

# WELCOME...

WESSEX LANE PROJECT



Welcome to our community consultation regarding our proposals for new halls of residence on Wessex Lane. This is an opportunity to review and comment on our emerging design for the redevelopment of both our Connaught and Stoneham sites, the look and feel of the proposals and how they will be operated. We welcome your comments on all aspects of the proposals.

This consultation is presented by The University of Southampton and our Preferred Student Housing Provider, the Aspire consortium.

The Aspire consortium includes Vinci Building, Aspire Student Living FM and investors.



Aspire Student Living provides operational and facilities management expertise to student accommodation sites across the UK.

They work closely with partnership Universities and on-site accommodation teams to ensure the students receive the best service within the accommodation, while being good neighbours within their local communities.

Members of our design, operations and construction teams are here today and would be delighted to answer any questions you may have.



University of  
**Southampton**

# WHY ?

## WESSEX LANE PROJECT



### Supporting Southampton's Growth

The University of Southampton is proud to play a major role in the life and economy of Southampton and the wider region. As the city's second largest employer, **we contribute more than £1.6 billion each year to the regional economy** - supporting jobs, skills, innovation and inclusive growth.

As a global, top 100 university, we have clear ambitions to grow sustainably over the next decade. This growth will expand access to higher education, strengthen our research impact and increase the skills pipeline that underpins economic prosperity locally and nationally.

### Addressing Student Accommodation

Independent analysis shows a significant and growing shortfall in Purpose Built Student Accommodation (PBSA) across Southampton. With around 85% of full-time students requiring housing and limited new supply in the pipeline, the city faces a **significant shortfall of beds by 2031/32**.

Delivering high-quality accommodation on our own estate is therefore a key priority. By providing modern, safe and well-managed residences close to campus, we can enhance student experience while reducing pressure on the private rented sector and local neighbourhoods.

### Investing Responsibly

We are progressing proposals to redevelop the University-owned South Stoneham and Connaught sites at Wessex Lane, working with the Aspire Consortium. These proposals form part of our wider Estates Masterplan - a long-term programme of investment to strengthen teaching, research, culture and community engagement across our campuses.

We remain committed to working alongside and continuing ongoing engagement with residents, councillors and Southampton City Council to ensure our plans support **balanced, sustainable growth for the benefit of students, the city and the wider region**.

# PROPOSALS

## WESSEX LANE PROJECT



The emerging masterplan which shows our three communities, each centred around a Hub space that leads to parkland beyond. We have adopted a distinctive educational "quad" approach to the design, that reflects the historic layout of the original buildings.



Aerial view of the proposals showing the retained trees and quality landscape. Student facilities are distributed in each of the communities, containing study space, launderettes and spaces for social interaction.

## Project Background

We are seeking comments on all aspects of our emerging design proposals for a new student residential development.

The sites are within the University Campus and safeguarded in the Southampton Local Plan for the development of student accommodation.

The brief for the development is to provide circa 1100 new build student bedrooms, and associated supporting facilities.

The supporting facilities are located in student Hubs and include community receptions, administrative offices, study and social spaces, a gym and event space.

## Our Masterplan

We have developed a masterplan for the site that provides three vibrant student communities, set within well established parkland.

Community A is centred around the stunning Grade II\* Listed South Stoneham House.

A new public square is proposed to the front of the house. Stoneham Square will provide a beautiful landscaped setting to the house at the centre of Community A.

We have positioned South Stoneham House as the centrepiece of the whole development, reinforcing the classical aspects of layout and design in the new development and encouraging the use of the historic parkland beyond.

Communities B and C replace the existing Connaught residential accommodation and are arranged as two "quads", to respect the traditional campus character.

These quads have been sized to encourage interaction between residents, with a Central Hub the focal point of the design and accessible routes through to the parkland beyond...

