




WELCOME

Thank you for attending our public consultation event for the proposals to transform 36 - 46 Albert Embankment.

TODAY, YOU WILL BE ABLE TO:

-  Find out more about the proposals
-  Talk to members of the project team
-  Share your feedback



View from the river showing the proposed development (outlined in red)

ABOUT URBANEST

Urbanest is a leading developer and operator of high quality and sustainable student accommodation. We manage 4,650 student beds across nine buildings, two of which are located in Lambeth at Vauxhall and Westminster Bridge, and we are developing a tenth building in Canary Wharf. All our residences provide safe and secure apartments for students, with great social areas, workspaces and a wide range of community amenities and facilities.



Scan here to learn more about our residences and work.

We have partnered with JLL to deliver a sustainability strategy, which you can learn more about by scanning the QR code.



PROJECT TEAM

Hopkins and Hotchkiss worked on the most recent approval for the site in 2023

HOPKINS ARCHITECTS

Architect

HOTCHKISS

Freeholder

urbanest
student accommodation

Developer

GERALDEVE

Planner

LCA

Community consultation


01


urbanest
student accommodation


LONDON'S LEADING STUDENT ACCOMMODATION PROVIDER


Urbanest is proud to have been an active member of Lambeth's community for 11 years. We have a proven track record of creating best-in-class student accommodation here and across London.


As an established student accommodation operator who has been working with a range of higher-education institutions across central London for the last 15 years, we have witnessed the very significant growth of young people studying in the capital.


 Urbanest has nine residences in London with one currently under construction that provide over 4,600 student beds.

 Our communities in Lambeth include Westminster Bridge and Vauxhall.

 We are long-term student accommodation providers. We don't simply build and sell buildings, we manage each property every day.




 We provide a wide range of accommodation types in each of our buildings including accessible rooms, twin rooms, studios, en-suites and non-en-suites.

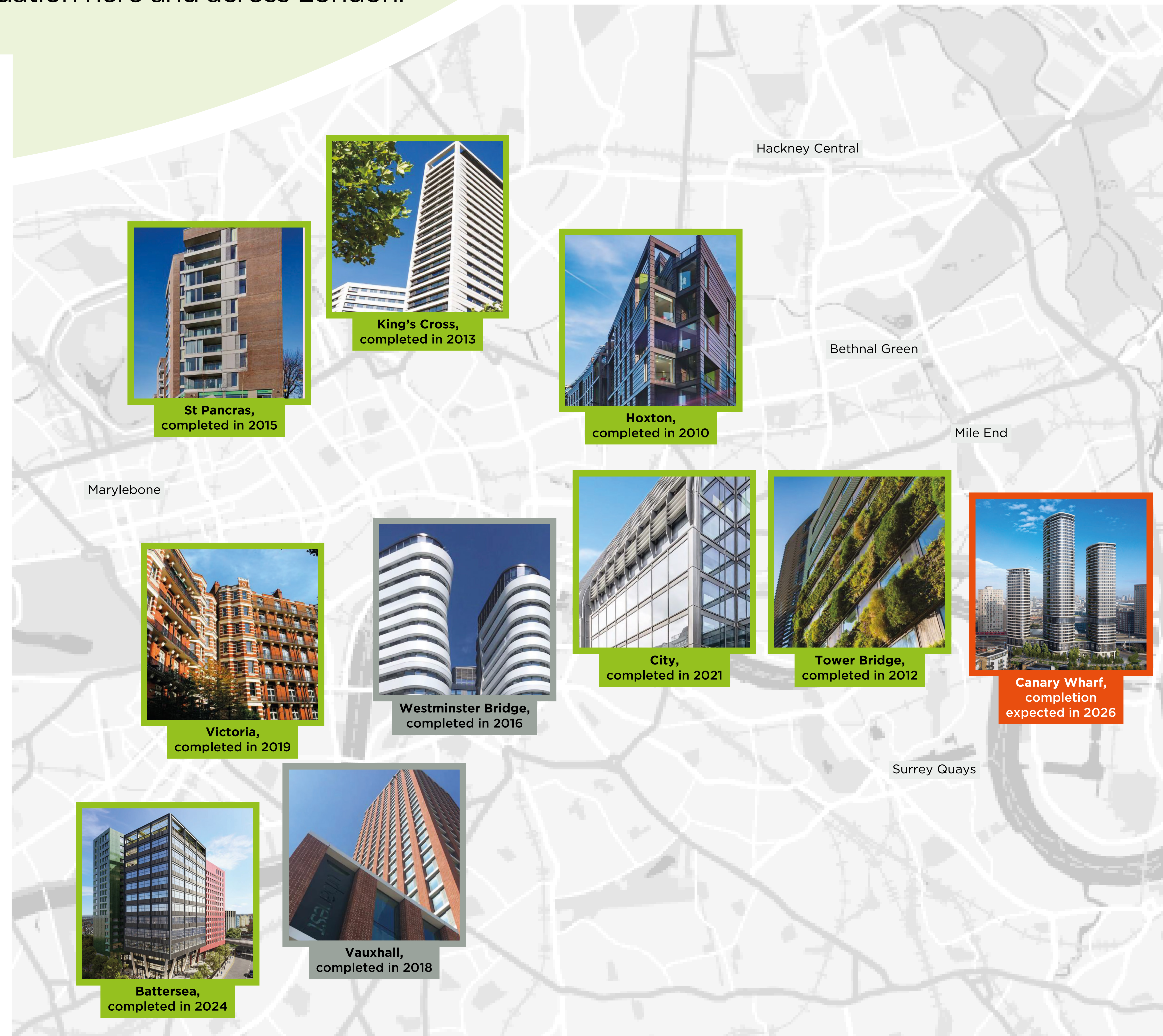
 Urbanest work together with high-level educational institutions including London School of Economics and University College London, amongst others.

