

**Specification  
For  
Development Planning at Daresbury  
Laboratory (DL)**

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## 1. Introduction and Objectives of this requirement

The Science and Technology Facilities Council (STFC) require a development plan (DP) to be written for the Daresbury Laboratory (DL) site which is part of the Daresbury Science and Innovation Campus. The DP will contain elements of what normally would be provided within a masterplan, as well as elements of what would normally be provided within a development control plan. The DP must include the small pipeline of projects which are planned for the DL site, must set out where future development plots exist, and provide a framework for future development including guidance on massing, appearance and biodiversity.

The DP must assess the capacity of the existing estate to accommodate current activities (so, a review of current activities and resultant space demand); provide an assessment of what space would be required for these activities in new or refurbished space; assess the adaptability of the existing estate to assess which, if any, buildings can be refurbished as part of an approach to upgrade the estate (to condition B); and provide a costed plan and programme of decant and refurbishment to achieve that aim; this will require producing multiple costed scenarios from which a preferred programme will be developed.

STFC is looking for a focused study and will expect the document to use and refer to existing information to understand the site and its history, rather than researching that again and providing it in a different format, at a cost.

The DP **must**:

Set out a phasing plan for known projects and changes to the site

Set out a costed programme which will include a combination of decants, demolitions, new builds and refurbishments to upgrade the estate to condition B

Set out agreed standards for all developments

Identify land for future development

Provide a design response to local town planning requirements including transport, light levels, appearance and biodiversity.

The purpose of the DP is to:

Ensure that STFC maximises development at the DL site

Provide guidance to ensure that the quality of development at DL continues to increase

To prepare the DL site for an increase in national investment (for example, as part of a 'levelling up' policy).

## **Introduction to STFC**

See links for more information – Annex 1

As an organisation, STFC is here to develop a pipeline of skilled engineers, technicians and scientists to solve real world challenges, develop advanced technologies and represent 'beacons of excellence'.

The Daresbury Science and Innovation Campus seeks to seamlessly integrate world-class science and technology, innovation and business enterprise within a dynamic campus

setting; to drive discovery, open up new commercial opportunities, deliver high value jobs and sustainable economic growth (Sci-tech Daresbury mission).

The facilities at DL sit at the heart of the wider Daresbury Science and Innovation Campus, and STFC has a close and mutually beneficial partnership with the Joint Venture Partner (see Annex 2 for the JV masterplan).

The DL site has a legacy of older properties, with 60% assessed as Condition C on the 2018 building condition survey. This backlog liability is considered a risk to the continuing effective running of science at DL.

See site drawings in Annex 3

There are exciting new projects planned at DL, but these are not sufficient to address the backlog situation, and so a programme of works is required to address this. This programme must contribute to the development of the campus, and must be practical and affordable.

STFC needs to encourage staff and visitors to mix to generate new ideas and a sense of collaborative endeavor.

There is an expectation of growth over the medium to long term in line with Government policy, which may include the need to deliver more (as yet unknown) facilities at short notice. As such, STFC must maximise plot availability in readiness for these opportunities.

See list of projects– see Annex 4

### **Statements which encapsulate the look and feel of the DL site**

Places and design which inspires and enables people to be the best version of themselves

Places where people want to work, learn, play and stay

Places where environmental sustainability is visible and present

Design which enables effortless use, which allows focus on the big questions

### **Design Principles**

All heights to be maximised

All development plots to be used as intensively as possible

Considering basement construction where appropriate, though being realistic regarding cost

Considering site-wide/corporate space needs (e.g., conference and amenities)

Provision of an energy centre

Setting aside land for biodiversity which may also screen developments

Set aside space for sports, recreation and wellbeing

Buildings to be designed to 'net zero' and possibly requiring a heat network

The aim of these statements, which can be developed within this DP process, is to craft a harmonious architectural language through the site that strengthens the sense of place while allowing tailored building designs that respond to the often-unique science taking place in them.

### **Specific requirements at DL**

At present there is not a pipeline of projects sufficiently large enough to provide a route for eliminating condition C buildings. In the absence of this the successful bidder will need to carry out the following assessment of DL buildings:

1 – provide a notional space demand based upon modern space standards (such as open plan ways of working). This will enable STFC to understand the size of the estate required at DL.

STFC will provide a list of current accommodation of each department at DL, including showing what accommodation is occupied and by how many people and by different functions; STFC will also provide commentary on future growth and trends. The successful bidder will translate this current space use and future expectations and trends to generate department-level schedules of accommodation in list form giving key functions and floor areas required for each.

2 – survey existing buildings to provide a summary setting out, for each building, the condition, age and book value (provided to you), adaptability (scale and criteria to be agreed but the assessment to be carried out by the successful bidder), and construction type as it affects the ability to alter the building (eg, material, frame span etc).

3 - provide an assessment for each building as to whether or not it is practical and economic to refurbish/alter/redevelop the building as part of a wider programme to upgrade from Condition C to B.

4 – part (1) above sets out the demand for space over the coming 10 years for DL. Parts (2) and (3) sets out the supply of space at DL for a similar period. This section 4 requires the successful bidder to produce up to 5 costed scenarios featuring combinations of refurbishment/alteration/demolition of existing estate and/or development of new premises, to meet the identified demand in the most cost and space efficient manner whilst meeting the aims of the development plan and the aspiration to upgrade all buildings from Condition C to B. From this shortlist, up to 3 options will be chosen to be developed further to include a

review from town planners to provide their view as to planning risk and mitigation required, and a detailed sequence of activities will be produced by the successful bidder.

