

# **APPENDIX A**

## **LONDON PLAN POLICY 3.8 INCOPORATING RECOMMENDATIONS OF THE PANEL REPORT - MAY 2011**

### **Policy 3.8 Housing Choice**

Strategic

- A Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

LDF preparation and Planning Decisions

- B Taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that:
- a) new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector, in meeting these
  - b) provision of affordable family housing is addressed as a strategic priority in LDF policies
  - c) all new housing is built to 'The Lifetime Homes' standards
  - d) ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users
  - e) account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision
  - f) account is taken of the needs of particular communities with large families
  - g) other supported housing needs are identified authoritatively and coordinated action is taken to address them in LDF and other relevant plans and strategies
  - h) strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with higher and further education agencies **and the various specialist providers involved** and without compromising capacity for conventional homes.'

3.38 Within the broad requirement between 2007 and 2017 for 144,000 more market homes and for 182,000 additional affordable homes, the Mayor is committed to promoting a real choice of homes for Londoners across a range of tenures to meet their needs at prices they can afford. The SHMA demonstrates the diversity and complexity of London's housing requirements, ranging from the clear priority need for affordable family homes, through those to meet the substantial projected growth in smaller

households, to more specialist needs such as those of London's growing numbers of older people. Different tenures will have particular roles in meeting these requirements, with renting as well as owner occupation playing an important part in the private sector and, in the affordable sector, a more diverse range of intermediate products providing greater flexibility for movement between tenures. The Mayor's London housing Strategy provides guidance on the housing management measures and short to medium terms investment which will help underpin this.

- 3.39 These requirements across London have little regard to administrative boundaries. It is essential that new provision anticipated in LDFs reflects strategic as well as local needs. This will require close working between the GLA and boroughs to ensure local, sub regional and the Londonwide SHMAs are coordinated and that effective account is taken of sub-regional and strategic needs, especially when setting affordable borough housing targets. To support this process, the Mayor is already engaging with boroughs and sub-regional and local Housing Market Partnerships. He will provide benchmarks in supplementary guidance to inform and support coordination of their approaches to meeting strategic as well as local needs for different types of housing, and local implementation of the strategic affordable housing target, including the breakdown between social and intermediate housing (Policy 3.12). This will be informed by and coordinated with allocation of short to medium term affordable housing investment devolving from the London Housing Strategy.
- 3.40 The Londonwide SHMA identifies housing requirements for the decade to 2017 and will be reviewed by 2015/16 (see paragraph 3.21A). As part of the review process the Mayor will work with stakeholders to investigate the costs and benefits of carrying out a Londonwide SHMA sufficiently robust to inform local needs assessments effectively. As an interim measure the current annual average strategic housing requirement of 32,600 - 34,900 dwellings pa (see paragraphs 3.14 and 3.14A above) should be rolled forward to provide a longer term context for LDFs.
- 3.41 The London SHMA and other evidence shows that failure to provide enough larger homes has seen over-crowding among families grow by a third over the decade to 2007. There is a particular need for social rented family homes. Conversely, there is little net requirement Londonwide for larger market homes. However, boroughs' SHMAs may identify local variations in this broad pattern to be addressed in LDFs, such as neighbourhoods with communities which have a higher proportion of larger households, taking into account the scope for extending smaller properties currently occupied by these groups.
- 3.42 Many Londoners already require accessible or adapted housing in order to lead dignified and independent lives; 30,000 have an unmet need for wheelchair accessible housing and more than 100,000 need redesigned bathing facilities. More Londoners are living longer and more older people are

choosing to remain in their own homes rather than go into residential institutions. To address these and future needs, all London's future housing should be built to 'The Lifetime Homes' standards and 10 per cent should be designed to be wheelchair accessible or easily adaptable for wheelchair users. LDF policy departures from these requirements must be justified by authoritative evidence from local needs assessments.

3.43 Boroughs should undertake assessments of the short and longer term supported housing needs of vulnerable and disadvantaged groups, taking account of the wide range of requirements which will arise as London's population ages, the importance of continuity of care, and access to family and friendship networks as well as statutory responsibilities for care.

3.43a The Mayor has identified the growing and changing requirements for housing older people in London a most important emerging planning issue for London. He has started to work with key stakeholders to identify areas where new policy approaches will be required to meet a variety of needs to ensure the highest quality of life for older people. This will build on and develop innovative approaches and initiatives to meet need, ranging from supported independent living through the promotion of lifetime neighbourhoods, accommodation with some linked care and services, and more specialist care accommodation.

3.43b In view of the scale of the projected growth in London's older population and the housing affordability issues it raises, this Plan supports boroughs in seeking application of the principles of its affordable housing policies (Policies 3.11 - 3.14) to the range of developments - including those falling within Use Class C2 - which cater specifically for older people. These principles include taking account of site circumstances, development viability, needs assessments and availability of development capacity and relevant public subsidy; the need to encourage rather than restrain residential development and to promote mixed and balanced communities and circumstances where 'off-site' contributions, 'contingent obligations' or other phasing measures may be appropriate. The way in which these principles can be applied most effectively will vary with local circumstances and will require close integration between planning and other borough strategies to meet social needs. Such an integrated approach will also be required to address the needs of other groups which may require accommodation-based, supported care services such as hostels, refuges and foyers, as well as housing needs connected with particular types of occupation e.g. health workers, police, hotel staff.

