

Student Accommodation Statement, July 2015

This Statement has been prepared in relation to the planning application for the proposed development by Mount Anvil of the former student residence to the north of Kidderpore Avenue in the London Borough of Camden. It addresses Policy DP9 of Camden Council's Development Policies document which was adopted in 2010.

The relevant part of that policy reads as follows:

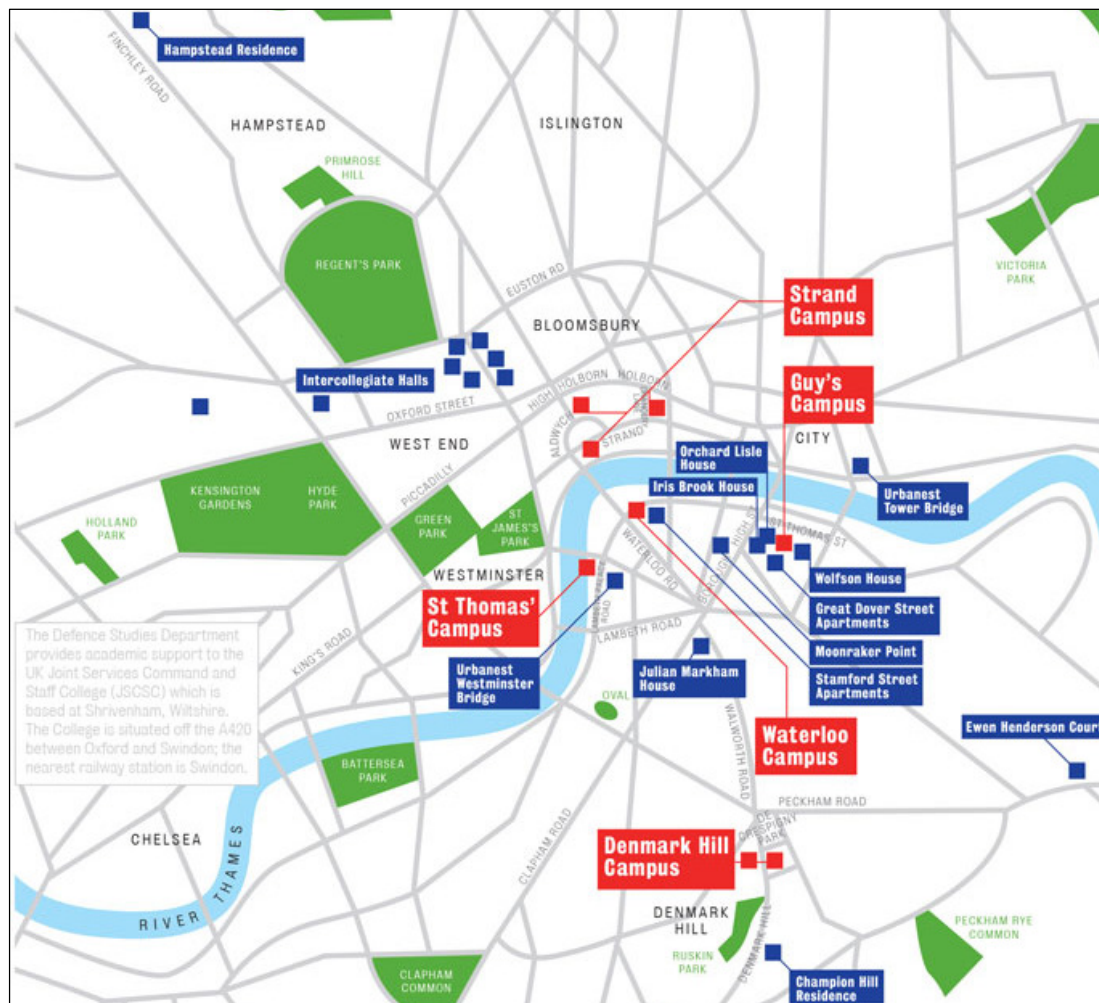
"The Council will resist development that involves the net loss of student housing unless either:

- k) adequate replacement accommodation is provided in a location accessible to the higher education institutions that it serves; or*
- l) the accommodation is no longer required, and it can be demonstrated that there is no local demand for student accommodation to serve another higher education institution based in Camden or adjoining boroughs."*

King's College's disposal of the Hampstead Residence is part of an ongoing programme to provide new or refurbished student accommodation which is convenient in accessibility terms to the College's academic campuses and which ultimately will support the growth of the College. As such, point (k) of Policy DP9 is the relevant test that is whether adequate replacement student accommodation has been provided in a location accessible to the King's College London campuses.

Our Campuses

Below we provide a map of our campuses which are located on The Strand, St Thomas' Hospital, Waterloo, Guys' (London Bridge) and Denmark Hill. Also shown are our residences, all of which are near or easily accessible to our academic campuses; the Hampstead Residence is a notable exception.



King's College London has an ambitious strategy to grow and is also committed to provide more and better quality student residential accommodation to meet both current and future demand. Our student accommodation strategy is in part funded by the disposal of accommodation that is no longer best placed to meet our students' needs.

