



Coxford Farm Depot
Overton Road
Micheldever Station
SO21 3AN

Guildford Design Awards 2023 – Application

1. Address of Scheme including postcode

Riverside House,
Walnut Tree Close,
Guildford,
Surrey,
GU1 4TX

2. Category of Project:

New Build - Multiple Housing – larger projects 30 homes and over

3. Name of Client

Operator - Unilife
Developer – Big Sur Properties

4. Architect, Designers, Modular Manufacturer, Contractor:

Stelling Properties Ltd

Consultants: Building Services Engineers: Box Twenty

Structural Engineers: Terrell Consulting Engineers

Suppliers: ACS Facades

5. Key contact - Email address, phone number:

Amy Flanagan – Group Marketing Manager

Email: amy.flanagan@stellingproperties.com

Phone Number: 07592920418

Address:

Stelling Properties Ltd

Coxford Farm Depot

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6. Brief description of the project:

Unilife's Riverside House is luxury, purpose built, student accommodation and comprises 99 studio rooms, half of which include stunning views over the areas River Way. Stelling Properties Ltd were

responsible for the end-to-end delivery, from land acquisition, product & architectural design, site configuration and assembly, right through to building operation and management.

The developments community were carefully considered at all stages as the location of the project was key, as well as delivering a high-quality urban design, exceptional communal areas, engagement with the students and the community during the design process and careful and effective management and operation. Riverside House has delivered a thriving student community, a step change from previous projects in terms of quality, student engagement and feedback.

Student engagement took place and was crucial in steering the development of the studio design, which was inclusive of details such as colours, materials and functionality at an early stage, all feeding into the design of the final modular building. Stelling Properties are hugely customer focused, recognising that the success of the project required a careful balance to be struck between the constraints of the site, planning, architecture, modular efficiency, modular value and the student experience as a whole - to ensure the maximum value is delivered for the end user. Being fully integrated allows innovation at all stages of project delivery to achieve this.

An embodied carbon assessment was undertaken throughout the project proving a 25% reduction in carbon compared to traditional construction. Reduced waste at all stages of the project due to systemised delivery was a significant contributor to this, including a reduced floor to floor height of 2.775m for 2.4 clear ceilings, this cut a huge amount of wasted space out of the building but also materials, cost and carbon.

Building on the success of Stelling Properties first modular building in Winchester, Riverside House saw a complete redesign of modular system to effectively rewrite the book on what is possible in the UK with this kind of modern technology, which included:

- Proving out the technology for 80%+ pre-manufactured value, including the roof and facade assembled offsite in at Stelling Properties facility in Hampshire (60% pre-manufactured value delivered on this project)
- EPC A rated
- High performing in both Air Tightness and Thermal Bridging
- Fire rated facade (A2-s1, d0)
- Each module assembled in just 10 days, with a module completed every day

The modular system developed at Riverside House, extends to a standard site assembly process operating as an extension of the factory (Stelling reject many of the principles of traditional construction as it's not a good fit for maximising offsite value). This fed into the creation of Site Manual that captures the modular install and configuration process as a set of instructions to allow multi-skilled operator assembly rather than specialist trades, just like in a factory.

The Modular system developed at Riverside House has already gone on to delivery homeless accommodation in Leeds, a hotel in Ireland, as well as student accommodation projects in Southampton and elsewhere.

Stelling are exceptionally proud of the high-quality student community created at riverside house in Guildford, which saw students begin to move in from September 2022, and look forward to delivering more modular led projects in the Town, following this truly pioneering design and build.

