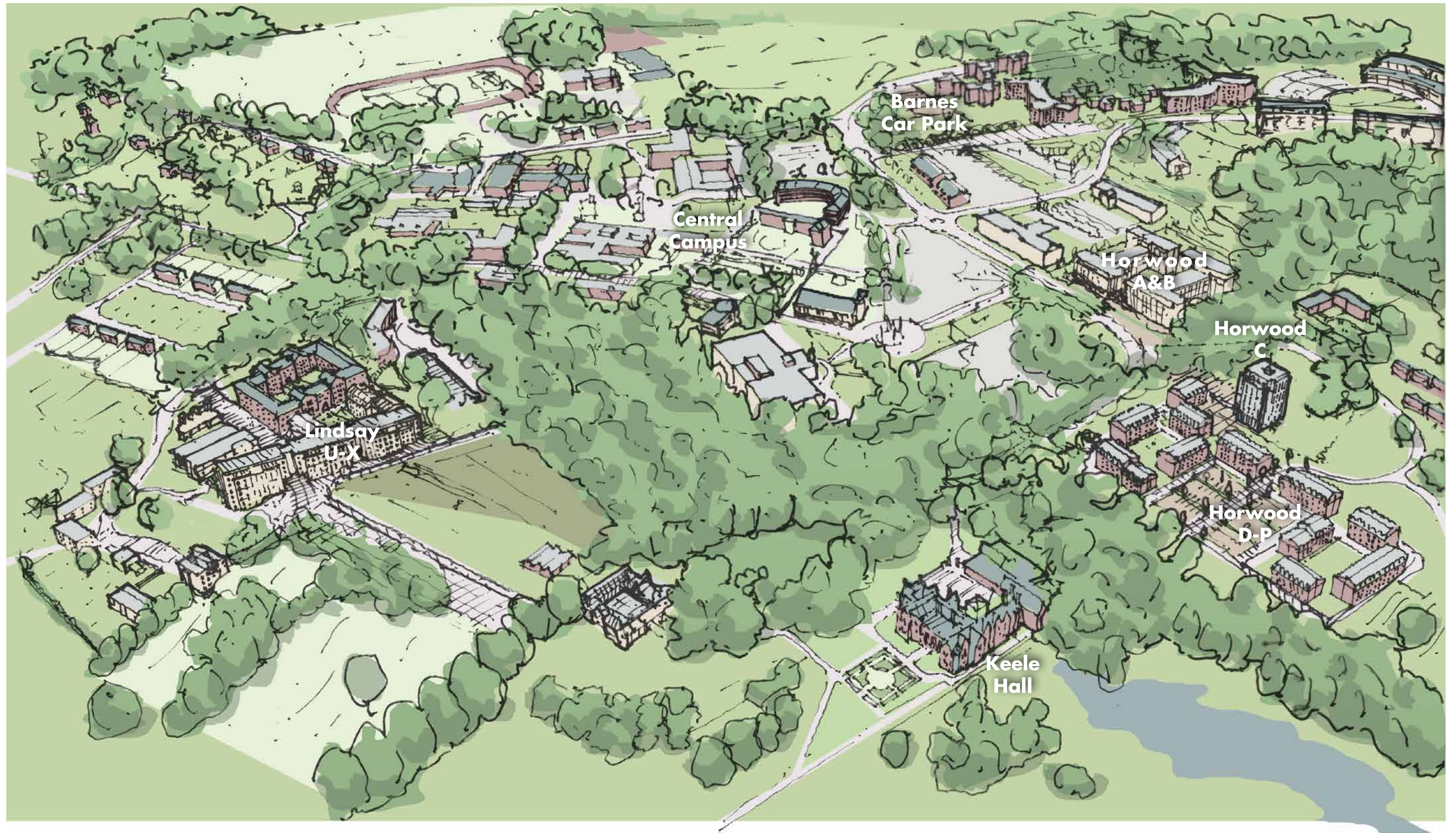


PROPOSED ACCOMMODATION DESIGN

HALLS DEVELOPMENT BY 2022



PROPOSED ACCOMMODATION DESIGN

DEVELOPMENT LOCATIONS

Why are we building?

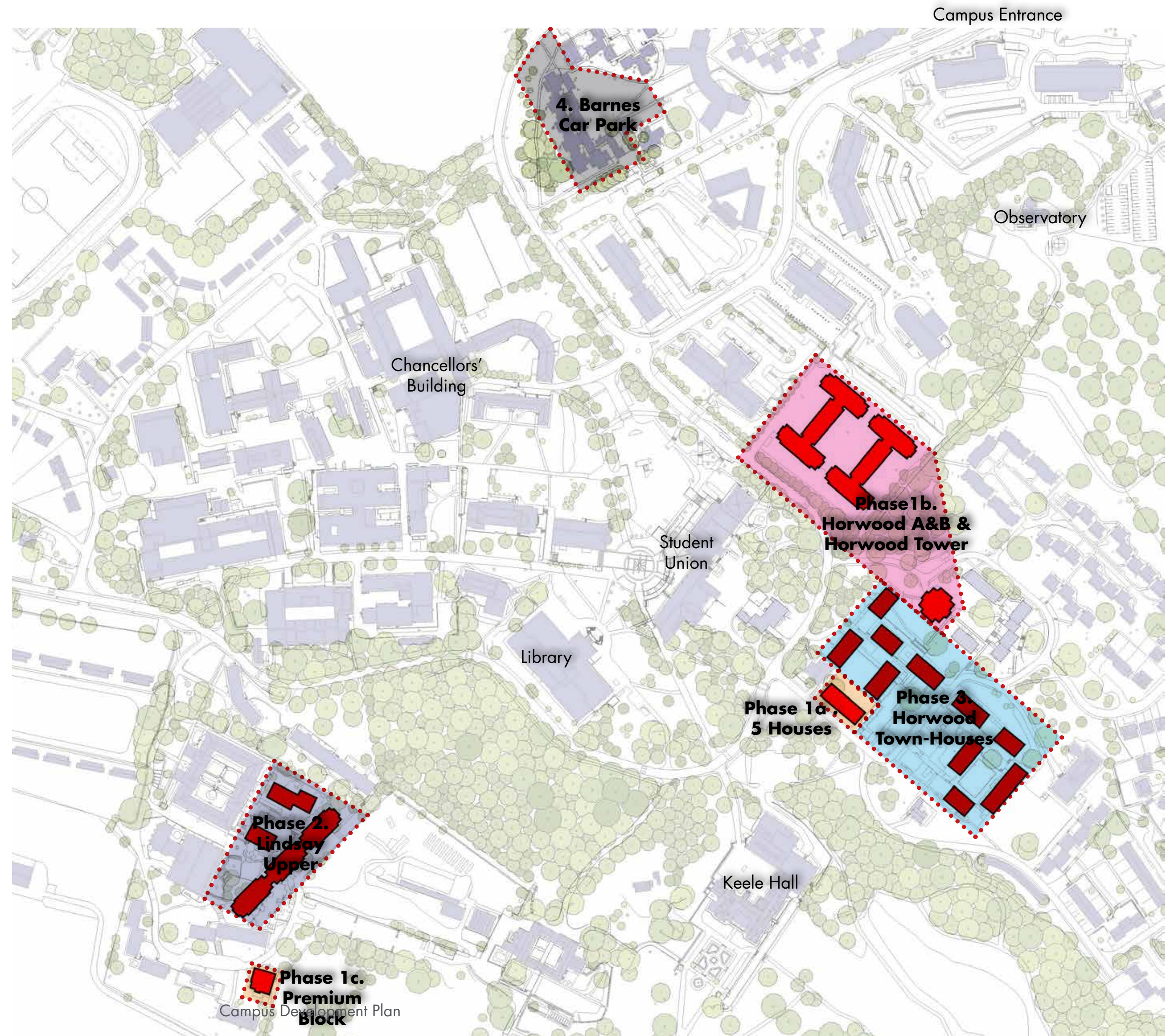
- Keele is growing and we need more bedrooms to be able to offer first years, finalists and post-graduates affordable accommodation on campus.
- Parts of the existing halls accommodation are tired and in need of replacement.
- Parking is a major issue which requires addressing.

When are we building?

- We need to deliver the new accommodation as quickly as possible.
- The first phase will start on site in early 2019
- Construction will take place in a number of phases between 2019 and 2022

What are we building?

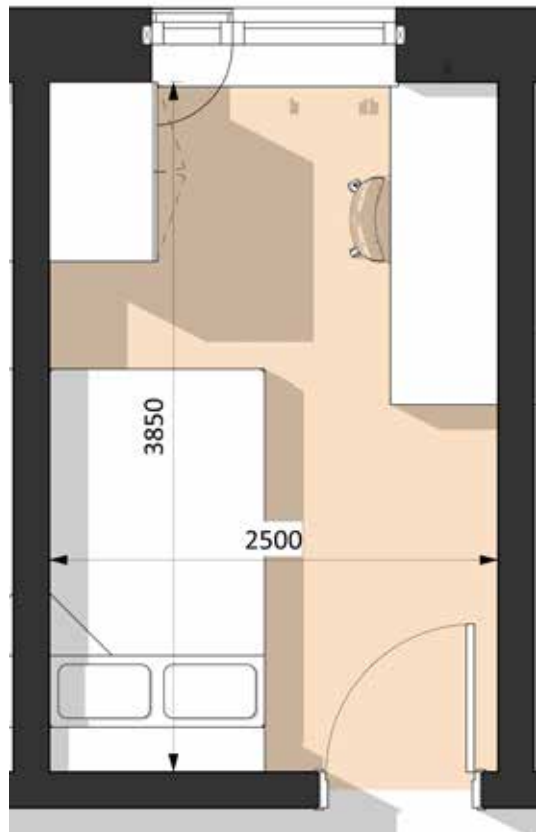
- Demolition of circa 700 existing bedrooms and construction of circa 1500 new bedrooms will see a small increase in bed numbers on campus which will meet our growth estimates.
- There will be a mix of blocks containing cluster flats and terraces of 3/4 storey town-houses. The existing tower at Horwood will be replaced.
- The new blocks will be laid out to create communities within the existing halls.
- They will be designed to respond to the specific context and unique character of each of the existing halls.
- Enhanced landscape and public realm will create a clear distinction between the academic core and the residential neighbourhoods



