

Affordable Housing Statement Addendum

May 2018



For the Redevelopment of the Citroen Site, Brentford

Introduction

The following provides an Addendum to the Affordable Housing Statement which formed part of the November 2017 planning submission for the Citroen Site for 427 residential units (including 40% affordable housing by habitable room), flexible use units (A1, A2, A3, B1) and a nursery.

Since then the proposals have been amended in response to comments received from the Greater London Authority (GLA). This Addendum reflects the revised proposals for 441 residential (including 50% affordable housing by habitable room).

Description of Development

The amended application seeks full planning permission for the following description of development:

“Redevelopment of the site to provide a mixed use scheme of 441 residential units (Class C3) including 50% affordable housing with ancillary facilities, flexible uses within classes (A1, A2, A3 and B1) and a nursery (Class D1). Comprising buildings of 12, 13, 16, 17 and 18 storeys in height, with associated cycle parking, car parking, playspace, landscaping and public realm improvements”

Overall Residential Mix

The updated proposal increases the number of units from 427 to 441 homes (uplift of 14 units), and provides a mix of types, sizes and tenures.

Below is a breakdown of the proposal measured in both homes and habitable rooms.

Tenure	Homes	Change in Number of Homes	Habitable Rooms
Private	223	-36 (-13.9%)	572
Affordable			
Intermediate	152	+45 (+42.1%)	373
London Affordable Rent	66	+ 5 (+8.2%)	201
TOTAL	441	+ 14 (3.3%)	1146

Table 1: Schedule of Accommodation (Private & Affordable)

Tenure Details

Overall a total of 223 private homes and 218 affordable homes are proposed.

Tenure	Studio	1 bed	2bed	3 bed	Total
Market	14	80	118	11	223
Affordable Housing					

Intermediate	0	83	69	0	152
London Affordable Rent	0	13	37	16	66
TOTAL	14	176	224	27	441

Table 2: Schedule of Accommodation (Tenure)

Affordable Housing

The latest design increases the level of affordable housing on a habitable room basis from 40% to 50%. On a unit basis, the level of affordable housing has increased from 39% to 49%. The level of affordable housing proposed accords with the Draft New London Plan Policy which sets out the Mayor's 50% strategic target for affordable housing.

Unit Sizes

All homes will meet or exceed both Nationally Described Space Standards and the minimum internal space standards contained within the London Plan (2016).

Wheelchair Homes

The proposed development complies with the London Plan requirement of 10% new homes complying with Building Regulations Part M4 (3) 'wheelchair user dwellings' and the remaining 90% complying with Building Regulations Part M4 (2) 'accessible and adaptable buildings'. The wheelchair accessible units are located within Cores 2, 3, 4 and 5 to ensure they are spread across different tenures.

Further Information

For further information please refer to the Design and Access Statement Addendum and Schedule of Accommodation by Hawkins\Brown and the Planning Statement Addendum by JLL.