

WELCOME

UWE BRISTOL - NEW STUDENT ACCOMMODATION

Welcome to the online exhibition of UWE Bristol's emerging proposals to provide in the region of 420 new student residences on Frenchay campus. The following pages provide an overview of the emerging proposals.

In brief, the project involves the provision of up to 420 new student residences on Frenchay campus to be located in an area of the campus known as Car Park 1 and Car Park 2.

Timetable

An application for full planning permission will be submitted to South Gloucestershire Council in April 2023. If planning permission is granted, the development will commence in September 2023..

Your feedback is important to us

We are pleased to involve students, staff and the local community in the design and planning process. Once you have had the opportunity to review the information comments can be emailed to edwardflood@stridetreglown.com.

Your comments, ideas and suggestions will be considered by the project team and have the potential to influence the final proposals as the scheme is developed in more detail.

University Vision

UWE Bristol is focused on the development of healthy, safe, sustainable and inclusive campuses and spaces. The UWE Bristol Strategy 2030 has identified that the development of the Frenchay campus environment will be necessary to meet the guarantee of accommodation on campus for all students in their first year, with supporting facilities that strengthen first year students' engagement with the University community.

Due to continued year on year demand for on-campus bed spaces UWE Bristol seeks to develop options to deliver high quality and affordable student accommodation developments that will enable UWE to offer a bed space for all first-year graduates. With an earlier student accommodation development on Frenchay campus due to be completed in September 2023, further site for accommodation have been investigated. A new development of student residences has been proposed for the south east corner of Frenchay campus for up to 419 bed spaces, with associated ancillary internal and external spaces included.

Student Residences

Student accommodation plays an important role in helping students to make the transition to university and adapt to living independently. Living in on-campus accommodation helps students easily access university facilities and activities.

There are currently 3,149 student residences on Frenchay campus; the majority of which are let to first year undergraduates. The existing student residences are split across Student Village and Wallscourt Park which provide a range of accommodation types.

The development of 420 new bed spaces will enable UWE Bristol to help guarantee accommodation on campus for all students in their first year.



PROPOSAL

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Use and Amount

The development on the Car Parks 1&2 site will form the development providing 420 bed spaces within two blocks of accommodation.

The accommodation mix has been selected following extensive engagement with current students and the university's accommodation team. A variety of types of accommodation at different rent levels are to be provided to meet the varied nature of accommodation preferences.

The accommodation comprises:

- 20 rooms within 4-bed flats (shared facilities)
- 5 rooms within 5-bed flats (en-suite rooms)
- 138 rooms within 6-bed flats (en-suite rooms)
- 40 rooms within 8-bed flats (shared facilities)
- 216 rooms within 8-bedroom flats (en-suite rooms)

Ground floor uses will include study areas, communal lounge, reception and laundry facilities.

