Lambeth Local Plan

Hotels and Other Visitor Accommodation Pipeline 2021/22

Table of Contents

1. Introduction

Overview

1.1. This document sets out the development pipeline for hotels and other visitor accommodation in Lambeth for the financial year April 2021 to March 2022.

Structure of document

1.2. The document begins by summarising all of the existing visitor accommodation in Lambeth before assessing visitor accommodation completions between April 2021 and March 2022. The document then outlines the development pipeline as of end of March 2022 before analysing progress against the monitoring benchmark.

1.3. The information in this report is based on building starts and completions data for the financial year 2021/22 captured in the GLA's Planning London Datahub.

2. Existing visitor accommodation

2.1. Serviced visitor accommodation only comprises hotels, bed and breakfast establishments, guesthouses and hostels. Apart-hotels are a type of hotel and are therefore counted as serviced accommodation. 'Hostels' refer to those that are clearly used for visitor accommodation purposes, for example youth hostels. They do not include short term temporary accommodation.

2.2. In terms of serviced visitor accommodation, as of end of March 2021, there were 32 hotels, 6 B&Bs/guesthouses and 4 visitor accommodation hostels in Lambeth. Non-serviced accommodation includes campus accommodation made available to visitors for part of the year and short-term rentals. Table 1 summarises all existing visitor accommodation in Lambeth.

2.3. Appendix 1 comprises four tables which display the provision of visitor accommodation in Lambeth as of end of March 2022. Table 1.1 lists all hotels currently open and trading in the borough, Table 1.2 shows current bed and breakfast establishments and guesthouses, and Table 1.3 outlines all visitor accommodation hostels in the borough. Table 1.4 provides information on some other types of visitor accommodation in the borough, which do not count towards the number of serviced rooms for the purposes of monitoring the indicative monitoring benchmark (such as campus (student) accommodation made available to visitors for part of the year). This table does not include information about accommodation available through online short-term letting services such as Airbnb.

Table 1 – Summary of existing visitor accommodation in Lambeth

	Establishment	No. of Establishments	No. of Rooms
1.	Hotel	32	5,618
2.	Bed and Breakfast / Guesthouses	6	88
3.	Hostel	4	52
	Subtotal	**42**	**5,758**
4.	Serviced Apartment	0	0
5.	Campus	2	683
6.	Self-Catering Apartment	0	0
	Subtotal	**3**	**683**

2.4. As of end of March 2022, there were a total of 5,758 serviced visitor rooms in Lambeth. Table 2 shows that the majority of existing serviced visitor accommodation was in the north of the borough, with 67% of rooms in Bishops ward (Waterloo) and a further 16% of rooms in Prince's ward. The exact locations of existing visitor accommodation establishments can be seen on Map 1 (in Appendix 1).

Table 2 – Overview of existing serviced rooms by ward

Ward	Existing rooms				Percentage of rooms			
	Hotel	B&B	Hostel	Total	Hotel	B&B	Hostel	Total
Bishops	3858	0	21	3879	68.7	0.0	40.4	67.4
Brixton Hill	0	0	0	0	0.0	0.0	0.0	0.0
Clapham Common	209	0	0	209	3.7	0.0	0.0	3.6
Clapham Town	105	0	0	105	1.9	0.0	0.0	1.8
Coldharbour	143	0	0	143	2.5	0.0	0.0	2.5
Ferndale	0	0	0	0	0.0	0.0	0.0	0.0
Gipsy Hill	0	23	0	23	0.0	26.1	0.0	0.4
Herne Hill	0	0	7	7	0.0	0.0	13.5	0.1
Knight's Hill	0	0	0	0	0.0	0.0	0.0	0.0
Larkhall	0	47	0	47	0.0	53.4	0.0	0.8
Oval	321	13	0	334	5.7	14.8	0.0	5.8
Prince's	893	0	0	893	15.9	0.0	0.0	15.5
St Leonard's	0	0	0	0	0.0	0.0	0.0	0.0
Stockwell	0	0	24	24	0.0	0.0	46.2	0.4
Streatham Common	0	0	0	0	0.0	0.0	0.0	0.0
Streatham Hill	0	2	0	2	0.0	2.3	0.0	0.0
Streatham Wells	80	0	0	80	1.4	0.0	0.0	1.4
Thornton	0	0	0	0	0.0	0.0	0.0	0.0
Thurlow Park	9	3	0	12	0.2	3.4	0.0	0.2
Tulse Hill	0	0	0	0	0.0	0.0	0.0	0.0
Vassall	0	0	0	0	0.0	0.0	0.0	0.0
Total	**5618**	**88**	**52**	**5758**	**100.0**	**100.0**	**100.0**	**100.0**

