

West Central Street

Response to LBC Housing Comments

26 September 2023



West Central Street Housing Provision

Overview

LBC Comments:

"The proposed mix of 1 and 2 bed homes is unbalanced with too many 1 bed units. A larger number of 2b4p flats would be preferred, as this size of unit can accommodate both families and also sharers."

"In line with policy, 10% wheelchair housing is proposed across the whole development. In this case 3 x wheelchair units are provided, which will be located within the Social/affordable element of the scheme. However, the 3 x accessible wheelchair units are 2b3p, which is not a preferred size for wheelchair homes – as accessible homes require two double bedrooms where possible (due to wheelchair turning circles) – 2b3p size wheelchair homes are therefore less desirable."

We understand from these comments that the key areas to review are:

- Number of one bedroom homes – with particular reference to intermediate
- Number of 2b3p homes vs 2b4p homes – seek to decrease the former and increase the latter

Key policies and guidance

- LHDG
- 10% Wheelchair accessible units (applied to 35 new builds)

Design Principles:

- Retain number of affordable units
- Retain or reduce number of one bed room affordable homes
- Maintain existing planning envelope
- Increase number of 2B4P units
- Stack tenures if feasible

West Central Street Housing Provision

Submitted Scheme

39-41 New Oxford Street: This is an existing building which is neighbored by grade 2 listed properties on both sides. The area deliverable at each level is therefore constrained by the existing condition. The maximum apartment size per floor is 54sqm which is large enough for 1no. 1B2P apartment (3 total across 3 floors). In order to reduce the number of 1B2P units, 2 could be combined to create 1no. 4B7P duplex unit. Camden recommend that Intermediate units do not exceed 2B4P in size, so this option is discarded.

16a-18 West Central Street: The 1B2P units within 16a-18 WCSt are positioned centrally within the block with a 2B3P & a 2B3P_Accessible unit either side. Options are proposed within this pack to address LBC comments by revising this layout.

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m
Total Social Rented Housing	1025 sq.m
Total Intermediate Rent Housing	668 sq.m
Total Market Sales Housing	294 sq.m

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	3	7	-
2B3P	3	-	-
2B3P_Acc	3	-	-
2B4P	-	1	-
3B5P	-	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	11	8	2

Totals 21

Sitewide accessible housing provision:

Block	Total	% of sitewide housing
West Central Street:	3 (LCR)	8.5%
Vine Lane:	2 (Market)	5.7%
Total:	5	14.2%



Submitted Scheme Axo (Level 4)

Origin Housing association:

We are in partnership with Origin Housing Association as the preferred partner for the affordable homes. Origin have been providing advice and guidance to the applicant and LBC to help inform this revision.



Submitted Scheme Axo (Level 1 - 3)

KEY:

- Market Sales
- Intermediate Rent
- Social Rented
- Affordable Core (Intermediate / Social Rent)

West Central Street Housing Provision

Affordable Housing Preferred Option (5a)

(Agreed in principle with LB Camden on 15 September 2023. Based on LBC & Origin feedback)

Option 5 proposes to increase the number of 2B4P units by reducing the number of accessible units. This option maintains the number of intermediate 1B2P units and introduces 1no. 1B2P low cost rent accessible unit. This options proposes to stack tenure types, as per Origin feedback, which generates an increase (+1no.) in low cost rent apartments and a decrease (-1no.) of intermediate apartments.

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m	
Total Social Rented Housing	1,103 sq.m	+78sq.m
Total Intermediate Rent Housing	590 sq.m	-78sq.m
Total Market Sales Housing	294 sq.m	

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	3	7	-
1B2P_Acc	1 +1	-	-
2B3P	2 -1	-	-
2B3P_Acc	1 -2	-	-
2B4P	3 +3	-1	-
3B5P	-	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	12	7	2

Totals 21

Sitewide accessible housing provision:

Block	Total	% of sitewide housing
West Central Street:	2 (LCR)	5.7%
Vine Lane:	2 (Market)	5.7%
Total:	4	11.4%



Proposed Scheme Axo (Level 4)



Proposed Scheme Axo (Level 1 - 3)

