

# PROJECT EQUINOX PLYMOUTH



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## INTRODUCTION

*“A pioneering project bringing together veterans of the Armed Forces and students of Plymouth University Peninsula Schools of Medicine and Dentistry for the benefit of both.”*

DWA Architects has been approached by Places for People to draft preliminary feasibility sketches for the Project Equinox development, which will comprise an affordable rented retirement scheme built alongside accommodation for medical students.

Conveniently located in Plymouth’s city centre, just a few minutes’ walk from the University campus, this will provide a safe, comfortable home where veterans can flourish. With medical students living in adjoined but separate accommodation, the veterans can enjoy their own space and privacy while also having the opportunity to benefit from the company of a younger ‘buddy’.

This brochure introduces Places For People, who will be delivering Project Equinox, and DWA Architects, who will be designing the scheme, whilst also presenting the proposed design and layouts.





Places for People is one of the UK's leading property management, development and regeneration companies, who own or manage over 144,000 homes in the UK and have assets of more than £3 billion.

Their vision is to ensure successful places and enable people to reach their potential. With a long track record of successful development and management, and a reputation for delivering large-scale regeneration in towns and cities, they are in an excellent position to explore innovative ways to achieve this vision.

They work closely with local communities to help them meet their aspirations and improve their quality of life.

As they extend their range of products and services, they are always exploring new ways to meet the challenges of the economic environment, while enhancing the sustainability of our operations. They are a not-for-dividend organisation, and reinvest any surplus money made back into the business.

The group includes a number of specialist businesses, each dedicated to offering the very best products and services they can.

FOR MORE INFORMATION PLEASE VISIT - [PLACESFORPEOPLE.CO.UK](http://PLACESFORPEOPLE.CO.UK)

**DWA ARCHITECTS**



DWA Architects Ltd provide Chartered Architectural services, from feasibility studies through to full design concept and detailed design.

They offer the benefits of a fully integrated professional service for the design, management and successful delivery of construction projects. With offices based in York, Warrington and London, DWA Architects work nationally and internationally on over 150 live projects at any one time, with a total construction value in excess of £100m, across all sectors.

Specifically, DWA Architects have award winning and highly regarded expertise across older person care, assisted living facilities and specialist care village developments within the UK and globally.

To compliment our architectural services, we have integrated complementary disciplines into the practice which includes:

- // Project Management
- // Structural Design
- // Planning
- // Interior Design
- // Landscape Design
- // Environmental Consulting
- // 3D & Graphic Design

FOR MORE INFORMATION PLEASE VISIT - [DWAARCHITECTS.CO.UK](http://DWAARCHITECTS.CO.UK)





# PROJECT OVERVIEW

The site is currently a car-park and can accommodate an extra-care scheme and Project Equinox (42 apartments plus accommodation for 48 medical students). There is further potential for an apartment and/or retail development as part of a separate phase too.

The accommodation sought briefly comprises:

- 42 apartments for ex-services retirees
- 48 study bedrooms for medical students
- Ancillary accommodation including veterans' hall, mess, library, café, gym, clinic, laundries and garden areas
- 20 car parking spaces (5 spaces for veterans, 5 for visitors, 10 for students)
- 10 mobility scooter spaces and charging points





# CONCEPT OF DESIGN

The building seeks to incorporate all of the accommodation required while making the most efficient use of the site area. This would enable future developments to take place without compromise.

The scheme is envisaged as being some six full storeys high, with partial rooftop and undercroft areas at the western end, to address the sloping ground level. This would fit comfortably within the surrounding streetscape, including Plymouth Pavilions to the north, the Duke of Cornwall Hotel to the south east, and the new Millbay masterplan to the south west.

Circulation areas including stairwells are proposed as glass slots to give visual distinction between the volumes.

Architecturally, the proposals pick up on the maritime heritage theme, with angled solar shading louvres evoking sails on the south elevation. Detailing of elements such as balconies would further reflect this maritime theme.



# A DESIGN WITH OPTIONS

The development has been designed to be flexible and adaptable, to meet budget requirements, and as such, there are three design options to chose from - Bronze, Silver and Gold.

The following pages show the floor plans for the three options and describes what they provide.



# BRONZE

The Bronze scheme provides the essential facilities including accommodation for 42 retired services personnel and 48 medical students, including 1 fully accessible study bedroom at each floor level.

**Accommodation for 42 retired services personnel**

The accomodation for retired services personnel houses 7 residents per floor, set over 6 floors. With facilities comprising of hall, lounge / kitchenette, bedroom, and shower/WC.

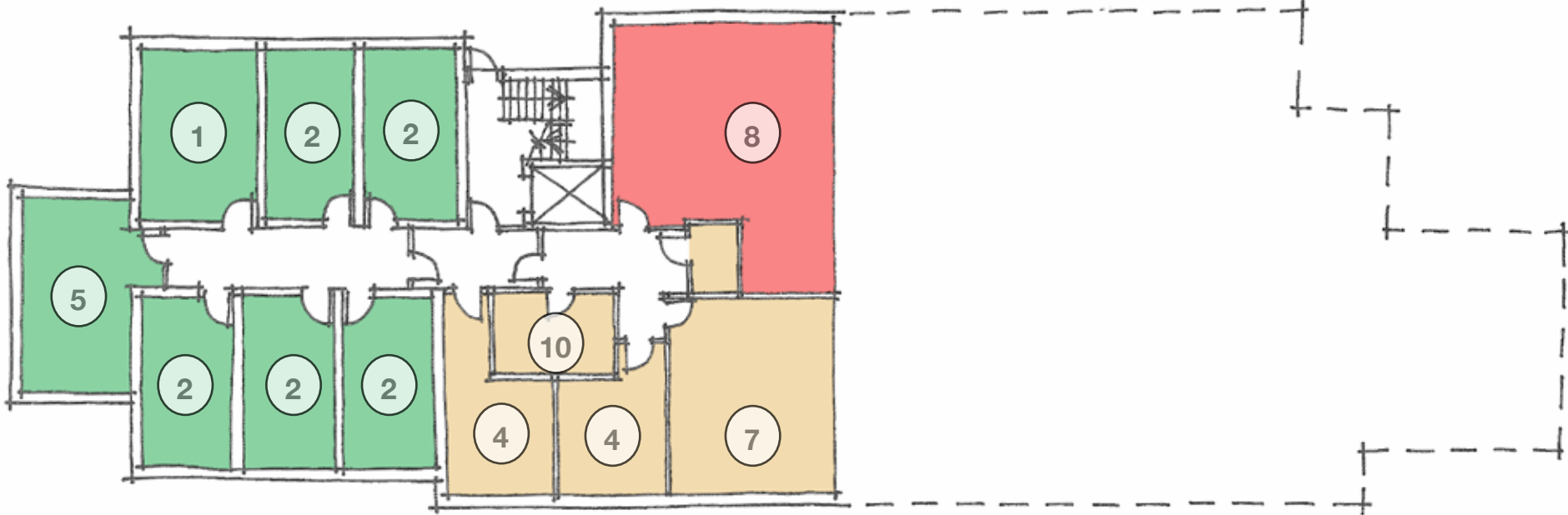
There is also a Mess / Library which is a communal facility with armchair seating for 30 residents, a space for library shelves and up to three computer desks. It will have a military ambience, similar to that of an Officers or Sergeants Mess.

