
HOARE LEA & STUDENT LIVING
HI.

HOARE LEA

Style, safety, and comfort. Enhancing student life.

HOARE LEA & STUDENT LIVING

Cover photo: CJCT Studios

INTO BUSINESS SCHOOL, UNIVERSITY OF EXETER

Spaces that inspire. Fulfilled potential.

The demands of student living are higher than ever. Today's students have a variety of requirements when looking for accommodation. From privacy, space, and convenience, to technology and living costs... universities and developers alike are recognising the importance of responding to these changes. Creating high-quality comfortable and inviting environments for students to thrive in is vital for any development to meet its true potential.

Experience has also taught us how to hone our design solutions so they maximise value and drive efficiencies: from innovative sustainable solutions to modularisation and off-site prefabrication. Ultimately, successful buildings are simple to run and operate. Energy use and ongoing maintenance costs play a major part in effective environments that stand the test of time.

Photo: Tim Pestridge

Safety and simplicity.
Spaces for reflection, relaxation, and study.

Although there are a range of client ownership models for student living, all developments are run and operated centrally. Whether an on- or off-campus development, for a university, or for a private client specialising in student living, our experience in the sector means we design simple, effective solutions.

Every one of our projects – from new builds and high rises to refurbishments and listed buildings – benefits from dedicated MEP, lighting, acoustics, fire engineering, and sustainability experts.

Our student living approach.

Key components of a successful project include:

- A high degree of standardised MEP solutions that are simple to run, operate, and maintain, without being seen or heard.
- Early confirmation and optimisation of MEP plant space requirements to maximise useable space.
- Modelling and advice to inform and optimise a building's energy performance.
- Full consideration of fire engineering techniques to ensure safe and compliant spaces.
- Using in-use data from previously completed projects and strategies to avoid over-engineered solutions.
- Drawing on a vast knowledge of prefabricated solutions that can be used to improve certainty of quality and programme delivery.
- Enthusiasm, passion, and commitment from every team member.

PROVEN SOLUTIONS

WOOD LANE STUDIOS,
IMPERIAL COLLEGE

Image: Aukett Fitzroy Robinson

Ensuring the most effective design process.

We use a 3D BIM platform as standard, which allows us to efficiently design repetitive services elements from an early stage.

This benefits every project by:

- Improving coordination and certainty of spatial fit.
- Allowing for as much active standardisation and prefabrication as possible, and improving the quality of the end product.
- Making the scheme more appealing to the supply chain.

Important early-stage considerations for student living buildings are:

- Fire safety as a priority.
- Developing a simple riser and distribution strategy.
- The method of ventilation of shower rooms, toilet pods, and kitchens, with the option to use a number of our developed standard solutions.
- The design of 'common' spaces: the key areas that create a great environment for students.
- Acoustic design in order to enhance spaces for a variety of purposes.

Visualisations: Hoare Lea

New builds. Quality for the best cost.

In the last quarter of a century the student population has doubled in size. With approximately 23 percent of students living in halls of residence, the need for more stock has been acute. Students now expect something a little more stylish and, with modularisation, build costs can be better controlled. This is the ideal opportunity to build from scratch, and create purpose-built housing for the discerning student.

High rise. Setting the standard.

For urban campus sites, often the only option for extra accommodation is to go up. The attraction of being close to central amenities – transport, shops, nightlife – also makes high rise a desirable option. But there is, of course, a cost implication, so standardising and repeatability are all key drivers for maintaining quality and keeping costs down.

GLEN EYRE BLOCK J,
UNIVERSITY OF SOUTHAMPTON

Refurbishments. Invigorated new identities.

There can be restraints when refurbishing buildings, but – for many – the joy of living in a uniquely transformed building is something to covet. Universities with an ageing or historical building stock need creative and flexible design solutions that work in harmony with the existing building fabric.

Listed buildings. Honouring heritage.

Perhaps some of the trickier buildings to work with, it's vital that any design responds sensitively to its context. Preserving our history and enabling the students of today to share and experience the spaces of students-past makes overcoming the technical complexities all the more rewarding.