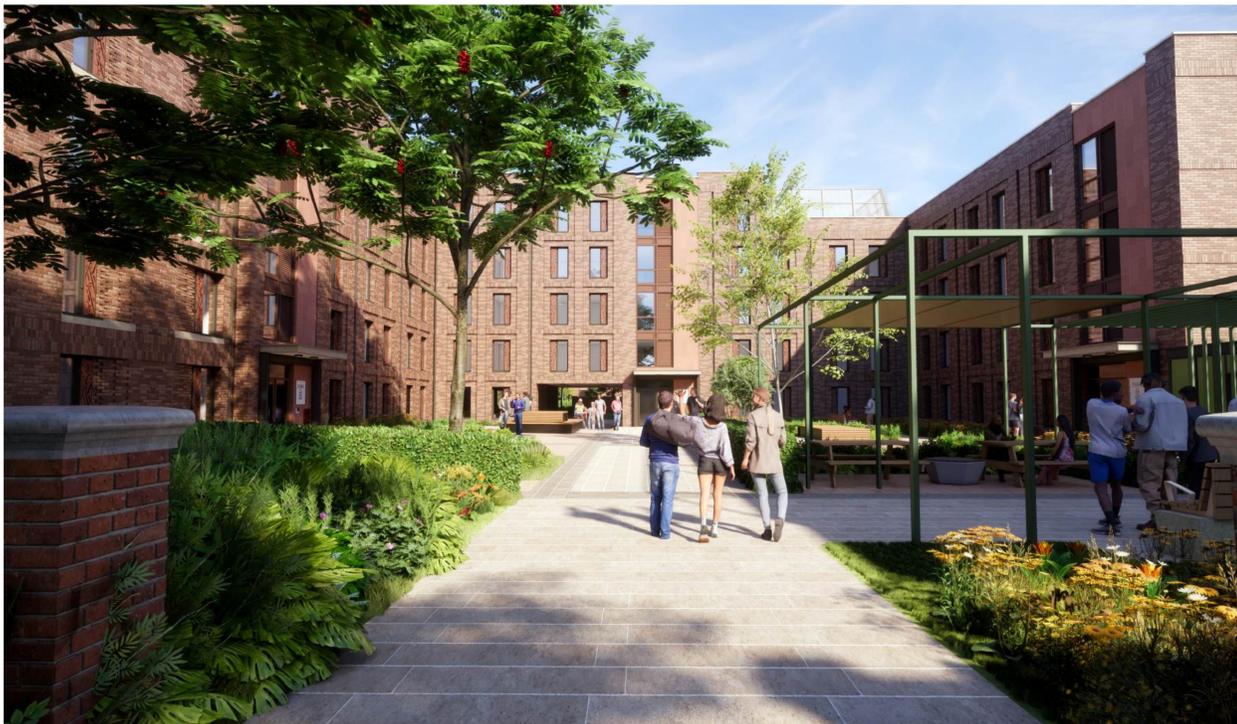
*We would really like to know what you think of the layouts, and the facilities that we will be providing.*

# PROPOSALS

## WESSEX LANE PROJECT



A view showing the semi private courtyard of Community C.



A view of the pedestrian route from Stoneham Square, through to the Courtyard of Community A.



A view of the new Central Hub, that sits between Communities B and C, facing onto Monks Brook.

### Architectural Design

Proposals have been developed using a **context-led design approach**, providing equitable student accommodations while incorporating subtle architectural differences that create distinct community identities responsive to surrounding historic buildings.

The design follows **formal, symmetrical principles** reflecting its civic nature, with elevations featuring classical proportions and rhythm. Key elements include taller ground floors with modern cloisters in feature brickwork, deeply set punched windows arranged vertically with bespoke ventilation grills, and mansard treatments on taller buildings that use architectural panels with sweeping cornices to create visual setbacks without compromising bedroom sizes.

The new buildings use **subtle architectural features and high-quality materials** that will complement South Stoneham House and the Itchen Valley Conservation Area.

The design utilises facing bricks with appropriate colours and textures alongside pigmented architectural panels featuring bespoke patterns. Decorative brickwork, banding, and projections enhance the overall quality.

The Central Hub, positioned between Communities B and C along the boulevard from Connaught to Monks Square, serves as both destination and connector.

This **striking pavilion-style building** features a single-storey street-level entrance with large overhanging eaves and glazed frontage offering informal meeting and study spaces. Its lightweight architectural treatment harmonises with the landscape while deliberately differing from residential buildings, ensuring it feels welcoming and equitable for all users.

# HERITAGE

## WESSEX LANE PROJECT



The focal point of the Stoneham site is South Stoneham House, the Grade II\* Listed Manor House set within landscaped grounds which are part of the Hampshire Register of Park and Gardens, and within the Itchen Valley Conservation Area.

## Heritage

Heritage, stewardship and continuity form a core principle underpinning our proposals. We are committed to unlocking the potential of this important site, while respecting its history and safeguarding its future. The site contains several important heritage assets and possesses a rich history that we believe should be celebrated and enhanced through thoughtful development.

