

Eastleigh College: A case-study in delivering value

ArchitecturePLB have been working with education clients for over 45 years; our cross sector experience allows us to work with schools, colleges and higher education institutions to develop creative solutions to unlock the potential of their estates. We bring our 'intelligent architecture' approach to help Institutions with restricted budgets to deliver capital projects and improve their estates without compromising on design quality.

Our approach was recently recognised at the Education Estates Awards, where our redevelopment scheme for Eastleigh College won the 'Innovation in Delivering Value' Category and was awarded Highly Commended for Pupil/Student Experience.

Working within a constrained budget and a short time-frame of just two years the design team has created two adaptable high impact teaching facilities for Eastleigh College. The scheme was carefully planned to make best use of the campus without losing the focus on inspiring and enjoyable spaces.

Divided Campus

The college had facilities split over two main campuses. The main campus suffered from a low key frontage and limited opportunities for social space or informal study. The college had a number of buildings nearing end of life, or needing major renovation; which would have been almost as costly as new build, but leaving them with accommodation that would not be flexible over the long term.

Prior to ArchitecturePLB's involvement a scheme had been drawn up for a redevelopment which would be supported by LEP match funding. This demonstrated that new buildings were needed and set a budget. However the scheme was to be split over the two campuses, each requiring their own social, catering and staff spaces. Local objections meant that outline planning consent could only be achieved for the main campus development.

'Innovation in Delivering Value' Winner, Education Estates Awards 2018

One campus, shared facilities

ArchitecturePLB challenged the split site solution. By analysing the brief requirements ArchitecturePLB were able to offer a design solution which freed up land on the college's smaller Desborough Road site for residential development whilst accommodating all the required new functions on the main college site. Rather than design two stand alone buildings ArchitecturePLB designed a two phase scheme which would 'plug in' to the existing facilities on the main college campus, reducing the amount of new build required. This strategy along with funding from the LEP made the project economically viable and has created a more coherent campus with improved public frontage, better circulation and more integration between departments.

Focusing the budget where it counts.

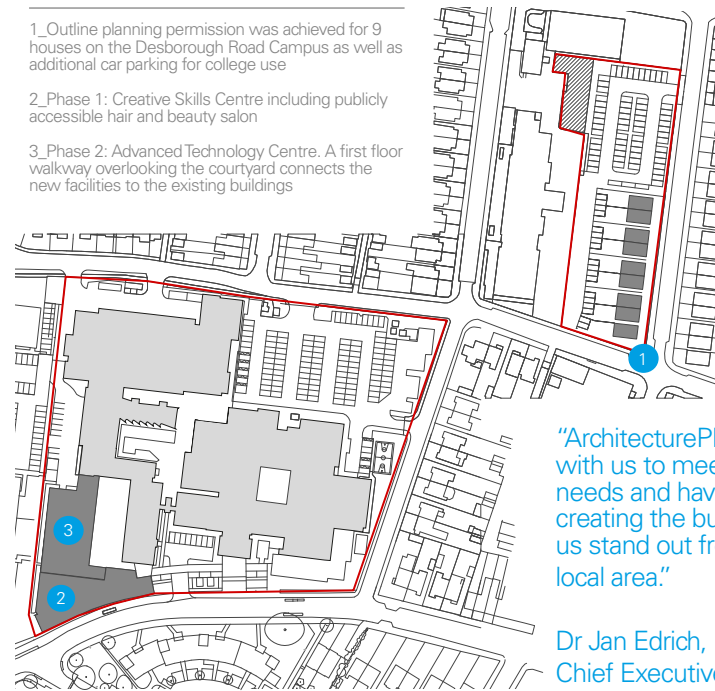
ArchitecturePLB worked to minimise the construction budget without compromising on creating a high impact building. For example, on the Advanced Technology Centre the design team has created a striking but cost efficient feature facade using repeated laser cut aluminium panels. This created a unique frontage onto the external courtyard whilst the rest of the building was more simply constructed.

