

Wood Hall, Student Residences, Warwickshire College



Showcasing Deeley Group's expansive capabilities, this finance, land, design & build development of 99 student apartments has increased Warwickshire College's offering to generations of students

Deeley Properties proposed the development to Warwickshire College Group after discussing their **requirement to increase the number of residences** onsite.

The project, which was in a live campus environment, is a load-bearing masonry structure with timber cladding and rendering.

The building design has followed a **Fabric First** solution. This ensures that

the performance of the components and materials that make up the **building fabric itself are maximised**, before considering the use of mechanical or electrical building services systems.

The cost of the scheme was also reduced significantly by designing pod-units for the ensuite bathrooms. The **offsite manufacture** of these units saves manpower time and reduces the overall duration of the scheme.

KEY FACTS

Development value: £4.5 million

Timeframe: July 2016 - August 2017

Professional team:

Client: Deeley Properties

End user: Warwickshire College Group

Funder: Associated British Foods

Employer's Agent: Osbornes QS

Architect: Robothams Architecture

Services engineer: Greenways Building

Services Consultants

Structural Engineer: Couch Consulting

Unique financial package:

This project is unique in the sense that Deeley Properties facilitated the design, build, finance and land package of the project.

We invited Associated British Foods Pension Fund to fund and purchase the project, which enabled the college to bring on much needed student accommodation and income to their site.

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