

# Central Somers Town CIP

## Affordable Housing Statement

DECEMBER 2015



# **Affordable Housing Statement**

## Central Somers Town - Masterplan

December 2015

**Turley**

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**Client**

London Borough of Camden

**Our reference**

DSDL2001

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# 1. Introduction

- 1.1 This statement has been prepared on behalf of the London Borough of Camden in support of an application for the proposed development at Central Somers Town covering Land at Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street and Purchase Street Open Space, NW1. The purpose of this statement is to provide the planning authority with information regarding the provision of affordable housing within the proposed Central Somers Town development and the justification for the provision.
- 1.2 The proposed development includes more than 10 new residential units, and so in line with Camden requirements an Affordable Housing Statement is required to set out the following information:
- the number of residential units
  - the mix of residential units including the number of habitable rooms/bedrooms and/or the floor space of habitable areas
  - floor plans showing the location of residential units and the number of habitable rooms/bedrooms and/or the floor space of habitable areas
  - the different levels or types of affordability or tenure for the different units (where applicable)
- 1.3 This statement should be read in conjunction with the supporting Planning Statement, the Design and Access Statements and the relevant architectural drawings which provide further clarification in respect of the residential elements of the scheme.

## 2. Proposed Development

### 2.1 The proposed development is for:

*Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:*

- Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
- Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
- Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
- Plot 4: Replacement school (Use Class D1) ;*
- Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
- Plot 6: 14no. residential units; and*
- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).*

*Provision of 11,765 sqm of public open space along with associated highways works and landscaping.*

### 2.2 The development is coming forward as part of the Community Investment Programme (CIP) which a strategic programme bringing together a range of work focussed on ensuring the best use of the Council's assets to improve, shape and transform key places and services within Camden, whilst simultaneously addressing a critical capital funding gap. The programme includes a significant number of regeneration schemes across the Borough and the disposal of property assets that are surplus to requirements to unlock funding that will be reinvested in schools, the Better Homes programme and other supporting community infrastructure.

### 2.3 The receipts generated from sale of private dwellings will be used to cross-subsidise the delivery of the community assets, including a replacement primary school, nursery, community play facility and community hall and enhanced public open space, as well as contributing to delivering affordable housing across the site.

#### Housing provision

### 2.4 In total 136 units are proposed comprising the following mix:

Plot	1 bed	2 bed	3 bed	Totals	Wheelchair user dwellings
<b>Affordable Housing</b>					
Plot 1		7	3	10	1

Plot	1 bed	2 bed	3 bed	<b>Totals</b>	<i>Wheelchair user dwellings</i>
Plot 5	9	9	2	<b>20</b>	2
Plot 6	4	7	3	<b>14</b>	1
<i>Affordable Housing Total</i>	13 (29.5%)	23 (52.3%)	8 (18.2%)	<b>44</b>	4 (9.1%)
<b>Market Housing</b>					
Plot 2	15	20	-	<b>35</b>	4
Plot 3			3	<b>3</b>	0
Plot 7	27	24	3	<b>54</b>	6
<i>Market Housing Total</i>	42 (45.6%)	44 (47.8%)	6 (6.5%)	<b>92</b>	10 (10.9%)
<b>Overall Total</b>	<b>55</b>	<b>67</b>	<b>14</b>	<b>136</b>	<b>14</b>
<b>%</b>	<b>40.4%</b>	<b>49.2%</b>	<b>10.4%</b>		<b>10.3%</b>

- 2.5 All of the affordable housing will be social rented. The proposed affordable housing units will be secured under a S106 Agreement.
- 2.6 Full details of the proposed affordable housing, including design and unit layouts, are set out in the Design and Access Statements for Plot 1 (Community Hub and Housing) and Plots 5 and 6 (Purchase Street Housing).
- 2.7 In terms of design, the quality of the social rented housing and the market housing will be indistinguishable. All of the residential units have been designed to meet or exceed the minimum space standards set out in the London Plan. All of the units are dual aspect, with a number being triple aspect. All of the residential units also benefit from an area of private amenity space in the form of terraces and balconies.
- 2.8 The residential units have been designed in line with Building Regulation Part M, with 90% of units meeting requirement M4(2) and 10% meeting M4(3).



