

5.0 MARKET RESEARCH & STANDARDS | 5.2 Establishing the Space Standards



MAYOR OF LONDON

THE LONDON PLAN

Policy H15 of the London Plan details specific guidance for PBSA Purpose Built Student Accommodation.

The following extracts from Policy H15 are shown below:

Policy H15 Purpose-built student accommodation

- A Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that:
- 1) at the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood
 - 2) the use of the accommodation is secured for students⁷⁶
 - 3) the majority of the bedrooms in the development including all of the affordable student accommodation bedrooms are secured through a nomination agreement for occupation by students of one or more higher education provider⁷⁷
 - 4) the maximum level of accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance:
 - a) to follow the Fast Track Route, at least 35 per cent of the accommodation must be secured as affordable student accommodation or 50 per cent where the development is on public land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution
 - b) where the requirements of 4a above are not met, applications must follow the Viability Tested Route set out in Policy H5 Threshold approach to applications, Part E
 - c) the affordable student accommodation bedrooms should be allocated by the higher education provider(s) that operates the accommodation, or has the nomination right to it, to students it considers most in need of the accommodation.
 - 5) the accommodation provides adequate functional living space and layout.
- B Boroughs, student accommodation providers and higher education providers are encouraged to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.

'4.15.6 PBSA should provide adequate functional living space and layout for the occupants. The design of the development must be high quality and in accordance with the requirements of Policy D3 Optimising site capacity through the design-led approach.'

The following extracts from Policy D3 are shown below:

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D Development proposals should:

Form and layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
- 3) be street-based with clearly defined public and private environments
- 4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

- 5) achieve safe, secure and inclusive environments
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
- 7) deliver appropriate outlook, privacy and amenity
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
- 9) help prevent or mitigate the impacts of noise and poor air quality
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
- 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
- 14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

MAYOR OF LONDON

London Plan Guidance

Purpose-built Student Accommodation

October 2024

London Plan Guidance Document - Purpose Built Student Accommodation October 2024 details specific guidance for PBSA developments within London.

The following relevant extracts from been taken directly from the guidance document and shown here:

- 2.6.1 Another feature of an inclusive neighbourhood is achieved through building design and management. This is about ensuring students have a quality of accommodation broadly comparable to that of the wider neighbourhood population that we shape through planning. These considerations are also relevant to the requirements of Policy 15 criterion A(5), which refers to 'adequate' and 'functional' living space and layout.
- 2.6.2 As well as sensible layouts of different bedroom-based amenities that enable their use as intended, without difficulty or compromising safety,¹² there are some wider considerations. These include ensuring good standards of sound-proofing, daylight and natural ventilation in private and communal spaces –
- 2.6.3 Design and space in the building as a whole should also provide for different student needs – such as study, relaxation, socialising, retreat, privacy, exercise, laundry, support and, in some cases, worship. Bedroom sizes should recognise that student bedspaces, even in cluster flats, are also spaces for study, storage, private socialising and, in some cases, prayer. Design flexibility of individual rooms and spaces will be important, but usability should be demonstrated, and crowding and conflict avoided. This should include flexibility to accommodate visitors with different needs, including through provision of accessible toilets in communal areas. User feedback from existing accommodation, and more general youth engagement, may provide valuable input on these points.
- 2.6.4 As part of this quality, both internal and external communal amenity space (only accessible to students and their visitors), commensurate with the number of students, should be provided. This space should be additional to living rooms; it is a separate need, and distinct from any spaces accessible to the wider community, which are also encouraged (see S2.4 above). Quantums should also be informed by an understanding of: the adequacy of public space and alternative on-campus provision (e.g. libraries, student union facilities) in the area; and the size of studios and cluster-flat living rooms. Given this, it would be expected that the student number should be capped to the number considered through this process, and the related amount of communal amenity space also secured by condition.
- 2.6.5 Internal and external communal amenity space should be high quality, with a suitable range of amenities that are accessible to all users (such as a variety of seating, lighting, shade and temperature control, and suitable workspaces). Such spaces should, individually, be adequately sized and not provided in leftover spaces. They should be integrated within the building design to allow views out and visual interest; to have convenient access to building cores; and to ensure flow between internal and external spaces.
- 2.6.6 Internal communal spaces should have adequate passive ventilation and lighting, including natural daylight where practicable. External communal space should include landscaping and biodiversity enhancements. It should be accessed directly from usable (and preferably communal) internal spaces; and overlooked from actively used spaces to provide a comfortable level of passive surveillance. In tall buildings, consideration should be given to external amenity space not just being at roof level; it is desirable that some of this space should be available at ground level, or at least lower levels. As well as providing for choice and usability, this can help with wider neighbourhood integration discussed in section 2.4, above.

In both the London wide guidance documents shown above, standards for PBSA developments are qualitative rather than quantitative.

Emphasis is put on the design-led approach of the scheme, considering form and layout, experience and quality & character as well as sustainable location, proximity to universities and allocation through university nomination agreements.

5.0 MARKET RESEARCH & STANDARDS | 5.2 Establishing Space Standards

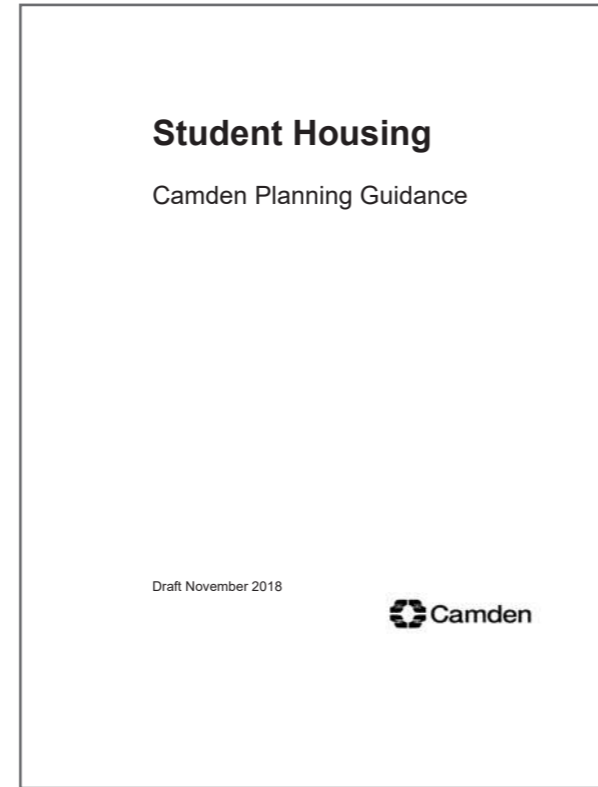


Policy H9 Student housing

The Council will aim to ensure that there is a supply of student housing available at costs to meet the needs of students from a variety of backgrounds in order to support the growth of higher education institutions in Camden and Camden's international academic reputation.

