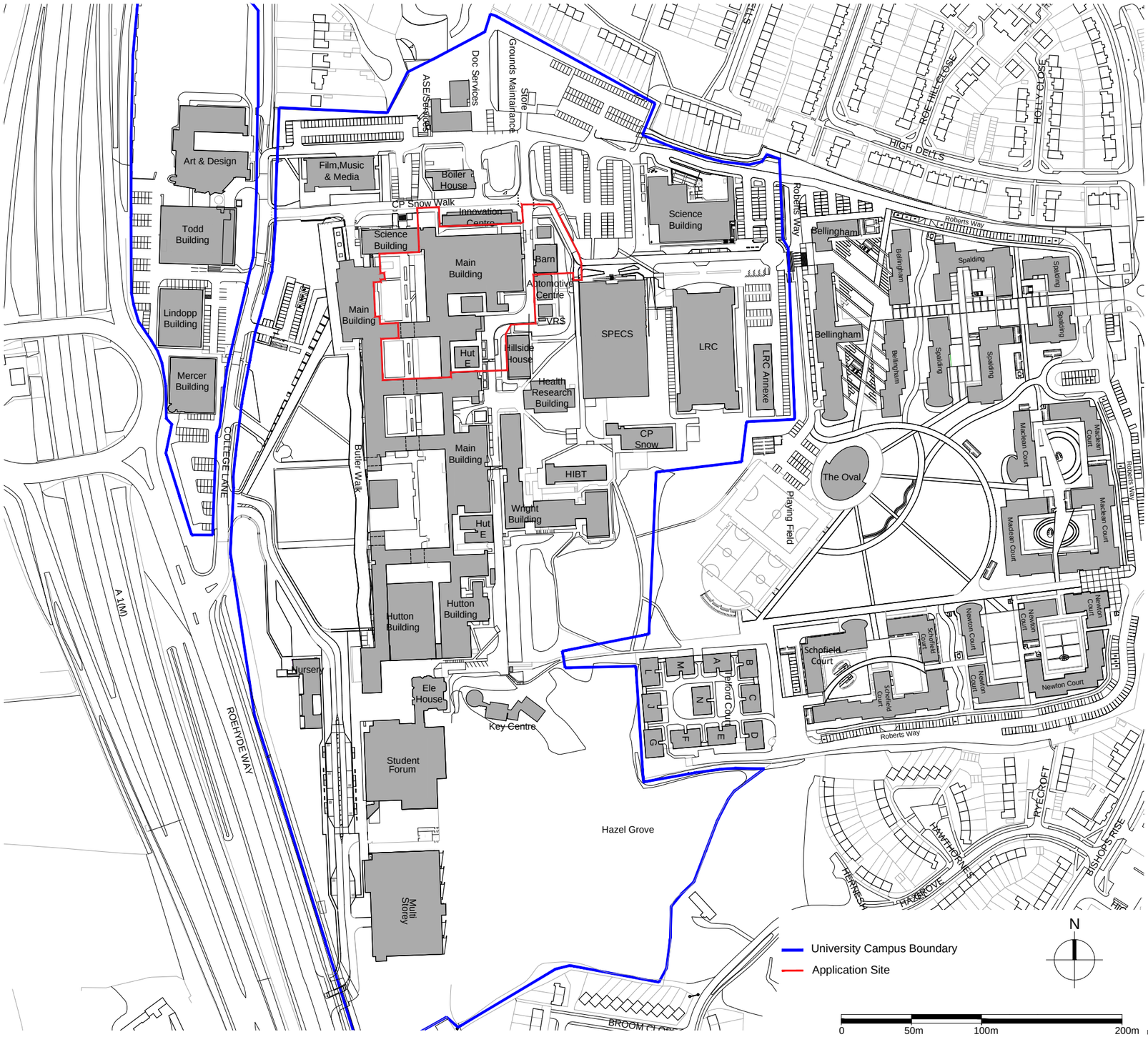
The University of Hertfordshire located in Hatfield, comprises the de Havilland Campus to the north and the College Lane Campus to the south, located alongside the A1(M)

The project site is located centrally and within a congested and landlocked area of the College Lane Campus. The west of the site is bordered by the main building entrance and cafe, and also by the science building on the north west (both of which sit a storey below site level). The three storey Innovation Centre borders the site on the north (at site level), beyond which lies the main east-west pedestrian and vehicular access through the campus (CP Snow Walk). The new SPECTRA building lies just east of the site's boundary, and sits a storey above site level. The Automotive Centre borders the site directly on the east (at site level) and Hillside House is located on the south east border of the site and raised approx a half storey above site level. On the southern boundary of the site is one of the 1950s main two storey buildings that borders quandrangle 2.

The site also contains the a vehicular service route which runs north-south on the east side of the site which will be retained in use throughout construction and following completion.

Site History

The College Lane site was originally donated to Hertfordshire County Council by the de Havilland Company, and the first buildings for the site were completed in 1952 with rapid expansion following in 1953. The College Lane Campus was the original technical Hatfield College (the main building). The architects of the original buildings envisioned a series of two-storey concrete buildings, forming a series of external quadrangles on a north south axis. The quadrangles primarily housed teaching classrooms with the larger double-height workshops for the noisy and highly serviced activities located to the east side.The quadrangles were a key feature of the plan, and the external linear pedestrian route which passes under the three classroom blocks was intended to terminate in a series of grand steps at the north end of the axis.The College has expanded enormously over the last 50 years and the original composition has been partially eroded as the accommodation and the curriculum changed.



KEY

University Campus Boundary

Application Site

1.4752 Hectare

The Site

Site Analysis

The site slopes down approx 11 metres from east to west across the site. The original north south and east west pedestrian axis routes are currently disconnected with no physical link between them. The new Health Building proposal aims to re-connect these original important links.

The main constraints of the site are listed below:

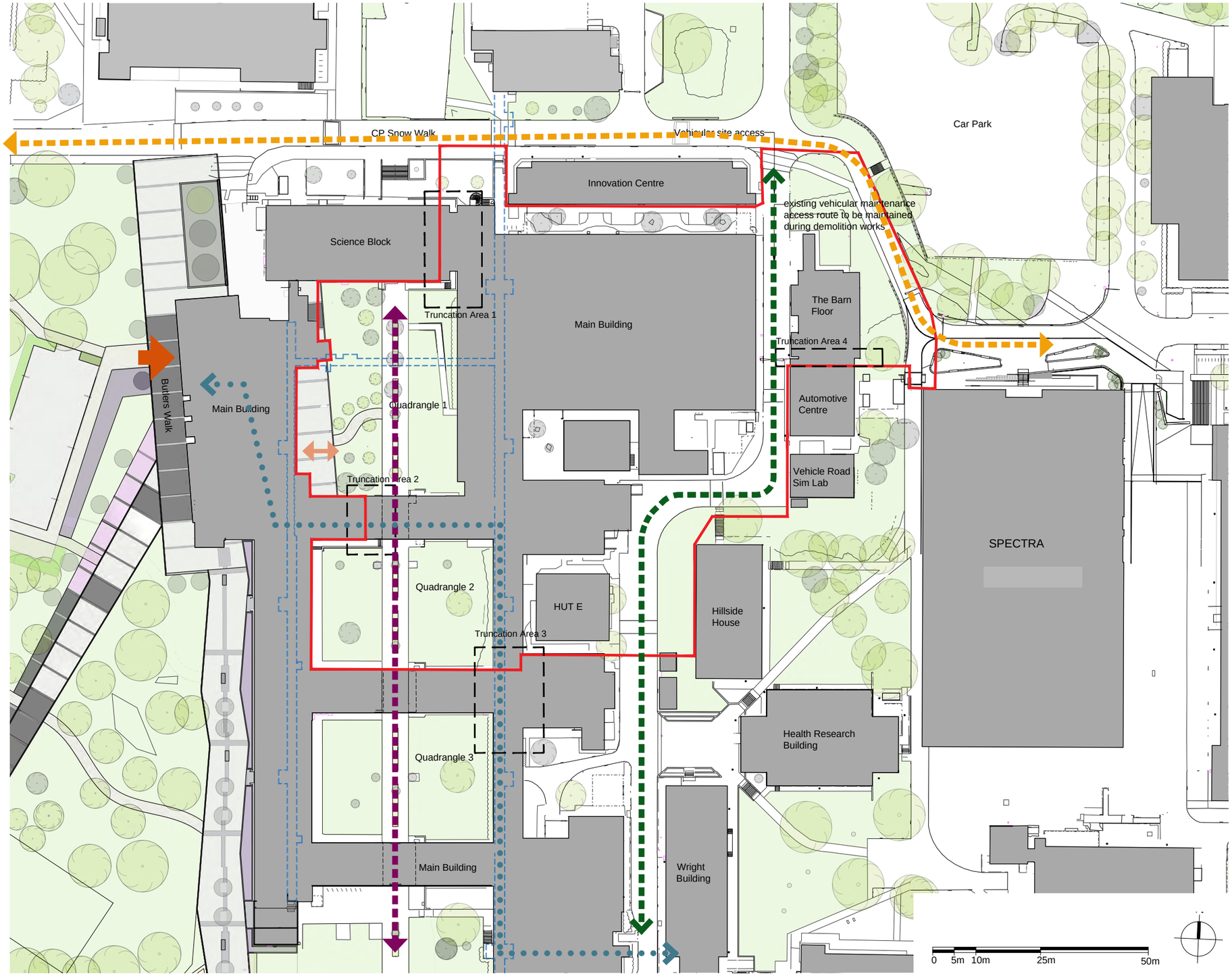
- Landlocked location at the heart of the campus
- Retention of the north-south vehicular service route
- Retention of the primary campus services distribution in the below ground D-Duct
- Demolition/truncation of portion of existing main building
- Sloping site topography

The main site opportunities are

- Potential to open up pedestrian movement, improving connections through the heart of the campus
- Opportunities to enhance the public realm and extend the green space.
- Sloping site topography and south facing orientation.

