



# STUDENT ACCOMMODATION /

Customised Furniture Solutions by



# Student Accommodation /

## BEDROOMS / KITCHENS / COMMUNAL AREAS /

### Introduction /

Whether your student accommodation project is a modest room layout, a full refurbishment or a major development, the quality and consistency of the furniture you specify needs to maximise the space available and create the right impression.

At Dams we understand the challenges of a student accommodation project. Our products are designed and manufactured in-house to meet the requirements of your budget and room plans, with fast and reliable production, delivery and installation aligned to your unique project requirements.

Our skilled UK team manufactures high quality wooden and upholstered furniture, designed specifically for student accommodation, study bedrooms, bedroom studios, kitchens, kitchen/lounges and communal areas.

Dams offer the complete project management service, including design, delivery and installation, because we have the expertise, resources and quality-assured furniture products to meet your every need.



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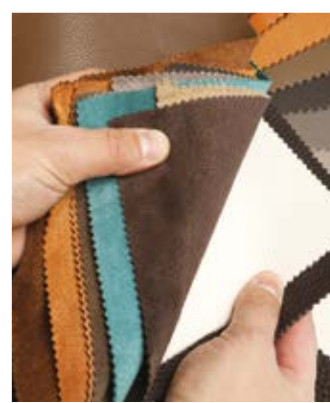
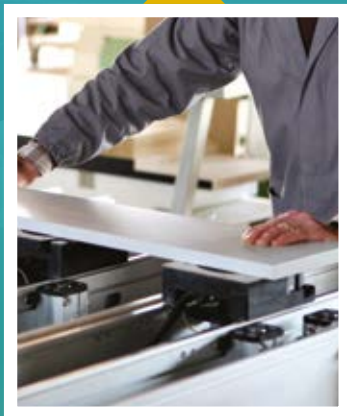


# manufacturing

With time critical handover deadlines to meet, your student accommodation furniture project needs a supply chain you can trust.

Our in-house UK manufacturing capabilities mean that you can be certain to avoid the extended lead times or delivery date delays associated with suppliers that outsource production.

Our production schedules are flexible and every item is traceable so you can rely on the highest quality standards on time, every time.



# quality

Comfort, practicality and durability are all essential for a successful student accommodation project and Dams will ensure that the quality you need to deliver those goals is built into every stage of the design and production process.

We only use FSC-certified wood and high quality fabrics, manufacturing all our products in-house in the UK, with total traceability for every order.

So you can be assured that our student accommodation furniture will still look great and remain fit for purpose well after a few years of wear and tear.

# you tell us

No two student accommodation projects are ever the same and our flexible approach to manufacturing and customer service mean that we can always answer your specific requirements across the concept, design, manufacturing and installation phases.

Dams' expert design team can help you address space planning, logistical and design challenges to ensure your furniture choices make the best use of the limited space available in each room.

Our ability to understand, define and transform our client's ideas and objectives mean we can deliver a more professional and accurate project, now and in the future.

# installation

We will work hand-in-hand with your project team to schedule delivery and installation aligned to your just-in-time requirements and our systems ensure we can provide real time information on the progress of your order, offering you complete peace of mind.

Our project managers understand the unique demands of the student accommodation sector and will work with other trades during the busy final fix period to ensure that your furniture is delivered and installed on site, with a hassle free approach to completing on time.

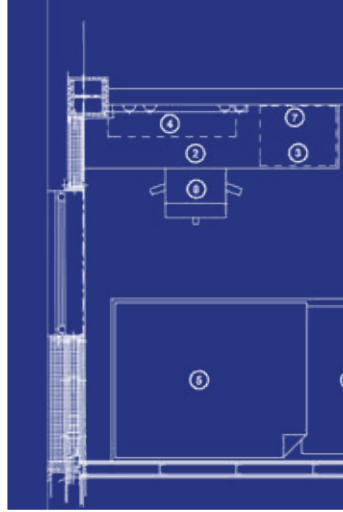
Dams Furniture are a CHAS (Contractors Health and Safety Assessment Scheme) accredited company. All our installation teams are CSCS registered.



