Student Residential Accommodation Standard Design Guidelines

July 2016
1. Introduction

1.1. Objective

The University’s objective is to provide residential undergraduate student accommodation which enhances the student experience by delivering high quality living, social and amenity space: improving the living and learning experience when in residence.

1.2. Document Scope

This document sets out the University of Chichester’s design guidelines relating to student residential accommodation. These guidelines will be used as a benchmark against which to measure all new, and wherever practically possible, refurbishment and/or conversion schemes either on- or off-campus.

1.3. General Requirements

All rooms and layouts shall be of a workable design and comply with the express and implied terms and spirit of all legislation and/or regulations relating to these types of development. Where any conflict between these guidelines and any other relevant legislation and/or regulations occurs the provision shall comply with the higher standard.

1.4. University Approval

For student accommodation schemes whereby the University has a direct or indirect contractual relationship, any and all deviations from the guidelines set out in this document must be approved by the University. For schemes where there is no contractual relationship, specific University approval would not be necessary, or appropriate, and this document only serves as a guide to the standards that the University seek to meet. The University actively encourages innovation and these guidelines shall be used as a benchmark in which to assess a proposed residential development scheme.

2. Regulations / Legislation

2.1. Building Regulations

Designs must comply with all relevant sections of the current Building Regulations and associated Approved Codes of Practice.

2.2. HMO Regulations

All developments which fall within the HMO standards criteria must comply with the guidelines and requirements stipulated by the local authority under whose jurisdiction the development falls.
2.3. ANUK/Unipol Code of Standards for Larger Residential Developments

The University of Chichester manages its residential accommodation in accordance with the ANUK/Unipol Code of Standards for Larger Residential Developments\(^1\) and therefore the requirements of this code, where appropriate, should be applied to all residential scheme designs.

2.4. Fire and Safety

Fire detection and alarm systems should comply with BS 5839 to a category L1 standard and utilise multi-use detector heads.

Manual fire alarm call points are to be avoided wherever possible to reduce misuse.

2.5. Equality

The design should fully comply with the requirements of the Equality Act 2010 and associated legislation.

2.6. Acoustics

All floors and walls are to comply with the requirements set out in the latest Building Regulations. The performance levels for walls (party and bedroom) and floors should be agreed with the Local Authority Building Control or Approved Inspector but should not be of a lower standard than the values in Table 1 below.

<table>
<thead>
<tr>
<th></th>
<th>Airborne Sound insulation DnT,w + Ctr dB (Minimum values)</th>
<th>Impact Sound Insulation L’ nT,w dB (Maximum values)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td>45</td>
<td>n/a</td>
</tr>
<tr>
<td>Floors &amp; Stairs</td>
<td>45</td>
<td>62</td>
</tr>
</tbody>
</table>

Table 1. Acoustic Criteria

3. Development Size, Location and Proximity to Facilities

3.1. Size

Where the University is providing operational management of the development it is expected that a minimum number of bedrooms will be needed to ensure efficiency and viability. Where the development is proposed to be off campus, and wholly independent of the campus, the minimum number which it is deemed viable is 200 bedrooms. However, clusters of smaller scale developments in close proximity, that create a critical mass of 200 beds, or developments very close (within a 5 minute walk) to campus may have fewer beds.

3.2. Location

Developments off campus should ideally be a maximum of twenty minutes walking time from the closest University campus. The walking route must be via a well-lit populated area. Where developments are proposed at a further distance from campus, fully integrated transport options, reflecting the varying needs of the student population, must be proposed. This must include day and night time bus services. A safe cycle route is also deemed essential.

3.3. Proximity to Facilities

Developments off campus must be in close proximity to facilities such as food shops, cafes and options for refreshment and entertainment. These facilities should be within a safe short walking distance if not immediately adjacent to or part of the development.

4. Accommodation Requirements

This document covers three types of accommodation, en-suite bedrooms in cluster flats, non en-suite bedrooms in cluster flats and Townhouses. Details of the requirements per type are set out in sections 4.1 to 4.4 below.

Accessible laundry facilities should be provided on the basis of 1 washing machine and dryer to every 75 students. Facilities may be split across buildings or in a separate building and should ideally be located adjacent to entrances.

A single wheelchair accessible staff and visitor WC should be provided in each building close to the principle entrance.

