Designing for students and keyworkers

Hunters’ primary focus is to provide high-quality design and delivery without compromising value. Combining the skills and experience of our Architectural team with those of our Employer’s Agents and Building Consultants, our work responds directly to the varying aspirations and need for flexibility of the student and keyworker sectors.

We have provided strategic reviews, designed and built high-profile residential schemes for universities, schools, NHS trusts and housing associations across the UK. With sustainability as a fundamental part of our approach, we create affordable lodgings and homes, allowing them to be a key selling point to attract staff and students. We have some exemplary projects reaching Code for Sustainable Homes Level 4 in inner city sites as well as bespoke BREEAM ‘excellent’ ratings.

This brochure gives a flavour of the breadth and depth of our experience in a sector which is constantly evolving.
Horton Halls, Tooting

Contemporary student facilities

These halls of residence in Tooting give over 450 medical students self-catering en-suite bedrooms in clusters of four to six. Each block has communal facilities including kitchens, a learning centre, and laundrette. The halls were built in two phases (both designed by our architects) and are part of a wider strategic review for SGUL where expertise in logistic, risk management, and programme delivery were crucial to its success.

We have been instrumental in the modifications to other parts of the university, ultimately attracting top quality students with superior accommodation and residential facilities. Working closely with the students, we have had excellent feedback.

St George's University of London
Advisory role

The Royal College of Music is an internationally renowned music school that trains gifted musicians from all over the world. Hunters have been advising on the provision of up to 400 student bed spaces in new purpose built accommodation, creating a 21st century appeal for talented musicians. The aim is to make their facilities the ‘envy of the music world’ by providing inspirational accommodation to a high technical standard, taking into account the demanding acoustic and social requirements of the residents.

Royal College of Music
The Bittoms, Kingston College

Using third party developers

This development was a Public Private Partnership (PPP) scheme that provided 57 beds within eight cluster flats of student accommodation, 85 apartments for private sale and a range of new college facilities including a state of the arts sports hall for Kingston College. Developed by Broomleigh Housing Association, in association with Mount Anvil the lodgings are offered to international students aged 18 or above.

Kingston College

Drury Lane, London School of Economics

Student accommodation

A high-profile refurbishment and conversion of an existing listed building, located on a restricted site in Central London. The scheme provided 169 studios for student accommodation along with a day nursery in the heart of the city.

LSE
Health facilities with accommodation

The scheme provides a new health centre on the ground floor and 103 bed spaces within studios and one/two bed units for keyworker accommodation. Situated off a busy street in Camberwell, it provides state-of-the-art facilities for medical staff and students.

South London & Maudsley Trust
Devonport House, University of Greenwich
Whitelands College, Roehampton University

Improving historic buildings

The Grade I listed building at the University of Greenwich needed redevelopment and remodelling to create 200 units for mature students over 25 years of age. It was part of an estate strategy which included hotel and conference facilities.

At Roehampton University the student halls of residence were surrounded by Grade II listed buildings and provided 196 bed spaces with en-suite bathrooms. Landscaped gardens and a sensitive design were fundamental to the building.

Roehampton University
University of Greenwich
Seething Wells Halls, Kingston University

Masterplanning new sites

We worked with the University to establish a strategy for a new off-site accommodation campus and secured a site from Thames Water within a short distance of the main campus. The design of the new campus involved the construction of two and three storey accommodation, sensitively placed around an existing Grade I listed building to create small cul-de-sacs and courtyards.

Kingston University

Westree Road, University of the Creative Arts

Student with social housing

Designed around a courtyard, the halls of residences provides 132 bed spaces for the college and 48 units to rent through a housing association.

University of the Creative Arts
New North Road, Hackney

Innovative inner city scheme

This bold scheme provides 125 bed spaces for both keyworkers and young people in work or study. Studios, flats and cluster flats are designed across two blocks. As the project evolved a gym, internet café, office accommodation and conference space were added.