# DESIGN /



► survey /



## 1 Customer Brief /

However clear and simple a brief appears to be, we will always talk it through with the client first to ensure that our understanding of every word is the same as yours.

## 2 Site Survey /

If you don't already have your rooms designed, our team can conduct a site survey to inspect and measure the room dimensions and gather all essential information required for the project.

## 3 Options & Concepts /

Our experienced team of furniture designers create a scaled plan of the space and produce multiple comprehensive and complete room layout proposals based on client requirements.

## 4 Materials & Finishes /

After a room layout has been selected, we create colour palettes for furniture and accessories, supported by mood boards which are fully aligned to the latest interior design trends and influences.

## 5 3D Visuals /

By creating 3D computer visuals based on the concepts and chosen colour schemes, you can start to visualise the room layout to get a clear indication of how the space can be best utilised.

## 6 Quote & Specification /

Your requirements and budget are carefully considered in each project and design element so there is total clarity, transparency and accuracy when tendering every project.

## 7 Pilot Room /

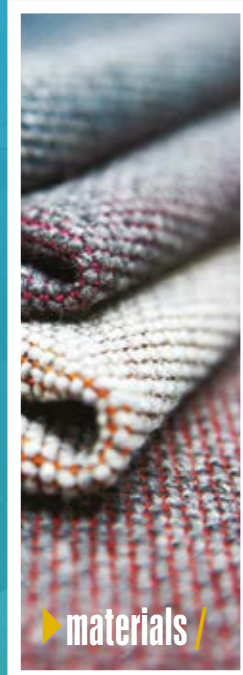
The vision becomes reality as we produce and build a complete room to ensure you are fully happy with the room layout and furniture design before final sign off on the project.

## 8 Manufacturing /

With over 45 years of experience as a proud UK manufacturer of furniture solutions, we understand that design, quality and service must underpin all that we do.

## 9 Installation /

We co-ordinate and plan delivery of all furniture on-site, to be installed by our fully trained and experienced installation team at a date that is suitable for you.



► materials /



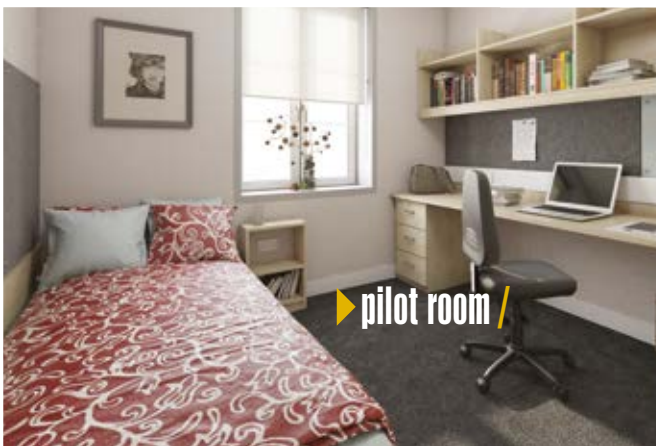
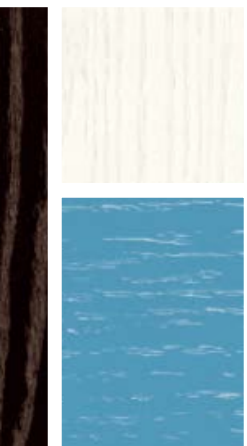
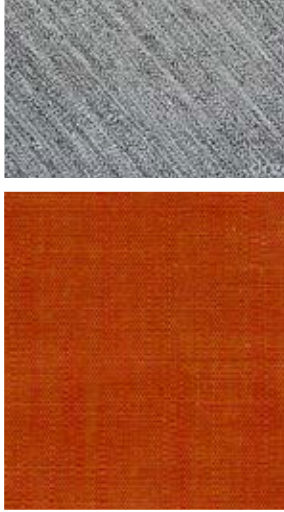
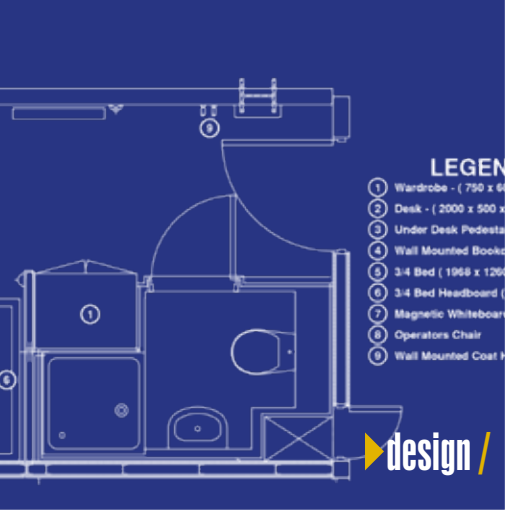
► delivery /