7. Photographs of the completed project – See attached.

8. Plans, Sections, Elevations – See attached.

Riverside House





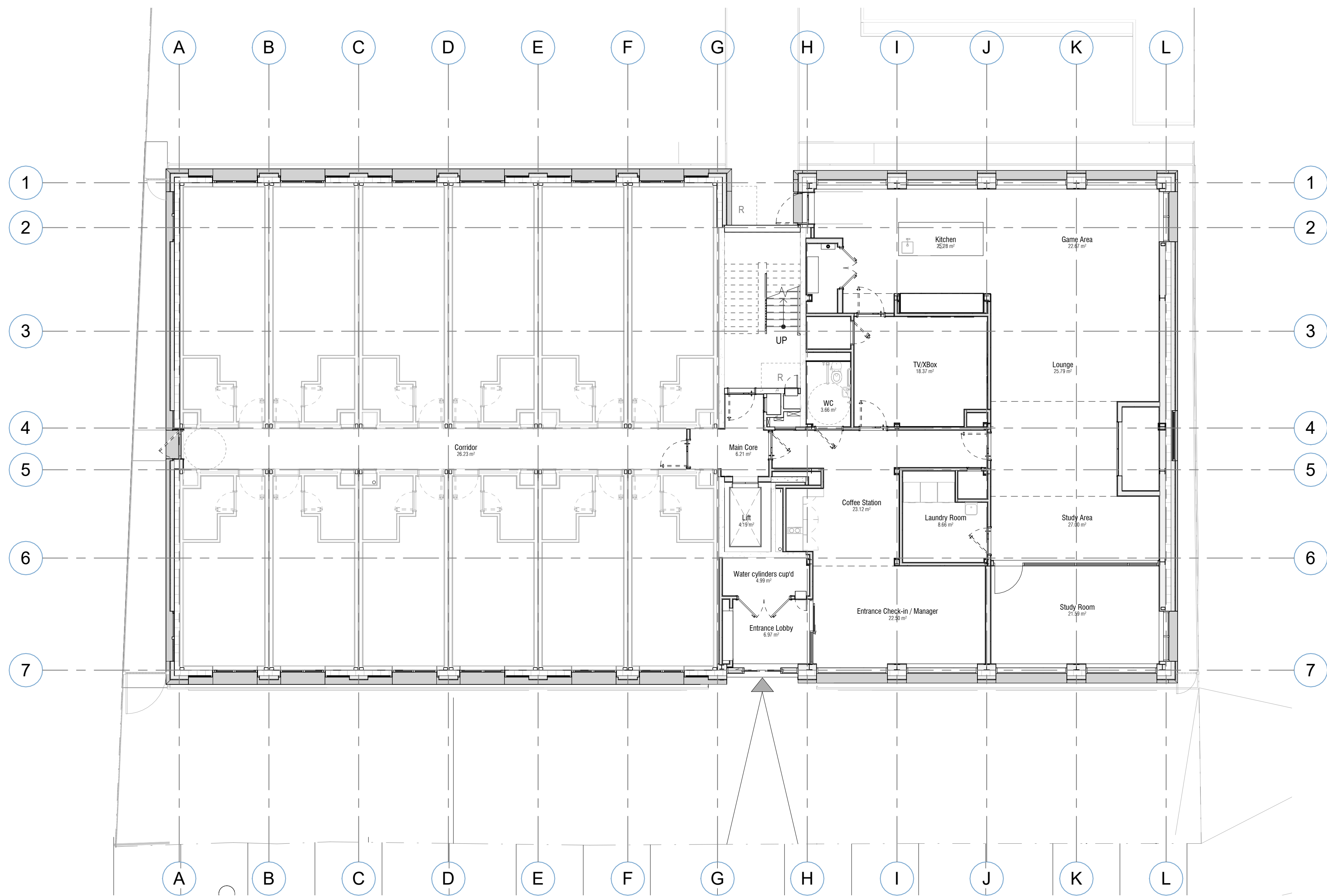












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All figures are approximate and have been measured and expressed in a manner as defined by the current edition of the RICS Code of Measuring Practice unless otherwise stated. Figures relate to the current stage of the project and represent the design intent only, if additional information is required please contact Stelling Design.