Hyelm Housing Association
Cutty Sark Residence, Greenwich

Halls with retail

This student accommodation was part of a large, high-profile, mixed-use development that involved a new Cutty Sark DLR station, retail, restaurants, and private luxury residential flats. The 310 en-suite rooms have shared kitchens and lounge spaces. The halls are arranged to provide superior lodgings, with views of the landscaped central courtyard or a balcony.

University of Greenwich
Nurses lodgings for Whittington Hospital NHS Trust
Creating extra clinical space
Hunters have designed 124 keyworker units. The site is within close proximity of the existing hospital thereby allowing part of the existing congested site to be freed for full clinical expansion.
Whittington Hospital NHS Trust

Student accommodation for Royal Surrey County Hospital NHS Trust
Affordable refurbishment
Refurbishment of 110 existing bed spaces of keyworker/residential accommodation on the hospital site.
Royal Surrey County Hospital NHS Trust

Sinnet Court for Oxford Brookes University
Restrictive site development
Located close to the University, the new accommodation provides 49 en-suite single rooms in ten cluster flats with kitchen and living rooms, for continuing students at the University. The buildings are on two restrictive urban sites so neighbouring resident liaison was key in making the project work to plan.
Oxford Brookes University
Accommodation for St George's College

New-build & refurbishment

The project, using third-party finance, enabled the creation of two new accommodation blocks within the grounds to house 24 teachers. We also managed the redevelopment of the school – the kitchens / refectory / workshops and a new roadway around the college campus. The works were undertaken on a live school site so programming was key.

St George's College
St George’s Grove, Tooting
First class accommodation

Situated within a mile of St George’s Hospital in Tooting, St George’s Grove has 557 affordable homes for rent, with 78 homes for shared ownership. The density makes this exemplary scheme one of the largest NHS keyworker accommodation sites in the country.

Our PM team worked closely with the Trust to implement a robust business plan that was sensitive to the 700 residents who were present during the build programme. The Grove is hugely popular with NHS staff and new residents, combining good transport links with excellent local facilities.

St George’s Healthcare NHS Trust
Thames Valley Housing Association
Old Church, Romford

Training hospital accommodation

A new development on the site of the former Oldchurch Hospital in Romford, this high density scheme comprises cluster flat accommodation for keyworkers and general needs rent. The 7.5 hectare site contains 495 beds which are easily accessible from the station and the hospital.

Barking, Havering & Redbridge University Hospitals NHS Trust
Harmony, Middlesex

Mixed-tenure residential

Responding to context and understanding the site were key in determining the correct strategy for this large residential development. Situated adjacent to the historic Syon Park and the newly constructed West Middlesex Hospital, the design for 280 residential units, including keyworker accommodation, recognises its impact on its environment. Extensive consultations were held with the planning department, CABE and the HCA and the buildings have been designed specifically with their historical and conservation setting in mind.

Notting Hill Housing Group
Queen Charlotte’s Hospital

Residential including keyworker

Situated on the former site of Queen Charlotte’s Hospital in West London, this mixed-tenure scheme has been sensitively designed to integrate within the existing street scene and adjacent conservation area. The Grade II listed building was retained and incorporated within the design and, using this as a basis, the development consolidates a mixture of residential uses including affordable housing, private luxury apartments, keyworker and extra care accommodation. It was a finalist in the 2007 Regeneration and Renewal Awards.

Hammersmith Hospital NHS Trust
Eagle House, Hackney
Mixed-use redevelopment
Originally constructed in the 1920s, this building has been partly demolished and refurbished to provide a 24-storey residential and retail development. Situated in Hackney, on the edge of the City of London, its impressive design and scale create an important gateway between the two. It contains mixed-tenure housing including keyworker, leisure facilities, retail and offices.

Mount Anvil
Coldharbour Lane, Brixton

Inner city keyworker

Situated on a prominent corner site, this building accommodates 78 keyworker bed spaces within 16 cluster flats for nurses and teachers. The timber drum creates a marker, complementing the external rhythm of the street and reducing noise from the local traffic.