**Accommodation for 48 medical students**

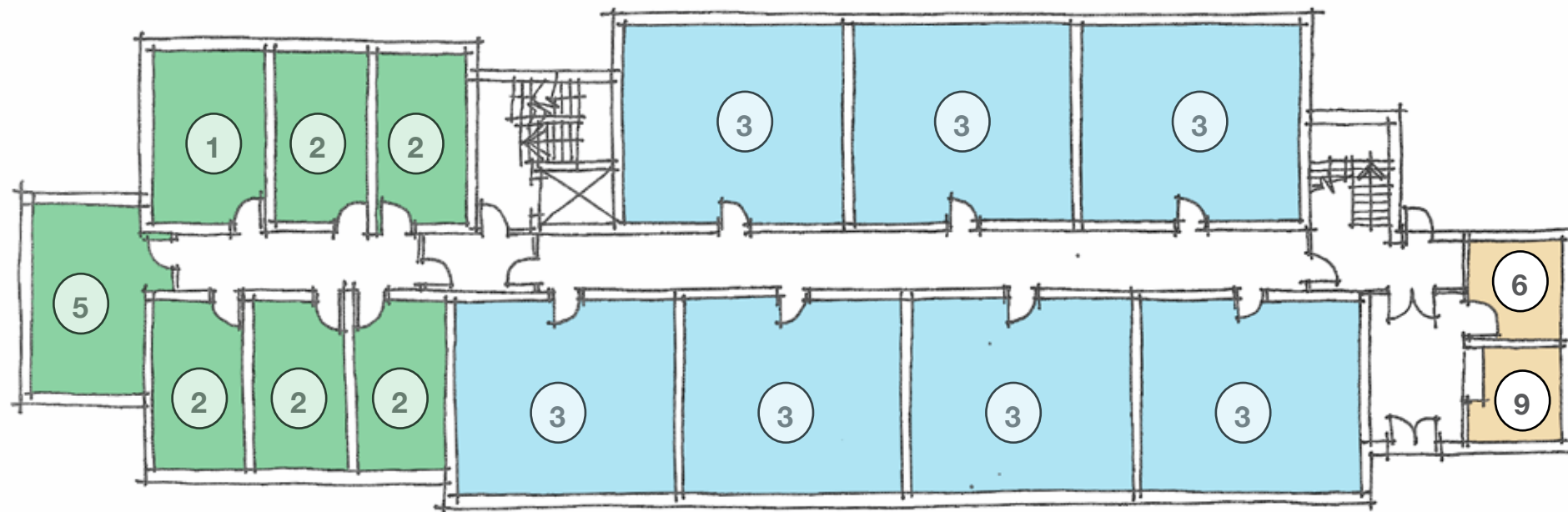
The accomodation for medical students has been designed as flat clusters, with 6 students per floor, set over 8 floors.

All rooms are ensuite and have access to a communal kitchen and lounge facility.

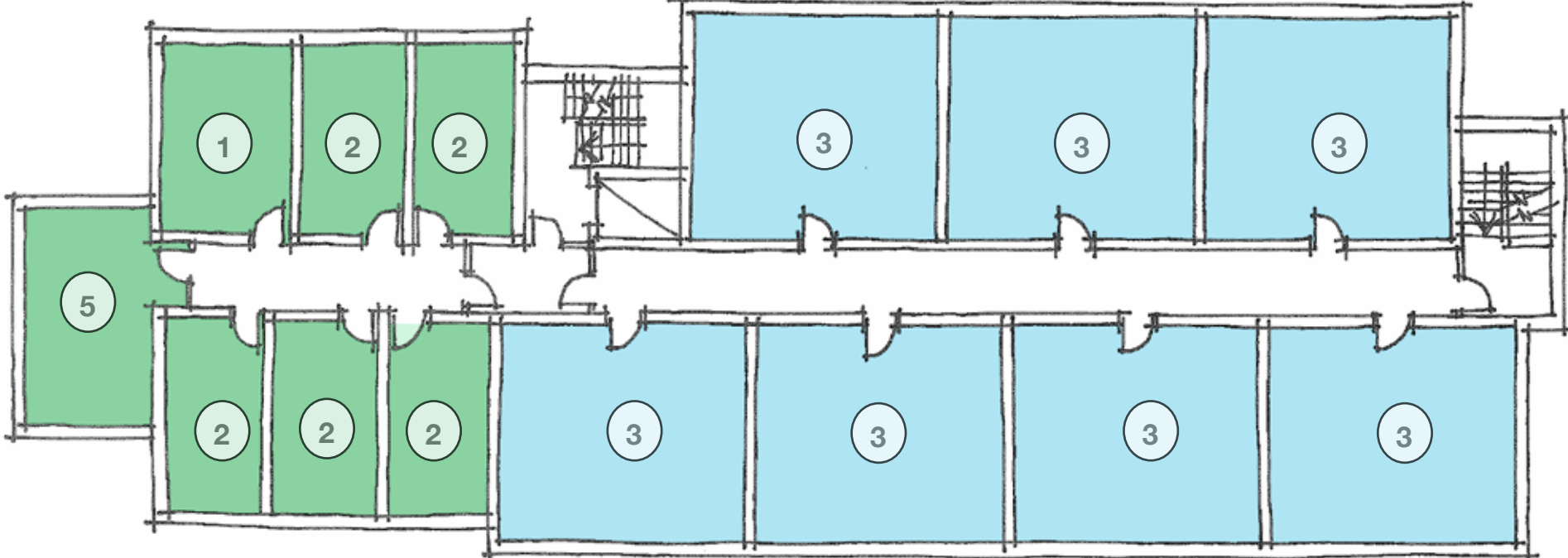
Lower Ground Floor



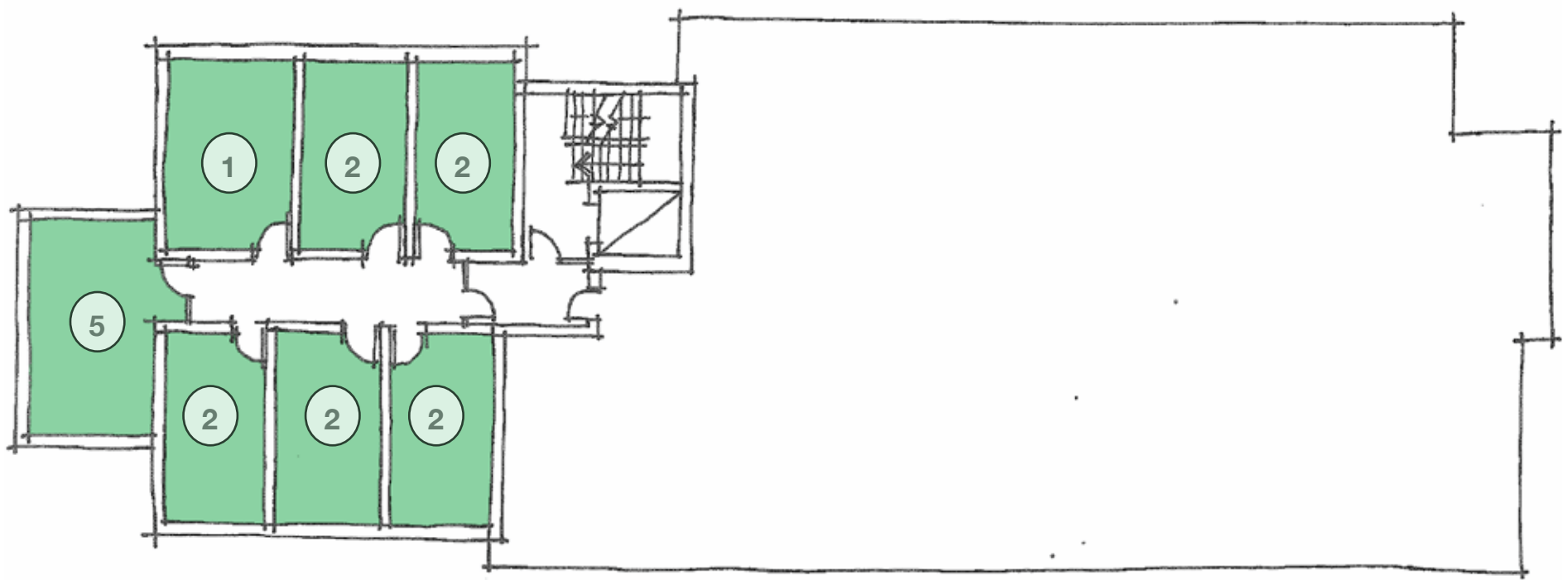
Upper Ground Floor



Floor 1 - 5



Top Floor



- Key
- Student Facilities
  - Communal Facilities
  - Veterans Facilities
  - Servicing Facilities

