

Lambeth Local Plan

Hotels and Other Visitor Accommodation Pipeline 2022/23

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1. Introduction

Overview

- 1.1. This document sets out the development pipeline for hotels and other visitor accommodation in Lambeth for the financial year 2022/23. This document, in part, reports on performance against indicator 15 of Monitoring Framework set out in Annex 7 of the Lambeth Local Plan 2021.

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 2022 and March 2023. The document then outlines the development pipeline as of end of March 2023 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 2022/23 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 2023, 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 2023. 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	5,624
2.	Bed and Breakfast / Guesthouses	6	88
3.	Hostel	4	52
Subtotal		42	5,764
4.	Serviced Apartment	0	0
5.	Campus	1	550
6.	Self-Catering Apartment	0	0
Subtotal		1	550

- 2.4. As of the end of 2022/23, there were 5,764 serviced visitor rooms in Lambeth. Table 2 shows that most existing serviced visitor accommodation was in the north of the borough - 67% of rooms in Waterloo & South Bank ward and 18% of rooms in Vauxhall ward. The 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
Brixton Acre Lane	0	0	0	0	0.0	0.0	0.0	0.0
Brixton North	25	0	0	25	0.4	0.0	0.0	0.4
Brixton Rush Common	0	0	0	0	0.0	0.0	0.0	0.0
Brixton Windrush	118	0	0	118	2.1	0.0	0.0	2.0
Clapham Common & Abbeville	209	0	0	209	3.7	0.0	0.0	3.6
Clapham East	0	0	0	0	0.0	0.0	0.0	0.0
Clapham Park	0	0	0	0	0.0	0.0	0.0	0.0
Clapham Town	105	0	0	105	1.9	0.0	0.0	1.8
Gipsy Hill	0	23	0	23	0.0	26.1	0.0	0.4
Herne Hill & Loughborough Junction	0	0	7	7	0.0	0.0	13.5	0.1
Kennington	0	0	13	13	0.0	0.0	25.0	0.2
Knight's Hill	0	0	0	0	0.0	0.0	0.0	0.0
Myatt's Fields	0	0	0	0	0.0	0.0	0.0	0.0
Oval	173	0	24	197	3.1	0.0	46.2	3.4
St Martin's	9	0	0	9	0.2	0.0	0.0	0.2
Stockwell East	0	0	0	0	0.0	0.0	0.0	0.0
Stockwell West & Larkhall	0	47	0	47	0.0	53.4	0.0	0.8
Streatham Common & Vale	0	0	0	0	0.0	0.0	0.0	0.0
Streatham Hill East	0	0	0	0	0.0	0.0	0.0	0.0
Streatham Hill West & Thornton	0	2	0	2	0.0	2.3	0.0	0.0
Streatham St Leonard's	0	0	0	0	0.0	0.0	0.0	0.0
Streatham Wells	80	0	0	80	1.4	0.0	0.0	1.4
Vauxhall	1,041	13	0	1,054	18.5	14.8	0.0	18.3
Waterloo & South Bank	3,864	0	8	3,872	68.7	0.0	15.4	67.2
West Dulwich	0	3	0	3	0.0	3.4	0.0	0.1
	5,624	88	52	5,764	100	100	100	100

*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 2022 and March 2023. This comprised delivering an additional six bedrooms at an existing hotel at County Hall Riverside Building (Waterloo & South Bank ward). Appendix 2 outlines further details on this completion.

Table 3 – Summary of serviced room completions during 2022/23

April 2022 to March 2023	Serviced rooms
Serviced rooms (gross) completed	6
Serviced rooms lost	0
Net additional serviced rooms	6

Approvals

- 3.2. During 2022/23, a total of 253 net additional serviced rooms were approved as part of three different schemes. Details of these approvals are set out in Appendix 3.

Development pipeline

- 3.3. The development pipeline includes permissions under construction and those yet to be implemented. As of end of March 2023, there were five serviced accommodation schemes under construction. If completed, these schemes would result in a further 406 net additional serviced rooms. See Table 4.1 and Map 2 in Appendix 4 for further details.
- 3.4. As of end of March 2023, there were seven serviced accommodation schemes yet to be implemented. If completed, these schemes would result in a further 1,511 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 six permissions for the development of new hotels, and six permissions for additional rooms at existing hotels. If all these schemes were to be completed, they would result in a further 1,917 net additional serviced rooms.