The Hampstead Residence

The Hampstead Residence to the north of Kidderpore Avenue, which has provided 277 units of accommodation, has been a component of the College's stock since 1992. Although it has some favourable attributes, its location has always been considered to be problematic. While a Zone 2 location is not unreasonable, the actual location of the residence, some 15 minutes' walk from the nearest London Underground station, is not an advantage.

In October 2014 we exchanged contracts to dispose of the northern site to Mount Anvil. This followed the disposal of the site on the southern side of Kidderpore Avenue to Barratt West London in 2011. Those bedspaces were re-provided at Denmark Hill / Champion Hill.

The decommissioning of the northern site results in the need to re-provide 277 student bedspaces elsewhere to satisfy Policy DP9 (k).

New Accommodation – KCL Wider Strategy

As noted above, King's College London has an ambitious strategy to grow and is committed to provide more and better quality student residential accommodation to meet both current and future demand. With the planned closure of residences in Hampstead, King's have had to forward plan to ensure there is adequate replacement accommodation available closer to its campuses.

In 2013, the buildings known as Iris Brook and Orchard Lisle adjacent to the Guy's Campus in London Bridge were refurbished to create 287 bedspaces. This was to replace accommodation being lost in the Hampstead residences.

Kings College also redeveloped its Champion Hill residence in 2014 to create 717 bedspaces. This resulted in a net increase of 254 units of which of which 214 were replacements for the southern Kidderpore Avenue site. The remaining 40 units will in part replace the units on the northern Kidderpore Avenue site.

The accommodation which has been developed by third party providers for Kings College London is set out in the table below.

Property	No. of Beds	Date Available for Occupation
Moonraker Point	674	September 2012
Julian Markham	232	September 2013
Ewen Henderson	260	September 2013
Iris Brook & Orchard Lisle	287	September 2013
Stratford One	281	September 2015
Angel Lane	759	September 2015

King's also has planning consent on land it owns freehold at the former Mulberry Business Park site at Canada Water to create a further 770 new student rooms, office space, affordable housing, retail units, a healthcare centre and landscaped public space. Development is planned to commence later in 2015.

Canada Water is situated in a convenient location within zone two, ten minutes by tube to central London and only two tube stops from the Guy's Campus, four tube stops from Waterloo Campus and four stops from Denmark Hill Campus by train. Given the convenience of this location, we are in discussions with Southwark Council to increase the number of student residences in the locality in addition to those that we already have planning permission for.

Replacement Accommodation – Kidderpore North

Policy DP9 requires the 277 bedspaces on the Kidderpore North site to be replaced.

237 of the 287 bedspaces provided at Iris Brook and Orchard Lisle have replaced those which are being decommissioned at the Hampstead North Residence, in addition to the 40 bedspaces at Champion Hill / Denmark Hill that were not a direct replacement for those on the southern Kidderpore Avenue site.

Accessibility

We have looked at the travel times between our campuses and existing and future student accommodation locations; this is summarised in the table below. Journey times are from TfL's online journey planner and we have included all modes except for 'express buses' which would not be covered by a TfL Travelcard.

As is evident from the data, the Hampstead Residence has the longest journey time in all cases.

Table 1: Train/Bus/Walking Times

From				
Campus		Hampstead Residence	Champion Hill / Denmark Hill	Iris Brook and Orchard Lisle
		NW3 7ST	SE5 8AN	SE1 1XT
Strand Campus	WC2R 2LS	50-52 mins	37-48 mins	25-30 mins
London Bridge (Guy's)	SE1 1UL	52-53 mins	37-47 mins	<5 mins
Waterloo	SE1 8WA	45-46 mins	40-41 mins	18-20 mins
Denmark Hill	SE5 8AF	64-71 mins	14 mins	30-40 mins
St Thomas'	SE1 7EH	56-58 mins	42-53 mins	25-30 mins

Table 2: Cycle Times

From				
Campus		Hampstead Residence	Champion Hill / Denmark Hill	Iris Brook and Orchard Lisle
		NW3 7ST	SE5 8AN	SE1 1XT
Strand Campus	WC2R 2LS	38 mins	29 mins	12 mins
London Bridge (Guy's)	SE1 1UL	50 mins	24 mins	0 mins
Waterloo	SE1 8WA	40 mins	25 mins	9 mins
Denmark Hill	SE5 8AF	60 mins	0 mins	23 mins
St Thomas'	SE1 7EH	45 mins	22 mins	11 mins

We therefore consider that our new and improved student accommodation facilities are better-located to our main campuses than the Hampstead Residence.

Conclusion

We have shown above that following disposal of the College's remaining landholding on Kidderpore Avenue that King's College London's student accommodation strategy will result in an absolute increase in the amount of student accommodation.

We have also shown that our new and improved student accommodation is better-located to our campuses than the Hampstead Residence.

We therefore conclude that the requirements of Policy DP9 (k) have been satisfied.