

Scotway House Student Accommodation

'Bespoke living' for now and for the future

£40m

/ Project value

February 2018

/ The project commenced

September 2019

/ The project was completed

Home to the "next generation of changemakers", Scotway House is a stunning, modern and tech-savvy student accommodation development based in Glasgow's West End. Recently voted second in a poll of the "Most Instagrammable Student Accommodation" locations by search engine "mystudenthalls.com", the £40m project consists of a 14-storey tower with an additional six-storey, 435-room student residential unit. It also includes an entire three-storey building dedicated to studying and socialising. Other features, such as a roof terrace, outdoor spaces, a gym, cinema/karaoke room, social areas, and study booths, have helped make it a "community with personality". Our detailed works programme began in January 2018 and concluded in September 2019 ahead of the academic year. Impressively, our design experts helped to save over £1m by redesigning the corridors and circulation space. This innovative solution reduced the GIFA by 900 sqm while maintaining the development's functionality.

The brief

This design and build contract involved the construction of a new build 435-room (399-bedrooms and 36 cluster kitchens) accommodation block with ancillary and communal areas, including retail units and external space.



"Scotway House will be home to the next generation of changemakers along the Clydeside and we want our residents to have a great experience, to socialise, and to thrive in the city."

Craig Inglis
CEO of Structured House Group

"We are proud our new accommodation will be a landmark along the Clyde. We want Scotway House to have personality and to be a place where everyone feels at home. With the best study and social spaces and most up-to-date technology, our residents can get together to study, cook, eat, socialise or just relax in this stunning building."

Christine Young
BOHO Operations Director

The challenges

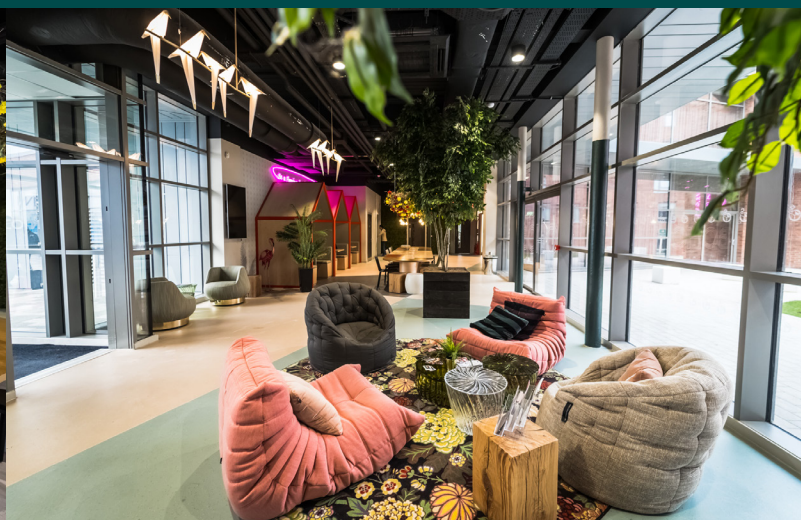
The building footprint bisected an old graving dock, which had been historically infilled, and offered significant challenges in constructing the foundations of the new structure. Therefore, piles were installed within the centre of the dock and behind the existing dock walls to allow a transfer slab to be cast across the existing dock walls. This reduced the risk of piles being obstructed.

The solution

Nominated for the "Student Accommodation Development of the Year" project at the Scottish Property Awards 2019, Scotway House offers students "a great experience, to socialise, and to thrive in the city". Originally, a concrete frame solution was the preferred option for construction of the new build 435-room student accommodation block over 13 floors. Demonstrating our technical expertise, we proposed an alternative steel frame solution, which reduced the programme by eight weeks, and also mitigated the risks associated with the inclement Scottish weather slowing the concrete curing process. In addition, we re-specified the original stone rainscreen cladding to an alternative dryvit cladding solution of equal quality. This revision saved approximately £500k. The palette of materials used throughout the development was also deliberately simple in order to provide cohesion between the different building elements, both existing and new build. Facing brickwork, polished precast concrete, and zinc cladding were all used as part of Scotway House's formation. All glazed elements were high-performance units with polyester powder coated aluminium frames. Where appropriate, brise-soleil was incorporated within the design of these units. Finally, the student bedrooms were designed with large windows to maximise natural day-lighting.

Outputs & Benefits

- Inclusive design:** The project is fully accessible and compliant with the principles of good inclusive design. It incorporates 26 rooms to meet wheelchair user requirements
- Piling:** In all, over 350 bearing piles were installed to carry the new structure which was 14 storeys in height. Three static load tests were completed on the site and performed exceptionally well with the worst moving <2mm at SWL and <3.5mm at maximum load
- SUDS:** A SUDS scheme was incorporated into the development
- Façade principles:** The industrial heritage of Scotway House was captured in rustic brick with stone detailing, while crisp concrete detailing enhanced the quoins and cornices in a contemporary industrial aesthetic
- Delivering lasting impact:** The £40m GDV project was a significant investment for the city and has brought more than 300 jobs and included the employment of a number of local supply chain partners



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

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