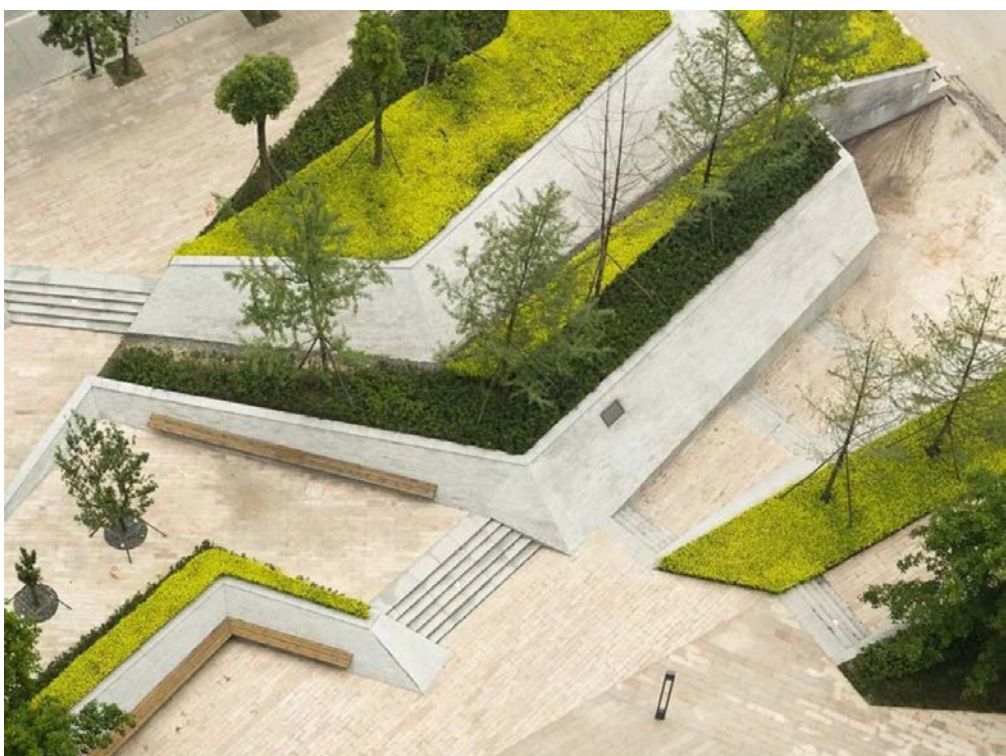
Layout

The two blocks are arranged around courtyards and the lake as well as a central pedestrian and cycle route through the heart of the campus. The courtyards will be landscaped to provide flexible spaces designed for informal gatherings, smaller groups or individual use. A balance of soft and hard landscaping will enable the flexible use of the space and create visual interest.

Appropriate offset distances from neighbouring buildings have been established to avoid issues of overlooking or overbearing impact for occupants of the existing and proposed buildings. Soft landscaping, including tree planting, will assist in filtering views between buildings and carparks.

Scale

The two accommodation blocks will each extend to 4-6 storeys in height reflecting the scale of the adjacent blocks and housing.



Making a feature of level changes



Incidental seating areas



Views of the pond - Amenity routes around



North Site-wide Concept Elevation



East Site-wide Concept Elevation



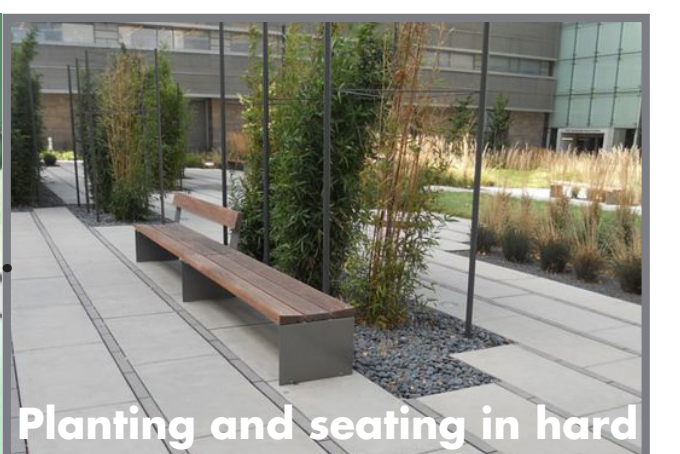
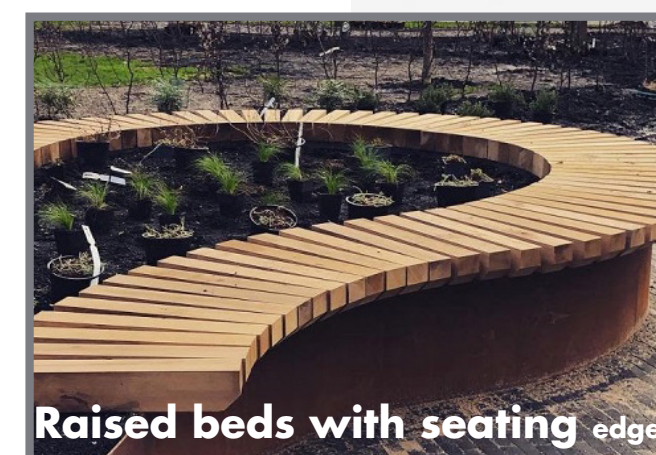
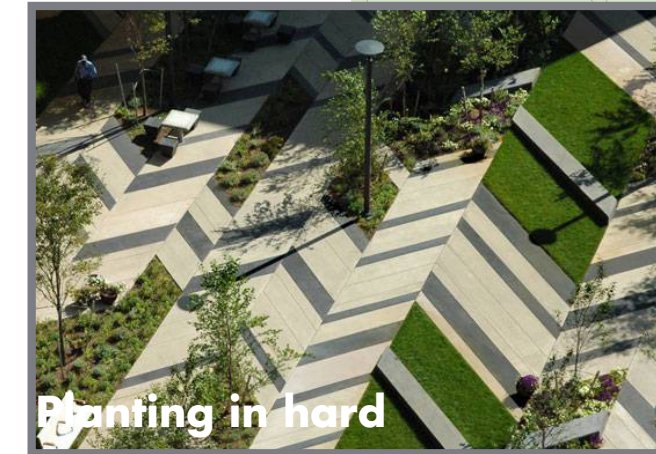
Masterplan concept