 All students have access to shared spaces and amenities such as a gym, workspace, and concierge (this differs between each residence).



KEY

-  Located in the London Borough of Lambeth
-  Residence under construction
-  Completed residences



THE SITE AND ITS HISTORY

Earlier this year, Urbanest entered into discussions with the freeholder of the site to bring forward a sustainable student community.

The site at 36 – 46 Albert Embankment currently comprises a Jet Petrol station and Vintage House office. It has been identified for development for some time and three planning applications have been approved by Lambeth Council previously.

The Rose Public House is not included in the scheme and will remain open and continue to be a popular community hub.

PLANNING HISTORY

Three planning applications have been approved to redevelop the site since 2017 however none of these schemes were brought forward.

2017

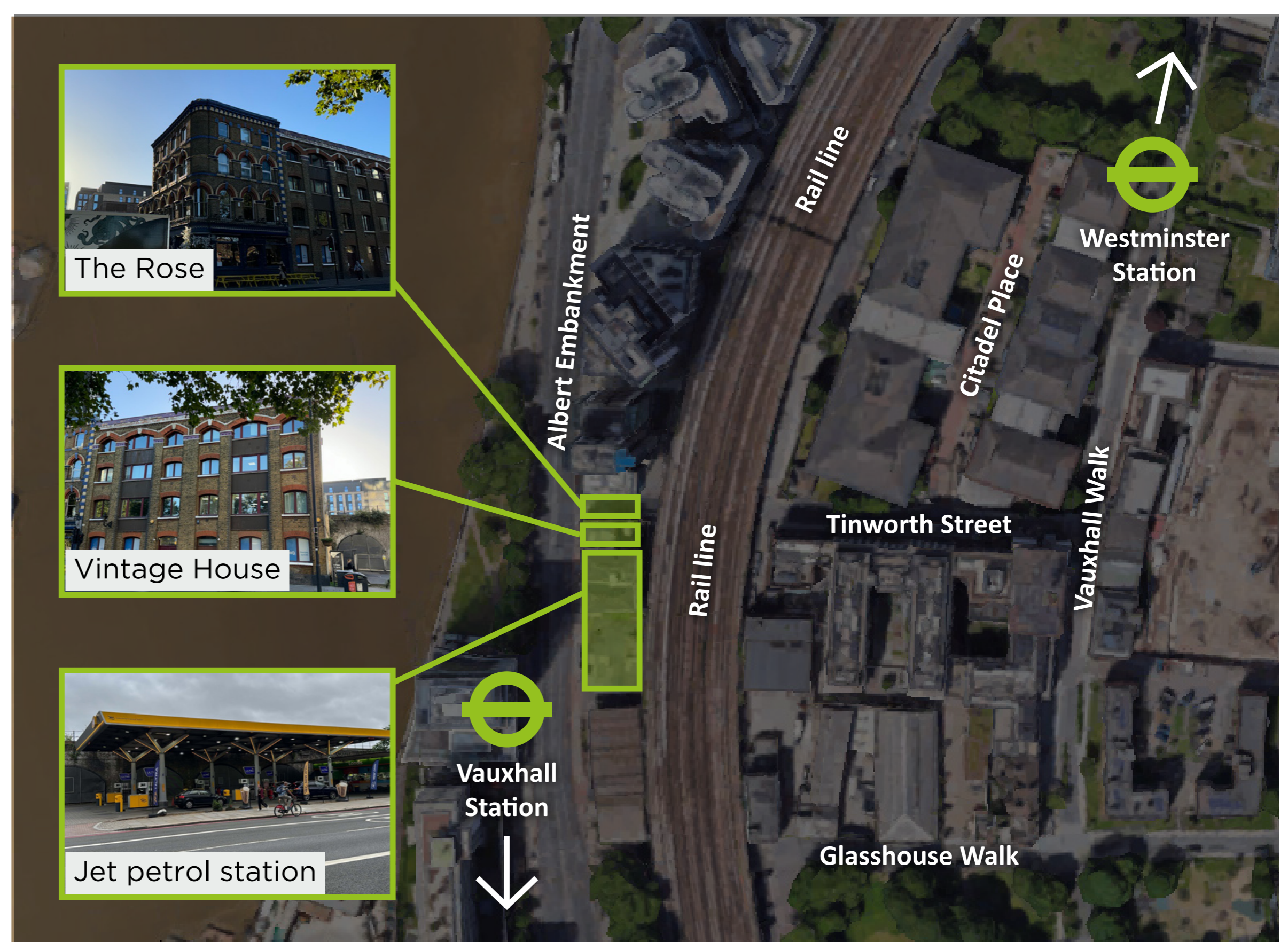
Approval for two 24-storey buildings for 166 homes, refurbishment of Vintage House and a retail/café space.