► finishes /









# BEDROOMS /

Bespoke fully furnished bedrooms ensure that a room maximises the space available so students will always have privacy, comfort and somewhere quiet to study.

Making students feel welcome and peaceful when spending time away from home is paramount to enjoying the student experience in safe, relaxing surroundings.





Ensure your furniture choices make the best use of the limited space available in each room /



**MAKING  
SPACES  
WORK  
BETTER**





# BEDROOMS /

Students can enjoy comfortable living quarters furnished with a bed, wardrobe, desk, chair and ample storage.

The best projects, however, demonstrate that quality can be achieved within the constraints of tight budgets, whilst still offering students the perfect environment to both study and enjoy spending time in.





Creating space and flexibility whilst providing plenty of storage solutions /



**BEDS  
DESKS  
STORAGE  
EXTRAS**



# BEDROOMS /

Studying in an exciting, new town or city is a fantastic experience, and it's even better when you know you're living somewhere safe, comfortable and inviting.

A bespoke designed en-suite room has all the benefits of a standard room but gives students just that bit extra to chill out and really call their space home.





Our products are designed and manufactured in-house to meet the requirements of your budget /



**BESPOKE  
DESIGNED  
SOLUTIONS**





# BEDROOM STUDIOS /

Higher student numbers and increased private sector investment has driven demand for spacious student bedrooms featuring additional luxuries such as high-tech fitted kitchens and generous study areas.

These simple yet completely functional living spaces are reminiscent of city apartments, but designed with study in mind.



We have the expertise, resources and quality-assured furniture products to meet your every need /



**FUNCTIONAL  
EFFICIENT  
MODERN  
DESIGN**





# BEDROOM OVERVIEW

We understand that many students will just be happy using their bedroom as somewhere to sleep and a place where they can study while the rest of the time they're out with friends having fun, but there's no reason why they can't do that in style.

The Dams team are experts at designing functional and durable student bedrooms and innovative living spaces, delivering both style and substance at an affordable price.



► bedside units /



## FURNITURE OPTIONS

Long gone are the days when students lived in small bedrooms with sub-standard furniture and nowhere to study and store their belongings. However even with this drive towards higher quality, bespoke, design-led accommodation to meet the expectations of students and the demands of student accommodation providers alike, the furniture still needs to be durable and hard wearing in order to stand the test of time.

► versatile beds /



## STUDY AREAS

Creating a simple yet completely functional working space for students in their bedrooms is crucial to help make their studies a success. With Dams' proud history designing and manufacturing office furniture, desks and seating, you can be assured that we are the industry experts specialising in innovative and customised study areas. Our wooden panels are also finished in a variety of colours and materials, ensuring all tastes and styles are catered for.



► desks /



# BUILT TO LAST



Our UK manufacturing operations ensure Dams has total control and visibility of its supply chain, quality and designs. The result is high quality, hard wearing and durable student bedroom furniture with solid backs, providing cost effective solutions which are attractive yet functional and exceptional value for money. Our main focus is on durability, with robust furniture and fittings designed to withstand the rigours of student life, year after year.

