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Subject: Agar Grove est regen project - wheelchair accessible dwellings
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Hi Philippa, Carol

I understand that in your meeting with Architype (Hill's architect), Mae (client side architects) and Arcadis (Employer's Agent) on 7 December 2016 to discuss Phase 1b you requested information on the wheelchair accessible dwellings across the entire redevelopment project (all 6 phases). I am writing to provide this information as the contract with Hill (contractor) is for Phases 1a and 1b only. Please note that in the planning consent these phases are expressed differently –

- Phase 1a is Phase 1
- Phase 1b is Phase 2
- Phase 1c is Phase 3
- Phase 2a is Phase 4
- Phase 2b is Phase 5
- Phase 2c is Phase 6

Firstly my apologies that I could not make the meeting on 7 December 2016. This was due to a rail strike. Though I have met Carol, I don't believe that we have met, Philippa. Nice to meet you by email, I am the Senior Development Manager leading on the Agar Grove estate regeneration project. Do please feel free to contact me at any time.

In the Design & Access Statement (DAS) section 8 (attached), I can confirm the following:

The main requirement for the Agar Grove Estate regeneration scheme is to rehouse the existing tenants into new social rented homes. There are currently 210 social rented homes on the estate and the proposals include 216 social rented homes. Of the 210 existing households, only 3 households have been assessed as requiring wheelchair housing as confirmed by Neil Stedman (Camden's Allocations Occupational Therapist). These 3 units are being delivered within Block A (Phase 1a / 1) – 1 x 3B5P & 2 x 2B3P units as per household need. We are also delivering the following:

Block E (Phase 2b / 5) – 6 x 1B2P

Block I (Phase 2a / 4) – 1 x 3B6P and 2 x 1B2P

We are providing 12 fully adapted wheelchair housing units within the social rented tenure.

In order to meet 10% of the affordable (253 units – this includes the social rent and intermediate units) within the social rented tenure, we need to provide 25 units within the social rented tenure (as agreed at planning, we have transferred the intermediate requirement into the social rented element of the scheme).

We can provide the remaining 13 units in Block B should we have 13 households (or however many) who move away from the estate and do not return. However, given the decant promise the Council has made to the community we cannot specifically identify these units now otherwise we would be saying to the existing estate that 13 households have to move away and not return. Most people have said that they want to stay on the estate and move directly into new property once it is built. However, Block B is Phase 2b / 5 and is years away and the likelihood is that some, if not all, 13 fully adapted wheelchair units will be able to be provided within this block once we are further down the line and those households have successfully bid for property elsewhere in the borough and moved.

Block B is 105 units in total – it is two linked blocks of lateral apartments joined by a central double-height lobby and concierge space. In the DAS, we have shown how a 2b3p flat can become a 1b2p fully adapted wheelchair unit should this is required. See section 8-5 in the DAS attached.

This would mean that there would be 1 wheelchair unit per floor in a large block and even if all 13 units are delivered it will not be a concentration of wheelchair units in the block. Also this block is best placed to provide the requirement of blue badge parking within the specified distance to the block. In addition, this block will have a concierge which will further enhance its suitability for occupiers with accessibility needs.

The reason for not providing wheelchair housing units on a block by block basis is that Phase 1 is working very hard to unlock the land and allow for a rolling decant of the estate. We are trying to rehouse as many people into Phase 1 and 2 in order to make this work and it is better if we are able to prioritise existing people and households on the estate who are in need for new housing and are losing their homes as part of the redevelopment. We are rehousing the 3 existing households who need wheelchair housing in Phase 1. Phase 2 (Blocks F & H) are family housing - maisonettes on top of maisonettes - which are designed to respond to the villas on the opposite side of Agar Grove and are ideal for rehousing the families on the estate. None of these properties are lateral so therefore are not ideal for wheelchair housing. Phase 1c / 3 is all private and Phases 2a / 4 & 2b / 5 include the remainder of the wheelchair units with a condition for securing the remainder of the wheelchair units in Block B which is Phase 2a / 4.

This was agreed with Michelle Horn (Access Officer at the time, see email attached) and secured in the Planning Consent by condition –

Condition 7: The features and facilities of the 24 easily adaptable and 12 fully adapted wheelchair accessible dwellings, as indicated on the drawings and documents hereby approved (24 easily adaptable serving market units and 12 fully adapted serving affordable units), shall be provided in their entirety prior to the first occupation of the relevant block of new residential units. Any alterations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved

wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Providing quality homes) of the London Borough of Camden Local Development Framework Development Policies.

I hope that the above information answers your queries. Do please let me know if you have any further queries. Happy to discuss by phone or meeting if that is useful to you.

Thanks, Michelle

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