

**LR14**  
**Affordable Housing Statement**  
DS2



DS2 LLP  
Brock House  
19 Langham Street  
London W1W 6BP  
[www.ds2.co.uk](http://www.ds2.co.uk)

**Lots Road South, London, SW10 0RN**

**AFFORDABLE HOUSING STATEMENT**

Prepared by DS2 LLP for Mount Anvil (Lots Road) LLP

July 2025





## CONTENTS

|   |    |
|---|----|
| 1. INTRODUCTION.....  | 1  |
| 2. SITE DESCRIPTION .....   | 2  |
| 3. DEVELOPMENT PROPOSALS .....  | 3  |
| 4. PLANNING POLICY.....   | 6  |
| DETAILED AFFORDABLE HOUSING PROPOSAL: TENURE AND MIX OF UNITS.....              | 12 |
| 5. DETAILED AFFORDABLE HOUSING PROPOSAL: INCOME LEVELS &<br>AFFORDABILITY ..... | 17 |
| 6. CONCLUSION .....   | 18 |

## APPENDICES

### 1. ACCOMMODATION SCHEDULE

## 1. INTRODUCTION

1.1 This report is prepared on behalf of Mount Anvil (Lots Road LLP) ('the Applicant'). DS2 are appointed by the Applicant to prepare an Affordable Housing Statement ("AHS") in support of a planning application for the redevelopment of Lots Road South, London, SW10 0RN ("the Site").

1.2 The Site sits on the boundary between Royal Borough of Kensington and Chelsea ("RKBC") and London Borough of Hammersmith and Fulham ("LBHF"), with the authority boundary splitting the site on the north-west to south-east axis. 69 per cent of the Site is in RBKC (eastern part); 31 per cent of the Site in LBHF (western part). The Site is owned by RBKC, and their land ownership extends across both boroughs. The planning application is referable to the Mayor of London.

1.1 The full detailed planning application seeks consent for the following ("the Proposed Development"):

*"Detailed planning application for the demolition of existing buildings and structures and the comprehensive redevelopment to provide a mixed-use scheme comprising the erection of three new buildings forming five blocks ranging in height from 5 to 13 storeys. The development will deliver new homes, including affordable Extra Care homes, affordable General Needs homes and market homes (Use Class C3), alongside non-residential floorspace including flexible commercial (Use Class E (a)(b)(g)), education and art gallery space (Use Class F1 a/b) and community space (Use Class F2). The scheme includes provision for a basement accommodating plant and cycle storage. Vehicular, pedestrian, and cycle access will be taken from Lots Road. The scheme will be car free except for disabled car parking spaces. Long stay and short stay cycle spaces will be provided. The application also includes associated infrastructure, hard and soft landscaping works, play space and communal open space. Proposals include enhancements to the Chelsea Creek wall comprising the construction of new retaining structures, intertidal landscaping, and biodiversity improvements."*

### **Conflict of Interest**

1.2 DS2 can confirm that in preparing the AHS there are no conflicts of interest in accordance with the RICS Professional Standard Conflicts of Interest, 1st Edition, which came into effect on 1st January 2018.

### **Report Structure**

1.3 This AHS has been structured as follows:

- **Site description**
- **Development proposals**
- **Planning policy**
- **Affordable Housing Proposal**
- **Detailed Affordable Housing Proposal: Tenure and Mix of Units**
- **Detailed Affordable Housing Proposal: Rental Levels and Affordability**
- **Conclusions**

1.4 This report has been prepared by Téa Humphries MRICS, a Surveyor at DS2 and reviewed by Pascal Levine, a Partner at DS2, both of whom have significant experience of advising on affordable housing delivered as part of mixed-tenure development projects.

## 2. SITE DESCRIPTION

- 2.1 A detailed description of the Site is contained within Rolfe Judd's Planning's Planning Statement submitted with the application. A summary is provided below.

### **Site Location and Description**

- 2.2 The Site sits in the south-west corner of RBKC, where it meets the south east corner of LBHF. The Site is located on the south-western side of Lots Road between Chelsea Harbour and the King's Road. The Site is located within Lots Road Employment Zone. It is immediately adjacent to the Lots Village Conservation Area and a small part of the Site in the south west corner is located in the Sands End Conservation Area.
- 2.3 A plan showing the site is provided below, with the red line indicating the application boundary and green line indicating the borough boundary.

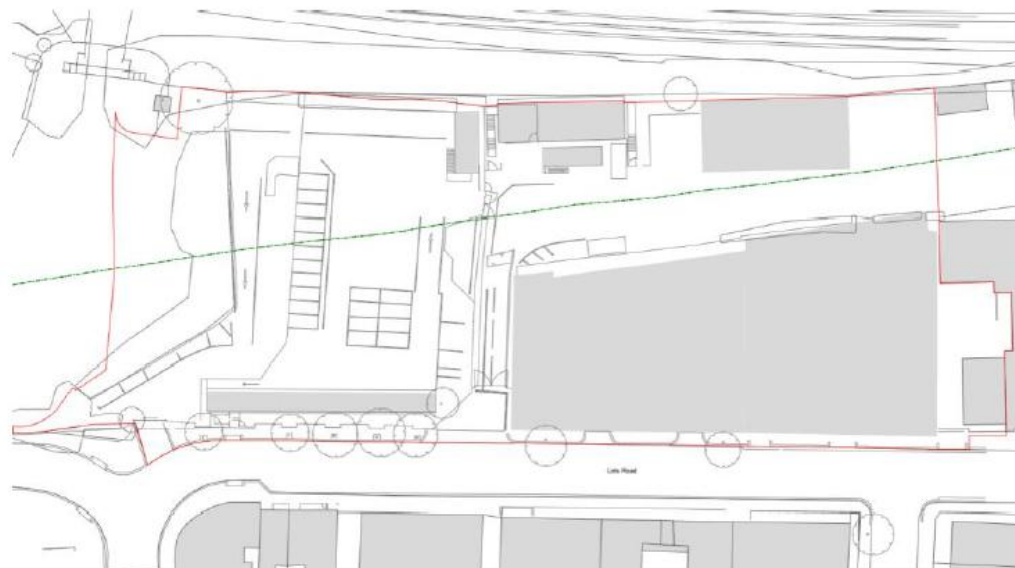


Figure 1: Red line application boundary

### **Ownership**

- 2.4 The Site is owned by RBKC.

### 3. DEVELOPMENT PROPOSALS

#### Proposed Development

- 3.1 A detailed planning application has been submitted by planning consultants, Rolfe Judd, on behalf of the Applicant for the Proposed Development.
- 3.2 A full assessment of the Proposed Development is contained within the Design and Access Statement prepared by the architects, PRP. This section of the AHS should be read in conjunction with the plans and drawings submitted as part of the application.