3.44 London's universities make a significant contribution to its economy and labour market (Policies 3.19 and 4.10). It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. While there is uncertainty over future growth in the London student population and its accommodation needs, there could be a requirement for some 18,000 - 27,000 places over

the next 10 years to 2021 (*change ref to Mayor of London DRLP EIP Housing Technical Note GLA 2010I*). New provision may also tend to reduce pressure on other elements of the housing stock currently occupied by students, especially in the private rented sector. The SHLAA/HCS has identified capacity for over 17,000 student places 2011 - 2021.

- 3.45 Addressing these demands should not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities. This may raise particular challenges locally, and especially in parts of inner London where almost three quarters of the capacity for new student accommodation is concentrated. The Mayor will provide strategic support and a forum for boroughs, higher and further education establishments and developers to work together to address these issues **(exploring, for example, the use of DPD site allocations and development management policies to identify housing land particularly suitable for student accommodation taking account of proximity to HEIs, environmental and social characteristics and travel needs and, more widely, to avoid potential problems of 'studentification' within existing family housing areas)** and to monitor future demand and capacity. Student accommodation should be secured as such by planning agreement or condition relating to the use of the land or to its occupation by members of specified educational institutions. If the accommodation is not robustly secured for students, it will normally be subject to the requirements of affordable housing (Policies 3.11-3.14). While student accommodation is accounted as part of the overall housing provision, it should be monitored separately because it meets distinctive needs. Because of uncertainty over future demand/supply relationships the monitoring process must have particular regard to these.'

# **APPENDIX B**

**TRAVIS PERKINS SITE :**  
**SAVILLS' SUPPLEMENTARY REPORT**  
**JUNE 2011**

## Summary and Analysis: Camden Student Accommodation Supply and Demand Dynamics



This report provides a summary and undertakes analysis of the student accommodation supply and demand dynamics within Camden, and specifically the area in proximity of the subject site – **11–13 Travis Perkins, St Pancras Way, NW1 0PT**. This report should be viewed as supplementary to the previously undertaken Needs Assessment Report and be considered alongside. The purpose of this document is to provide an assessment and analysis demonstrating that the Site lies within an area that is currently very popular for students and moving forward will likely become more concentrated with students but without the suitable and required accommodation provision to match this concentration. This is already beginning to occur with the addition of the new University of the Arts King's Cross Campus which is due to bring circa 4,500 students. This has, and will continue to, lead to students residing within local private residential and HMO market, or a significant distance from their home of study. The report has regard to the private residential and HMO market surrounding the Site, and is set within the context of the two closest educational institutions – Royal Veterinary College and The University of the Arts, King's Cross.

Having provided a brief overview of St Pancras Way as a student location in order to introduce some context, initial focus is placed on the principal two education providers in the locale; The Royal Veterinary College and University of the Arts London. Both these institutions are within a circa ten minute walk of the Site and represent the most immediate demand source for purpose built student accommodation.

Discussions with the universities' accommodation departments and exploration and analysis of the universities' websites is undertaken in order to assess how accommodation sourcing for the students is recommended, where it is located and what type of housing this is. This should help to provide an insight into the nature of the landscape of student accommodation provision for those universities' students.

The report then considers the purpose built student housing provision provided by both the private and the university sector, broken down on a ward by ward basis, and approximately what percentage of students within the Borough this provision accommodates for. This is intended to provide a clearer understanding of the supply / demand dynamics within the Borough of Camden and the context of this in relation to the Site.



## **1.0 ST PANCRAS WAY - STUDENT CONTEXT**

The area is highly populated with academic institutions. The Royal Veterinary College is immediately adjacent to the site on Royal College Street. The new UAL campus, currently under construction at the Argent Kings Cross scheme on York Way, is within 15 minutes walk of the Site, and by 2011 UAL's Central Saint Martins College of Art and Design will have up to 4,500 extra students populating the area. Russell Square, which is c1 mile south, boasts UCL, Birkbeck College, the Institute of Education, SOAS, RADA and numerous other smaller colleges. City University, London Metropolitan University and Westminster University are all within 2 miles of the Site. All are within a 5-20 minute journey via London Underground, with walking distances from the Site being 25 minutes to UCL, and 28 minutes to City University. It is likely that the majority of students occupying the proposed scheme will be students from these institutions.

## **2.0 WEBSITE & ACCOMMODATION OFFICE**

We have had regard to the RVC and UAL's website and undertaken discussions with their accommodation office in order to understand how the college provides housing for its students, recommendations made and in practice, where students end up residing.