- 1. Accessible bedroom
- 2. Study bedroom
- 3. Veteran bedroom
- 4. Laundries
- 5. Kitchen/Diner
- 6. Office
- 7. Plant
- 8. Mess
- 9. Reception
- 10. Store

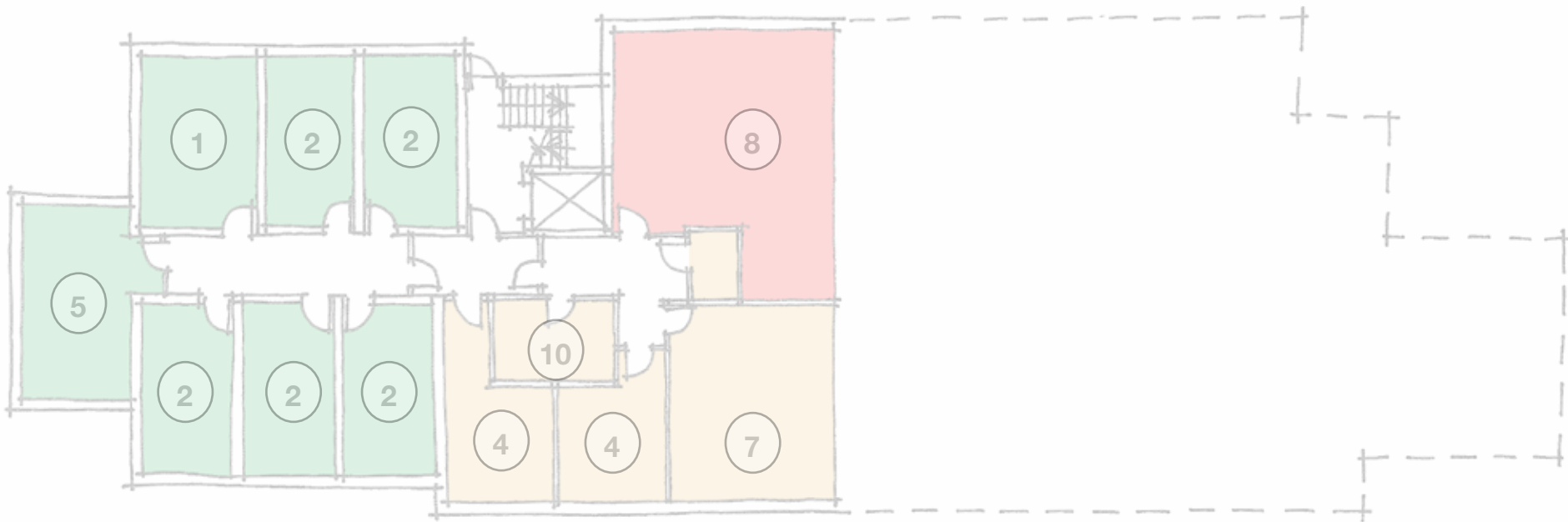
# SILVER

The Silver scheme builds on the Bronze proposed scheme by adding further facilities on the top floor.

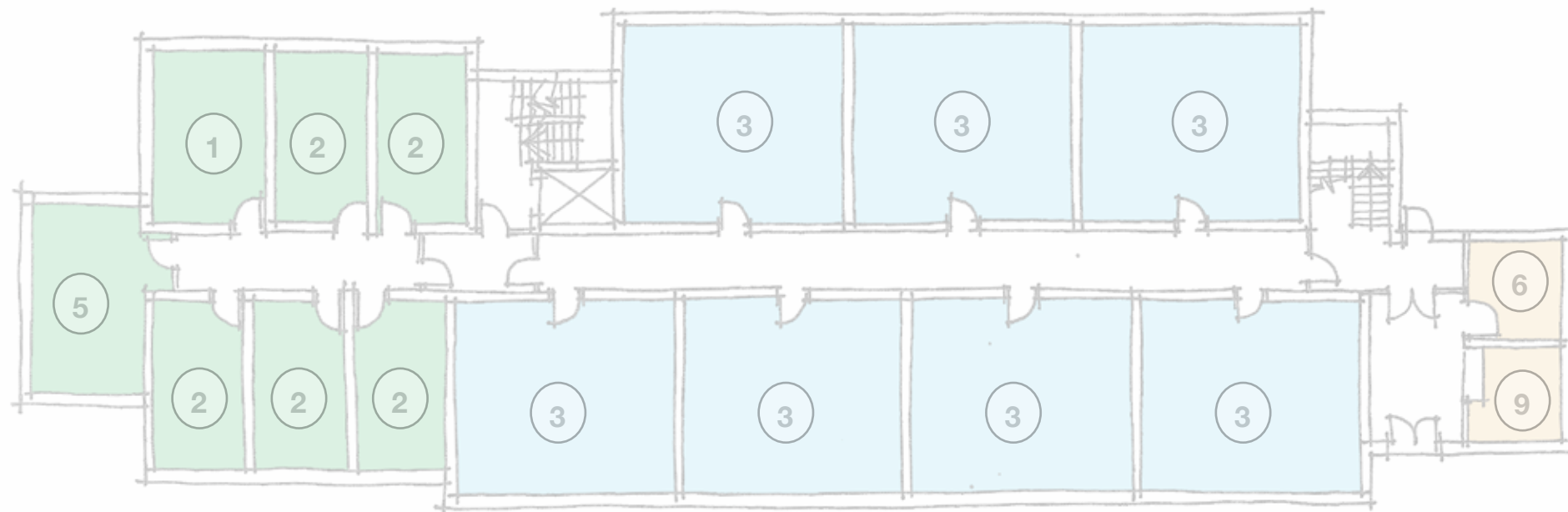
The 2 further facilities on the top floor are:

- A dedicated medical clinic providing healthcare facilities for the veterans and training for the students. This would provide a range of services including GP consultation, dental care, nursing, physiotherapy, occupational therapy, dietary, podiatry and health & wellbeing advice.
- A hall/function space complete with small elevated stage, bar and WCs. This could be used for meetings, presentations, minor events, memory café, mental health group therapy sessions