KEY

- Application site boundary
- Existing building footprint
- Existing services D Duct
- East-west pedestrian (and vehicular access)
- North-south services route
- North-south pedestrian route
- Main internal circulation route
- Main site entrance
- Entry/exit to cafe



Site Analysis Plan

The Site

Existing Buildings

Parts of the existing 1950s main building within the site boundary are in poor condition. The majority of the uses and occupants currently located within the buildings proposed for demolition have relocated into the new SPECTRA building (12) which has recently completed.

The existing main building is a concrete structure with RC columns, beams and slabs. The facade is a mix of masonry infill, glazing and timber shingles. The roof finish is generally asphalt over insulation laid on a flat concrete slab, with the exception of three low-pitched roofs that are finished with a corrugated metal cladding.

The adjacent image illustrates the existing site buildings proposed for demolition to facilitate the new Health Building. The demolition element of the proposed works is part of a separate planning application that was submitted in October 2024.

KEY

1. Main Building (built 1950s)

2. Science Block (built 1974)

3. Innovation Centre (built 2003)

4. The Barn Floor

5. Automotive Centre

6. Vehicle Simulation Hub

7. Hillside House (built 1995)

8. Health Research Building (built 2004)

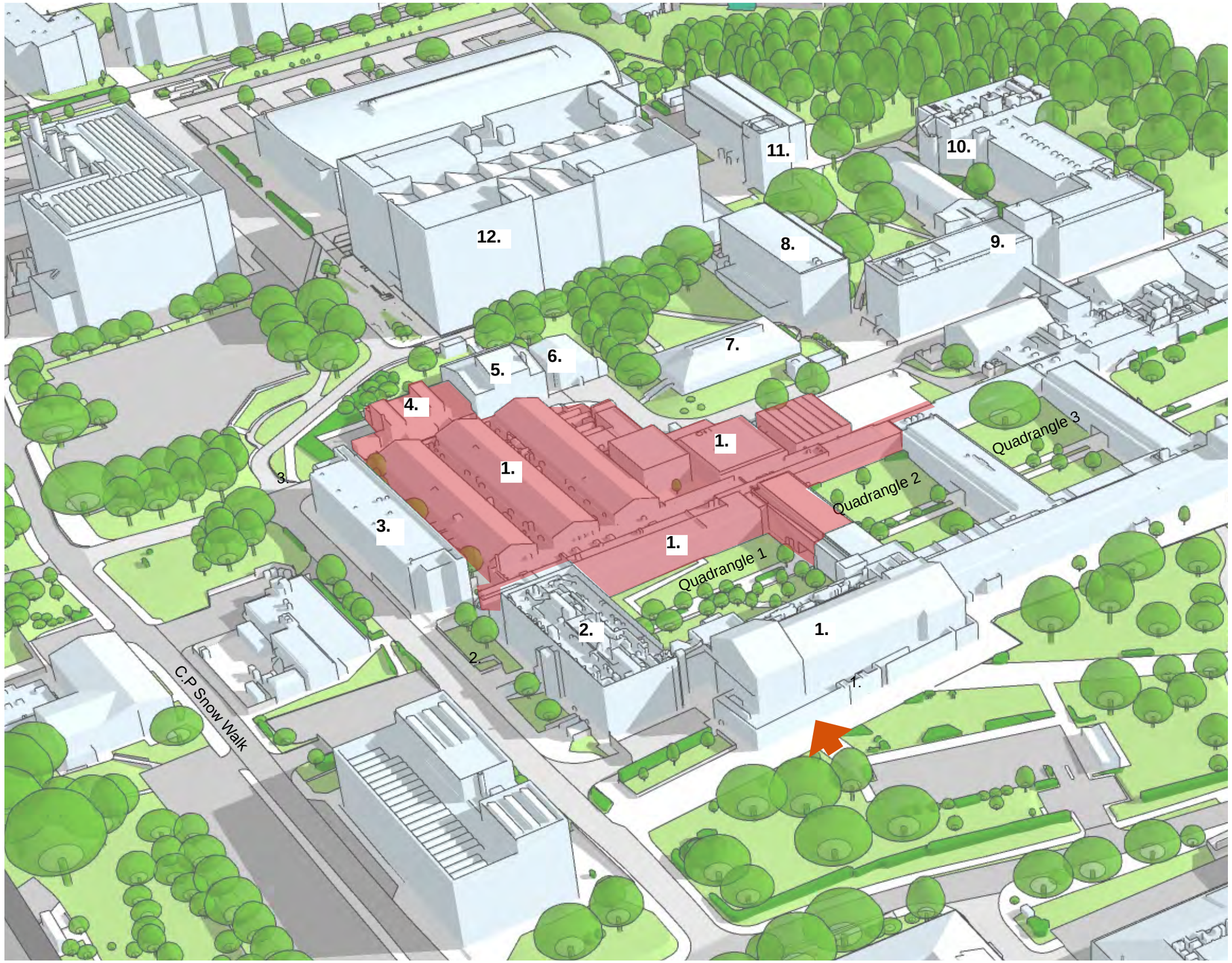
9. Wright Building (built 1971)

10. Cricket Building/HIBT (built 1974)

11.CP Snow (built 1974)

12. SPECTRA (2024)

Buildings within site boundary (proposed for demolition)

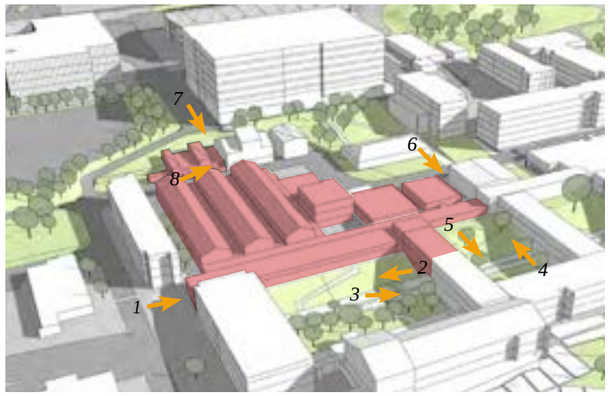


Existing Campus Overview

The Site

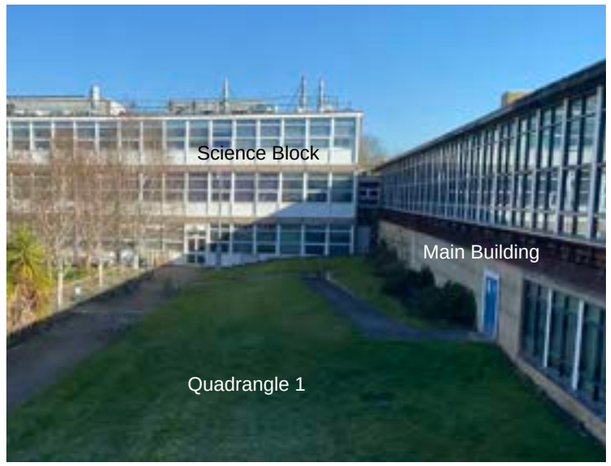
Existing Buildings

The1950's buildings shown below currently accommodate some of the Health spaces alongside other specialist uses. The buildings identified for demolition are no longer fit for purpose.