2020

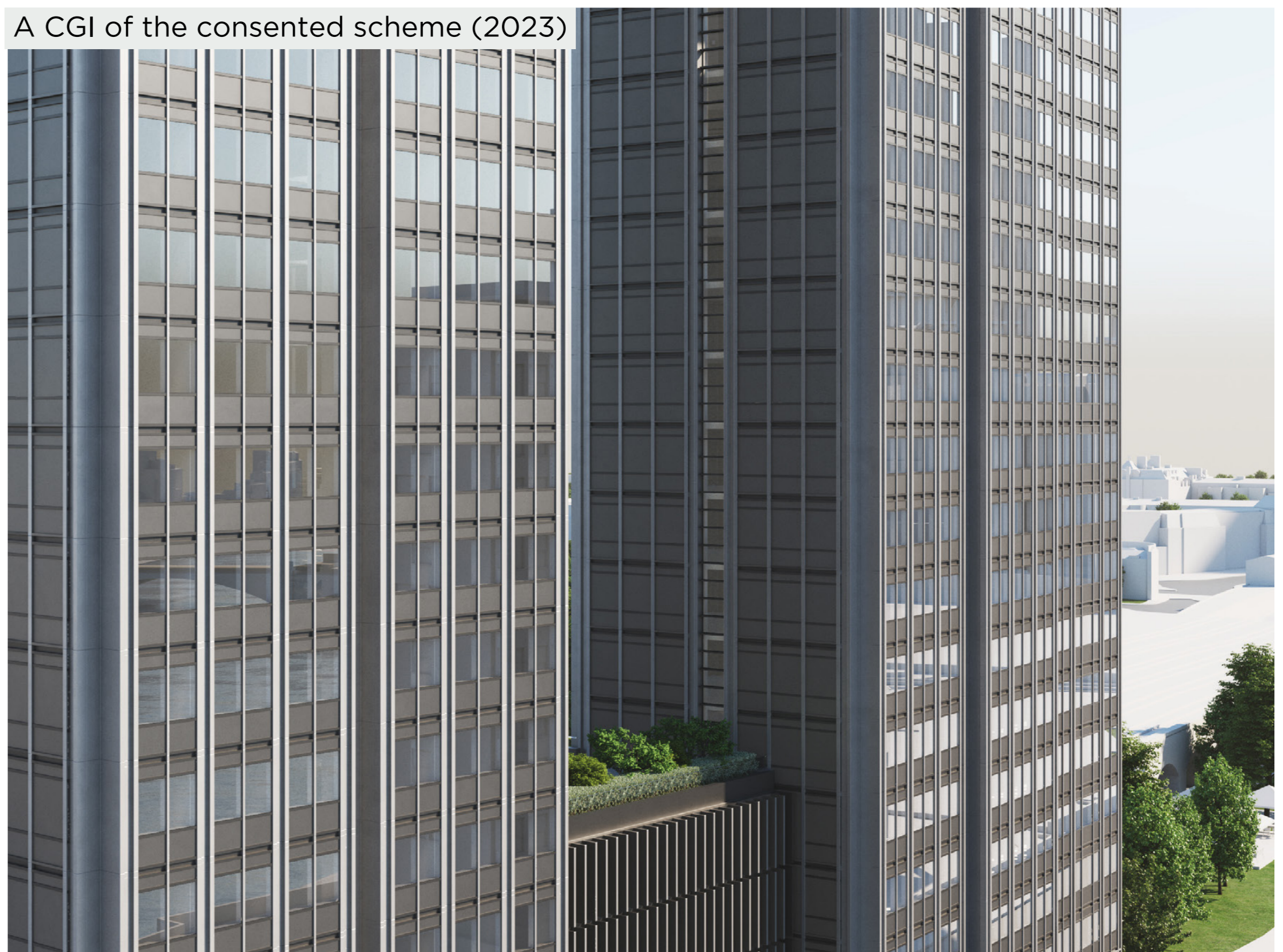
Approval for up to 600 hotel rooms with a restaurant and bar, refurbishment of Vintage House for office space and the same building heights as the 2017 scheme.

2023

Approval for two 29 and 26 storey buildings, which included 872 hotel rooms, a café, restaurant, drop-off point for taxis and extension of Vintage House.



A CGI of the consented scheme (2023)



OUR PLANS

Our proposals are consistent with the most recently approved scheme for the site, although we are applying for permission to change the use from a hotel to a purpose-built student accommodation development.

SUSTAINABILITY FIRST

Urbanest are a leader in providing sustainable accommodation. Albert Embankment would be Passivhaus certified and carbon neutral in operation.


COMMUNAL SPACES


The future students will benefit from both internal and external communal spaces including a café (that will be open to the public), common room, and rooftop terraces where they can relax and exercise.


SUSTAINABLE TRANSPORT


To encourage students to sustainably travel, 634 secure bicycle storage spaces will be provided and no car parking – with the exception of two disabled bays.

WE ARE PLANNING TO CREATE


 **923 high-quality student rooms,** 35% of which would be affordable.

 **The building heights are staying the same (29 and 26 storeys),** but there will be very minor changes to the overall massing to accommodate the change in use from a hotel to a student-led development.

 **Deliver the proposal to refurbish and extend Vintage House** retaining its office space that was previously granted planning permission.

 **A development that achieves Passivhaus certification and a BREEAM rating of 'Outstanding'.**

 **Incubator space providing affordable workspace** suitable for graduates, creatives, local businesses and SMEs looking to invest in Lambeth.

