

Hox Park Student Residences

A 'Great Charter' of residential construction

£36m

/ Project value

October 2016

/ The build commenced

July 2018

/ The build completed

The “benchmark for high quality student accommodation”, the £36m Hox Park Student Residences project has transformed a former disused Brunel University Campus into a modern development of four new residential blocks, consisting of 499 bed spaces. Located in Runnymede, Surrey, most famous for being the location where the Magna Carta was sealed over 800 years ago, the scheme was completed ahead of the 2018/2019 academic year, providing much needed accommodation and social amenity space for close to 500 university students.

The brief

The Royalton Group's priority was on maximising “dwelling letting potential” and, given our record of delivery in this sector, they engaged us to effectively implement the brief by way of a two-stage procurement process. Set within 67 acres of parkland overlooking the River Thames, the new student accommodation is made up of four new residential blocks, ranging from three to four storeys.



“I would have no hesitation in recommending GRAHAM as a contractor or using them again for future developments as the process has been very effective from start to finish. It has been a pleasure working with them.”

Elliot Buzzing
Development Director, The Royalton Group

“GRAHAM have been extremely professional from the inception of the development through to completion. The overall quality of the development has exceeded expectations and we are delighted with the completed product which sets the benchmark for high quality student accommodation.”

Elliot Buzzing
Development Director, The Royalton Group

The challenges

With construction beginning in late October 2016, the completion of the scheme to coincide with the start of the 2018/19 academic year presented programme challenges. Despite the stringent timescale, we delivered the complex project on time due to the implementation of a range of intelligent design features, gleaned from our experience in previously handing over the University of Cambridge's £26m Student Residences project (Lot 5) on programme, on budget.

The solution

Praised by the Royalton Group for “exceeding expectations”, the Hox Park project has reinvented a previously unloved site and created a thriving student community. Comprising 189 studio units, 299 cluster bedrooms and 51 shared kitchens, the development significantly enhances the “student experience” through the provision of welfare space, group study rooms, student hubs and a sports pavilion. Having been awarded this contract as a result of our alternative two-stage solution, we brought the scheme into affordability through the identification of £1.3m (3.6%) in savings during the pre-construction phase. An accelerated Preconstruction Services Agreement was then put in place with the initial design at RIBA Stage 3. Renowned for enhancing outcomes, we introduced a series of innovative measures, which, combined, helped to reduce the programme by ten weeks while creating 11 additional units. These included the introduction of a precast concrete frame, a precast solution for rooms, the relocation/reconfiguration of plant from the basement area to roof level, an amended ventilation strategy and the re-optimisation of room layouts.

Outputs & Benefits

- / **Programme Delivery:** The complex scheme was completed on time and ahead of the 2018/2019 academic year. We reduced the programme timescale by ten weeks
- / **Alternative Design:** The client chose to engage with us on the basis of our alternative two-stage approach, which incorporated a precast concrete solution. This delivered the premium level of finish expected of student residential accommodation
- / **Maximising Dwelling Potential:** We provided 11 extra rooms by re-optimising room lay-outs, informed by BIM analysis
- / **Financial Savings:** We offered savings totalling £1.3m (3.6%) during the preconstruction phase. These savings were realised in architectural, structural, mechanical and electrical elements and through a reduction in risk allowance due to our revised design
- / **Scope of Works:** Substructure and frame, external façade, fitting out and external works



For more information on how we're delivering lasting impact:

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