- 3.3 The description of development for the Proposed Development is as follows:

*“Detailed planning application for the demolition of existing buildings and structures and the comprehensive redevelopment to provide a mixed-use scheme comprising the erection of three new buildings forming five blocks ranging in height from 5 to 13 storeys. The development will deliver new homes, including affordable Extra Care homes, affordable General Needs homes and market homes (Use Class C3), alongside non-residential floorspace including flexible commercial (Use Class E (a)(b)(g), education and art gallery space (Use Class F1 a/b) and community space (Use Class F2). The scheme includes provision for a basement accommodating plant and cycle storage. Vehicular, pedestrian, and cycle access will be taken from Lots Road. The scheme will be car free except for disabled car parking spaces. Long stay and short stay cycle spaces will be provided. The application also includes associated infrastructure, hard and soft landscaping works, play space and communal open space. Proposals include and enhancements to the Chelsea Creek wall comprising the construction of new retaining structures, intertidal landscaping, and biodiversity improvements.”*

- 3.4 The Proposed Development will deliver 274 new homes, including 65 affordable Extra Care Social Rent homes, 53 affordable General Needs Social Rent homes and 156 market homes (Use Class C3). The residential dwellings will be arranged over five buildings, which will range between five and 13 storeys.

The Proposed Development will deliver:

- 156 market sale homes (C3)
  - 65 Extra Care Social Rented affordable homes (C3)
  - 53 General Needs Social Rent affordable homes (C3) and,
  - 21,938 sq ft of ground floor commercial floorspace to include: flexible commercial (Use Class E (a)(b)(g), education and art gallery space (Use Class F1 a/b) and community space (Use Class F2).
- 3.5 The Proposed Development is car free in accordance with the London Plan. Six Blue Badge spaces shared between all uses will be provided on site, with provision for two more on Lots Road if required, which are to be secured via the S106.
- 3.6 In terms of long stay cycle parking spaces, 272 will be provided for private residential (C3), 6 for Extra Care Social Rent Homes (C3), 102 for General Needs Social Rent homes (C3), 15 for commercial use. There is also a total of 65 short stay parking across all blocks.



### Amenity Space

- 3.5 The General Needs Social Rent affordable homes and market homes have access to residential amenity at podium level measuring 456 sqm. The Extra Care Social Rent homes have access to this area too, as well as a dedicated Extra Care amenity area at podium level measuring 152sqm. All units have private amenity space in the form of a balcony or terrace, the sizes of which comply with the London Plan.

### Affordable C3 Accommodation

- 3.6 The Extra Care Social Rented homes comprises 139 habitable rooms, which equates to 19.3 per cent of the habitable rooms within the development. The General Needs Social Rent homes comprises 182 habitable rooms, which equates to 25.2 per cent of the habitable rooms within the development. This equates to a total affordable provision of 44.5 per cent affordable housing by habitable rooms, provided entirely a social rent. This compares favourably to a 50% affordable housing offer, providing a policy compliant tenure mix of social rent and intermediate homes.
- 3.7 A breakdown of the affordable housing within the Proposed Development is set out in the table below and an accommodation schedule attached at **Appendix 1**.

| Table 1: Affordable Housing Mix, Lots Road South, July 25 |            |      |      |        |      |      |       |         |         |       |
|---|------------|------|------|--------|------|------|-------|---------|---------|-------|
| Tenure  | Break down | 1B2P | 2B3P | 2B3P W | 2B4P | 3B5P | EC 1B | EC 1B W | EC 1B + | Total |
| General Needs Social Rent                                 | Unit       | 9    | 16   | 7      | 5    | 16   |       |         |         | 53    |
|   | Unit Mix   | 17%  | 30%  | 13%    | 9%   | 30%  |       |         |         | 100%  |
|   | hab/rms    | 18   | 48   | 21     | 15   | 80   |       |         |         | 182   |
| Extra Care Social Rent                                    | Unit       | 0    | 0    | 0      | 0    | 0    | 46    | 10      | 9       | 65    |
|   | Unit Mix   | 0%   | 0%   | 0%     | 0%   | 0%   | 71%   | 15%     | 14%     | 100%  |
|   | hab/rms    | 0    | 0    | 0      | 0    | 0    | 92    | 20      | 27      | 139   |
| Total Units   |            | 9    | 16   | 7      | 5    | 16   | 46    | 10      | 9       | 118   |
| Total Hab rooms   |            | 18   | 48   | 21     | 15   | 80   | 92    | 20      | 27      | 321   |

### Scale and massing of development

- 3.8 The General Needs Social Rent units are located in Block C, which is a nine storey building. The Extra Care Social Rented units are located in Block C which is an 11 storey building. The market sale units sit in Block A, D and E and range in height from five to 13 storeys in height.
- 3.9 The Proposed Development blocks are set in the figure below:



Figure 2: Proposed Development blocks (Blue = open market homes, Green = Extra Care Social Rent homes, Pink = General Needs Social Rent homes)

### Summary

- 3.10 The Proposed Development includes 156 market homes, 65 affordable Extra Care Social Rent homes, 53 affordable General Needs Social Rent homes and 21,973 sq ft of commercial space.

## 4. PLANNING POLICY

- 4.1 Rolfe Judd's Planning Statement submitted as part of the planning application provides an overall review of the planning policy context in relation to the Proposed Development.
- 4.2 Since the application site straddles two local planning authority boundaries, identical full planning applications are being submitted to each authority clearly identify how the site is divided between the authorities. Each authority is required to assess the application as it relates to the part of the site within its jurisdiction and each authority must determine the application in accordance with its own development plan unless material considerations indicate otherwise. One such material consideration is the adjoining authority's development plan, particularly where cross-boundary impacts arise. In practice, authorities are expected to engage with each other to ensure consistency and avoid conflicting decisions, but there is no legal obligation to give weight to the neighbouring authority's policies beyond this discretionary consideration. Each authority will issue its own separate decision.
- 4.3 The following section of this AHS therefore provides a summary review of the key national and local planning policy that guides the delivery of affordable housing.

### **National**

#### **National Planning Policy Framework**

- 4.4 An updated National Planning Policy Framework was published in December 2024.
- 4.5 Paragraph 20 of the NPPF (2024) places a requirement on authorities to set out an overall strategy for the pattern, scale and quality of development and, in particular, make sufficient provision for housing, including affordable housing.
- 4.6 Paragraph 35 requires plans to set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.
- 4.7 Paragraph 64 of the NPPF (2024) states that where there is a need identified for affordable housing, the affordable housing should be provided on-site, except in justified circumstances.
- 4.8 Paragraph 66 of the NPPF (2024) states that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
- 4.9 The definition of affordable housing included within the Glossary (Annex 2) of the NPPF includes Social Rented, affordable rented and intermediate tenure housing as affordable housing i.e. housing provided to eligible households whose needs are not otherwise met by the market.

## **Regional**

### **London Plan (March 2021)**

4.10 The London Plan was formally adopted on the 2nd March 2021.

## **Residential**

4.11 The London Plan recognises that affordable housing is central to allowing Londoners of all means and backgrounds to play their part in community life. Providing a range of high quality, well-designed, accessible homes is important to delivering 'Good Growth', ensuring that London remains a mixed and inclusive place in which people have a choice about where to live.

4.12 The 2017 London Strategic Housing Market Assessment (SHMA) identifies that London needs 66,000 new homes each year, for at least twenty years and evidence suggests that 43,000 of them should be genuinely affordable.

4.13 Policy GG4 seeks to ensure that more homes are delivered and supports the delivery of the strategic target of 50% of all new homes being genuinely affordable. Furthermore, there is emphasis on creating mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.