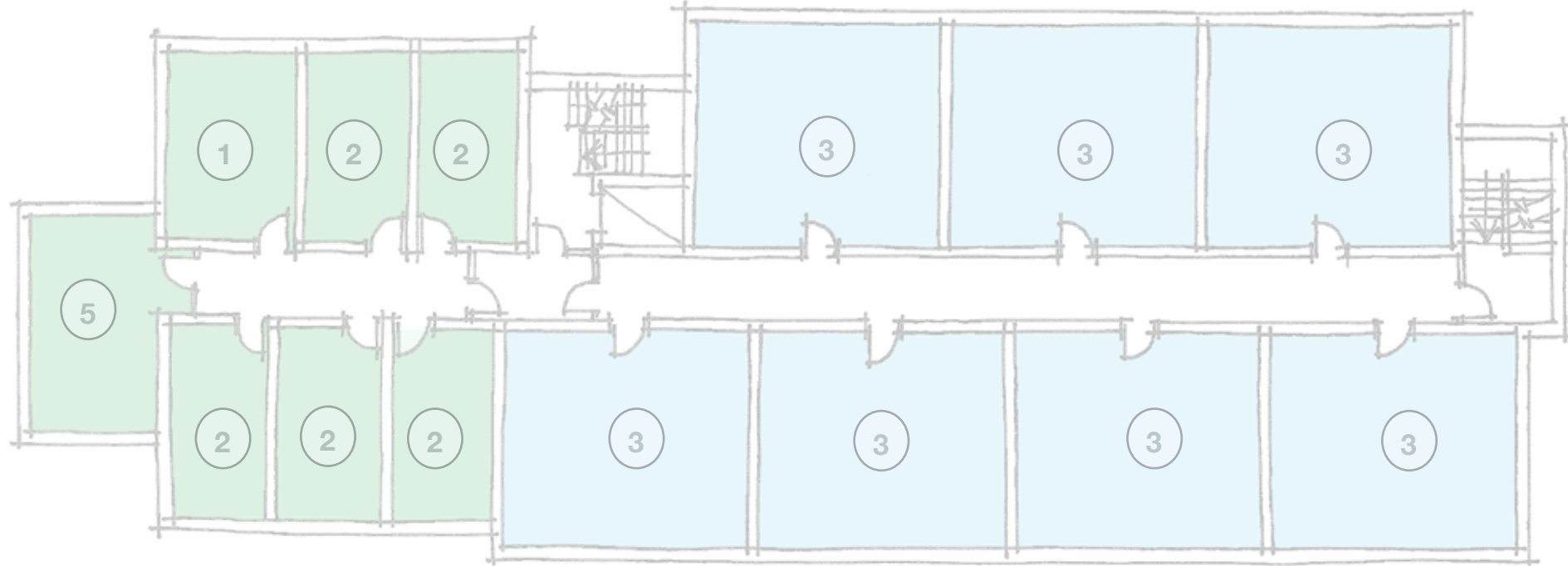
Lower Ground Floor



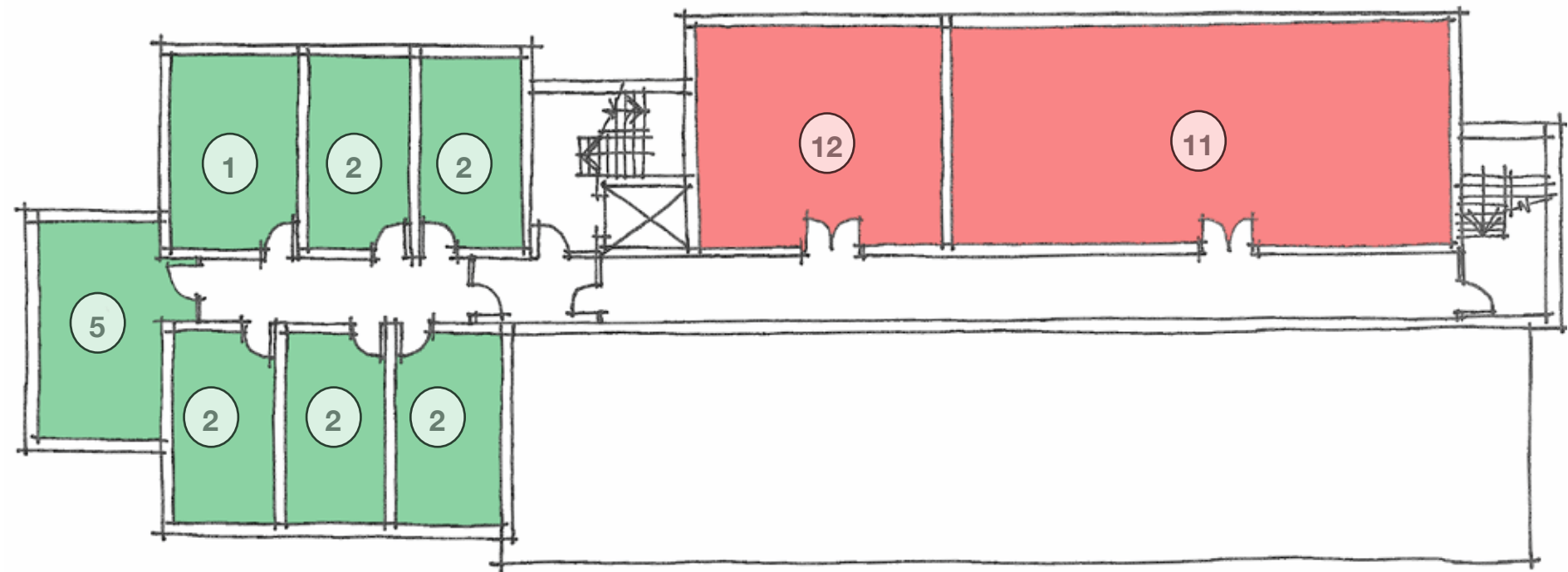
Upper Ground Floor



Floor 1 - 5



Top Floor



- Key
- Student Facilities
  - Communal Facilities
  - Veterans Facilities
  - Servicing Facilities

1. Accessible bedroom
2. Study bedroom
3. Veteran bedroom
4. Laundries
5. Kitchen/Diner
6. Office
7. Plant
8. Mess
9. Reception
10. Store
11. Hall
12. Medical Clinic



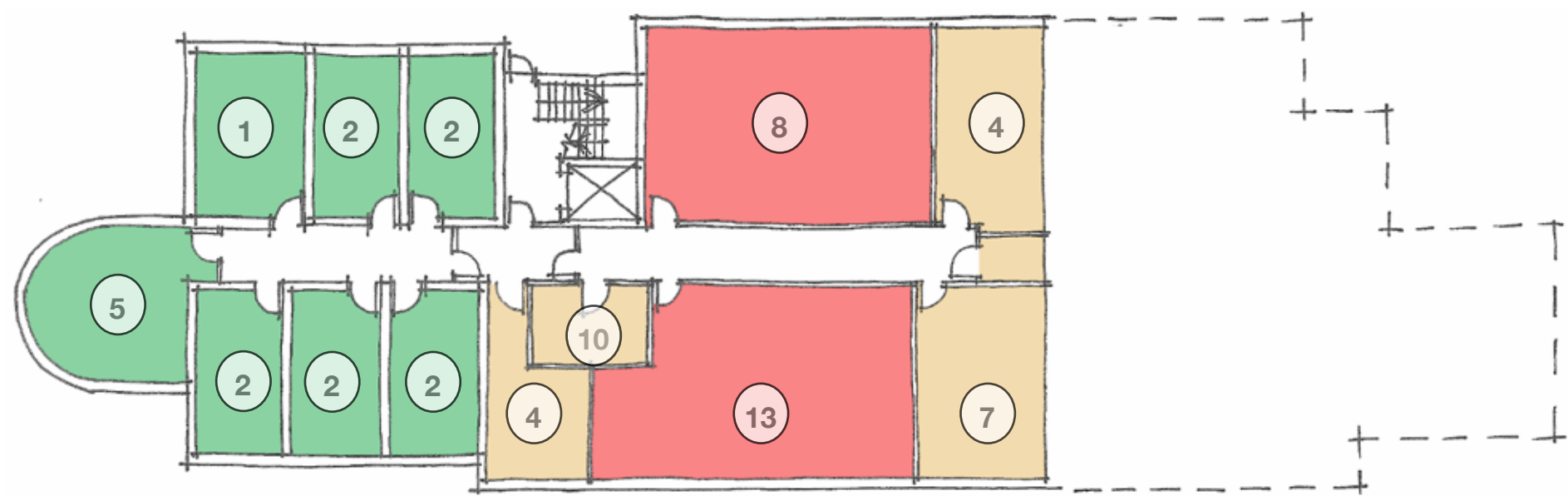
# GOLD

The Gold scheme builds on the Silver proposed scheme by adding a café in the undercroft to benefit from passing custom, together with a rooftop gym.