PROPOSED ACCOMMODATION DESIGN

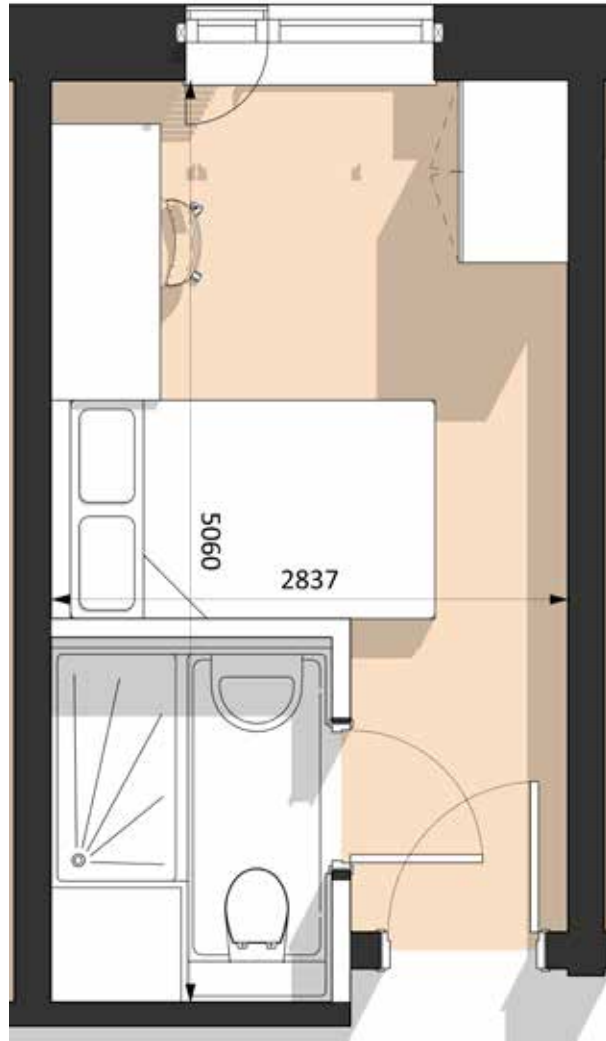
TYPICAL BEDROOM LAYOUTS

Standard Bedroom



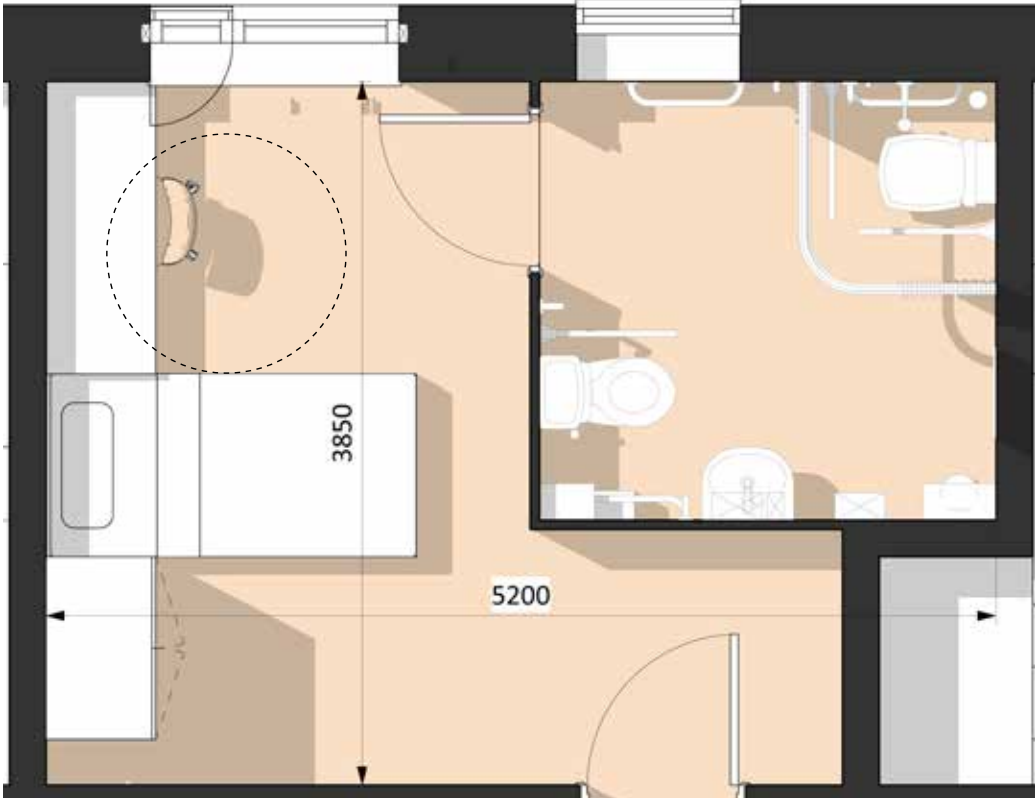
Standard Room Layout 9.6m²

Ensuite Bedroom

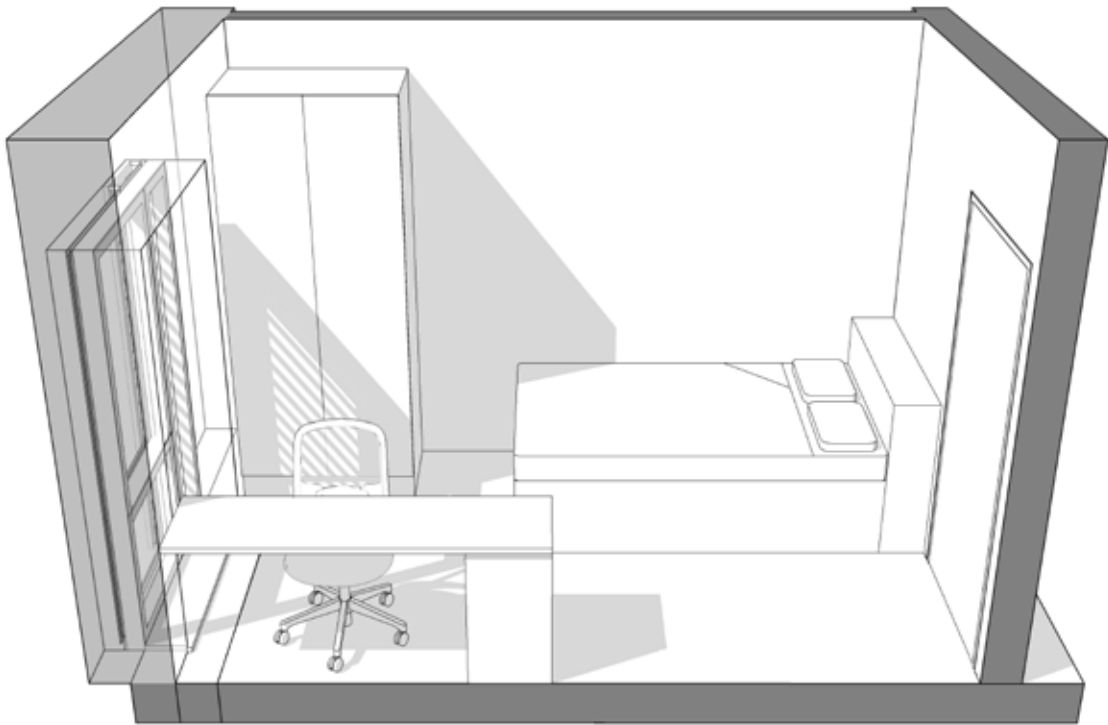


Ensuite Room Layout 13.5m²

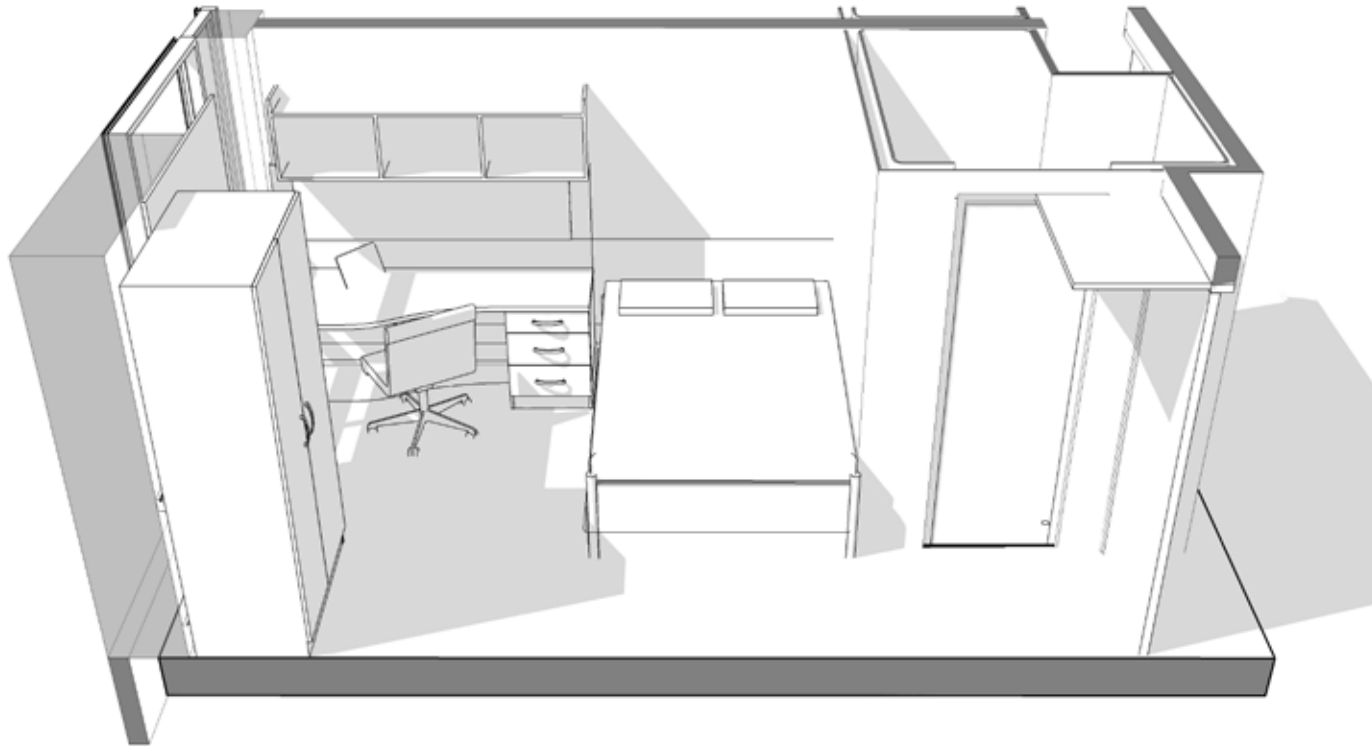
Accessible Bedrooms



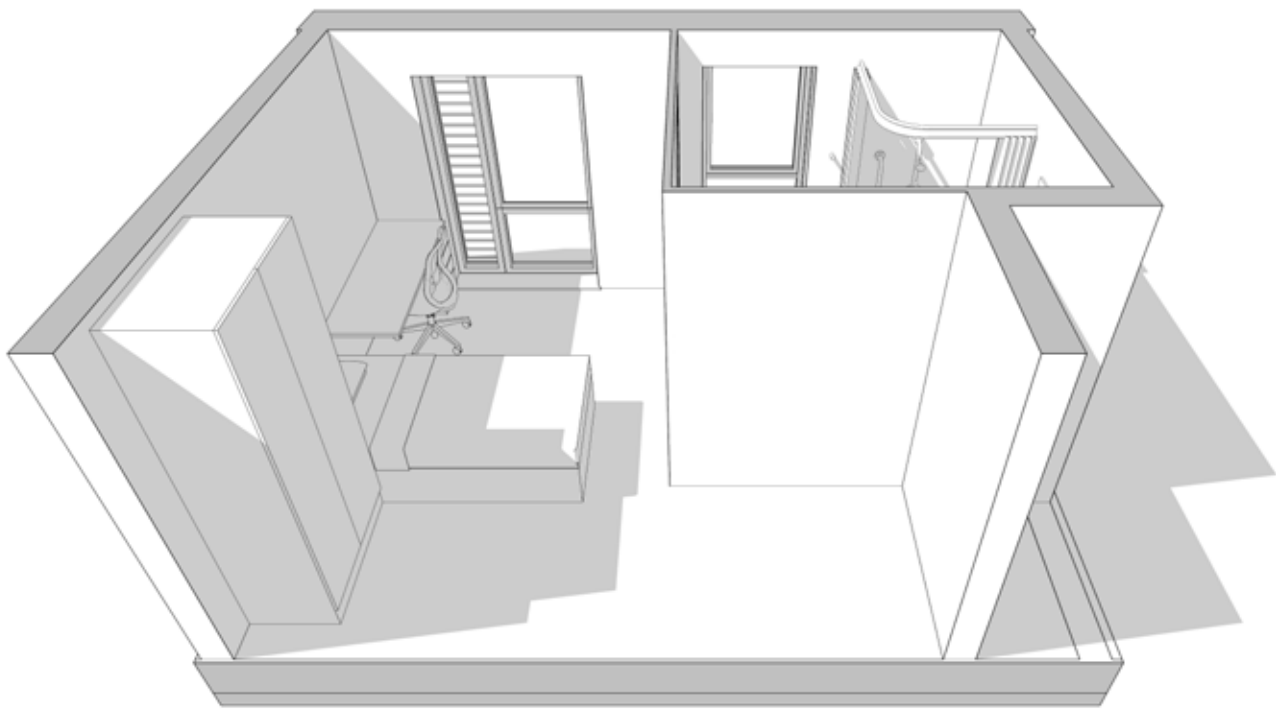
Typical Accessible Room Layout 19.5 m²



Standard Room Interior View



Ensuite Room Interior View

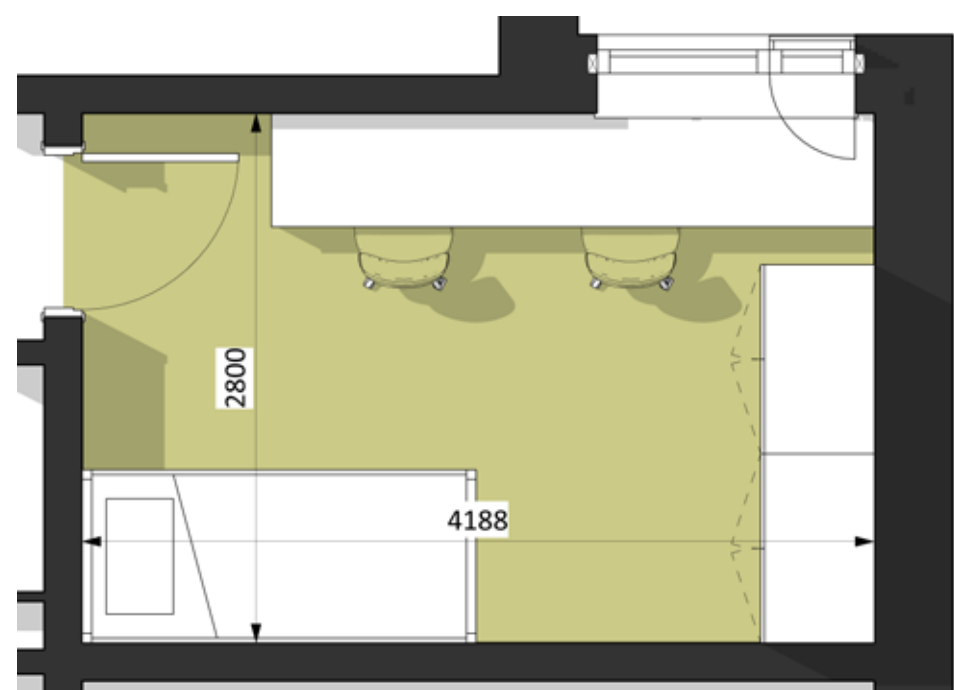


Accessible Room Interior View

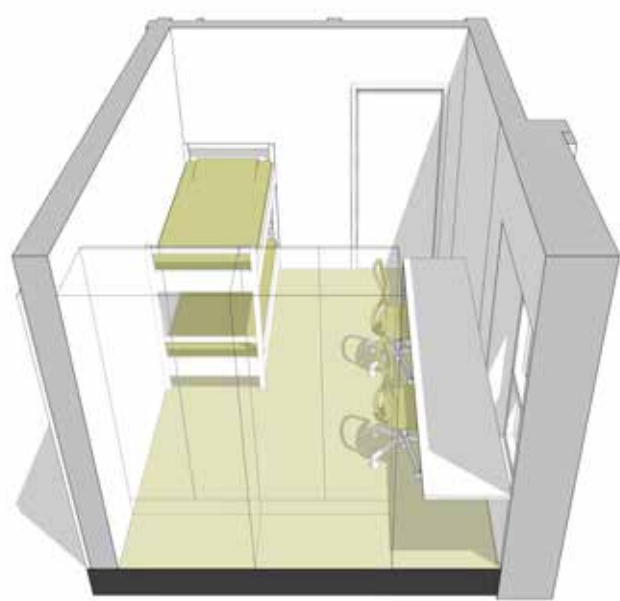
PROPOSED ACCOMMODATION DESIGN

DUAL OCCUPANCY ROOM OPTIONS

Option 1 - Bunk Beds [singles]

