



Kingston University Residences Project

A dynamic partnership consortium transforming the student experience with innovative, energy-efficient design solutions and state-of-the-art accommodation and facilities.

In July 2020, Kingston Student Living (KSL), a consortium formed by EQUANS and Equitix, commenced works on a major £200 million student accommodation scheme for Kingston University, the largest Higher Education provider in south-west London.

As part of the contract, EQUANS is redesigning and regenerating existing student accommodation, through the construction of 127 additional bedrooms, created through roof top development on 15 blocks, and introducing newly built kitchen common rooms at the Seething Wells campus.

Additionally, the renovation of redundant Grade II listed buildings will deliver impressive new event spaces for both the university and wider Kingston community.

The construction phase and interim facilities management (FM) will be followed by a 50-year FM and lifecycle contract. EQUANS is also responsible for energy management and monitoring across the sites, bringing leading edge smart building technology to deliver a sustainable student experience and optimise energy efficiency.

Delivering Additional Living and Communal Spaces

With limited available space for new development within the existing footprint of the Seething Wells campus, but a need to create additional bedrooms utilising the airspace above existing blocks by extending upwards provided the ideal solution.

Following necessary investigations to determine the structural integrity of the existing building and confirm their suitability, EQUANS is delivering a total of 15 roof top developments (RTDs) at the site.

The structure and design principles for the single storey extensions are the same for each block, with five blocks being extended to create a third storey, and ten blocks being extended to create a fourth storey.

Works have been carefully phased to minimise disruption to students, with three RTDs, across Blocks B, C and X, being completed in Phases 5a and 5b by February 2021. The remaining RTD extensions complete as follows:

- Blocks D, E and T: August 2021
- Blocks F, G, M, N, P and R: January 2022
- Blocks J, K and L: July 2022



The challenges and solutions

The site at Kingston Hill campus is extremely constrained; presenting several challenges.

The small footprint of the site and limited capacity for larger vehicles, combined with a long and convoluted access route from the main road, has required meticulous solution planning.

To overcome challenges such as lack of storage space and turning circles, robust phasing and logistics strategies have been implemented to ensure that deliveries to site and the allocation of resources is appropriate.

At Seething Wells, the University bus company picks up and drops off regularly throughout the day and, to guarantee safety, a bespoke traffic management plan has been implemented, with the use of a banking system and the creation of new crossing points.

The potential impact on students during the construction phase has also been carefully considered, with programme phasing planned to ensure minimal impact. Programmes of works are scheduled around the academic calendar to minimise disruption and no noisy works are carried out during examinations periods..

Whilst the pandemic during 2020/21 also presented challenges, the site team took the opportunity of there being limited numbers of students on site to consolidate the programme to deliver it in just one year as opposed to during the summer recess over a three year period as originally planned. As such, works to the Kingston Hill site were completed in autumn 2021, providing the new management suite, plant rooms and energy centre, and smart building technology to six blocks of accommodation, delivering a sustainable student experience.

Innovation

Alongside the fabric improvements to campuses, KSL will enhance its delivery through a range of approaches to deliver a highly unique, incredible holistic student experience.

Dedicated Residential Life Managers are supporting all aspects of living in the residences through the development of tailored engagement plans for each site. This face to face personal communication is complemented with digital solutions, including:

- A bespoke microsite (with access immediately available through Near Field Communication tags imbedded into posters on site)
- Digital signage
- A new KSL mobile application

This extensive communications plan, which also includes quarterly newsletters and drop-in sessions, will make key information and support easily accessible for students.

KSL will also establish an innovative 'Incubator' space, taking advantage of the industry expertise within the consortium and providing investment and operational support to start up organisations. The Incubator will bridge the gap between student and professional life; supporting them to commercialise their innovations.

Key features

- ☒ An increase of 127 student bedrooms and associated additional Kitchen Common Rooms
- ☒ Transformation of existing under-utilised Grade II Listed buildings at Seething Wells to provide communal facilities including a student club and multi-use event spaces
- ☒ A two and a half year construction programme incorporating most of the major works at the Kingston Hill campus during the summer recess minimising disruption to student learning
- ☒ Energy management measures that will reduce energy consumption by 35%
- ☒ Smart Buildings with improved digitalisation including internal and external Wi-Fi
- ☒ An innovative and flexible variety of Kitchen Common Room cluster sizes providing students with a diverse offering to meet both personal and social needs
- ☒ Extensive external works improvements to enhance the public realm on both sites
- ☒ Service alterations and provisions to meet student needs in terms of gender and religious separation
- ☒ A KSL smartphone app enabling students' access to all services 24 hours a day, 365 days a year
- ☒ An enhanced 'Incubator' area providing flexible space and proactive financial and corporate support from the consortium
- ☒ Provision of Residential Life Manager to enhance the student experience
- ☒ Flexible approach demonstrated through acceleration of programme at
- ☒ Kingston Hill site, bringing completion date forward to April 2021.