Table 4 – Summary of development pipeline at end of March 2023

Status	Serviced rooms
Serviced rooms under construction March 2023	406
Serviced rooms unimplemented March 2023	1,511
Total development pipeline	1,917

- 3.6. Consequently, the total number of net additional serviced rooms currently in the development pipeline is 1,917. Most of the serviced rooms in the development pipeline are located in Vauxhall (1,361), Waterloo & South Bank (316) and Kennington (137) 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
Brixton Acre Lane	0	0	0	0	0	0	0	0
Brixton North	0	0	0	0	0	0	0	0
Brixton Rush Common	0	0	0	0	0	0	0	0
Brixton Windrush	0	0	0	0	0	0	0	0
Clapham Common & Abbeville	3	0	0	3	5	0	0	5
Clapham East	0	0	0	0	0	0	0	0
Clapham Park	0	0	0	0	0	0	0	0
Clapham Town	0	0	0	0	0	0	0	0
Gipsy Hill	0	0	0	0	0	0	0	0
Herne Hill & Loughborough Junction	0	0	0	0	0	0	0	0
Kennington	137	0	0	137	0	0	0	0
Knight's Hill	0	0	0	0	0	0	0	0
Myatt's Fields	0	0	0	0	0	0	0	0
Oval	95	0	0	95	0	0	0	0
St Martin's	0	0	0	0	0	0	0	0
Stockwell East	0	0	0	0	0	0	0	0
Stockwell West & Larkhall	0	0	0	0	0	0	0	0
Streatham Common & Vale	0	0	0	0	0	0	0	0
Streatham Hill East	0	0	0	0	0	0	0	0
Streatham Hill West & Thornton	0	0	0	0	0	0	0	0
Streatham St Leonard's	0	0	0	0	0	0	0	0
Streatham Wells	0	0	0	0	0	0	0	0
Vauxhall	136	0	0	136	1,225	0	0	1,225
Waterloo & South Bank	35	0	0	35	281	0	0	281
West Dulwich	0	0	0	0	0	0	0	0
	406	0	0	406	1,511	0	0	1,511

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	
2015/16	2
2016/17	909
2017/18	234
2018/19	181
2019/20	81
2020/21	55
2021/22	13
2022/23	6
Total Completed Rooms April 2015 to March 2023	1,481
Development Pipeline	
Rooms under construction at end of 2022/23	406
Rooms with unimplemented permissions at end of 2022/23	1,511
Total Development Pipeline	1,917
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	3,398
Difference	+30

Progress against indicative demand estimate

- 4.4. Six net additional serviced rooms were completed in Lambeth between April 2022 and March 2023. In total, 1,481 net additional serviced rooms have been completed since March 2015.
- 4.5. Overall, 1,917 serviced rooms were in the planning pipeline as of end of March 2023. If all

these developments were to be completed, this would bring the total number of net additional serviced rooms in the borough to 30 rooms more 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 (end of 2022/23)

	Establishment	Address	Stars	No. of Rooms	No. of Accessible Rooms
1.	Belgrave Hotel	9-13 Clapham Road, SW9 0JD	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 7HP	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, SE1 7UT	4	1,037	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	322	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, SW8 1SJ	3	148	N/A
19.	Tulse Hill Hotel	150 Norwood Road, SE24 9AY	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, SE1 7HR	4	234	N/A

27.	Crowne Plaza London	10 Albert Embankment, SE1 7SP	4	136	N/A
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	5,624	146
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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 (end of 2022/23)

	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 (end of 2022/23)

