

STUDIO E



GRENFELL TOWER REGENERATION PROJECT

HOUSING NEEDS ASSESSMENT

PLANNING APPLICATION

OCTOBER 2012



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA



Kensington
& Chelsea TMO

Churchman
landscape architects

IBI TaylorYoung MAX FORDHAM

Curtins
consulting

SYNTEGRA CONSULTING
Intelligent & Green Building Solutions

CONTENTS

1	INTRODUCTION & CONTEXT	1
2	PROPOSED DEVELOPMENT	2
3	PLANNING POLICY	3
4	HOUSING NEED & VIABILITY - PLANNING BACKGROUND	4
5	HOUSING NEEDS ASSESSMENT - HOUSING REQUIREMENTS	6

Appendix One

Unit Sizes

Document: 6075_HNA RevA

Compiled by: MW

Reviewed by: PS / AP

Date: October 2012



**INVESTORS
IN PEOPLE**

Taylor Young

Chadsworth House

Wilmslow Road

Handforth

Cheshire SK9 3HP

Tel: 01625 542200

Fax: 01625 542250

E mail: cosec@tayloryoung.co.uk

1 INTRODUCTION & CONTEXT

Introduction

- 1.1 This Planning Statement is written in support of the full planning application for the **“Refurbishment of existing Grenfell Tower including new external cladding and fenestration, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, replacement canopy, external public realm works, redevelopment and change of use of existing garages to refuse collection area and office accommodation (use class B1).”**
- 1.2 It should be considered in conjunction with the full submission, which includes the following:
- Completed application form
 - Full set of plans
 - Planning Statement (including Waste Management)
 - Housing Needs Assessment
 - Design and Access Statement
 - Statement of Community Involvement
 - Tree Survey
 - Noise Impact Assessment
 - Energy Statement (including Daylight Assessment)
 - BREEAM Pre-Assessment

Context

- 1.3 The need for the regeneration of Grenfell Tower has been based upon an assessment of the wider Lancaster West Estate which identified the Tower as the top priority for investment on the Estate.
- 1.4 The Tower requires improved thermal efficiency and sound insulation, new heating system, new windows and general improvements to the building and its setting, which will all be delivered as part of this scheme.
- 1.5 The proposed development also addresses the established need for additional affordable housing in the Royal Borough by providing 7 additional four bedroomed flats.
- 1.6 This project sits alongside the wider redevelopment to construct the new Academy and Leisure Centre (KALC) with its associated public realm. At the time of submission, the associated planning application is under determination by the Local Planning Authority, application reference PP/12/01833.
- 1.7 The development of the site is guided by National, London-wide and Local Planning Policy.

2 PROPOSED DEVELOPMENT

Location

- 2.1 The key components of the development are as follows:
- Providing new windows and recladding the residential storeys of the tower
 - 'Filling in' the lower storeys to provide 2 floors of affordable residential accommodation, and a reconfigured nursery and boxing club, reception and office space
 - New entrance lobbies
 - Replacement canopy
 - Converting a single garage to provide a bin / recycling store for residents of the tower
 - Converting the remaining garages to office accommodation
 - Improvements to outside space to create a more attractive local environment

Recladding

- 2.2 All the residential storeys will be reclad and new windows will be provided. The Design and Access Statement explains the options process that has been undertaken to conclude the preferred solution. This is an insulated panel with a rainscreen cladding, with pivot windows with additional venting. This creates the necessary balance between appropriate ventilation levels, noise reduction and the avoidance of overheating.

Lower storeys

- 2.3 The bottom four storeys of the tower will be reconfigured.
- 2.4 At the ground floor this will include the reprovided nursery, an improved lobby, staircase arrangement and reception facilities.

- 2.5 At the walkway level, the boxing club will be reprovided with improved entrance arrangements.
- 2.6 At the mezzanine level 3no 3 bed flats will be provided, and at the Walkway +1 level, 4no 4 bed flats will be provided.
- 2.7 A new canopy will be provided around the building.

Garages

- 2.8 The existing garages to the south of the Tower will be converted to office accommodation.
- 2.9 The existing Estates Inspector's office and refuse facilities in this area will be improved.
- 2.10 This will also include improvements to the undercroft area in terms of materials and lighting.

Public Realm

- 2.11 The area around the base of the tower will be improved in terms of materials, street furniture and access and this will also link to the KALC development to knit the wider site together.
- 2.12 The KALC development includes the removal of the access ramp to the west of the tower and the improvement to the playground which will link to the nursery.

Internal works

- 2.13 Internally, new heating systems will be provided.