We will seek a supply of student housing to meet or exceed Camden's target of 160 additional places in student housing per year and will support the development of student housing provided that the development:

- will not involve the net loss of 2 or more self-contained homes;
- will not prejudice the Council's ability to meet the target of 742 additional self-contained homes per year;
- will not involve a site identified for self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for self-contained housing;
- complies with any relevant standards for houses in multiple occupation (HMOs);**
- serves higher education institutions that are accessible from it;
- includes a range of flat layouts including flats with shared facilities wherever practical and appropriate.



Extract from Camden Student Housing Guidance 2018

Figure 2. Benchmark areas for study bedrooms and studios in student housing

Configuration	Single room – benchmark area	Double room – benchmark area
Study bedroom with shower, WC and wash basin (without kitchen facilities or cohesive living)	12.5 sq m	14.5 sq m
Studio with kitchen facilities and shower, WC and wash basin	15.5 sq m	17.5 sq m
Study bedroom in cohesive living with shower, WC and wash basin (without kitchen facilities)	10.6 sq m	13.7 sq m

The benchmark areas are based on Camden's minimum HMO standards but add 1 sq m for a desk/ chair, 3 sq m for kitchen facilities, and 2.5 sq m for a shower, WC and wash basin.

The diagram adjacent demonstrates how these principles have been adopted to establish space standards for this proposal, adapting Hillingdon Council's 'Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon'.

The project meets an appropriate benchmark to ensure the bedrooms are adequately sized. The bedroom sizes 'recognise that student bedspaces are also spaces for study, storage, private socialising and, in some cases, prayer.'

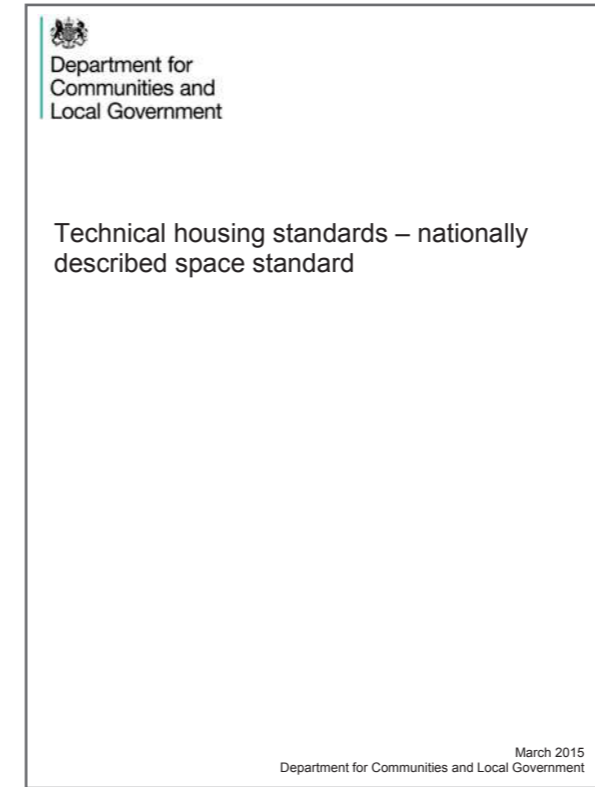
Communal amenity space will also be provided, informed by an understanding of studio sizes and wider student amenities. As shown later in this document we 'exceed' the average space per student in terms of communal amenity

Neither the London Plan, LPG - PBSA or Hillingdon Council specify space standards for PBSA developments.

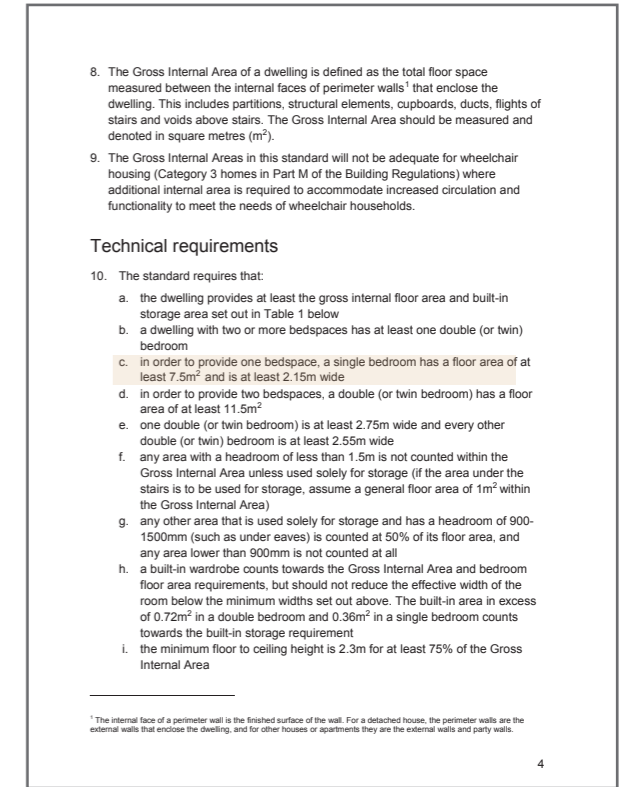
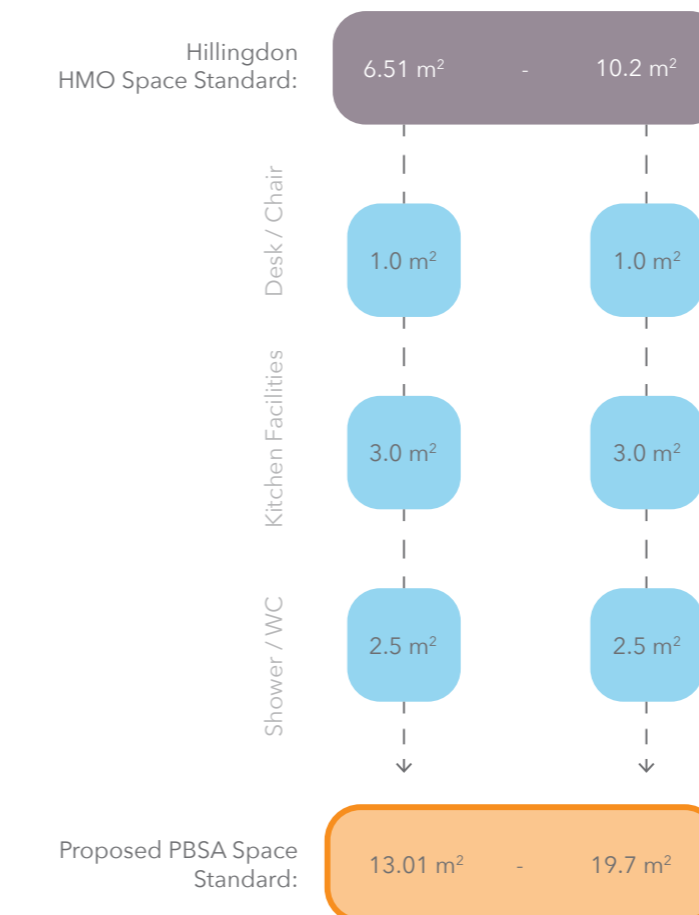
Space standards for the proposal have been partly established through market research (see next section) and by adopting Camden Council's principles towards the sizing of PBSA developments.