### **2.1 Royal Veterinary College**

We understand that the RVC provides places in Halls of Residence for 95% of its 1<sup>st</sup> Year undergraduate students. This provision is made up of several Halls of Residence. There is only College Grove situated near the RVC Camden campus and houses only 83 students. RVC also have a long term nominations agreement with UNITE for a halls in Kentish Town which houses 182 students. The remainder of the first years are located in various Halls in Bloomsbury (University of London Intercollegiate Halls of Residence).

For those students who are not able to be accommodated within these residences (the remaining 5% of 1<sup>st</sup> years, all 2<sup>nd</sup> and 3<sup>rd</sup> years and postgraduates), the University of London Accommodation Office (ULAO) is the main source of advice and information. ULAO has a dedicated 'London Student Housing Guide' website which provides a comprehensive body of advice for students looking to live in private sector residential accommodation. It maintains a landlord registration scheme of approximately 4,500 landlords, which is updated on a daily basis. Landlords and letting agents can advertise on the ULAO website. Discussions with the accommodation office indicate that RVC students would ideally like to live closer to the campus and a large proportion of these would prefer purpose built student accommodation as opposed to the private residential and HMO market which tend to be of a lesser specification and quality.

The London Student Housing Guide also provides an 'Area Guide' advising on the pros and cons of living in certain areas of London and links to the Mayor of London's 'London Rents Map'. There is a 'Top Ten Postcodes' List which lists the ten most popular postcodes for University of London students to live in. NW1, the postcode covering Camden (where the RVC Campus is based and where two of the three RVC Halls of Residence are based) and Regent's Park, is the most popular postcode, followed by SE1, N1 and WC1. In a separate sample, which incorporated statistics based on advertisements posted on the ULAO flat-sharing website between February 2010 and February 2011, the top 50 postcodes for University of London students were listed. Again, NW1 (9.4% of students) was the most popular postcode, followed by WC1 (7.5%), SE1 (5.4%) and N1 (4.5%).

We comment that the lack of purpose built student accommodation offered by RVC will undoubtedly increase demand for private residential and HMO housing with Camden, putting further pressure on the already constrained housing supply. We understand from the accommodation office that non-1<sup>st</sup> year students tend to use their services to source lettings information and landlord contact details for mainly HMO-style properties. The HMO accommodation that students seek near to campus tends to be smaller with fewer bedrooms whilst larger accommodation capable of housing larger groups tends to be further out from campus. Most of the students tend to request accommodation in Camden or as near to Camden as possible but clearly this is not always possible.

Discussions with letting agents local to the RVC Camden campus have indicated that there is high demand for HMO accommodation in the area. The quality of this HMO accommodation varies but, we understand properties with 3 or more bedrooms are scarce in the area. As a result, students seeking larger shared accommodation in HMO properties are being forced to look further afield to more distant London boroughs for suitable housing. The housing problems facing RVC students are experienced by students of all the Central and North London-based higher education institutions and the sheer numbers of people studying in the area, looking for the same types of accommodation, exacerbates the divergence between demand and supply. The area has a large embedded student population as one of the largest concentrations of higher and further education institutions in Europe. However, increasingly students are forced to live further away to live in order to live in affordable and suitable accommodation as this is simply not available, in adequate numbers, within the host and surrounding boroughs. This represents an opportunity, borne out of necessity, to provide high quality, demand-driven student accommodation with good access, in terms of transport, to these institutions.

## **2.2 University of the Arts London**

Clearly with the new UAL campus in King's Cross, over 4,500 additional students will be entering the Borough and specifically the St Pancras and Somers ward. This will undoubtedly

have an impact on the local housing supply despite the new 657 purpose built student accommodation currently being developed nearby.

Having spoken to the accommodation office and reviewed the website, we understand only international students from outside the European Economic Area are guaranteed a place in the first year. The University uses the University of London Housing Services housing database in order to supplement their housing provision.

Through conversations with local estate agents who deal with lettings of student properties we have found that the University does not actively advertise the properties from local agents but does advertise local agents' contact details on their website. We were informed that the highest proportion of the private residential stock and houses in multiple occupation are occupied by students and young professionals. The historic nature of HMO stock is changing from those on low incomes, to those that can out pay. It is therefore driving the more needy low income tenants away from Camden.

### 3.0 CAMDEN STUDENT ACCOMMODATION SUPPLY AND DEMAND

#### 3.1 Supply

We have set out below all purpose built student accommodation offered by firstly, the educational institutions and then the private sector within the London Borough of Camden; the detail includes the number of bed spaces and the address of the property.