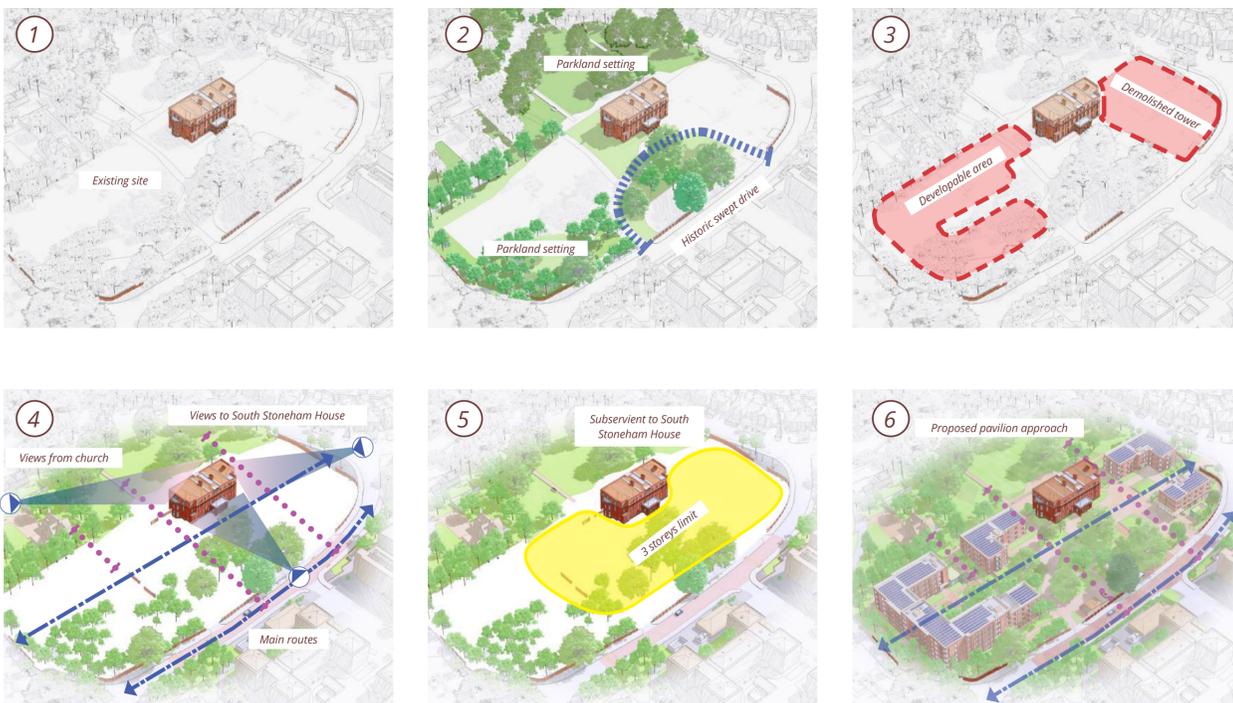
## South Stoneham House

South Stoneham House was last used as student accommodation, but has been vacant for circa 10 years. The adjacent brownfield site has been vacant since the demolition of the 17 storey tower that was located at the corner of Woodmill and Wessex Lanes.

Our masterplan strategy positions South Stoneham House as the development's centrepiece through integrated design themes that honour its heritage significance. The layout uses an orthogonal grid and symmetry, while new buildings adopt classical proportions that complement the house's Queen Anne architecture. This creates a coherent campus design narrative that respects the historic context.

Our approach ensures that buildings immediately adjacent to the house are limited to three storeys, allowing the listed building to retain its visual prominence within the development. We have strategically positioned new buildings to create attractive sight lines to the house from key arrival points, including the Woodmill Lane/Wessex Lane junction.

Our proposals adopt a robust, sensitive and evidence-based approach to the refurbishment of South Stoneham House, with the aim of bringing this significant historic building back into active use for the benefit of the university community and the wider public.



Diagrams explaining our approach to the South Stoneham House area of the site.



Restoring the reception area and only using a light touch intervention - preserving attributes that contribute to its importance.



Day to day use of the large lounge space which includes study/ socialising space similar to a common room.



Our proposals seek to bring life back into South Stoneham House, with flexible multi use areas such as a Study/ Dining Room.



### Key

- S1 Reception lobby
- S2 University Office
- S3 Finishing Kitchen
- S4 Study/Dining Room
- S5 Quiet Study Room
- S6 Study Lounge/ Flexible use Room

# HERITAGE

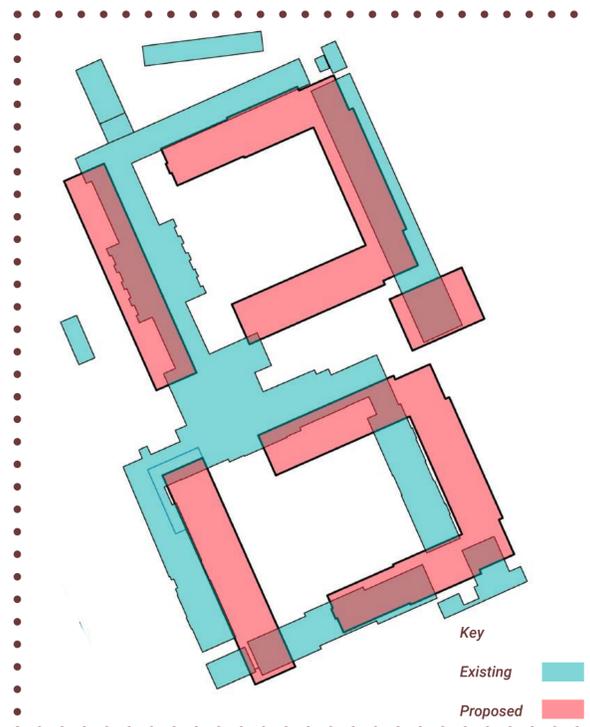
## WESSEX LANE PROJECT



Layout, including modelling and massing of the current proposals at Connaught



Our analysis highlighted the symmetry, orthogonal grid patterns, logic and respect to the traditional quad form of the site.



### Connaught Hall

Our proposals for Connaught Hall provide high-density student accommodation that have been carefully designed to support our broader site objectives, particularly the **protection and enhancement of the Conservation Area and historic assets** both within and adjacent to the site.

Our design approach draws on research into appropriate spacing for personal safety and community interaction, combined with analysis of existing building footprints. This has enabled us to develop a new quad configuration that respects the site's history while meeting contemporary standards for student living and wellbeing.

The layout creates a **hierarchy of spaces, with enclosures that separate public pedestrian routes from semi-private courtyards**. This transforms what were previously disconnected buildings into coherent residential communities designed to foster a sense of belonging, safety and privacy for our students.

