

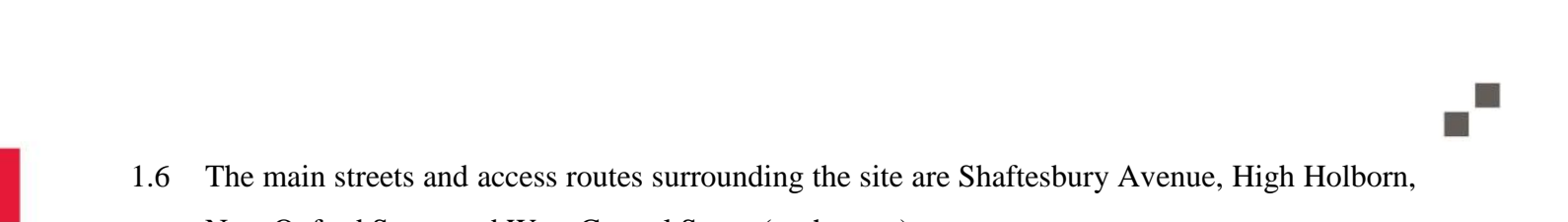
**AFFORDABLE HOUSING STATEMENT
9-13 GRAPE STREET, LONDON BOROUGH OF CAMDEN**

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1.0 Introduction

Site Location

- 1.1 The Site is located within the London Borough of Camden within the heart of Midtown. The building is located mid-way along the eastern side of Grape Street, which runs south from Shaftesbury Avenue to High Holborn.
- 1.2 The property's western boundary fronts directly onto the public highway. The Cuban Embassy at 15-17 Grape Street forms the Site's southern boundary and the building is bounded by 5-7 Grape Street to the north which also incorporates residential apartments (the Queen Alexandra Mansions) at upper floors. The rear elevation of the building presents a blank façade on the site's eastern boundary to West Central Street. Beyond the eastern boundary comprises a multi-storey car park.
- 1.3 Grape Street is a narrow period street, with tall buildings on both sides. The buildings on Grape Street contain primarily commercial uses at ground floor and residential above ground.
- 1.4 Beyond the immediate confines of the Site the surrounding area is predominantly retail use at ground floor frontage with considerable commercial presence along or just off New Oxford Street and Shaftesbury Avenue and mostly residential uses at upper floors. To the north of New Oxford Street, residential and offices are the prevailing uses, characterised by a mixture of Georgian and Edwardian terrace dwellings. The rear elevation of the Shaftesbury Theatre fronts onto the southern end of Grape Street.
- 1.5 Transport links are excellent with Tottenham Court Road, Holborn and Covent Garden underground stations (Northern, Central and Piccadilly lines) all within a few minutes walk. In addition it is only one stop away from Oxford Circus and the Victoria and Bakerloo lines.

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- 1.6 The main streets and access routes surrounding the site are Shaftesbury Avenue, High Holborn, New Oxford Street and West Central Street (to the rear).

Site description

- 1.7 The Site forms a broadly rectangular shape. The Site has an east-west orientation and extends to an area of approximately 0.024 hectares.
- 1.8 The building comprises an attractive period building arranged over lower ground, ground and three upper floors. The property has a single aspect floor plate with the windows facing west onto the street.
- 1.9 The building's current planning use is *sui generis* which comprises office and photographic studios (Class B1), gymnasium (Class D2) and gallery (Class D1).
- 1.10 A red-line plan delineating the planning application boundary is attached at **Appendix One**.

2.0 Development Proposals

- 2.1 The Applicant is seeking detailed planning permission to develop the site for a high quality residential scheme comprising eight residential dwellings. The application description of development is as follows:

“Change of Use from sui generis (office and photographic studios (Class B1), gymnasium (Class D2) and gallery (Class D1)) to 8 residential units (6 x 2-bed and 2 x 3-bed) incorporating a one storey roof addition”.

- 2.2 The proposed scheme will be arranged within the curtilage of the existing three storey building, incorporating an inhabited roof, both sitting above a site-wide basement.
- 2.3 There are two duplex apartments proposed at lower ground and ground floor level with independent access directly from the street.
- 2.4 Two pairs of two bed apartments are proposed at first, and second floors.
- 2.5 Two three bed duplexes is proposed on the third and fourth floor.
- 2.6 There is no allocated parking.
- 2.7 A breakdown of the proposed development areas are set out below:

TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT AREAS		
Use	Gross Internal Area (GIA) Sq ft	Net Internal Area (NIA) Sq ft
Residential	11,663	8,402
Total	11,663	8,402

2.8 These have been provided by the applicant's cost consultant and architect and we have assumed that these have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

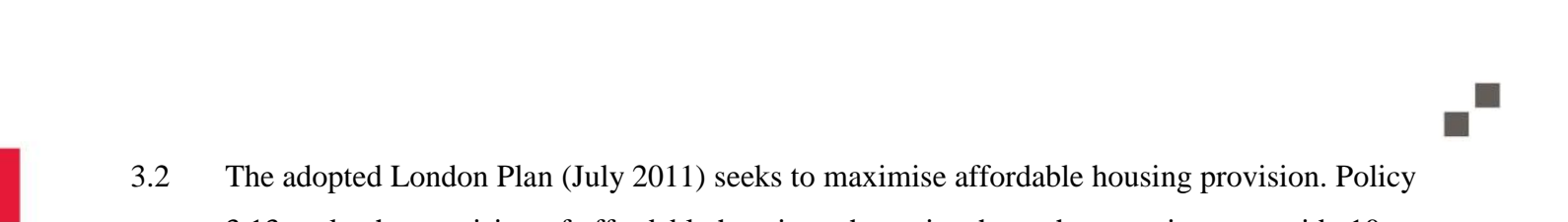
2.9 The scheme will provide the following mix of residential units:

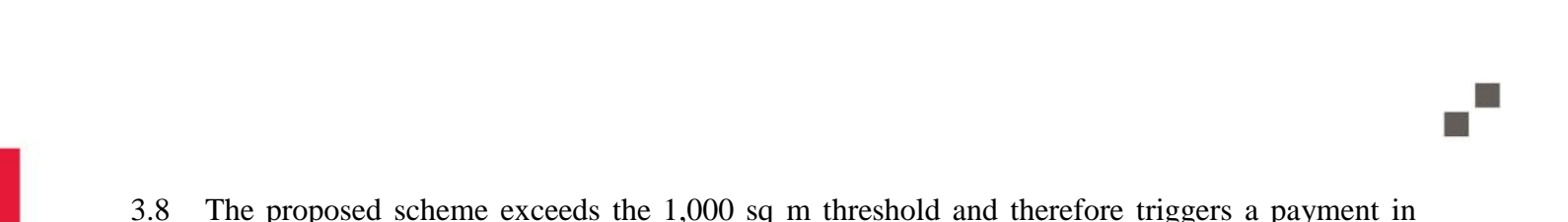
TABLE 2: SUMMARY OF PROPOSED RESIDENTIAL UNITS				
Apartment	Floor	Beds	Net Internal Area (NIA) Sq M	Net Internal Area (NIA) Sq ft
1	LG/G	2	114	1,227
2	LG/G	2	138	1,485
3	1	2	81	872
4	1	2	82	883
5	2	2	81	872
6	2	2	82	883
7	3	2	81	870
8	3/4	3	96	1,035
9	3/4	3	106	1,145
			781	8,402

3.0 Policy Context

3.1 National Policy sets out in the National Planning Policy Framework (NPPF) (March 2012) the requirement to provide affordable housing. Paragraph 50 states that the priority is that affordable housing is provided on site:

...unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

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- 3.2 The adopted London Plan (July 2011) seeks to maximise affordable housing provision. Policy 3.13 seeks the provision of affordable housing where sites have the capacity to provide 10 or more homes.
- 3.3 Camden has an adopted Core Strategy (November 2010) that stipulates at policy CS6 that the Council's approach to affordable housing delivery is to seek 50% of the borough target for housing delivery as affordable housing, with guidelines for tenure split at 60% social rent and 40% intermediate, subject to scheme specific financial viability.
- 3.4 Camden Development Policies will apply the target with regard to a sliding scale from 10% for developments with capacity for ten dwellings to 50% for developments with capacity for fifty dwellings or more.
- 3.5 However LBC also considers that a floorspace of 1,000 sq m gross is capable of accommodating 10 family dwellings, and will expect all residential developments that would provide additional built residential floorspace of 1,000 sq m gross to make a contribution to the supply of affordable housing. In this case the development proposals are for 1,409 sq m (Gross External Area) and the Council will therefore seek a contribution
- 3.6 The Council accepts that off-site solutions will be necessary where it is not practical to include affordable housing within a market housing development, for example where the development is relatively small (up to 3,500 sq m gross). LBC would consider a flexible approach to off-site affordable housing for schemes close to the affordable housing threshold that is between 1,000 sq m gross and approx. 3,500 sq m gross of additional housing.
- 3.7 Where the payment is in lieu of affordable housing under Development Policy DP3, calculations of the payment will proceed in accordance with CPG2 as follows:
- The capacity of the site will be assessed and be converted into a percentage target for on-site affordable housing (capacity is assessed as the number of additional homes proposed or 1 home per additional 100 sq m gross);
 - The percentage target for on-site affordable housing will in turn be assessed and converted into a floorspace figure (GEA);
 - The target for off-site affordable housing floorspace will be multiplied by the payment per square metre figure of £2,650.

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- 3.8 The proposed scheme exceeds the 1,000 sq m threshold and therefore triggers a payment in lieu, providing that affordable housing is unable to be provided on site.

4.0 Affordable Housing Position Statement

- 4.1 DS2 have been instructed by the Applicant to undertake a viability assessment. The purpose of this assessment is to robustly test the maximum reasonable amount of affordable housing and other financial obligations that the proposals can viably support.
- 4.2 In this case, the site value for viability purposes for the application must be at least the residual land value of the alternative use value (AUV) and to be viable, the proposed scheme must generate a land value at least equal to or ideally in excess of the value of the AUV. If the residual land value is higher than the benchmark then the scheme can, in theory, provide additional affordable housing and /or other planning obligations
- 4.3 The results of the viability assessment demonstrate that the scheme is unable to support the provision of an affordable housing unit on-site without having a significantly detrimental impact on the viability.
- 4.4 However, the result does demonstrate that the site is able to provide a full Section 106 payment and a contribution towards London Borough of Camden's affordable housing fund. This will allow the council to pool the financial contribution and use it to fund affordable housing elsewhere in the borough and this approach accords with national policy guidance.