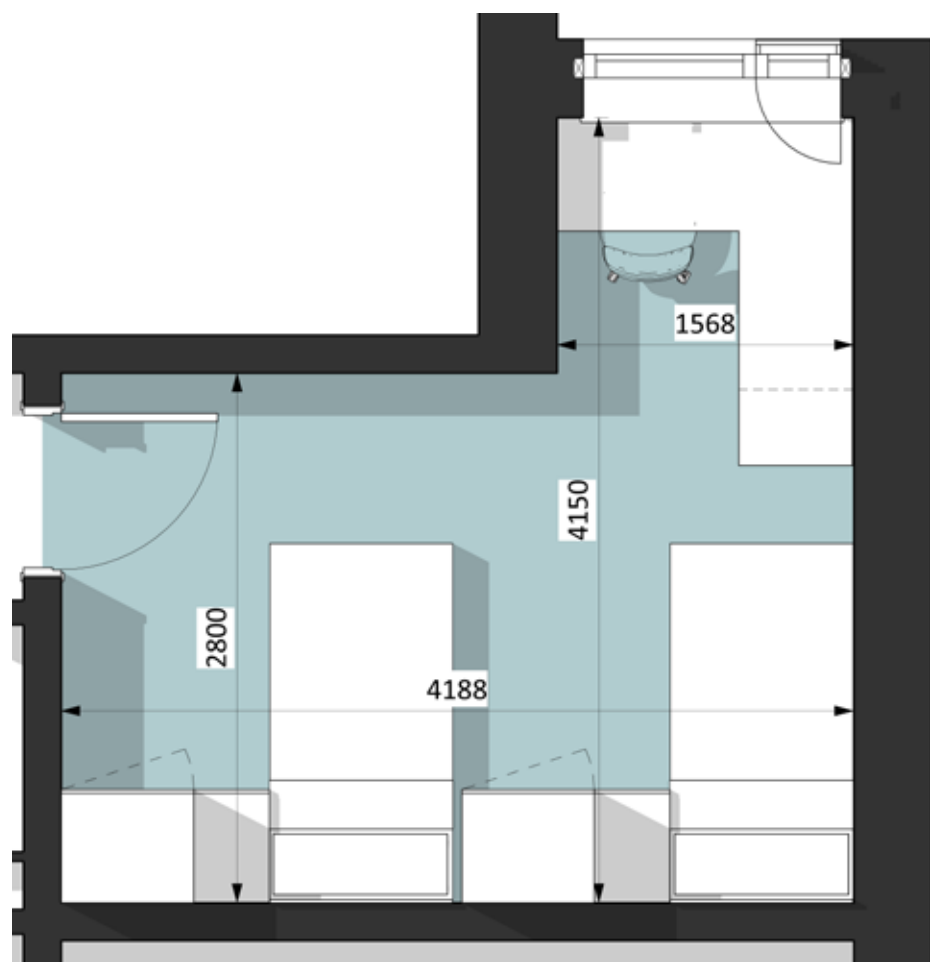


Bunk Room Layout 11.5m²

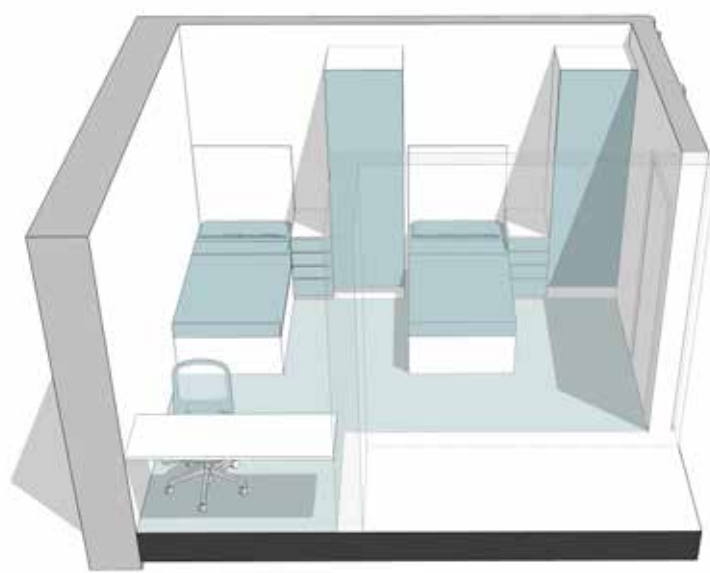


Bunk Room Interior View

Option 2 - Twin Bed Room [large singles]



Twin Room Layout 13.5m²

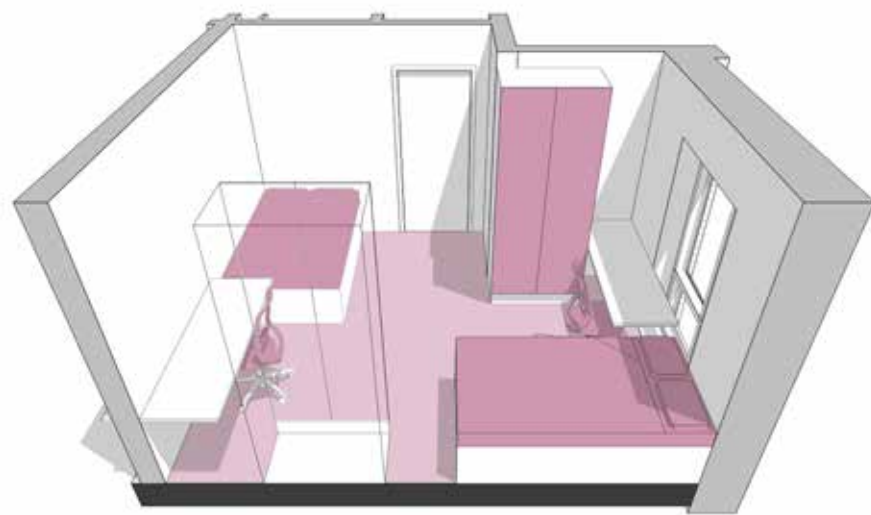


Twin Room Interior View

Option 3 - Twin Bed Dorm [extra large singles]