Cleaner’s cupboards are to be provided on each floor. Each should be approximately 3m² and provide a ‘Belfast’ sink, hot and cold water and shelving.

Comms rooms are required to suit the building layout to meet the maximum Cat 6 cable length of 90m from patch panel to RJ45 outlet. However, provision should not be less than one per alternate floor.

Secure and covered bin stores are to be provided externally for general waste and recycling. The facility can be shared between buildings if considered appropriate by the University.

Covered secure cycle storage is to be provided at each residential building or group of buildings.

Lifts should be provided as necessary to ensure all rooms are accessible to ambulant disabled. Car size should provide a minimum capacity of 8 persons and be equipped with CCTV, alarm and voice connection.
Internal and external social space shall be provided. E.g Common room/s and external seating and socialising areas.

Limited parking shall be provided for staff and visitors as well as a dedicated parking space for each disabled resident.

4.1. Facilities for disabled residents

4.1.1. Generally, purpose built adapted and adaptable facilities for disabled residents should be provided at an overall ratio of 1:20 in any development. It is unnecessary, and undesirable, to group adapted rooms in a single block or all adapted rooms on the ground floor.

4.1.2. Where adapted bedrooms are provided suitable en-suite washing, showering and toilet facilities shall also be provided.

4.1.3. Access to and full use of kitchen facilities and social areas shall also be provided.

4.1.4. All rooms within a residential development shall be accessible by a wheelchair user. i.e not just the flat containing an adapted room.

4.1.5. Due to design constraints and viability, townhouse developments may not always be fully accessible on all floors. However, all ground floor accommodation, including WC and kitchen/dining facilities shall be designed to meet the needs of disabled occupiers and visitors.

4.2. Cluster Flats with en-suite Bedrooms

4.2.1. Flat Size
Each flat should comprise 5 or 6 bedrooms together with a kitchen diner. Although not ideal the bedrooms per flat could be increased to a maximum of 8 if necessary in some instances if this achieves a more efficient layout.

4.2.2. Bedroom Size
Each bedroom should be between 11.5 and 12.5m² excluding the en-suite.

4.2.3. En-suite Size
Each en-suite should be c2.5m².

4.2.4. Bedroom Facilities
Each bedroom should provide:
- Standard 900mm single bed complete with bedhead
- Bedside table
- Desk area at least 1500mm wide x 600mm deep
- 2 drawer fixed pedestal unit below desk
- Task lighting shall be provided
- Double Wardrobe with two drawers under at least 1000mm wide x 590mm deep x 1800mm high
• Desk chair
• Minimum of 1500mm of bookshelves
• Full length mirror to be provided either within wardrobe or wall fixed.
• Double coat hook to be provided on back of bedroom door and within bathroom/shower room.

4.2.5. En-suite Facilities
Each en-suite should provide:
• WC
• Wash hand basin (typically 500mm x 420mm) with cupboard under
• Minimum 800mm x 800mm shower enclosure with soap dish and door/screen. Shower curtains may be considered subject to approval by the University
• Mirror and shaver light/point over wash hand basin
• Heated towel rail with timed booster
• Shelf
• Toilet roll holder
• Ceramic wall tiling to any wall surface subject to frequently getting wet is preferred

4.2.6. Kitchen Diner
The kitchen diner should provide:
• Lockable (by use of small padlock) cupboard space to allow each flat occupant to have one cupboard in addition to storage for general cookware etc.
• Sufficient sinks and cooking facilities to meet the various legislative and Code requirements
• Surfaces to be heat resistant and with splashbacks
• Table and chairs to enable all flat occupants to eat together
• Sufficient space for fridge/freezers such that each flat occupant has one shelf in each
• Space for waste and recycling bins
• Tall cupboard for ironing board, vacuum cleaner and cleaning materials
• A small lounge/soft seating area with sufficient seats for all occupants

A typical en-suite bedroom layout can be found at Appendix A.

4.3. Cluster Flats with non en-suite bedrooms

4.3.1. Flat Size
Each flat should comprise 6 bedrooms together with a kitchen diner. Although not ideal the bedrooms per flat could be increased to a maximum of 8 if necessary in some instances if this achieves a more efficient layout.

