



## £50M Catherine House, Portsmouth

### Client

The Student Housing Company

### Duration

18 months

### Value

£30m

### Services

M&E Engineer

### Contract

D&B

### Funding

Private Equity

Catherine House is a student accommodation building in Portsmouth operated by The Student Housing company providing 1000 bedrooms available to rent to the student sector. Bedrooms are arranged in clusters with a shared kitchen and lounge area / self-contained studios and 1 bedroom apartments.

Catherine House consists of the refurbishment of an existing commercial building and a new build extension, providing a unique challenge combining a change of use / refurbishment adjoining a new build.

The Student Housing Company operates a business model focused on adding to the student experience by providing a safe fun place to stay within an all-inclusive rent. Rent includes: water, electricity and gas bills, high-speed broadband and Wi-Fi, heating and hot water, Contents insurance, 24-hour security, Maintenance service, Access to the on-site laundry room, A TV and a Post and parcel service.

calfordseaden were appointed to carry out pre-planning engineering and sustainability services, preparing all relevant documents to accompany a planning application. Post planning the appointment continued to carry out a stage D+ design for tender purposes with onsite quality inspections and witness testing on behalf of the client.

The building's M&E design consists of:

- Electric heating with timer and boost control
- Site wide hot water network fed via CHP
- Management / student area with air conditioning
- Access control
- CCTV
- LED lighting
- Overheating mitigation measures

A key driver for the client was the commissioning and operation of the M&E services to enable occupation and ensure all were working at 100% when students moved in over a single weekend.

Key items were the access control as all doors and student bedrooms have access fob control / fire alarm for life safety / hot water and heating service. During commissioning, these systems were extensively tested to ensure the systems operated as per the design and were fit for the building to be occupied.