UNIVERSITY OF BATH

Image: CJCT Studios

High-quality design to unite a community.

Hoare Lea & Imperial College.

Evolving lifestyle expectations.

An enhanced student experience increasingly includes the quality of accommodation. There is a new trend towards high-end environments that provide more than just a space to live... instead, students are demanding developments that allow them to feel part of a diverse community of people. They want their social and retail needs met, as well as the benefits of inspiring surroundings.

Placemaking at the Perfume Factory.

Sited on an old Perfume Factory site, on the border of the Old Oak Common development area in London, a whole new community is being created for Imperial College. Spread across five buildings including a 30-storey tower, the project will bring together 700 student beds, individual rooms and clusters, as well as 100 PRS apartments for key workers and college employees. There's also a multiple-tenant 'Thinkspace' office, retail units and community spaces, all surrounded by landscaping that's designed to bring people together.

We have brought our MEP, Sustainability, Fire Engineering and Acoustics expertise to this mixed-use project, developing an integrated services solution that resolved the challenges of the site's noise and air quality. The team worked together to progress the project quickly, taking it from inception to on-site in approximately 12 months. By optimising the engineering services throughout, we ensured the volume of the development was maximised, providing Imperial College with the largest space possible for its new community.

OPTIMISED ENGINEERING SERVICES

Image: Stride Treglown

Setting new standards.
Hoare Lea & University of Southampton.

Optimising resources.

Even when budgets are lean, a building's energy efficiency and the student living environment doesn't have to be compromised. By taking a standardised design approach, there is the potential to reduce risk, work to a shorter design and construction programme, and reduce costs… all while allowing for more consistent quality.

A new standard of quality for Chamberlain Halls.

The replacement of the old and outdated Chamberlain Halls student residency provided an excellent opportunity to not only create 350 high-quality bedrooms and student facilities, but also set a new benchmark in student accommodation for the University of Southampton. One of our key challenges was to determine the energy strategy for the site, providing advice on bedroom ventilation, thermal properties (insulation factors) for the building façades, and the use of low and zero carbon technologies. Our solution was to deliver a central Energy Centre, housing an efficient boiler and CHP plant, and providing heating and hot water demands for the entire site through a distributed heat network. We worked closely with the design team and the estates team to arrive at a servicing distribution strategy that integrates fully with the building layout, maximises opportunities for standardisation, minimises the space requirement for pipe, duct and cable distribution, and simplifies maintenance requirements. This collaborative design approach and future-focused energy strategy meant the project achieved a BREEAM Excellent rating, and subsequent new build projects have been measured against this one.

ENERGY EXCELLENCE

Harnessing the power of prefabrication.
Hoare Lea & University of Bath.

Efficient, offsite, adaptable.

Today, prefabrication doesn't have to mean "everything looks the same." As the prefabrication of building systems and components continues to advance and improve, there are better opportunities to produce unique and visually appealing environments that are efficient to construct. A project team experienced enough to identify what aspects of a scheme can best be delivered through prefabrication is vital to any successful development.

Repeatable results for the University of Bath.

The Quads is a bespoke accommodation block for first-year undergraduate students at the University of Bath. Designed by Stride Treglown to encourage interaction and social encounters, it features cluster flats with large communal spaces that can be used for socialising, group working, and general living. Together, the two buildings provide 708 ensuite student bedrooms and a 350-seat refectory. To maximise the space, it also needed to be suitable for summer schools and other event accommodation during non-term time.

The development had a strong focus on prefabrication, with pre-cast concrete panels, bathroom pods and skid-mounted plant rooms connecting to a CHP-led district heating scheme. This made for an efficient and cost-effective route to realising the final building, In fact, the success of the Quads development has led to a similar design concept of cluster flats and large communal spaces in the university's post-graduate student accommodation.

EFFECTIVE DESIGN

THE CURVE,
LONDON STUDENT
ACCOMMODATION

Photos: Andy Spain

Experience makes all the difference.
A reassuring reputation.