Dorm Room Layout 16.5m²



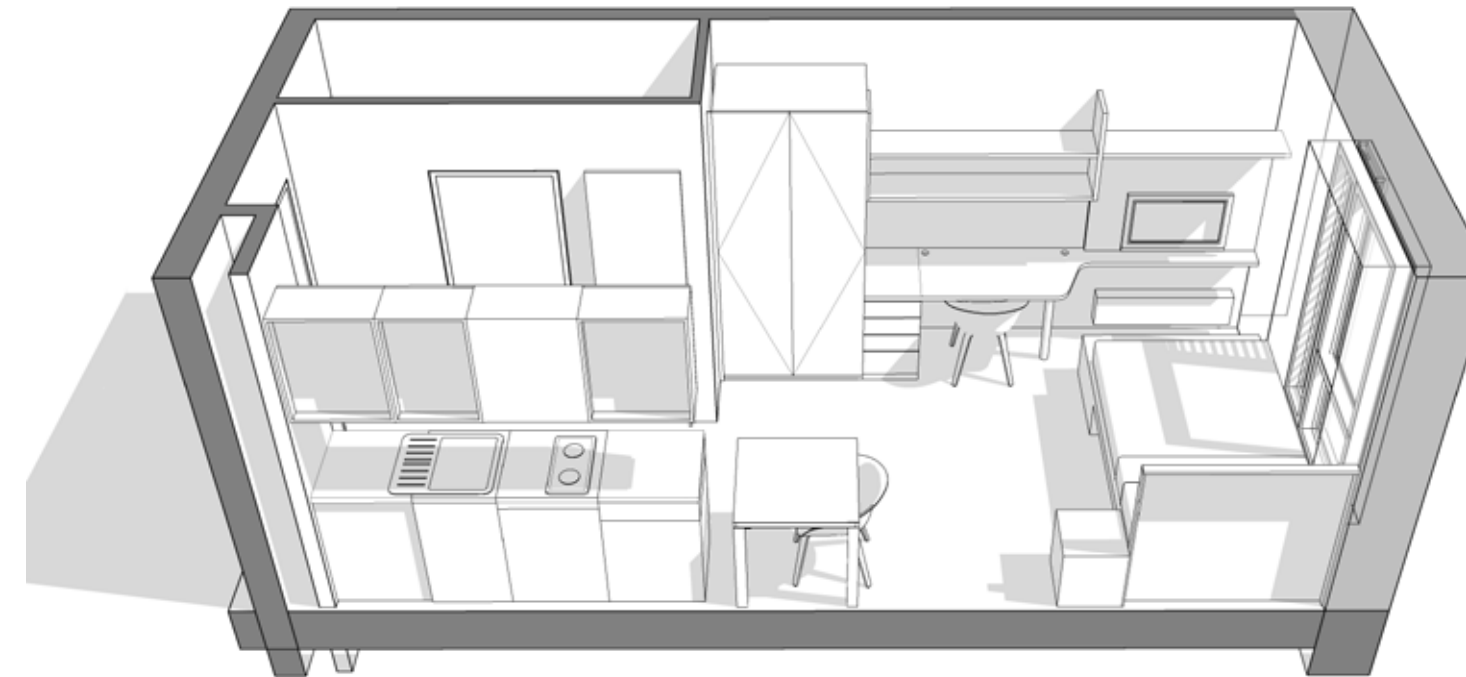
Dorm Room Interior View

PROPOSED ACCOMMODATION DESIGN

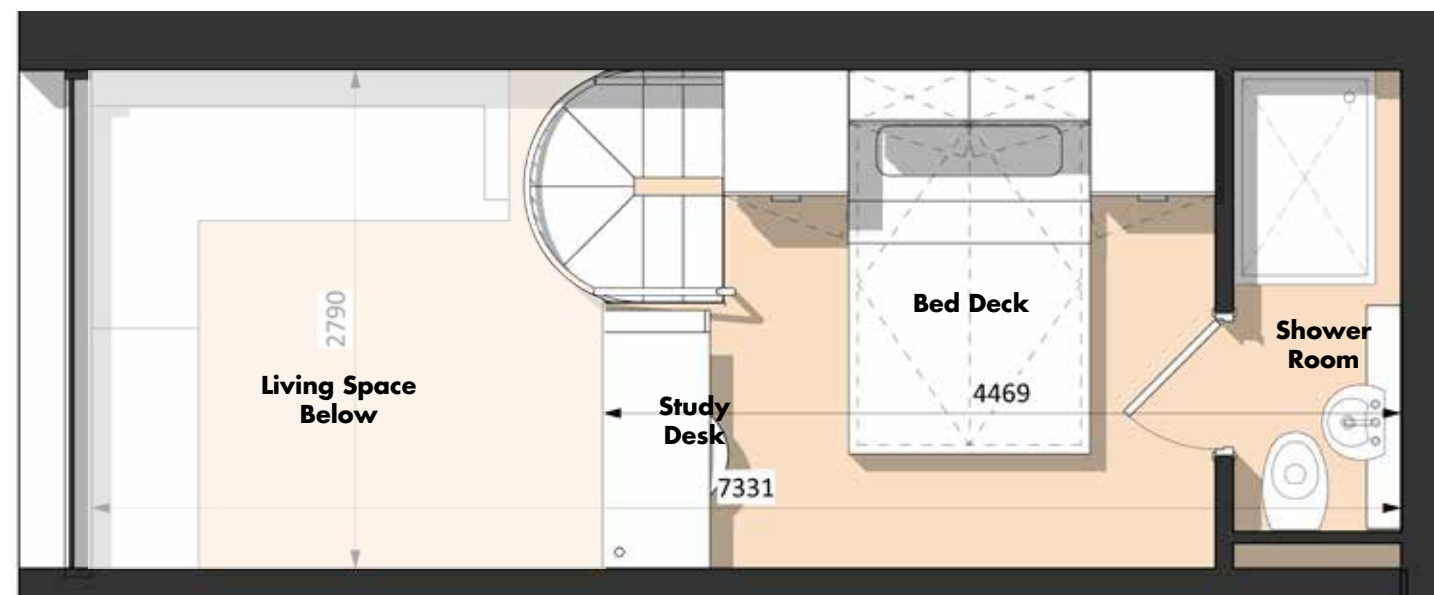
PREMIUM ROOMS

Premium Facilities Include

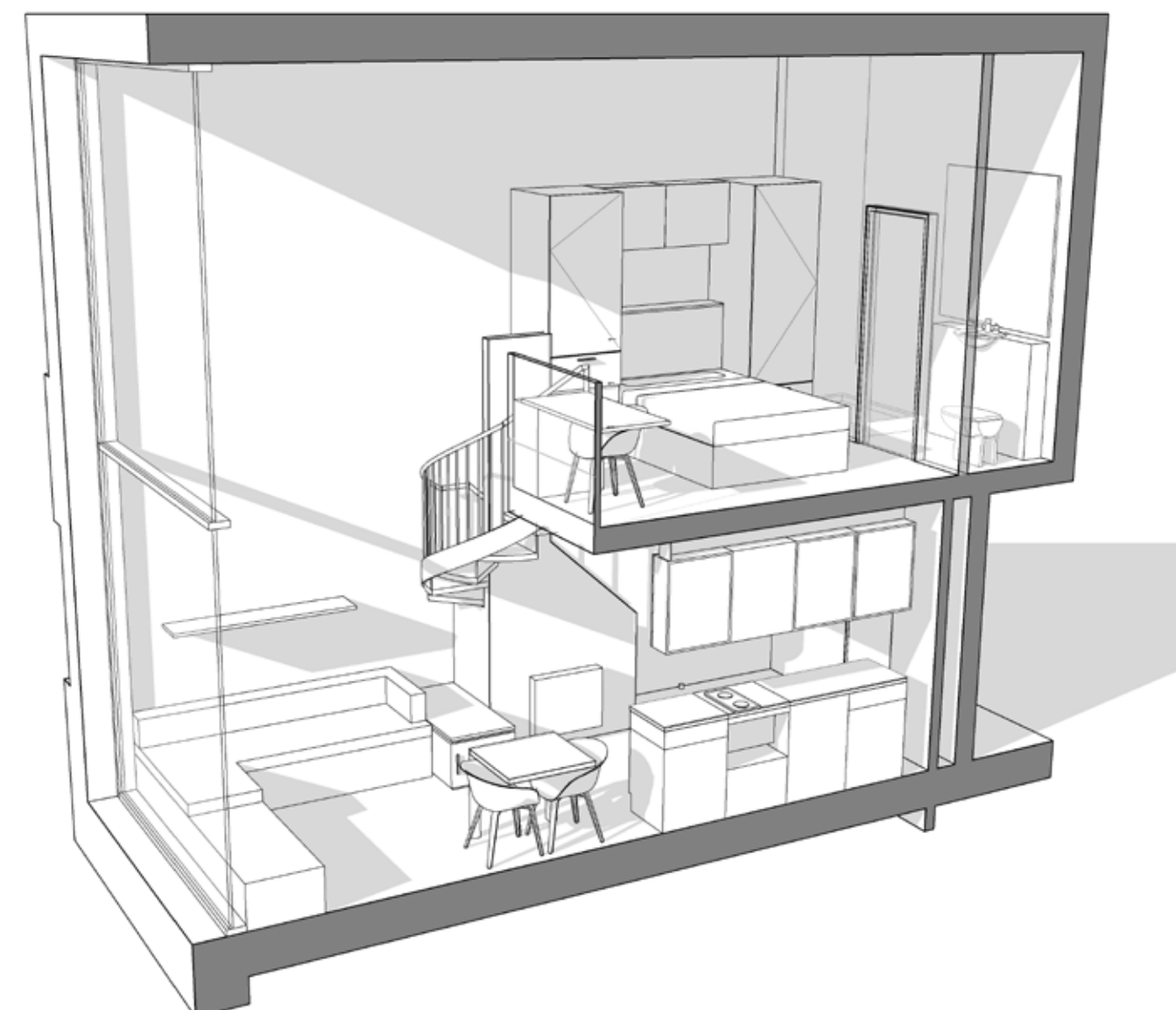
- Efficient, well laid out rooms each contain;
 - En-suite bathroom
 - Compact kitchen
 - Dining table
 - Study desk
 - Double bed
- Studios are 20m² - suitable for single occupancy
- Duplexes are 30m² - would also suit couples sharing
- Communal Lounge within the block
- Potential for external balconies



