

Twickenham Riverside Affordable Housing Statement



Design Team

Applicant	London Borough of Richmond upon Thames
Project Manager	Arcadis
Architect	Hopkins Architects
Landscape Architect	LDA Design
Structural Engineer	Webb Yates Engineers
Mechanical & Electrical Engineer	Skelly & Couch
Transport Consultant	WSP
Quantity Surveyor	Arcadis
Planning Consultant	Savills
Townscape & Heritage Consultant	Iceni Projects
Sustainability Consultant	Method Consulting
Accessibility Consultant	Lord Consultants
Fire Consultant	FDS Consult UK
Ecology Consultant	BSG Ecology
Arboricultural Consultant	Thomson Environmental Consultants
Daylight & Sunlight Consultant	GIA Chartered Surveyors
Acoustic Consultant	TetraTech
Air Quality Consultant	Entran
Land Contamination Consultant	Geosphere Environmental
Archaeological Consultant	AOC Archaeology Group
Viability Consultant	Lambert Smith Hampton
Principal Designer	Nick Perry Associates
BIM Consultant	BIM Technologies

Affordable Housing Statement

Twickenham Riverside, Twickenham, TW1 3SD



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1. Introduction

1.1 This affordable housing statement is submitted in support of an application for full planning permission made by the London Borough of Richmond upon Thames ('the Applicant') in regard to Twickenham Riverside, Twickenham, TW1 3SD ('the Site').

1.2 Full planning permission is sought for the following proposed development at the Site, hereafter known as the 'Proposed Development':

'Demolition of existing buildings and structures and redevelopment of the site comprising residential (Use Class C3), ground floor commercial/retail/cafe (Use Class E), and public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens and other relevant works.'

1.3 The Proposed Development seeks to provide 45 residential apartments, enhanced children's play space and public open space and new retail/commercial uses in the Twickenham town centre along the embankment of the River Thames. The site is situated within the administrative boundary of the London Borough of Richmond upon Thames ('LBRuT').

1.4 LBRuT Policy LP36 (Affordable Housing) requires evidence of meaningful discussions with a Registered Provider ('RP') where on-site affordable housing is required. Prior to selecting an RP, the Applicant has conducted a soft market test and engaged with RPs including Richmond Housing Partnership, Paragon Housing, Shepherds Bush Housing Association, Richmond Charities, Octavia Housing, L&Q Group, A2 Dominion, Clarion Housing Association, Guinness Trust, Metropolitan Thames Valley Housing and Peabody. Feedback raised during this engagement included, but was not limited to:

- Generally favourable of the design of the Proposed Development's
- Positive feedback regarding the Diamond Jubilee Gardens
- Favourable to the energy strategy and use of ASHP
- Some concern around the use of Cross-Laminated Timber ('CLT') due to fireproofing; and
- Concerns over duplexes creating accessibility issues for older residents.

1.5 LBRuT Policy LP36 requires development proposals of 10+ homes to deliver 50% on-site affordable housing. The Council expects that 50% of all housing units will be affordable housing and that the 50% will comprise a tenure mix of 40% of affordable housing for rent and 10% of the affordable housing for intermediate housing.

1.6 The Proposed Development provides 50% affordable housing (by habitable room) which meets the policy threshold.

- 1.7 The supporting text to policy LP36 describes the need for affordable housing in Richmond as substantial and in this context a policy compliant provision in the Proposed Development ought to attract significant weight in the planning balance. The policy compliant mix of affordable housing has been made possible by funding from the Council and GLA. Given the significant investment required to support the regeneration of the river frontage and the costs incurred by the Council, including land assembly, the delivery of a 50% affordable housing can only be secured with the support of GLA and council affordable housing grant. If grants are not available the applicant would need to revisit the viability of the scheme given the funding gap that would be identified.

- 1.8 This affordable housing statement should be read in conjunction with the submitted Planning Statement and Design and Access Statement.

2. Overall Housing Provision

3.1 The Proposed Development provides 50% affordable housing by habitable rooms, as shown in Table 3 below.

3.2 Table 1 below provides information on the overall housing provision sought by the Proposed Development.

Table 1. Residential unit and tenure mix of the Proposed Development.