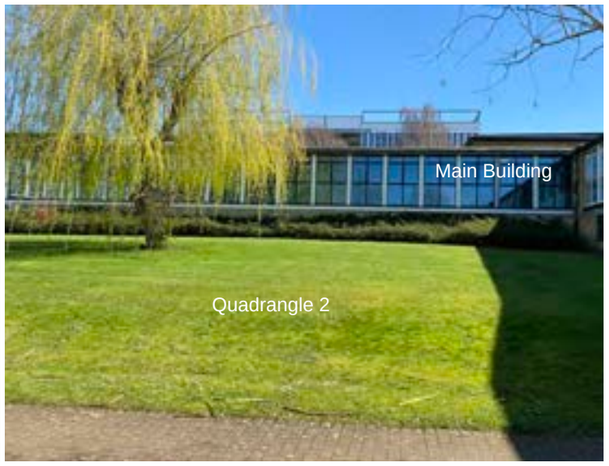
Key to view locations

View 1: Looking South from C.P Snow Walk



View 2: Looking North from Quadrangle 1

View 3: Looking South West from Quadrangle 1



View 4: Looking East from Quadrangle 2

View 5: Looking North West from Main Building D Corridor

View 6: Looking West from the service road

View 7: Looking West from SPECS North entrance

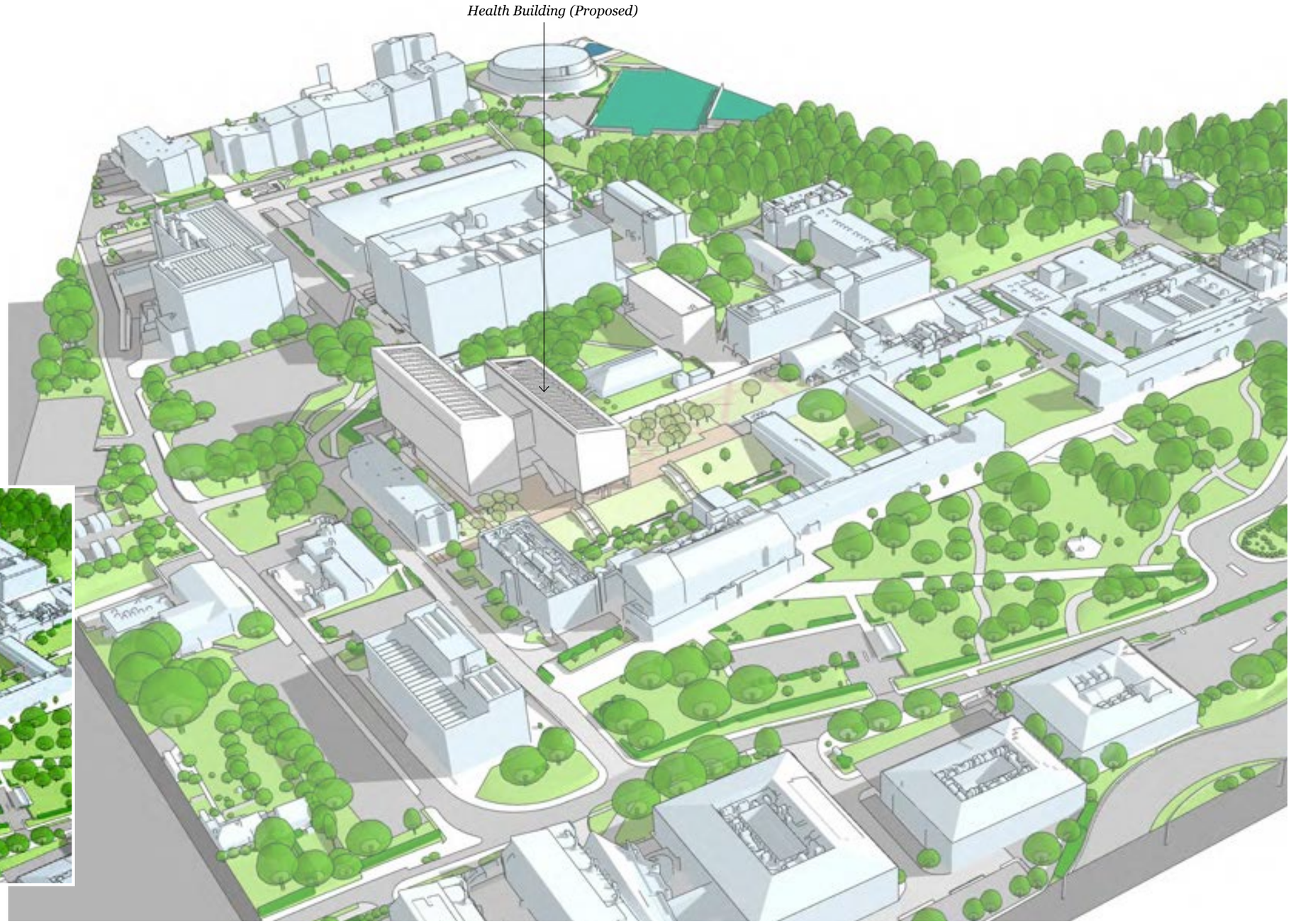
View 8: Looking South from the rear service road

Design Proposals

Concept Design

The adjacent image illustrates the proposed building massing within the overall building campus.

The building is five and six storeys high in a strategic location of the College Lane Campus where the new build massing responds to key routes and key axes through the site. It will open up the campus creating better building connections and an improved public realm.



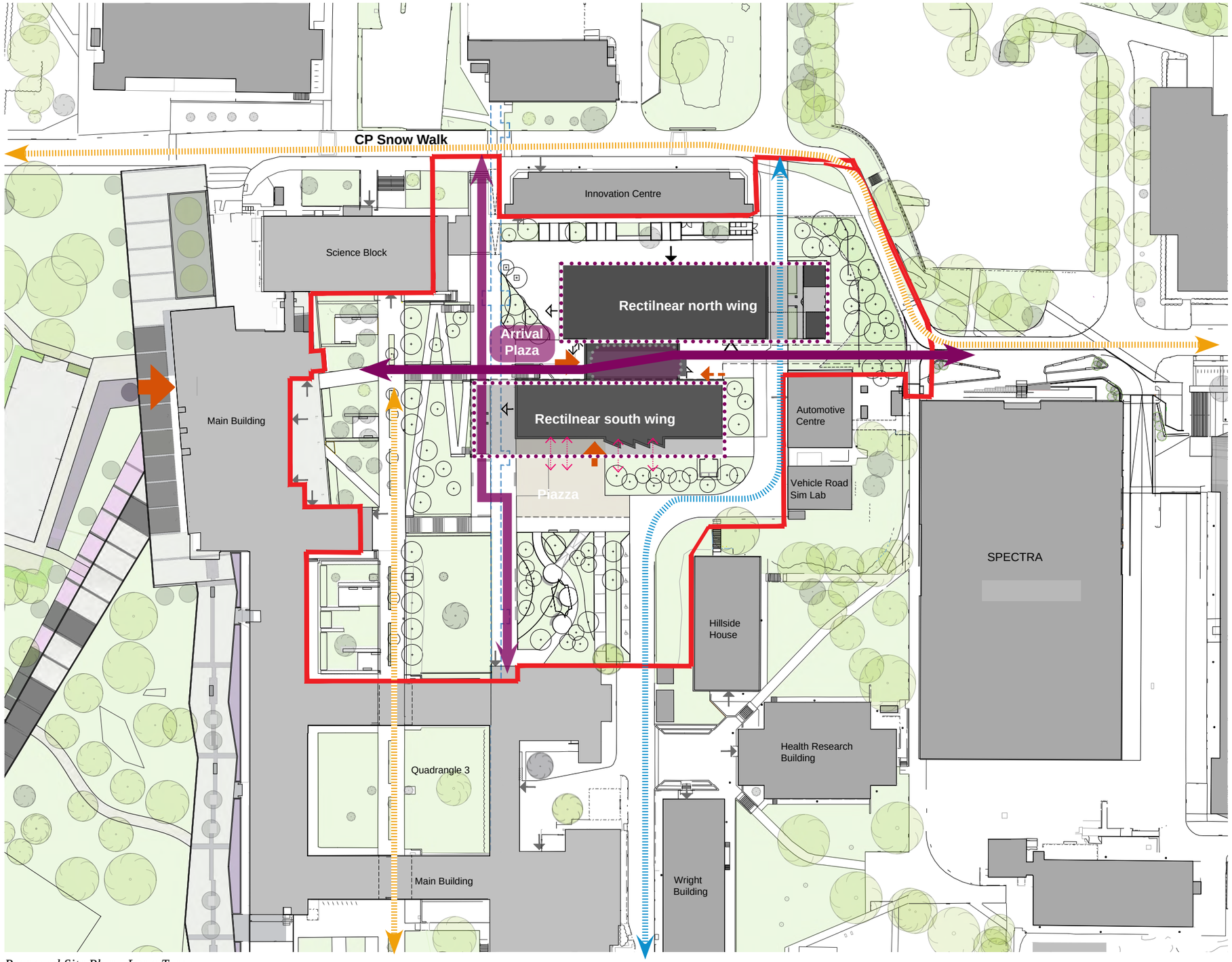
3D Campus Overview - New Health Building and landscape complete

3D Campus Overview - Proposed Demolition

Design Proposals

Concept Design

The proposed building concept is derived from two simple rectilinear blocks set apart to provide a new key west-east access through the campus. This directly links the new SPECTRA building with the proposed new Health Building and the existing main campus entrance that lies to the west, and in turn directly links the north south axial pedestrian route.