Camden Council establish space standards for PBSA developments by using the established standards for HMOs with additional areas for study space, kitchen space and shower room space incorporated, these are as follows:

- + 1sqm desk/chair
- + 3sqm kitchen facilities
- + 2.5sqm shower/WC/basin



Establishing the room size range



Further analysis and reference to the Nationally Described Space Standards are detailed above:

In summary in the absence of specific PBSA guidance we have referenced:

- London Plan 2021
- London Plan Guidance document - PBSA
- Camden Local Plan
- Student Housing - Camden Planning Guidance
- Nationally Described Space Standards



01

1319 GREEN EALING
243547FUL

Total Beds | 424
Area of Studio Rooms | 15.7 - 21sqm
Internal Amenity Per Bed | 1.8sqm



02

SOUTHWARK OVER-STATION DEVELOPMENT
24/AP/2770

Total Beds | 429
Area of Studio Rooms | 15 - 25sqm



03

CHAPTER EALING
240548OPDNMA

Total Beds | 498
Area of Studio Rooms | 12 - 19.1sqm
Internal Amenity Per Bed | 0.6sqm

While there is no specific space standards allocated to PBSA developments within planning policy, market research of similar developments has helped determine suitable room sizes that accommodate bed space, study space, storage and cooking space.

Evidently room sizes vary across the London boroughs to meet differing student budgets, this will be carried through into this proposal.

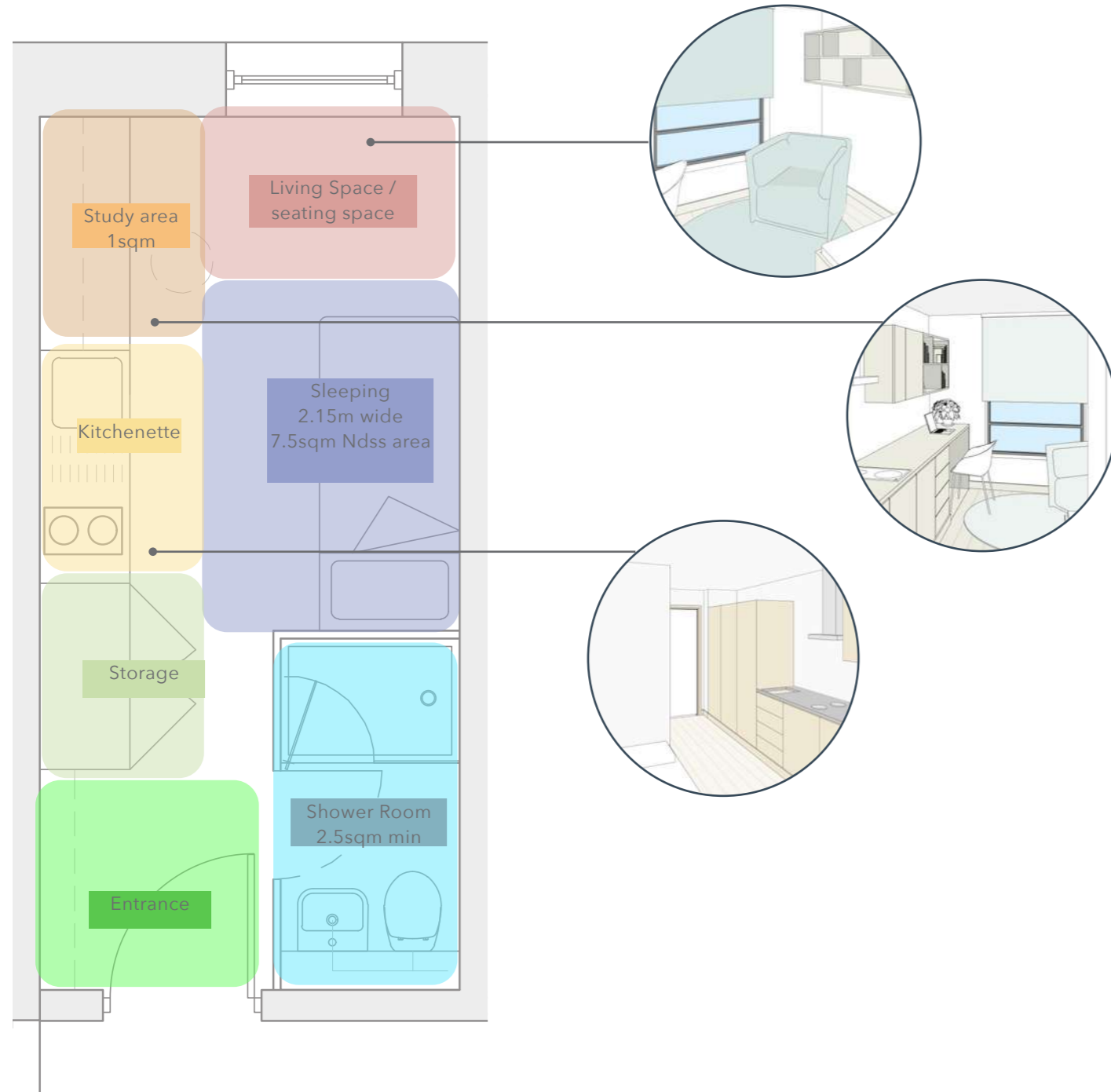
Our space standards determined through policy analysis suggested a range of PBSA studio room areas 13.01-19.7sqm, here the range of room sizes is 12-25sqm.