*B&B columns include guesthouse figures

3. Completions, approvals and development pipeline

Completions

3.1. One planning permission relating to serviced accommodation was completed between April 2021 and March 2022. This comprised a 13 bedroom extension to an existing hotel at 638 - 640 Wandsworth Road (Clapham Town ward). Appendix 2 outlines further details on this completion.

Table 3 – Summary of serviced room completions during 2021/22

April 2021 to March 2022	Serviced rooms
Serviced rooms (gross) completed	13
Serviced rooms lost	0
Net additional serviced rooms	**13**

Approvals

3.2. During 2021/22, no additional serviced rooms were approved.

Development pipeline

3.3. The development pipeline includes permissions under construction and those yet to be implemented. As of end of March 2022, there were five serviced accommodation schemes under construction. If completed, these schemes would result in a further 405 net additional serviced rooms. See Table 4.1 and Map 2 in Appendix 4 for further details.

3.4. As of end of March 2022, there were six serviced accommodation schemes yet to be implemented. If completed, these schemes would result in a further 1,287 net additional serviced rooms. See Table 4.2 and Map 3 in Appendix 4 for further details.

3.5. In total, the development pipeline includes five permissions for the development of new hotels, and six permissions for additional rooms at existing hotels. If all these schemes were to be implemented, they would result in a further 1,692 net additional serviced rooms.

Table 4 – Summary of development pipeline at end of March 2022

Status	Serviced rooms
Serviced rooms under construction March 2022	405
Serviced rooms unimplemented March 2022	1,287
Total development pipeline	**1,692**

3.6. Consequently, the total number of net additional serviced rooms currently in the development pipeline is 1,692. The majority of serviced rooms in the development pipeline are located in Bishops (236), Oval (849) and Princes (600) wards – see Table 5 below.

Table 5 – Overview of serviced rooms in the pipeline by ward

Ward	Under construction				Unimplemented			
	Hotel	B&B	Hostel	Total	Hotel	B&B	Hostel	Total
Bishops	172	0	0	172	64	0	0	64
Brixton Hill	0	0	0	0	0	0	0	0
Clapham Common	2	0	0	2	5	0	0	5
Clapham Town	0	0	0	0	0	0	0	0
Coldharbour	0	0	0	0	0	0	0	0
Ferndale	0	0	0	0	0	0	0	0
Gipsy Hill	0	0	0	0	0	0	0	0
Herne Hill	0	0	0	0	0	0	0	0
Knight's Hill	0	0	0	0	0	0	0	0
Larkhall	0	0	0	0	0	0	0	0
Oval	231	0	0	231	618	0	0	618
Prince's	0	0	0	0	600	0	0	600
St Leonard's	0	0	0	0	0	0	0	0
Stockwell	0	0	0	0	0	0	0	0
Streatham Common	0	0	0	0	0	0	0	0
Streatham Hill	0	0	0	0	0	0	0	0
Streatham Wells	0	0	0	0	0	0	0	0
Thornton	0	0	0	0	0	0	0	0
Thurlow Park	0	0	0	0	0	0	0	0
Tulse Hill	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	0	0
Total	**405**	**0**	**0**	**405**	**1287**	**0**	**0**	**1287**

4. Monitoring against delivery benchmark

4.1. Paragraph 6.10.2 of the London Plan 2021 identifies the need for an additional 58,000 bedrooms of serviced accommodation across London between 2015 and 2041. GLA Working Paper 88 provides the evidence for this figure and sets out indicative demand estimates at borough level.

4.2. The projected net additions to supply in Lambeth between 2015 and 2041 (based on shares of London supply projections) is 3,368 rooms (GLA Working Paper 88, table 20).

Monitoring progress

4.3. Table 6 sets out the number of serviced rooms that have been completed in each financial year since March 2015. It also summarises the development pipeline and sets out progress in relation to Lambeth's indicative demand estimate.