Housing Tenure	Bedrooms			Total
	1-bed	2-bed	3-bed	
Affordable Housing	11	9	1	21 (47%)
Private	5	9	10	24 (53%)
Total	16 (36%)	18 (40%)	11 (24%)	45 (100%)

3.3 Table 2 below illustrates the proposed housing mix by private and affordable housing.

Table 2. Proposed Overall Residential Mix.

Tenure	No. of Habitable Rooms	%	No. of Apartments	%
Affordable Housing	53	50	21	47
Private	53	50	24	53
Total	106	100	45	100

3. Affordable Housing Provision

3.4 Table 3 below shows the proposed affordable housing tenure mix.

Table 3. Proposed Affordable Housing Unit Mix.

Affordable Housing Unit Mix				
	1-bed	2-bed	3-bed	Total
London Affordable Rent	9 (53%)	7 (41%)	1 (6%)	17 (81%)
London Shared Ownership	2 (50%)	2 (50%)	0	4 (19%)

Table 4. Proposed Affordable Housing Habitable Room Mix.

Affordable Housing Habitable Room Mix	
Tenure	Habitable Rooms
London Affordable Rent	43 (81%)
London Shared Ownership	10 (19%)
Total	53 (100%)

3.5 Table 5 below provides a breakdown of the affordable housing unit types and their respective habitable room provision. We note that unit sizes have been rounded up to the nearest whole number.

3.6 The proposed affordable housing is distributed throughout the Water Lane building, as shown in Figure 1 below.



Figure 1. Proposed Affordable Housing on Level 1 (Source: Design and Access Statement)

