



£15M Anglia House, Cambridge

Client

The Student Housing Company

Duration

18 months

Value

£15m

Services

M&E Engineering

Contract

D&B

Funding

Private Equity

Anglia House is a student accommodation building in Cambridge, operated by The Student Housing Company and providing 211 bedrooms available to rent to the student sector. Bedrooms are arranged in clusters with shared kitchen and lounge areas.

The Student Housing Company operates a business model focused on adding to the student experience by providing a safe, fun place to stay with all-inclusive rent.

Rent includes water, electricity, gas, high-speed broadband and Wi-Fi, heating and hot water, contents insurance, 24-hour security, maintenance services, access to the on-site laundry room, a TV and post and parcel services.

calfordseaden was 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 on-site 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; all had to be working at 100% for when students all 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; and hot water and heating service. During commissioning these systems were extensively tested to ensure they operated as per the design and were fit for the building to be occupied.

Post-occupation, calfordseaden are paying close attention to this scheme, ensuring all M&E plant is fully operational and working effectively to make sure operational costs are minimised and occupant comfort is maintained.