4.14 The London Plan sets out the ten-year targets for net housing completions for which each local planning authority should plan. Boroughs must include these targets in their Development Plan documents. This sets a ten-year housing target of 4,480 new homes for RBKC and 16,090 for LBHF.

4.15 Policy H4 sets a strategic target of delivering 50% of all new homes delivered across London to be affordable. The affordable housing should be delivered as genuinely affordable housing. Footnote 53 states that the NPPF defines affordable housing for planning purposes.

4.16 Within this broad definition, section 4.6.3 – 4.6.9 of the London Plan sets out the Mayor's preferred affordable housing tenures and other genuinely affordable housing products.

4.17 Paragraph 4.6.3 sets out the Mayor's preferred affordable housing tenures which are set out below:

- Homes based on Social Rent levels, including Social Rent and London Affordable Rent;
- London Living Rent;
- London Shared Ownership.

4.18 Paragraph 4.6.7 states that other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy (dated 2018) definition of genuinely affordable housing and are considered by the borough to be genuinely affordable.

4.19 For dwellings to be considered affordable, annual housing costs, including mortgages, rent and service charge should be no greater than 40% of net household income.

4.20 Policy H6 states that the Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to development:

- A minimum of 30% low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/London Affordable Rent).
- A minimum of 30% intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared Ownership.
- 40% to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

4.21 Intermediate rented products such as London Living Rent and Discounted Market Rent should be affordable to household incomes of up to £67,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Rent should be affordable to households on incomes of up to £90,000.

#### **The London Plan consultation (2025)**

4.22 Consultation on the next London Plan began Friday 9<sup>th</sup> May 2025 and ran for six weeks until 22 June 2025.

4.23 The new London Plan will run from adoption in 2027 to 2050.

4.24 Para 2.13 references the Mayors threshold approach to affordable housing. I.e. to avoid submitting viability information, schemes need to provide 35 per cent affordable housing. This threshold is higher for public land and industrial land, at 50 per cent. These thresholds also apply to Build to rent, purpose-built student accommodation and housing for older people.

4.25 Para 2.13 also states that the threshold requirements will be reviewed when developing the next London Plan to make sure that they still provide the right incentives to support affordable housing need and delivery. This includes identifying whether some types of development are very challenging to deliver and will also identify where sites might not be optimised due to the requirement to include affordable housing at 10 units.

#### **Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance 2017 ("Affordable Housing and Viability SPG")**

4.26 The GLA published their adopted SPG in August 2017. The SPG carries weight in the determination of planning applications.

4.27 The SPG represents the Mayoral administration's policy objectives in relation to the delivery of new homes, including amongst other matters, affordable housing.

#### **Local**

##### **RBKC Local Plan, July 2024**

4.28 RBKC's Local Plan was adopted in July 2024.

#### **Residential**

4.29 The council use the term 'Community Housing' to describe genuinely affordable housing in the borough. A definition is set out within paragraph 5.25 of the Local Plan and in short sets out that this comprises Social Rent and London Living Rents at the lowest ward level which is currently Notting Dale Ward.

- 4.30 Policy HO3 of RBKC's Local Plan states that the Council will seek to maximise the provision of community housing in the borough and require community housing from development (including extensions) creating new residential floor space of 650 sqm (GIA).
- 4.31 Policy HO3 states that developments should provide at least 35 per cent affordable housing on private land and at least 50 per cent on public land on developments creating new residential floorspace of 650 sqm (GIA) or more. This is calculated on habitable rooms. Policy HO3 states that any exception will be required to follow the viability tested route as set out in the London Plan to demonstrate the maximum level of affordable housing through an open book viability.
- 4.32 Policy HO3 sets that affordable housing must be provided as 70 per cent Social Rent the remaining 30 per cent must be provided as intermediate with the preferred product being London Living Rent at the lowest ward level in the borough.
- 4.33 Affordable housing must be provided on-site unless exceptional circumstances justified by robust evidence supports the provision of off-site within the borough or by providing a payment in lieu to be used for the provision of new community housing within the borough.
- 4.34 Paragraph 5.38 states that a payment in lieu will only be acceptable as a last resort where it is physically impracticable to provide the community housing on-site or it is inappropriate in terms of the numbers that can be provided on-site.
- 4.35 Paragraph 5.48 states that *"Significant housing development proposing 100 or more new community homes should carry out a community space audit and provide evidence of the needs of the community in that area. The audit should include an assessment of existing provision. This must be both quantitative and qualitative. It should include an assessment of the quality and the nature of existing facilities as well as their distribution. If a shortfall is identified and there is a demonstrable need, it should be included as part of the development proposals. Early consultation with the community living in the area will form an essential element of collating this evidence. Proposals which include community space based on the above evidence should also include sustainable and long-term management plans for these uses. Facilities should be designed so that they are accessible to all sections of the community (including older and disabled people). Provision should be proportionate to the scale of the proposal and must reflect the nature of the of the development itself."*
- 4.36 Policy HO4 sets out the housing size and standards. Paragraph 5.50 states that residential developments should provide a mix of homes or an appropriate size to cater to the identified local need. The Local Housing Needs Assessment (LHNA), September 2022 identifies a different bedroom size mix for market and community housing.
- 4.37 The following mix is set out for Community Housing:

| Table 2: RBKC Community Housing unit mix, Lots Road South, July 2025 |            |
|--|------------|
| Dwelling Size  | Percentage |
| 1 Bedroom  | 16%        |
| 2 Bedroom  | 44%        |
| 3 Bedroom  | 28%        |
| 4+ Bedroom   | 12%        |

- 4.38 The policy goes on to state that household sizes vary within different groups within society. Therefore, a nuanced approach to the provision of community housing is required to ensure it meets the needs for all members of the community.
- 4.39 Policy HO5 sets out the provision for older people including new extra care. Policy HO5 sets out the support for the provision of older people's housing including new extra care, sheltered housing and care homes to meet identified local needs. It also states that Extra care, sheltered housing and any other specialist form of older people's housing development must provide onsite community (affordable) housing as per the requirements set out in Policy HO3.
- 4.40 Supporting paragraph 5.59 notes 'The Local Housing Needs Assessment, September 2022 shows that shows that number of residents aged 65 or more is projected to increase by 13,911 by 2040, a 54 per cent increase; within this, an 82 per cent increase for those aged 75 or more and a 131 per cent increase for those aged 85 or over is projected.' Supporting paragraph 5.64 notes The LHNA is showing a significant need for all forms of older people's housing including care homes, additional social rent extra care and sheltered housing in the borough.

#### **LBHF Local Plan, February 2018**

- 4.41 LBHF's Local Plan was adopted in February 2018.

