



## Student Residences, Leamington Spa

### Contract Details - Education

Value: £3.1 m  
 Start Date: 7th July 2008  
 Completion Date: 24th July 2009  
 Duration: 54 weeks

Client: Warwickshire College  
 Architect: Robothams  
 Quantity Surveyor: Osbornes



### Contract Description

- Two three-storey blocks linked at ground floor with a common room and laundry room, to provide 96 study bedrooms.
- Traditional load bearing block & brick construction with precast beams, timber pitched slate roof.
- External elevation consists of glazing, cedar boarding alongside white and grey render.
- Curtain wall with thermal quality glass.
- Two stage JCT 2005 Design and Build Contract.

### Key Features

- Prefabricated toilet & shower pods providing uniform quality.
- Temporary waterproofing at 2nd floor level to allow finishing trades to progress.
- Floor levels optimised to reduce excavation and cart away.
- Enhanced sound insulation to rear elevation due to proximity of railway.
- Sustainable elements included 10% increase in insulation above Building Regulations, Solar Panels, modular water storage system and use of crushed brick hardcore.
- Sample room completed for client approval.