



Students Residences, Pershore

Contract Details - Education

Value:	£3.2 m	Client:	Warwickshire College
Start Date:	26th October 2009	Architect:	Robothams
Completion Date:	10th September 2010	Quantity Surveyor:	Osbornes
Duration:	46 weeks		

Contract Description

- Two three-storey blocks with the 2nd floor rooms partly in the roof to provide 98 study bedrooms.
- Vibro piles were used due to the poor ground conditions.
- Traditional load bearing brick and block construction, with precast beams and timber pitched slate roof.
- The external elevations consist of curtain walling, brickwork, hardi plank boarding and natural slate roof.
- Two stage JCT 2005 design and build contract.

Key Features

- Prefabricated toilet & shower pods providing uniform quality.
- A very short contract programme achieved by using a temporary waterproof membrane to the 2nd floor beams, enabling finishing trades to proceed.
- Sustainable elements - solar panels, stormwater to a new lagoon for irrigation, heating provision to link with future biomass boiler and reduction in surplus spoil off site by optimising levels.
- BREEAM Very Good rating.
- Existing overhead 11Kva electric cable across entrance to site and parallel to one block, required a number of protective goal posts and alternative access arrangements.
- Newts were identified in a small pond and protection measures initiated.
- Delays caused by cold weather were caught up to enable completion for start of school year.