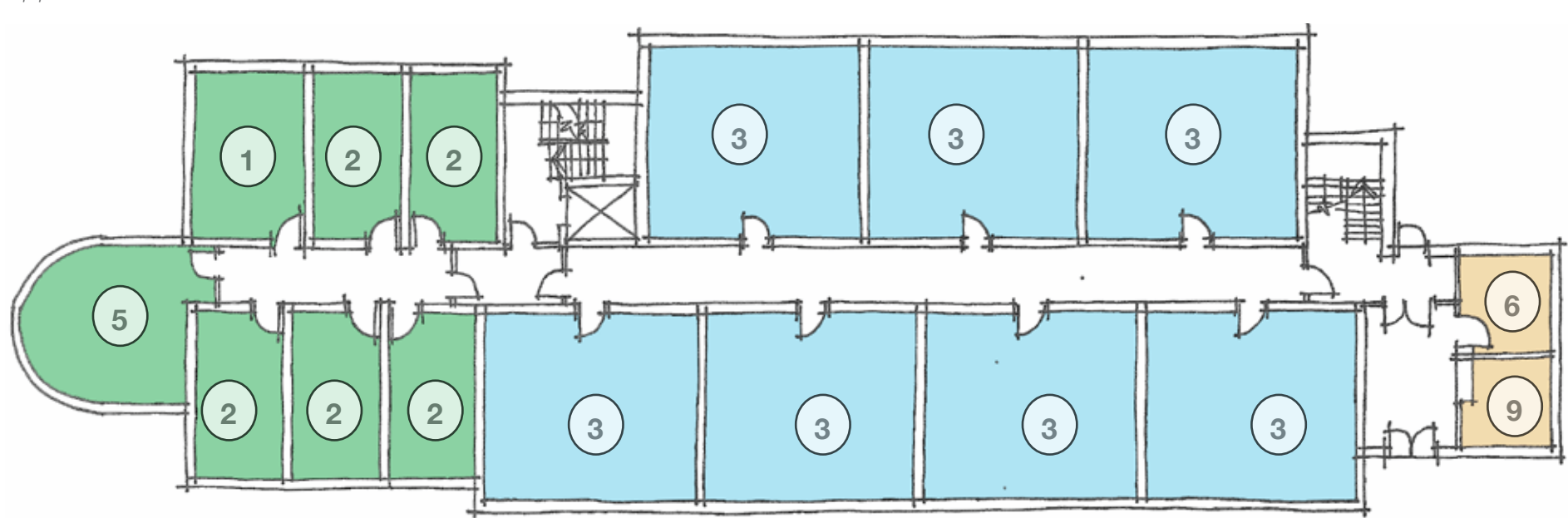
The western end of the Gold scheme is treated as a cylindrical tower (mimicking a lighthouse) to both anchor and provide visual focus to the scheme, with a mast above.

Gardens are proposed in all options, with the Gold scheme benefitting from an additional rooftop garden to take advantage of the panoramic views to Millbay and the sea beyond.