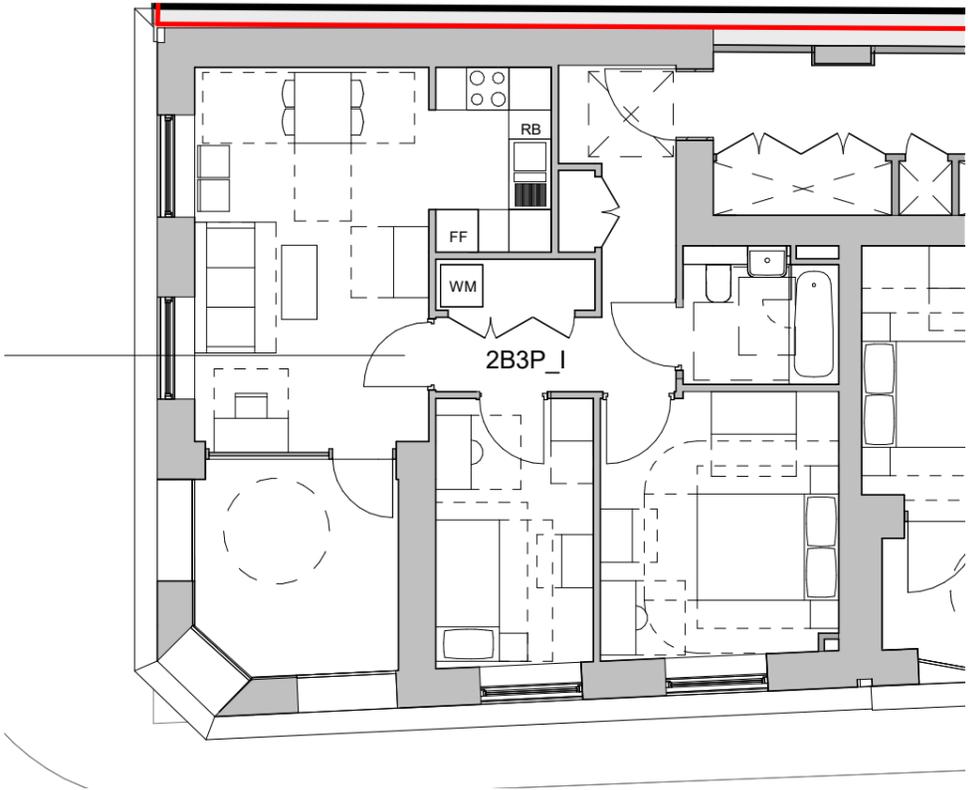
Outcomes:

- Increase in total no. of 2B4P apartments from 1 to 3, all are Low Cost Rent.
- Reduce number of accessible homes from 3 to 2. This meets the site-wide accessible homes target of 10% of the 35 applicable units (the remaining 2 accessible units are proposed within VLB). Feedback from LBC indicated that 10% equates to either 3 or 4 homes.
- Increase in number of 1B2P units (+1no.) which is proposed to be accessible.
- Stacking tenures within the proposed layout generates a 65/35 split between Low Cost Rent & Intermediate GIA

West Central Street Housing Provision

Comparitive Plans

The below plans highlight the proposed changes to the level 1 2B3P unit to create a 1B2P accessible unit.

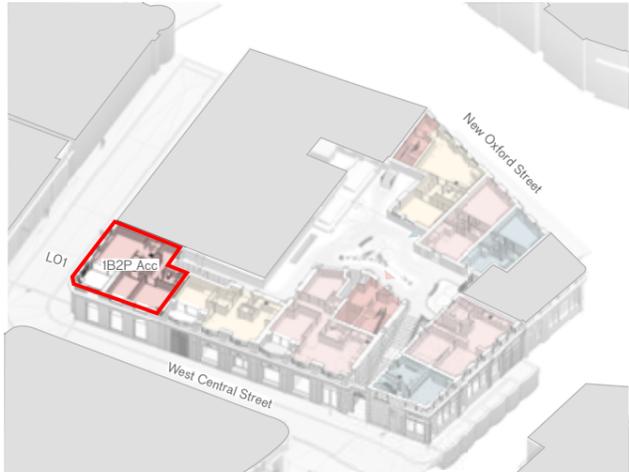


Submitted Scheme: Level 1 2B3P Unit



Proposed Scheme: Level 1 1B2P Accessible Unit

**Layout is indicative & subject to detailed design development*



Proposed Scheme Axo (Level 1) highlighting the location of the proposed apartment

West Central Street Housing Provision

Option 1 (Discounted)

Approach: Maintain submission layouts and unit mix and rebalance across tenures. Option 1 aims to maintain the current layout of the West Central Street block whilst reallocating tenures to reduce intermediate 1B2P units and increase the number of low cost rent 2B4P units.

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m	
Total Social Rented Housing	1043 sq.m	-2sq.m
Total Intermediate Rent Housing	650 sq.m	+2sq.m
Total Market Sales Housing	294 sq.m	

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	6 +3	4 -3	-
2B3P	- -3	3 +3	-
2B3P_Acc	3	-	-
2B4P	1 +1	- -1	-
3B5P	-	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	12	7	2

Totals 21

Changes in area & unit numbers are noted above in *red* if decreasing and *green* if increasing.

Outcomes:

- Maintains number of wheelchair accessible units
- Decreases social rent GIA by 2sq.m / Increases int GIA by 2sq.m
- This option reduces the number of intermediate 1B2P units by **3no.** by reallocating these to LCR. In order to maintain a 60/40 LCR/INT split, **3no.** 2B3P units are proposed to change to intermediate rent and **1 no.** 2B4P unit is proposed to change to Low Cost Rent. This achieves a 62/38 GIA split for LCR/INT.