Table 6 – Progress against indicative demand estimate

	Net additional serviced rooms
Completed Rooms	
Rooms completed April 2015 to March 2016	2
Rooms completed April 2016 to March 2017	909*
Rooms Completed April 2017 to March 2018	234
Rooms Completed April 2018 to March 2019	181
Rooms Completed April 2019 to March 2020	81
Rooms Completed April 2020 to March 2021	55
Rooms Completed April 2021 to March 2022	13
Total Completed Rooms April 2015 to March 2022	**1,475**
Development Pipeline	
Rooms under construction at end of March 2022	405
Rooms with unimplemented permissions at end of March 2022	1,287
Total Development Pipeline	**1,692**
Monitoring against Indicative additions to supply 2015 to 2041	
Indicative net additional serviced rooms in Lambeth 2015-2041	3,368
Total Completed Rooms + Rooms in Development Pipeline	3,167
Difference	**-201**

* Please note that after further checks and clarifications, the net additional serviced rooms completed figure for 2016/17 recorded in the previous *Hotels and Other Visitor Accommodation 2020/21* has been corrected from 907 to 909. Please see appendix 5 for further details.

Progress against indicative demand estimate

4.4.   13 net additional serviced rooms were completed in Lambeth between April 2021 and March 2022. In total, 1,475 net additional serviced rooms have been completed since March 2015.

4.5.   Overall, 1,692 serviced rooms were in the planning pipeline as of end of March 2022. If all these developments were to be completed this would bring the total number of net additional serviced rooms in the borough to just 201 fewer rooms than the indicative net additions to supply for Lambeth for the whole period 2015 to 2041.

4.6.   The position with the implementation of these and future permissions will be monitored through annual updates to this report.

Appendix 1: Existing visitor accommodation

Table 1.1 – Hotels in Lambeth (March 2022)

	Establishment	Address	Stars	No. of Rooms	No. of Accessible Rooms
1.	Belgrave Hotel	9-13 Clapham Road, SW8 1RN	3	34	N/A
2.	Holiday Inn Express	87 South Lambeth Road, SW8 1RN	3	120	6
3.	Days Hotel London, Waterloo	54 Kennington Road, SE1 7BJ	3	162	2
4.	Ebenezer Hotel	90-92 Angell Road, SW9 0JD	Budget	25	N/A
5.	Clapham South Dudley Hotel	80-81 Clapham Common South, Side SW4 9DQ	2	75	N/A
6.	Clapham South Belvedere Hotel	90 Clapham Common South Side, SW4 9DJ	2	96	N/A
7.	Hampton by Hilton	157 Waterloo Road, SE1 8US	3	332	N/A
8.	Horse & Stables	122-124 Westminster Bridge Road, SE1 7RW	NK	6	N/A
9.	Park Plaza Westminster Bridge	200 Westminster Bridge Road (Former County Hall Island Block)	4	1037	52
10.	Marriott Hotel	County Hall, Belvedere Road, SE1 7PB	5	206	N/A
11.	Novotel London, Waterloo	113-127 Lambeth Road, SE1 7TS	3	187	10
12.	Park Plaza County Hall	1 Addington Street, SE1	4	398	N/A
13.	Park Plaza Riverbank (including Plaza on the River)	12-18 Albert Embankment, SE1 7TS	4	659	5
14.	Premier Inn London Waterloo	85 York Road, SE1 7NJ	3	234	N/A
15.	Premier Inn London County Hall hotel	Belvedere Road, County Hall, SE1 7GQ	3	316	16
16.	The Leigham Court Hotel	18 Leigham Court Road, SW16 2PJ	2	80	N/A
17.	The Windmill on the Common	Clapham Common South Side, SW4 9DE	3	38	1
18.	Travelodge	1-9 Bondway And 4-6 South, Lambeth Place	3	148	N/A
19.	Tulse Hill Hotel	150 Norwood Road	NK	9	N/A
20.	Point A Hotel	118-120 Westminster Bridge Road, SE1 7XE	3	94	N/A
21.	Staybridge Suites	100 Vauxhall Walk, SE11 5EL	4	93	N/A
22.	Park Plaza Waterloo	6 Hercules Road, SE1 7DU	4	492	44
23.	Premier Inn	638-640 Wandsworth Road, SW8 3JW	3	105	N/A
24.	Best Western	152 Old South Lambeth Road	3	19	N/A
25.	Premier Inn	434 Coldharbour Lane, SW9 8HH	3	118	N/A
26.	Marlin Waterloo	111 Westminster Bridge Road	4	234	N/A
27.	Crowne Plaza London	10 Albert Embankment, SE1 7SP	4	136	N/A