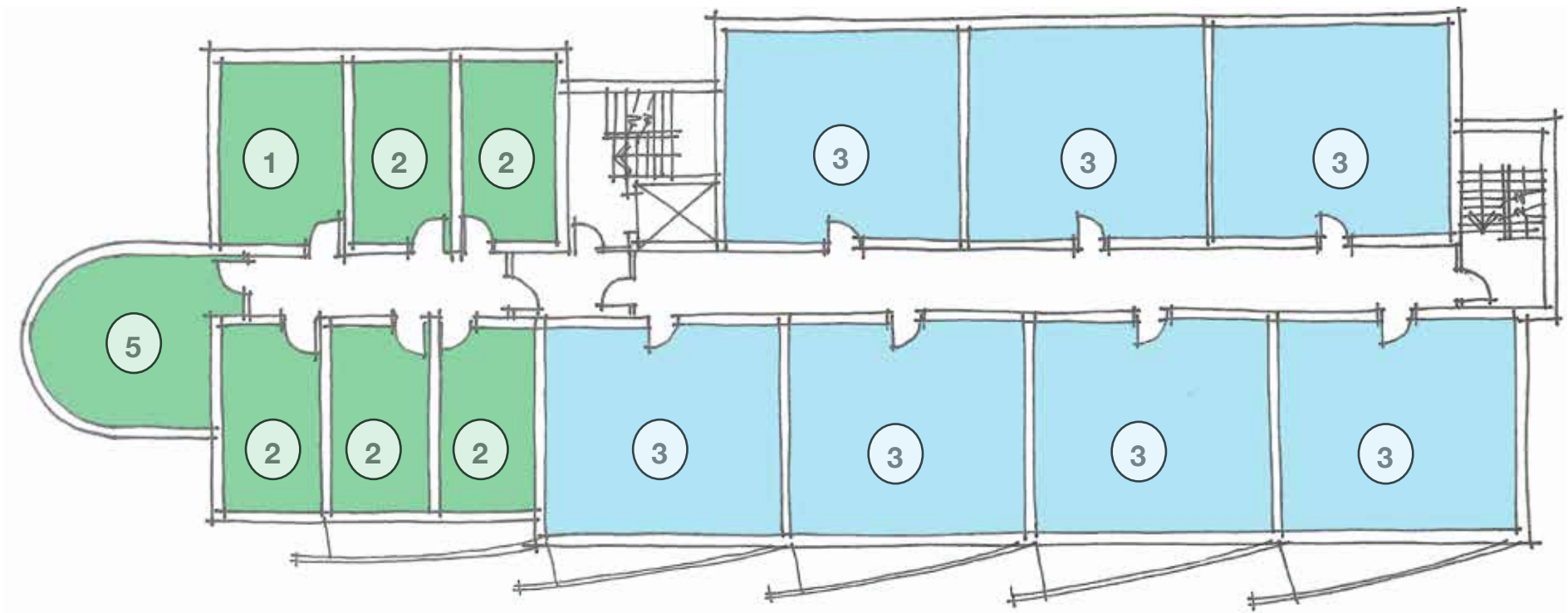
Lower Ground Floor



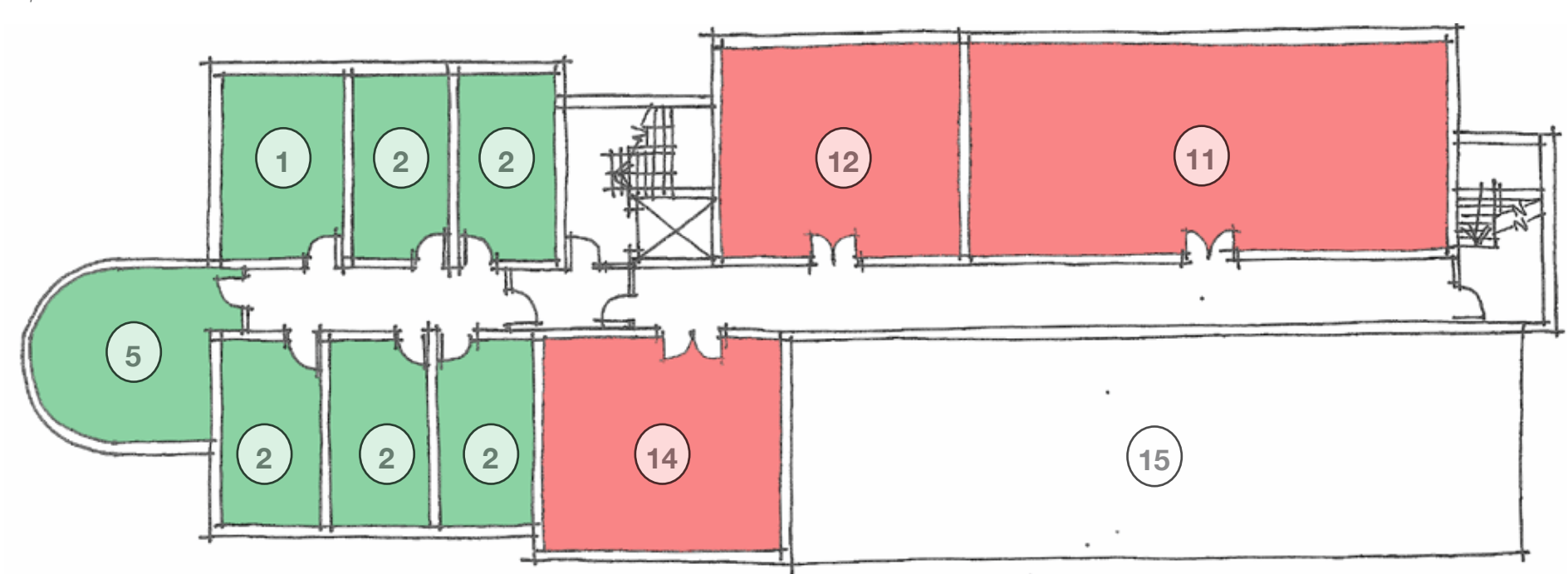
Upper Ground Floor



Floor 1 - 5



Top Floor



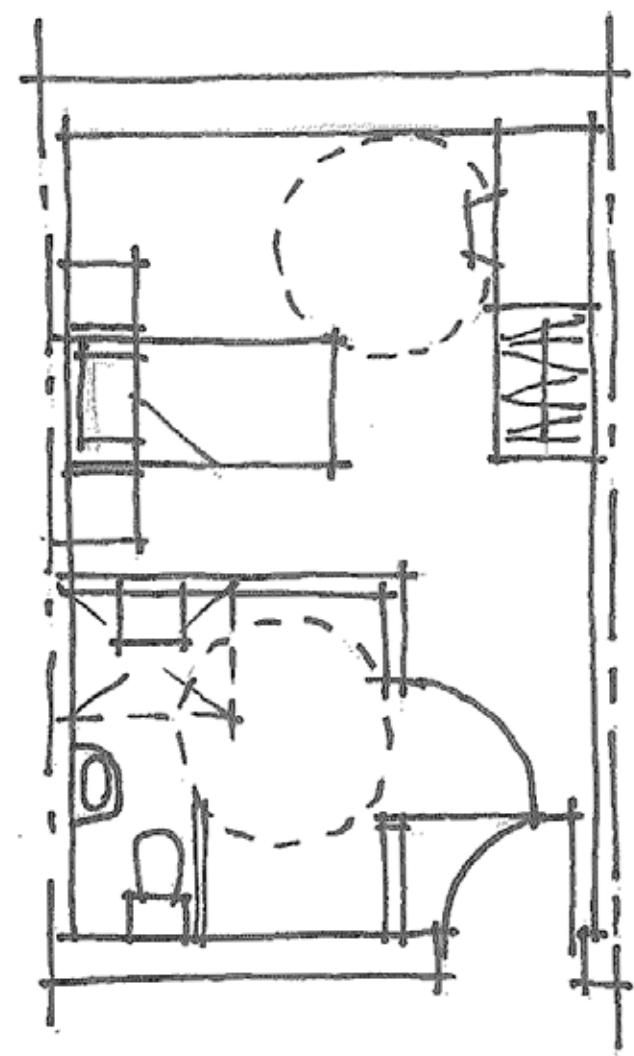
- Key
- Student Facilities
  - Communal Facilities
  - Veterans Facilities
  - Servicing Facilities

- 1. Accessible bedroom
- 2. Study bedroom
- 3. Veteran bedroom
- 4. Laundries
- 5. Kitchen/Diner
- 6. Office
- 7. Plant
- 8. Mess
- 9. Reception
- 10. Store
- 11. Hall
- 12. Medical Clinic
- 13. Café
- 14. Gym
- 15. Roof Terrace