The internal communal amenity spaces range from 0.6-1.8sqm per bed, this will also be referenced against the adequacy of public space and alternative on-campus provision.

All developments provide 5% M4(3) apartments.

We have provided 10% M4(3) apartments which could be fitted out as wheelchair accessible or provide a larger accommodation offer.

5.0 MARKET RESEARCH & STANDARDS | 5.4 Studio Room Criteria



Following all the previous market research we have set some guidelines to establish the room layout and size of accommodation. The plan above shows a typical layout of a studio. Each studio will incorporate:

- Study area 1sq.m
- Sleeping space - 2.15m wide / 7.5sq.m
- Kitchenette
- Seating / Living space
- WC, shower and basin - 2.5sq.m
- Storage cupboard / wardrobe full height
- Clear entrance and space for coats, shoes and bags

The HMO and Camden student housing guidance established a range of studios from 13-19.7sq.m

Market research suggests a range of studios 12-25sq.m

The proposals at the Paddington Packet Boat will aim to provide a range of studios for all budgets and needs ranging from 15-25sq.m with the above minimum areas of spaces for future residents.

5.0 MARKET RESEARCH & STANDARDS | 5.5 Studio Room Examples



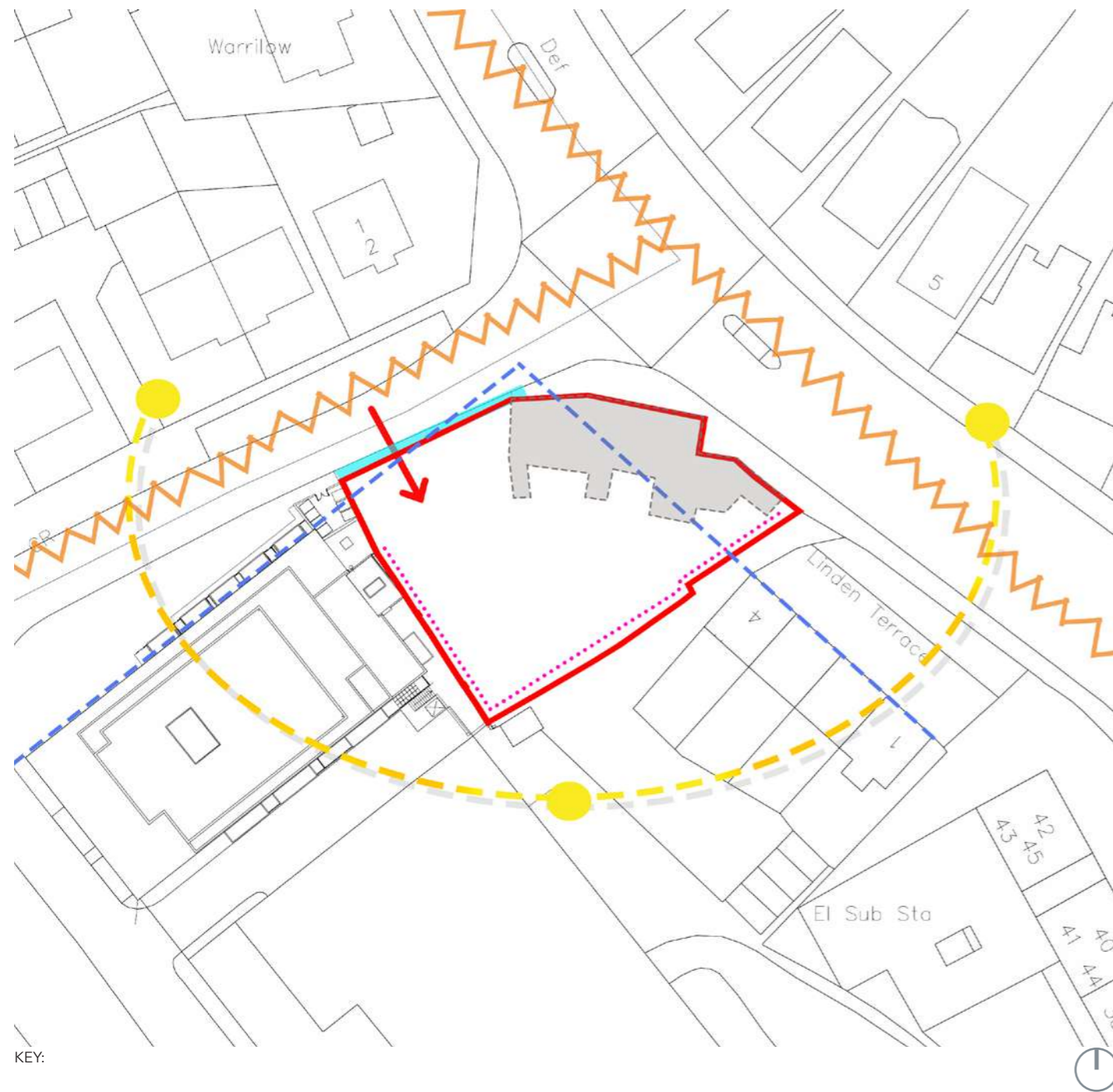
1. kitchenette and store
2. shower room
3. kitchenette, study and sleeping area
4. sleeping area

The images above show further market research and images of studio layouts.

The precedent images show the type of fitted furniture and finishes which allow for ample storage and practical use whilst studying.