We have strategically distributed building heights across the site, **concentrating taller elements at Connaught (away from sensitive heritage assets) while reducing heights at Stoneham**. This allows for lower density development that remains appropriately subordinate to the historic South Stoneham House.

The spacing between buildings, both within courtyards and along the central boulevard separating the accommodation communities is sufficient to comfortably accommodate the proposed heights.

### St Mary's Church

The **Grade I listed Church of St Mary** is a heritage asset of the highest significance, with its listing encompassing a substantial section of the original Church Wall along St Mary's Church Close.

Our proposals retain the mature trees along the boundary of the church grounds. We have undertaken detailed testing of our designs to assess key views both into and from the church grounds, ensuring that our development does not adversely impact its historic setting.



View of the Chaplains Lodge from the Courtyard.

# LANDSCAPE

## WESSEX LANE PROJECT

### LIVING WELL AT UNIVERSITY - LANDSCAPE DESIGN PILLARS

#### DESIGNED FOR ALL



Safe & accessible homes for all ages and abilities



Easy access to sustainable transport & amenities



Landscape supporting respect, privacy & diversity

#### RESTORATIVE LANDSCAPES



Attractive grounds to enjoy and take pride in



Comfortable environments supporting time in nature



Sensory planting, ecology & biodiversity

#### SUPPORTING A COMMUNITY



Dynamic spaces with opportunities for social interaction



Peaceful areas for wellbeing and to space to "recharge" after a busy day



Landscaped dining & study areas

## Landscape Principles

Creating a landscape that complements the setting of the development and provides accessible community spaces has been fundamental to the design. Our "living well" landscape design pillars guide the design of the landscape and ensure that the spaces created have a positive impact upon the future residents living at the University.

Our development benefits from being located within a historic parkland, with mature trees and visual links to water at the southern and eastern boundaries. Our plans celebrate this relationship and encourages interaction between residents and nature.

We have provided a diverse range of external spaces, including formal courtyards with seating and hard standing, lawns that can accommodate marquees for outside events, games and activities, and mature woodland with improved pathways to allow students to walk and relax in a peaceful environment.

## Landscape Layout



### Key

1. Stoneham Square
2. Gateway entrances
3. Stoneham Park
4. Service areas
5. Monks Green
6. Community Square
7. Garden Courtyards
8. Landscaped boundaries



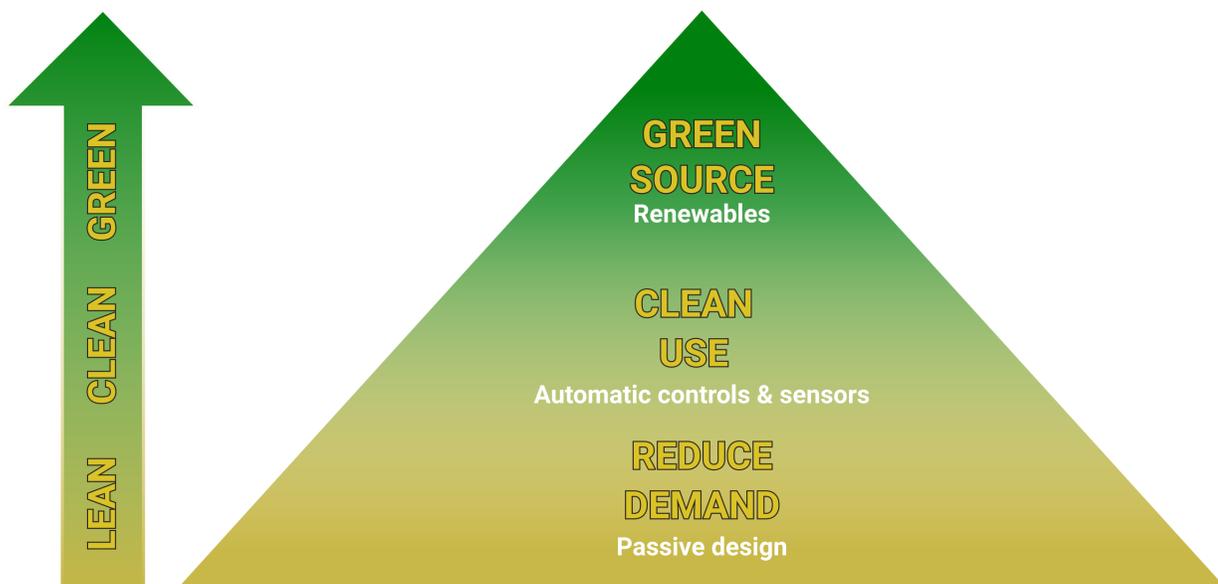
Our landscape proposals create a hierarchy of spaces, from Civic, public facing squares, through to landscaped parklands and wooded areas, and semi private garden courtyards. The entire site remains accessible to the public - there are no gates, or physical barriers. Instead the thresholds formed in the landscape will clearly define the boundaries between the different types of spaces.



The images above, show our emerging Landscape and Visual Impact Assessment (LVIA) verified views

# SUSTAINABILITY

## WESSEX LANE PROJECT



BREEAM is a tool for measuring the sustainability performance of a building. We are targeting BREEAM "Excellent", which would put the development in the UK's top 10% of non-domestic buildings.