##### Institutional Accommodation

Institution	Scheme	Postcode	Ward	Beds
University College London	Ifor Evans Hall	NW1 9HZ	Cantelowes	340
	Max Rayne Hall	NW1 9HZ	Cantelowes	299
	Anne Stephenson Hall	NW1 9HZ	Cantelowes	97
	Arthur Tattersall House	WC1E 6AP	Bloomsbury	129
	Astor College	W1T 4QB	Bloomsbury	250
	Campbell House East & West	WC1H 0BX	Bloomsbury	232
	Frances Gardner House	WC1X 0HB	King's Cross	215
	Hawkridge	NW5 4NR	Haverstock	243
	John Dodgson House	WC1H 9BL	King's Cross	160
	John Tovell House	WC1E 6AP	Bloomsbury	66

	Langton Close	WC1X OHB	King's Cross	268
	Prankard House	NW1 2NJ	Bloomsbury	146
	Ramsay Hall	W1T 5HB	Bloomsbury	450
	Clifford Pugh House	NW3 4HB	Belsize	42
University of London <i>(Inter-Collegiate Halls of Residence – Birkbeck College, Central School of Speech and Drama and London Institute of Education)</i>	International Hall	WC1N 1AS	King's Cross	606
	Canterbury Hall	WC1H 9EE	King's Cross	204
	Common Wealth	WC1H 9EB	King's Cross	437
	College Hall	WC1H 9EX	Bloomsbury	357
	Connaught Hall	WC1H 9EX	Bloomsbury	214
	Lillian Penson Hall	WC1H 9EX	Bloomsbury	211
	Hughes Parry Hall	WC1H 9EF	King's Cross	305
	John Adams Hall of Residence	WC1H 0DP	Bloomsbury	250
International Lutheran Student Centre	International Lutheran Student Centre	WC1H 9QH	King's Cross	65
Goodenough College	Goodenough College	WC1N 2NY	King's Cross	400
Royal Veterinary College	College Grove	NW1 0TU	St Pancras & Somers Town	83
Huron University London	Byng Place	WC1E 7JJ	Bloomsbury	87
<b>Total</b>				<b>6,156</b>

## Private Student Accommodation

Institution	Scheme	Postcode	Ward	Beds
The Hylem Group	Arthur West House	NW3 6PA	Frognaal and Fitzjohns	230
Galliard Residential	Albany House	WC1H 9QS	King's Cross	104
Unite	Mary Brancker House	NW1 0TU	Kentish Town	182
	Kirby Street	EC1N 8TE	Holborn & Covent Garden	144
	Woburn Place	WC1H 0LU	Bloomsbury	468
	Somerset Court	NW1 1AS	St Pancras & Somers Town	168
	Bartholomew Road	NW5 2BL	Kentish Town	54
	Beaumont Court	NW1 0RW	St Pancras & Somers Town	232
<b>Total</b>	<b>1,582</b>			

## Camden Planning Pipeline

Application Reference	Postcode	Ward	Beds	Status
2010/4468/P	NW1 1UR	St Pancras & Somers Town	657	Under Construction
2008/2412/P	NW1 9HZ	Cantelowes	37	Permission
2009/0675/P	WC1V 6RL	Holborn and Covent Garden	22	Permission
2009/3072/P	NW1 8TT	Camden Town & Primrose Hill	114	Under Construction
2009/5964/P	NW1 8DZ	Haverstock	192	Permission
2010/0910/L	WC1N 1DF	Bloomsbury	110	Permission
2010/1411/P	WC1N 2NY	King's Cross	61	Permission
2010/2282/P	WC2B 4AU	Holborn and Covent Garden	86	Permission
2011/0102/P	NW1 8HH	Haverstock	114	Application
2010/2674/P	W1T 5HB	Bloomsbury	7	Permission
2009/5823/P	NW6 R1Z	West Hampstead	347	Permission
2010/2871/P	NW1 1TA	St Pancras & Somers Town	29	Application
<b>Total</b>	<b>1,776</b>			

### 3.2 Demand

Having reviewed the current, and proposed, supply of student accommodation within the Borough, it is necessary to consider the demand for this accommodation. Below we have set out the relevant educational institutions within the Borough, how many students study at each. We have also provided the postcode and the ward the provider resides within.

Institution	Post Code	Ward	Full-Time Students (HESA 09/10)
City University (City Law School, Holborn)	WC1R 5DX	Holborn and Covent Garden	550
University College London – Bloomsbury Campus	WC1E 6BT	Bloomsbury	22,500
Institute of Education (University of London)	WC1H 0AL	Bloomsbury	2,402
London School of Hygiene and Tropical Medicine	WC1E 7HT	Bloomsbury	748
Birkbeck College (University of London)	WC1E 7HX	Bloomsbury	876
Conservatoire for Dance and Drama	WC1H 9EU	Bloomsbury	1,129
London Contemporary Dance School at The Place	WC1H 9PY	Bloomsbury	188
School of Advanced Study ( University of London)	WC1E 7HU	Bloomsbury	225
Royal Academy of Dramatic Art	WC1E 6ED	Bloomsbury	990
School of Pharmacy (University of London)	WC1N 1AX	King's Cross	985
School of Oriental and African Studies	WC1H 0XG	Bloomsbury	4,580
Royal Veterinary College	NW1 0TU	St Pancras & Somers Town	1,720
University of the Arts (Central St Martins College of Art) at Kings Cross (Sept 2011)	N1 9AP	St Pancras & Somers Town	4,407
Middlesex University (Royal Free Hospital Campus)	NW3 2QG	Hampstead Town	1,100
Architectural Association	WC1B 3ES	Bloomsbury	650
Central School of Speech & Drama	NW3 3HY	Belsize	819
<b>Total</b>	<b>43,869</b>		