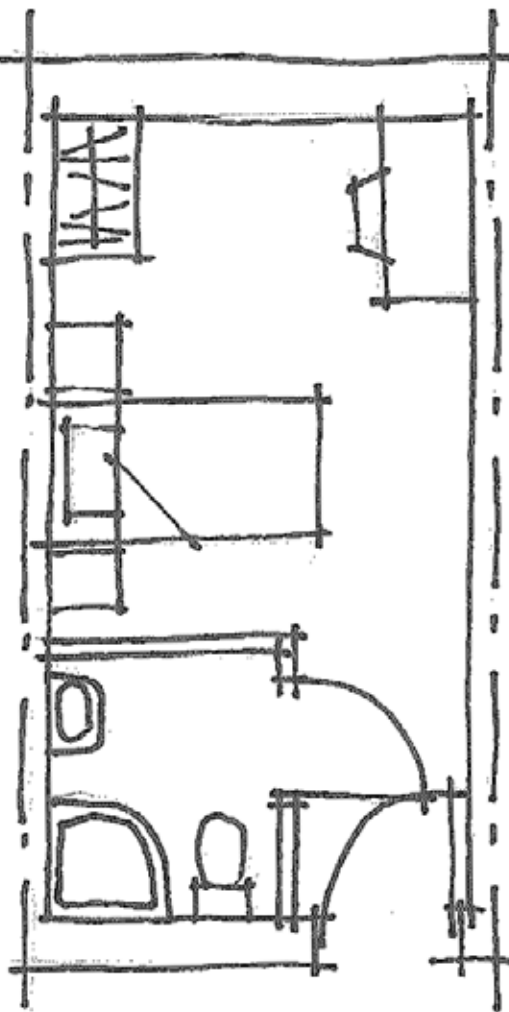


ROOM LAYOUTS

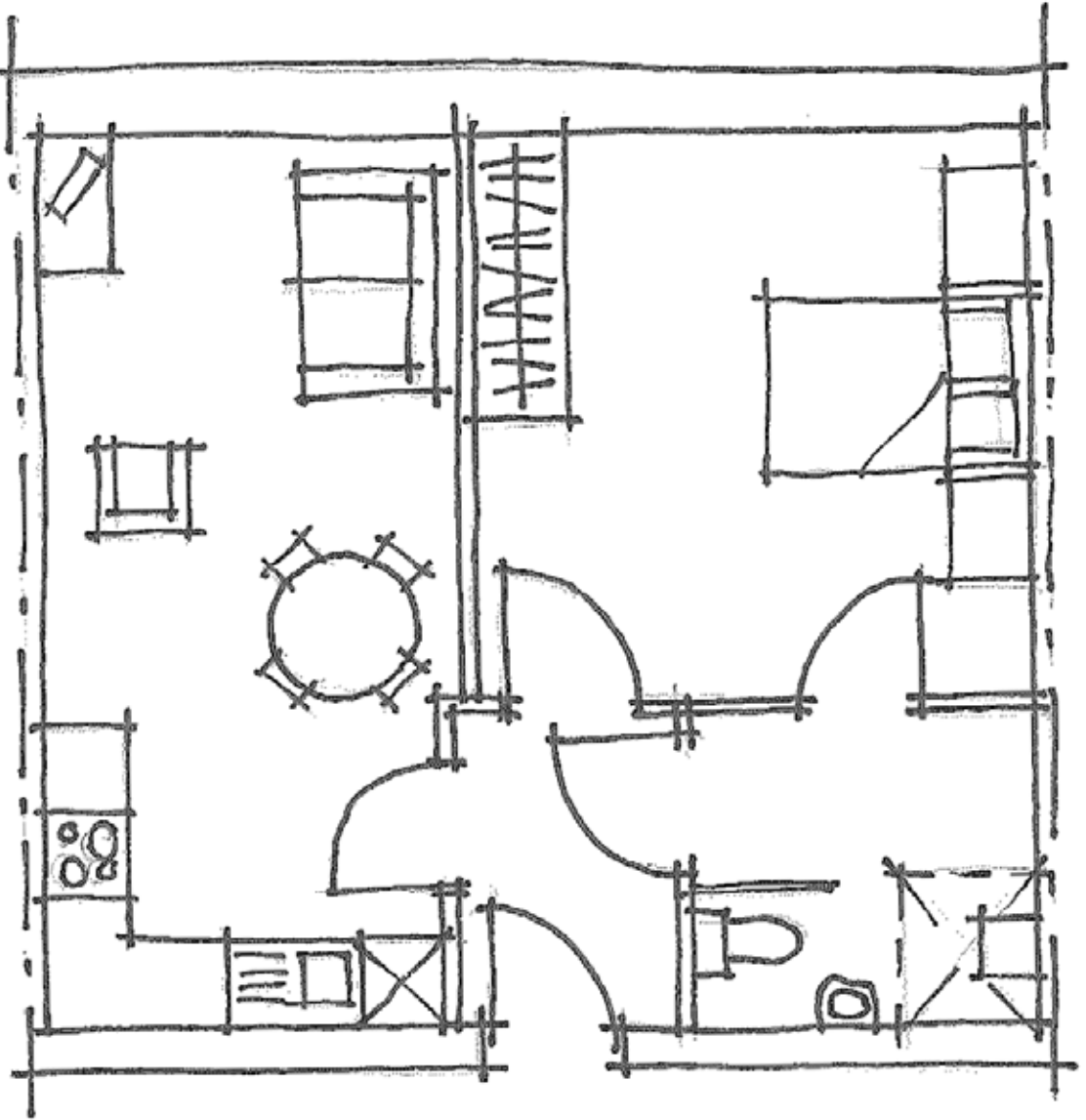
Accessible study bedroom



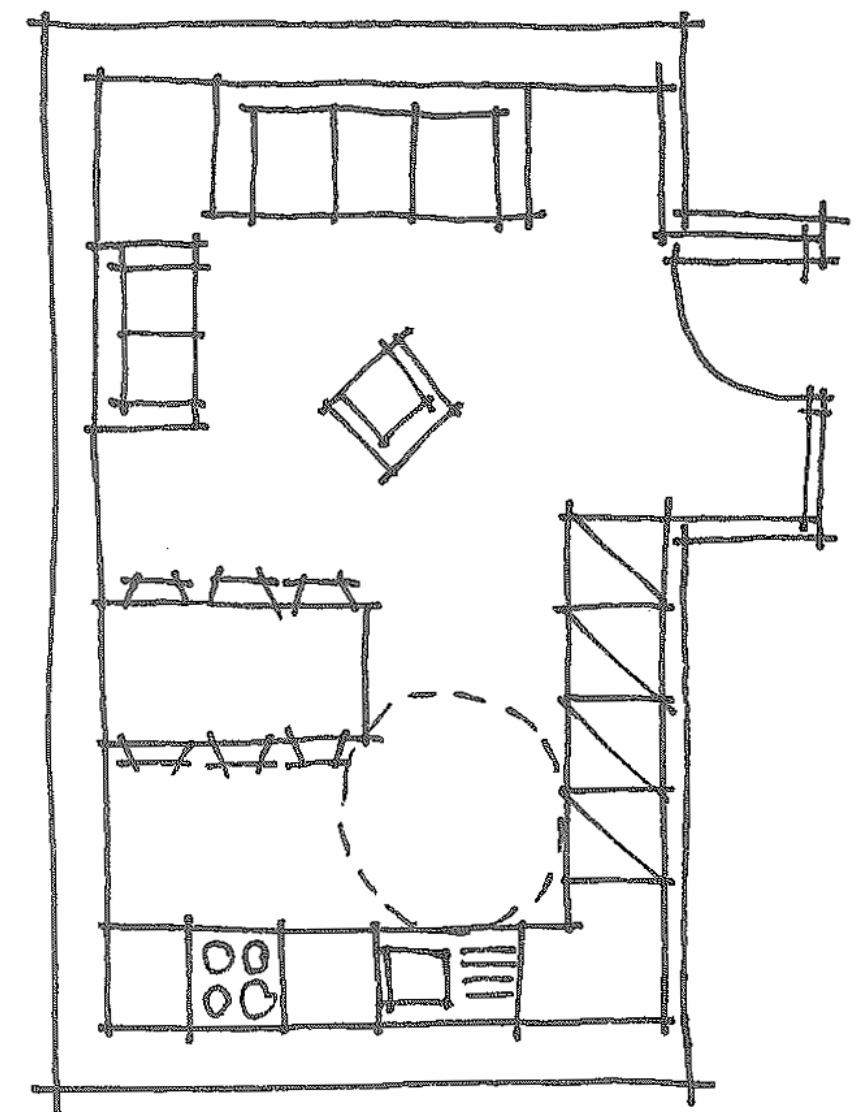
Study bedroom



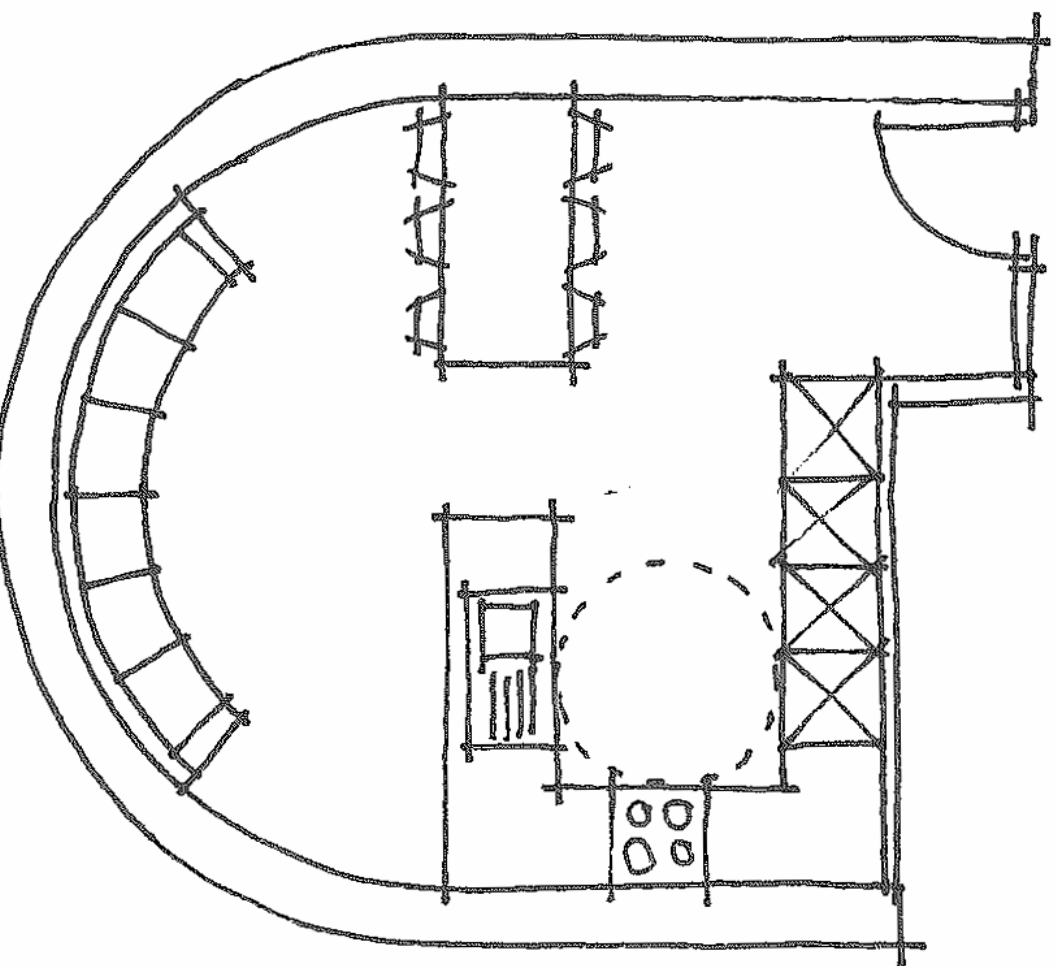
Veteran bedroom



Student Kitchen / Diner - Bronze, Silver



Student Kitchen / Diner - Gold

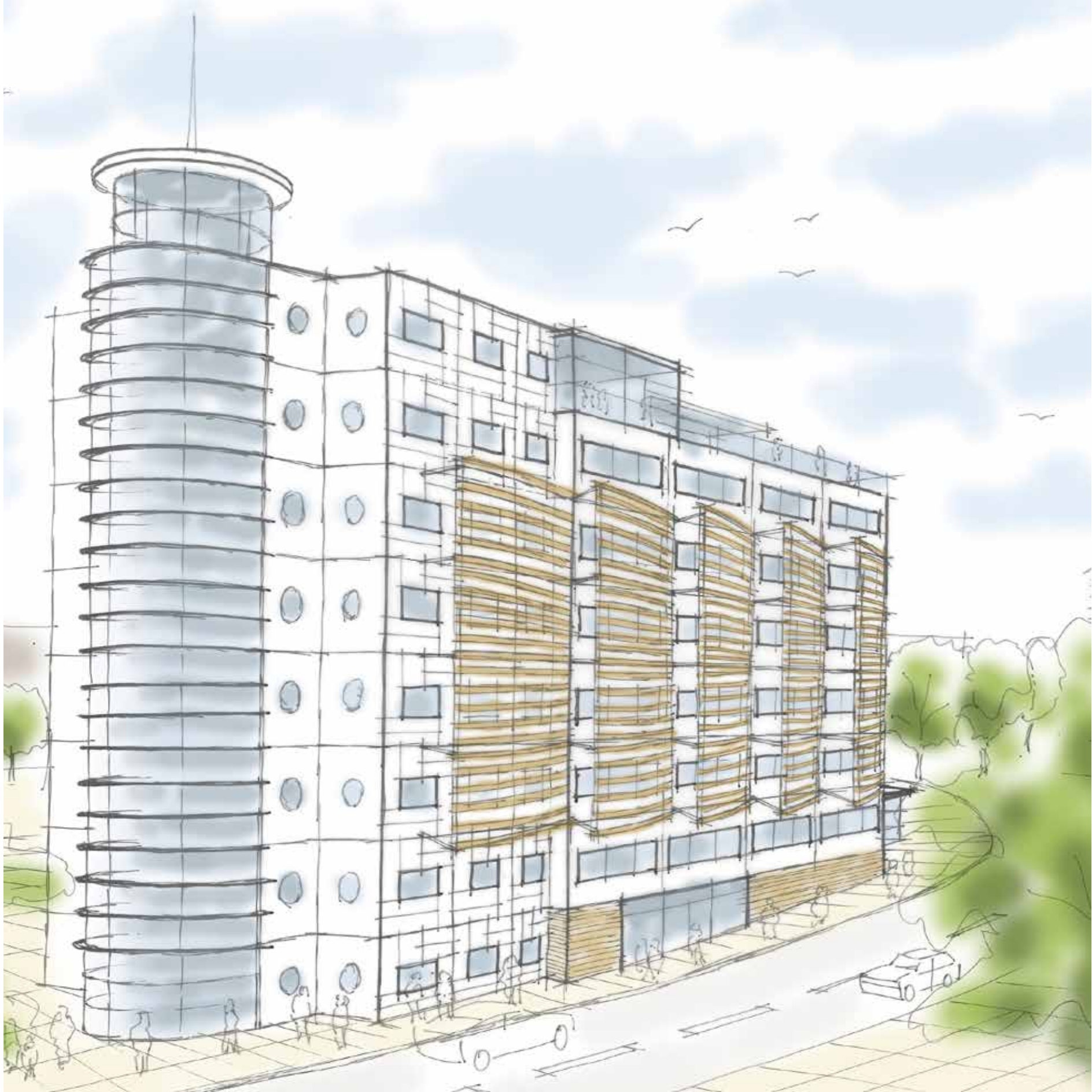




## SCHEDULE OF ACCOMMODATION

The room sizes as well as the facilities provided varies across the Bronze, Silver and Gold schemes.

Schedule of Accommodation	Bronze	Silver	Gold
	GIA (m²)	GIA (m²)	GIA (m²)
<b>Lower Ground Floor</b>			
• Study bedroom (5no. @ 15.95m²)	79.75	79.75	79.75
• Accessible study bedroom (1no. @ 19.80m²)	19.80	19.80	19.80
• Student kitchen/diner	23.62	23.62	26.15
• Mess/library	50.89	50.89	61.59
• Students' laundry	16.21	16.21	16.21
• Accessible WC	3.00	3.00	3.00
• Veterans' laundry	16.21	16.21	23.71
• Storage	9.75	9.75	9.75
• Plant	33.68	33.68	33.68
• Café	-	-	63.50
<b>Gross Internal Area – Lower Ground Floor (including circulation)</b>	<b>329.67</b>	<b>329.67</b>	<b>426.03</b>
<b>Upper Ground Floor</b>			
• Study bedroom (5no. @ 15.95m²)	79.75	79.75	79.75
• Accessible study bedroom (1no. @ 19.80m²)	19.80	19.80	19.80
• Student kitchen/diner	23.62	23.62	26.15
• Veteran's apartment (7no. @ 44.10m²)	308.70	308.70	308.70
• Entrance/lobby (potential shared future use)	14.22	14.22	14.22
• Reception (potential shared future use)	9.00	9.00	9.00
• Office (potential shared future use)	9.45	9.45	9.45
<b>Gross Internal Area – Upper Ground Floor (including circulation)</b>	<b>590.74</b>	<b>590.74</b>	<b>592.97</b>