## Sustainability Targets

Our Sustainability Strategy is designed to deliver a net-zero, socially responsible, and future-proofed residential development.

It integrates the RIBA Sustainable Outcomes Guide, the University's own Sustainable Building Design Standard, and national and local planning policies to ensure full compliance and measurable progress toward the University's 2030 net-zero goals.

The strategy spans design, construction, and operations, embedding circular economy principles, biodiversity enhancement, safeguarding for future climate change scenarios and socioeconomic uplift through the lifecycle of the buildings.

We have adopted a holistic approach that uses real time, proven occupancy data to accurately predict how the buildings will perform in use, and we have chosen a construction methodology that ensures we can accurately measure carbon at design stage. This leads to a sector leading energy and carbon performance, that is both measurable and feasible.

Through our integrated team of design, operations and construction, we have been able to make design decisions that support our sustainability strategy, through the lens of the student resident.

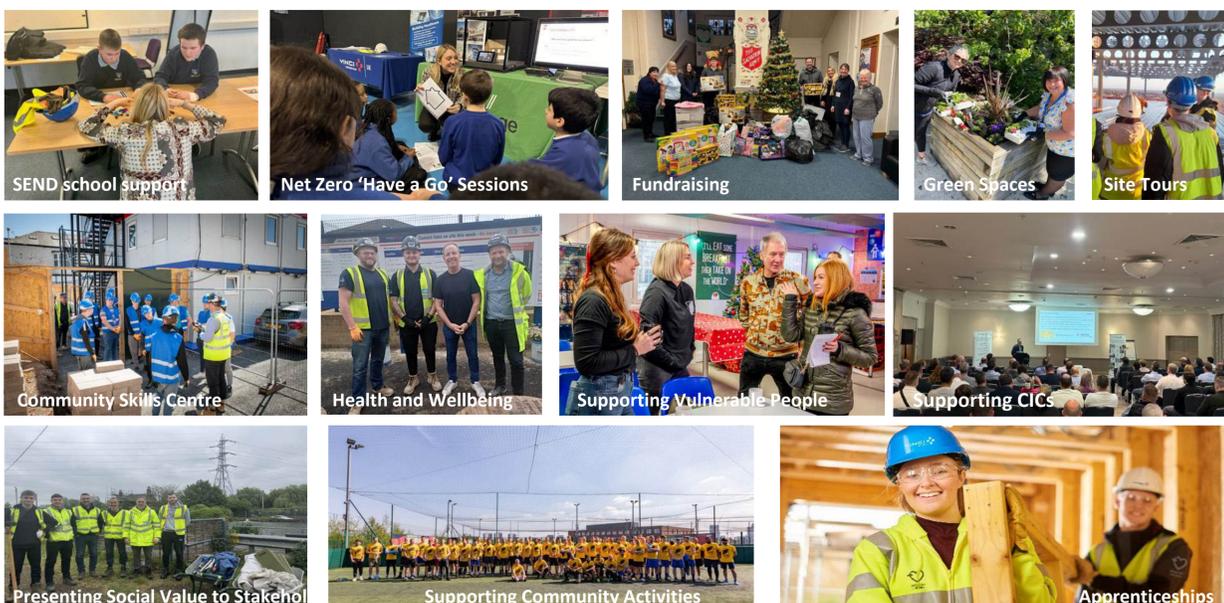
Occupant comfort, and control is placed at the forefront of our design and combined with our evidence-based approach to building physics means that our solution is practical, simple and passive.

## Social Value

To support regional growth we will deliver an agreed Social Value Plan in collaboration with the University.

This will include:

- Procure a local supply chain
- Create jobs and provide professional qualifications
- Deliver Apprenticeship opportunities
- Provide fair and equal opportunities for all – life skills workshops and volunteering activities
- Engage with local schools to deliver pre-employment training.
- Assist with research projects linked to the project.



