

## **Affordable Housing Statement: Holly Lodge Estate Regeneration Phase 2**

**57-84 and 85-112 Makepeace Mansions, Makepeace Avenue, N6**

**28-54 and 89-122 Holly Lodge, Oakshott Avenue, N6**

### **Description of proposals**

Conversion of a five-storey (89-122 Holly Lodge) and three four-storey residential buildings, purpose-built with shared kitchen and bathroom facilities, into 39 self-contained flats.

### **Background**

Holly Lodge estate was built in the 1920's as a private development. The estate included what was then considered to be 'respectable' housing for women who had moved to the city to find work.

The bedsits at Holly Lodge were designed to share facilities, with three to four tenants per bathroom and WC, and had limited shared cooking facilities. Over the years most of these bedsit blocks have been converted to self-contained accommodation.

In 1964 Camden Council leased 31 blocks on the estate. The leases run until the year 2114 and include the remaining bedsit blocks:

29-56 Makepeace Mansions

57-84 Makepeace Mansions

85-112 Makepeace Mansions

165-199 Makepeace Mansions

235-269 Makepeace Mansions

28-54 Holly Lodge Mansions

89-122 Holly Lodge Mansions

This particular application, for Full Planning Permission, is in respect of the conversion of 57-84 and 85-112 Makepeace Mansions, and 28-54 and 89-122 Holly Lodge, to form thirty-nine self-contained flats.

## **Regeneration context**

Providing high quality housing is one of the most important issues facing Camden. In 2007, after consultation with residents across the borough, the Council adopted the 'Investing in Camden's Homes' strategy.

The strategy aims to meet the investment needs of Camden's homes through:

1. Delivering Better Homes – our major improvement programme to bring all homes up to the Decent Homes standard and to carry out essential mechanical and electrical repair works
1. Estate regeneration – delivering a programme of estate regeneration projects on those estates in greatest need of investment
2. Sale of empty properties – selling a small number of inhabitable empty homes and commercial properties to bridge the funding gap. We have committed to replace every property sold with at least one more affordable home in Camden by 2015.

The programme of refurbishment works planned for the seven Council-owned blocks at Holly Lodge is integral to that strategy, of which this individual application forms the final part.

The estate regeneration programme is a long term strategy and involves relocating some occupiers while their homes are refurbished. All existing tenants have been offered the option to return to the completed development, in a new home to suit their housing needs.

Over the course of the programme there will be a redistribution of occupiers and affordable housing floorspace between the blocks. Therefore, the proposed housing mix should be considered as a whole, across all seven blocks in the regeneration programme.

## **Policy implications**

Camden Core Strategy policy **CS6** seeks to maximise the supply of homes and minimise their loss. Approximately 75% of the properties in Phase Two have been void for more than five years. Furthermore, they remain unlettable given the current mix of bedsitting rooms, which have inadequate shared facilities.

Policy **DP2** seeks to resist development that would involve the net loss of two or more homes, unless it enables substandard units to be enlarged to meet residential space standards. Refurbishment and conversion to larger self-contained units at Holly Lodge will bring this residential space back into use, thereby increasing the choices available to those in housing need.

Policy **DP4** is concerned with the loss of affordable housing. There is a particular shortage of affordable homes for large families. Therefore, policy DP4 protects affordable housing floorspace rather than seeking to retain each individual home, encouraging the development of stock to meet existing and future needs. The need to provide for those council tenants that have been decanted into temporary accommodation has been largely satisfied by the new provision in earlier phases of the development programme that were subject of separate planning applications. Nonetheless, three of the six one-bed social rented units in Phase Two are reserved for this purpose, and are considered 'reprovision' for the purposes of calculating the overall policy compliant mix.

The proposed mix also includes some units for market sale, the capital receipts from which contribute towards the affordable housing provision. Of the market housing content in this phase, 100% is to be offered as two-bed units. The overall programme delivers 76% in this category, significantly in excess of the 40% target in the council's *Dwelling Size Priorities Table*.

Policy **DP3** supports the delivery of CS6 by setting out the council's detailed approach to the provision of additional affordable housing. The council is seeking the maximum reasonable amount of affordable housing on the basis of an affordable housing target related to a sliding scale based on site capacity.

In respect of the Holly Lodge regeneration programme, to be policy compliant, 50% of the additional housing floorspace is required to be affordable. Of the additional housing generated by the Holly Lodge Regeneration programme in total, 49.7% will be affordable. A detailed schedule of the proposed accommodation, which is policy compliant, is appended<sup>1</sup> and provides a breakdown by type, size and tenure mix, across all seven blocks in the programme.

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<sup>1</sup> HL compliant mix 110707

Of the additional affordable housing content, policy CS6 sets guidelines of 60% social rented and 40% intermediate housing. However, the proposed ratio is 64.5% social rented and 35.5% intermediate housing in the current application, for the four blocks that comprise Phase 2. Overall, regeneration of the Holly Lodge Estate will deliver affordable housing content in the ratio of 78% social rented and 22% intermediate housing across all seven blocks in the programme.

Policy **DP5** identifies the council's dwelling size priorities. Of the social rented housing content, policy aims to achieve 50% 3-bed plus units; the estate regeneration programme as a whole proposes 65% (refer to *HL compliant mix 110707*). Of the intermediate content, 49% is proposed as two-bed accommodation but affordability criteria preclude the offer of larger units in this sector.

The proposals seek to provide a mix of units of a size suitable to the property, within the physical constraints of the footprint of the existing building, which requires the minimum of structural alterations and retention of the existing fenestration pattern. Nonetheless, the proposed mix delivers an improvement over the existing provision in the range of dwelling sizes offered and is considered appropriate to this specific development, taking into account the character of the development and conservation area status. The proposed units are efficiently planned, in terms of the ratio of internal dwelling space to communal circulation space, and in terms of the proportion of internal dwelling space that is usable.

In respect of policy **DP6** and Lifetime Homes, the proposals are designed to improve accessibility within the home, compared to the existing bedsit layouts. Space standards are generally better and access within the kitchen areas and bathrooms is much improved. However, it should be noted that lift provision is not proposed, as the space required for both the structure and associated circulation within the existing footprint would significantly reduce the internal net usable floor area.

Two ground floor properties in 28-54 Holly Lodge are offered as full wheelchair compliant accommodation. Owing to local topographical conditions, the development programme is unable to improve on this.