

**Stapleton House Student Residences**  
**Islington, London**  
**Completion Date** Due September 2016  
**Contract Value** £40m approx.  
**Client** The UNITE Group with London Metropolitan University

ArchitecturePLB are delighted to announce that following 15 months of negotiations with the London Borough of Islington, planning approval has been granted for a new student accommodation scheme containing 862 study bedrooms for the Unite Group and London Metropolitan University.

The ten storey development will help regenerate the area through the provision of community space and commercial units for local businesses on the ground floor, with a mix of cluster flats and studios above. It is situated in a highly desirable location with excellent transport routes to London's top universities.

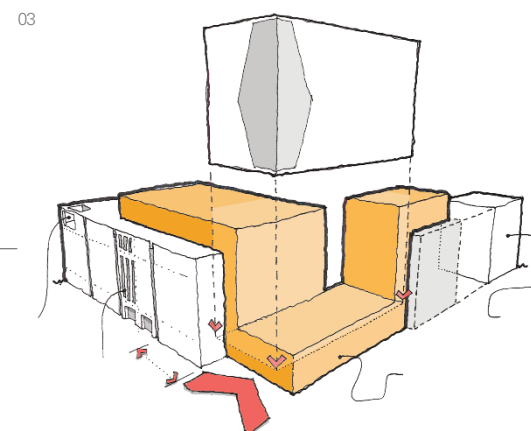
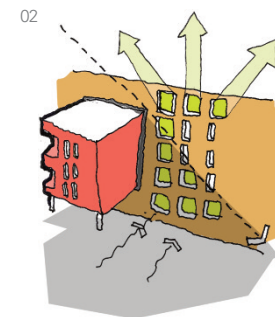
The new development will be built to UNITE's latest specification room design which provides a modern, high quality look and feel. The accommodation will contain a mix of shared flats, with communal living and kitchen spaces, and self-contained studios. The plans also include common areas and study rooms interspersed with the accommodation, as well as a courtyard and several terraces, all designed to enhance the student experience, providing an environment that encourages success.

The central London, 1.4 acre site on Holloway Road, was acquired by UNITE from London Metropolitan University in 2013, subject to planning.

The 260,000 square foot scheme has a forecast total development cost of £93 million and yield on cost of 8.8%. The project is targeted for completion in the summer of 2016.

Richard Simpson, Managing Director of Property, said:

*"We are delighted to have secured planning for this development in such a central London location. Islington is a vibrant, diverse part of the capital, popular with students and provides access to London's many leading academic institutions. There is a significant shortfall of student accommodation in London which puts pressure on the residential housing market. This new development will not only help alleviate that, but will also contribute to the regeneration of one of London's oldest boroughs and represents an important milestone in our development strategy."*

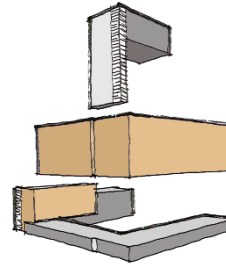
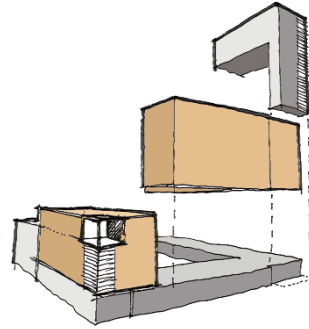


- 01 CGI of internal courtyard viewed from Eden Grove.
- 02 Concept sketch for facade development.
- 03 Partial diagram explaining elements of elevations.

Copyright of CGIs: Assembly Studios/ArchitecturePLB



01



02

## The Planning Approval Process

Over a period of 15 months, ArchitecturePLB met with LBI Planning Department on a regular basis in order to develop a building design that responds to its context whilst promoting the London Metropolitan University.

The client entered into a Planning Performance Agreement with London Borough of Islington, which provided opportunities to meet and correspond with council officers and their Architects Design Review Panel on numerous occasions during the application period.

After each engagement session, the comments raised were taken on board and these resulted in the scheme either being amended to respond to these considerations or further justification, supported by contextual analysis, being developed.

Throughout the process, the team responded to the comments and questions raised through numerous iterations of the design proposals. Much of the early debate centred around the massing, however once the development of a conceptual strategy had been reached then discussions became more focused on elevational treatment, fenestration and materiality.

*"The proposed building would be in the form of a contemporary design and it is considered that the proposal represents a contextual design approach to ensure that it would sit comfortably and harmoniously integrate with the site and within the streetscene and not detract from or compete with the significance of the streetscene character of adjoining or nearby buildings."*

London Borough of Islington  
Planning Committee Report  
January 2014

05



03

- 01 Courtyard entrance from Eden Grove
- 02 Concept sketch indicating early massing arrangements
- 03 Public realm improvements along Holloway Road including pavement widening
- 04 Landscape proposal for courtyard
- 05 Main student entrance on corner of Holloway Road and Hornsey Street

Copyright of CGIs: Assembly Studios/ArchitecturePLB

04

