



Julian King
Gerald Eve
One Fitzroy
6 Mortimer Street
London W1 T3N

4th May 2023

Dear Julian

RE: – STAG BREWERY, MORTLAKE

Further to our ongoing discussions regarding the aforementioned site, I can confirm that on behalf of RHP I have reviewed the new plans associated with the current planning application, and particularly the affordable housing provision. The designs are consistent with those we have seen in the previous applications, and our general feedback has been included within your latest proposal.

We note that the scheme is proposing to provide 65 affordable homes, with 52 being provided for social rent, and 13 for intermediate housing which are in Blocks 18 and 19.

Based on the information provided, we are still keen to secure the affordable homes as currently proposed. Delivering the affordable homes within discreet blocks will ensure that we are able to manage them effectively whilst we would want to ensure the affordable homes are tenure blind within the wider development. Ideally, we would like to see tenures separated by core within the affordable blocks. Our expectation is that the affordable housing occupants has the same access to the amenities across the site as the market sale occupants.

We would expect the homes to comply with the current London Plan standards and the GLA Funding Programme 21-26 Design Standards. We are keen that the developer engages with the Council's Occupational Therapist at the earliest possible opportunity to ensure the M4(3) accessible/adaptable homes are carefully designed for the future households. It would be helpful if the 3-bedroom homes could be incorporated into the lower floors so that families with young children have better access to the amenity spaces.

I am not aware of the parking arrangement for the affordable homes and are keen to understand this as the design evolves, alongside access to any car clubs.

In our view there are no significant issues that cannot be resolved through the detailed design stage, which we will continue to work with you on. As these blocks are contained within the outline phase of the scheme, we will continue to remain engaged with the design process to ensure that high quality units are delivered.

We are in support of the proposed scheme mix, as we anticipate a strong demand for both the rented and intermediate units, providing the affordability of the shared ownership units are in accordance with the Council's Intermediate Housing Strategy.

As a locally based Registered Provider we are keen to secure the affordable homes that the redevelopment of the Stag Brewery could supply.

Yours faithfully

A handwritten signature in grey ink, appearing to read 'Rob Cummins', is positioned above the typed name.

Rob Cummins
Head of New Business and Regeneration
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