LANDSCAPE AND ECOLOGY

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Key objectives in developing the landscape design:

- Strengthen the **connection** with nature through defining boundaries between public and private space,
- Create **amenity spaces** for activity, socialising and relaxing,
- Increase **usability and flexibility** for external spaces - multi-use and function for activity overlap,
- Work with **existing landscape assets**, system and features (trees, waterbodies, biodiverse planting),
- Work with **site microclimate** and provide extended use,
- Use landscape and public realm design to create **sense of place** for the new residential blocks,
- Increase **biodiversity net gain** across the campus,
- Improve **pedestrian and cyclist experience** and connectivity with a pedestrian priority approach and improved cycling routes,
- Provide strengthened **green and blue infrastructure** with water sensitive design and significant tree cover.



APPEARANCE

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The design of the new student accommodation buildings seeks to create a community that has its own identity and character, whilst drawing reference to positive architectural features of other buildings within the wider context to aid in unifying the campus.

Brickwork is used extensively throughout the campus and it is proposed to use this at the external elevations, forming a solid gateway for the main route through. The inner faces of the building will exhibit a more lightweight appearance with a rainscreen cladding arranged vertically using a regular fenestration pattern, reflective of the internal bedroom layout.

The buildings purposefully demonstrate strong geometry which juxtaposes the natural sloping topography, creating opportunities to develop varying building forms. External materials will flow through into the buildings, particularly within the social spaces to give a sense of bringing the outside in.

All materials will be noncombustible, installed by an accredited specialist and fully inspected by independent consultants to ensure that fixings and supports are all in accordance with the manufacturer's recommendations.

Precedents and materiality palette



LIVING AT UWE BRISTOL

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Responding to student feedback, the design approach has been to enhance health and wellbeing by encouraging social interaction and visibility between spaces.

Accommodation is arranged in shared flats, between 4-8 students with communal kitchen, living and dining facilities.

Social areas are available to all UWE residents in the ground floor spaces of the buildings. The aim is to support the community feel and to draw residents through the scheme and into the heart of the development. The social spaces provide areas for the residents to meet up, relax, study, pick up post and parcels and attend events supported by UWE Students Union.