DESIGN DEVELOP MENT

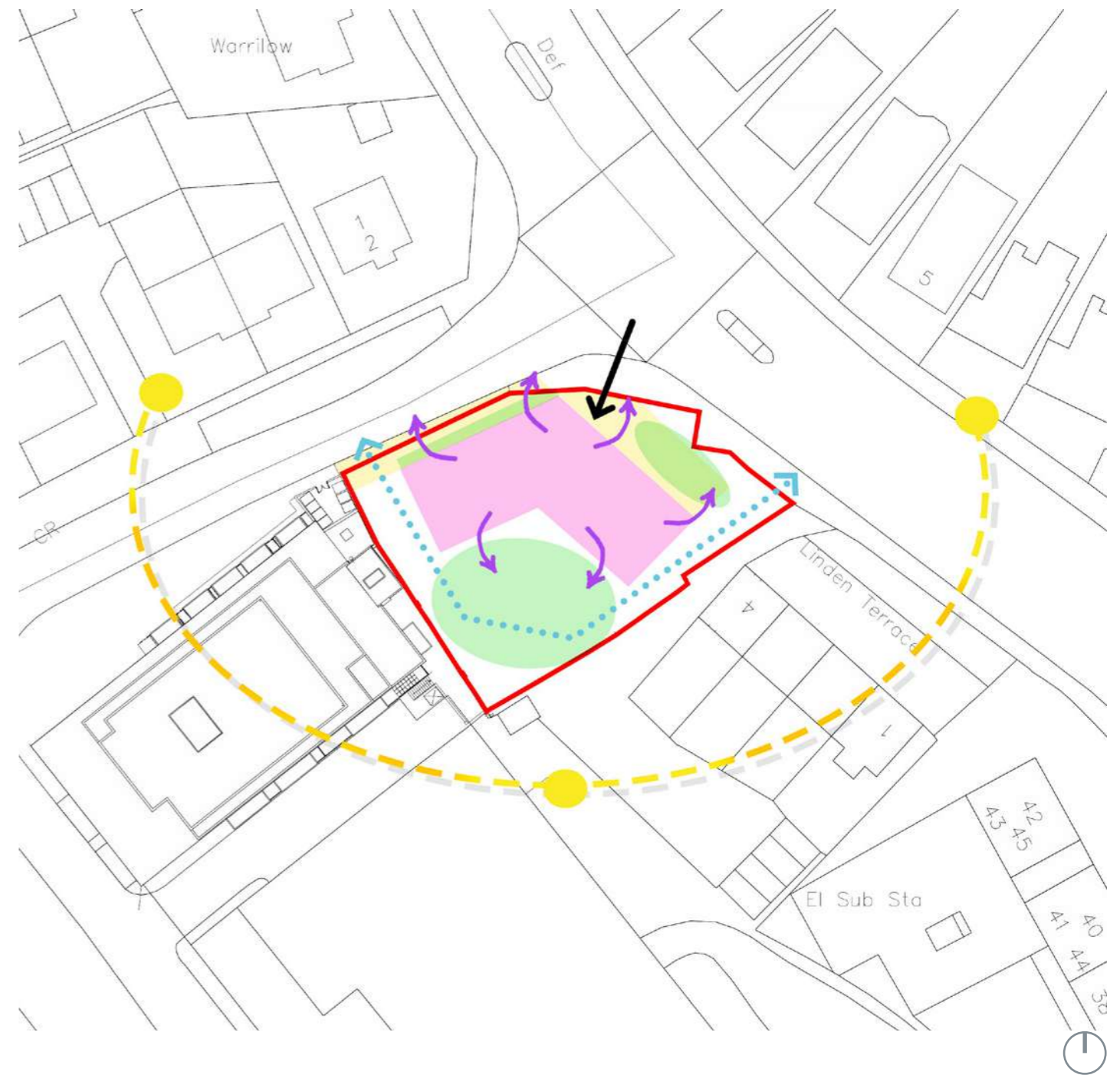
6.0 DESIGN DEVELOPMENT | 6.1 Site Constraints



KEY:

- Site
- Existing Access
- - - Sun path
- ~ Noise
- Existing building on site
- Existing narrow footpath
- - - Adjacent building line
- · · Sensitive edge
- Proposed Landscaping
- - - Proposed highway improvements
- Proposed building entrance
- · · Proposed pedestrian route through site
- Views out from proposed building
- Proposed built form

6.0 DESIGN DEVELOPMENT | 6.2 Site Opportunities



The diagrams above demonstrate the constraints and opportunities on the site that have informed the design process. It shows physical limitations such as access, noise and relationship with neighbouring properties.

By recognising key constraints and opportunities on site, we have been able to establish key principles which will inform the design development.



A floor plan is developed in line with the constraints and opportunities set out earlier in the document as well as the feedback from prior planning applications.

The proposed building follows the line of the adjacent buildings, and internally repeats the typical studio units next to one another. The simple design allows for a corridor running through the middle of the building, giving all units a view out onto the road or landscaped garden.

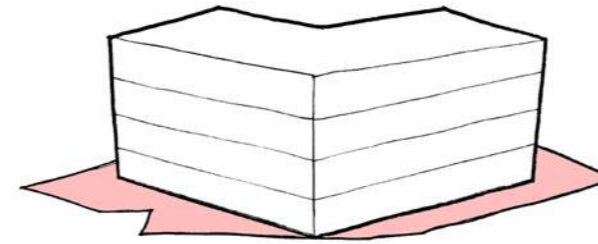
The entrance, reception and communal areas are located at the corner where the wings of the building meet. The core is located at the rear and provides access to all levels. Access to the communal garden is also through this core.

External bin and bike storage has been placed to the west of the development, secured behind a gate which also gives additional rear access to the building through the landscaped gardens.

KEY:

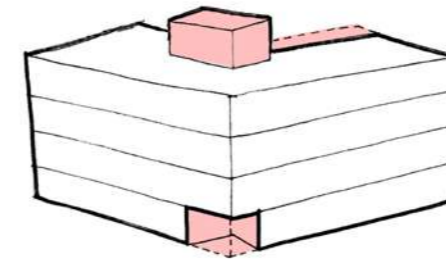
- Site
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- Proposed pedestrian route through site
- Views out from proposed building

A | A four storey building is positioned on site in line with the adjacent buildings and running parallel to both roads. With the landscaped garden and amenity space at the rear of the site an L shape block is formed.



The space between the building and boundary line will allow for a green buffer and pavement on both sides.

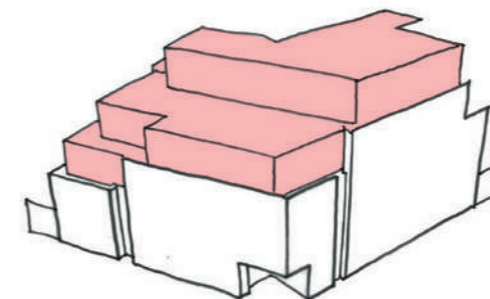
B | The location of the main entrance is best suited to the corner of the block, where the two wings of the block meet. The ground floor is recessed here to give cover to the entrance as well as making a clear point of arrival.



