Albert Embankment

37 Albert Embankment, London SE1 7TL

The site is at the southern end of Albert Embankment and currently occupied by a petrol filling station and office space within former Victorian warehouses known as Vintage House. The consultancy was first involved in the site in 2007 for a scheme by MAKE, and subsequently in 2020 for a hotel scheme by Hopkins architects. In 2024, a new application was submitted for student accommodation based on the approved hotel scheme, which was reinterpreted and modified by Hopkins for the new use. The constraints arising from the site, World Heritage Site views, and potential effects on neighbouring heritage assets were all constantly monitored by the consultancy during design development, to ensure an optimum design solution.

CLIENT

- Urbanest

SECTOR

- Student Accommodation

STATUS

- Approved

KEY CONTACT



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ARCHITECT

- Hopkins Architects

LOCAL AUTHORITY

- Lambeth, London

SERVICES PROVIDED

- Heritage
- Townscape and Visual Assessment
- Tall buildings



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The plan form of the site suggested a plan geometry for the buildings which consisted of rectangles set at differing angles with vertical articulations. The need to respect natural light conditions suggested two buildings separated by a link element at the lower levels. The architects' design approach resulted in a group of elegant vertical forms, of varying heights arranged in harmony.

Views from nearby conservation areas, including public green spaces were carefully considered. The image below from Vauxhall Pleasure Gardens allows a reading of the stepped nature of the plan by the change in light reflection and the shift in the planes.





The unlisted Vintage House will be refurbished and extended, with its historic facades reinterpreted closer to their original warehouse typology, and a set back two storey extension added.

The resultant scheme, where many conflicting factors have been resolved, and townscape and heritage constraints used to sculptural advantage in its final form, sits comfortably in the range of existing tall buildings on Albert Embankment, perpetuating the desired and varied skyline.

The scheme was approved by committee on 1st July 2025.