

A. HOUSING, DESIGN & CHARACTER HOUSING

POLICY 1: Housing

Residential development shall provide a range of housing types, to meet a range of needs, as appropriate, related to the scale of the development.

This shall be achieved by:

- i. The provision of affordable, social, intermediate, and shared-ownership housing - in line with the 50% target as set out in the development plan.
- ii. The provision of a range of different unit sizes, including three and four bedroom homes, where appropriate, suitable for families.
- iii. The appropriate provision of homes for the elderly and disabled, which promote accessibility.
- iv. The provision of homes which aim to meet or exceed national environmental standards and for zero-carbon homes.

A1. In accordance with the **Vision and Objective 1**, the focus of development shall be to provide new housing to meet the needs of a growing community. In addition, all development in the Area - whether residential or commercial - will need to be well designed so as to complement and reflect existing buildings in the Area (**Objective 2**).

A2. With rising house prices, the issue of **affordable housing** is extremely important in any new development. The definition of affordable housing is set out in Annex 2 of the NPPF and includes: social rented, affordable rented and intermediate housing - which is "provided to eligible households whose needs are not met by the market". The Camden Core Strategy (CCS) (Policy CS6) says it will "seek to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing". It also (6.35) will "seek a mix of homes of different sizes, which should include small homes as well as large ones". These borough-wide aims shall be fully applied in the Area, subject to Camden Council's sliding scale and minimum development size criteria.

A3. Consideration needs to be given to the different needs of people living in different forms of housing. Council and housing association run estates – such as West End Sidings, Templar House, Westcroft Close, Lymington Road and Lithos Road – need to be well run and maintained, and should not be neglected as the rest of the Area is developed. There is also a need for Council provision of new **social housing** in the Area - particularly 3 and 4 bedroom properties for families.

A4. The Area has a high and growing number of homes in the **private rented sector**, which can have the effect of producing a transient and unconnected section of the local population. It is necessary to accommodate and assess the needs and requirements of this important and growing section of the community. Census figures for 2011 suggest 44% of the Area's households are in private rented housing (significantly higher than the Camden average of 32%). This figure is likely to grow in the years ahead - and, based on current growth, could soon exceed 50%. With many of the newer properties in the Area being bought by investors to rent, greater thought needs to be given to this issue.

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Some local authorities are introducing a register of private landlords in their areas in order to give greater protection to private tenants and make landlords more accountable; it is recommended that this is something Camden Council should consider, following the example of other councils in London which have taken such action.

- A5.** The condition of some Houses in **Multiple Occupation** (HMO) in the Area has been raised in consultation as an issue of concern - particularly the poor quality of such development and the lack of enforcement of existing rules (both building regulations and environmental health). This relates to both the interior and exterior of such developments. The conversion of houses into multiple units should be strongly controlled and high standards enforced. In the case of new conversions where planning permission is required, there should be restrictions covering: the number of units to be provided within an existing property; the effect on the character and appearance of the building, or adjacent buildings or the streetscape; the impact on neighbouring residential properties and amenities; and the provision of adequate storage space for waste and recycling bins and containers.
- A6.** As the population ages - both in the UK and in the NDP area - greater thought and consideration needs to be given to **elderly residents**. Accessible homes designed for older people will need to be incorporated into some new developments, to enable older residents to stay in the area and to downsize. Provision should also be made for additional sheltered housing in appropriate locations. Developers should engage with relevant user groups at an early stage in order to ensure that the specific needs of elderly and disabled people are taken into account; and should be encouraged to extend their product range to meet these needs.
- A7. Student housing:** a number of large developments for student housing have recently been developed (on Blackburn Road & Midland Crescent – proposed). In all this will provide nearly 500 student units. The vast majority of universities in Camden are in the south of the borough. As there are no major higher educational institutions in the Area or near to it, additional large-scale student housing has not been identified as a priority need for development within the Area.