"The environment and spaces in which students live, study and socialise have a real impact on their time at university. This longterm partnership with EQUANS and Equitix will allow us to improve on and upgrade our halls of residence at Seething Wells and Kingston Hill for the benefit of our students, ensuring they have access to high quality, modern accommodation while they complete their degrees."

Professor Steven Spier
Vice-Chancellor,
Kingston University

"EQUANS continues to work closely with all its partners to drive forward zero carbon ambitions and Kingston will be an exemplar of how universities can thrive in a modern world. We look forward to a long and successful relationship with the University."

Colin Macpherson
Chief Executive Officer,
Places and Communities
EQUANS UK & Ireland

Responsible Business

A key element of the partnership between EQUANS and Kingston University is a commitment to delivering social value activities which generate significant benefits for both the student population and the wider community.

As part of EQUANS Responsible Business commitment, the team at Kingston University's Kings Hill and Seething Wells campuses supported 'Welcome Week' by delivering a programme of activities to help settle in students during their induction.

Throughout the construction phase, KSL will continue its extensive social value activities; supporting students by offering post graduate placements, internships, apprenticeships and work experience alongside short accredited training delivered through EQUANS in house Learning and Development Centre of Excellence.

To benefit the wider community, the University's sporting, health, conference and event facilities will be opened up; supporting the borough's cultural, educational and social life.

Environmental Impact and the Zero Carbon Transition

In line with EQUANS strategy to lead the global transition to zero carbon, the upgraded accommodation will boast top of the range facilities in an energy efficient environment.

The project incorporates a range of innovative, energy-saving technologies including:

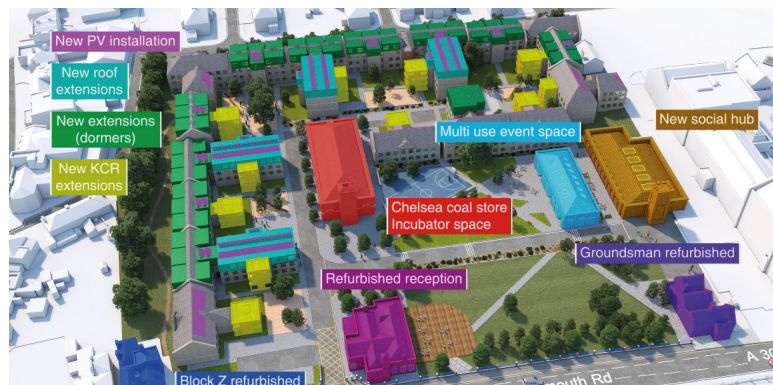
- Air source heat pumps
- Solar PV panels
- High efficiency gas boilers
- LED lighting
- Automated monitoring of water and electricity usage
- Improved ventilation system which incorporates heat recovery
- Thermal performance improvements of the external envelope.

These combined measures will deliver significant reductions in energy consumption of up to 35%, whilst the installation of green roofs to encourage biodiversity, and EV charging points will further reduce the carbon footprint of the buildings.

During the regeneration and build phase, waste is carefully managed to divert waste from landfill and to achieve a 90% recycling rate. To further improve the environment whilst on site, EQUANS Energy and Innovation team has installed 'living hoarding' which offers a range of benefits including reducing noise, dust and particulate pollution, improving air quality and increasing biodiversity by encouraging wildlife.

Additionally, the external landscape of the sites will also benefit from:

- Environmentally focused soft landscaping designed to increase the green footprint and encourage wildlife to campus grounds; improving the overall ecology of the site
- Preservation of protected wooded area and woodland ecology at Kingston Hill and safeguarding larger trees at the Seething Wells site.



The project is subject to BREEAM, with a bespoke assessment for Seething Wells set to achieve a Very Good rating across all buildings and the New Build Management Suite at Kingston Hill set to achieve an Excellent rating.

In 2019, Kingston declared a climate emergency and is committed to protecting and enhancing the environment both now and for future generations. The carbon saving initiatives within the Kingston University project will assist in delivering their objectives to tackle climate change.

The Outcome

On completion, this progressive placemaking project will deliver a world class student living experience which meets the University's immediate needs while providing a framework for the future.

Fully refurbished and new accommodation is complemented by stunning new contemporary spaces, including a café and dedicated event spaces, through the refurbishment of five listed buildings on the Seething Wells site. The Kingston Hill campus will benefit from new and larger communal kitchens and enhanced social areas.

As well as the incorporation of innovative technologies and design features, heritage buildings are also being sympathetically restored and brought back into use. The additional social amenities will benefit students and the wider community; integrating seamlessly with the rest of the borough.

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