	Establishment	Address	Stars	No. of Rooms	No. of Accessible Rooms
28.	Stow Away	137-139 Lower Marsh, SE1 7AE	3	22	2
29.	Wellington	81-83 Waterloo Road, SE1 8UD	3	12	N/A
30.	Ruby Lucy	100-108 Lower Marsh, SE1 7AB	4	76	8
31.	NOX Hotels	22-25 Lower Marsh, SE1 7RJ	4	50	N/A
32.	Jolly Gardeners	49-51 Black Prince Road, SE11 6AB	NK	5	N/A
			Total	5,618	146

Note: Information about accessible rooms and star ratings is taken from Lambeth planning applications information, the LDA's Visitor Accommodation Census 2008 and respective hotel websites. Where the information was unavailable the field is recorded N/A.

Table 1.2 - Bed & breakfasts and guesthouses in Lambeth (March 2022)

	Establishment	Address	Stars	No. of Rooms
1.	69 The Grove	69 Vauxhall Grove, SW8 1TA	3	7
2.	Chelsea Guest House	372 Wandsworth Road, SW8 4TE	2	47
3.	The Garden	38 Killieser Avenue Streatham, SW2 4NT	NK	2
4.	The Lilac Door	140 Rosendale Road, SE21 8LG	NK	3
5.	8 Vauxhall Grove	8 Vauxhall Grove, SW8 1TD	NK	6
6.	Westow House	79 Westow Hill, SE19 1TX	5	23
			Total	88

Table 1.3 – Visitor accommodation hostels in Lambeth (March 2022)

	Establishment	Address	No. of rooms	No. of bedspaces
1.	Hootananny Hostel	95 Effra Road, SW2 1DF	7	52
2.	London Waterloo Hostel	73 Lambeth Walk, SE11 6DX	13	120
3.	Scalabrini Hostel	174 – 176 Clapham Road, SW9 0LA	24	24
4.	The Steam Engine	41-42 Cosser Street SE1 7BU	8	76
	Total		52	272

Table 1.4 - Other visitor accommodation in Lambeth March 2022 (not included as serviced rooms for monitoring purposes)

	Establishment	Address	Establishment Type	No. of Rooms
1.	Kings College Stamford Street*	127 Stamford Street, SE1 9NQ	Campus	550
2.	Pound Field*	202 Lambeth Road	Campus	133
			Total	**683**

*Student accommodation that is available for public use during the vacation period