A1

10125

Scale 1:100

Metres

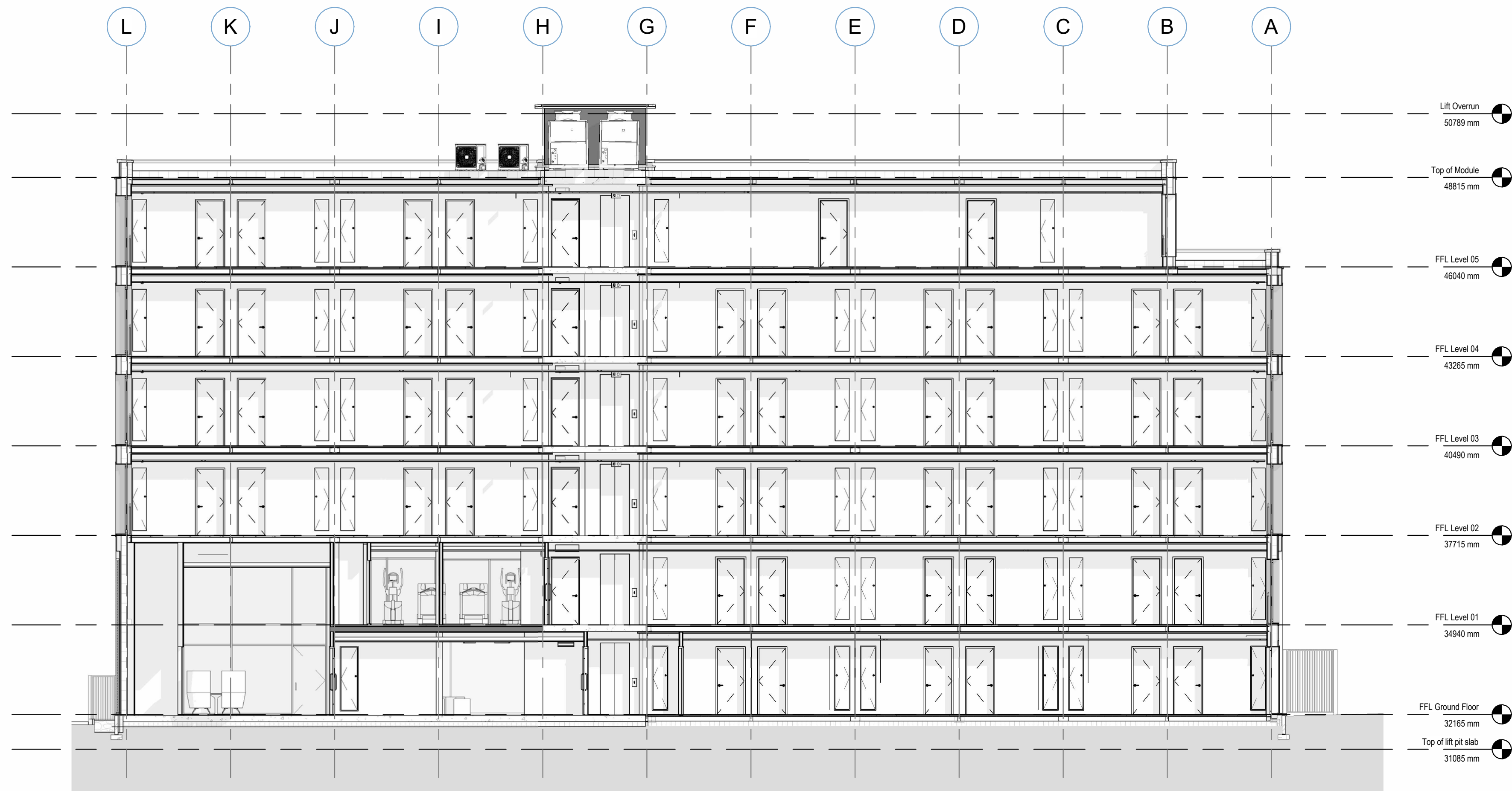
A3

2024