**FM Team Recruitment**  
Target: 75% of circa 20 FM staff recruited from SO postcode areas.

**FM Team Recruitment**  
Target: 5% of staff recruited out of NEET status

**Social Enterprise Pop Up Business**  
Target: 10 pop up opportunities for local start-up businesses.

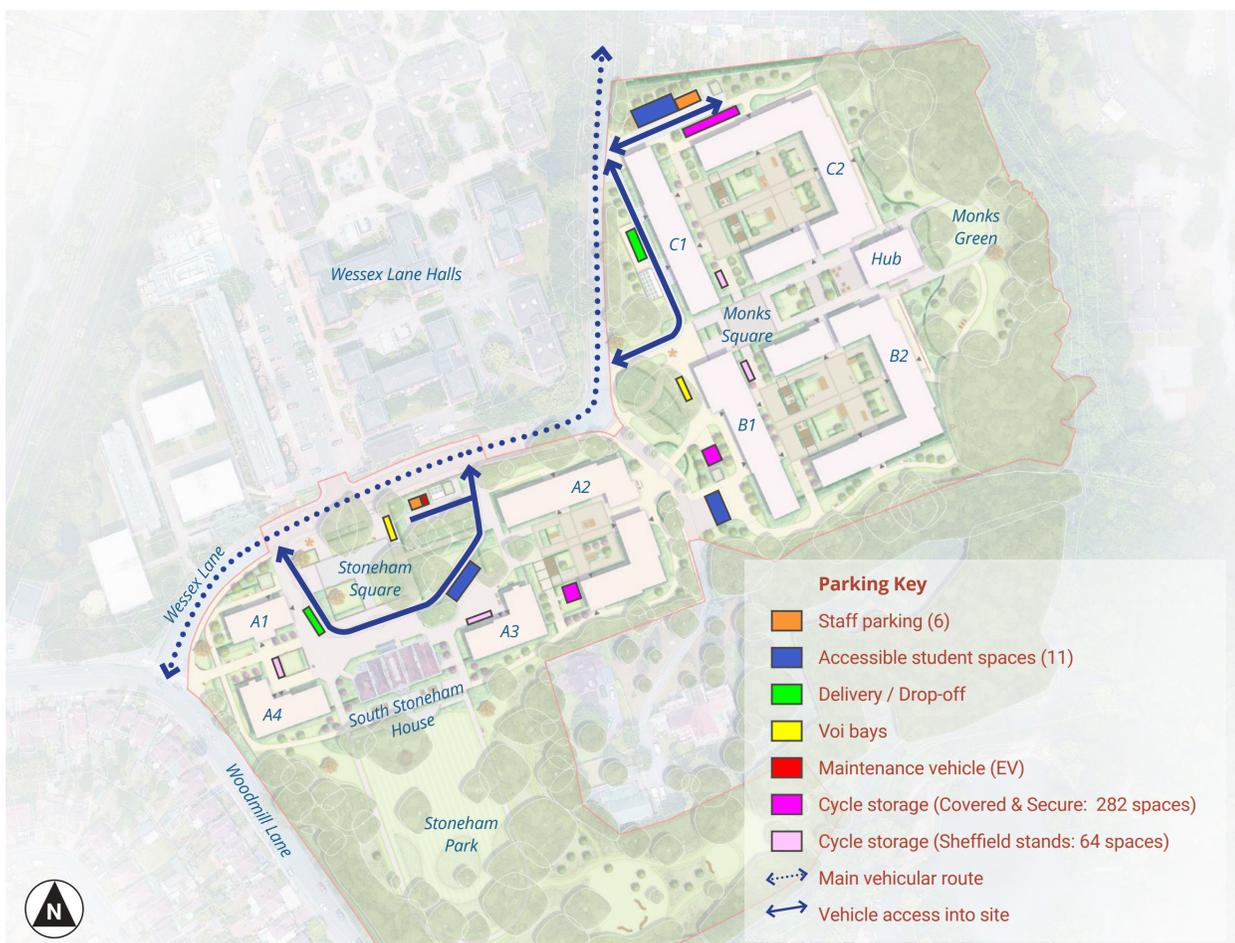
**Pollinator Corridors, Edible Landscapes & Student Gardens**  
Target: Create pollinator-friendly planters with herbs/fruited plants that students can pick and use