#### **Residential**

- 4.42 Policy HO3 of LBHF Local Plan states that the Council will seek 50 per cent affordable housing on developments of 11 or more self-contained dwellings. This is to be calculated based on the gross rather than net provision i.e. it should be based on the total number of units proposed in the final development.
- 4.43 Policy HO3 states that 60 per cent of affordable housing should be for social or affordable renting and 40 per cent should be a range of intermediate housing.
- 4.44 The policy states that affordable housing should be provided with the provision of affordable rented and Social Rented housing in ways that enable tenants to move into home ownership.
- 4.45 In negotiating the amount of affordable housing in a proposed development policy HO3 states that the Council will seek the maximum reasonable amount of affordable housing and take into account site size and site constraints, financial viability, individual circumstances and characteristics of the site, site specific infrastructure, availability of public subsidy and CIL charge.
- 4.46 The policy states that affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated that this is not appropriate, it may be provided off-site. A cash in lieu contribution will only be acceptable where this would have demonstrable benefits in furthering the affordable housing and other policies within the Local Plan.
- 4.47 Policy HO5 requires the following for social housing:

## POLICY HO5 HOUSING MIX

The council will work with Registered Providers and other house builders to increase the supply and choice of high quality residential accommodation that meets local residents' needs and aspirations and demand for housing. In order to deliver this accommodation there should be a mix of housing types and sizes in development schemes, including family accommodation.

Developments should aim to meet the following mix subject to viability, locational characteristics and site constraints being considered on a site by site basis:

- a. for social and affordable rented housing approximately:
  - 1 bedroom: 10% of units;
  - 2 bedrooms: 40% of units;
  - 3 bedrooms: 35% of units;
  - 4+ bedrooms 15% of units;
- b. for intermediate housing approximately:
  - 1 bedroom: 50%;
  - 2 bedroom: 35%;
  - 3 or more bedrooms: 15% of units; and
- c. for market housing, a mix of unit sizes including larger family accommodation.

- 4.48 Paragraph 6.53 states the following *"Although there is a recognised need for larger house sizes in the intermediate housing market, costs of larger units can mean that that the level of subsidy required to make three or more bedroom houses affordable can make it difficult to achieve a higher proportion of the other affordable family dwellings. In addition, the council's SHMA has identified a high need for 1 bedroom properties (64%) and 2 bedroom properties (30%), based on the council's HomeBuy Register. Therefore the focus of the policy is on one and two bedroom dwellings whilst ensuring that schemes should also include larger family homes. As set out within the policy, this will be negotiated on a site by site basis."*



## 5. DETAILED AFFORDABLE HOUSING PROPOSAL: TENURE AND MIX OF UNITS

5.1 This section provides further detail on affordable housing requirements in RBKC and LBHF. The Applicant's affordable housing proposal is then discussed in relation to this.

### Affordable Housing Tenure and Types

5.2 There are a wide range of affordable housing products that can be delivered to accommodate households with different needs and income levels. All affordable housing products fall into two broad categories: social housing and intermediate housing.

5.3 Social Rent is the housing product proposed for the Proposed Development, in line with Policy HO3 of RBKC and LBHF's respective Local Plans this exceeds the 70% and 60% requirements.

5.4 The unit and tenure mix has been discussed with RBKC who are the local housing authority acquiring the units.

5.5 In its role as purchaser and future owner of the affordable housing, RBKC's Social Investment and Housing teams have confirmed support of the tenure and unit mix.

5.6 In their roles as local planning authorities, RBKC and LBHF's Planning teams have indicated support for an affordable housing offer that is wholly social rent.

### Low Cost Rented (Social/ Affordable Housing)

5.7 In line with the NPPF, affordable housing for rent is set in accordance with Government's rent policy for Social Rent (SR) or affordable rent (AR) or is at least 20 per cent below local market levels.

5.8 SR homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Guidance. The rent levels for SR homes use a capped formula (SPG).

5.9 A breakdown of the proposed Low Cost Rent (Social Rented) units is set out in the table below.

| Table 3: Affordable Housing Mix, Lots Road South, July 25 |            |      |      |        |      |      |       |         |         |       |
|---|------------|------|------|--------|------|------|-------|---------|---------|-------|
| Tenure  | Break down | 1B2P | 2B3P | 2B3P W | 2B4P | 3B5P | EC 1B | EC 1B W | EC 1B + | Total |
| General Needs Social Rent                                 | Unit       | 9    | 16   | 7      | 5    | 16   |       |         |         | 53    |
|   | Unit Mix   | 17%  | 30%  | 13%    | 9%   | 30%  |       |         |         | 100%  |
|   | hab/rms    | 18   | 48   | 21     | 15   | 80   |       |         |         | 182   |
| Extra Care Social Rent                                    | Unit       | 0    | 0    | 0      | 0    | 0    | 46    | 10      | 9       | 65    |
|   | Unit Mix   | 0%   | 0%   | 0%     | 0%   | 0%   | 71%   | 15%     | 14 %    | 100%  |
|   | hab/rms    | 0    | 0    | 0      | 0    | 0    | 92    | 20      | 27      | 139   |
| Total Units   |            | 9    | 16   | 7      | 5    | 16   | 46    | 10      | 9       | 118   |
| Total Hab rooms   |            | 18   | 48   | 21     | 15   | 80   | 92    | 20      | 27      | 321   |

5.10 The table below sets out the proposed housing mix as compared to the borough policy requirements.

| <b>Table 4: General Needs Affordable Housing Mix, Lots Road South, July 2025</b> |    |                             |                        |                        |
|--|----|-----------------------------|------------------------|------------------------|
|  |    | <b>Proposed Development</b> | <b>RBKC Local Plan</b> | <b>LBHF Local Plan</b> |
| General needs Social Rent  | 1B | 17%                         | 16%                    | 10%                    |
|  | 2B | 52%                         | 44%                    | 40%                    |
|  | 3B | 30%                         | 28%                    | 35%                    |
|  | 4B | 0%                          | 12%                    | 15%                    |
| Extra care   | 1B | 100%                        |                        |                        |

5.11 The above demonstrates that the Proposed Development exceeds the requirement of one and two bedroom units as outlined at policy HO4 of RBKC Local Plan and policy HO4 of LBHF Local Plan. In respect of the three bedroom units, 30 per cent (44 per cent by habitable room) are provided as three bedroom units, exceeding the requirements of RBKC albeit short of LBHF requirements for three bedroom units, however as described above the tenure mix has considered the requirement of RBKC as the acquiring authority, who shall be managing these homes.

5.12 The provision of Extra Care as all one bedroom homes is driven by the brief from RBKC's Adult Social Care Team, who will be managing the units, and consider this type of home best meets the needs of qualifying residents. People who 1) are eligible for social housing and 2) have care and support needs identified through an Adult Social Care Assessment, would qualify as potential occupiers. Residents who may qualify for ECH include:

- People over 50 years
- People under 50 years (but over 18) by exception
- People with dementia and other cognitive conditions
- People with a learning disability
- People with a physical disability
- People with a sensory disability
- People with mental health needs
- People with recovered/ managed substance and alcohol misuse
- People with long-term conditions including neurological conditions.

#### **Location of Units**

5.13 The Extra Care and General Needs affordable homes are all located within a single building, which forms part of a three-block structure, including market sales homes. The image below sets out the block positions on the Site. The blocks in this building are arranged around a shared raised podium garden.

