

University of York Student Accommodation Project

# A 'Campus for the Future' at the University of York

**£130m**

/ Project value

**November 2019**

/ The project commenced

**August 2022**

/ Scheduled completion

Supporting the University of York's "Campus for the Future" masterplan, we are delivering a major 1480-bed student accommodation project. The £130m flagship scheme, which will help to transform the Heslington East Campus, began in November 2019 with scheduled completion ahead of the 2022 academic year. We have adopted an off-site modular solution for our construction programme, a methodology that brings enhanced quality and delivery confidence to the ambitious residential scheme. In addition to influencing design in partnership with Sheppard Robson (architects), and executing the project build, we were also a key project investor as part of a consortium.

## The brief

In order to significantly expand its student residential "provision", the University of York required a partner to help "reimagine" its campus while "staying true to the original principles". The brief centred on the development of high-specification student living and communal space to support a "vibrant community".



"We look forward to developing this fantastic scheme and seeing the positive impact it will have on the local community. It will help to create opportunities to work with the local supply chain as we construct a high-class development that reflects York's unique heritage."

Michael Graham  
GRAHAM Group Executive Chairman

“The scheme will offer students an exceptional level of quality accommodation that will undoubtedly help the University of York and the city to continue to reduce reliance on city centre accommodation and housing. The designs are exciting and sustainable, and will help transform the student experience at the university.”

John McDonald  
GRAHAM Group Corporate Development Director

### The challenges

An intensive consultation and engagement process, involving a broad spectrum of stakeholders, ensured that the project was given the green light after successful dialogue. In addition, the scale and ambitious nature of the project required due consideration of York's unique historic, natural and built environment throughout the planning and design phases. Therefore, the development has been designed to “optimise the beautiful landscape” and is being built with “respect for the existing ecological diversity” around the lake.

### The solution

The University of York Student Accommodation Project will act as a stimulus for the university's student recruitment strategy while meeting the accommodation demands of its expanding global student body. The location was carefully chosen to strengthen the link between two campuses (Campus East and Campus West) while maximising views of the lake and surrounding parkland. Significantly, we are utilising a state-of-the-art off-site manufacturing facility, located in the north of England, to deliver the scheme. This will enhance quality, safety and sustainability. Key elements of the development include modular external sandwich panels, prefabricated steel bathroom pods, and pre-assembled services distribution racks. Our solution of 1480 units features a room mix of 10% economy, 75% standard and 15% premium, and is based on a cluster arrangement. It is worth noting that our innovative proposal exceeded the university's brief, as the overall bedroom count delivers over 200 more additional rooms in comparison with the minimum requirements.

### Outputs & Benefits

- Expertise:** We have engaged our design, build, funding and operational expertise
- Modern Methods of Construction (MMC):** The design and construction has embraced MMC. Elements include prefabricated sandwich panels with integrated external brick finishes, insulation, windows, first fix services and finished internal walls
- Habitat:** We are committed to making habitat improvements and biodiversity enhancements including native planting, encouraging indigenous species and facilitating improved connectivity between complementary habitat types
- Water protection:** Existing drainage channels and local becks have been identified and shall be protected during construction works. Run-off from unmade ground will be controlled and we will adapt filtration and settlement measures to remove any suspended solids



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

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