## Camden Student Accommodation: Institutional and Private Sector in Relation to the Site

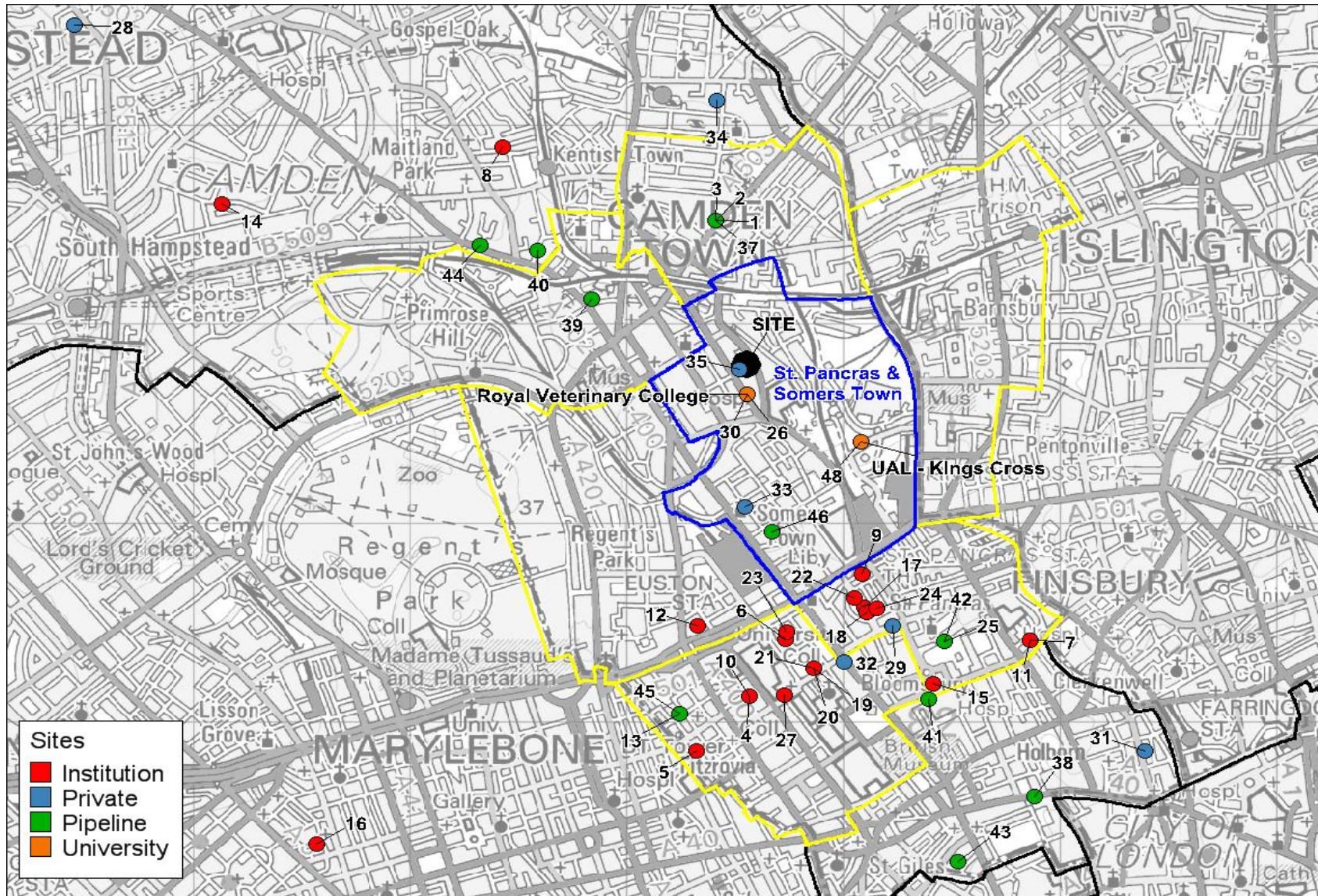


Fig 1

## Camden Student Accommodation : Key

ID	Scheme	Postcode	Type
1	Ifor Evans Hall	NW1 9HZ	Institution
2	Max Rayne Hall	NW1 9HZ	Institution
3	Anne Stephenson Hall	NW1 9HZ	Institution
4	Arthur Tattersall House	WC1E 6AP	Institution
5	Astor College	W1T 4QB	Institution
6	Campbell House East & West	WC1H 0BX	Institution
7	Frances Gardner House	WC1X 0HB	Institution
8	Hawkridge	NW5 4NR	Institution
9	John Dodgson House	WC1H 9BL	Institution
10	John Tovell House	WC1E 6AP	Institution
11	Langton Close	WC1X OHB	Institution
12	Prankard House	NW1 2NJ	Institution
13	Ramsay Hall	W1T 5HB	Institution
14	Clifford Pugh House	NW3 4HB	Institution
15	International Hall	WC1N 1AS	Institution
16	Nufford House	W1H 5UL	Institution
17	Canterbury Hall	WC1H 9EE	Institution
18	Common Wealth	WC1H 9EB	Institution
19	College Hall	WC1H 9EX	Institution
20	Connaught Hall	WC1H 9EX	Institution
21	Lillian Penson Hall	WC1H 9EX	Institution
22	Hughes Parry Hall	WC1H 9EF	Institution
23	John Adams Hall of Residence	WC1H 0DP	Institution
24	International Lutheran Student Centre	WC1H 9QH	Institution
25	Goodenough College	WC1N 2NY	Institution
26	College Grove	NW1 0TU	Institution
27	Byng Place	WC1E 7JJ	Institution
28	Arthur West House	NW3 6PA	Private
29	Albany House	WC1H 9QS	Private
30	Mary Brancker House	NW1 0TU	Private
31	Kirby Street	EC1N 8TE	Private
32	Woburn Place	WC1H 0LU	Private
33	Somerset Court	NW1 1AS	Private
34	Bartholomew Road	NW5 2BL	Private
35	Beaumont Court	NW1 0RW	Private
36	King's Cross Central - Kings Cross Railway Lands, York Way	NW1 1UR	Pipeline
37	109 Camden Road	NW1 9HZ	Pipeline
38	High Holborn House, 52-54 High Holborn	WC1V 6RL	Pipeline
39	13 Hawley Crescent and 29 Kentish Town Road	NW1 8TT	Pipeline
40	2-12 Harmood Street, 34 Chalk Farm Road	NW1 8DZ	Pipeline
41	74/76 Guilford Street	WC1N 1DF	Pipeline
42	William Goodenough House, 35 – 42 Mecklenburgh Square	WC1N 2NY	Pipeline
43	Wesley Court, 4 Wild Court	WC2B 4AU	Pipeline
44	10a Belmont Street	NW1 8HH	Pipeline
45	Ramsay Hall (Rome Block) 20 Maple Street London	W1T 5HB	Pipeline
46	42 Phoenix Road	NW1 1TA	Pipeline



### **3.3 Supply / Demand**

#### **Camden**

Our research indicates there is a total of **43,869** full-time students studying within Camden, and circa **7,738** purpose built bed spaces within the Borough – 6,156 university / 1,582 private. There are circa **1,776** bed spaces within Camden in the planning pipeline which have either been approved or are at application stage. This is meant as an estimate as not all of these beds will get planning consent let alone have the funding to build out. However, should all the consented/pending schemes be delivered there would be a provision of **9,514 (22%)** bed spaces and a potential shortfall of circa **34,355** bed spaces within the Borough (or 78% of full time student numbers) which still will not significantly relieve the pressure from the private rented / HMO sector.

We consider that these dynamics suggest a significant shortfall in provision of purpose built bed spaces within Camden. The statistics alone indicate that potentially a large number of households are being taken up by students with the logical solution being the provision of purpose built student accommodation in order to provide an attractive alternative for these students, offering purposefully housed communities of students.