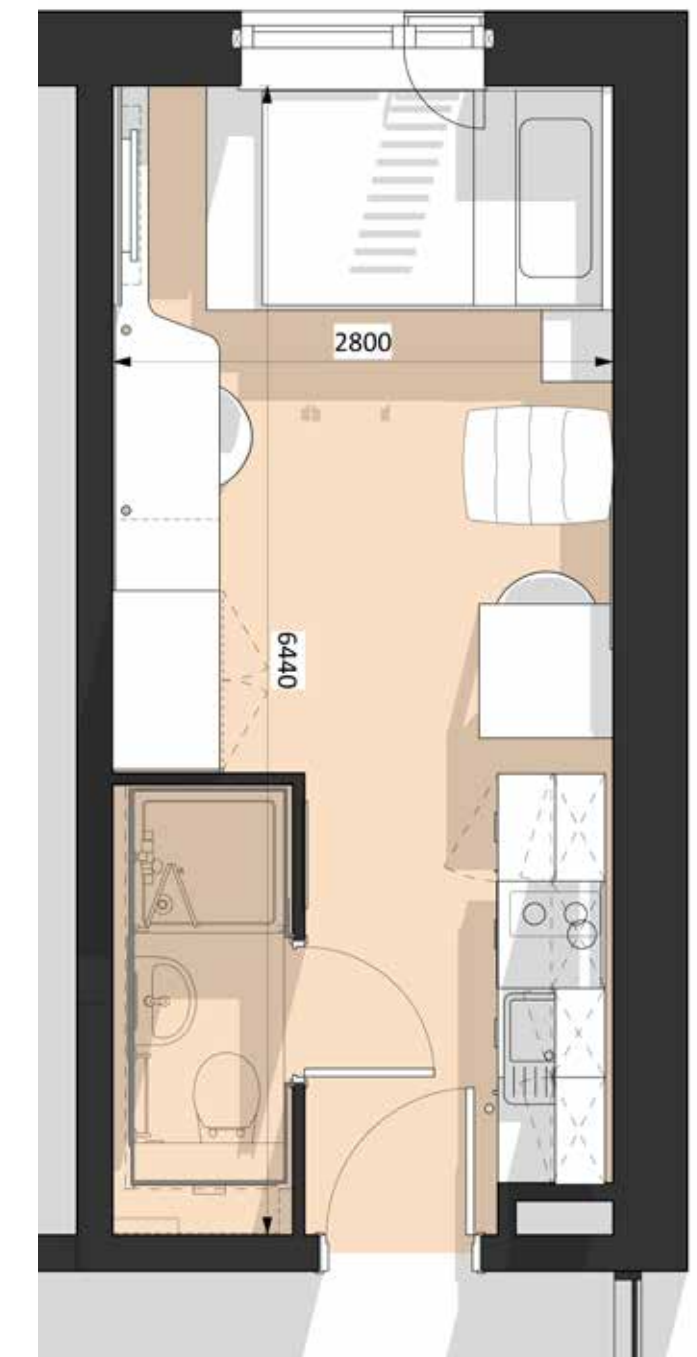
Studio Interior View



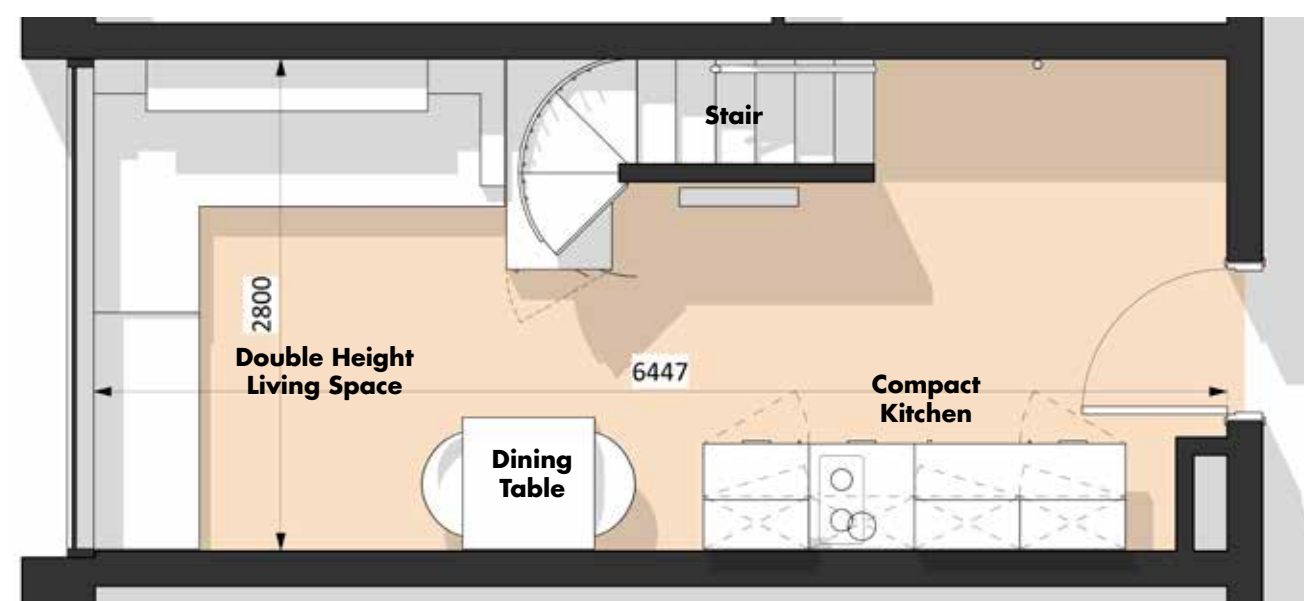
Duplex Upper Floor Layout



Duplex Interior View



Studio Floor Layout

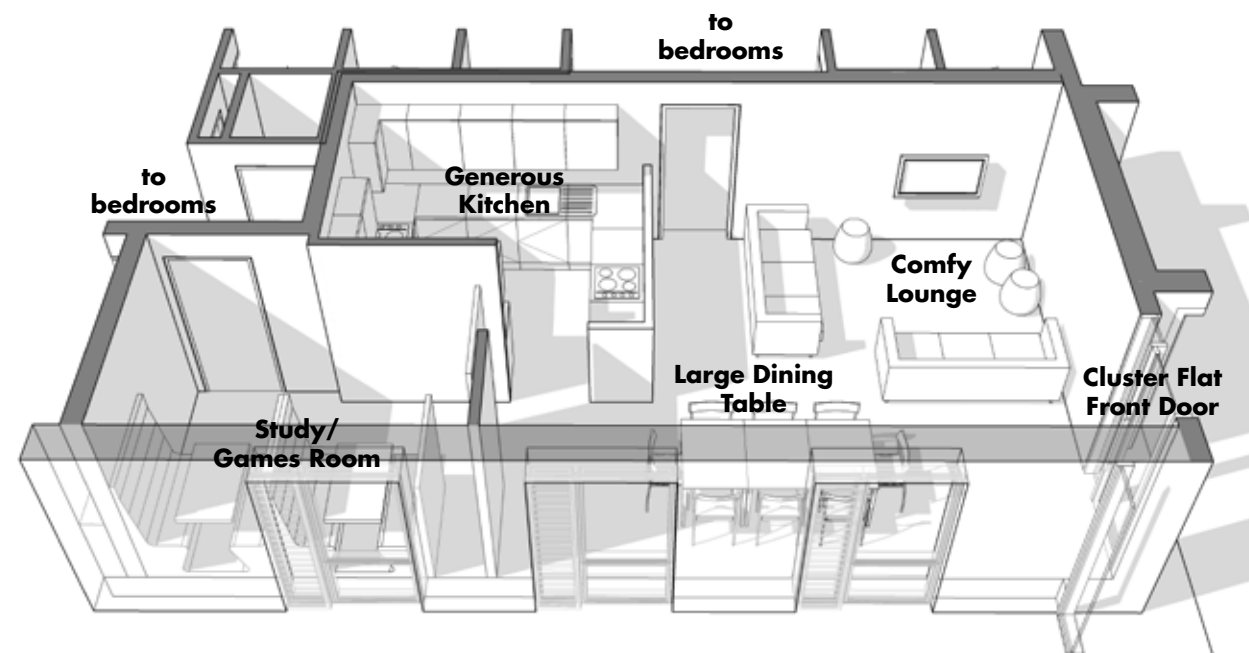


Duplex Lower Floor Layout

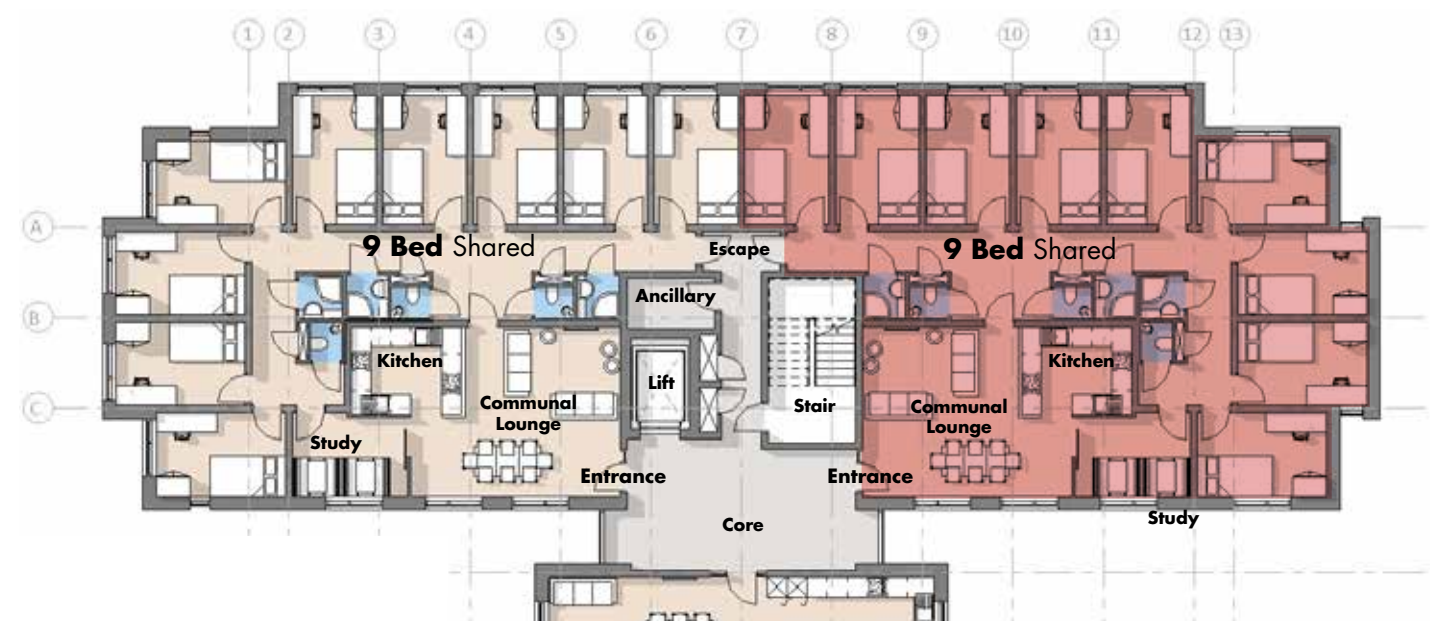
PROPOSED ACCOMMODATION DESIGN

SHARED FACILITY BLOCKS

Horwood A&B



Communal living Space View



Horwood A & B - Typical Upper Floor Layout

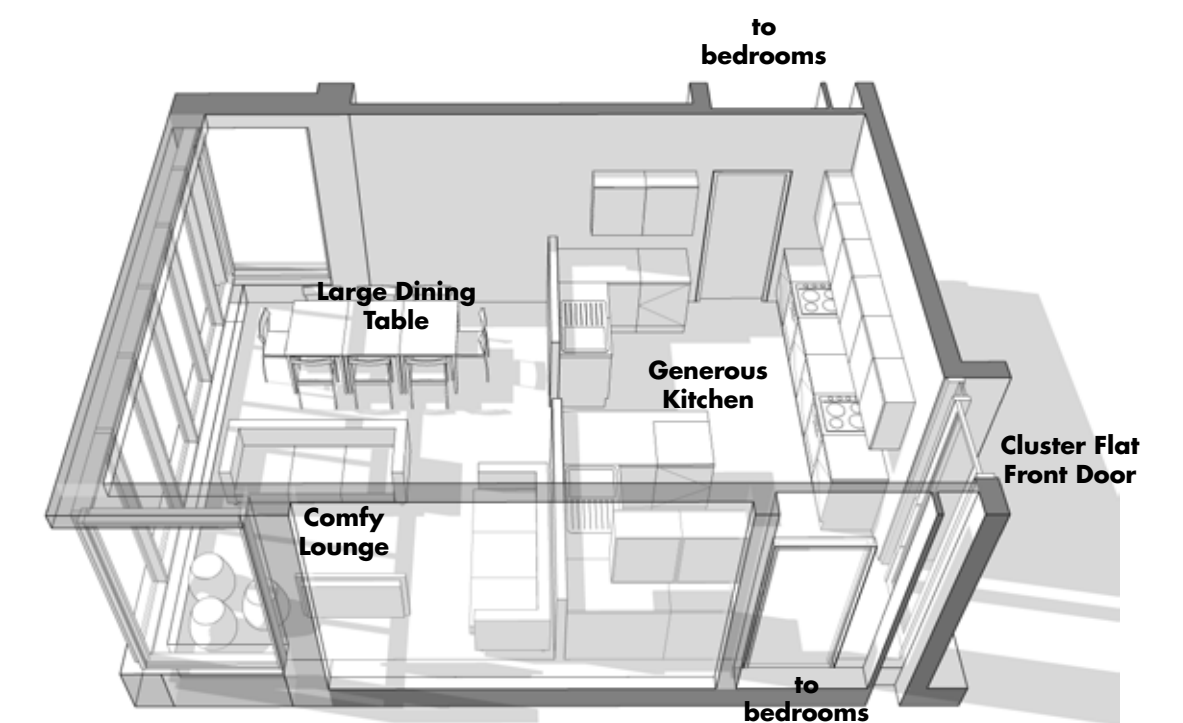
9 Bed Shared Facility Units:

- Clusters entered through living space
- Secondary escape from bedroom corridor
- Generous, well laid out communal living/dining/kitchen spaces
- Potential for separate quiet study/games room
- Communal spaces overlook courtyards
- Block entrances within courtyard
- Bathroom facilities shared in groups of 3, located close to bedroom doors
- 'Shared' bedrooms @ 9.6m²
- Very efficient layouts with stair/lift cores serving 3 clusters per floor

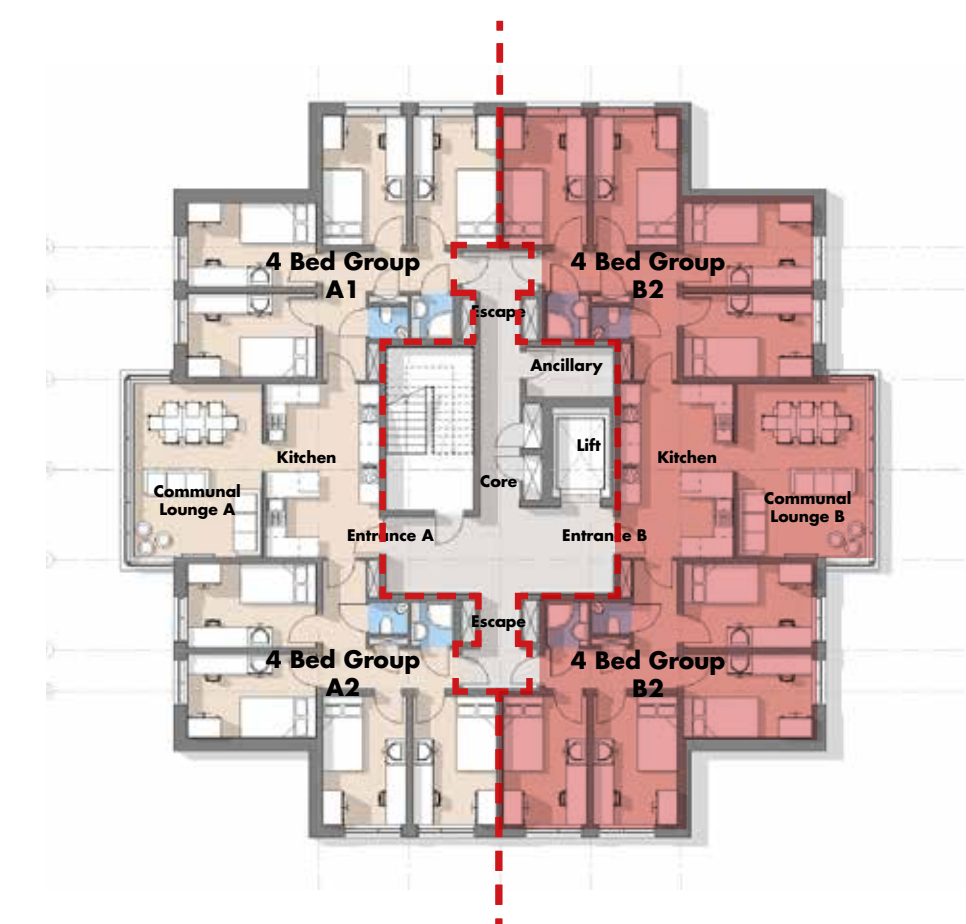
4+4 Bed Shared Facility Units:

- Clusters entered through living space
- Secondary means of escape from bedroom corridor
- Generous communal living/dining/kitchen spaces
- Great Outlook - 3 bed apartments on top floor
- New Laundry at Ground Floor
- Bathroom facilities shared in groups of 4
- Affordable bedrooms @ 9.6m²

Horwood C: The Tower



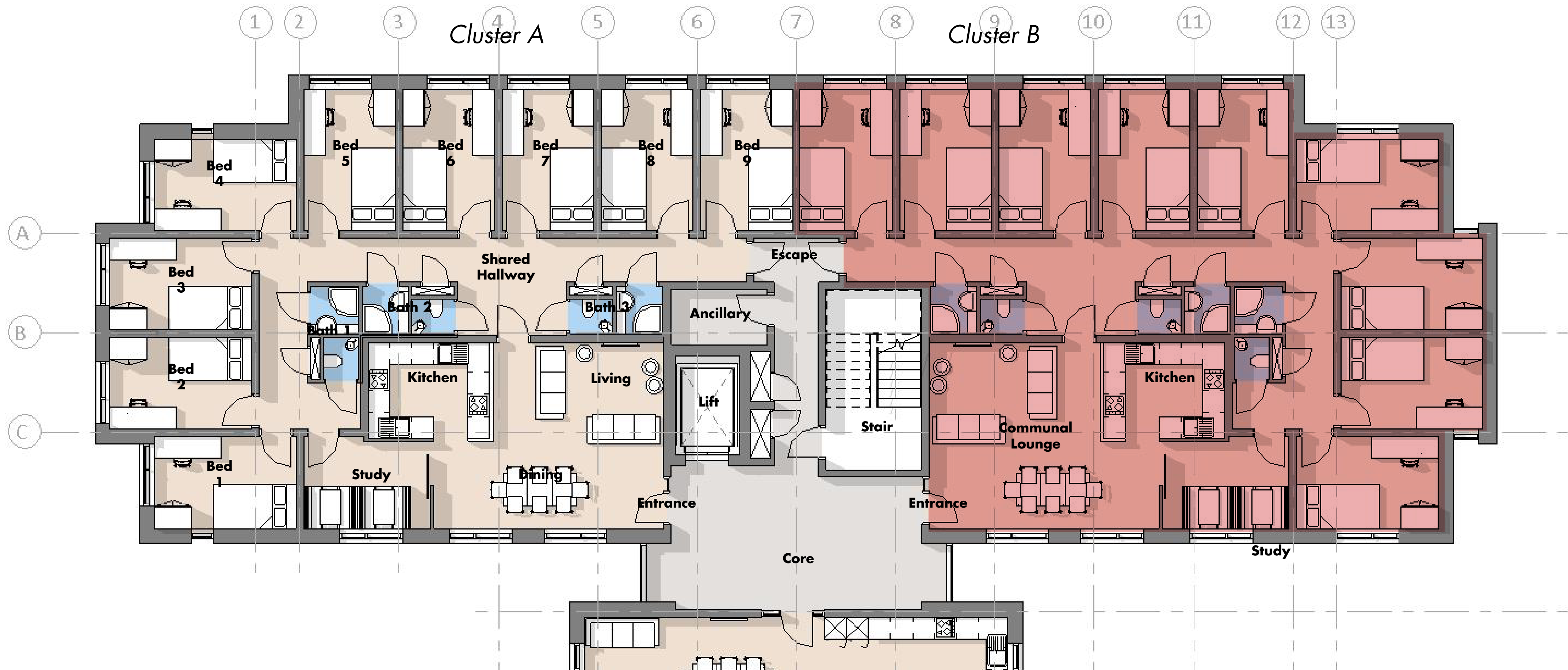
Communal Space View



Horwood C - Typical Upper Floor Plan

PROPOSED ACCOMMODATION DESIGN

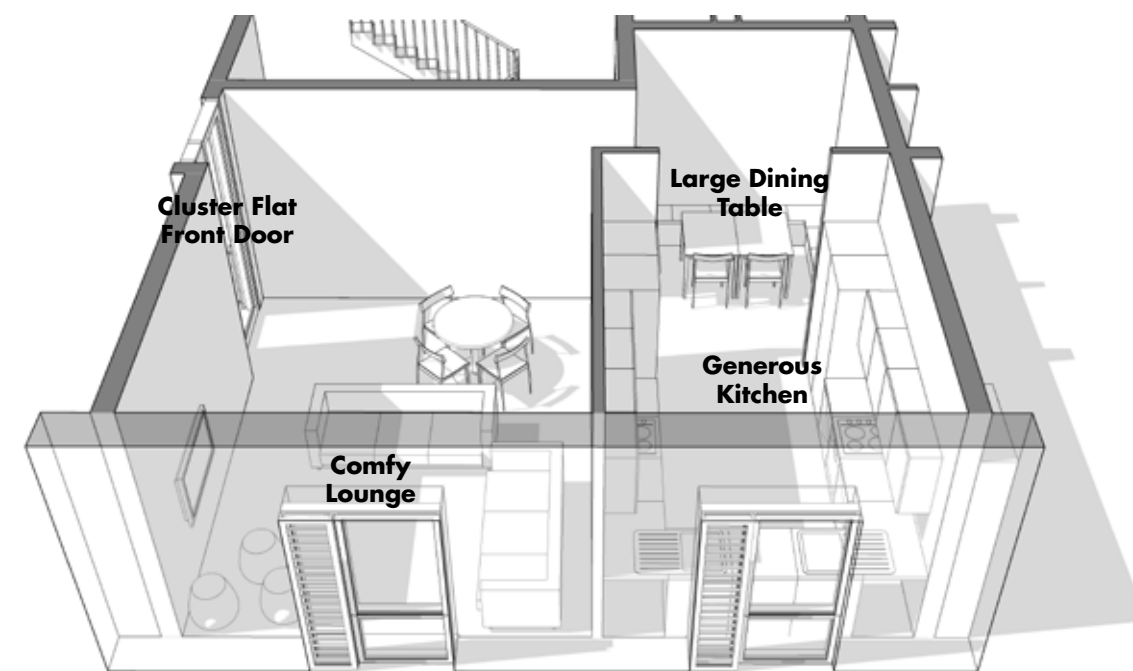
TYPICAL SHARED FACILITY BLOCK LAYOUT



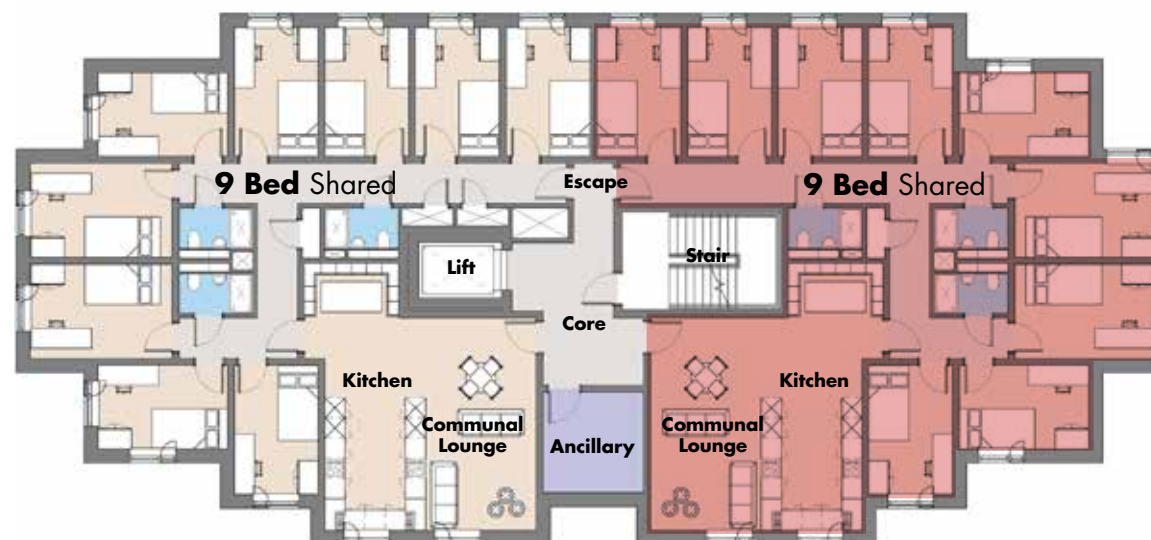
PROPOSED ACCOMMODATION DESIGN

SHARED FACILITY BLOCKS

Lindsay X



Communal Living Space View



Lindsay X - Typical Upper Floor Layout

Individual 8/9 Bed Units:

- Clusters entered through living space
- Secondary means of escape from bedroom corridor
- Compact, central cores.
- Built in seating around dining table
- Bathroom facilities shared in groups of 3
- 'Shared' bedroom @ 9.6m²
- Very efficient layouts with only 3 stair/lift cores for 300 beds
- 4/5/6 storeys for 300 beds
- Servicing & Access on difficult sloping site is resolved
- Chain block becomes the eastern 'Wall' for Lindsay with terraced, lower-rise town-houses within the central spaces creating smaller, linked courtyards