 **A range of amenities for students including rooftop terraces, a café** (which will also be open to the public) and spaces to relax.

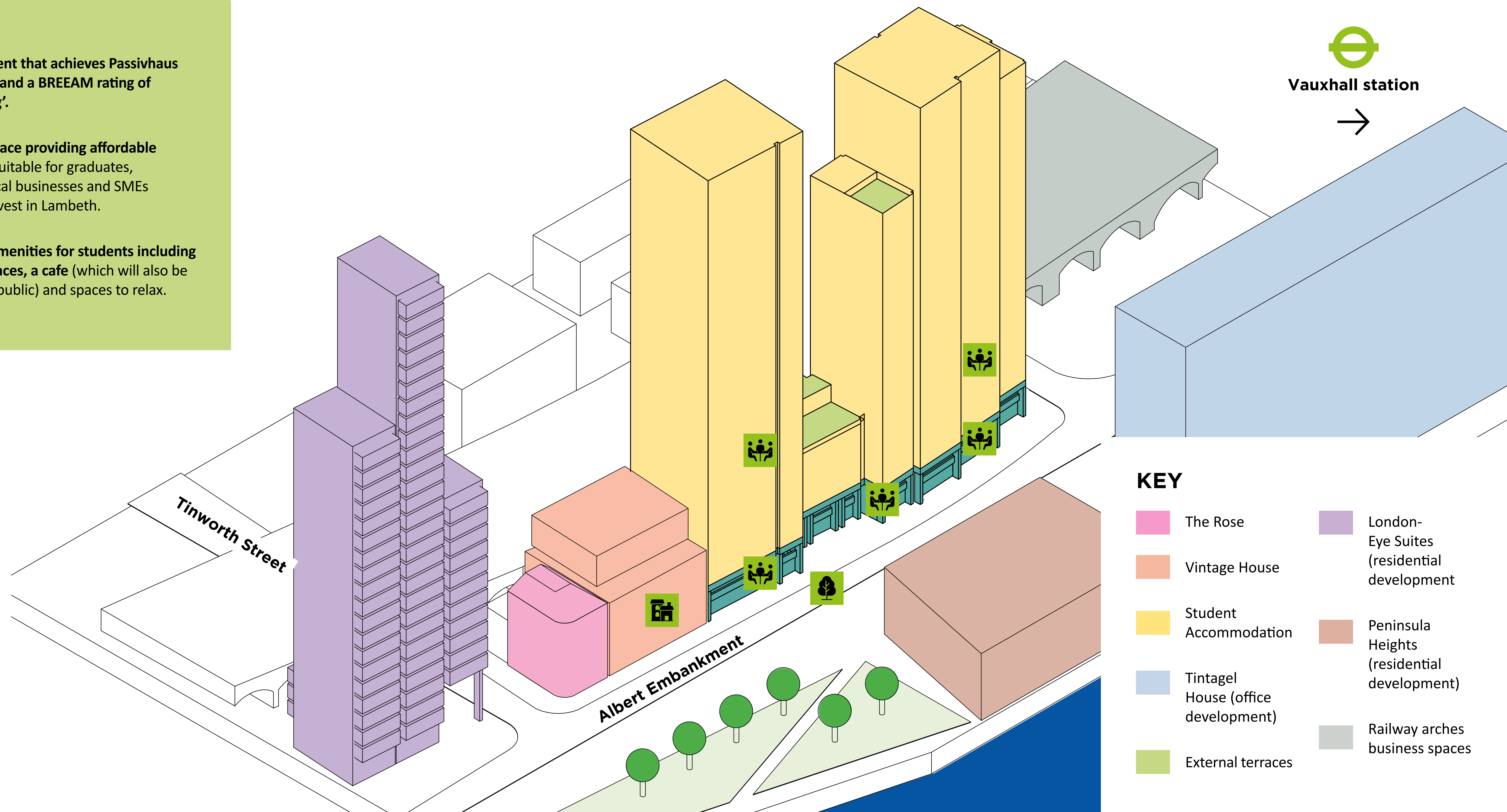
GREENERY AND LANDSCAPING

We will be planting new trees and providing more greenery around the site, in addition to biodiverse rooftops.








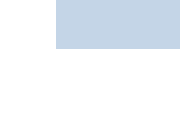
The footpath along Albert Embankment will be widened and improved with new planting, to create a more welcoming environment.

VINTAGE HOUSE

The proposal for Vintage House is unchanged from the previously consented planning application. It will be refurbished with the existing historical façade protected alongside a two-storey extension and continue to provide office space for local businesses.



KEY

	The Rose		London-Eye Suites (residential development)
	Vintage House		Peninsula Heights (residential development)
	Student Accommodation		Railway arches business spaces
	Tintagel House (office development)		
	External terraces		

THE NEED FOR STUDENT ACCOMMODATION

There is an urgent need for more student accommodation in the borough as well as across London. This site provides a great opportunity to meet the local demand in a self-contained, professionally managed community.

THE LOCAL DEMAND

Lambeth's increasing student population

Lambeth had **17,800 higher education students in 2021, 10% more than in 2011**. This growth is higher than over half of the boroughs in London.

