

STRATEGIC ESTATE PLANNING

EXPERIENCE & EXPERTISE

UNIVERSITY OF SHEFFIELD FACULTY OF ENGINEERING

Estate Strategy/Development Framework & Implementation

Description

Since 2010 Bond Bryan have worked with the UoS Faculty of Engineering to undertake and monitor their Estate Development Framework.

Working closely with the Estates and Faculty teams, Bond Bryan started with a high-level visioning workshop to identify and prioritise the key issues and objectives.

With the Faculty of Engineering growing rapidly, the University faced a real risk of having insufficient space to meet demand. A critical part of our analysis therefore focused on modelling the anticipated future space needs over the 15 year time frame of the development framework. This was then modelled against the existing estate to develop a gap analysis model against which a range of potential development options and potential phasing plans could be tested. This space needs time-line was critical in identifying the optimum sequence of projects to meet growth demands whilst minimising the requirements for temporary decant.

Although the rapid growth meant additional space was inevitable, it was important to limit the scale of any new

building in order to both reduce capital costs and the long-term operational cost and carbon impact in line with the University sustainability agenda.

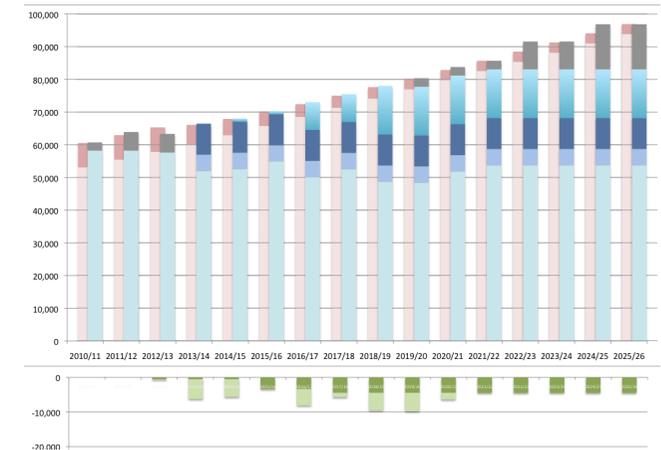
Our final recommended option struck a careful balance; targeting an ambitious but realistic and achievable improvement in utilisation over a time scale that would allow the users to adapt to the changing patterns of working. This will see the Faculty accommodate 110% growth in teaching and research,



UoS Early testing of potential development options

with just a 60% increase in the gross internal floor area.

This emphasis on realism and 'deliverability' has been key to the success of the resulting development framework. We have just completed the third of the major redevelopment projects proposed by the framework with the creation of the dramatic new HeartSpace Project that has transformed the poorly suited and utilised historic St Georges Building to create new much needed collaborative space and specialist research laboratories



UoS Future space needs modelling over 15 year period