KEY

- Site boundary
- Building footprint
- Key new pedestrian routes
- Site vehicular access
- Existing pedestrian access
- New building entrances
- Active ground floor facade
- Main site entrance

Proposed Site Plan - Long Term

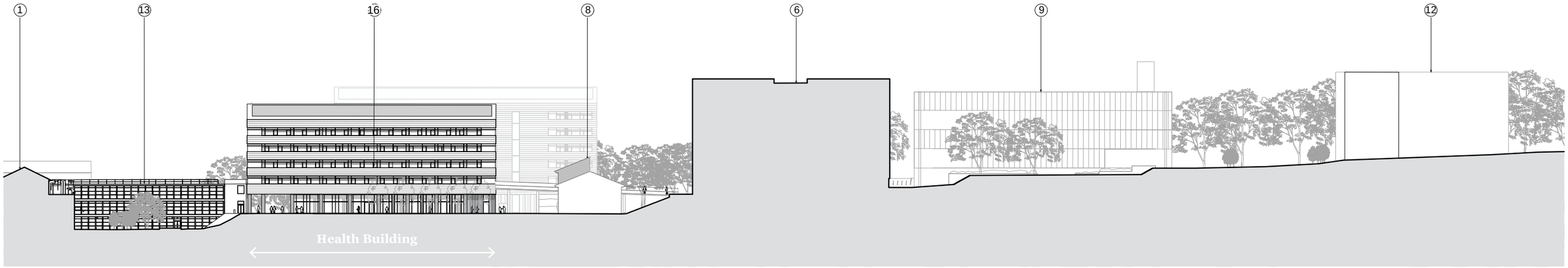
Design Proposals

Massing

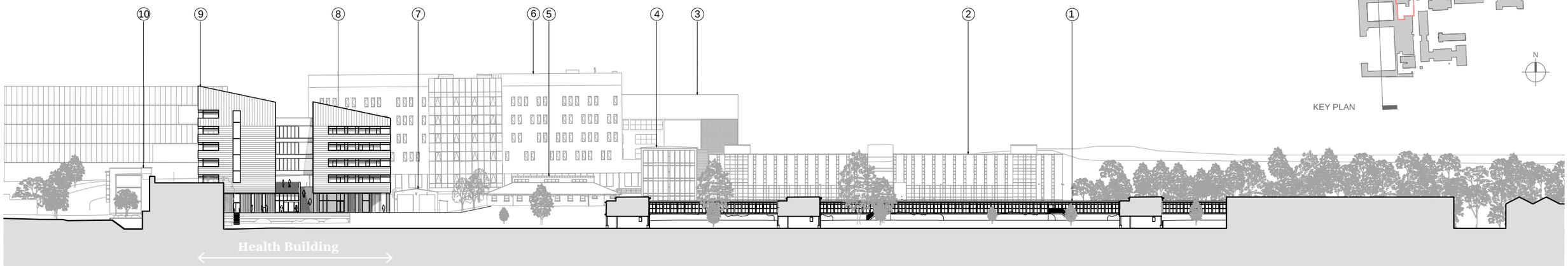
The below site sections show the proposed south and west elevations in context, illustrating how the rectilinear offset wings reduce the building mass, and provide a transition in scale from the east to the west of the site.

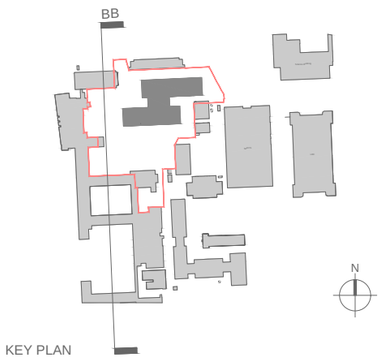
The proposed strategy of recessed linear strip windows provides further articulation of the building form.

1 Main Building
2 Wright
3 LRC
4 Health Research Building
5 Hillside House
6 SPECTRA
7 Vehicle Road Simulation Lab
8 Automotive Centre
9 Science Building
10 Innovation Centre
11 Boiler House
12 Student accommodation
13 Science Block
14 Film, Music & Media Building
15 Barn Floor
16 New Health Building



South Elevation and site section





West Elevation and site section

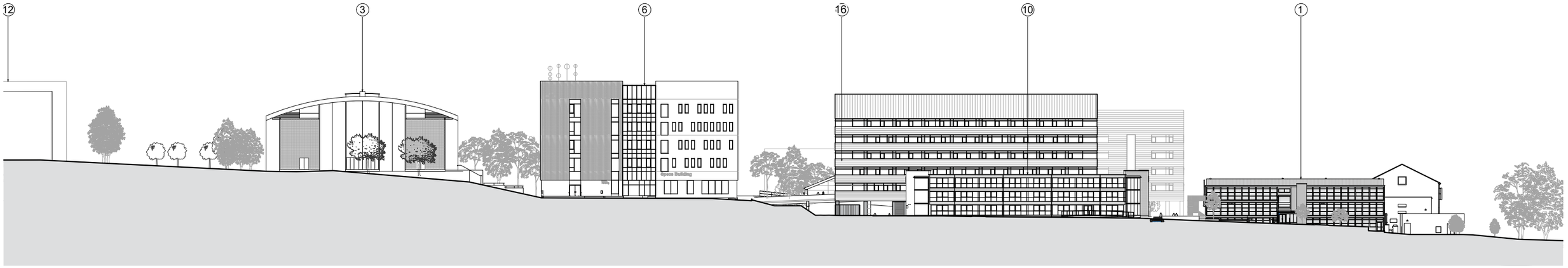
0 5m 10m 25m 50m

Design Proposals

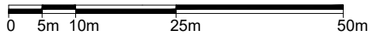
Massing

1 Main Building
2 Wright
3 LRC
4 Health Research Building
5 Hillside House
6 SPECTRA
7 Vehicle Road Simulation Lab
8 Automotive Centre
9 Science Building
10 Innovation Centre
11 Boiler House
12 Student accommodation
13 Science Block
14 Film, Music & Media Building
15 Barn Floor
16 New Health Building

KEY PLAN



North Elevation and site section

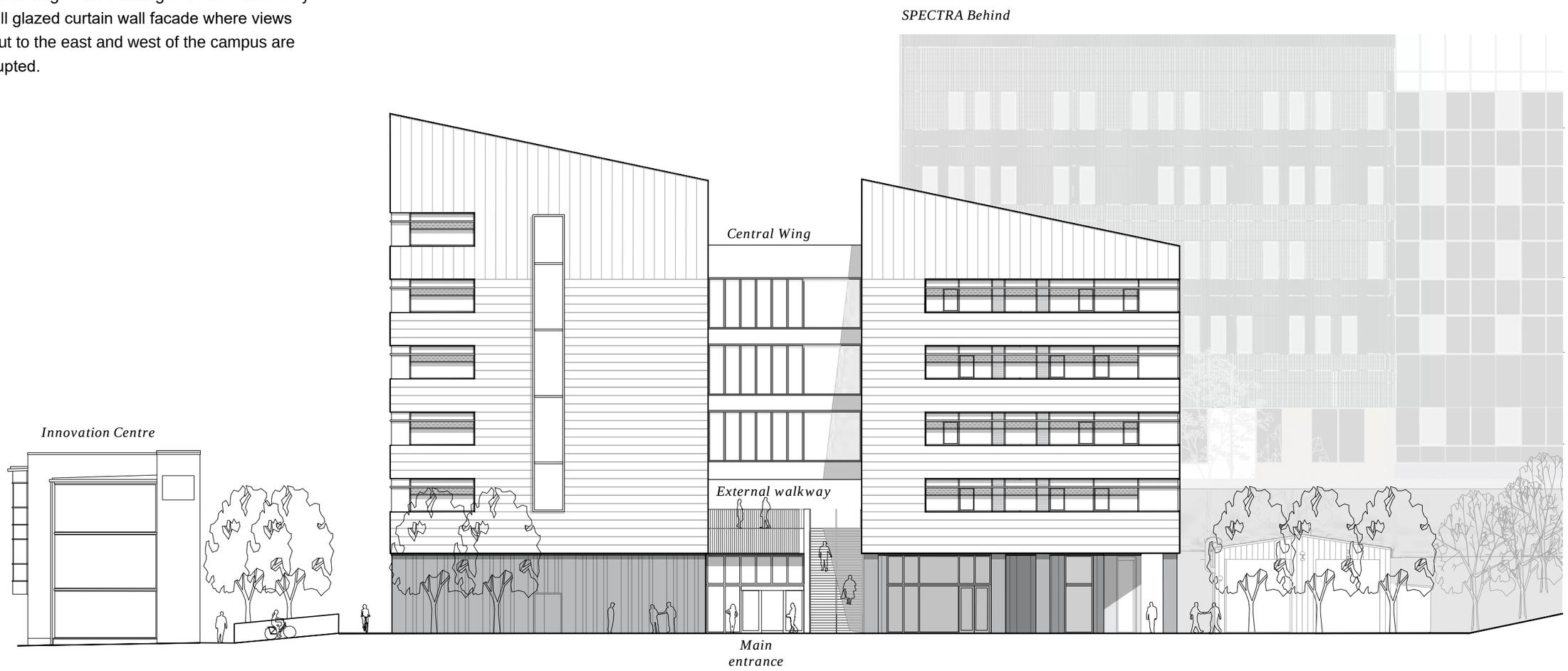


Design Proposals

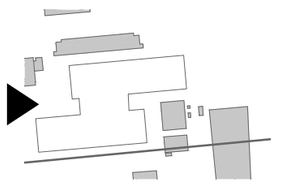
Elevations

The west elevation illustrates the metal cladding strategy of horizontal linear modules for levels 1 to 4, switching to a vertical linear module for the top two floors. The change in cladding orientation serves to accentuate the sloped roof form, whilst also reducing the scale of the building.