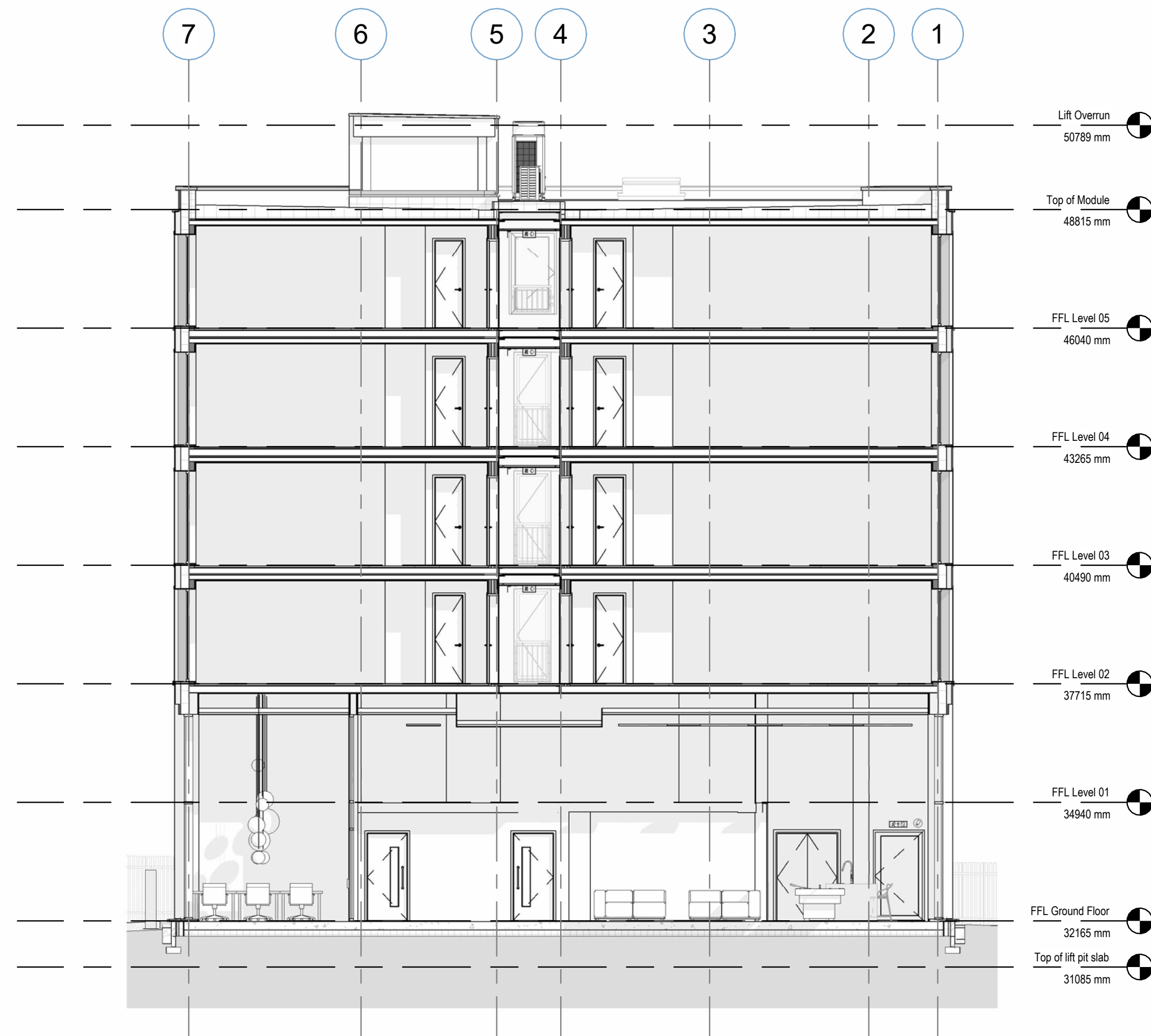
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Metres