Map 1. Existing serviced visitor accommodation in Lambeth 2022
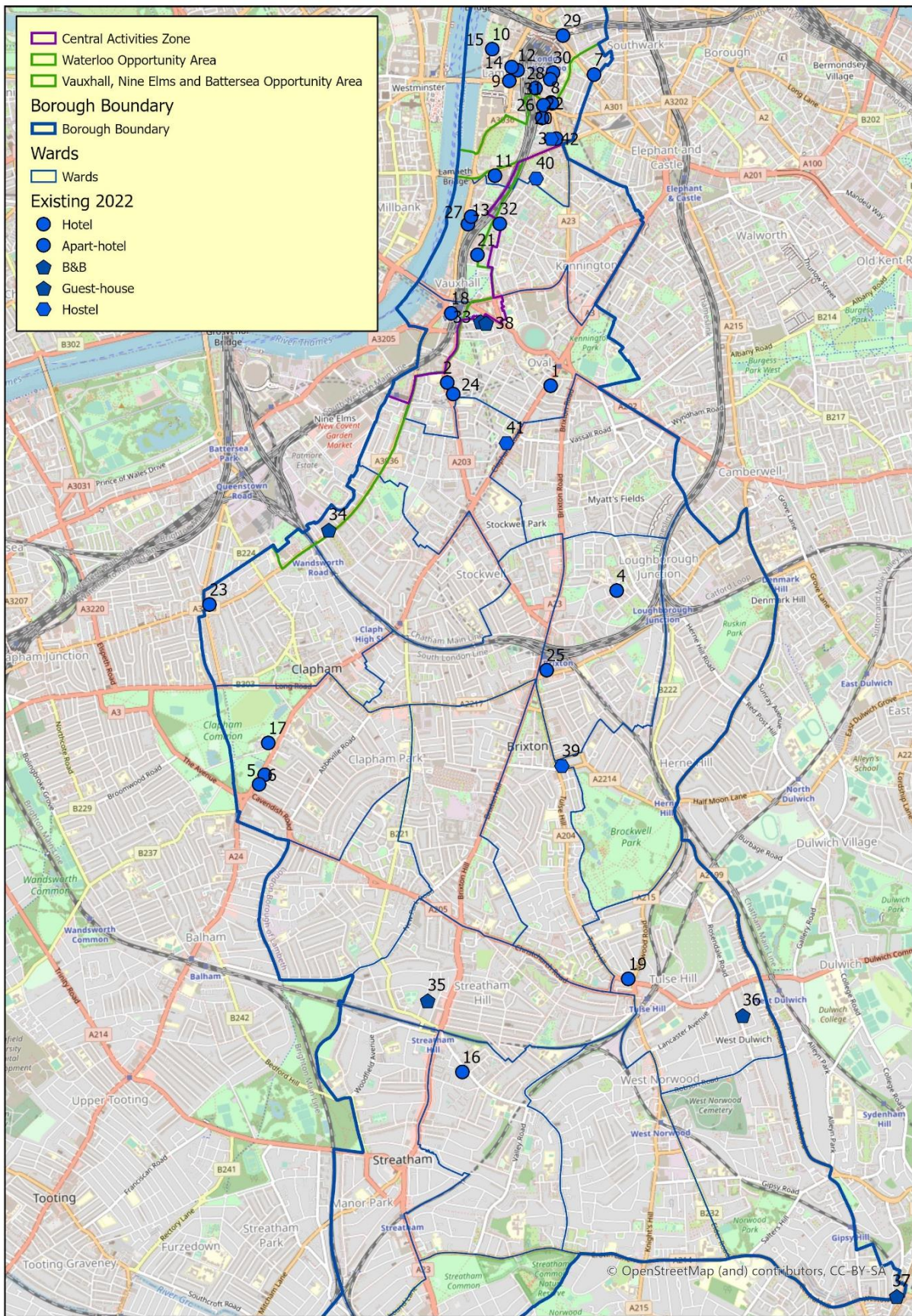
Legend:
- Central Activities Zone
- Waterloo Opportunity Area
- Vauxhall, Nine Elms and Battersea Opportunity Area

Borough Boundary
- Borough Boundary

Wards
- Wards

Existing 2022
- Hotel
- Apart-hotel
- B&B
- Guest-house
- Hostel

© OpenStreetMap (and) contributors, CC-BY-SA

The contractor or end user is permitted to use paper or digital copies of the map solely for the purpose of assisting with the delivery of those goods or services it has been engaged by Lambeth Council to provide.

© Crown Copyright and database right 2022. Ordnance Survey 100019338
Reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. C0466
©Crown copyright and database rights 2022 Ordnance Survey 100017302

Key:

1. Belgrave Hotel
2. Holiday Inn Express
3. Days Hotel, Waterloo
4. Ebenezer Hotel
5. Clapham South Dudley Hotel
6. Clapham South Belvedere Hotel
7. Hampton by Hilton
8. Horse and Stables
9. Park Plaza Westminster Bridge
10. Marriott Hotel
11. Novotel London, Waterloo
12. Park Plaza County Hall
13. Park Plaza Riverbank
14. Premier Inn (Waterloo)
15. Premier Inn (County Hall)
16. The Leigham Court Hotel
17. The Windmill on the Common
18. Travelodge Vauxhall
19. Tulse Hill Hotel
20. Point A Hotel
21. Staybridge Suites Mews
22. Park Plaza Waterloo
23. Premier Inn (Clapham)
24. Best Western
25. Premier Inn (Brixton)
26. Marlin Waterloo
27. Crowne Plaza London
28. Stow Away
29. The Wellington
30. Ruby Lucy
31. Nox Hotel
32. Jolly Gardeners
33. 69 The Grove
34. Chelsea Guest House
35. The Garden B&B
36. The Lilac Door
37. Westow House
38. 8 Vauxhall Grove
39. Hootananny Hostel
40. Journeys Hostel London Eye
41. Scalabrini Hostel
42. The Steam Engine

