



**310 bed student accommodation located in the heart of Kingston**

Arbury Court, Kingston Road, New Malden

## ICENI PROJECTS – CASE STUDY

# Iceni Projects successfully secured planning permission to allow the delivery of a 310 bed student accommodation scheme to meet Kingston University's growing need.

Iceni Projects initially advised Spiritbond on the planning, community Engagement, sustainability and transport matters for the redevelopment of an operating office and public house with a new 310 bed student accommodation, gaining resolution to grant planning permission at the Royal Borough of Kingston Development Control Committee on 27th January 2015 and subsequently full planning permission following the approval and sealing of the Section 106 agreement.

Following the grant of Planning Permission, acting on behalf of McLaren Properties, Iceni co-ordinated the discharge of conditions, S106 obligations and required material amendments to ensure the successful build out and completion of the six storey student accommodation scheme.

The accommodation was opened for student occupation at the start of the 2017/18 academic year.

## 5 interesting facts about the project

### 1: PRINCIPLE OF STUDENT ACCOMMODATION

The Royal Borough of Kingston together with Kingston University, identified that there is a remaining need within the Borough for 1,700 managed student bedspaces. The approved Section 106 agreement confirmed that 'continuing priority in respect of accommodation rights for students enrolled at the University'

### 2: CHANGE OF LAND USE

During the application process, Iceni were able to demonstrate, through comprehensive marketing strategy, that the existing office and public house were no longer financially viable on the site, which freed the way to promote other land uses.

### 3: KINGSTON UNIVERSITY 'INTERSITE' BUS SERVICE

The proposed development includes for the provision of a layby to accommodate the existing Kingston University allocates no student parking on campus. Instead 136 cycle parking spaces will be provided.

### 4: CAR FREE DEVELOPMENT

The development provides no vehicle parking (except for designated disabled spaces) as Kingston University allocates no student parking on campus. Instead 136 cycle parking spaces were provided.

### 5: SUSTAINABLE LOCATION

The site is located in the immediate vicinity of local convenience shopping, affording occupying students the opportunity of not having to travel to purchase essential goods.

**Glasgow:** 177 West George Street, Glasgow, G2 2LB

**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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