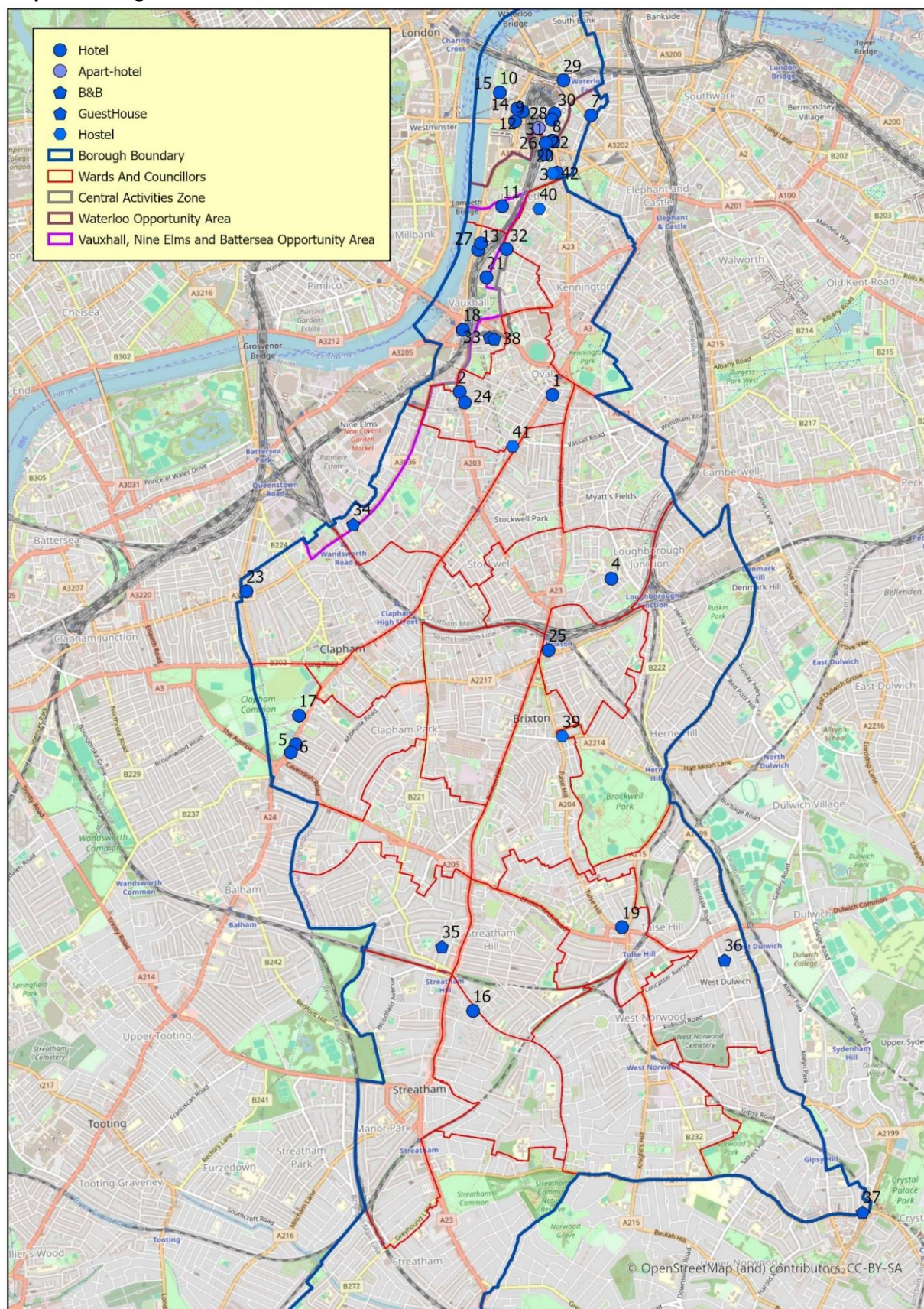
	Establishment	Address	No. of rooms	No. of bedspaces
1.	Hootananny Hostel	95 Effra Road, SW2 1DF	7	52
2.	London Waterloo Hostel	73 Lambeth Walk, SE11 6DX	13	120
3.	Scalabrini Hostel	174 – 176 Clapham Road, SW9 0LA	24	24
4.	The Steam Engine	41-42 Cosser Street SE1 7BU	8	76
			Total	272

Table 1.4 - Other visitor accommodation in Lambeth end of 2022/23 (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
			Total	550

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

Map 1. Existing serviced visitor accommodation in Lambeth 2023



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Key:

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

Appendix 2: Visitor accommodation completed in 2022/23

Table 2.1 Serviced rooms completed between April 2022 and March 2023

Planning Reference and Decision Date	Address	Development Description	Completion Date	Serviced Rooms Completed
19/03369/LB (17/12/2019)	County Hall Riverside Building, Premier Inn, Westminster Bridge Road, SE1 7PB	Internal reconfiguration and conversion of linen rooms and staff facilities at 3rd to 6th floors to provide 6 additional guest bedrooms, one staff bedroom and staff changing facilities, including conversion of 2 store-rooms on 5th floor to staff facilities and a staff bedroom and 2 store rooms on the 6th floor into staff facilities. Internal works involve the installation and removal of existing partition walls; the repositioning and installation of internal doors; the removal of all existing fixtures and fittings; the installation of plasterboard ceilings; the installation of bathrooms and air conditioning system; the reconfiguration of sprinkler system; the installation of secondary glazing to inside of windows; the removal of opaque glazing from existing windows and replacement with clear glazing panels; and new flooring throughout refitted rooms plus other internal associated works.	19/02/2023	+6
Total				6

Appendix 3: Visitor accommodation approvals in 2022/23

Table 3.1 Serviced rooms approved between April 2022 and March 2023

Planning Reference and Decision Date	Address	Development Description	Serviced Rooms Approved
20/03937/FUL (30/05/2022)	8 Wyvil Road, SW8 2TH	Change of use on the upper floors of the Public House (Use Class A4) and erection of 3 storey side extension to provide 7 hotel rooms and management accommodation (Use Class C1).	7
21/02475/FUL (28/10/2022)	54 Kennington Road, SE1 7BJ	Partial demolition of existing hotel building and construction of an interconnected 14 storey building (plus basement) as well as part one, six and seven storey rear extensions, and single storey roof extension	193

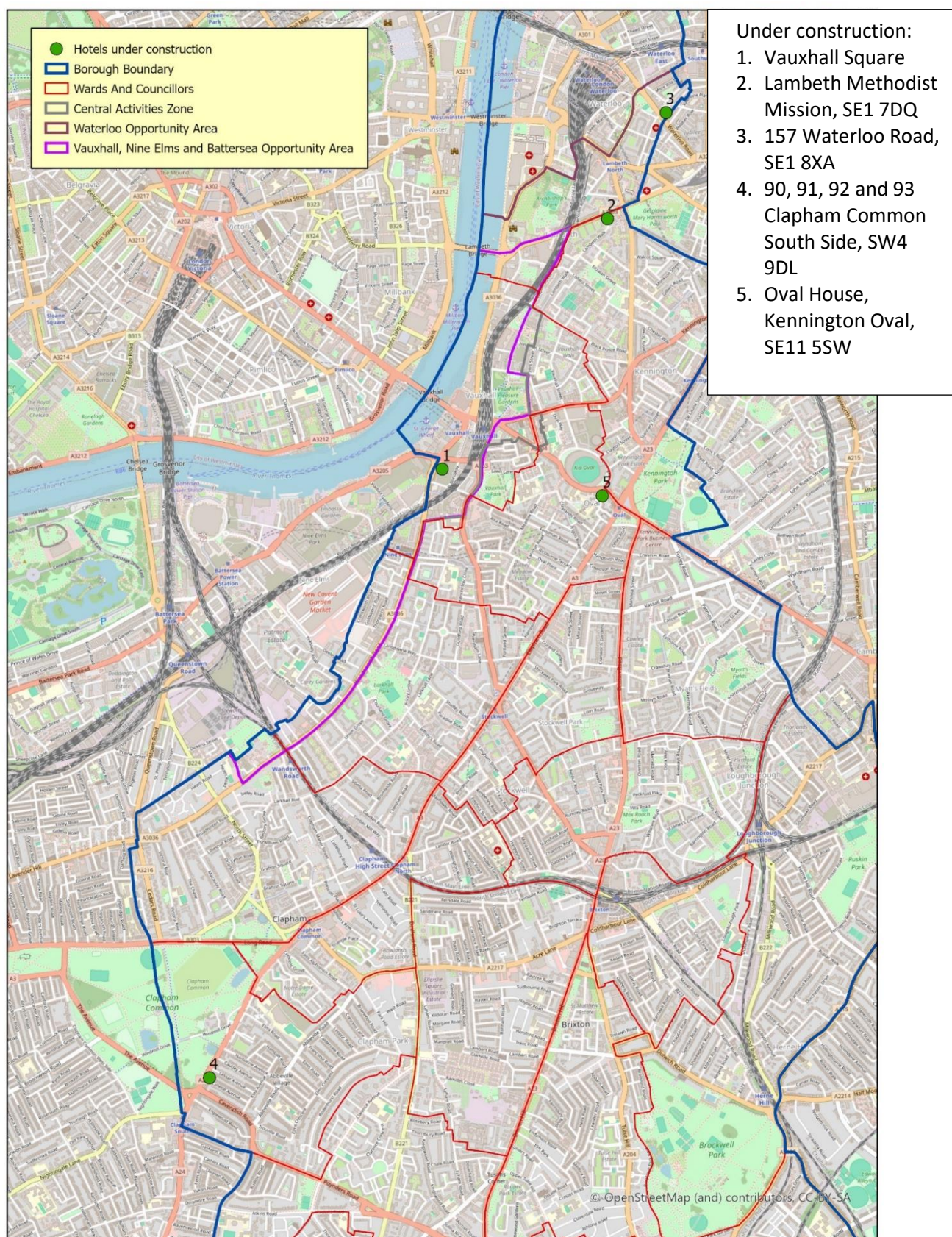
Planning Reference and Decision Date	Address	Development Description	Serviced Rooms Approved
		to existing building, to provide hotel accommodation (with ancillary restaurant, bar, café, gym and meeting space), and other associated works.	
20/04498/FUL (18/05/2022)	97-108 Lower Marsh, SE1 7AB	Demolition of existing 2 storey building at 98-99 Lower Marsh and erection of rear extension to 97 Lower Marsh to provide a part 4 part 5 storey hotel extension to 100-108 Lower Marsh comprising Class C1 floorspace; ground floor retail (Class E); Office Unit; roof top plant at rear first floor level; and a comprehensive servicing arrangement to the rear with associated cycle parking and waste storage.	53
Total			253

