

CREATING A SUSTAINABLE STUDENT COMMUNITY AT ALBERT EMBANKMENT

December 2024



View of the proposed development (outlined in red), from the River Thames

IN THIS NEWSLETTER, YOU WILL FIND:



A reminder of our proposals



An update on some of the changes we're making



Information on the next steps

AN UPDATE FOR LOCAL RESIDENTS

Last year, Lambeth Council approved a planning application to redevelop 36 – 46 Albert Embankment. This included a 872 room hotel in two connected buildings. This proposal was never delivered and Urbanest, one of London's leading student accommodation providers, has partnered with the landowner to bring it to life with a new, sustainably designed mixed-use student community.

Following public consultation events earlier this year and a roadshow of meetings with local community groups, we wanted to provide an update for local residents ahead of submitting a new planning application this month.



Urbanest has a proven track record of developing and managing excellent student accommodation across Lambeth and the capital. Scan the QR code (left) to find out more about our work.


urbanest
student accommodation

OUR PROPOSALS

Since August, we have been busy consulting on our proposals and speaking to local residents and stakeholders. Our plans have continued to evolve during this time, and include:

-  **769 high-quality student rooms**, 35% of which would be affordable.
-  **The refurbishment and extension of Vintage House**, providing modern office space.
-  **A range of student amenities** such as rooftop terraces, and spaces to socialise, relax and exercise.
-  **A public café on the ground floor.**
-  **A flexible incubator/cultural space.**
-  **A highly sustainable development** that achieves Passivhaus certification and a BREEAM rating of 'Outstanding' (student accommodation) and 'Excellent' (Vintage House).
-  **The footpath along Albert Embankment will be improved** with new greenery and trees.
-  **The building heights are staying the same as the approved plans for the site (29 and 26 storeys)** but there will be very minor alterations to the massing to accommodate the change in use to a student-led development.

Our proposals will have a positive impact on Vauxhall by:

-  **Supporting the local economy.**
-  **Generating £2m of Gross Value Added (GVA)** to Lambeth's economy each year.
-  **Directly supporting 80 jobs** (full-time equivalent) in student management, office services, the cafe and cultural space.
-  **Creating up to 1,170 construction jobs.**
-  **Creating £12m per year of additional student expenditure.**

Following discussions with local groups and Lambeth Council, we have further information about the project to share with you:



We will partner with **University College London (UCL)** to take a large number of the rooms, including all the affordable beds at Albert Embankment.

UCL is a long term partner of Urbanest and our residence is in an ideal location for their students, being a 20 minute cycle and 30 minute tube ride from their Bloomsbury and Stratford campuses.



In collaboration with our creative partner **Acrylicize**, we would be celebrating and showcasing the work of local artists. These would be displayed at the ground-floor, in the cafe and incubator.

If you're a local creative, we want to hear from you! Get in touch using the contact details on the backpage.

NEON
PERFORMING
ARTS

Scan here to learn more about Neon



We are in discussion with the local performing arts group **Neon** to transform the incubator into a vibrant, cultural hub. They would move into and use the space for free. This would allow Neon to expand their programme of community events to host more delivery in visual, performing and digital arts and better support local projects.

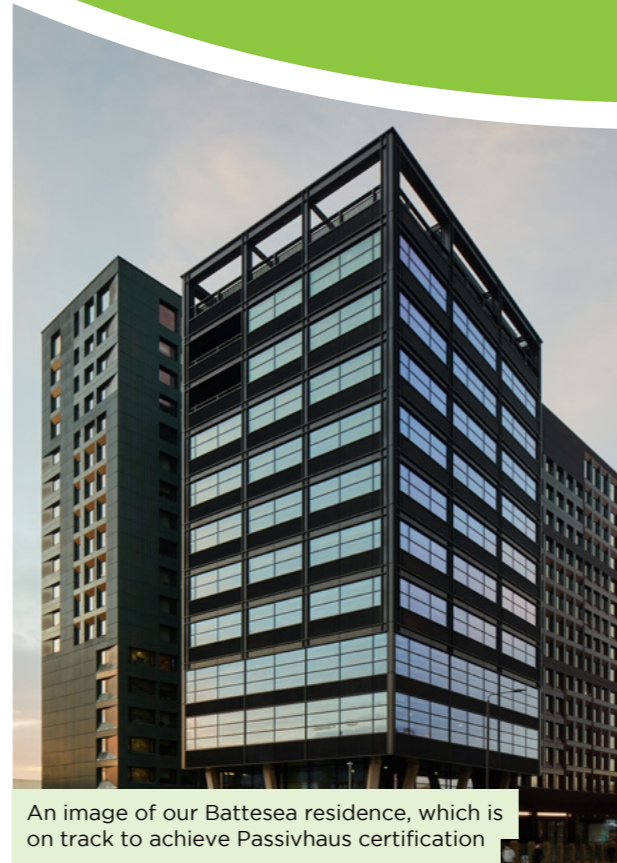


We work with a number of educational charities, including ARK, to provide students with free accommodation at our residences throughout their time at university. **We are looking to do the same at Albert Embankment and are in discussions with Lilian Baylis Technology School.**



The work of local artists displayed at our Battersea residence

A SECTOR-LEADING APPROACH TO CREATING A SUSTAINABLE COMMUNITY



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

Urbanest is proud to be the long-term custodian of all our residences.

