

# Rockingham Street, Elephant and Castle



## 24-storey new purpose-built student accommodation (PBSA) scheme in Elephant and Castle

Images credit and courtesy of Maccreanor Lavington and Alumno Group

### CLIENT

Alumno Group

### LPA

London Borough of Southwark

### STATUS

Planning permission granted

### SERVICES

Planning

### Our role

- We led the application process for new purpose-built student accommodation (PBSA) in Southwark, responding to the significant need for student accommodation area. Prior to this, permission was granted for a 21-storey commercial building in 2020.
- Through providing expert advice both pre and post submission, we ensured a robust submission for a 100% direct-let project with a payment-in-lieu equivalent to 35% affordable towards off-site affordable housing.
- Working collaboratively and positively with the applicant and design team, we advised on design amendments to help respond to regulatory and policy requirements and to ensure high-quality accommodation and amenity alongside fire safety measures on a highly constrained site.

### Results

- The development will deliver a 24-storey building, providing 244 student bedspaces in a mix of self-contained and shared studios. The ground floor includes flexible commercial spaces, plus the reactivation of three vacant railway arches, complemented by cycle storage, new high-quality public realm and landscaping.
- Addresses and significantly contributes to the local and strategic need for PBSA in central London, as well as free up local family housing.
- Regenerates a tight brownfield site. Though the site was considered unsuitable for traditional housing, an innovative design approach enabled it to add to the housing supply, free up existing homes and invigorate public spaces.
- Planning permission was granted in August 2023.