Option 1 Scheme Axo (Level 4)



Option 1 Scheme Axo (Level 1 - 3)

KEY:

- Market Sales
- Intermediate Rent
- Social Rented
- Affordable Core (Intermediate / Social Rent)

West Central Street Housing Provision

Option 2 (Discounted)

Option 2 proposes to increase the number of 2B4P units by reducing the number of accessible units. This option reduces the number of intermediate 1B2P units by increasing the number of low cost rent 1B2P units

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m	
Total Social Rented Housing	1078 sq.m	+53sq.m
Total Intermediate Rent Housing	615 sq.m	-53sq.m
Total Market Sales Housing	294 sq.m	

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	4 <i>+1</i>	6 <i>-1</i>	-
2B3P	3	-	-
2B3P_Acc	1 <i>-2</i>	-	-
2B4P	2 <i>+2</i>	1	-
3B5P	-	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	11	8	2

Totals 21

Outcomes:

- Increase in total no of 2B4P from 1 to 3; 2 LCR and 1 Intermediate
- Reduce number of accessible homes from 3 to 1 – resulting in the percentage of accessible units reducing to 5%, **below policy**
- Rebalance one bedroom flats across tenure (option is also possible without this and would result in a tenure split of 64% LCR and 46% int.)



Option 2 Scheme Axo (Level 4)



Option 2 Scheme Axo (Level 1 - 3)

West Central Street Housing Provision

Option 3 (Discounted)

This option increases the number of 2B4P units by changing **2no.** 2B3P_Acc units to 2B4P. In order to maintain the same number of accessible units, **2no.** 2B3P units are proposed to change to 1B2P_Acc

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m
Total Social Rented Housing	1025 sq.m
Total Intermediate Rent Housing	668 sq.m
Total Market Sales Housing	294 sq.m

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	3	7	-
1B2P_Acc	2 <i>+2</i>	-	-
2B3P	1 <i>-2</i>	-	-
2B3P_Acc	1 <i>-2</i>	-	-
2B4P	2 <i>+2</i>	1	-
3B5P	-	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	11	8	2

Totals **21**

Changes in area & unit numbers are noted above in *red* if decreasing and *green* if increasing.

Outcomes:

Option discounted due to the increased number of 1-bed units (+2no.).



Option 3 Scheme Axo (Level 4)



Option 3 Scheme Axo (Level 1 - 3)

KEY:

- Market Sales
- Intermediate Rent
- Social Rented
- Affordable Core (Intermediate / Social Rent)

West Central Street Housing Provision

Option 4 (Discounted)

Option 4 aims to increase the size of the accessible units to include 2 double rooms. It is proposed that these units become 3B5P units and that the 2B3P units become 1B2P.

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m
Total Social Rented Housing	1025 sq.m
Total Intermediate Rent Housing	668 sq.m
Total Market Sales Housing	294 sq.m

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	6 ⁺³	7	-
2B3P	- ⁻³	-	-
2B3P_Acc	- ⁻³	-	-
2B4P	-	1	-
3B5P	-	-	2
3B5P_Acc	3 ⁺³	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	11	8	2

Totals 21

Changes in area & unit numbers are noted above in *red* if decreasing and *green* if increasing.

Outcomes:

Option discounted due to the increased number of 1-bed units (+3no.).



Option 4 Scheme Axo (Level 4)



Option 4 Scheme Axo (Level 1 - 3)

KEY:

- Market Sales
- Intermediate Rent
- Social Rented
- Affordable Core (Intermediate / Social Rent)

West Central Street Housing Provision

Option 5B (Discounted)

Developed to maintain tenure split

Option 5 proposes to increase the number of 2B4P units by reducing the number of accessible units. This option maintains the number of intermediate 1B2P units and introduces 1no. 1B2P low cost rent accessible unit.

Summary of Areas (GIA):

Total Flexible Use Class E	692 sq.m
Total Social Rented Housing	1025 sq.m
Total Intermediate Rent Housing	668 sq.m
Total Market Sales Housing	294 sq.m

Summary of Housing Provision:

	LCR	Intermediate	Market
1B2P	3	7	-
1B2P_Acc	1 <i>+1</i>	-	-
2B3P	2 <i>-1</i>	-	-
2B3P_Acc	1 <i>-2</i>	-	-
2B4P	2 <i>+2</i>	1	-
3B5P	-	-	2
4B8P	1	-	-
5B7P	1	-	-
Total	11	8	2

Totals 21

Sitewide accessible housing provision:

Block	Total	% of sitewide housing
West Central Street:	2 (LCR)	5.7%
Vine Lane:	2 (Market)	5.7%
Total:	5	11.4%



Proposed Scheme Axo (Level 4)



Proposed Scheme Axo (Level 1 - 3)

Outcomes:

- Increase in total no. of 2B4P apartments from 1 to 3, all are Low Cost Rent.
- Reduce number of accessible homes from 3 to 2. This meets the site-wide accessible homes target of 4 units (*the remaining 2 accessible units are proposed within VLB*).
- Increase in number of 1B2P units (*+1no.*) which is proposed to be accessible.
- Split between low cost rent and intermediate rent units maintained at 60/40

KEY:

- Market Sales
- Intermediate Rent
- Social Rented
- Affordable Core (Intermediate / Social Rent)