Appendix 2: Visitor accommodation completed in 2021/22

Table 2.1 Serviced rooms completed between April 2021 and March 2022

Planning Reference and Decision Date	Address	Development Description	Completion Date	Serviced Rooms Completed
18/05045/FUL (23/09/2019)	638 - 640, Wandsworth Road, SW8 3JW (Clapham Town)	Erection of a single-storey basement extension to the existing hotel (Use Class C1) replacing the existing car park to provide 13 additional rooms; relocation of cycle storage and installation of five air conditioning units within a new compound.	01/04/2021	+13
Total				**13**

Appendix 3: Visitor accommodation approvals in 2021/22

Table 3.1 Serviced rooms approved between April 2021 and March 2022

Planning Reference and Decision Date	Address	Development Description	Serviced Rooms Approved
None	n/a	n/a	0
Total			**0**

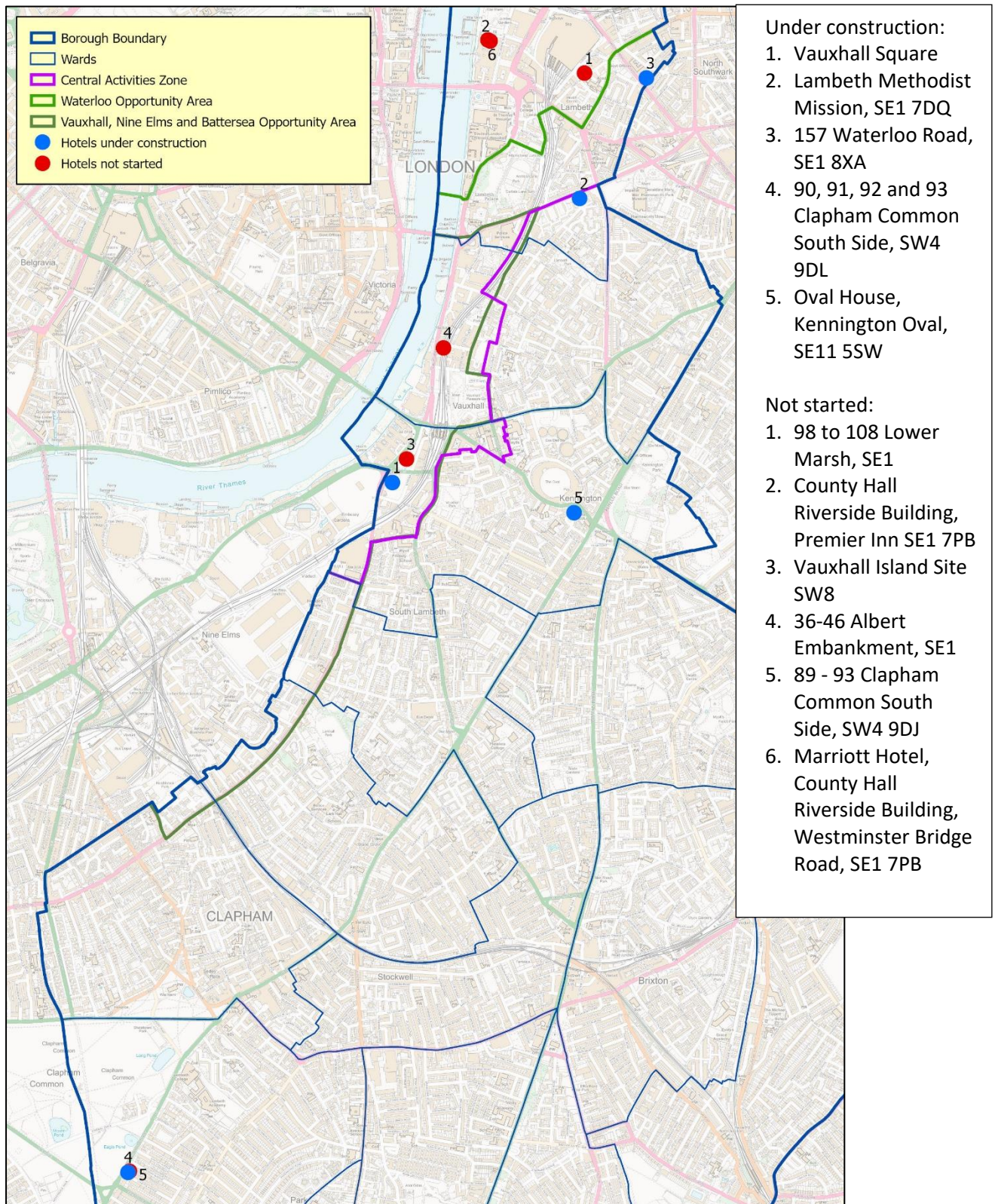Appendix 4: Development pipeline at end of 2021/22