Limited student housing offer

Only 28% of Lambeth's students were housed in student accommodation in 2022. This shortage leaves 12,800 students dependent on the private rental sector, leading to a 3.5:1 ratio of students to available PBSA beds. This adds further pressures on the availability of privately rented homes, particularly for families looking to live in the borough.

More housing for non-students

Our proposals would release 370 conventional homes for local families. This would help to alleviate the pressure on the local housing market, which has already seen 31% of Lambeth's population reliant on the private rental sector.

THE LONDON DEMAND

The future of student housing

London's PBSA delivery has fallen short of its annual target of **3,500 beds by 700 beds each year**. A recent Strategic Housing Market Assessment has found that 71,000 more student beds are needed by 2041.

However, forecasts based on the latest data shows that London will gain 111,000 more students by 2027/28.*

*Shifts in immigration rules and international student recruitment may impact these forecasts

Local economic boost

London's Higher Education sector contributed **£14.8bn in gross value added in 2021/22**, 2.9% of the region's GDP.

An image of students studying at our Vauxhall residence



An image of students relaxing at one of the outdoor spaces at our Vauxhall residence



OUR NEW DESIGN APPROACH

Our designs are consistent with the previously consented plans for this site, with improvements to the efficiency and sustainability of the buildings.



The building heights are staying the same (29 and 26 storeys), but there will be very minor changes to the overall massing to accommodate the change in use from a hotel to a student-led development.



The pedestrian footpath along Albert Embankment will be extended and enhanced with new landscaping.



The two former hotel reception areas will be replaced by a ground-floor student accommodation lobby space, incubator office reception and café.



Two basement levels (two less than the consented plans) will be used for refuse, bike storage and plant only, which would help to reduce the carbon impact of the development.



There will be planting and communal spaces on the podium and a lower roof, where students can relax, socialise and exercise.



A SUSTAINABLE COMMUNITY

Providing modern, sustainable communities is at the forefront of Urbanest's values.

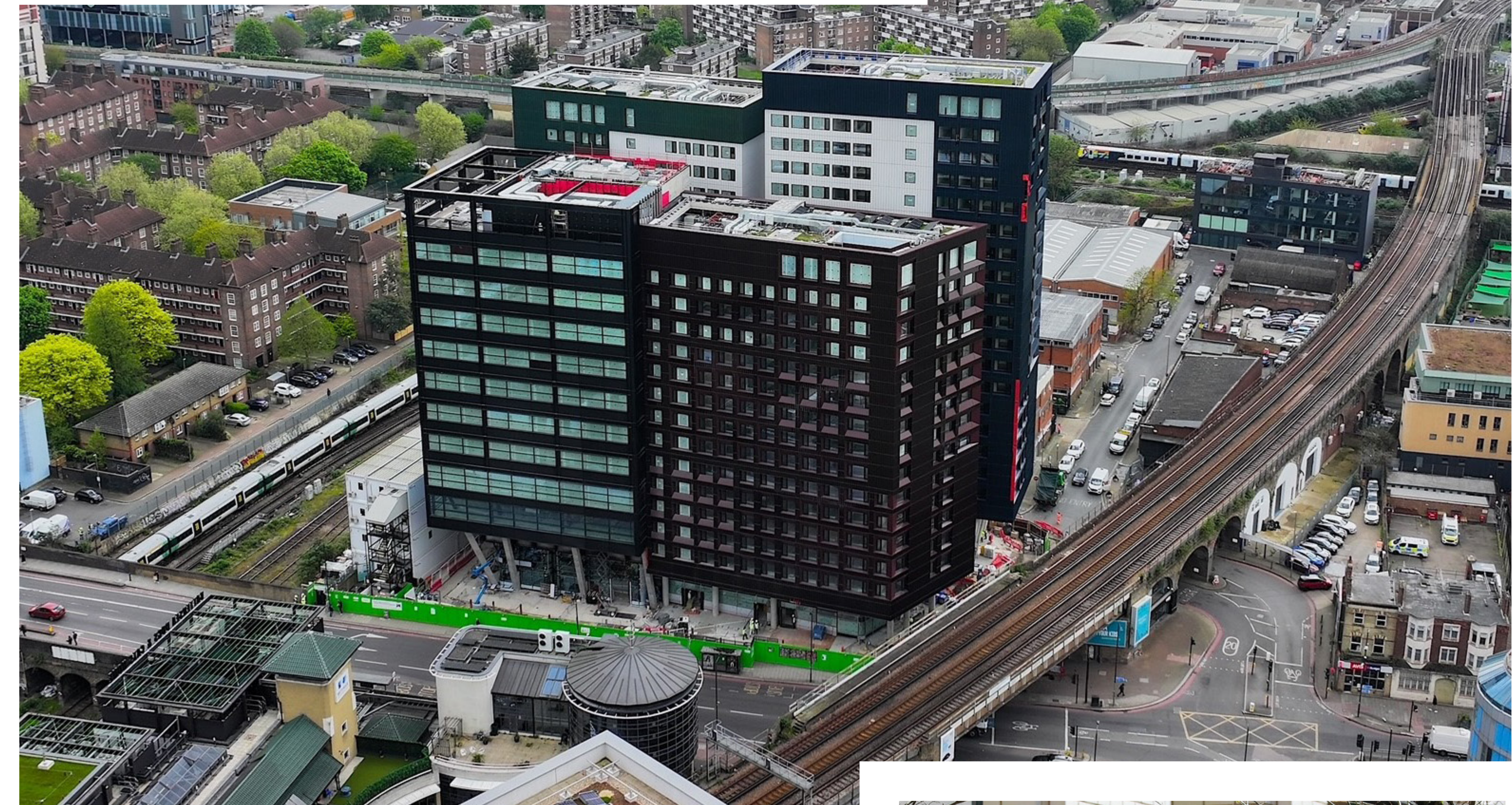


Following the principles of our work at the Battersea residence, Albert Embankment will:

- | Achieve Passivhaus certification.
- | Become Net Zero in operation.
- | Target a BREEAM rating of 'Outstanding' for the PBSA and "Excellent" for Vintage House.
- | Reduce energy consumption by 46% compared to a non-Passivhaus student accommodation scheme.
- | Invest in new public realm and planting around the development site.
- | Achieve an overall biodiversity net gain to better support local wildlife.

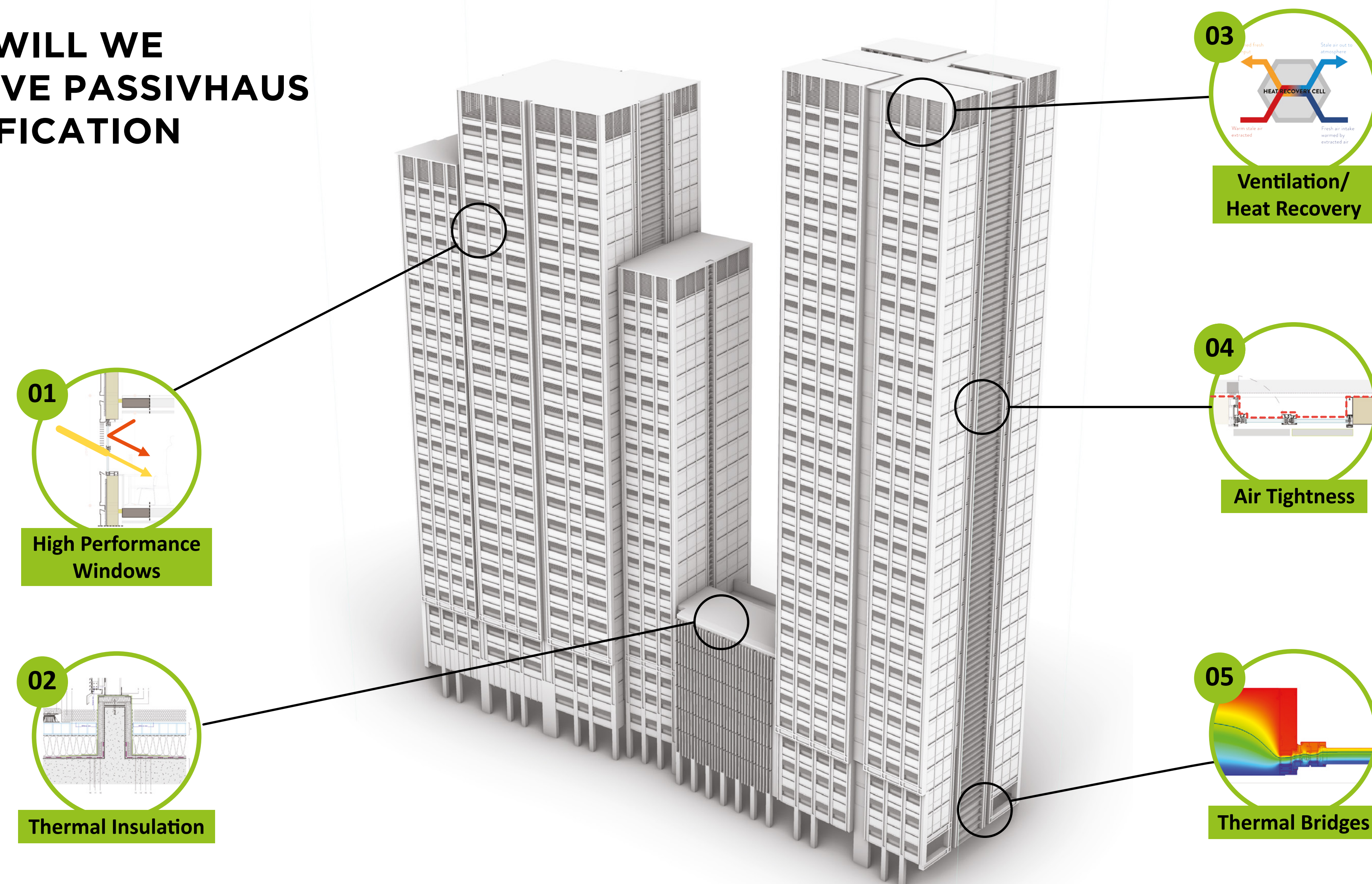
BENEFITS OF PASSIVHAUS

- Proven solution for achieving a low energy building.
- Minimises the performance gap and provides a better quality build.
- Building block for net zero-operational carbon.
- Creates healthy environments.
- A higher upfront investment for more long-term benefits.