4.3.2. Bedroom Size
Each bedroom should be between 10.5 and 11m².

4.3.3. Bedroom Facilities
Each bedroom should provide:
- Standard 900mm single bed complete with bedhead
- Bedside table
- Desk area at least 1500mm wide x 600mm deep
- 2 drawer fixed pedestal unit below desk
- Double Wardrobe with two drawers under at least 1000mm wide x 590mm deep x 1800mm high
- Wash hand basin (typically 500mm x 420mm) with cupboard under
- Mirror and shaver light/point over wash hand basin
- Desk chair
- Minimum of 1500mm of bookshelves
- Full length mirror to be provided either within wardrobe or wall fixed
- Double coat hook to be provided on back of bedroom door

4.3.4. WCs
Each flat with up to and including 6 bedrooms should provide one separate WC with small wash hand basin, shelf and toilet roll holder. Flats with more than 6 bedrooms should be provided with two separate WCs.

4.3.5. Shower Rooms
Each flat should provide two separate shower rooms each comprising minimum 800mm x 800mm shower enclosure with door/screen (shower curtain may be considered subject to approval by the University), wash hand basin with mirror over, WC, shelf, robe hook and toilet roll holder. Ceramic wall tiling to any wall surface subject to frequently getting wet is preferred.

4.3.6. Kitchen Diner
The kitchen diner should provide:
- Lockable (by use of small padlock) cupboard space to allow each flat occupant to have one cupboard in addition to storage for general cookware etc.
- Sufficient sinks and cooking facilities to meet the various legislative and Code requirements
- Table and chairs to enable all flat occupants to eat together
- Sufficient space for fridge/freezers such that each flat occupant has one shelf.
- Space for waste and recycling bins
- A small lounge/soft seating area

A typical non en-suite bedroom layout can be found at Appendix B.

4.4. Townhouses

4.4.1. Townhouse Size
Each townhouse should typically comprise two or three storeys of accommodation providing between six and eight bedrooms and a kitchen diner.

4.4.2. Bedroom Size
Each bedroom should be between 10.5 and 11m².
4.4.3. Bedroom Facilities
Each bedroom should provide:
- Standard 900mm single bed complete with bedhead
- Bedside table
- Desk area at least 1500mm wide x 600mm deep
- 2 drawer fixed pedestal unit below desk
- Double Wardrobe with two drawers under at least 1000mm wide x 590mm deep x 1800mm high
- Desk chair
- Minimum of 1500mm of bookshelves
- Full length mirror to be provided either within wardrobe or wall fixed
- Double coat hook to be provided on back of bedroom door

4.4.4. WCs
Each townhouse should be provided with one separate WC, located on the ground floor, with small wash hand basin, shelf, mirror and toilet roll holder. Ceramic wall tiling to any wall surface subject to frequently getting wet is preferred

4.4.5. Shower Rooms
Each townhouse should provide two separate shower rooms per four bedrooms each of which should provide:
- WC
- Wash hand basin (typically 500mm x 420mm) with cupboard under
- Minimum 800mm x 800mm shower enclosure with soap dish and door/screen (shower curtain may be considered subject to approval by the University
- Mirror and shaver light/point over wash hand basin
- Heated towel rail with timed booster
- Shelf
- Toilet roll holder

4.4.6. Kitchen Diner
The kitchen diner should provide:
- Lockable (by use of small padlock) cupboard space to allow each townhouse occupant to have one cupboard in addition to storage for general cookware etc.
- Sufficient sinks and cooking facilities to meet the various legislative and Code requirements
- Table and chairs to enable at least eight occupants to eat together
- Sufficient space for fridge/freezers such that each occupant has one shelf.
- Space for waste and recycling bins
- A small lounge area

A typical townhouse layout can be found at Appendix C.
5. Building Elements

5.1. Building Fabric

5.1.1. Suspended ceilings to be avoided wherever possible.

5.1.2. Door locking should be either centrally programmable electronic or mechanical keyed cylinder on a master suite. For on-campus developments the locking system should be compatible with existing University of Chichester systems.

5.1.3. Curtains rather than blinds to be provided where necessary except in kitchens and bathrooms where blinds should be provided.

5.1.4. Consider use of reflective glass/film for security purposes where rooms are overlooked and/or are likely to experience high levels of solar gain.