At the rear on levels 2-3, the building is setback approx. 2m to avoid overlooking into neighbouring properties, as well as allowing more light into the garden.

Additionally, a stair and lift core access has been added to roof level.

C | Responding to the wider context, and the form of the surrounding buildings, the floor plates are cut back and set back to reduce the scale, mass and height of the proposal. The creation of the flat roofs at each floor level reduces the bulk of the proposal. The upper floors of the building are finished in a lightweight material which reduces the visual impact of the proposal from the street-scape.

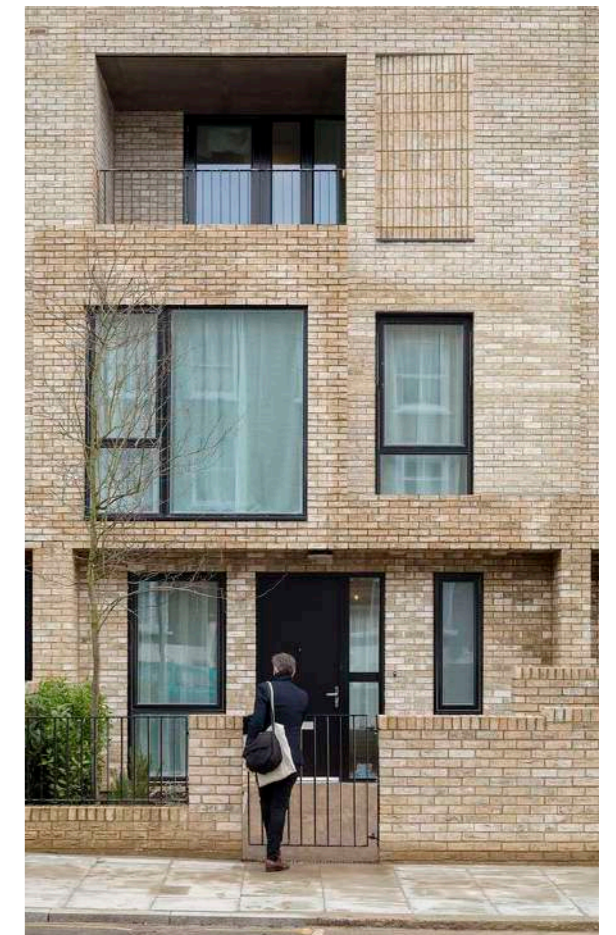


This creates for a more interesting street scape, breaking down the extensive horizontal form, as well as hiding the lift and stair core from street level.

The massing diagrams above highlight the progression of design development resulting in the proposal being brought forward in this document.

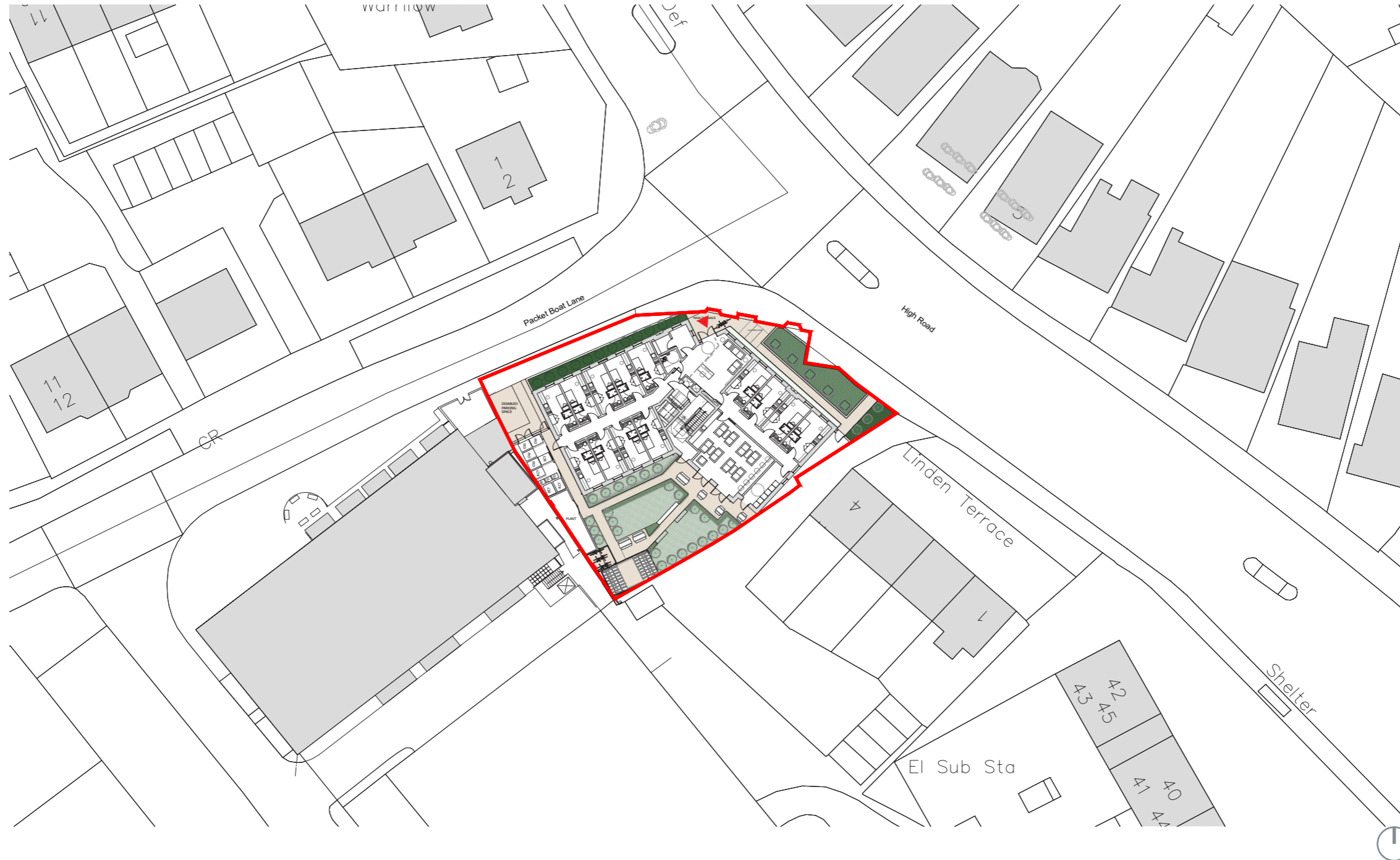
6.0 DESIGN DEVELOPMENT | 6.5 Precedents

The precedent images set out here illustrate some of the design influences and the materials that are being considered for the development. High quality contrasting and tonal facing brickwork and glazing is proposed.