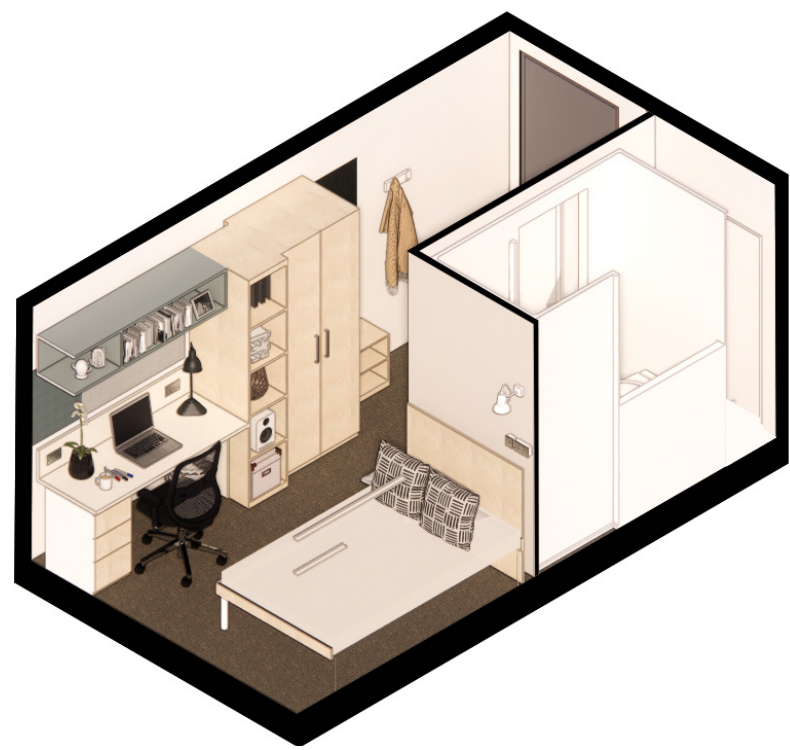
An inclusive approach to access is ensured across the community. Wheelchair users can comfortably traverse the development and the 21 accessible bedrooms are all located within the scheme.

Amenities such as laundrettes, study areas and cycle stores are available throughout the development. Bin stores are located for ease of use and are quantified in accordance with a waste management plan which meets the requirements of the size of community.

The proposed interior concept is based around Biophilic design principles, connecting with nature to improve health and wellbeing. Incorporating elements of nature with the use of sustainable and natural materials into the built environment have demonstrated a reduction in stress, blood pressure levels and heart rates, whilst increasing productivity, creativity and selfreported rates of wellbeing.

The proposal for the interior of the development, positioned close to the lake, is to provide a reflection of the nature, with the use of natural finishes and subdued earthy colours.