Appendix 4: Development pipeline at end of 2022/23

Table 4.1 – Visitor accommodation permissions under construction at end of 2022/23

	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) (Vauxhall)	Hotel	136
2.	18/03890/FUL (25/11/2019)	Lambeth Methodist Mission, 3 - 5 Lambeth Road, SE1 7DQ (Kennington)	Hotel	137
3.	17/04180/FUL (21/12/2018)	157 Waterloo Road SE1 8XA (Waterloo & South Bank)	Hotel	+35
4.	17/01761/FUL (09/04/2018)	90, 91, 92 And 93 Clapham Common South Side, SW4 9DL (Clapham Common & Abbeville)	Hotel	+3
5.	18/04183/FUL (21/06/2019)	Oval House, Kennington Oval, SE11 5SW (Oval)	Hotel	95
Total				406

Map 2. Serviced visitor accommodation under construction at end of 2022/23



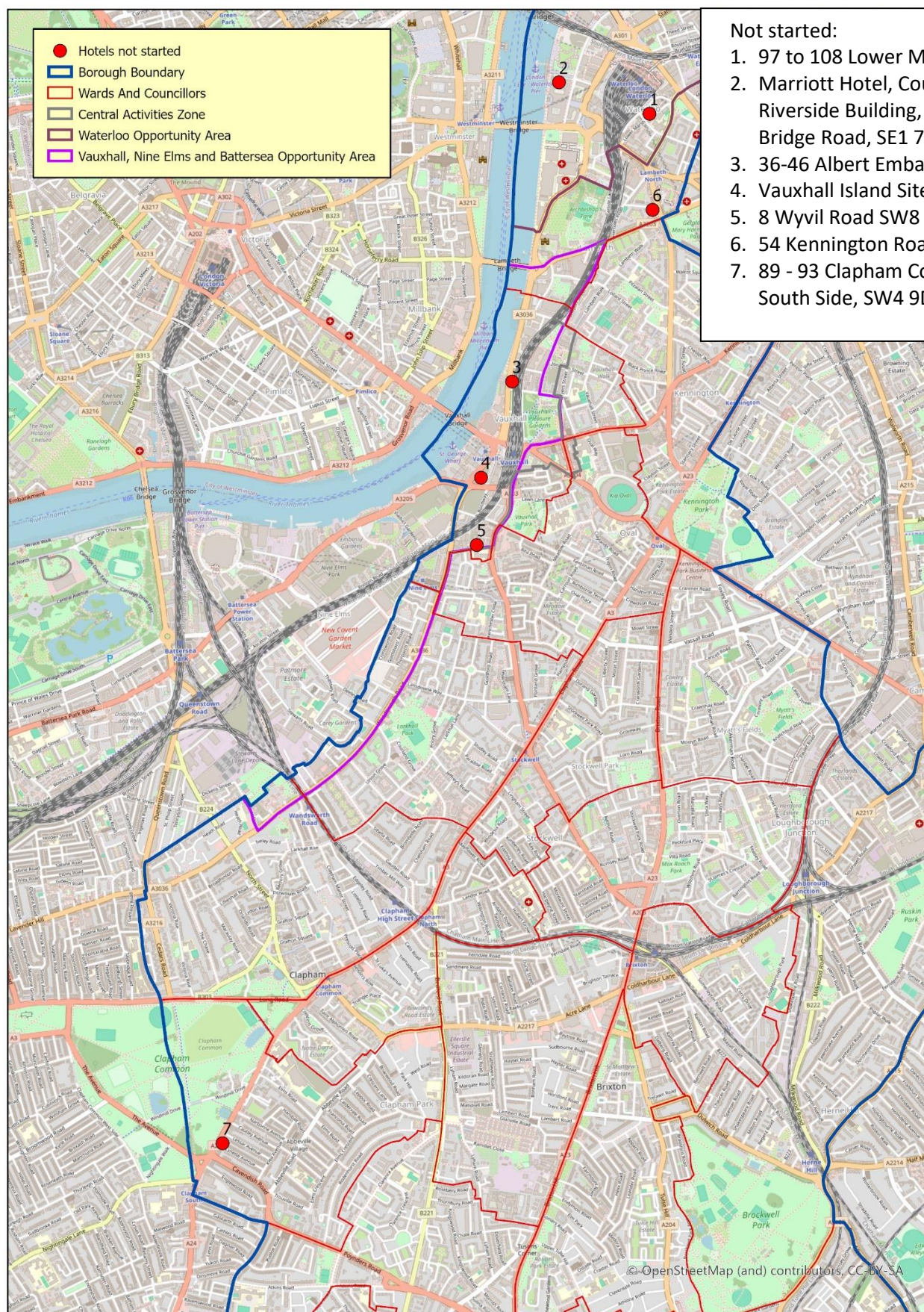
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Table 4.2 – Visitor accommodation permissions yet to be implemented at end of 2022/23

	Planning Reference and Decision Date	Address	Establishment Type	Number of Serviced Rooms
1.	20/04498/FUL (18/05/2022)	97 - 108, Lower Marsh, SE1 7AB (Waterloo & South Bank)	Hotel	+53
2.	17/00462/FUL (17/06/2020)	Marriott Hotel, County Hall Riverside Building, Westminster Bridge Road, SE1 7PB (Waterloo & South Bank)	Hotel	+35
3.	19/03500/FUL (28/08/2020)	36-46 Albert Embankment SE1 (Vauxhall)	Hotel	600
4.	17/05807/EIAFUL (09/04/2020)	Land Bounded By Wandsworth Road, Parry Street, Bondway And Vauxhall Bus Station SW8 (Vauxhall Island Site) (Vauxhall)	Hotel	618
5.	20/03937/FUL (30/05/2022)	8 Wyvil Road SW8 2TH (Vauxhall)	Hotel	7
6.	21/02475/FUL (28/10/2022)	54 Kennington Road SE1 7BJ (Waterloo & South Bank)	Hotel	193
7.	20/03593/LDCP (03/03/2021)	89 - 93 Clapham Common South Side SW4 9DJ (Clapham Common & Abbeville)	Hotel	+5
Total				1,511

Map 3. Serviced visitor accommodation under construction at end of 2022/23



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