DESIGN PROPOSAL

7.0 DESIGN PROPOSAL | 7.1 Proposed Site Plan



The building is located on High Road and Packet Boat Lane as an L-shaped block turning the corner addressing both key street elevations. A series of set backs on the upper floors help to reduce the scale and massing of the proposal. Improvements to the highway also include a new footpath and green landscape buffer to both sides of the road.

The scheme now provides 73no. student bedrooms which is an increase of 12no. from the previous approval. The proposal still provides 10% M4(3) apartments, again exceeding the market standard of 5% M4(3).

The footprint and overall massing of the scheme has remained largely the same of the original approval with very

The proposal provides a range of studio room sizes to meet differing student budgets, these range from 15-25sqm and average 16.1sqm. This meets the space standards determined through policy analysis, 13.01-19.7sqm.

Market research established an internal amenity standard to range from 0.6-1.8sqm per bedspace, the proposal offers a generous amount of .093sqm internal amenity per bedspace.

166sqm of high quality external amenity is provided - 2.27sq.m per room.



The ground floor plan is organised around a single vertical core with 1 lift, located in the centre of the building between the L-shaped wings and links all levels of the building. Direct access from the street to the central circulation core is possible through the welcoming reception area located on the corner of the L-shaped block. The main entrance is inset into the corner at ground floor level to provide a clear, covered, prominent access point into the building.

There are 13no. single bedroom studio units at ground floor and are accessed via a central spine corridor which runs through the building. An accessible WC, laundry room and store are also located on this level along with breakout communal space in the reception and communal lounge with direct access to the communal gardens.

The refuse store is located to the western edge of the site adjacent to the main road giving access to the highway. The plant store is located discreetly behind the refuse store. A cycle store to the south of the site provides 37 cycle store spaces for residents (meeting the guidance document 'The London Plan Guidance Support for Housebuilding' which has a ratio of 0.5 spaces per bedspace for band 3 (Hillingdon).

A generous south-facing landscaped garden provides amenity space for the residents. Green buffer space is provided to the front of the building along High Road and Packet Boat Lane. Green roofs are incorporated at various levels on the building - above cycle/bin store. The planting and trees enhances biodiversity and wildlife within the site.



At first floor level, there are a total of 20 units comprising of 19 studios M4(2) and 1 M4(3) wheelchair accessible studio. All units are served via a central spine corridor which is adjacent to the lobbied vertical circulation core (stair and lift). Windows are located at the ends of the corridors providing natural light into the circulation spaces and the stair zone. There are two vertical recesses which help to break the elevations into separate blocks - one along High Road and one along Packet Boat Lane.



KEY:
— Site boundary

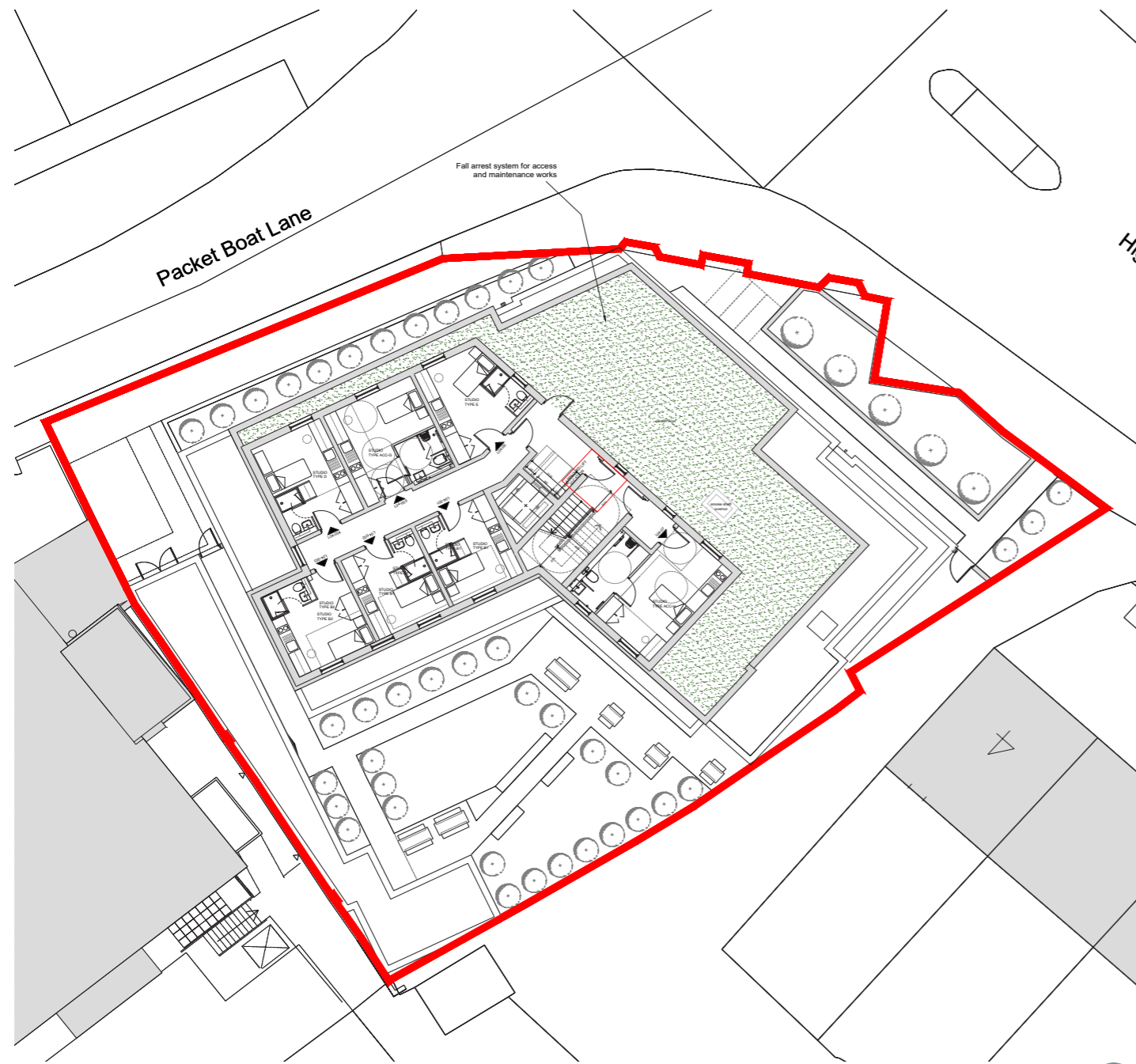
At second floor level, there are a total of 18 units comprising of 16 studios M4(2) and 2 M4(3) wheelchair accessible studios. Towards High Road, next to Linden Terrace, the building steps back from the front and side elevations to reduce the scale and mass of the proposal as the previous approval.