The central wing of the building is treated differently with a full glazed curtain wall facade where views in and out to the east and west of the campus are uninterrupted.



West Elevation



Design Proposals

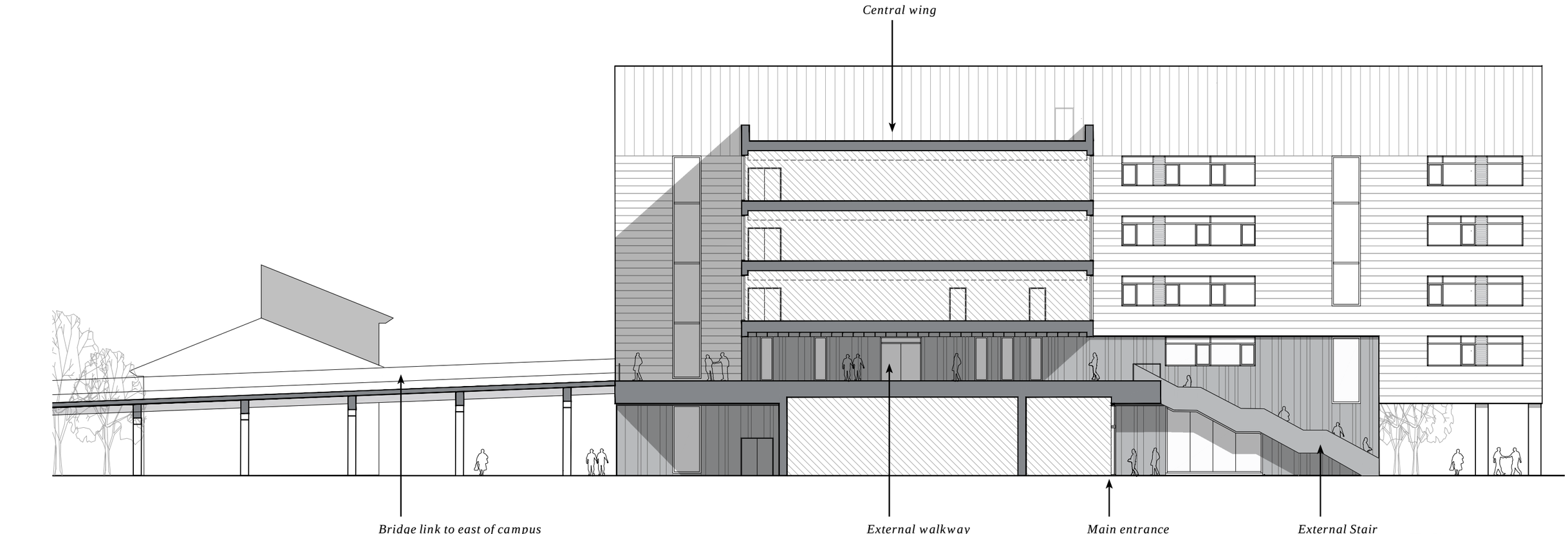
Elevations

The south elevation illustrates the recessed linear window strategy that articulates the mass and reduces perceived scale of the building.

South Elevation

Design Proposals

Elevations

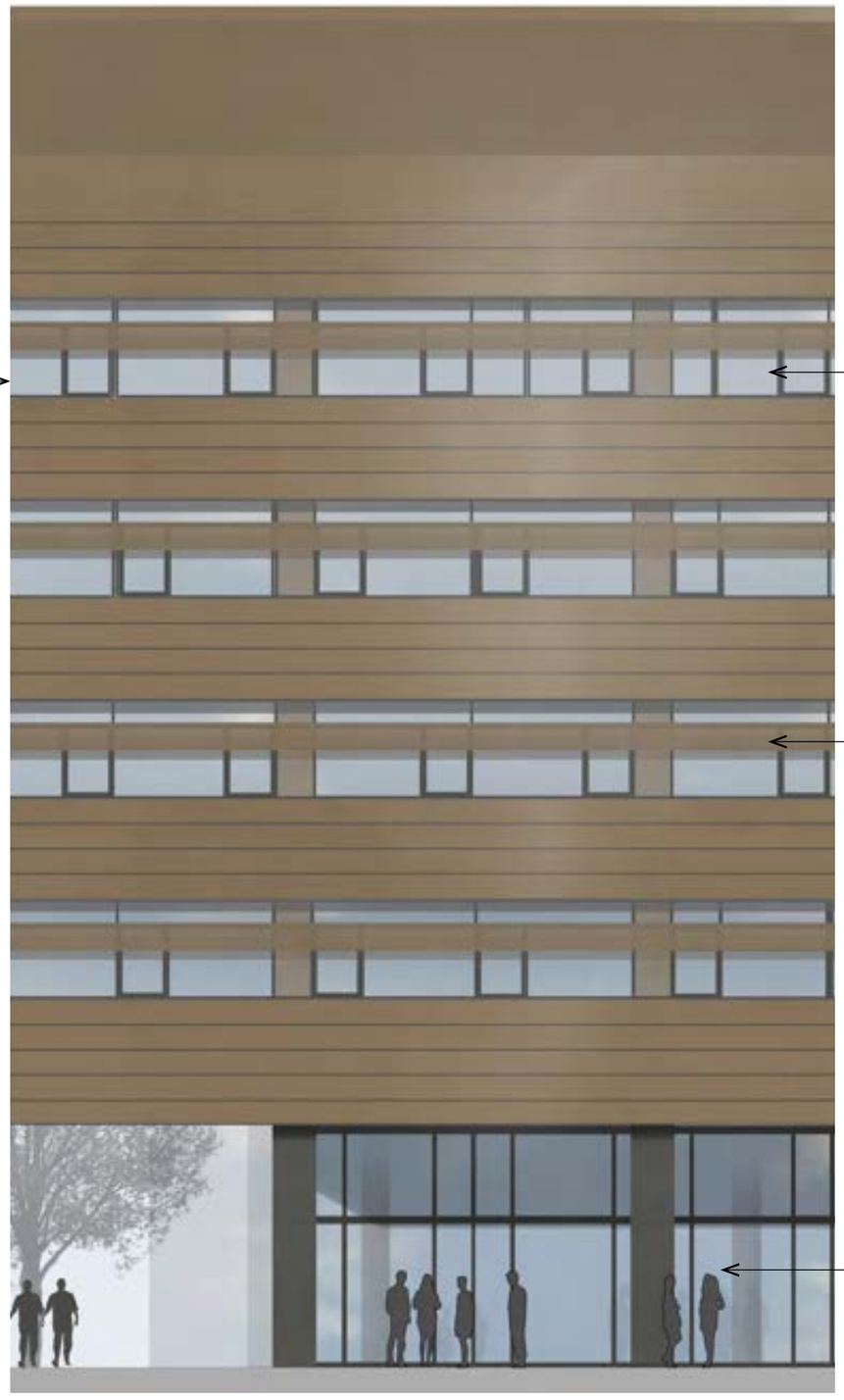


North Elevation of South wing (through external walkway)

Design Proposals

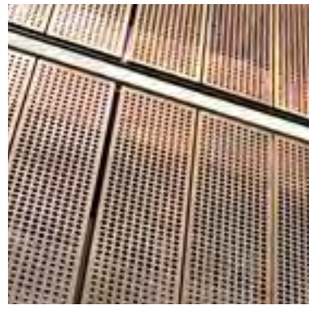
Material Precedents

Aluminium framed horizontal ribbon windows



Typical Bay - South Elevation

Aluminium anodised cassette panel



Perforated metal cladding to solar shading/ spandrel panel

Curtain wall glazed facade to ground floor

Design Proposals

Building Layouts

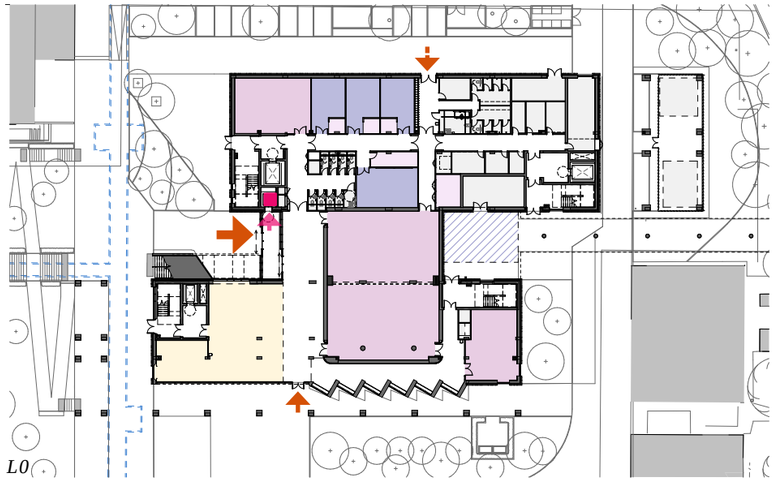
The building is organised across six levels, with the main entrance and two secondary entrances at ground floor. Additional access into the building is provided from the first floor walkway. The external route through the building is fully acccessible with the provision of an out-of-hours lift to negotiate the level change from west to east. The internal accommodation is arranged around four stair cores, two to each wing, three of which have lift provision. The central wing of the building serves as the social heart of the building.