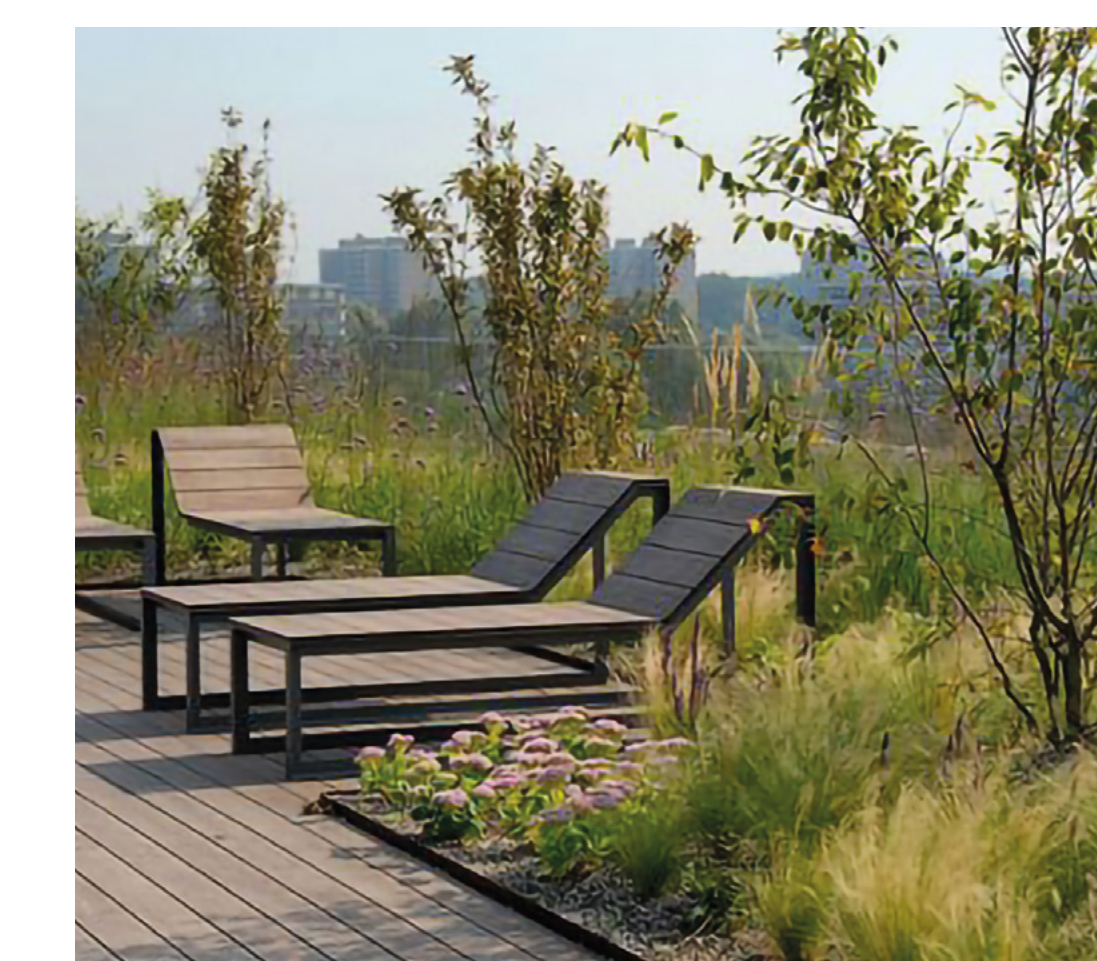


An image of our Battersea residence, which is on track to achieve Passivhaus certification

HOW WILL WE ACHIEVE PASSIVHAUS CERTIFICATION



Precedent photos showing the design inspirations for the new public realm improvements and communal spaces



VINTAGE HOUSE

We are proposing to deliver exactly the same previously approved designs for Vintage House, which will see it extended, refurbished and its historical features protected.



View of Vintage House and The Rose



View of the proposed improvements for Vintage House, from Albert Embankment

A SENSITIVE EXTENSION AND REFURBISHMENT OF VINTAGE HOUSE



The extension and refurbishment of Vintage House will offer a more modern space for offices, in keeping with the previously approved plans.



Urbanest will achieve a BREEAM rating of 'Excellent' for Vintage House.



This will enhance the Albert Embankment Conservation Area by providing tree planting and greenery.



An image of the office opening celebrations for the incubator spaces at Urbanest City



Urbanest St Pancras, UCL Advances Incubator office

FLEXIBLE INCUBATOR SPACE

We have successfully delivered flexible incubator space across our other residences and are looking to do the same at Albert Embankment.

This will provide affordable workspaces in the extension across Vintage House for those looking to invest and grow in Lambeth, especially:



Graduates and creatives



Local businesses and SMEs

MANAGING ALBERT EMBANKMENT

We build and manage each of our residences and will continue to oversee the day-to-day operations of Albert Embankment for the long-term.

MANAGEMENT

There will be a 24-hour concierge based in the ground floor lobby who will ensure the area remains safe for students, and be available to any of our neighbours should they have questions or feedback.

TRANSPORT

To encourage sustainable and active travel there will be 634 bike storage spaces in the basement for students to use.

Albert Embankment also has excellent public transportation links, with Vauxhall and Westminster Stations located nearby, in addition to a number of bus stops.

SERVICING AND BINS

Deliveries and servicing to and from the development will be similar to the approved plans (2023).

An internal loading bay will be created with a 2-metre loading zone, accessible via Glasshouse Walk.