King’s College London
Princess Alexandra Hospital NHS Trust
Developing a live site
The scheme provides 237 bed spaces in a mix of cluster flats and two, three and four bedroom houses in Harlow, Essex. The work was carried out on a live hospital site with minimum disruption.
Princess Alexandra Hospital NHS Trust

Princess Royal University Hospital
Junior doctors and keyworkers
As part of an agreement between the PFI developer and South London Healthcare NHS Trust, a junior doctor’s block and two blocks of keyworker flats were built. Situated in Orpington, Kent it provides much needed facilities for staff.
South London Healthcare NHS Trust
Bridewell House, Reading
Conversion and new build student accommodation

This ingenious solution enabled an existing (albeit redundant) office building to be converted into over 30 studio rooms with an extra 40-plus rooms being created within the additional floors for Reading University. On top of this, another 65 rooms are within the new eight-storey building which is discreetly attached to the original building, whilst providing a viable and contemporary addition. The scheme houses a common room and staff offices. Hunters provided full Employer’s Agent services including tender documents, contract administration, financial management, and quality control and monitoring.

Capital Investments Ltd
Grove House, Ealing

Office block to student homes

A redundant office block is being transformed into modern student accommodation for the University of West London. Based near Ealing Green, Grove House will contain over 100 student rooms, with around 60% in the current building structure and the rest within the additional floors above. Ten units are designed and built to fully accessible standards.

Hunters carried out full Employer’s Agent services comprising of tender documents, contract administration, financial management, and quality control and monitoring.

Capital Investments Ltd
Snells Park, Enfield

Doctors’ and nurses’ homes

On the site of a former public house, this new scheme provides 24 flats let to junior doctors and nurses on intermediate keyworker basis. Stringent controls were required as modern methods of construction were incorporated with the use of floor cassettes, prefabricated ground beams and light gauge steel partitions. The project received EcoHomes ‘very good’ and gained Secured by Design accreditation.

Enfield PCT
Canada House, Surrey

Green refurbishment and new build

As part of an estate strategy to deliver 21st century living requirements, these NHS keyworker homes have been refurbished and additional wings added. Our PM team managed the selling of redundant accommodation in Crawley as a separate contract, and worked on the selection of the keyworker provider and contractor. The improvements include 220 en-suite bedrooms and high quality communal areas. The roofs are fitted with state-of-the-art solar roof tiles, and walls have improved insulation to reduce heat loss.

A2Dominion
Surrey & Sussex Healthcare NHS Trust
Baker Street, Hertford

Short stay accommodation for young people

This Foyer scheme provides supported accommodation for 16 to 19-year-olds in Hertford. It aims to help single, young, and vulnerable homeless people to obtain confidence and independence. The home has been designed with cluster flats and communal areas – needs similar to student accommodation – to offer training, employment support, and help for mothers with babies to prepare them to live independently.

Aldwyck Housing Group
St Augustine’s, Stoke
Healthcare unit with accommodation

A strong emphasis was placed on natural daylight and impressive communal areas at this new build private 32 bed rehabilitation hospital. Residents’ bedroom design is similar to that of student accommodation, with high-spec rooms, en-suites and easily accessible abundant external spaces. Whole-wall natural images provide a textural element to the interiors, offering a perfect environment for residents’ community-based rehabilitation.

Cambian Healthcare
Prospect Place, Islington

Urban appeal

The scheme has been developed as part of the Camden and Islington LIFT strategy, working in conjunction with Family Mosaic, Islington PCT and the Corporation of London. It provides a ground level health and community centre with 10 keyworker flats above. Hunters acted as tenants’ representatives and, in the initial stages of the design development, provided advice on differing construction techniques and phasing options whilst negotiating the scheme with the preferred bidder and preparing detailed cost plans at set stages of the design.

Camden and Islington LIFT
Windmill Rd, Oxford

Built to a tight timescale

This student accommodation is spread across two sites in Oxford and was completed to an extremely short timescale to coincide with the end of the academic year. Cluster flats are arranged with four to six bedrooms, communal flat, kitchen, lounge area, and 50 en-suite bathrooms across both sites. Hunters’ EA team ensured that the programme and completion occurred on time and within budget, with close monitoring of risks.

A2Dominion