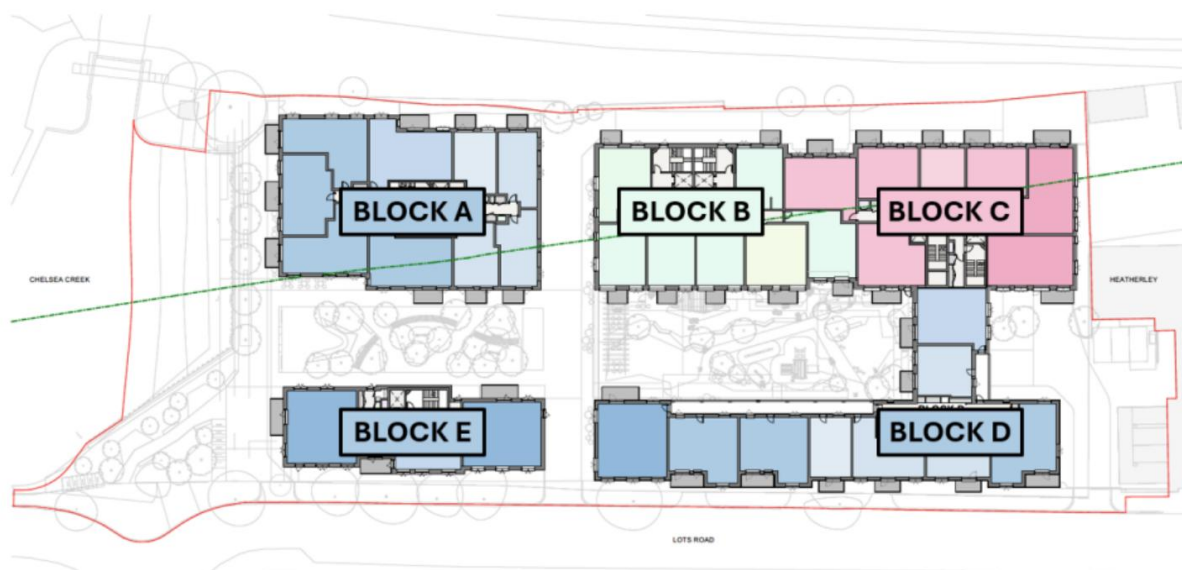


Figure 3: Proposed Development block locations (Blue = open market homes, Green = Extra Care Social Rent homes, Pink = General Needs Social Rent homes)

### Design of Units

5.14 The affordable housing units have been designed in accordance with the London Plan and the GLA's Supplementary Planning Guidance.

5.15 The following tables sets out the average sizes per unit type of the Proposed Development.

| Table 5: Average General Needs Affordable Unit Sizes, Lots Road South, July 2025 |       |      |        |       |       |       |         |         |
|--|-------|------|--------|-------|-------|-------|---------|---------|
|  | 1B2P  | 2B3P | 2B3P W | 2B4P  | 3B5P  | EC 1B | EC 1B W | EC 1B + |
| General Needs Social Rent Average (sqm)  | 52.94 | 62.7 | 73.9   | 72.16 | 86.45 | -     | -       | -       |
| General Needs Social Rent Average (sq ft)  | 570   | 675  | 795    | 777   | 931   | -     | -       | -       |
| Extra Care Social Rent Average (sqm)   | -     | -    | -      | -     | -     | 56.28 | 65.2    | 69.77   |
| Extra Care Social Rent Average (sq ft)   | -     | -    | -      | -     | -     | 606   | 702     | 751     |

5.16 These unit sizes all exceed those required in Nationally Described Space Standard.

5.17 High quality residential accommodation is provided.

5.18 Key elements of the design of the General Needs homes are:

- A principal entrance to the Block on Lots Road, as well as a secondary entrance from the northern side.
- Accessible cycle and refuse stores, conveniently located.
- Lift and stair access to all floors.
- A mix of homes with different aspects.

- Separate kitchen for some of the General Needs Social Rent provision.
- In other units an inclusive open-plan arrangement with kitchen overlooking living area for a flexible living experience.
- External private amenity space that is usable and provides seclusion.

5.19 For the Extra Care Social Rent Housing the salient design features include:

- An entrance to the Block from the community square
- Accessible mobility scooter recharging store and refuse stores, conveniently located.
- Independent self-contained flats and communal spaces are designed to be wheelchair accessible, having generous space standards, with 10 designed to full wheelchair user standards. The flats would contain fully fitted kitchens, an accessible shower room, bedroom and lounge.
- Communal lounge and activities room for social gathering.
- Lift and stair access to all floors.
- Assisted bathroom.
- Facilities for staff and carers including office, rest meeting and changing
- Provision of extra facilities including a launderette room.

#### **Wheelchair Accessible Units**

5.20 As required by Policy HO4 of the RBKC Local Plan and HO6 of LBHF Local Plan 10 per cent of the Social Rent homes will be provided as wheelchair accessible and meet Building Regulation M4(3) standard.

5.21 The Proposed Development will provide seven General Needs Social Rent wheel chair accessible units which accounts for 11.5 per cent of General Needs Social Rent affordable homes by habitable room. The Proposed Development will provide 10 Extra Care Social Rent accessible units which accounts for 14.3 per cent of Extra Care Social Rent homes by habitable room.

#### **Design and Register Provider (RP) Engagement**

5.22 The Affordable homes are to be acquired and managed by RBKC. RBKC's housing team have been engaged through the design process to ensure that the Proposed Development meets their requirements and expectations.

#### **Summary**

5.23 In general terms, the design is intended to deliver a range of unit sizes across the Proposed Development. The design mediates between the Local Plan and need to deliver a high proportion

of affordable housing and maximum number of units overall, as well as the wish to maximise the number of units delivered in an acceptable planning volume.

- 5.24 The Proposed Development delivers a range of different sized accommodation, exceeding both RBKC and LBHF requirements for two bedroom units and exceeding RBKC requirements for three bedroom units as set out at table 5.2 of the RBKC Local Plan.
- 5.25 The Low Cost Rented (Social Rented) accommodation will meet the needs of a range of households, including larger family households and the development also provides Extra Care Social Rent units.
- 5.26 The requirements to ensure that 10 per cent of all C3 residential habitable rooms are wheelchair accessible has been met through the provision of 7 (11.5 per cent) General Needs Social Rent units and 10 (14.3 per cent) Extra Care Social Rent units.
- 5.27 The Applicant has worked with RBKC who are acquiring the affordable units to ensure that the Proposed Development delivers high quality affordable housing that will meet the needs of residents and management teams.

6. DETAILED AFFORDABLE HOUSING PROPOSAL: INCOME LEVELS & AFFORDABILITY

6.1 We have assumed the following rents for the General Needs Social Rent and Extra Care Social Rent units:

| Table 6: Proposed weekly Social Rents per 25/26, Lots Road South, July 2025 |         |         |         |         |         |         |         |         |
|---|---------|---------|---------|---------|---------|---------|---------|---------|
| Unit Type   | 1B2P    | 2B3P    | 2B3P W  | 2B4P    | 3B5P    | EC 1B   | EC 1B W | EC 1B + |
| General Needs Social Rent per week  | £215.16 | £227.79 | £227.79 | £227.79 | £240.45 |         |         |         |
| Extra Care Social Rent per week   |         |         |         |         |         | £215.16 | £215.16 | £215.16 |

- 6.2 These rents are compliant with RBKC’s Chelsea Riverside Ward’s Local Housing Allowance rates.
- 6.3 As a final affordability safeguard, the rent for any individual home must be at least 20 per cent below its assessed market rent as stated in the NPPF (2024).