5.1.5. Tamper proof window restrictors to be fitted to all opening windows.

5.1.6. Suitable protection to be provided to exposed/vulnerable corners to reduce effect of impact damage.

5.1.7. Hardwearing cleanable wall finishes to be provided.

5.1.8. Accent wall colours to be incorporated into the interior design in entrances, communal and circulation spaces, and bedrooms.

5.1.9. Floor finishes should reflect the use of the space, i.e. carpet tiles to bedrooms and lounges, vinyl to bathrooms and kitchens and entrance matting to all entrances and exits.

5.1.10. Vandal resistant door numbers and/or room designations to be provided. Where appropriate door stops and kick plates should be fitted to avoid impact damage.

5.2. Building Services

5.2.1. The design and specification of heating and hot water installations should take into consideration the ongoing maintenance and energy costs and not simply capital cost.

5.2.2. Main plant spaces should be accessible from communal areas.

5.2.3. Push fittings on all pipework should be avoided.

5.2.4. Isolation valves should be installed on all branches and on a per flat/townhouse and per floor basis.

5.2.5. Variable speed pumps to be used on all pumped systems.

5.2.6. Pipework materials should be commensurate with use and location and adequate supports provided wherever necessary.
5.2.7. Kitchen ventilation to be ducted to open air rather than re-circulating within room.

5.2.8. Shower room / en-suite ventilation to be at least 15 litres/second to open air with a 20 minute overrun.

5.2.9. Lifts should be provided to all multi storey buildings except townhouses and should have independent control gear for each lift to reduce the risk of all lifts being out of action at once. Lifts should be sized to accommodate a minimum 8 persons or; a wheelchair user with attendant or; furniture and belongings.

5.2.10. Disabled Refuge points to be provided at each level equipped with voice connection back to reception.

5.2.11. Each flat/townhouse should have a separate distribution board for isolation purposes and be housed in a locked cupboard to avoid misuse.

5.2.12. Each bedroom should include at least two double power sockets above the desk and two double power sockets elsewhere in the room.

5.2.13. Each study bedroom should include at least one twin RJ45 data socket above the desk.

5.2.14. Dedicated cleaning sockets to be provided on each floor/flat/stairwell.

5.2.15. A permanent connection point for an emergency generator should be provided, together with identification of a location for an emergency generator in the event of power failure etc.

5.2.16. Motion sensor lighting should be installed in all common/circulation areas which should have a 10% background light level and a normal level when motion sensor is activated.

5.2.17. CCTV to be installed to monitor all entrances and exits together with primary circulation routes. System to be compatible with University security systems and images fed back to University Security unless the development is an off campus direct let scheme.

5.2.18. All alarms (lift, fire and intruder etc.) should be compatible with University security systems and fed back to the University Security unless the development is an off campus direct let scheme. In the event that the latter applies all systems should be monitored on a 24/7 basis.

5.2.19. Temperature control shall be as set out in Table 2 below.

<table>
<thead>
<tr>
<th>Area</th>
<th>Summer</th>
<th>Winter</th>
</tr>
</thead>
<tbody>
<tr>
<td>WC/Circulation</td>
<td>No specific temp control</td>
<td>16 °C db +/- 1 °C</td>
</tr>
<tr>
<td>Bathroom</td>
<td>No specific temp control</td>
<td>23 °C db +/- 1 °C</td>
</tr>
<tr>
<td>Bedroom/Kitchen Diner</td>
<td>No specific temp control</td>
<td>20 °C db +/- 1 °C</td>
</tr>
</tbody>
</table>

Table 2. Temperature Control Criteria

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5.2.20. Data network to be Cat 6 star wired back to comms room.

5.2.21. All areas to be provided with full WiFi coverage with twin RJ45 data points to be provided at each WAP location.

6. **Sustainability**

6.1. **BREEAM**

The University has stated that all new developments should obtain a BREEAM Excellent rating as a minimum. Refurbishment/conversion schemes should achieve at least BREEAM Very Good.

6.2. **Passive Design**

The aim of all designs should be to optimise the passive building elements where possible and hence reduce the energy consumption associated with the mechanical and electrical systems.
Appendix C

Ground Floor Layout

1st, 2nd, 3rd Floor Layout

Town House Layout