The Town Houses



Town-House Cross Section

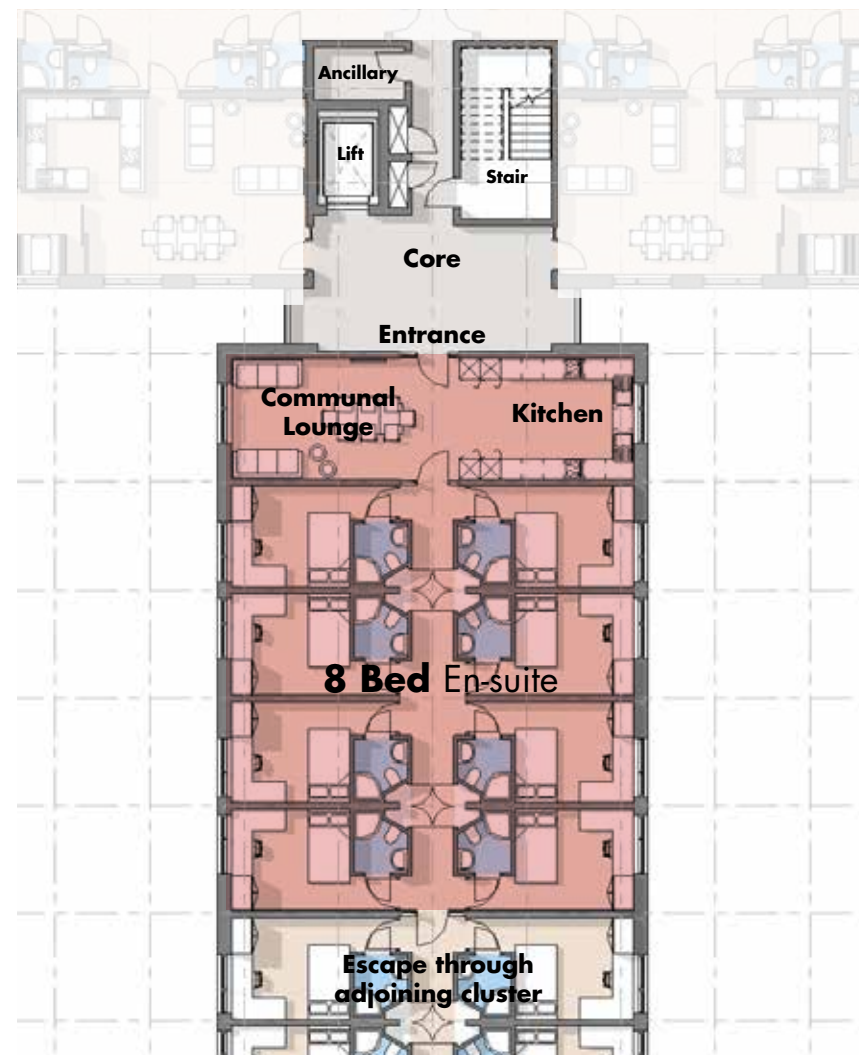
• 8/12 Bed Town-Houses:

- Each house has its own front door
- All Entrances face courtyards or well lit pathways
- Generous communal living/dining/kitchen space at ground floor - Homely feel.
- Visitor WC at ground floor
- 4 Large bedrooms on each upper floor
- Bathroom facilities shared in groups of 2
- Very efficient block layouts
- 3/4 storeys can be built cheaply with traditional construction or quickly using modern methods

PROPOSED ACCOMMODATION DESIGN

ENSUITE ACCOMMODATION

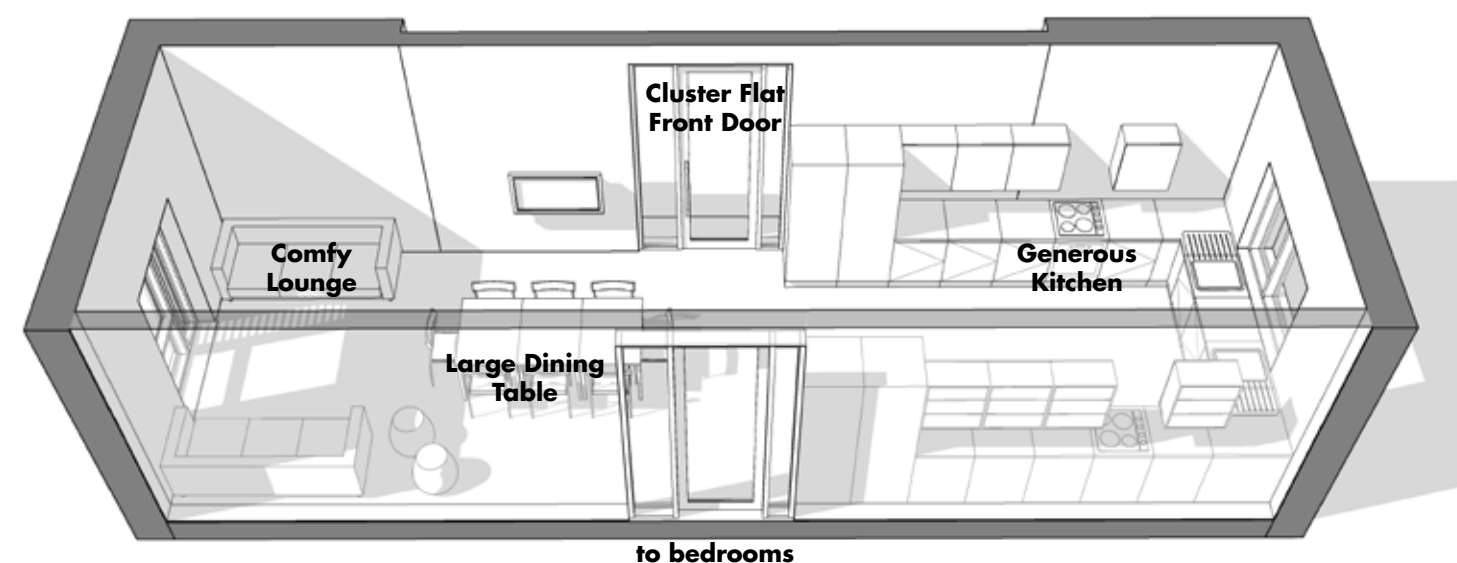
Horwood A&B:



Typical Ensuite Cluster Layout

8 Bed En-suite Units:

- Blocks entered through main reception and landscaped courtyard
- Generous, light-filled core areas
- Clusters entered through living space
- Generous space with clear Kitchen/Dining/Living zones
- Dual aspect communal spaces
- Secondary means of escape through adjoining cluster
- Each bedroom has its own bathroom
- En-suite bedroom is spacious @ 13.5m²



Communal living Space View

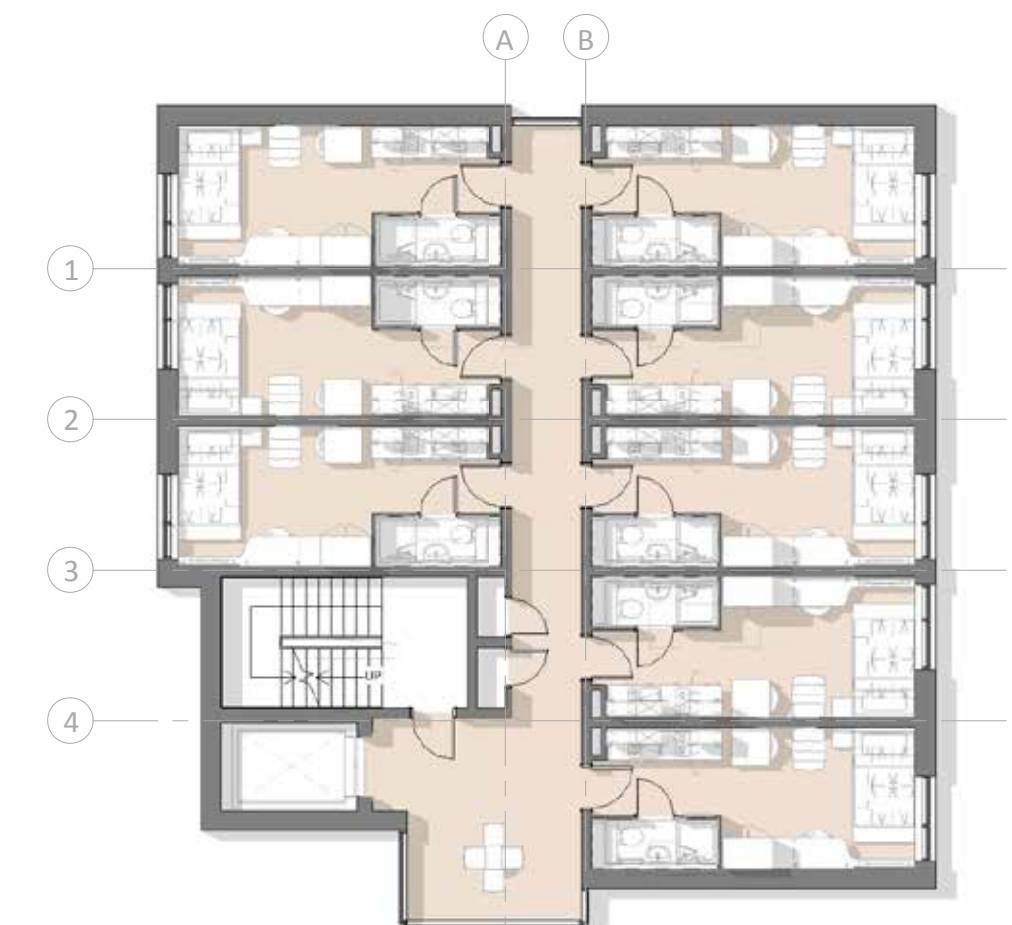
Premium Block Features

22 Studios + 2 Duplexes
Eating, working, living & sleeping zones.
High Quality Specification Level
Circa 20m²/studio
Light-filled corridors with meeting places on each floor
Glazed at each end, open feeling.
3/4 Storeys - matching existing massing
Communal lounge at ground floor

Premium Block @ Lindsay



Top Floor Plan



Typical Upper Floor Plan