



GERALDEVE

**Affordable Housing Statement:
13 Britannia Street and 146-146A Wicklow Street**

On behalf of Raag St Pancras Ltd

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1 Introduction

- 1.1 This Statement has been prepared by Gerald Eve to accompany the planning application that is being submitted to develop 13 Britannia Street and 146-146A Wicklow Street to provide market and affordable housing and a hotel. This statement addresses the issues related to affordable housing.

2 The Site and its surroundings

- 2.1 The site currently consists of open land, used as a car park. It has frontages onto Britannia Street and Wicklow Street, with residential and office blocks to the East of the site and an open rail tract to the West.

3 Planning Policy

The London Plan

- 3.1 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.
- 3.2 In respect of affordable housing, Policy 3.11, states that borough targets should be based on an assessment of regional and local housing need and a realistic assessment of supply, and should take account of the London Plan strategic target that 60% of the affordable housing provision should be for social rent and 40% intermediate provision. Importantly, this strategic target relates to units delivered from all sources of supply including 100% affordable housing schemes, and it is the individual circumstances which apply to each site which will determine the maximum reasonable provision of affordable housing.
- 3.3 The Mayor provides a target of 13,200 new affordable homes per year in London based on identified need, capacity, viability and the creation of sustainable communities. The Mayor requires individual London borough's to set a borough wide target for the level of affordable housing rather than a proportion for the borough for each development. The proposed design emphasis is on the quality of new homes, including the principle of internal space and other design standards, and reflects the Mayor's promotion of Lifetime Homes standards and wheelchair accessible housing in all developments.

Core Strategy

Camden Council's Core Strategy policy CS6 sets out that the Council will aim to secure high quality affordable housing for Camden households who are unable to access market housing. Camden Development Policy DP3, adds to the guidance on how their 50% affordable housing target will apply, and includes a sliding scale from 10% to 50% for the affordable housing percentage in developments with capacity for fewer than 50 dwellings.

- 3.4 The affordable housing has been fully integrated into the development
- 3.5 The proposed affordable homes would be designed to the same high standard as the rest of the site and would thereby be “tenure blind” to the observer. All nominations for the affordable housing will be made via the Council’s Housing register. This will ensure that the homes will be for local people, meeting a local need to buy or rent a new home.

Housing mix

- 3.6 The mix of housing reflects the location of the site and is appropriate to housing need for the Borough.
- 3.7 The developer has been working closely with the Origin Housing (RP) prior to the submission of the application in order to bring forward a relevant and credible affordable housing package with this application.
- 3.8 The mix of affordable houses provided is as follows:
- 4 x 1 bed flat social rented
 - 1 x 2 bed maisonette social rented
 - 3 x 2 bed maisonette intermediate rent

Affordable housing –Tenure by floorspace - Policy CS6

The Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by:

- f) seeking to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing;
- g) seeking to negotiate a contribution from specific proposals on the basis of:
 - the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development,
 - an affordable housing target of 50% of the total addition to housing floorspace, and
 - guidelines of 60% social rented housing and 40% intermediate affordable housing;

Unit sizes – Supplementary Table to Policy DP5

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented	lower	medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market	lower	very high	medium	medium	40% 2-bed

3.9 The mix of uses meets the “high” priority for intermediate 2 bed dwellings, the very high priority for 2 bed market housing whilst also provides for 1 and 2 bed social housing. This site would not successfully cater for larger families given the restrictive amenity space.

3.10 The proposed provision of affordable housing units is significant in terms of the development proposal and the constraints of the site. The difficulties in developing this site are readily visible given the long period that it has remained undeveloped notwithstanding the grant of planning permission to develop the site.

4 Conclusion

4.1 Having regard to the above, the following conclusions have been reached.

- (i) National and Local Policy supports new housing development of the nature proposed, on this Site and accordingly there is a presumption in favour of granting the proposal as set out in paragraph 14 of NPPF; and
- (ii) There is a recognised need to increase housing provision, both open market and affordable and this proposal helps meet this need.