-  **We have dedicated 24/7 security teams at each of our communities**, to ensure students are safe and secure.
-  **We oversee the management of all our buildings every day.**
-  **Our students become active members of their communities**, volunteering on local projects, working for local businesses and shopping locally.






PASSIVHAUS

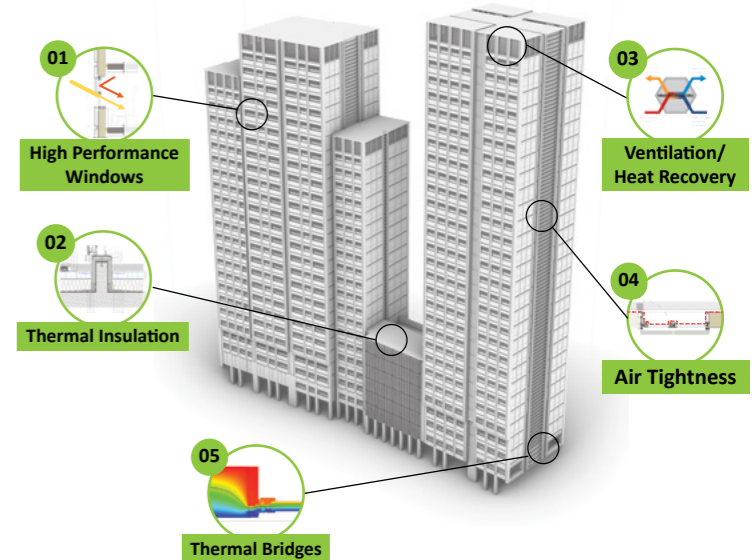
Providing modern, sustainable communities is at the forefront of our values.

In all our work, we aim to target Passivhaus accreditation, the world's most rigorous energy efficiency standard.

Passivhaus developments are highly energy efficient and environmentally friendly, reducing emissions and heating consumption. They will be essential in meeting the UK and world's net-zero targets.

We have just opened a Passivhaus accredited community in Battersea (pictured above). Albert Embankment would follow those principles by:

-  **Becoming Net Zero in operation.**
-  **Targeting a BREEAM rating of 'Outstanding'** for the student-accommodation and 'Excellent' for Vintage House.
-  **Reducing energy consumption by 46%** compared to a non-Passivhaus student scheme.
-  **Investing in new public realm and planting** around the site.
-  **Achieving an overall biodiversity net gain** to better support local wildlife.



A graphic showing how we will reach Passivhaus standards at Albert Embankment

OUR NEXT STEPS

We would like to thank everyone who has engaged with us over the past few months. We will shortly be submitting a planning application to Lambeth Council.

Once validated, the council will undertake its own public consultation with local residents before making a decision.

Further details of the consultation will be included on our website in the new year.



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

ANSWERING YOUR QUESTIONS

We have listed out below our answers to some of the questions people asked throughout the consultation.

Can you explain why this is the right location for tall buildings?

The buildings would rise to 29 and 26 storeys, which are the same heights as the hotel-scheme that was approved last year. We have made some minor alterations to the external design, to accommodate the change in use.

What makes this a good location for a new student community?

Vauxhall is already home to a vibrant student community and is located a short cycle, tube and bus ride from university campuses in central and south London.

Recently the local area has seen more residential-led developments approved in comparison to student schemes.

Of the 13 inner London boroughs, Lambeth has the fourth smallest proportion of students to residents.

As such, our proposals will help to establish a more mixed and balanced community.

Can you tell us more about the cafe?

The café would be leased to a local operator, should our plans be approved. We will also display local artists' work across the space.

Is anything happening to The Rose?

The Rose Public House is not included within the boundary of the development site and will continue to operate as it currently does.

TIMELINE

- **Autumn - Winter 2024**
Public consultation with local residents and groups
- **December 2024**
Planning application is submitted to Lambeth Council
- **Spring / Summer 2025**
Target for determination of the planning application by Lambeth Council
- **Early 2026**
Construction works begin
- **Autumn 2029**
All works are completed, and students move into their accommodation for the 2029/30 academic year

GET IN TOUCH

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Scan to learn more