# MOVEMENT

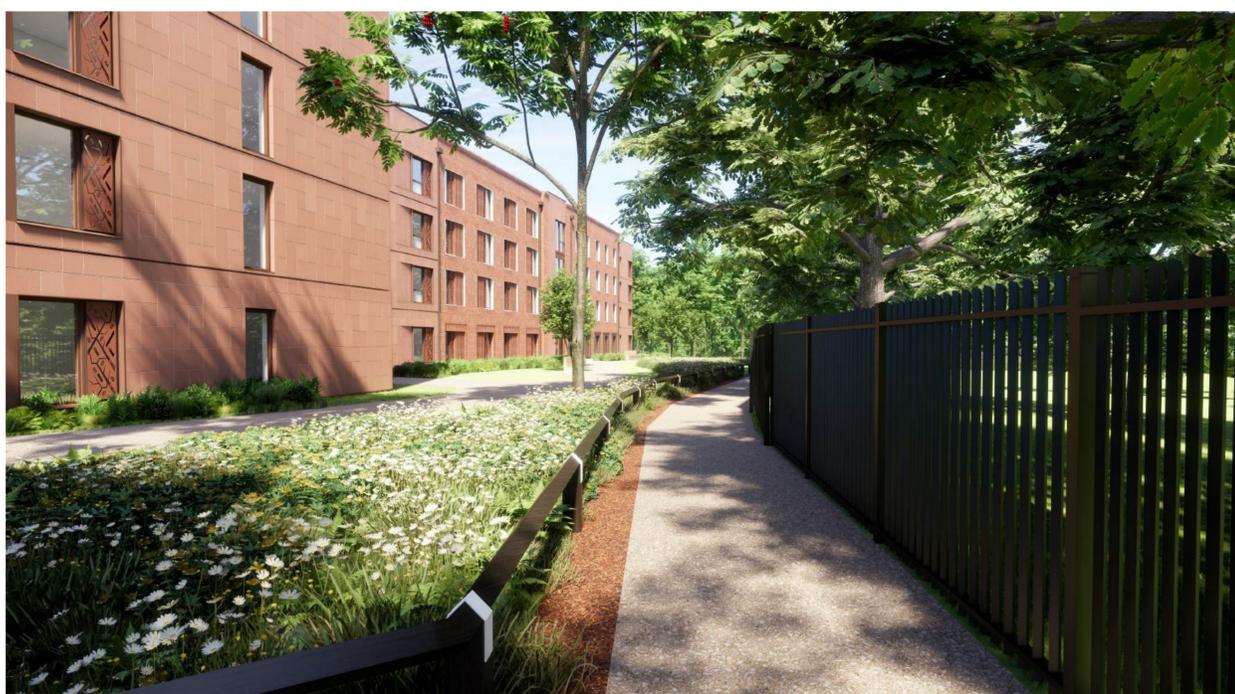
## WESSEX LANE PROJECT



Those arriving by public transport will see improvements to bus stops at Wessex Lane.



Vehicular movements and parking have been carefully considered.



Public realm improvements along Monks Brook enhance the existing right of way while delivering ecological benefits that support local biodiversity and provide a public benefit.

## Parking & Bus Improvements

Our students are actively discouraged from bringing cars to the University.

The site will be primarily for first year undergraduate students, and it is written into their tenancy agreements that they must not bring vehicles and park them within the local area. Instead Students are given a bus pass included in their rent, to use the excellent bus service that runs along Wessex Lane.

We do not anticipate this scheme bringing extra parking pressures to the site, or the surrounding area.

In addition, our proposals seek to improve access and signage to the existing bus stops along Wessex Lane, by bringing the bus shelter inside the site and improving the access along the pavement.

## Vehicular Movement

The strategy has been developed and integrated early in the design process to ensure that access for **emergency vehicles, servicing, maintenance, refuse collection and other operational activities can be accommodated** without dominating the form and appearance of the external spaces. This approach will improve student wellbeing and enhance the quality of life on and around the campus by minimising the disruption caused by traffic. This will contribute to a safer campus by reducing the potential for conflict between pedestrians, cyclists and vehicles.

The primary vehicular ingress and egress points are along Wessex Lane, and as such parking and drop off/collection is limited to the perimeter of the development. Surface materials clearly identify where a route is accessible to vehicles, and the pedestrian priority spaces are protected using drop down bollards. Stopping points for refuse and service vehicles are wide enough to avoid obstructions to other vehicles.

## Public Rights of Way

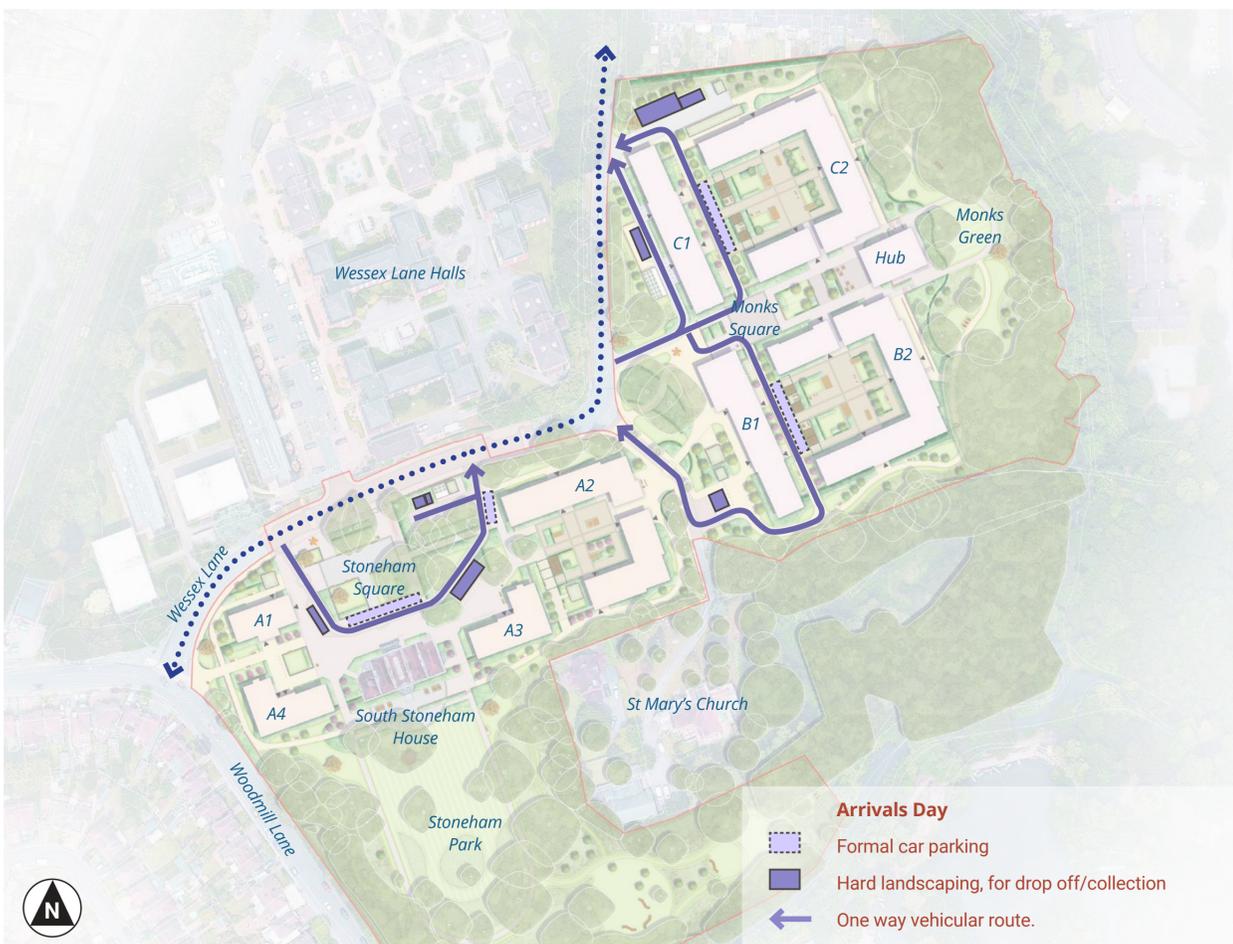
Public realm improvements along Monks Brook **enhance the existing right of way** while delivering ecological benefits that support local biodiversity and provide a public benefit.