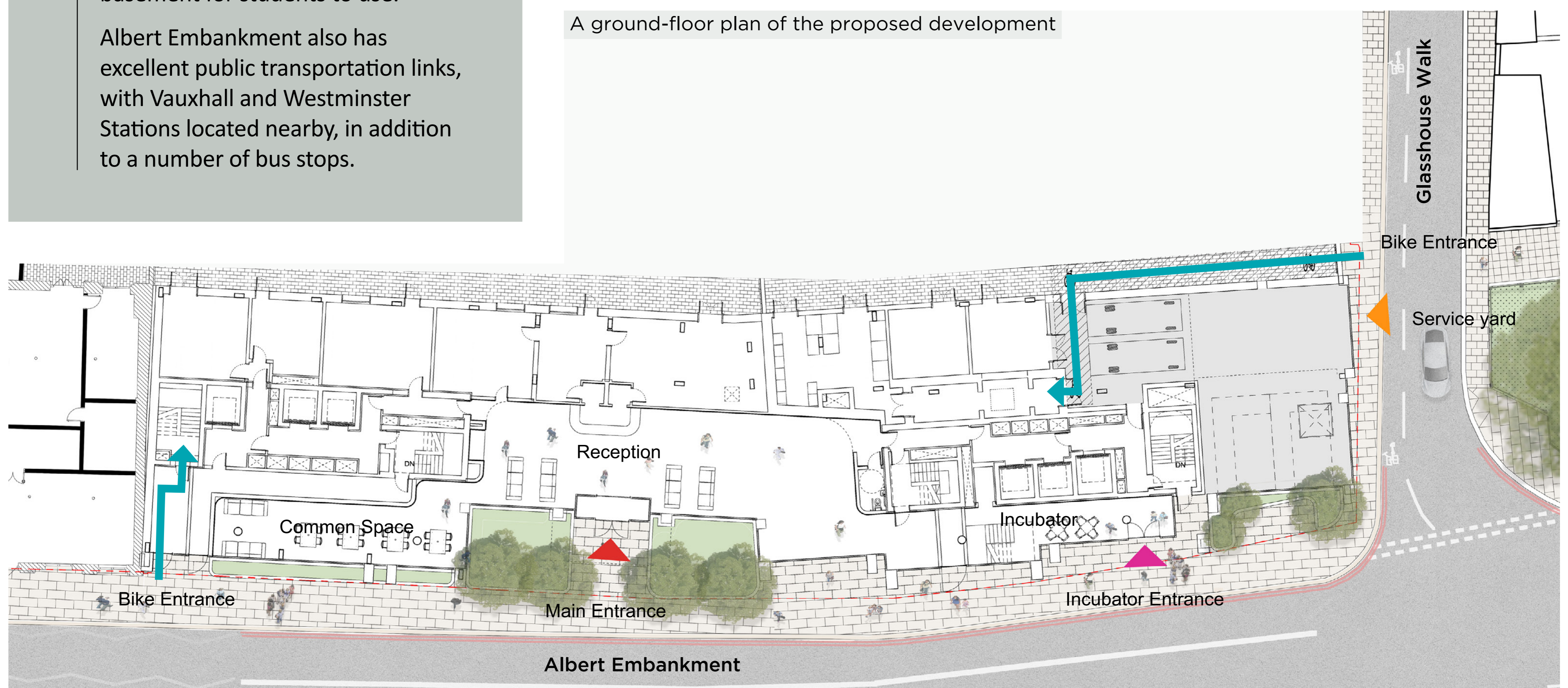
Delivery drivers will be able to park in the loading bay or use the alleyway to the east of the site. Any deliveries made to the incubator space will be received at the main reception area.

All vehicle manoeuvres will be overseen by a banksman, to minimise any disruptions to pedestrians and cyclists in the area.

Those making deliveries via a bike or e-bike will be able to use the new Sheffield stands in the development.

Waste collections for the student accommodation and incubator space will be located within the basement. Those related to the office space will be situated at the ground-floor, accessed via Albert Embankment.

A ground-floor plan of the proposed development



NEXT STEPS



View from the river showing the proposed development (outlined in red)

HAVE YOUR SAY

Let us know what you think by filling out one of the feedback surveys or by getting in touch with a member of the team:

🖱️ urbanestalbertembankment.co.uk

✉️ urbanest-albertembankment@londoncommunications.co.uk

☎️ 0800 307 7992



Complete our short survey on the future of Albert Embankment!

OUR PROPOSALS AT A GLANCE



923 student rooms, 35% affordable.



The building heights are staying the same (29 and 26 storeys), but there will be very minor changes to the overall massing to accommodate the change in use from a hotel to a student-led development.



Deliver the proposal to refurbish and extend Vintage House retaining its office space that was previously granted planning permission.



Achieve Passivhaus certification for a highly sustainable student accommodation and a BREEM rating of 'Outstanding'.



Incubator space providing affordable workspace for creatives, graduates and local SMEs.



A range of amenities for students including terraces, and spaces to relax and exercise.

Late Summer/Early Autumn 2024

Public consultation on emerging designs with local residents and key stakeholders

Late Autumn 2024

An update on the advanced designs and next steps for the project is shared with local communities

Winter 2024

Potential planning application is submitted to LB Lambeth

Spring/Summer 2025

Application is determined by LB Lambeth

January 2026

Construction works begin on the development

Autumn 2029

All works are completed, and students move into the accommodation for the 2029/2030 academic year