N°	Description	Issue Date
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DRAWING CREATED BY: STELLING PROPERTIES		
DRAWING TITLE: Ground Floor Plan		
DRAWING NUMBER: WTC-STE-TP-00-DR-A-3000.-		
KEY PLAN: 		
SCALE: A1: 1:100 A3: 1:200	PAPER SIZE: A1/A3	
APPROVAL:		
Created by: MC	Date:	Checked by: GR
Approved by: JM	Date:	
DRAWING STATUS:		
CR_AS CONSTRUCTION RECORD		
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1 Building Section A-A
1 : 100

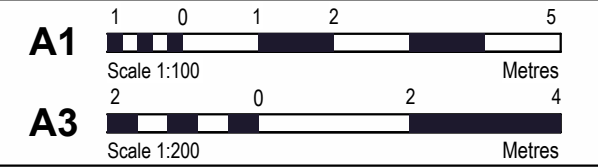


2 Building Section B-B
1 : 100

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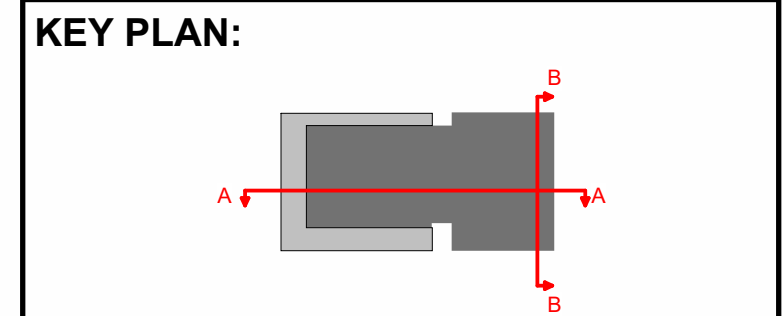
N°	Description	Issue Date
REVISION SCHEDULE		

PROJECT NAME:
WALNUT TREE CLOSE
GUILDFORD

DRAWING CREATED BY:
STELLING PROPERTIES

DRAWING TITLE:
Sections

DRAWING NUMBER:
WTC-STE-TP-00-DR-A-3300.-



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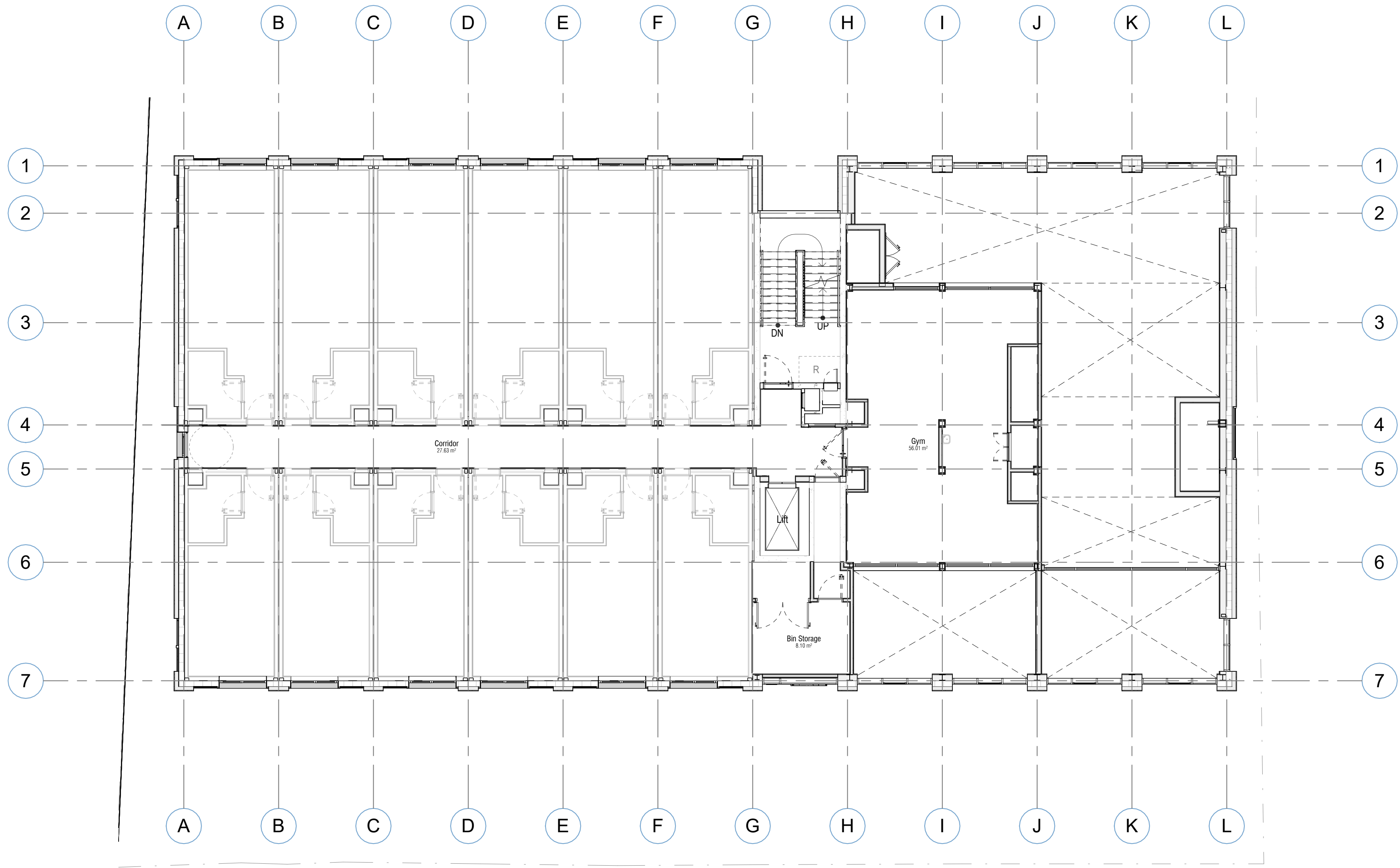
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Approved by: JM	Date:	