## 7. CONCLUSION

- 7.1 The Proposed Development will deliver a significant number of planning benefits which will serve to enhance the local area and further afield including 65 affordable Extra Care Social Rent homes, 53 affordable General Needs Social Rent homes and 156 market homes (Use Class C3). This reflects the provision of 44.50 per cent affordable housing when calculated as a percentage of the total habitable rooms, provided entirely as social rent. This compares favourably to a 50% affordable housing offer, providing a policy compliant tenure mix of social rent and intermediate homes.
- 7.2 The Applicant has undertaken extensive consultation with RBKC local housing authority who are acquiring the affordable units to ensure that the design is suitable and will meet the needs of a wide range of households in housing need and can be effectively managed in the longer term.

### Prepared by:



**Téa Humphries MRICS**  
**SURVEYOR**

Email: [tea.humphries@ds2.co.uk](mailto:tea.humphries@ds2.co.uk)  
Direct: 07745 110 901

### Reviewed by:



**Pascal Levine MRICS**  
**PARTNER**

Email: [Pascal.Levine@DS2.co.uk](mailto:Pascal.Levine@DS2.co.uk)  
Direct: 07720 087921

**For and on behalf of: Mount Anvil (Lots Road LLP)**

**Date: 11 July 2025**

## APPENDIX ONE: ACCOMMODATION SCHEDULE



9.1 Schedule of Accommodation

|                       | Block A - Residential              |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
|-----------------------|------------------------------------|-----------------------|------|--------|------|--------|------|--------|-------|------|------|-------|---------|----------------------|----------------------|-----------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|-----------------|-----------------|
|                       | UNITS                              |                       |      |        |      |        |      |        |       |      |      |       |         | Total                | NIA                  |                       | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA    |                       | Inset Balcony GEA    |                       | Deck Access GIA      |                       | Deck Access GEA |                 |
|                       | Level                              | 1B                    |      |        | 2B   |        |      |        | 3B    |      | 1B   |       |         |                      | Residential NIA (m²) | Residential NIA (ft²) | Residential GIA (m²)             | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) |                 |                 |
|                       |                                    | 1B1P                  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B | EC 1B W |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       | EC 1B +         |                 |
| PRIVATE               | Basement                           |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 156                              | 1,678                            | 190                              | 2,045                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | Ground Floor                       |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 553                              | 5,957                            | 599                              | 6,445                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 1                                  | 1                     | 3    |        |      |        |      | 1      | 4     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 2                                  | 1                     | 3    |        |      |        |      | 1      | 4     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 3                                  | 1                     | 3    |        |      |        |      | 1      | 4     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 4                                  | 1                     | 3    |        |      |        |      | 1      | 4     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 5                                  | 1                     | 3    |        |      |        |      | 1      | 4     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 6                                  | 1                     | 3    |        |      |        |      | 1      | 4     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 7                                  | 1                     | 3    |        |      |        |      |        | 5     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 8                                  | 1                     | 3    |        |      |        |      |        | 5     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 9                                  | 1                     | 3    |        |      |        |      |        | 5     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 10                                 | 1                     | 3    |        |      |        |      |        | 5     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 11                                 | 1                     | 3    |        |      |        |      |        | 5     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 12                                 | 1                     | 3    |        |      |        |      |        | 5     |      |      |       |         |                      |                      | 9                     | 602.3                            | 6,483                            | 762.4                            | 8,206                            | 828.0                | 8,913                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | TOTAL UNITS                        | 12                    | 36   | 0      | 0    | 0      | 0    | 6      | 54    | 0    | 0    | 0     | 0       | 0                    | 108                  | 7227                  | 77,794                           | 9,858                            | 106,112                          | 10,725                           | 115,440              | 0                     | 0                    | 0                     | 0                    | 0                     | 0               |                 |
|                       | % by UNITS                         | 11%                   | 33%  |        |      |        |      | 6%     | 50%   |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
| AFFORDABLE EXTRA CARE | Block B - Residential (Extra Care) |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
|                       | UNITS                              |                       |      |        |      |        |      |        |       |      |      |       |         | Total                | NIA                  |                       | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA    |                       | Inset Balcony GEA    |                       | Deck Access GIA      |                       | Deck Access GEA |                 |
|                       | Level                              | 1B                    |      |        | 2B   |        |      |        | 3B    |      | 1B   |       |         |                      | Residential NIA (m²) | Residential NIA (ft²) | Residential GIA (m²)             | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) |                 |                 |
|                       |                                    | 1B1P                  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B | EC 1B W |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       | EC 1B +         |                 |
|                       | Basement                           |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 50                               | 534                              | 59                               | 638                              | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | Ground Floor                       |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 468                              | 5,033                            | 504                              | 5,430                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 1                                  |                       |      |        |      |        |      |        |       |      |      | 5     | 1       |                      |                      | 6                     | 366.8                            | 3,948                            | 661.3                            | 7,118                            | 722.5                | 7,777                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 2                                  |                       |      |        |      |        |      |        |       |      |      | 5     | 1       | 1                    |                      | 7                     | 416.8                            | 4,486                            | 584.9                            | 6,296                            | 639.8                | 6,887                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 3                                  |                       |      |        |      |        |      |        |       |      |      | 5     | 1       | 1                    |                      | 7                     | 416.8                            | 4,486                            | 584.9                            | 6,296                            | 639.8                | 6,887                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 4                                  |                       |      |        |      |        |      |        |       |      |      | 5     | 1       | 1                    |                      | 7                     | 416.8                            | 4,486                            | 584.9                            | 6,296                            | 639.8                | 6,887                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 5                                  |                       |      |        |      |        |      |        |       |      |      | 5     | 1       | 1                    |                      | 7                     | 416.8                            | 4,486                            | 584.9                            | 6,296                            | 639.8                | 6,887                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 6                                  |                       |      |        |      |        |      |        |       |      |      | 5     | 1       | 1                    |                      | 7                     | 416.8                            | 4,486                            | 584.9                            | 6,296                            | 639.8                | 6,887                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 7                                  |                       |      |        |      |        |      |        |       |      |      | 4     | 1       | 1                    |                      | 6                     | 354.6                            | 3,817                            | 514.9                            | 5,542                            | 578.9                | 6,231                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 8                                  |                       |      |        |      |        |      |        |       |      |      | 4     | 1       | 1                    |                      | 6                     | 354.6                            | 3,817                            | 514.9                            | 5,542                            | 578.9                | 6,231                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 9                                  |                       |      |        |      |        |      |        |       |      |      | 4     | 1       | 1                    |                      | 6                     | 354.6                            | 3,817                            | 514.9                            | 5,542                            | 578.9                | 6,231                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 10                                 |                       |      |        |      |        |      |        |       |      |      | 4     | 1       | 1                    |                      | 6                     | 354.6                            | 3,817                            | 514.9                            | 5,542                            | 578.9                | 6,231                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | TOTAL UNITS                        | 0                     | 0    | 0      | 0    | 0      | 0    | 0      | 0     | 0    | 46   | 10    | 9       |                      | 65                   | 3869                  | 41,645                           | 6,163                            | 66,334                           | 6,801                            | 73,203               | 0                     | 0                    | 0                     | 0                    | 0                     | 0               |                 |
|                       | % by UNITS                         |                       |      |        |      |        |      |        |       |      | 71%  | 15%   | 14%     |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