#### **HMO's in Camden**

Considering the statistics above, this indicates that there are circa 34,355 students within the Camden residing within either the private residential or HMO market. This represents over 78% of students studying within the Borough.

#### **St Pancras and Somers Ward**

If we consider the specific dynamics within the St Pancras and Somers ward, there are circa 1,720 students studying at the RVC and circa 4,407 students studying at the new UAL campus (Sept 2011). There are only circa 483 purpose built bed spaces currently within the ward, indicating that only 8% of students are accommodated for within purpose built student housing. This would suggest that students are either living within the private residential market or residing further away, potentially outside the Borough. It should be noted that there is typically an economic benefit from student residing within an area and so if students are forced to live a distance from their campus, the ward may not experience this full benefit. Even if we include the pipeline within the ward – 685 beds – this still indicates a shortfall of almost 5,000 beds or circa 81% of students.

#### **4.0 GENERAL PRIVATE RESIDENTIAL COMMENT**

We have spoken to a number of estate agents who are active dealing with both sales and letting throughout Camden on a day-to-day basis. Although anecdotal, the feedback has strongly been that in recent years there has been a significant move towards letting private residential stock to students. This stock would previously have most likely been let to more permanent local residents – specifically ‘right to buy’ properties and ‘buy-to-let’ investors have driven some of this shift, enabling private landlords to let their properties to the growing student market. The lack of purpose built student accommodation in the vicinity is certainly exacerbating this problem.

#### **5.0 CONCLUSION**

The report has demonstrated that the closest educational institutions do not have enough local supply of purpose built student housing available to satisfy demand, which in turn has led to local private residential housing being taken up by students. It has also been suggested that many students that cannot live locally, are forced to live considerable distances from their home of study, often outside of the Borough. This is due to be compounded moving forward with the introduction of the new University of the Arts campus and the further growth of students over the coming years, particularly considering NW1 takes top place regarding most popular postcodes for students.

It is clear from this assessment and analysis that the Borough, but more specifically the St Pancras and Somers ward has a stark need for more good, quality, well managed purpose built student accommodation – this is illustrated in the enclosed map (*fig 1*). If the local area is not able to offer adequate and sufficient amounts of student accommodation, this may pose serious problems for students and the institutions moving forward within an ever increasingly competitive landscape.

