SOUTHGATE STUDENT ACCOMMODATION, LEICESTER

KEY FACTS
CLIENT
VIRIDIS REAL ESTATE SERVICES LIMITED

YEAR COMPLETED
2017

ARCHITECT
MABER ASSOCIATES LTD

CONSTRUCTION COST
£27M

PROJECT DESCRIPTION
BWB are excited to be working on this large redevelopment of a former bus station site in the historic heart of Leicester, opposite De Montfort University campus. The site compromises four buildings set around a shared courtyard, providing 567 student bedrooms housing nearly 700 students. The scheme will offer a substantial amenity space including social lounges, quiet study areas, meeting rooms, a gym, a multi-purpose area, a cinema room, a community kitchen and a managed laundry. The development will not only provide an enhanced student offer but also an active street frontage with a shared, central courtyard which acts as a social focus for all residents.

BWB have provided a full civil and structural design service from planning through to construction. Engineering advice and design for a brownfield development site with numerous constraints required close liaison with the wider design team to ensure the Client’s brief and cost budgets were met. Civil engineering design aspects covered levels, earthworks, below ground drainage, pavement design and two Section 184 Highway Works agreements with Leicester City Council for the two points of vehicular access.

SERVICES PROVIDED
Carbon Management, Energy and Sustainability
Building Information Modelling (BIM)
Civil Engineering
Drainage Strategies
Earthworks
Foundation Option Appraisal
Structural Engineering
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KEY CHALLENGES & SOLUTIONS

The former bus station site required remediation of the ground prior to commencement of site works due to the presence of large oil tanks that had leaked hydrocarbons into the subsoils.

As part of the development the planners requested that the original bus entrance facade is to be retained as part of the works. Therefore, this is incorporated into the external elevation of Block A and has required careful consideration throughout the structural design to ensure the overall stability of the retained entrance is not compromised.

KEY CONTACTS

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