

Elgin Place (Bath Street) Student Accommodation

# Reimagining student living at Elgin Place

**£22m**

/ Project value

**November 2015**

/ The build commenced

**August 2017**

/ The duration

Built on the site of the former A-Listed Elgin Place Congregational Church, this iconic Glasgow landmark has been reimagined as an ultra-modern sanctuary for student living as opposed to a place of worship. Known as iQ Elgin Place, our design and build project, which took 88-weeks to complete, features 323 units of single occupancy studio rooms in a variety of configurations within 14-storeys, offering unparalleled student accommodation to Glasgow's thriving undergraduate community.

## The Brief

Focused primarily on the provision of over 300 hotel-standard studio rooms, all finished to the highest specification levels, the client also required the Bath Street development to provide functional social amenity areas and accommodate 990m<sup>2</sup> of flexible retail space.



**"As a new development, we have had the opportunity to consider every detail of Elgin Place and ensure it is the perfect student home"**

iQ Student Accommodation

"I was delighted to have the opportunity to visit one of GRAHAM's projects in Glasgow today and hear about the positive work experiences of the young trainees"

Jamie Hepburn  
Minister for Employability and Training

### The Challenges

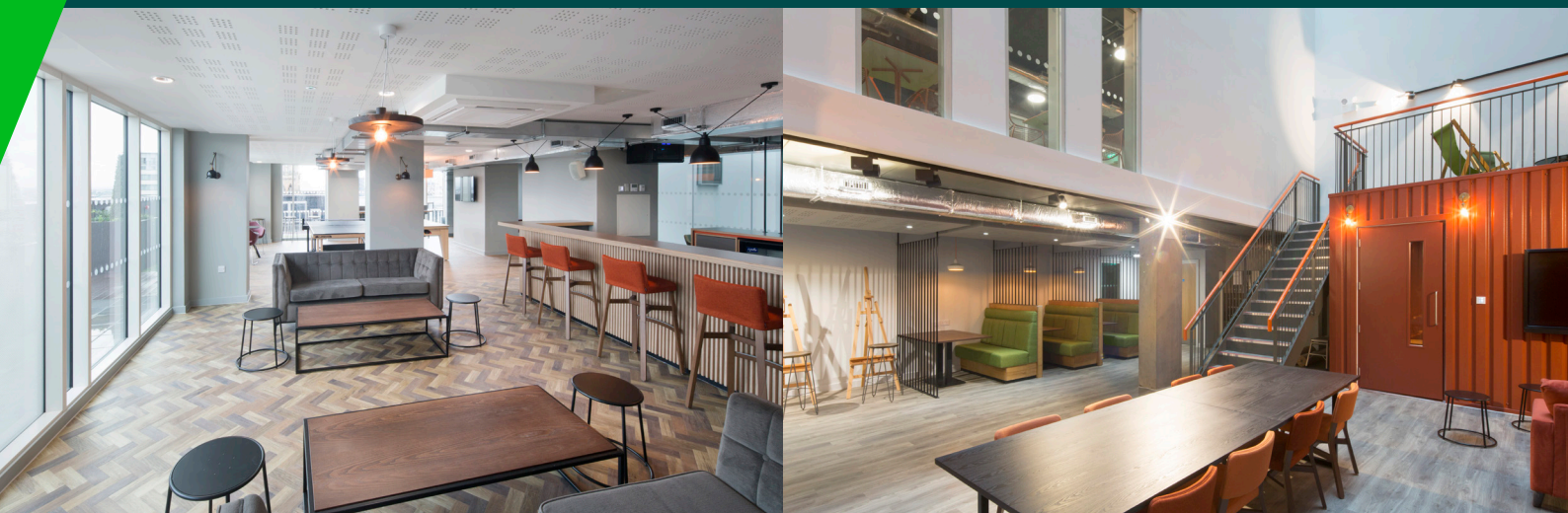
Inclusivity was the bedrock of our design focus and ensured that five-per-cent of the overall student accommodation was specifically constructed, and finished, to cater for physically impaired students. Furthermore, all of the standard rooms were completed with facilities for those with either hearing or visual impairments. Efficient, accountable management was also instrumental in our successful building approach within a very restricted, and sensitive, city centre location. Strict protocols were enforced to manage, and control, deliveries.

### GRAHAM's added value solution

Opening its doors to students in September 2017, this £22 million Glasgow city centre design and build project features 323 self-contained studio rooms (18m<sup>2</sup> – 20m<sup>2</sup>) and cluster flat rooms (14m<sup>2</sup>). Handed over on time and on budget, Elgin Place is characterised by a 'glass box' structure for the upper floors, which provides a contemporary new addition to Glasgow's skyline. The modern 14-storey building, featuring a large student amenity space, which is focused around a central atrium, also includes a rooftop bar and chill-out areas, a fully equipped gym, gaming room and a creative studio. Designed to enhance the student experience, it is also equipped with a film and presentation auditorium, private dining rooms, study areas and iPad bouncepads. Promoting innovation in project completion, we produced a hybrid concrete construction by integrating precast concrete, and in-situ concrete, which served to reduce the programme length while creating a high-quality finish.

### Outputs & Benefits

- / **Rethinking Student Accommodation:** More akin to a fashionable hotel than student accommodation
- / **Project Efficiency:** Completed on time and on budget
- / **Landmark Location:** Positioned on the site of the former A-Listed Elgin Place Congregational Church
- / **Blending Innovation and Aesthetics:** Hybrid concrete construction, integrating precast concrete and in-situ concrete
- / **Inclusivity:** Five-per-cent of the overall student accommodation was specifically constructed, and finished, to cater for physically impaired students



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

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