<b>Floor 1 (also Floor 2, 3, 4 and 5)</b>			
• Study bedroom (5no. @ 15.95m²)	79.75	79.75	79.75
• Accessible study bedroom (1no. @ 19.80m²)	19.80	19.80	19.80
• Student kitchen/diner	23.62	23.62	26.15
• Veteran's apartment (7no. @ 44.10m²)	308.70	308.70	308.70
<b>Gross Internal Area – Floor 1 (including circulation) (also Floor 2, 3, 4 and 5)</b>	<b>536.19</b>	<b>536.19</b>	<b>538.42</b>
<b>Floor 6</b>			
• Study bedroom (5no. @ 15.95m²)	79.75	79.75	79.75
• Accessible study bedroom (1no. @ 19.80m²)	19.80	19.80	19.80
• Student kitchen/diner	23.62	23.62	26.15
• Clinic	-	44.10	44.10
• Veterans' Hall	-	90.09	90.09
• Gym	-	-	44.10
<b>Gross Internal Area – Floor 6 (including circulation)</b>	<b>157.79</b>	<b>344.53</b>	<b>394.70</b>
<b>Total Gross Internal Area (including circulation)</b>	<b>3759.15</b>	<b>3945.89</b>	<b>4105.80</b>



## SUMMARY

Project Equinox will deliver a special environment where retired services personnel and medical students can live alongside one another, providing mutual support to one another and benefitting from high quality facilities and class-leading amenities in a prime location close to the city centre.

Development of this building will provide an asset to both the University and the city of Portsmouth for many years to come, and be an exemplar scheme that others can follow.

Bronze, Silver and Gold design options have been created, to ensure the development is flexible and adaptable in meeting usage and budget requirements.



# CONTACT

TO FIND OUT MORE PLEASE CONTACT

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