### 3. Planning Policy

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise. At national and London level the development plan comprises the National Planning Policy Framework (NPPF) (adopted March 2012) and the London Plan (Consolidated with Alterations since 2011, adopted March 2015). At the local level the development plan is comprised of Camden's Core Strategy and Development Plan Policy document (both adopted November 2010) which form the central element of the Local Development Framework (LDF).
- 3.2 Policies relevant for the assessment of affordable housing provision are as follows:
- London Plan Policies:
    - 3.10 – Definition of affordable housing
    - 3.11 – Affordable housing targets
    - 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes
    - 3.13 – Affordable housing thresholds
  - Camden Core Strategy Policy CS6
  - Camden Development Policies DP3 and DP5
- 3.3 A summary of these policies is set out below.
- 3.4 Policy CS6 sets a target of providing 50% affordable housing in proposals that include 10 or more residential units. However it is noted in Para 6.22, the actual affordable housing contribution provided in developments will be considered on a site-by-site basis.
- 3.5 In line with London Plan Policy 3.12, local authorities are required to seek the maximum reasonable amount of affordable housing. Camden Policy DP3 sets out a number of criteria for assessing the suitability of affordable housing contributions. This includes taking into account *“the economics and financial viability of the development including any particular costs associated with it”* and *“any other planning objectives considered to be a priority for the site”*.
- 3.6 Policy DP5 sets out the Dwelling Size Priorities Table. The policy states that the Council will aim for at least 50% of social rented dwellings to be large homes with 3+ bedrooms. The explanatory text to this policy states that *“the Council acknowledges that it will not be appropriate for every development to meet the aims set out in the Priorities Table. However, we consider that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes overall”*.

## 4. Assessment

- 4.1 This project is being led by the Department for Children, Schools and Families and will be delivered as part of an approved regeneration strategy to deliver significant improvements to the public realm, provide a replacement primary school, nursery, play facilities and community hall. The reduction in government funding, including the money no longer available for schools, means that the Council has to be more innovative in how they make the best use of buildings and land to improve facilities. The purpose of CIP schemes such as this is to address this funding shortfall.
- 4.2 Central Somers Town area is being addressed strategically as part of the CIP to tackle the significant need for investment needed to upgrade local community infrastructure. The scheme is intended to be self-funding, with the provision of residential development being utilised to pay for the redevelopment of the primary school and community facilities. The purpose of the market housing here is solely to act as enabling development to provide the funding needed for the proposed community infrastructure. As this is the Council's own scheme, no profit is sought from the development, and all financial gains received above those required to develop the community facilities will be used to provide wider benefits, including the delivery of new affordable housing as well as public realm and public open space improvements.
- 4.3 The on-site affordable housing offer represents 32% of the total number of units proposed (or 29% of the total residential floorspace proposed). It is recognised this falls below the target of 50% affordable housing set out in Core Strategy Policy CS6. However, in compliance with London Plan Policy 3.12 and Camden Development Policy DP3, this represents the greatest amount viable for the scheme in light of the significant costs associated with re-providing the primary school and community facilities.
- 4.4 The proposed mix of social rented units represents a departure from Policy DP5, which requires 50% of social rented units to have three or more bedrooms as set out in the Priorities Table. The explanatory text to this policy states that *"the Council acknowledges that it will not be appropriate for every development to meet the aims set out in the Priorities Table. However, we consider that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes overall"*. The proposed mix of dwelling types for the social rented component of this scheme have been informed by current local need, as set out by Camden's Housing Department. The current housing waiting list demonstrates the following demand:

Unit type	% of demand
Studio and 1-bed	21.92%
2-bed	41.43%
3-bed	28.12%
4-bed	7.32%



Unit type	% of demand
5-bed	1.18%
6-bed	0.03%

- 4.5 Currently the greatest social rented need in the borough is for two bedroom units followed by three-bedroom units. There is also a significant need for one or two person units in the form studios and one-bedroom properties (making up 21.92% of housing demand). The proposed development provides a similar breakdown of one, two and three bedroom units to the above table. Furthermore, Camden's Housing Department has also reviewed the proposed mix of affordable housing as part of the development and agree that it meets local demand.

## 5. Conclusion

- 5.1 Affordable housing will make up 32% of the total number of units proposed, or 29% of the total residential floorspace proposed, as part of the development. All of the affordable housing will be social rented. This represents the maximum reasonable amount of affordable housing deliverable as part of this proposal.
- 5.2 As this is the Council's own development no profit will be made and money generated will be reinvested back into providing the community benefits. The receipts from the private market units will first of all be used to deliver the replacement primary school, nursery, community play facility and community hall, and the remainder will be used to contribute to the delivery of affordable housing on site and enhanced public open space.
- 5.3 In light of the development specific viability constraints as part of this proposal, it is considered that the proposed affordable housing provision is policy compliant.



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