

15 February 2021

Gavin Sexton
Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

Dear Gavin

14-19, Tottenham Mews, London, W1T 4AQ - application number 2020/5633/P

I write to provide our support to the residential planning application for the above site as affordable housing. We write as the selected affordable housing partner to the projects at Arthur Stanley House and the Middlesex Annexe/ Bedford Passage projects, which bookend the site at 14-19, Tottenham Mews, where we are also the prospective partner.

We have been provided significant opportunity to comment and input into the design development of the scheme and have been pleased to note that the final design submitted for planning has accommodated most of our comments. This is a constrained site with numerous limitations on design, but we feel that the application has managed to balance the compromises required to produce a viable scheme of affordable housing in an exceptional location. Affordable housing provision is still limited south of the Euston Road in Camden and this affordable accommodation will provide an invaluable opportunity to house those people who live and work in central London who depend on residence in this area.

The individual homes meet and generally exceed our minimum requirements of complying with space standards set out in the London Housing Design Guide. The mix of homes offered provide much needed affordable family size accommodation for rent at lower floor levels with homes for smaller families, couples or individuals at intermediate rents which will be targeted at local key workers on the upper floors. The size and mix of this scheme will be amenable to our ability to be able to successfully manage the property.

We consider that the option to provide the 23 affordable homes on a separate site from Network House, for which it provides an offsite affordable contribution, provides a far superior option to providing these within the Network House development. This is for a number of reasons:

- Lower service charges and more affordable rents - Managing this block separately will enable us to reduce service charge costs as these will not include wider estate charges or higher costs of service provision, such as concierge services common in private developments, but not required for affordable blocks.
- We are able to provide full facilities management services locally to replace higher managing agent costs by including the scheme within our management of our wider portfolio of properties in the area from our head office nearby in Euston. This was we will be able to focus management of the building onto the needs of residents.

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- Provision of ground floor wheelchair homes. Wheelchair nominees are often circumspect about accepting offers of accommodation in homes above ground floor, so these homes are likely to be popular and would be less likely to have been provided as part of a larger scheme.

The layout of the scheme generally complies with the key design requirements for affordable housing. The only area of exception being the provision of private amenity space in the form of balconies, although it inevitably has to be accepted the central location of the scheme and the specific site arrangement will limit the ability to achieve this. A better solution for children in family sized accommodation will be to designate part of Tottenham Mews as amenity/ play space on the basis that traffic will be limited to the road.

Kind regards



Gareth Jones
Director of Development & Assets

cc John Sheehy, Case Officer