

Joint venture student accommodation development in Winchester

OSBORNE



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| PROJECT | Riverside Way Halls of Residence |
| CUSTOMER | Osborne Investments |
| ARCHITECT | Architecture PLB |
| COMPLETION | 2017 |
| VALUE | £20m |

Issue

The historic city of Winchester is home to two Universities and Riverside Way is a response to a shortage of purpose student accommodation in the City, in particular for students of the Winchester School of Art (part of the University of Southampton) ,

High residential property values across the City have driven a concentrated supply of Houses in Multiple Occupancy (HMO's) into certain areas raising concerns at a resident/political level. This has been compounded by the limited opportunities for developing purpose built student accommodation in Winchester.

Solution

Working with a JV partner, Osborne identified an under used brownfield light industrial site located adjacent to an existing University hall of residence. Through careful design we have been able to create a development of 239 bedrooms arranged around a central courtyard with many rooms overlooking Winnall Moors and the South Downs National Park.

Particular attention has been paid to the quality of social living space with large kitchens and a 200m² student common room with study, gaming, TV and relaxation zones.



Outcome

The development has been extremely well received by local students achieving 100% occupancy in its first year of operation from both first year undergraduate, continuing and post graduate students.

With residents from both the University of Winchester and the Winchester School of Art our operating team are working particularly hard to build a strong student community with many students already enquiring about rebooking for 2018.



"I was hugely impressed by the sheer quality of the accommodation provided for new students arriving in our city. Things have changed a bit since I was a student in Liverpool in the 1990's. River Side Way is superb so if the new development on Andover Road is similar, we're going to be very well served. It was good to see that coming together and finally have progress on the new safe pedestrian route alongside it out of the station which has been a long-running issue for my constituents." David Brine MP

