

Burma Road Student Accommodation

University of Winchester

OSBORNE



Project Overview

Where students will live is often a crucial factor in helping them to choose where they wish to study. As such, the University of Winchester required further accommodation to meet the wishes of their advancing student population. To provide a solution to this requirement, Osborne introduced private finance to help meet the university's needs as a public organisation, enabling the Burma Road development to come to fruition. As a result of this approach, the first block was delivered only one year after the purchase of the land, ready for the student move-in at the beginning of the academic year.



Evolutionary development

To provide the much sought after accommodation for the university, funding and construction proposals were agreed. All preconstruction activity, including obtaining planning permission, was funded through our appointed consultants, and funding of the design and construction works was achieved through a combination of in-house funds and external funding sources.



A disused brownfield site of 11,866 sq m from the Hampshire Hospital NHS Foundation Trust was purchased, which also further maximised the land value for the NHS. The overall development consists of 499 bedrooms across five blocks, with the buildings divided into flats of between six and eight bedrooms, all of which are en-suite. Alongside the student must-haves, the development also houses a laundry, café and gym.

TOP: Students enjoying the new facilities

MIDDLE: Burma Road in the Winchester skyline

BOTTOM: The student village

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A green approach

Sustainability and an eco-friendly approach were at the centre of the project's design. The installation of photovoltaic cells and solar panels to the block roofs added to the overall efficiency and sustainability of the build. On-going maintenance consideration has also been crucial, which have including the setting of life-cycle and maintenance costs to benefit the university as well as a robust furniture system.

One of the most innovative features of the project are the bathroom PODs. These were specifically selected by the team as they are pre-fabricated bathrooms produced off site, proving to be both time and cost efficient, as well as their minimal transportation reducing the environmental impact.

IMAGE: Burma Road development