BEDROOMS

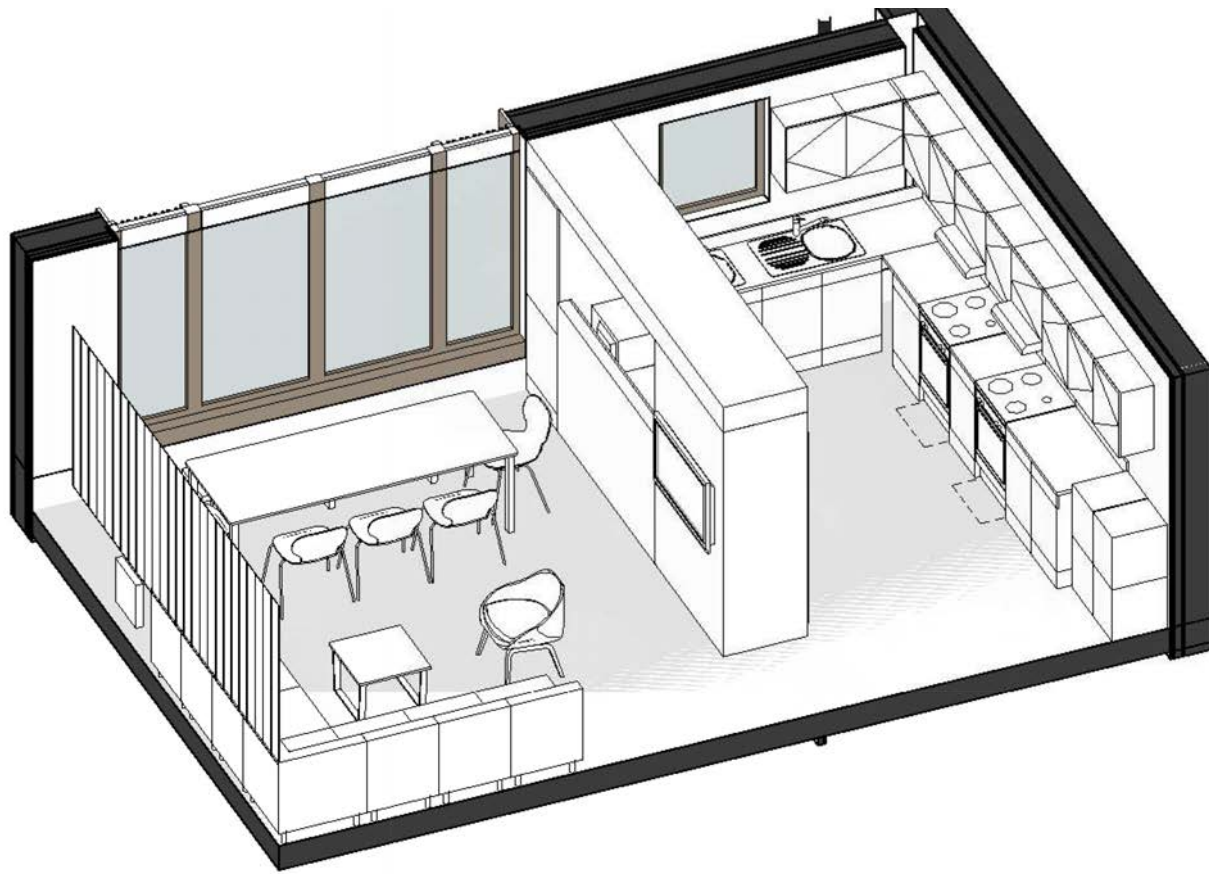


Illustrative view of standard bedroom with an en-suite

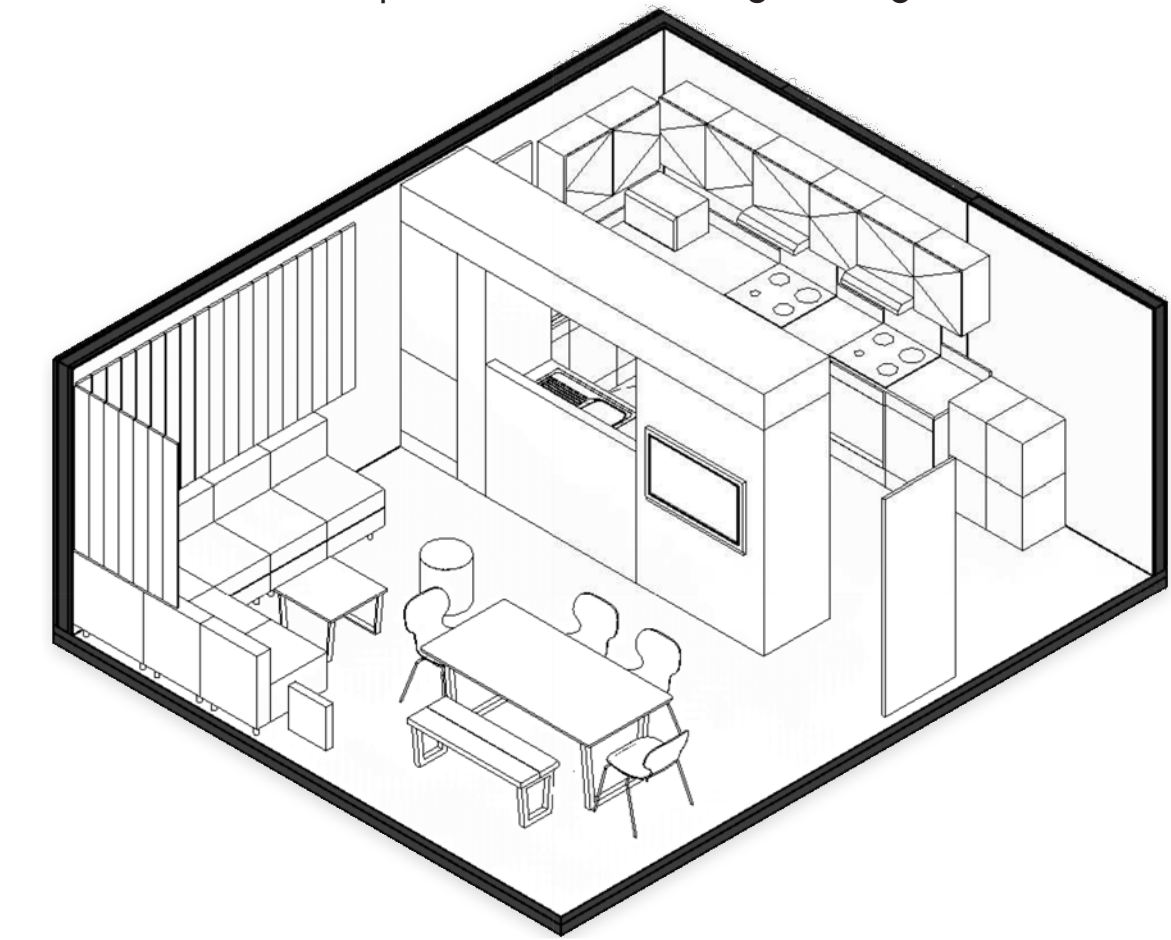


Illustrative view of standard bedroom with shared facilities

KITCHEN, LIVING, DINER



Illustrative view of 8 person kitchen, living, dining



Illustrative view of 6 person kitchen, living, dining



Illustrative view of a typical bedroom



Concept narrative

Illustrative view of a kitchen, living, dining

SUSTAINABILITY

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UWE Bristol recognises the climate change and environment emergency. Through the 2030 Strategy UWE Bristol are working to address the urgency of the challenges that these present and strive to fulfill the role in the achievement of the United Nations' Sustainable Development Goals.

UWE Bristol will therefore:

- Be carbon neutral as an organisation, with netzero emissions of greenhouse gases by 2030
- Work through the ISO 14001 standard to set clear targets and plans to reduce water and energy use, cut waste generation including food waste, and support biodiversity
- As signatories to the UK Plastic Pact, eliminate all but essential single- use plastic and meet the 2025 targets for recycling and reuse
- Establish all campuses as clean air and smokefree zones
- Invest in and secure year-on-year improvement in travel sustainability for staff, students and visitors
- Work with students to explicitly address climate change and environmental challenges through teaching, learning and curriculum
- Support research that addresses issues relating to climate change, environmental challenges and biodiversity