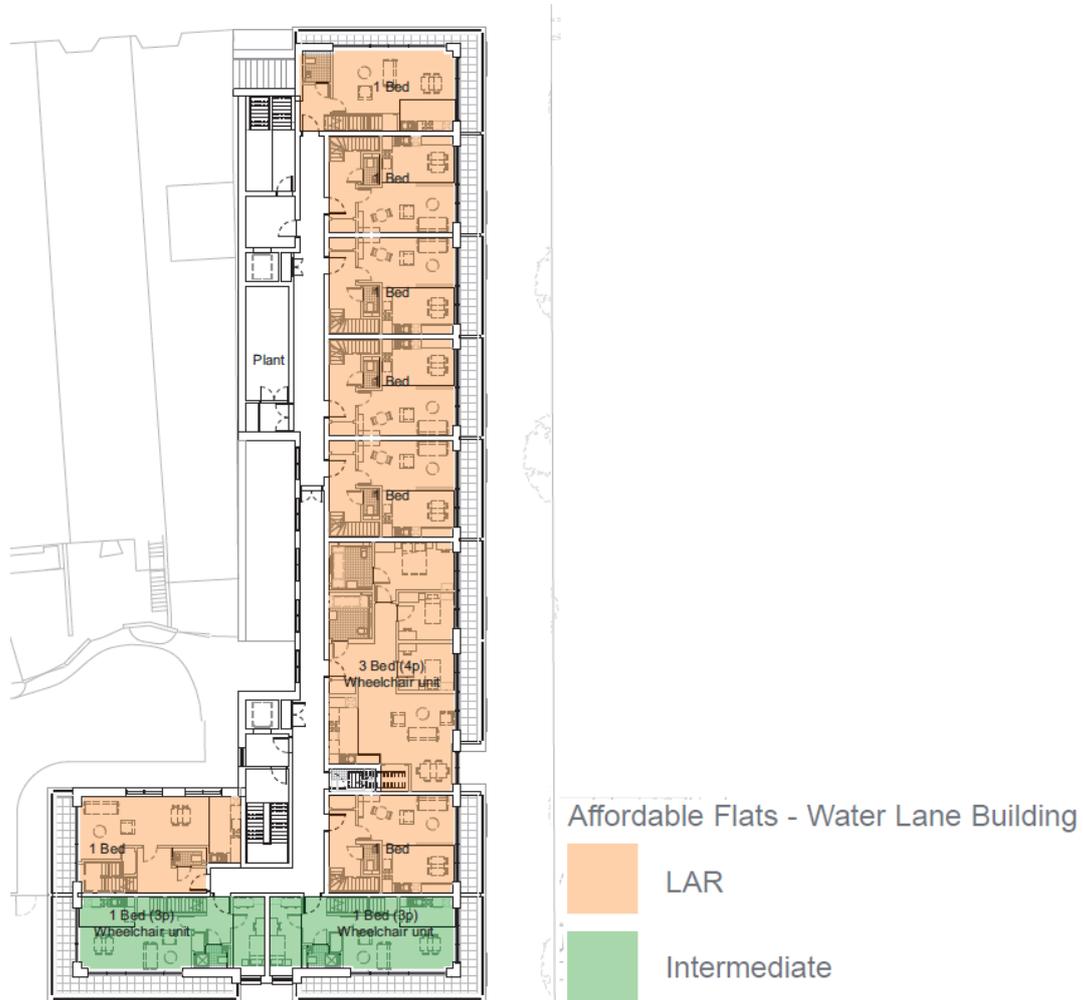


Figure 2. Proposed Affordable Housing on Level 2

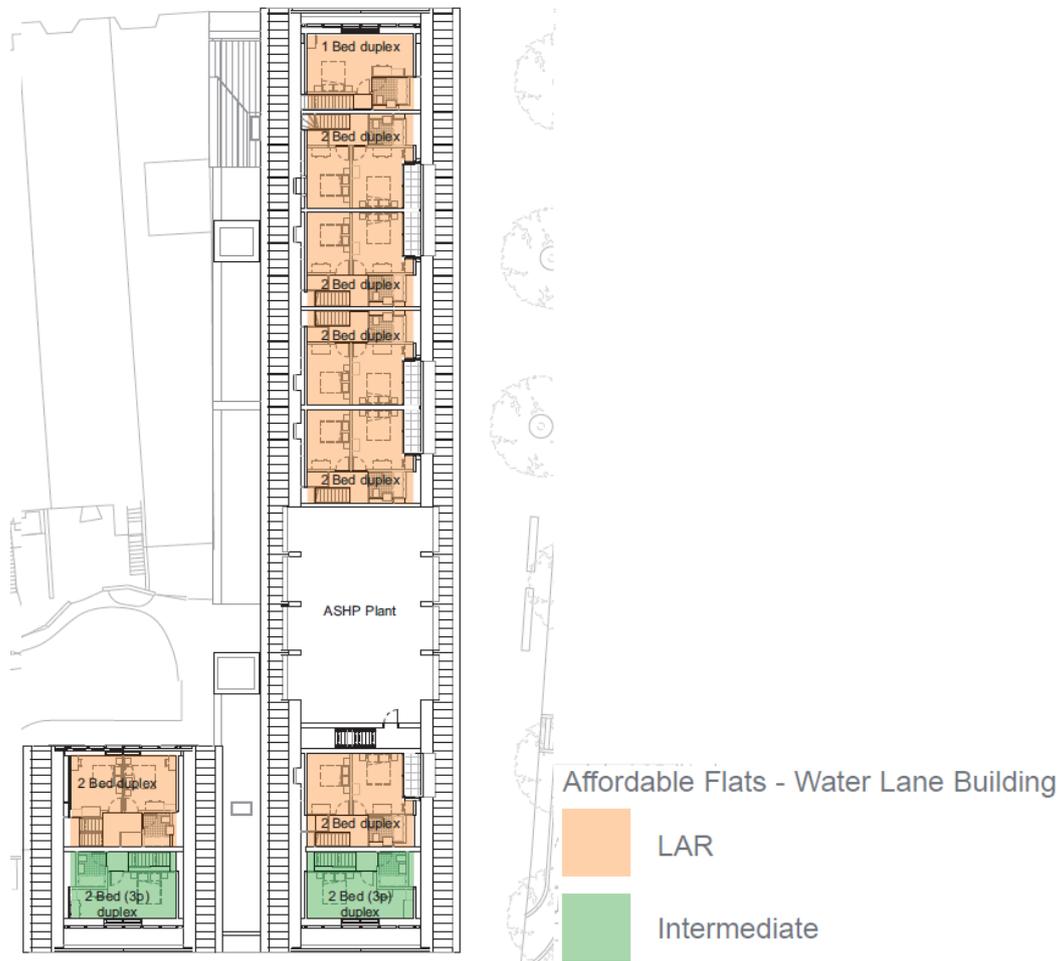


Figure 3. Proposed Affordable Housing on Level 3