# **APPENDIX C**

**RELEVANT APPEAL DECISIONS**

Site	No of students	Existing Student Schemes in Locality	Proximity to HEI	Proximity to Public Transport	Position of Residents	Position of Ward Councillors	Decision	Site Context	Inspector View
<b>10 and 10a Belmont Street, NW1 8HH</b>	158	Harmood St – 192 students  Hawley Cresc – 114 students	Multiple institutions within Camden Borough and adjacent in Westminster including:  1.1 Miles - Royal Veterinary College  1.7 Miles - University College London  2.2 Miles - London Metropolitan University  2.6 Miles - City University	0.13 miles from Chalk Farm Underground Station (Northern Line)  0.28 miles from Kentish Town West Underground and Thameslink Station (Northern Line).  Local Bus Services: <ul style="list-style-type: none"> <li>• 31</li> <li>• 24</li> <li>• 393</li> <li>• 168</li> <li>• 46</li> <li>• 27</li> <li>• UL1</li> </ul>	10 letters of objection from Neighbouring residents received during application stage. 309 Notified of application.  Further representations made at Inquiry stage.	Ward councillor objections and appeared at Inquiry  Letter from Councillors Sanders, Fraser and Bokth with petition entitled "Save the old Chappell Factory" and accompanying correspondence from local residents submitted at Inquiry	LPA Delegated Decision - Refusal (24.12.2009)  Appeal dismissed (03.02.2011)	Residential Location  Haverstock Hill nearby - Commercial Location	'Even when new student housing is built in Harmood Street, it seems unlikely to me that students would unduly dominate the wider area.' (Paragraph 21).  "Other appeal decisions have addressed the matter of the impact of student housing on local communities and have different conclusions. Clearly site circumstances will differ. Within Camden, the Blackburn Road site is between railway lines and within a predominantly commercial area. By contrast, the appeal site is close to a large number of residential properties. There is every prospect, in my judgment, that some of the 158 students would keep late hours and create noise at night which would disturb neighbouring residents on more than an occasional basis. I conclude that the proposal could give rise to significant harm to the living conditions of existing neighbouring residents, thus conflicting with the achievement of inclusive communities." (Paragraph 22).
<b>120-138 Walworth Road, SE17 1JL</b>	232	100-114 Walworth Rd – 232 Students  2.4km radius of appeal site – 5000 bedspaces	Good access to numerous in Westminster and Southwark including:  0.8 Miles - London Southbank University  0.3 Miles - London College of Communication  2.0 Miles - Kings College London  2.4 - City University  2.6 Miles - University of Arts	0.23 Miles from Elephant and Castle Underground and Thameslink Station (Northern and Bakerloo Lines)  0.37 Miles from Kennington Underground Station (Northern Line)  Local Bus Services including: <ul style="list-style-type: none"> <li>• 68</li> <li>• 148</li> <li>• 171</li> <li>• 176</li> <li>• 468</li> <li>• 12</li> <li>• 45</li> <li>• P5</li> <li>• 35</li> <li>• 40</li> <li>• 343</li> <li>• 196</li> <li>• 133</li> <li>• 155</li> <li>• 415</li> <li>• 1</li> </ul>	4 neighbour objections at application stage. 1 letter received in support.	Councillor Pidgeon, Newington Ward objected to originals scheme on the grounds that student accommodation would go against emerging core strategy.	Committee Decision - Officer recommended approval subject to a Section 106 Legal Agreement , decision overturned at Committee  Appeal allowed (15.07.2011)	Residential Location  Student Accommodation on adjacent site	Impact upon existing residents mitigated by mixed-use nature of the area and the regeneration benefits of the proposal which lead the Inspector to conclude that the student scheme would contribute to the redevelopment of the opportunity area rather than conflict with residential uses.  Inspector specifically noted: -  "Nor do I consider that the scheme would result in unacceptable levels of noise and disturbance for the locality, particularly given the conditions in respect of hours of use and requirement for the management plan (through the s106 agreement) in respect of the proposed student housing."
<b>Mercedes Benz, Blackburn Road, NW6 1AW</b>	347	Not aware of any local schemes, however a number of HiMO properties in the area which are likely to house some students	Nearest institutions :  3.2 Miles - Royal Veterinary College  3.6 miles - University College London	0.08 Miles from West Hampstead Underground Station (Jubilee Line)  0.12 Miles from West Hampstead Thameslink station  0.3 Miles from Finchley Road and Frognal Train Station  Local Bus Services: <ul style="list-style-type: none"> <li>• C11</li> <li>• 139</li> <li>• 328</li> <li>• UL2</li> <li>• UL3</li> </ul>	Limited objection. Only written representations pursued at Inquiry.	Unknown	Committee Decision - Officer recommended approval subject to a Section 106 Legal Agreement , decision overturned at Committee (23.03.2010)  Appeal allowed (30.09.2010)	Industrial Location surrounded by residential	"There is no dedicated student housing in the immediate area. While there are areas nearby where there are numerous houses that have been sub-divided into flats, there is no suggestion that these do not provide self-contained housing available in the general market. The surrounding area is undeniably mixed in character and in terms of land uses; there is also no doubt that the immediate area, within the West Hampstead Growth Area, will be likely to witness an intensification of uses."  "While the potential for anti-social behaviour, and the particular life-style of students, was referred to, there is no evidence to show that the student accommodation now proposed would be harmful to the living conditions of the existing or future population."  Mindful of PTAL, Management Plan and Growth Area designation he stated "I am also satisfied that 347 is not an unacceptably large number of students for the area. There are many larger concentrations in London