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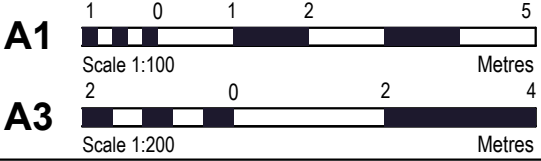
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N°	Description	Issue Date
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REVISION SCHEDULE

PROJECT NAME:
WALNUT TREE CLOSE
GUILDFORD

DRAWING CREATED BY:
STELLING PROPERTIES

DRAWING TITLE:
First Floor Plan

DRAWING NUMBER:
WTC-STE-TP-00-DR-A-3001.-

KEY PLAN:

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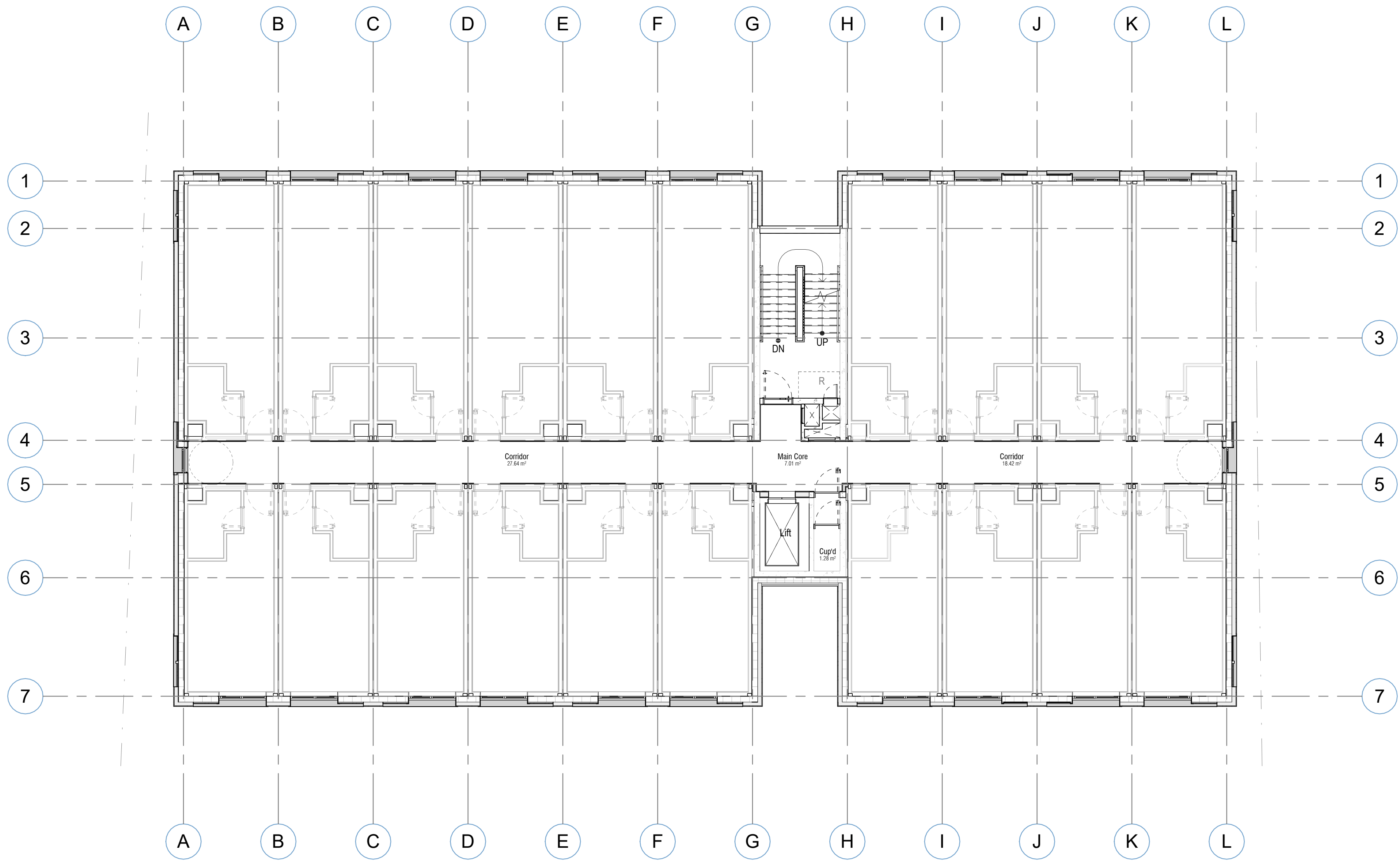
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MC		GR
Approved by:	Date:	
JM		

DRAWING STATUS:

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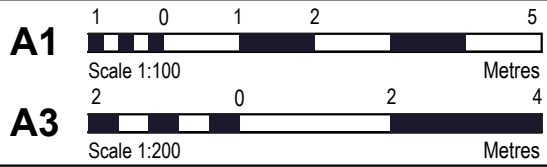


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N°	Description	Issue Date
REVISION SCHEDULE		

PROJECT NAME:
WALNUT TREE CLOSE
GUILDFORD

DRAWING CREATED BY:
STELLING PROPERTIES

DRAWING TITLE:
Fourth Floor Plan

DRAWING NUMBER:
WTC-STE-TP-00-DR-A-3004.-

KEY PLAN:

SCALE:	PAPER SIZE:	
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Approved by: JM	Date:	