'Long Life Loose fit': To ensure long term value for money the design team have taken a 'Long life, loose fit, low energy' approach. The scheme's grid is designed to be flexible and adaptable to allow for changes of use in the future. This also allowed for a fast delivery on site as the interior layout could be finalised during frame construction. The buildings are efficient in plan and form, with a good net to gross ratio low cost to maintain

1_Outline planning permission was achieved for 9 houses on the Desborough Road Campus as well as additional car parking for college use

2_Phase 1: Creative Skills Centre including publicly accessible hair and beauty salon

3_Phase 2: Advanced Technology Centre. A first floor walkway overlooking the courtyard connects the new facilities to the existing buildings



"ArchitecturePLB worked in partnership with us to meet our requirements and needs and have done an exceptional job at creating the buildings which have helped us stand out from any other colleges in the local area."

Dr Jan Edrich,
Chief Executive and Principal



Creative Skills Centre
Value: £4.5m
Completion Date: November 2016

A bold but simple new landmark building, The Creative Skills Centre is home to the Finance and Business Academy; Art, Design and Media Department; and a Hair and Beauty department. The new Creative Skills Centre with its sloping mono-pitched roof follows the gentle curve of Chesnut Avenue creating a bold street frontage for the college and entrance to the college's commercial salon. An array of vertical brise-soleil sit inside the simple brick building giving the college a distinct and civic presence.

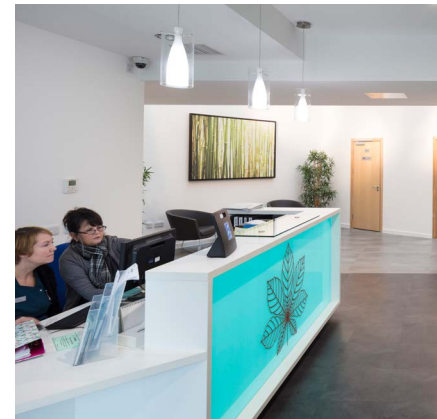
The previous 'school style' facilities for the Hair and Beauty department have been replaced with a publicly accessible, high spec commercial salon which will prepare students for their future careers. Internally an atrium brings daylight into the heart of the building, provides an arrivals space for the salons and a central focus and circulation space for the more student focused teaching spaces higher up the building.



01



02



03



04

- 01 An Atrium brings daylight into the heart of the building
- 02 Brise soleil create a distinctive street frontage on chesnut avenue
- 03 A new publically accessible commercial salon designed to prepare students for future careers
- 04 The Art and Design department, previously located on the Desborough Road campus is now at the heart of the new creative skills centre

Advanced Technology Centre
Value: £3.5
Completion Date: April 2017

The second phase, an Advanced Technology Centre sits behind the Creative Skills Centre, creating a new courtyard which enhances the whole campus.

The new Advanced Technology Centre reflects Eastleigh College's commitment to providing high technology learning environments for 16-18 year old students who are undertaking professional development and up-skilling.

Built on the concept of 'Long life, loose fit, low energy', the building accommodates large scale workshops and practical areas on the ground floor for subjects such as Construction, and Electronic Engineering, whilst the upper floors are designed for open learning, IT and Computer Sciences.

The design team has created a striking facade for the otherwise simple building inspired by the atomic structure of Ytterbium, an element forming the basis of research into new forms of superconductor. The facade spans over 36 meters along a first-floor walkway, which doubles as a social learning space. The design allows glimpses both in and out of the building whilst acting as solar shading throughout the year.

Team:
Architect: ArchitecturePLB
Landscape: Ian Jackson Landscape Architects
Contractor: Amiri Construction
M&E Engineers: ION Consulting
Acoustic Engineers: ION Acoustics
Structural Engineer: Scott White Hookins
Quantity Surveyors: RLF

Photography: Craig Auckland, Fotohaus

01



03



02



04

- 01 The Advanced Technology Centre includes specialist facilities including electronics labs
- 02 Circulation acts as informal study space
- 03 The ground floor houses construction skills
- 04 Teaching spaces open out onto a new external social space

ArchitecturePLB are currently using our cross sector, education, residential and masterplanning expertise on a number of projects. If you would like to hear more or discuss a project please contact;

Nick Mirchandani - nickmirchandani@architectureplb.com
Rachel Shaw - rachelshaw@architectureplb.com
Rupert Cook - rupertcook@architectureplb.com

www.architectureplb.com

