
AFFORDABLE STUDENT ACCOMMODATION PLAN
FOR
72 STUDENT ACCOMMODATION DEVELOPMENT
AT
STEPHENSON WAY, LONDON NW1 2DA
(PLANNING REFERENCE: 2018/2316/P-DOV)

Revision 2



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PREAMBLE

This document has been prepared by Box Associates Limited of Thompson House, 42-44 Dolben Street, London SE1 0UQ, who is acting as Project Manager, Quantity Surveyor and Contract Administrator on the project.

1. Site Address: Land fronting Stephenson Way (to the rear of 222 Euston Road adjacent to 210 Euston Road) London NW1 2DA.
2. Planning Reference: 2018/2316/P-DOV
3. Developer: Oakwood International Investment
Third Floor, 53 East Street
Urbanizacion Marbella
PO Box 0816-02884
Panama City
Republic of Panama
4. Main Contractor: A Main Contractor has not been engaged at the time of this report for the works. We anticipate issuing the tender to selected contractors in December 2023, with an anticipated commencement date of March 2024.

We have engaged a Main Contractor for pre-construction services to undertake the following:
 - Construction Management Plan
 - Enabling works
 - Planning implementation work
 - Site investigation
5. Build Value: £8,000,000
6. Planned Start Date:
 - Enabling works and implementation - September/October 2023.
 - Main Contractor works - March 2024
7. Planned Completion Date:
 - Enabling works and implementation works – November/December 2023
 - Main Contractor works – November 2025

1. **INTRODUCTION**

Development

The proposed development at Stephenson Way is a 72-room student accommodation consisting of basement level, ground floor and upper floors 1-6, including on the 6th floor a terrace area.

The 72 student rooms are located on the upper floors 1 to 6.

The ground floor includes the main entrance and reception, lounge/study area and laundry room. The basement level is essentially plant room space, with refuse area and cycle store.

Design and construction procurement

Design

The Employer (Client) has engaged a full design team to develop the design from the planning stage RIBA Design Stage 2 through to the detailed design stage of RIBA Design Stage 4 for tender to Main Contractor and construction.

All the designers were pre-qualified and fee requests were issued to 4 suitably qualified consultants/designer for each discipline i.e., Architect, Structural Engineer, Building Services Engineer, Approved Inspector, Sustainability consultant, CDM/Principal Designer, Planning consultant, Acoustic consultant and Fire consultant.

All the principal designers have offices in London.

The original consented scheme in 2020 has been revised to accommodate:

- Second staircase for means of escape to comply with new fire regulations.
- UKPN substation at ground floor level, due to insufficient infrastructure supply

The Non-Material Amendments for these changes was granted in June 2023.

Construction

The construction procurement process will be the traditional lump sum selected competitive tender.

There will be a pre-qualification process to select the most suitable and the most financially secure contractor to tender for the works.

In this specifically volatile economic climate, great care needs to be taken on the selection of the construction company.

Tenders will be issued to the selected 4 companies for competitive tenders.

The Main Contractor will approach separately as part of their tender process and then for the construction phase subcontractors, specialist subcontractors and suppliers to undertake the works.

There will be a single Main Contractor with subcontractors and specialist subcontractors as part of their contract.

The form of contract will be the JCT 2016 Standard Form of Contract.

Pre-construction

As at the time of writing this document, a Main Contractor has not been engaged for the full works.

We have engaged a contractor to provide pre-construction services which consist of the following:

1. Draft Construction Management Plan
2. Arrange Site Inspection works
3. Organise and assist setting up air monitoring equipment at site
4. Enabling Works
5. Planning implementation works

Anticipated Construction Timeline

The enabling and planning implementation works will commence October 2023 and be completed by the end of January 2024.

The main construction works will commence March/April 2024 and the anticipated duration for the Works is 18/20 months for completion.

2. DEVELOPMENT ACCOMMODATION

The property when developed will be approximately 2,250m² consisting of the following:

2.1 Changes to Consented Scheme

The consented scheme dated 20th October 2020 was for the student accommodation 7-storey building, plus basement and 78 rooms for accommodation.

Due to the changes in the building fire regulations, a second means of fire escape needed to be incorporated into the design, therefore a second staircase from the 6th floor to the ground floor.

The required revisions to comply with the fire regulations has caused the number of student rooms to be reduce to 72 rooms.

This change has been approved by Camden Council.

2.2 Allocation for affordable rooms

Under the Section 106 Agreement, it is stated that a third of the total student accommodation rooms are to be allocated as affordable.

The revised scheme is 72 rooms; therefore, the revised number of affordable rooms will be **24**.

2.3 Student accommodation room types

As a result of the second fire escape staircase needing to be introduced, the internal floor and room layouts were reconfigured.

We summarise below the different room types within the building:

Floor	Micro-studio front elevation	Studio/ DDA	Premium Studio	Micro-studio rear elevation	WCA Studio
1	7	1	1	4	
2	7	1	1	4	
3	7	1	1	4	
4	7	1	1	4	
5	7		2	4	
6			3	3	1
TOTAL	35	4	9	23	1

In the original consented scheme, there were “3 room clusters” on each floor sharing bathroom and kitchen facilities.

All the rooms now are single with their own en-suite bathroom and kitchenette.

On the attached proposed floor layouts, the affordable student rooms have been indicated.

2.4 Student accommodation facilities

At the new student accommodation building, the facilities have been designed for inclusivity of all students.

There are “break-out” and shared lounge and study spaces on the ground floor and the “club”/meeting space on the 6th floor with an outside terrace space.

The student rooms are arranged and designed to create an environment of equality, diversity and sustainability for the students.

3. AFFORDABLE ACCOMMODATION PLAN

3.1 Affordable rooms

Under the Section 106 Agreement, there is a requirement for the owner/student accommodation operator to offer a third of the rooms as affordable.

3.2 Nomination agreement

The student accommodation operator will enter into an agreement with a local higher education institution that will set out the need to provide 24 affordable student rooms within the building.

The students will need to be registered on **full-time** courses within the selected institution/s (**being selected from those Higher Education Institutions funded by the Office for Students or successor bodies and wholly or partly based in the London Borough of Camden or an adjoining borough, unless otherwise agreed by the Council in writing, in accordance with the Section 106 agreement applying to the development**).

The format, type and duration of the Nominations agreement/s between the student accommodation operator and higher education institute will vary and may involve an institute giving a commitment to underwrite the rents for all the allocated affordable rooms or a specified number within the agreed total of affordable rooms.

An institute, if agreeing to underwrite the rents, may do so in return for the student accommodation operator making commitments with regards the term of the lease and rent levels offered to the students.

The Council is to approve the details of the Nominations Agreement/s in relation to all the 24 student rooms forming the affordable student accommodation.

The owner/accommodation operator will enter, into successor or replacement Nomination Agreement/s to take effect as and when prior to Nominations agreement/s expire.

3.3 Rent levels and review

The rent levels for the affordable student accommodation will be set in accordance with the Mayor of London's Housing Supplementary Planning Guidance (SPG) or successor London Plan Guidance, and subject to review through the London Plan Annual Monitoring Report.

All the affordable student accommodation shall be let during the higher education term times, which will be described in the Nominations Agreement/s (anticipated by the Mayor of London's Housing Supplementary Planning Guidance (SPG) to total 38 weeks in each academic year.