The precise methodology for providing this work will be agreed with the successful bidder.

### **Principles and descriptors which represent the design response to the challenges set out above**

Our buildings designs are contemporary, varied, attractive and welcoming. Whilst they may be large scale, the reception/entrance areas are human in scale, and provide a logical and intuitive look and feel.

The DL site needs a natural place for people to converge and collaborate, both in an organised way (e.g., arranged meetings) and an informal way (e.g., talking over coffee).

### **Funding Availability**

STFC is a government funded organisation, and to stand a chance of being funded, any proposals must stand have a robust business case which demonstrates value.

The development of the DL site is likely to be funded through the provision of individual projects as they arise and so a phased approach will be required.

There are no clear routes to funding for substantial changes to existing infrastructure (aside from demolitions) and this DP must be realistic in that regard. As part of the briefing to the winner, areas of DL which cannot be changed will be identified (for example, major incoming energy supplies and major underground service runs).

## **2. Scope**

This DP covers the DL site only, but the DP must have reference to the wider Daresbury Science and Innovation Campus

The successful bidder will be expected to work with STFC-appointed transport advisor, but will be expected to provide Town Planning advice as part of the bid.

This DP must include consideration of utilities and drainage using information and briefings provided by STFC staff - this work will not include carrying out surveys or assessing current provision of infrastructure

## 4. The Requirement

The DP study must include (but is not limited to) the following information:

**1. Working Assumptions and estate assessments** – to be described at workshops with STFC – including:

- Assumed project pipeline – to include the known projects and the chosen options described in “Specific Requirements at DL” above
- Assumed staff and visitor numbers – as they are now and as projected along with the project pipeline
- Assumed energy needs and assumed approach to providing it – there will be no large scale on-site generation; site will need to be natural gas free; most energy demand will be met from the national grid
- The constraints at DL – the DP must be economically viable so clarifying and stating areas which cannot be changed, which may include road accesses, major below ground services and plantrooms
- Assessment of existing estate and production of schedules of accommodation as described in “Specific Requirements at DL” above.

**2. Design Standards, Principles and Statements** – these are largely clarified, and so expect to be agreed via a workshop with STFC – including (but not necessarily limited to)

- Approach to public art
- Massing and height guide (maximising mass and height, and may include basement construction too)
- High level design guide (referencing recently completed buildings and those in design stages)
- STFC design philosophy (recognising and possibly developing the design statements in section 2 above)
- Principles and design impacts relating to the provision of utilities and the potential for a heat network
- Approach to biodiversity
- Approach to logistics and movement around the site as well as security

**3. Drawings/visualisations and data** – provision of drawings (typically 1:1250) and images gained from Vu-City showing (but not necessarily limited to) the following:

- Location of known pipeline projects – including area in m2 and heights in meters
- Location of potential building plots - including area in m2 and heights in meters
- Any agreed changes to road layouts and logistics routes and hub location
- Agreed location of multi-storey car park – including area in m2 and heights in meters
- As appropriate, sketches and visualisations to complement the design guide
- Main land uses, colour coded and keyed appropriately to show different land uses
- Information required for town planning purposes
- Treatment of space for outdoor amenity, green space, communication and movement around DL
- Show integration with existing and proposed transport solutions, both public and private, providing site-wide intuitive wayfinding, possibly integrated with public art.



#### **4. Sequencing of Known Projects (including demolitions) and scenarios for upgrading of the estate – provided in tabular and visual formats**

- List of projects, the year that they will be delivered
- Sequence of works covering enabling, demolition, construction, along with descriptions of key risks and critical path
- List of contingent works (e.g., demolitions)
- Costed scenarios for developments as described in “Specific Requirements at DL” above.

#### **5. Timetable**

The precise timetable will be assessed nearer the time and will be subject to the availability of key personnel. However, the following approximate timetable and approach is expected and related to outputs from section 4 above:

June 2022: site visits and formal workshop with STFC to clarify the pipeline, STFC design principles and philosophy, feedback from latest feasibility studies, approach to art. Technical briefings from town planner to clarify planning requirements, travel planner to clarify latest thinking on highways impact and internal transport changes. Agree a methodology for building assessments and a model for analysing the estate and producing costed scenarios and costed options.

Phase 1 - ending mid-August 2022 : first draft and workshop to discuss outputs relating to (1. Working Assumptions), (2. Design Standards, Principles and Statements) and (3. Drawing/visualisations and data) including drawings. Undertake surveys and work on schedules of accommodation and costing modelling. At this stage (1.) and (2) should be largely settled

Phase 2 – ending end September 2022: second draft and workshop to discuss outputs relating largely to (3. Drawing/visualisations and data) and (4. Sequencing of Known Projects (including demolitions) and scenarios for upgrading of the estate). Feedback and discussion

Phase 3 - ending mid November 2022: third draft and workshop to continue and largely complete all sections but limited further feedback and changes allowable. There may need to be further remote presentations for internal consultation purposes.

Phase 4 - end November: final presentation of DP output. This may include members of the public and/or local planning authority. During December the document is completed and submitted to STFC. Ensure time enough for a final iteration following feedback from STFC. The document to be fully complete and issued by the end of December 2022