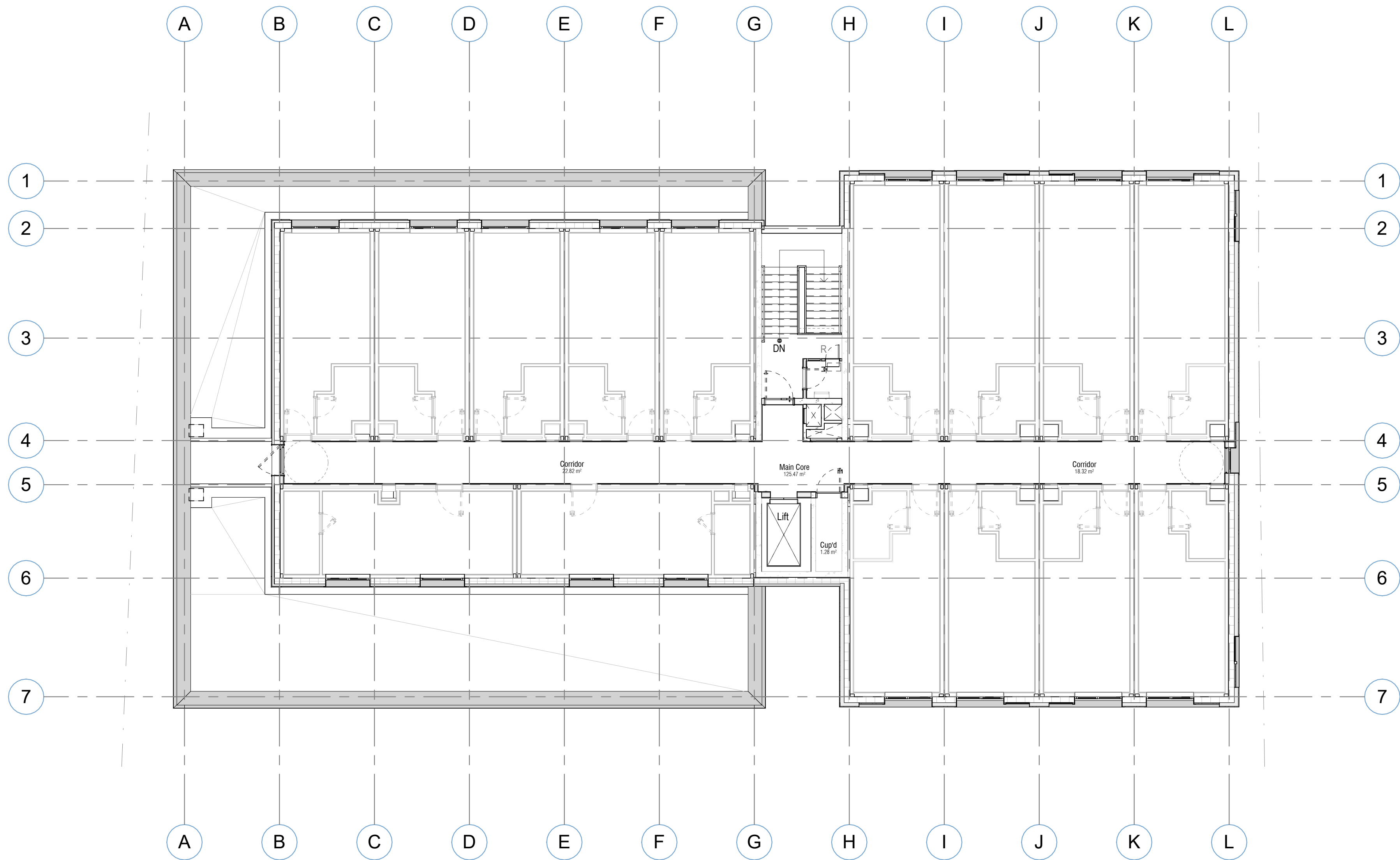
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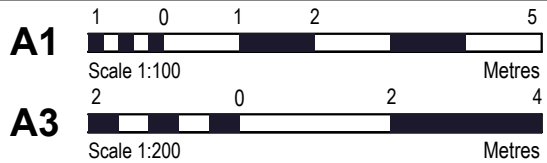


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N°	Description	Issue Date
REVISION SCHEDULE		

PROJECT NAME:
WALNUT TREE CLOSE
GUILDFORD

DRAWING CREATED BY:
STELLING PROPERTIES

DRAWING TITLE:
Fifth Floor Plan

DRAWING NUMBER:
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KEY PLAN:

SCALE:	PAPER SIZE:	
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