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**Welford Road, Leicester**



Welford Road,  
Leicester \_\_\_\_\_

This development of student accommodation at Reynard House in Leicester, provides 267 bedrooms, a communal area and associated ancillary facilities. The development had a value of £18m and a completion date of August 2022 by Dako Construction.

We worked closely with Study Inn, student housing providers, and Cerda Planning consultants to bring the right tone of design to the existing building on the site: Reynard House. This is now redundant but was previously used as an office and is on a tight inner-city site.

Keeping as much as possible of the existing structure; the design of the building draws on the character and quality of the adjacent historic shoe and boot factory. The building is characterised by a striking brickwork facade with regular window openings, detailed window

reveal surrounds with keystone hoods and horizontal contrasting stone string courses.

The windows are vertical in proportion and the eaves line is exaggerated with stonework detailing arching over the top-level windows. The roof is steeply pitched and visible from the street adding to the building's mass. At street level the windows are taller, and railings are set in the openings over small pavement lights to the lower levels. Our designs introduced two courtyards for light & ventilation, which assisted the buildability of refurbished areas and the new extension.

We worked closely throughout the project with the design and site teams to ensure a smooth transition from planning to completion.



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**Paddington Packet Boat,  
Hillingdon**

## Paddington Packet Boat, Hillingdon \_\_\_\_\_

Paddington Packet Boat is a development of 65 student accommodation units in Hillingdon, West London. It was commissioned by Ground Construction Ltd and we worked on the £8m development with Nexus Planning. Approval was granted in Autumn 2022 and GCL are currently working on the 1875m2 build.

Paddington Packet Boat was a vacant and derelict public house close to Brunel University. It was on a tight site, on a corner plot with adjacent buildings varying in scale. Our client targeted a minimum of 60 units and we needed to meet the London Plan and its relevant sustainability strategies.

The proposals will provide 61 no. high quality student residential units, 6 of which will be fully wheelchair accessible, over 4 storeys. Residents will have access to

ground floor communal areas and a shared landscaped garden. The design of the façade has been carefully considered in terms of massing, form and materiality to sit harmoniously within the street-scape and respond positively to the surrounding buildings. The form is broken down vertically, set out by the gables, and differentiated by the tone of facing brickwork.

The proposal reflects the local vernacular with variation in roof ridge heights and pitch to add interest to the elevation. Regular well-proportioned window openings extenuate the verticality and allow maximum daylight into the living spaces. The high quality design of the proposal will make a positive contribution to the area and provides much needed student accommodation.



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**The Stack Student Studios  
Luton**



## The Stack Student Studios Luton —

The Stack student studios is a renovation and conversion of an existing office building in Luton town centre into new student flats with rentable studio flats and shared amenity spaces. The existing office buildings was fully renovated internally, improving energy and insulation performance as well as redesigning the internal layout of the building to accommodate student studios on every floor. Each studio includes an ensuite shower room and kitchenette with space for storage, desk studying and double bed space.

The new purpose design student accommodation (PBSA) was fully let from competition.

Benchmark Architects team have a wide range of experience across the Purpose Built Student Accommodation sector.



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**The Walls**



# The Walls \_\_\_\_\_

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