| AFFORDABLE            | Block C - Residential              |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
|                       | UNITS                              |                       |      |        |      |        |      |        |       |      |      |       |         | Total                | NIA                  |                       | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA    |                       | Inset Balcony GEA    |                       | Deck Access GIA      |                       | Deck Access GEA |                 |
|                       | Level                              | 1B                    |      |        | 2B   |        |      |        | 3B    |      | 1B   |       |         |                      | Residential NIA (m²) | Residential NIA (ft²) | Residential GIA (m²)             | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) |                 |                 |
|                       |                                    | 1B1P                  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B | EC 1B W |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       | EC 1B +         |                 |
|                       | Basement                           |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 50                               | 534                              | 59                               | 638                              | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | Ground Floor                       |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 414                              | 4,454                            | 437                              | 4,699                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 1                                  |                       | 2    |        | 2    |        |      |        |       | 2    |      |       |         |                      |                      | 6                     | 417.1                            | 4,490                            | 573.4                            | 6,172                            | 622.3                | 6,698                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 2                                  |                       | 1    |        | 2    | 1      | 1    |        |       | 2    |      |       |         |                      |                      | 7                     | 495.6                            | 5,334                            | 650                              | 6,994                            | 705.0                | 7,589                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 3                                  |                       | 1    |        | 2    | 1      | 1    |        |       | 2    |      |       |         |                      |                      | 7                     | 495.6                            | 5,334                            | 649.8                            | 6,994                            | 705.0                | 7,589                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 4                                  |                       | 1    |        | 2    | 1      | 1    |        |       | 2    |      |       |         |                      |                      | 7                     | 495.6                            | 5,334                            | 649.8                            | 6,994                            | 705.0                | 7,589                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 5                                  |                       | 1    |        | 2    | 1      | 1    |        |       | 2    |      |       |         |                      |                      | 7                     | 495.6                            | 5,334                            | 647.6                            | 6,971                            | 708.0                | 7,621                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 6                                  |                       | 1    |        | 2    | 1      | 1    |        |       | 2    |      |       |         |                      |                      | 7                     | 495.6                            | 5,334                            | 647.6                            | 6,971                            | 708.0                | 7,621                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 7                                  |                       | 1    |        | 2    | 1      |      |        |       | 2    |      |       |         |                      |                      | 6                     | 423.3                            | 4,557                            | 568.8                            | 6,123                            | 634.0                | 6,824                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 8                                  |                       | 1    |        | 2    | 1      |      |        |       | 2    |      |       |         |                      |                      | 6                     | 423.3                            | 4,557                            | 568.8                            | 6,123                            | 634.0                | 6,824                 | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | TOTAL UNITS                        | 0                     | 9    | 0      | 16   | 7      | 5    | 0      | 0     | 16   | 0    | 0     | 0       | 0                    | 53                   | 3742                  | 40,274                           | 5,419                            | 58,330                           | 5,917                            | 63,691               | 0                     | 0                    | 0                     | 0                    | 0                     | 0               |                 |
|                       | % by UNITS                         |                       | 17%  | 0%     | 30%  | 13%    | 9%   |        |       | 30%  |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
| PRIVATE               | Block D - Residential              |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
|                       | UNITS                              |                       |      |        |      |        |      |        |       |      |      |       |         | Total                | NIA                  |                       | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA    |                       | Inset Balcony GEA    |                       | Deck Access GIA      |                       | Deck Access GEA |                 |
|                       | Level                              | 1B                    |      |        | 2B   |        |      |        | 3B    |      | 1B   |       |         |                      | Residential NIA (m²) | Residential NIA (ft²) | Residential GIA (m²)             | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) |                 |                 |
|                       |                                    | 1B1P                  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B | EC 1B W |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       | EC 1B +         |                 |
|                       | Basement                           |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 156                              | 1,678                            | 190                              | 2,045                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | Ground Floor                       |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 227                              | 2,439                            | 243                              | 2,615                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
|                       | 1                                  | 1                     | 2    | 1      |      |        |      |        | 3     | 1    |      |       |         |                      |                      | 9                     | 626.1                            | 6,739                            | 725.8                            | 7,812                            | 827.8                | 8,910                 | 15.7                 | 169                   | 16.2                 | 175                   | 59.5            | 640             |
|                       | 2                                  | 1                     | 2    | 1      |      |        |      |        | 3     | 1    |      |       |         |                      |                      | 9                     | 626.1                            | 6,739                            | 725.8                            | 7,812                            | 827.8                | 8,910                 | 15.7                 | 169                   | 16.2                 | 175                   | 59.5            | 640             |
|                       | 3                                  | 1                     | 2    | 1      |      |        |      |        | 3     | 1    |      |       |         |                      |                      | 9                     | 626.1                            | 6,739                            | 725.8                            | 7,812                            | 827.8                | 8,910                 | 15.7                 | 169                   | 16.2                 | 175                   | 59.5            | 640             |
|                       | 4                                  | 1                     | 2    | 1      |      |        |      |        | 3     | 1    |      |       |         |                      |                      | 9                     | 626.1                            | 6,739                            | 725.8                            | 7,812                            | 827.8                | 8,910                 | 15.7                 | 169                   | 16.2                 | 175                   | 59.5            | 640             |
|                       |                                    | TOTAL UNITS           | 4    | 8      | 4    | 0      | 0    | 4      | 0     | 12   | 0    | 4     | 0       | 0                    | 0                    | 36                    | 2504                             | 26,957                           | 3,286                            | 35,367                           | 3,744                | 40,301                | 63                   | 678                   | 65                   | 699                   | 238             | 2,562           |
|                       |                                    | % by UNITS            | 11%  | 22%    | 11%  |        |      | 11%    |       | 33%  |      | 11%   |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
|                       | PRIVATE                            | Block E - Residential |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |
|                       |                                    | UNITS                 |      |        |      |        |      |        |       |      |      |       |         |                      | Total                | NIA                   |                                  | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                      | Inset Balcony GIA     |                      | Inset Balcony GEA     |                      | Deck Access GIA       |                 | Deck Access GEA |
| Level                 |                                    | 1B                    |      |        | 2B   |        |      |        | 3B    |      | 1B   |       |         | Residential NIA (m²) |                      | Residential NIA (ft²) | Residential GIA (m²)             | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) |                 |                 |
|                       |                                    | 1B1P                  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B | EC 1B W |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       | EC 1B +         |                 |
| Basement              |                                    |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 156                              | 1,678                            | 190                              | 2,045                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
| Ground Floor          |                                    |                       |      |        |      |        |      |        |       |      |      |       |         |                      |                      |                       | 153                              | 1,646                            | 172                              | 1,850                            | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0               | 0               |
| 1                     |                                    |                       |      |        |      |        | 1    |        |       |      |      |       |         |                      |                      |                       |                                  |                                  |                                  |                                  |                      |                       |                      |                       |                      |                       |                 |                 |