**RELEVANT APPEAL DECISIONS**

									and elsewhere. "  'I conclude that the development would provide a suitable mix of units and households appropriate to the locality. This would contribute to a sustainable, mixed and inclusive community in accordance with the relevant development plan policies.' (Paragraph 33)
<b>Three Colts Lane, Bethnal Green</b>	257	Sunlight Apartments 24 beds, Cambridge Heath Road consented with 305 beds  Glass Street consented with 203 beds  533 bedspaces in immediate locality.  3866 bedspaces in wider area .	Nearest Institutions  1 Mile - Queen Mary University of London  1.4 Miles - London Metropolitan University	0.1 Miles from Bethnal Green  0.37 Miles from Whitechapel Underground Station (District, East London (currently closed) and Hammersmith and City Lines)  0.49 Miles from Stepney Green Underground Station(District and Hammersmith and City Lines)  Local Bus Services: <ul style="list-style-type: none"> <li>• 254</li> <li>• 106</li> <li>• 8</li> <li>• 388</li> <li>• D3</li> <li>• 309</li> </ul>	4 letters of objection from Neighbouring residents received during application stage. 51 Notified of application.  Significant neighbour objection during committee hearing and at appeal.	Unknown	Delegated Decision – Refusal  Appeal dismissed (05.12.2008)	Residential Location already one student accommodation site and two sites consented at time of Appeal  Industrial area by railway line	The potential advantages and disadvantages in this case are finely balanced. The point at which an acceptable number of students in a locality becomes unacceptable, however, is hard to identify. Similarly, it is difficult to establish when a particular type of development, like purpose-built student accommodation, ceases to support an existing community and no longer contributes to the creation of safe, sustainable, liveable and mixed community with good access to jobs and key services for all of its members.  "The appeal site previously-development land, well-located in an urban area close to good public transport routes and services. It is precisely the type of land for which, again in principle, full and effective use should be sought. That approach accords with the Local Plan Policy 4B.1 which seeks to ensure that developments maximise the potential of sites, and with similar national policy in PPS1. Its more extensive use should be expected by those who live close by."  "The definition of a neighbourhood or locality within which a community can be defined is a matter of judgement. It can be broadly defined here as the area lying between Three Colts Lane, Cambridge Heath Road, both sides of Bethnal Green Road and Weavers Fields. There is a variety and mix of land uses within it, as already mentioned, but I regard its residential parts as being the strongest element, mainly in terms of their extent. No doubt the many local businesses, cafes, schools, church and various services complement and sustain it, but it appears to me to function essentially as a residential area."  Policy 'seeks to ensure that complementary land uses like student accommodation and educational establishments are close to each other to reduce the need to travel.' Inspector concludes it is a 'worthy objective and in an ideal world would be achieved on every occasion.'  Although planning policies have not changes since summer 2007 when the Council grated planning permission for the 2 purpose-built student housing developments at Cambridge Heath Road, it is right to take account of cumulative impact. In my judgement, the proposed increase in the number of students (bed space) from 533 to 790, an essentially transient population, would not accord with the Government's policies expressed in PPS 1 of promoting sustainable, liveable and mixed communities. Nor would its impact upon social fabric lead to the stability which in my view underpins community cohesion and leads to a better quality of life for the community as a whole.
<b>Travis Perkins, St Pancras Way, NW1 OPT</b>	564	Beaumont Court - 230  College Grove - 84	Multiple Institutions including :  Directly adjacent -Royal Veterinary College,  0.5 Miles - University of the Arts London  1.2 Miles - University College London  1.5 Miles - University of Westminster	0.35 Miles from Camden Road Train Station  0.35 Miles from Mornington Crescent Underground Station (Northern Line)  0.65 Miles from Kings Cross and St Pancras International (Metropolitan, Northern, Piccadilly, Circle, Victoria, Hammersmith and City Underground Lines), National Rail and International Services  Local Bus Services: <ul style="list-style-type: none"> <li>• 46</li> <li>• 214</li> <li>• 274</li> <li>• 168</li> </ul>	Letter of support from local TRA	Support received from all three Ward Councillors, St Mungos and University of Westminster	Under Consideration	Mixed industrial and residential area with some student housing to the north.  RVC and St Mungo's hostel located adjacent to site.	N/A

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				<ul style="list-style-type: none"><li>• 253</li><li>• 29</li><li>• 134</li></ul>						
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