Jesus College.
University of Cambridge.

The refurbishment of the Grade II development resulted in an estimated 45 percent less energy usage, and significantly reduced the building's carbon footprint.

Northfield.
University of Sussex.

15 blocks of ensuite student bedrooms, studio rooms, family flats and common areas. Our energy strategy helped the scheme achieve BREEAM Excellent.

Wood Lane Studios.
Imperial West.

The first completed building for Imperial College London's new campus, it features 606 postgraduate student rooms alongside nine key worker flats.

Glen Eyre Block J.
University of Southampton.

A refurbishment project with 87 bedrooms, enhanced common areas, and campus reception. It will be used as a benchmark for future refurbishment projects.

Student village.
Aston University.

1,000 ensuite student accommodation, which utilises wind turbines, rainwater recycling, and green roofs to reduce environmental impact.

Bishop Gate.
Coventry University.

Five large towers with communal areas and 1,200-bed student accommodation, plus seminar rooms, TV and games rooms, study areas and a launderette.

Blackdale.
UEA.

The two student residences achieved BREEAM Excellent rating and support UEA's environmental policies and carbon reduction plans.

Great Dover Street.
London.

A four-storey office building and 16-storey student accommodation block with retail spaces provided at ground-floor level.

Lambeth Road.
London.

A redevelopment of an under-used brownfield site with 100 units of student housing, office and retail space, cycle park and onsite amenities.

Stratford High Street.
London.

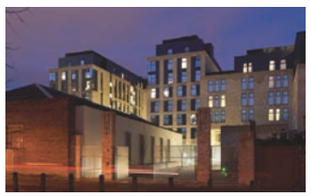
A 26-storey tower that achieved a CO_2 saving of more than 50 percent over and above the requirements of Part L 2010.

14 Fieldgate Street.
London.

Three cores of nine-storey winged accommodation with 340 student residences, and retail spaces at the ground floor.

Kendrew Quadrangle.
St John's College.

Top-class accommodation for 68 students and six junior research fellows, along with communal spaces, café, and gym.



Spring Mews.
Lambeth.

A BREEAM Very Good mixed-use development of 397 student housing units, 100 hotel rooms, retail spaces, community centre, and swimming pool.

One Victoria Road.
West London.

A 19-storey student village: 592 ensuites and 66 studios, lounges with Skype pods and digital docking stations, coffee shop, restaurant, bar, and gym.

Ryde School.
Isle of Wight.

A new boarding house building for an independent day and boarding school. The new development provides accommodation for 68 pupils.

HOARE LEA

Engineers of human experiences.

Hoare Lea is an award-winning engineering consultancy with a creative team of engineers, designers, and technical specialists. We provide innovative solutions to complex engineering and design challenges for buildings.

Irrespective of the scale or complexity of a project, we provide a full range of MEP, environmental, and sustainability services, bringing buildings to life and ensuring that they perform in operation as well as they look.

HOARELEA.COM

Architect partnerships:

Aukett Fitzroy Robinson
Wood Lane Studios, Imperial College

Pascall+Watson
Northfield, University of Sussex

ADP
Glen Eyre Block J, University of Southampton

Berman Guedes Stretton
Jesus College, University of Cambridge

CJCT
Perfume Factory, Imperial College
One Victoria Road, Imperial College

Stride Treglown
Bishopsgate, Coventry
Chamberlain Halls, University of Southampton
The Quads, Bath University

Lewis & Hickey
Student Village, Aston University

LSI Architects
Blackdale, University of East Anglia

Lifschutz Davidson Sandilands
Great Dover Street, London

HFBT
Lambeth Road, London

MJP Architects
Stratford High Street, London
Kendrew Quad, St John's College

Dunthorne Parker
14 Fieldgate Street, London
Kendrew Quad, St Johns College

The Manser Practice/PRC Group
Spring Mews, Lambeth

Squires and Brown
Ryde School, Isle of Wight

Designed and produced
by Hoare Lea

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