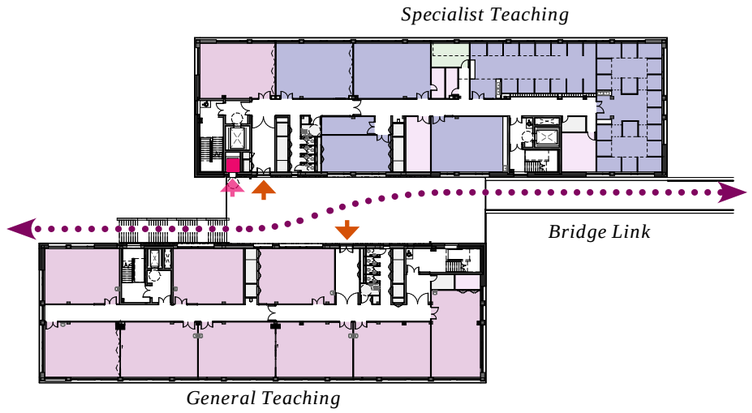
The general teaching spaces are located predominantly at ground and first floor levels as these will be used by staff and students from the wider university campus.

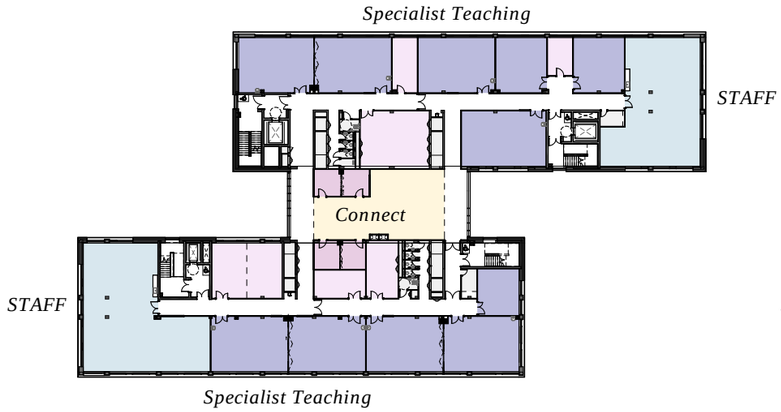
Specialist teaching areas are located on the upper floors at levels 02 - 06, with each profession inhabitating a zone or floor of the building. On each of the specialist teaching floors and at the end of each wing there is a staff workspace,

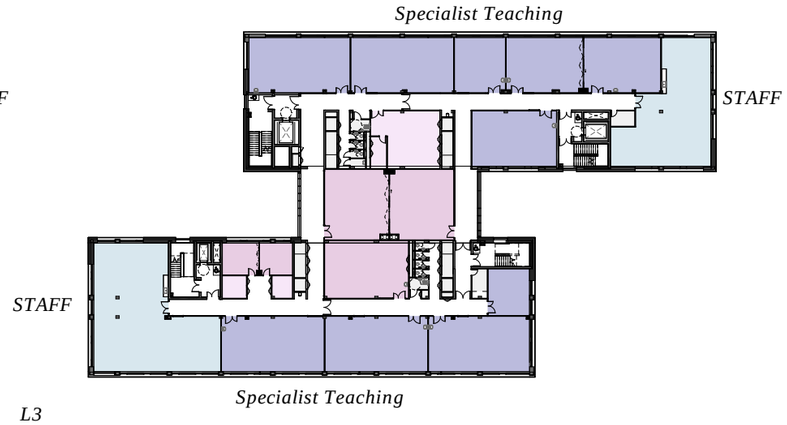
Three Connect spaces are incorporated at every other floor level, ground, second and fourth floor. These are informal learning and social break-out spaces that encourage staff and students to meet and collaborate.

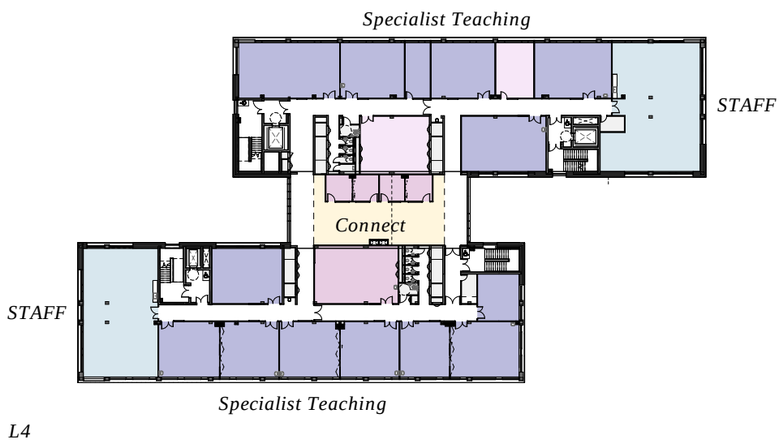
The specialist diagnostic spaces (X-ray and CT scanners) are located at ground floor to achieve potential vibration criteria, and for ease of equipment installation.