9.1 Schedule of Accommodation

| PRIVATE                           | PRIVATE             |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      | Hab Room<br>400       |
|-----------------------------------|---------------------|-------|------|--------|------|--------|------|--------|-------|------|------|-------|----------------------|-------|-----------------------|----------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|
|                                   |                     | UNITS |      |        |      |        |      |        |       |      |      |       |                      | Total | NIA                   |                      | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA     |                      | Inset Balcony GEA     |                      | Deck Access GIA       |                      | Deck Access GEA       |                      |                       |
|                                   |                     | 1B    |      |        | 2B   |        |      | 3B     |       | 1B   |      |       | Residential NIA (m²) |       | Residential NIA (ft²) | Residential GIA (m²) | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²)             | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) |                      |                       |
|                                   |                     | 1B1P  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       | EC 1B W              |                       |
|                                   | TOTAL UNITS         | 16    | 44   | 4      | 0    | 0      | 8    | 6      | 66    | 0    | 12   | 0     | 0                    | 0     | 156                   | 10,803               | 116,288                          | 14,818                           | 159,499                          | 16,413                           | 176,669               | 97                   | 1,039                 | 100                  | 1,077                 | 238                  | 2,562                 | 266                  | 2,863                 |
|                                   | % by UNITS          | 10%   | 28%  | 3%     |      |        | 5%   | 4%     | 42%   |      | 8%   |       |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      |                       |
| EXTRA CARE                        | EXTRA CARE          |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      | Hab Room<br>139       |
|                                   |                     | UNITS |      |        |      |        |      |        |       |      |      |       |                      | Total | NIA                   |                      | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA     |                      | Inset Balcony GEA     |                      | Deck Access GIA       |                      | Deck Access GEA       |                      |                       |
|                                   |                     | 1B    |      |        | 2B   |        |      | 3B     |       | 1B   |      |       | Residential NIA (m²) |       | Residential NIA (ft²) | Residential GIA (m²) | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²)             | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) |                      |                       |
|                                   |                     | 1B1P  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       | EC 1B W              |                       |
|                                   | TOTAL UNITS         | 0     | 0    | 0      | 0    | 0      | 0    | 0      | 0     | 0    | 0    | 46    | 10                   | 9     | 65                    | 3,869                | 41,645                           | 6,163                            | 66,334                           | 6,801                            | 73,203                | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     |
|                                   | % by UNITS          |       |      |        |      |        |      |        |       |      |      | 71%   | 15%                  | 14%   |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      |                       |
| AFFORDABLE                        | AFFORDABLE          |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      | Hab Room<br>182       |
|                                   |                     | UNITS |      |        |      |        |      |        |       |      |      |       |                      | Total | NIA                   |                      | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA     |                      | Inset Balcony GEA     |                      | Deck Access GIA       |                      | Deck Access GEA       |                      |                       |
|                                   |                     | 1B    |      |        | 2B   |        |      | 3B     |       | 1B   |      |       | Residential NIA (m²) |       | Residential NIA (ft²) | Residential GIA (m²) | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²)             | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) |                      |                       |
|                                   |                     | 1B1P  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       | EC 1B W              |                       |
|                                   | TOTAL UNITS         | 0     | 9    | 0      | 16   | 7      | 5    | 0      | 0     | 16   | 0    | 0     | 0                    | 0     | 53                    | 3,742                | 40,274                           | 5,419                            | 58,330                           | 5,917                            | 63,691                | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     | 0                    | 0                     |
|                                   | % by UNITS          |       | 17%  | 0%     | 30%  | 13%    | 9%   |        |       | 30%  |      |       |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      |                       |
| TOTAL RESIDENTIAL                 | TOTAL RESIDENTIAL   |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      | Hab Room<br>721       |
|                                   |                     | UNITS |      |        |      |        |      |        |       |      |      |       |                      | Total | NIA                   |                      | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                                  | Inset Balcony GIA     |                      | Inset Balcony GEA     |                      | Deck Access GIA       |                      | Deck Access GEA       |                      |                       |
|                                   |                     | 1B    |      |        | 2B   |        |      | 3B     |       | 1B   |      |       | Residential NIA (m²) |       | Residential NIA (ft²) | Residential GIA (m²) | Residential GIA (ft²)            | Residential GEA (m²)             | Residential GEA (ft²)            | Residential GIA (m²)             | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) |                      |                       |
|                                   |                     | 1B1P  | 1B2P | 1B2P W | 2B3P | 2B3P W | 2B4P | 2B4P W | 2B4P+ | 3B5P | 3B6P | EC 1B |                      |       |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       | EC 1B W              |                       |
|                                   | TOTAL UNITS         | 16    | 53   | 4      | 16   | 7      | 13   | 6      | 66    | 16   | 12   | 46    | 10                   | 9     | 274                   | 18,414               | 198,207                          | 26,400                           | 284,163                          | 29,131                           | 313,562               | 97                   | 1,039                 | 100                  | 1,077                 | 238                  | 2,562                 | 266                  | 2,863                 |
|                                   | % by UNITS          | 6%    | 19%  | 1%     | 6%   | 3%     | 5%   | 2%     | 24%   | 6%   | 4%   | 17%   | 4%                   | 3%    |                       |                      |                                  |                                  |                                  |                                  |                       |                      |                       |                      |                       |                      |                       |                      |                       |
| EXTERNAL GIA<br>(separate figure) |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | GIA                              |                                  | GEA                              |                                  |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | GIA (m²)                         | GIA (ft²)                        | GEA (m²)                         | GEA (ft²)                        |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | Deck Access         |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 238                              | 2,562                            | 266                              | 2,863                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | Inset balconies     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 97                               | 1,039                            | 100                              | 1,077                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | TOTAL               |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 335                              | 3,601                            | 366                              | 3,940                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
| TOTAL COMMERCIAL                  |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | GIA                              |                                  | GEA                              |                                  |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | Commercial GIA (m²)              | Commercial GIA (ft²)             | Commercial GEA (m²)              | Commercial GEA (ft²)             |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | Café                |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 128                              | 1,381                            | 141                              | 1,517                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | Community Centre    |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 246                              | 2,648                            | 252                              | 2,717                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | Flexible commercial |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 840                              | 9,044                            | 927                              | 9,980                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | SIES                |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 614                              | 6,607                            | 631                              | 6,792                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | BOH                 |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 210                              | 2,258                            | 258                              | 2,779                            |                       |                      |                       |                      |                       |                      |                       |                      |                       |
|                                   | TOTAL               |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      | 2,038                            | 21,939                           | 2,210                            | 23,785                           |                       |                      |                       |                      |                       |                      |                       |                      |                       |
| OVERALL                           |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  | GIA (Excluding Balconies & Deck) |                                  | GEA (Excluding Balconies & Deck) |                       | Balcony GIA          |                       | Balcony GEA          |                       | Deck Access GIA      |                       | Deck Access GEA      |                       |
|                                   |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  | Total GIA (m²)                   | Total GIA (ft²)                  | Residential GEA (m²)             | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) | Residential GIA (m²) | Residential GIA (ft²) | Residential GEA (m²) | Residential GEA (ft²) |
|                                   |                     |       |      |        |      |        |      |        |       |      |      |       |                      |       |                       |                      |                                  | 28,438                           | 306,102                          | 31,341                           | 337,348               | 97                   | 1,039                 | 100                  | 1,077                 | 238                  | 2,562                 | 266                  | 2,863                 |