► wall units /



► wardrobes /

► bookcases /



# STORAGE SOLUTIONS

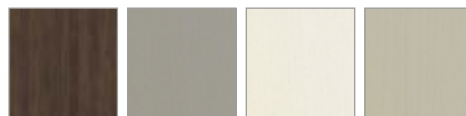
Being able to take a space and a specification to develop fully engineered storage solutions takes skill, creativity and know-how. The Dams design team can make the most of every inch of every student bedroom designing innovative, flexible and bespoke storage solutions including a wardrobe with customisable doors and shelves, a single or double bed with innovative storage, desks, drawer sets, wall shelving units, bedside cabinets and much more.

► chest of drawers /



# FINISHES

Dams' personal approach to design means we are able to offer an unparalleled level of flexibility and choice. Our skilled team manufactures high quality wooden panels, designed specifically for the student accommodation market, offering an exceptional choice of materials and finishes, with customised colour palettes to complement every colour scheme for a kitchen lounge area.





# KITCHEN LOUNGES /

Make the student experience a comfortable one by providing students with a stylish, warm kitchen lounge area offering ample, secure storage with all the required appliances.

A stylish, warm, open plan dining area is an ideal space where students can relax and make friends, with cosy, stylish seating and a television to enjoy.



Furniture is delivered and installed on site, with a hassle free approach to completing on time /



**PRACTICALITY  
AND  
COMFORT  
IN ONE**



# KITCHENS OVERVIEW

A kitchen is the heartbeat of any accommodation where students come to feast and fill their stomachs. But it is also an area where students gather together to relax, read, watch TV and entertain.

Dams are specialists in manufacturing and building customised kitchen lounge solutions to suit the requirements of any student accommodation, designing bespoke kitchens without the bespoke price tag.



## DOORS

The perfect functionality of the kitchen cabinets are complemented by an extensive selection of door styles, with recommended flat surfaces for ease of cleaning and optional locks so student's belongings are safe and secure.



It's often the little details that turn a kitchen design into something special. Our customised cabinet door handles offer sleek styling, where simplicity is the key. Worktops are available in a selection of materials and colours, we offer built-in appliance options and a range of storage accessories designed specifically for student accommodation which add the perfect finishing touch to any modern kitchen lounge area.



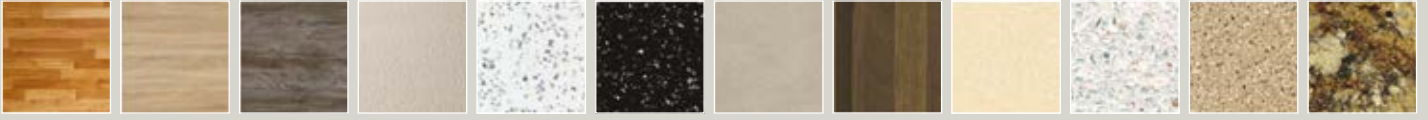
## ACCESSORIES



## CABINETS

Kitchen cabinets are made to measure in our UK manufacturing facility, specially designed to utilise all the available space in the kitchen area, with clean, precise lines to withstand the toughest everyday student wear and tear.





Worktops take up a significant area of space and can transform the look of any kitchen, however worktops in student accommodation also need to be extremely resistant to everyday wear and tear, with materials that don't mark easily and heat resistant properties around the hob. Dams offer a choice of laminate, solid wood, granite and quartz worktops in a comprehensive choice of colours and finishes, custom-made to the exact specifications required.

# WORKTOPS



# TABLES AND CHAIRS

We understand the importance of a good dining space, whether students choose to eat in the kitchen environment or less formally. A dining table and chairs should be able to transform the whole area into something very stylish, functional, versatile, practical and durable with custom built dining furniture to suit multiple students and also act as a cost effective way to visually divide the space.





# COMMUNAL AREAS /

Modern breakout areas such as common rooms, bars, games rooms and gyms are becoming an increasingly important part of the student accommodation experience.

The vibrant, friendly and sociable surroundings of these multi-use areas set a new standard which not only redefines student life, but also student lifestyle.