KEY:
— Site boundary

At third floor level, there are a total of 15 units comprising of 13 studios M4(2) and 2 M4(3) wheelchair accessible studios. The floor plates step back further along the ends of the building to further reduce the massing and scale of the development. The step back helps to reduce the visual impact of the proposal from the main road as pre the previous approval.

At both Levels 02 and 03 the building steps back on the west side creating a slimmer block to the western edge to address existing outlook from the adjacent building. A green roof is incorporated at second floor level as the building steps back.

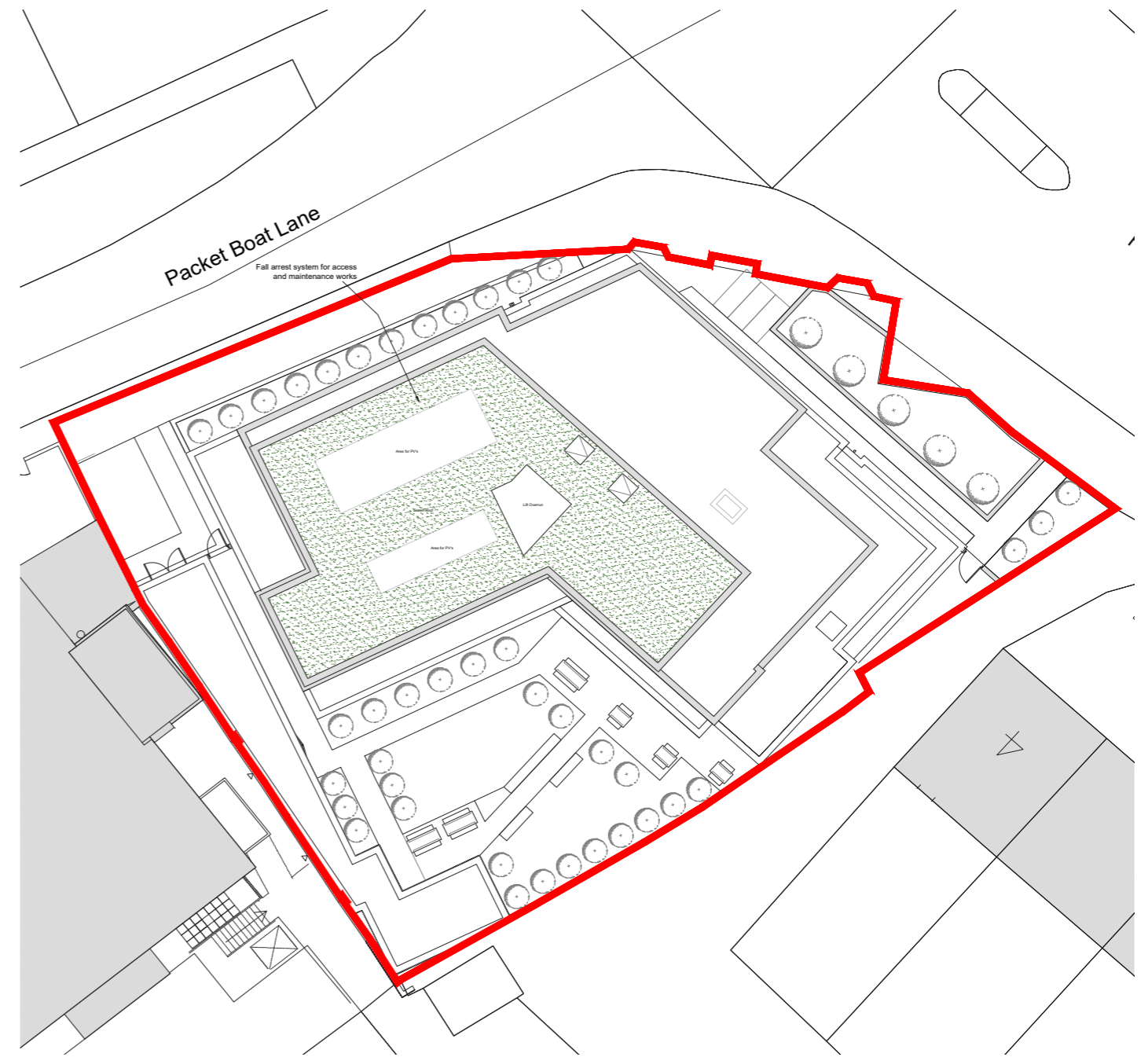


KEY:
— Site boundary

At Level 04, there are a total of 7 studios comprising of 5 M4(2) studios and 2 M4(3) wheelchair accessible studio. The floor plan is set back from the face and edge to reduce the scale and mass of the development significantly.

Access to the roof can be gained via the circulation core. here is a fall arrest system at the roof level avoid increased parapet heights. All access and maintenance will be carried out by trained professionals and the necessary risk assessments in place.

Some of the flat roofs will be green roofs which will enhance biodiversity and wildlife.



KEY:
— Site boundary

At Level 05, there are access hatches to access the flat roof at key locations or an access ladder from Level 04 roof. All of the roofs are flat to reduce the scale and height of the proposal. There is a fall arrest system at the roof level avoid increased parapet heights. All access and maintenance will be carried out by trained professionals and the necessary risk assessments in place.

Some of the flat roofs will be green roofs which will enhance biodiversity and wildlife.