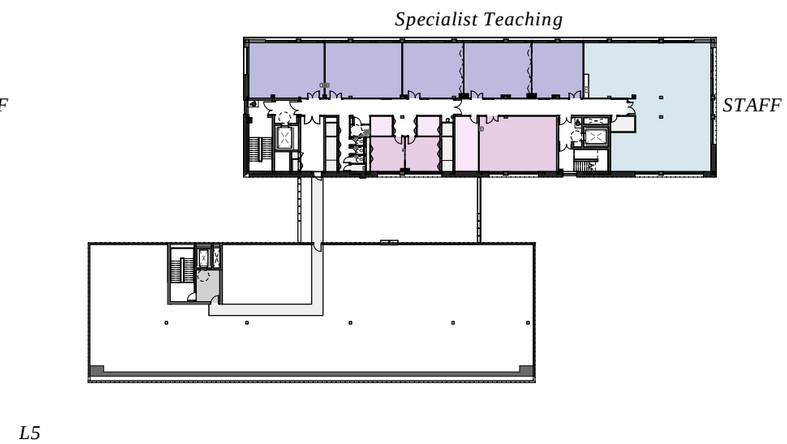


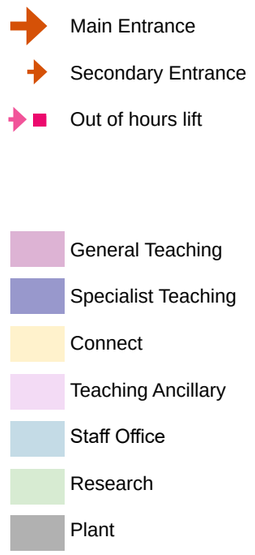












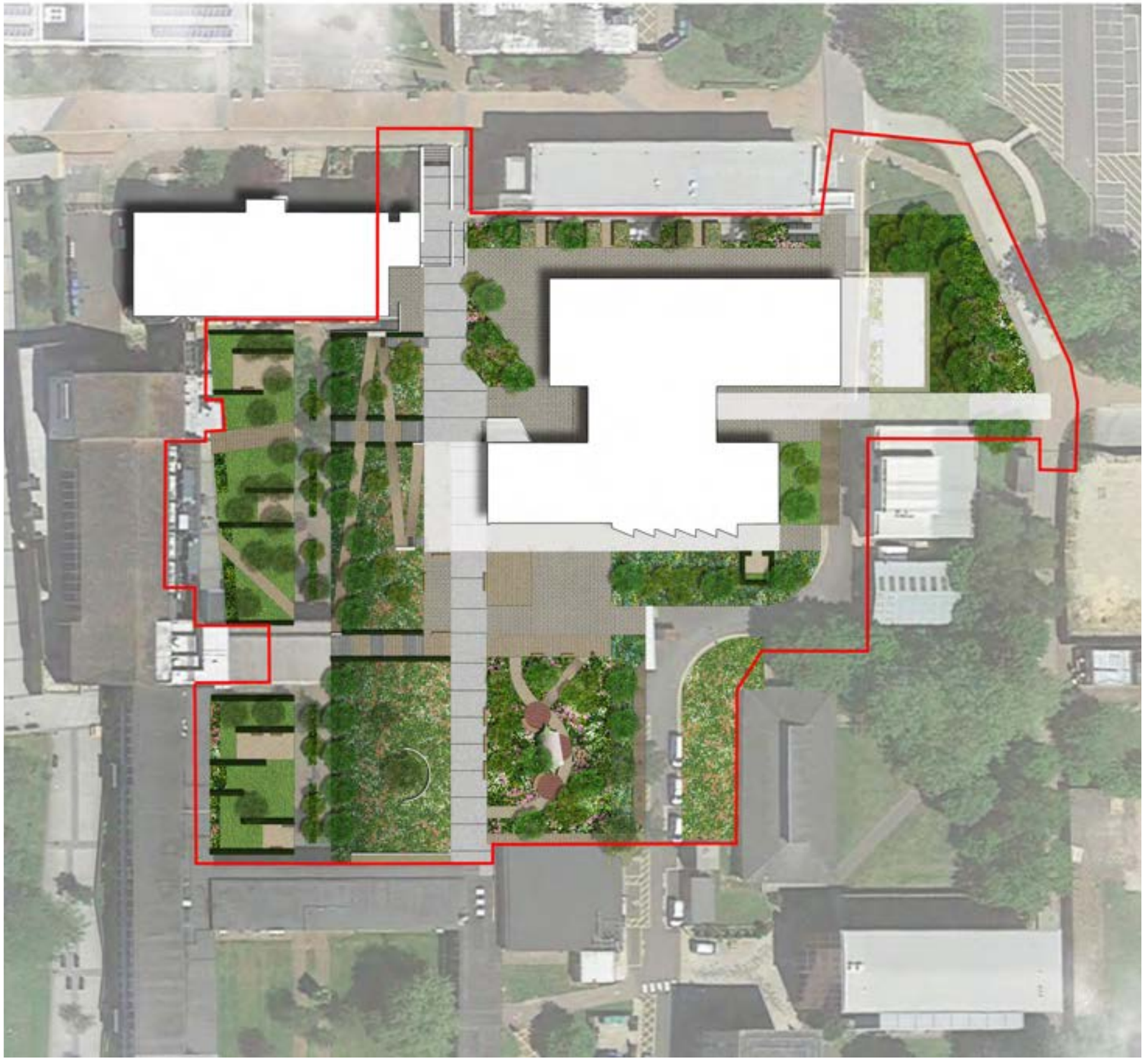
Design Proposals

Landscape Design

Key proposals:

- A range of spaces and routes around the proposed Health Building linking the building to the wider campus;
- Creation of a range of pedestrian routes running both north-south and east-west, accommodating the level changes through flights of steps, ramps and sloped walkways;
- A series of green spaces with varying character, including the oak-hornbeam woodlands to the eastern slopes (below the SPECS Building), a series of sensory and restorative spaces, wildflower meadows and lawns;
- The existing quadrangles to the western edge are retained, with the smaller courtyard within Quadrangle 2 having additional screening planting, seating areas and linear evergreen hedges, providing additional break-out spaces for students;
- Retention of the existing vehicular servicing and access route; this is to become a shared surface with some elements of interlocking block surfacing and retained asphalt;
- Improvements to the linear garden south of the Innovation Centre, providing additional planting, cycle parking as part of a Cycle Hub and seating spaces. The existing trees and ornamental planting (where achievable) are to be retained, with additional shade-tolerant planting.

The open space to the south of the building is developed as a restorative space, as part of the overall scheme approach to the WELL criteria. The space is over the 186sqm area required, and will provide a series of seating areas (some covered for year-round use), with a range of surface materials and seating types. The planting will enclose the area and areas will have a range of sensory plants.



Supplementary Information

Accessibility & Inclusion

The Health Building is designed to comply with the Equality Act 2010, with guidance from Building Regulation Approved Document M and British Standard 8300:2018, ensuring that disabled users and visitors can access and use the building as effectively as able-bodied individuals wherever possible.

Approach to the building

Aligned with the University of Hertfordshire's Estate Vision to create a vibrant and accessible campus, the design enhances pedestrian connectivity across the College Lane campus.

- A new east-west pedestrian route runs through the Health Building, featuring an external walkway and bridge link to improve accessibility between the eastern and western parts of the campus. Access to the walkway is provided via an external stair and adjacent out-of-hours lift, accommodating both ambulant and disabled users.
- A gently sloping pathway connects the café level of the main building to the Health Building entrance, further enhancing accessibility.
- All building approaches feature level, hard-landscaped surfaces with entrances designed to include level thresholds.
- Disabled parking spaces are proposed along the existing vehicular access road to the southeast of the building.

Movement within the building

The internal circulation strategy ensures simplicity and inclusivity:

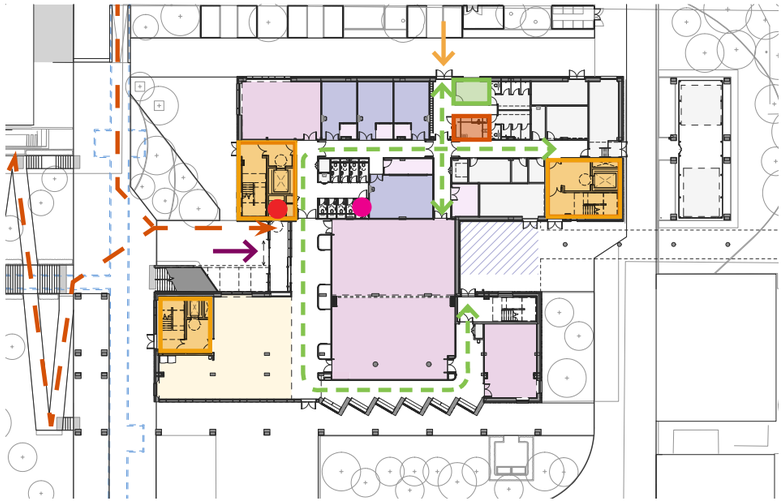
- Each floor is organised with a central corridor in each wing, connected through the central wing.
- Primary stair and lift cores are prominently located and easily accessible from main circulation areas.
- Corridors are a minimum of 2m wide, with wider sections where needed, ensuring ample space for passing.

WC's and Facilities

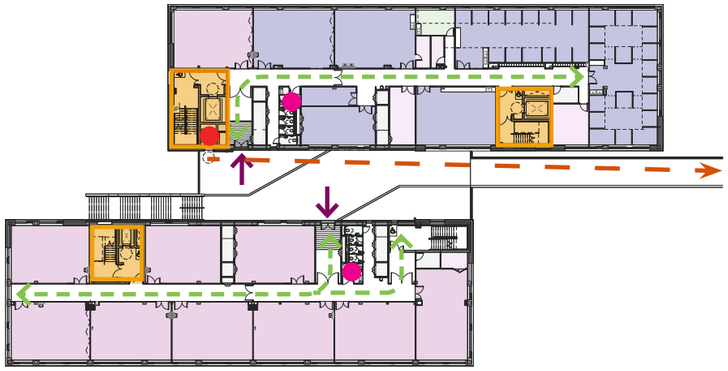
- The building includes 13 accessible WCs, with one located within each WC core on every floor.
- All WC suites include ambulant-accessible cubicles, and a Changing Places facility is provided on the ground floor for users with complex needs.