3 PLANNING POLICY

Policy Framework

- 3.1 The Planning Policy Framework against which the application will be considered includes the following:
- National Planning Policy Framework (NPPF) (March 2012) (NPPF)
 - The London Plan (July 2011)
 - The Royal Borough of Kensington and Chelsea Core Strategy (adopted December 2010)
 - Unitary Development Plan (adopted May 25th 2002) Extant Policies
 - Other Supplementary Planning Documents

Principle of Use

- 3.2 The NPPF sets out the importance of planning to ‘boost significantly the supply of housing’ including the delivery of a wider choice of high quality homes (paras 47-50).
- 3.3 The London Plan identifies that with a growing population and increasing numbers of households, the demand for housing will continue to rise (paras 1.15 – 1.18, 1.48).
- 3.4 Policy 2.14, Areas for Regeneration, identifies the importance of the regeneration and the commitment to tackling social exclusion in such areas.
- 3.5 Policy 3.1 also identifies the need for the protection and enhancement of facilities that meet communities’ needs.
- 3.6 Policy 3.3, identifies the ‘pressing need’ for more homes in London, and sets out housing targets and densities to be achieved. Policy 3.8 identifies the importance of family housing.
- 3.7 Vision CV1 of the Core Strategy identifies the importance of housing provision to help

stimulate regeneration in North Kensington. Strategic Objective CO6 sets out the need to cater for a variety of housing needs at the local level, and generally the increased provision of housing.

- 3.8 Vision CV9 focuses on the future vision for Latimer, as being a place that guarantees tenants the opportunity of a new homes and creating capacity for people to move into the area.
- 3.9 Policy CP9 refers to the long term regeneration of Latimer and the need for development to contribute positively to the area’s regeneration.
- 3.10 Supporting text refers to improvements to legibility within the area as well as the opportunity to reuse underused areas positively, and the importance of community facilities as part of new development.
- 3.11 The proposed development meets the aspirations for the future of the Royal Borough and Latimer through the provision of a new housing and the re-use of underused facilities, as well as the improved community facilities of the nursery and boxing club.
- 3.12 It is therefore considered that the proposed development is acceptable in principle, It will contribute to meeting established housing demand and contribute towards the wider regeneration of the area.**

4 HOUSING NEED & VIABILITY - PLANNING BACKGROUND

- 4.1 The NPPF seeks to ensure the delivery of a wide choice of quality homes, widen opportunities for home ownership and create inclusive and mixed communities.
- 4.2 The London Plan identifies the 'desperate' need for more homes to promote opportunity and choice for Londoners.
- 4.3 It sets out that with the population set to increase by 1.3 million in the 25 years to 2031, and average household size declining from 2.34 persons per household to 2.19, the number of households in London could rise by 0.9 million. This approximates to 34,000 additional households a year. However, these figures do not represent the growth in housing requirements over the life of the Plan. This is identified through the GLA's 2008 Strategic Housing Market Assessment (SHMA) which informs both the London Plan and the Mayors Housing Strategy.
- 4.4 Working with relevant partners, the Mayor will seek to ensure the housing need identified in paragraphs 3.17 and 3.18 is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.
- 4.5 Policy 3.5 focuses on the need for high quality design in housing, as well as providing for choice in tenure. Policy 3.8 focuses on housing tenure, referring to mix of size and type, and Policy 3.9 promotes balanced and mixed communities, fostering social diversity and redressing social exclusion
- 4.6 The London Plan also sets out targets for achieving social rented and interim housing within new residential development but also refers to the individual site circumstances and viability (Policy 3.12), including reference to the need to create more balanced communities in exceptional circumstances.
- 4.7 The Core Strategy includes Objective CO6 which aims to ensure a diversity of housing catering for a variety of local needs. Policies CH1 and CH2 sets out housing mix targets.
- 4.8 The residential element of the proposed development includes 3no 3 bed units and 4no 4 bed units as part of the Tenant Management Organisation's (TMO) stock available for social rent.



5 HOUSING NEEDS ASSESSMENT - HOUSING REQUIREMENTS

Introduction

- 5.1 This section of the Assessment takes into consideration and responds to the Council's Strategic Housing Market Assessment (2009) (SHMA).
- 5.2 This document has a range of conclusions but particularly important are those found in section 9, and are responded to below.

Affordable Housing

- 5.3 The Assessment concludes that new housing should be 50% affordable and 50% market.
- 5.4 Section Four of this report sets out that the properties are wholly available for social rent through the TMO.
- 5.5 As they are being delivered by the TMO consideration of market housing is not appropriate.

Housing Demand

- 5.6 Demand for homes in the Borough is 40% from single non-pensioner households, 27% from couples with no children and 20% from households with children.
- 5.7 The SHMA identifies that in terms of the affordable housing size mix, it should be split 50/50 between 1 and 2 bed, and 3 and 4 bedroomed properties.
- 5.8 The current provision of social rented stock within the Royal Borough is dominated by smaller dwellings with 49.8% studio and 1 bedroomed properties.
- 5.9 Within Grenfell Tower, the total stock is 1 and 2 bedroomed properties.

- 5.10 This does identify therefore that the supply of new four and three bed properties would be in keeping with the SHMA.
- 5.11 The proposal meets established demand for four bed properties identified by the TMO including demand from duly accepted homeless (42) and overcrowding (12), with a total demand of 137 for four bedroomed properties.
- 5.12 The proposal also meets established demand for three bed properties identified by the TMO including demand from duly accepted homeless (229) and overcrowding (282), with a total demand of 882 for three bedroomed properties.

6 APPENDIX ONE – UNIT SIZES (GIA)

Unit	Floor	Beds	Sqm
1	Mezzanine	3	101.1
2	Mezzanine	3	101.7
3	Mezzanine	3	101.6
4	Walkway +1	4	101.5
5	Walkway +1	4	101.5
6	Walkway +1	4	101.5
7	Walkway +1	4	101.5