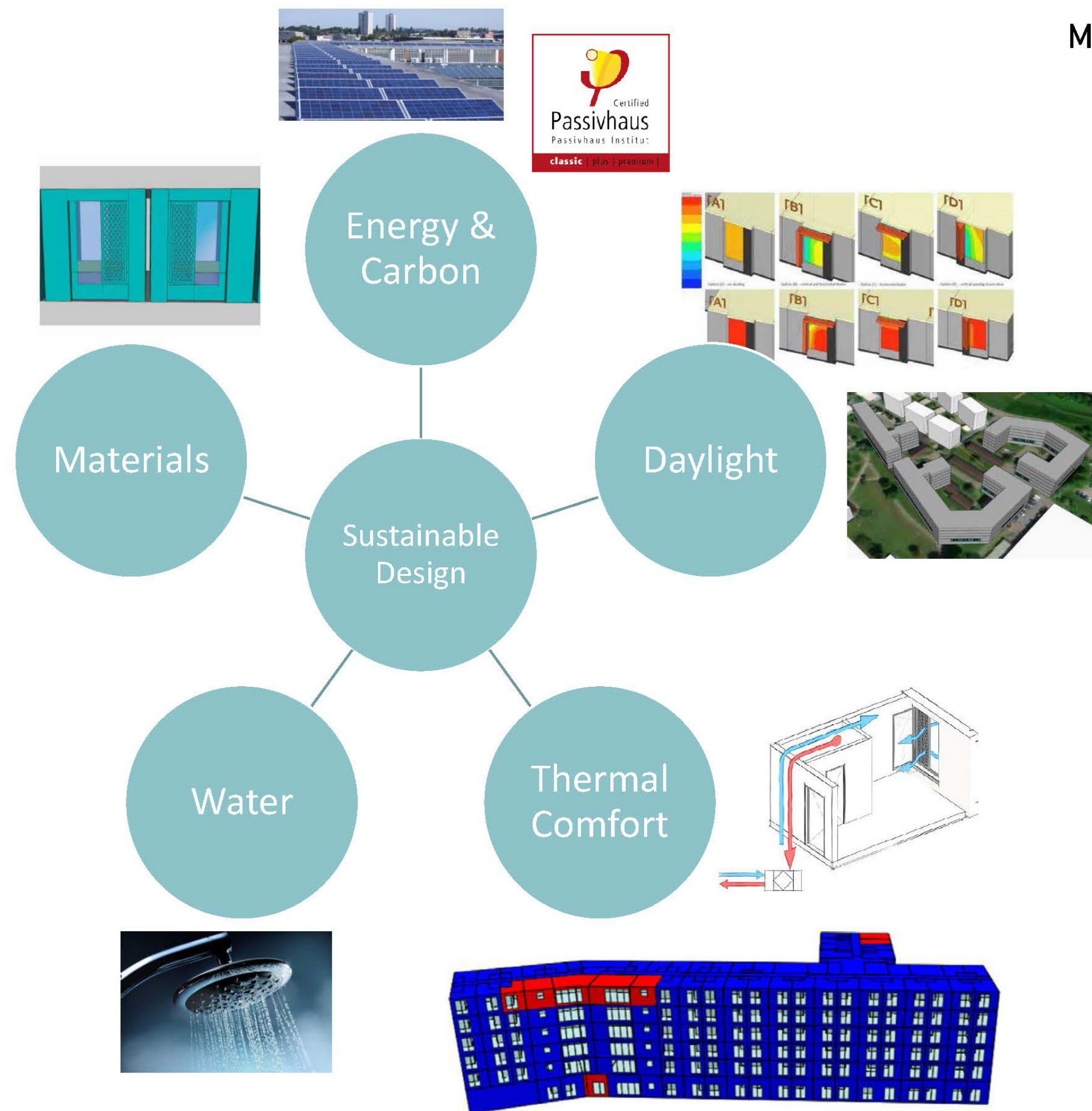
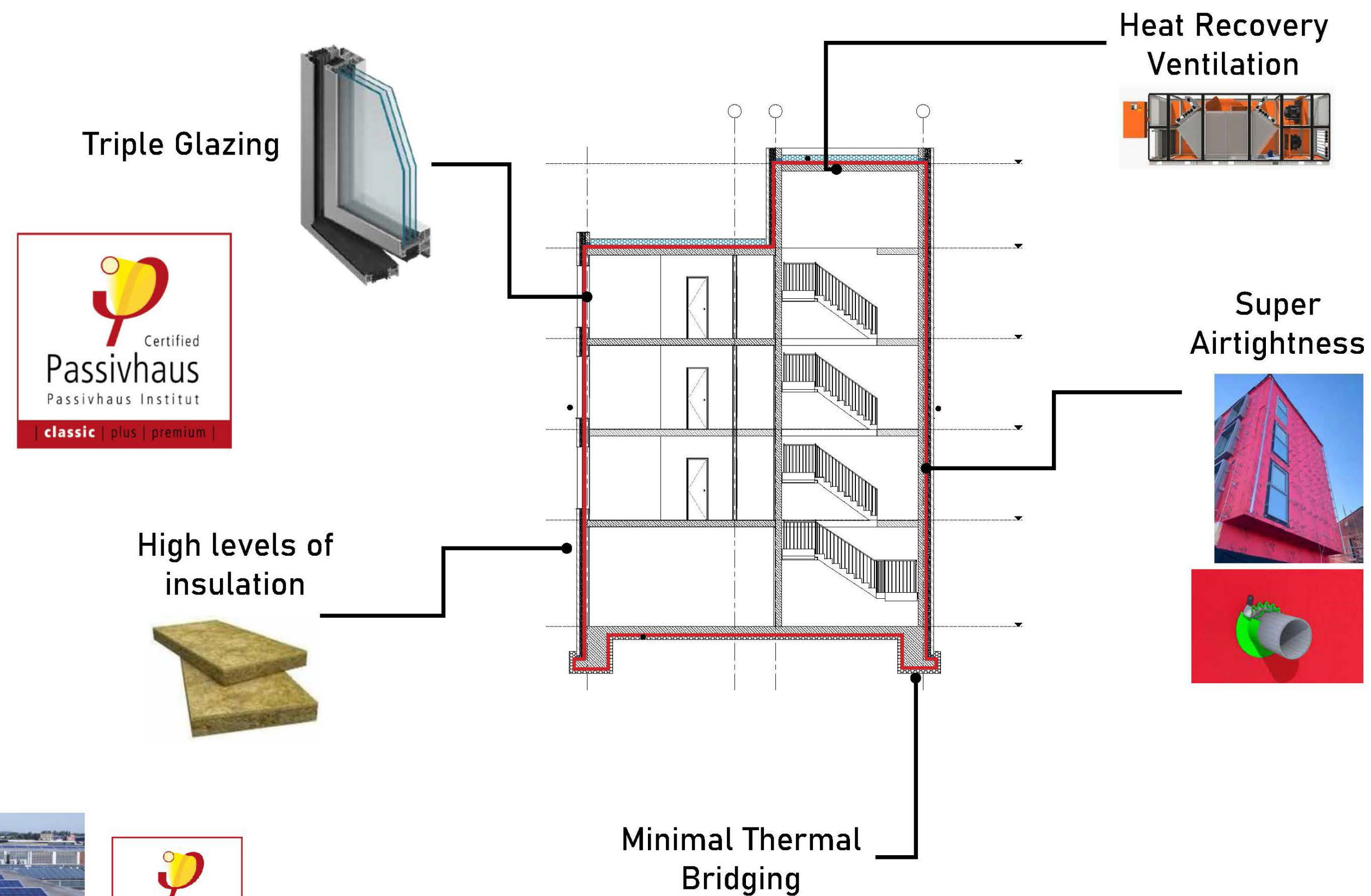
As a direct result of the above aims the student accommodation project is to be designed as a Passivhaus development.

Passivhaus is a building performance standard with a focus on the building fabric to achieve extremely low energy consumption and high thermal comfort, boosting the wellbeing of occupants.

Some key features of Passivhaus buildings are:

- Air-tight construction to avoid cold draughts and reduce heat losses
- High levels of thermal insulation to reduce heating demand
- Triple glazing to reduce heating demand and improve occupant comfort
- Mechanical ventilation with heat recovery to provide indoor air quality while minimising energy use
- High levels of quality control during construction to ensure that the required air tightness can be achieved, insulation is installed properly, and services commissioned correctly.

Early assessment work indicates that by following the Passivhaus approach the student accommodation development is expected to reduce carbon emissions by over 60% compared to similar developments that haven't followed the Passivhaus approach. This is primarily due to the reduction on heating demand brought about by the highly thermally efficient nature of the design and construction.



Form Factor	Rating	These buildings
<1	Outstanding	
1-1.5	Excellent	
1.5-2.5	Good	
2.5-3.5	Average	
3.5	Poor	
>4	Very Poor	