Table 4.1 – Visitor accommodation permissions under construction at end of 2021/22

	Planning Reference and Decision Date	Address	Establishment Type	Number of Serviced Rooms
1.	18/02187/NMC (17/04/2019)	Land Bounded By Wandsworth Road To The West, Parry Street To The North And Bondway And Railway Line To The East (Vauxhall Square) (Oval)	Hotel	136
2.	18/03890/FUL (25/11/2019)	Lambeth Methodist Mission, 3 - 5 Lambeth Road, SE1 7DQ (Bishops)	Hotel	137
3.	17/04180/FUL (21/12/2018)	157 Waterloo Road SE1 8XA (Bishops)	Hotel	+35
4.	17/01761/FUL (09/04/2018)	90, 91, 92 And 93 Clapham Common South Side, SW4 9DL (Clapham Common)	Hotel	+2
5.	18/04183/FUL (21/06/2019)	Oval House, Kennington Oval, SE11 5SW (Oval)	Hotel	95
	Total			**405**

Table 4.2 – Visitor accommodation permissions yet to be implemented at end of 2021/22

	Planning Reference and Decision Date	Address	Establishment Type	Number of Serviced Rooms
1.	19/03123/FUL (07/02/2020)	98 To 108, Lower Marsh, SE1 (Bishops)	Hotel	+23
2.	19/03369/LB (17/12/2019)	County Hall Riverside Building, Premier Inn, Westminster Bridge Road, SE1 7PB (Bishops)	Hotel	+6
3.	17/05807/EIAFUL (09/04/2020)	Vauxhall Island Site Land Bounded By Wandsworth Road, Parry Street, Bondway And Vauxhall Bus Station SW8 (Oval)	Hotel	618
4.	19/03500/FUL (28/08/2020)	36-46 Albert Embankment SE1 (Prince's)	Hotel	600
5.	20/03593/LDCP (03/03/2021)	89 - 93 Clapham Common South Side SW4 9DJ (Clapham Common)	Hotel	+5
6.	17/00462/FUL (17/06/2020)	Marriott Hotel County Hall Riverside Building, Westminster Bridge Road, SE1 7PB (Bishops)	Hotel	+35
	Total			**1,287**

Map 2. Serviced visitor accommodation in the pipeline at end of 2021/22

Legend:
- Borough Boundary
- Wards
- Central Activities Zone
- Waterloo Opportunity Area
- Vauxhall, Nine Elms and Battersea Opportunity Area
- Hotels under construction
- Hotels not started

Under construction:
1. Vauxhall Square
2. Lambeth Methodist Mission, SE1 7DQ
3. 157 Waterloo Road, SE1 8XA
4. 90, 91, 92 and 93 Clapham Common South Side, SW4 9DL
5. Oval House, Kennington Oval, SE11 5SW

Not started:
1. 98 to 108 Lower Marsh, SE1
2. County Hall Riverside Building, Premier Inn SE1 7PB
3. Vauxhall Island Site SW8
4. 36-46 Albert Embankment, SE1
5. 89 - 93 Clapham Common South Side, SW4 9DJ
6. Marriott Hotel, County Hall Riverside Building, Westminster Bridge Road, SE1 7PB

The contractor or end user is permitted to use paper or digital copies of the map solely for the purpose of assisting with the delivery of those goods or services it has been engaged by Lambeth Council to provide.

© Crown Copyright and database right 2022. Ordnance Survey 100019338
Reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. C0466
©Crown copyright and database rights 2022 Ordnance Survey 100017302

Appendix 5: Visitor Accommodation completions in 2016/17

Please note that after further checks and clarifications, the net additional serviced rooms completed figure recorded in the *Hotels and Other Visitor Accommodation 2020/21* for 2016/17 has been corrected from 907 to 909. Originally, the 14/05951/FUL permission at 174-176 Clapham Park Road for change of use of the basement storage room to two self-contained hostel accommodations were recorded as two additional hostel rooms completed on 10/01/2017. However further checks revealed that the permission resulted in four additional hostel bedrooms and therefore, four additional hostel rooms should have been recorded for that completed permission.