

# UNITE STUDENTS

## HAYLOFT POINT ALDGATE, LONDON

OPENING SEPTEMBER 2022

Hayloft Point, located in the heart of central London, is Unite Students' new flagship purpose-built student accommodation development

**ALDGATE TUBE**  
Zone 1

**GROSS FLOOR AREA**  
29,000m<sup>2</sup>

**DEV. COST**  
£190m

**BEDS**  
920

**STOREYS**  
24

**STUDIO FLATS**  
99

**CLUSTER FLATS**  
100

**ACCESSIBLE FLATS**  
9

## KEY INFORMATION

- A 24-storey building providing beds for 920 students
- Opening in September 2022
- Five-year deal to provide beds for King's College London
- Located in Aldgate, Zone One – close to the City of London
- Development replaces a surface car park
- Site has historical roots dating back to the 16<sup>th</sup> century, when it was home to a former a Shakespearian-era Playhouse

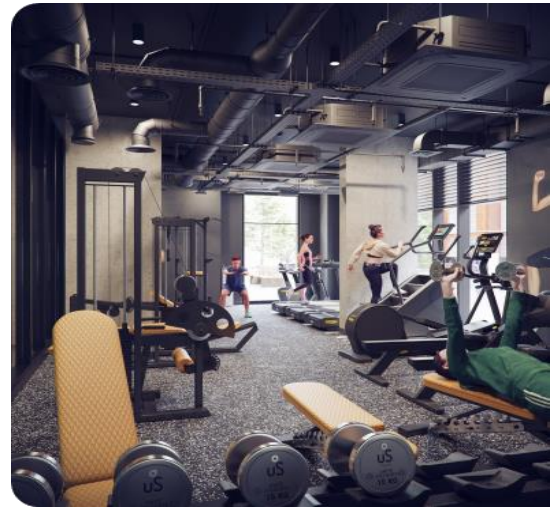


## UNITE STUDENTS' LONDON STRATEGY – ALDGATE

- Unite Students has a long-standing presence in London – first entering the market over 20 years ago in 1998
- The business is now the capital's largest owner, manager and developer of PBSA - with over 11,500 beds across the city and almost 4,000 more beds in the pipeline
- Aldgate is one of Unite Students' key focus areas for development - offering proximity to prestigious university campuses, high quality local amenities and excellent transport connections
- Aldgate and the surrounding area has benefitted from significant investment over recent years and now boasts a thriving leisure and F&B offer – with Spitalfields market nearby. Hayloft Point will benefit from this and in turn put further momentum behind the area's regeneration

## THE STUDENT OFFER

- Close to the heart of London, neighbouring the City and Shoreditch, the site is perfectly located for students, and in close proximity to a number of university campuses
- Five-year deal secured with King's College London
- Facilities include outdoor/indoor social spaces, modern study facilities, a free gym, a cinema room, games and karaoke room
- Safe and secure - with 24/7 onsite teams for support, CCTV and secure access



## MORE ABOUT THE BUILDING

### INNOVATIVE DESIGN & CONSTRUCTION TECHNIQUES



Development of considerable scale - built to Gold Standard Secured by Design accreditation



External façade is covered in 925,000 brick tiles to give the appearance of real brick walls



Close collaboration with Museum of London Archaeology (MOLA) to preserve archaeological remains on site - which are of significant historical interest



Concrete reinforced beams erected - similar to motorway bridges - to support the building's 24-storey tower, and allow preservation of archaeological remains



Part of the foundations are built adjacent to a major TfL tunnel. Some of the groundfloor slab has been cantilevered over the top to accommodate



Sustainability prioritised throughout the design and development process - including bike storage facilities on each floor, solar panels on the roof and air source heat pumps



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## STREETS OF GROWTH

Reducing Harm – Transforming Lifestyles

### COMMUNITY ENGAGEMENT POSITIVE IMPACT

- Hayloft Point incorporates a new community space occupied by Streets of Growth, a Tower Hamlets community-based organisation
- Streets of Growth is a dynamic 'grass roots' charity specialising in intervention for young adults who are seriously stuck in their lifestyle, education, career or environment
- Team equips young people to transform their lives - and the wider neighbourhood