



OSBORNE

Land, Planning and Build – University of Winchester



LOCATION

Winchester

PROJECT

Burma Road Student Village

BEDROOMS

499

PARTIES

University of Winchester / F&C

YEAR

2012

GDV

Confidential

Need

In the face of increasing student numbers, the University of Winchester had identified a need to provide additional accommodation but did not have any available campus land on which to build.



Solution

Land Acquisition and Planning

Working in partnership with the University, Osborne were able to identify and then acquire a 1.2ha disused brownfield site from the adjoining NHS Foundation Trust. We then secured planning consent for a development of 499 flats over 5 blocks.

Funding

Osborne Developments then secured forward funding for the development with F&C with the University entering into a 25 year institutional lease. The new accommodation was integrated into the University's existing operational portfolio.

Design and Build

The contemporary design approach for a 499 bed student accommodation was to create flats with six or eight bedrooms, all of which had en-suite facilities. To enhance the student experience, a café and gym along with laundry and cycle facilities were included.

The elevated highly visible position of the 5 blocks on campus meant the architecture and the quality of materials

was of paramount importance. It influenced every step of the design and the build and was reflected in the attention to detail of the finishes.

Carbon reduction was also at the centre of the design approach. Installation of photovoltaic cells and solar panels to the block roofs improved the operational efficiency of the new halls and provided a sustainable building.

Outcome

The University of Winchester and the students have benefited from new campus accommodation at Burma Road. The halls were opened on time for the new academic year and now help to promote the university as it continues attracting the very best students.

Since completion, Osborne has worked closely with the University our joint venture partners in acquiring and successfully developing two further brownfield off campus sites for the direct-let student market in Winchester. The experience enhances our development offering.