# OPERATIONS

## WESSEX LANE PROJECT



Our team at the University of Gloucestershire



### Arrivals Planning and Coordination with Wessex Lane

**Student arrivals will be carefully planned and managed** to ensure a smooth, safe and well-organised process for both students and the local community. Aspire Student Living will work closely with the University of Southampton and the existing accommodation teams at Wessex Lane to coordinate arrival schedules, staffing and communication, ensuring a consistent approach across the wider student residential area.

Arrivals will take place through a managed timeslot system to reduce congestion and avoid large peaks of traffic. **Clear signage, dedicated drop-off areas and trained on-site staff** will support students and families during move-in periods, helping to maintain safe vehicle movement and **minimise disruption to neighbouring residents**.

By coordinating arrivals across the original Wessex Lane site and the new accommodation areas, Aspire and the University will balance activity levels and **avoid pressure on local roads and access points**. Enhanced staffing and clear communication with students before arrival will help set expectations and encourage considerate behaviour from day one, supporting a well-managed transition into accommodation and **positive integration with the surrounding community**.

### How Aspire Will Manage the Accommodation

Aspire Student Living will provide a strong **on-site management presence** to ensure the student accommodation at South Stoneham and Connaught is safe, well run and positively integrated into the local area.

Dedicated teams based at the accommodation will oversee day-to-day operations, including waste and recycling, student support, building maintenance, cleaning, security coordination and customer service, helping to maintain a calm, well-managed living environment.

Operational management will focus on **clear communication, quick response to issues and proactive support** for students to encourage respectful behaviour and good neighbour relationships. Key periods such as arrivals and departures will be carefully planned and staffed to minimise disruption, manage traffic and maintain safe access for residents and visitors.

Aspire will work closely with the University of Southampton to ensure students receive the right support and that any concerns are addressed quickly and effectively. **Regular monitoring and ongoing engagement with local residents** will help ensure the accommodation continues to operate responsibly, creating a positive contribution to the wider community while providing students with a safe, supportive place to live and study.

As part of our commitment to social value, Aspire will also seek to support local businesses, prioritise local supply chains where possible, and **create employment and training opportunities for people within the local community**, helping to ensure the development delivers long-term benefits beyond the accommodation itself.

# CONSTRUCTION

## WESSEX LANE PROJECT

### Construction Programme



### Phasing

#### PHASE 1

- Buildings A1-A4
- Building B1
- South Stoneham House
- Total: 410 Bedrooms
- Completion Summer 2028



#### PHASE 2

- Buildings B2, C1 and C2
- Central Hub
- Total: 698 Bedrooms
- Completion Summer 2029

#### Key

- Operational Buildings
- Buildings under Construction
- Construction Sequence
- Demolition Area
- Demolition Sequence
- Site Entrance (One way)
- Site Exit (One way)
- Access maintained throughout
- Site traffic route
- Project Office/Welfare
- Satellite Office/Welfare
- Site Visitor Car Park



### Protecting Residents



The site will be fully hoarded, with marshalled crossing points for pedestrians.



Noise and dust will be monitored and suppressed to ensure that we do not exceed limits agreed with the Local Council.



We will provide CCTV towers and intruder alarms across the site for security.



Marshalls will operate all construction traffic, to ensure that pedestrians are kept safe.



Deliveries will be carefully organised, to minimise disruption to local residents.

# NEXT STEPS...

## WESSEX LANE PROJECT



**Thank you for taking the time to view our proposals for the Wessex Lane Student Residences Project. Once the project team has reviewed all the feedback, we will seek to refine our plans before taking them to the next stage.**

**The University is committed to ongoing dialogue with residents and other important local stakeholders and to keep you informed with our proposals as they move forward.**

### **Get in touch...**

*We would love to hear your thoughts on the proposals.*

*Please complete the online questionnaire available at:  
<https://www.southampton.ac.uk/community/building-projects.page>  
between the 25th February and the 12th March.*

*If you have any queries please speak to one of our team here today or alternatively you can send your comments to the project team at [estatedevelopment@soton.ac.uk](mailto:estatedevelopment@soton.ac.uk)*