KEY:

- Main Entrance
- Access control Cycle Hub
- Primary Circulation
- Non-stepped East-West Route
- Lift Cores
- Out-of-hours lift
- Changing places
- Accessible WC's

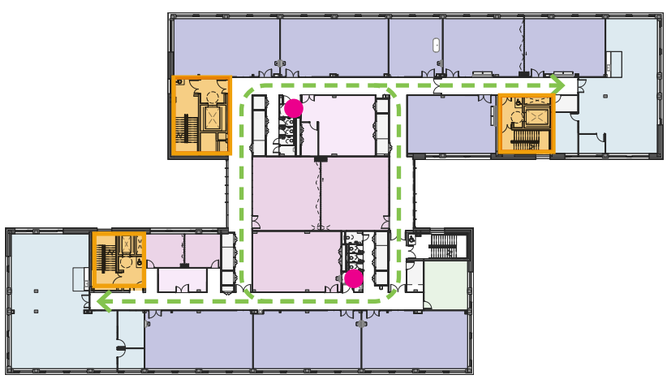


Ground Floor



First Floor

Second Floor



Third Floor

Supplementary Information

Accessibility & Inclusion

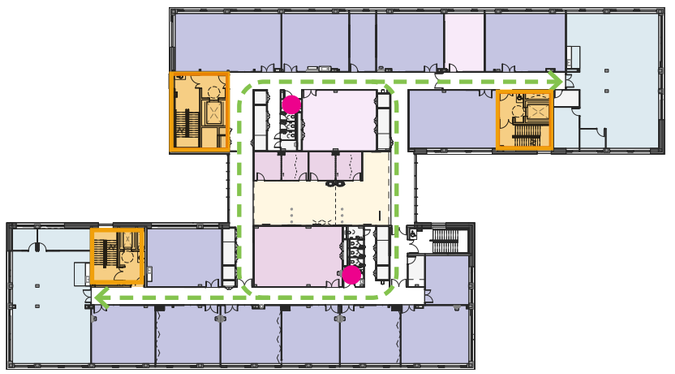
Welfare & support spaces

A dedicated welfare space on the ground floor supports a variety of needs, including:

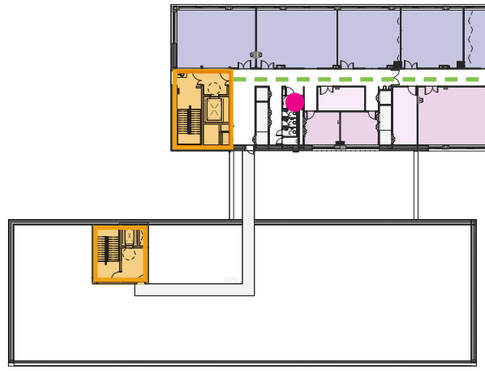
- Medical and first aid purposes.
- Breastfeeding or expressing.
- Quiet contemplation or time out for individuals experiencing stress or sensory overload, with specific consideration for neurodiverse users.

KEY:

- Main Entrance
- Access control Cycle Hub
- Primary Circulation
- Non-stepped East-West Route
- Lift Cores
- Out-of-hours lift
- Changing places
- Accessible WC's



Fourth Floor



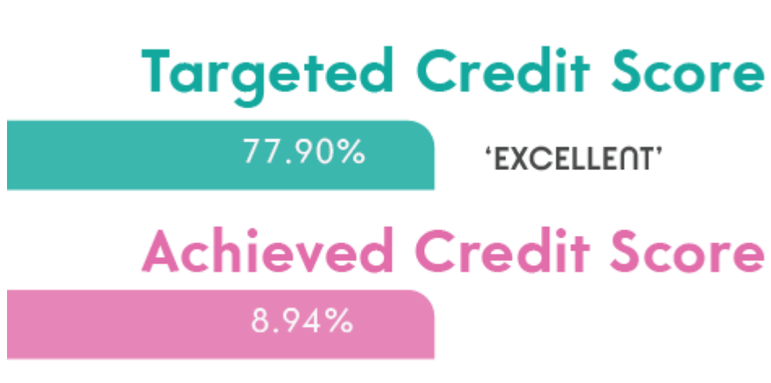
Fifth Floor

Site Section

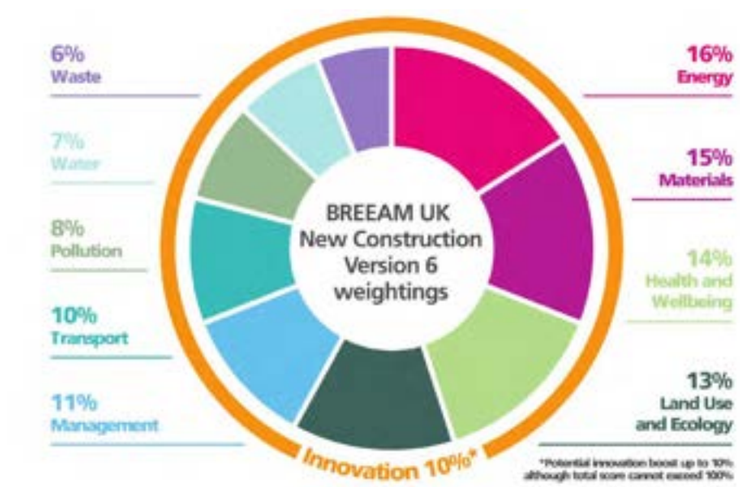
Supplementary Information

Sustainability - BREEAM

The project is targeting a BREEAM rating of ‘Excellent’ in line with BREEAM UK New Construction v6 assessment criteria. The score of 8.94% stated below does not take into account current design information and it is anticipated that the target of ‘Excellent’ will be met. An efficient comfort factor in the region of 7.9% above the 70% benchmark for BREEAM ‘Excellent’ has been implemented within the scoring strategy. A 3-5% buffer is considered a healthy buffer at this stage.



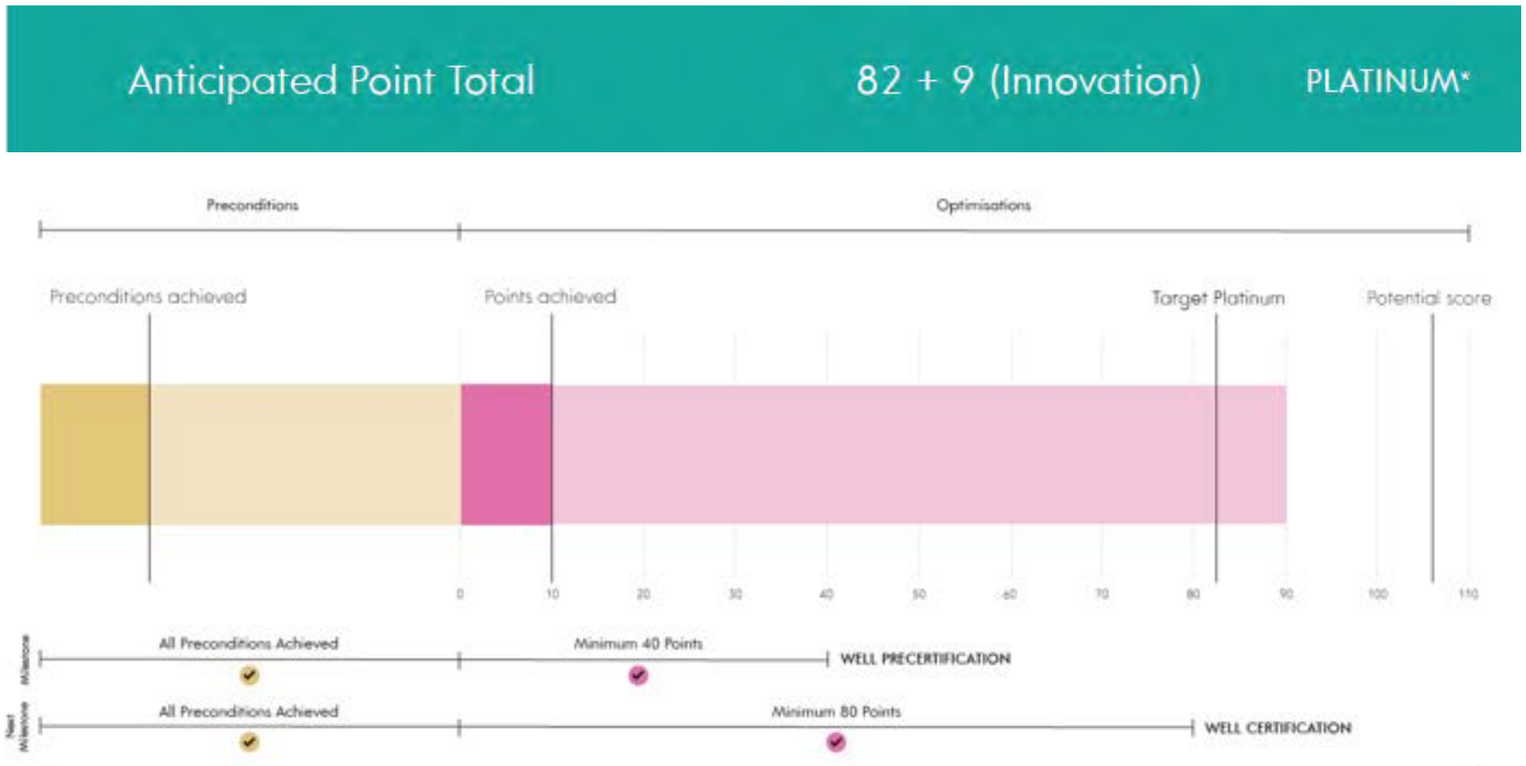
BREEAM Progress as of revision 11 of BREEAM AP report



BRE Global- UK New Construction assessment types and category weightings.

Sustainability - WELL Building Standard

The WELL Building Standard is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being. It evaluates seven attributes: air, water, nourishment, light, fitness, comfort, and mind. The Health Building is targeting WELL Gold certification with a target rating of 78 points. The stage 3 design currently exceeds this and is anticipated to achieve WELL Platinum with a target rating of 82 points.



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