Comfort, practicality and durability are all essential for a successful student accommodation project /



**MULTI  
USE  
SPACES**



# COMMUNAL AREAS /

Student accommodation is so much more than just a bedroom.

From studying to socialising, we can provide everything you need to enhance the student living experience by making the most of a large, fun communal area where students can share experiences whilst maintaining a lively and friendly atmosphere.





Every item is traceable, so you can rely on the highest quality standards on time, every time /



**STUDY**  
**SOCIALISE**  
**SHARE**  
**STORIES**





# COMMUNAL OVERVIEW

In order to make students more content in their surroundings, large social spaces offering a range of comfortable seating areas and recreational activities are now becoming commonplace.

With a multitude of facilities on-site for students to enjoy, communal areas can also dazzle with their ingenuity, attention to detail, and unique design, providing students with an excellent place to socialise and spend time with fellow scholars.

## TABLES

Circular and square top dining tables are available in a wide range of base designs, sizes and colour finishes. The strength and stability of the tables is ideal for everyday use in communal areas.



The best student accommodation communal areas are truly multi-purpose. Whether students are starting out the day, rounding off the night, or anything in between, our comfortable, flexible and informal seating solutions are the perfect place to gather or just sprawl out and relax. Available in a range of shapes, sizes and fabrics, our design team can create an environment which can help encourage people from various backgrounds to interact.



## SIT BACK & RELAX





## STUDY IN PRIVATE

A mix of booths, sofas, swivel lounge chairs and plastic seats affords a choice of settings for students to meet up and work in informal surroundings. Furniture choices such as high-backed sofas, coupled with a table and power supply can work by turning this area into a private space, making it easier for students to work efficiently and comfortably on their laptops in their study groups, access the web via Wi-Fi and share ideas.



## DRINK & SNACK

A communal space can serve as a coffee shop or bar where students can have a quick drink break to escape from the hustle and bustle of campus life, to a dining facility and eating area with traditional benching solutions. The furniture can be finished off with upholstered seat pads available in a wide range of contract fabrics, vinyls and leathers, and tables with matching laminate finishes and internal finishes to create a more personalised look.





# CASE STUDIES /



## Capital Gate – Liverpool

Situated in the heart of Liverpool, Capital Gate comprises of 390 fitted bedrooms and shared kitchen lounge areas. Dams worked closely with the main contractor and the client to create a clean, fresh bedroom design that created space, flexibility and plenty of storage solutions, in addition to a range of loose soft seating and kitchen furniture specifically designed for the student market.



## Global Village, Queen Mary University – London

Global Village is a kitchen diner environment in the student accommodation building of The Queen Mary University in Mile End, London. The interior incorporated a body of custom built furniture designed and manufactured exclusively by Dams. The result is a fresh alternative to the usual concept of a student cafeteria, using a bold composition of concrete and timber with a palette of fresh colours and graphic imagery.

Our project managers understand the unique demands of the student accommodation sector /



### Portland Green - Newcastle

Located near to Northumbria University, the Portland Green student village in Newcastle's cultural quarter accommodates 257 bedrooms comprising of beds, side tables, study desks and plenty of storage options. Dams designed, manufactured and installed the bedroom furniture and also supplied custom built tables, chairs and comfortable seating areas for the kitchen lounges.



### Denton Holme - Carlisle

Denton Holme Student Village consists of 25 stylish town houses, accommodating 249 student rooms. Dams designed the bespoke bedroom furniture to maximise the space available and then manufactured, delivered and installed the furniture. The communal kitchen lounge areas had fully fitted cabinets and appliances with dining tables, chairs and soft seating for the students to utilise and enjoy.





Tel : 0151 548 7111  
Fax: 0151 548 6369  
Email: [sales@dams.com](mailto:sales@dams.com)  
Web: [www.dams.com](http://www.dams.com)

Dams Furniture Ltd,  
Charley Wood Road,  
Knowsley Industrial Park,  
Knowsley, Merseyside  
L33 7SG

