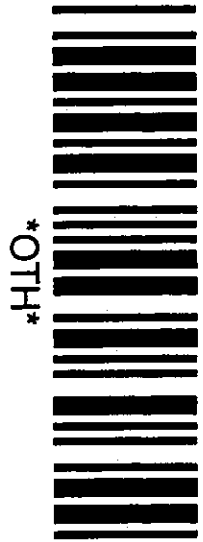


ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



\*OTH\*

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incorrect to assume that the proposed accommodation is 'below standard' as was suggested.

In terms of mixture of housing types, the proposed development fulfils the Royal Borough's requirements as described within their policies H14 and H19. The committee should accordingly appreciate that this development will add high quality accommodation to the Borough housing stock.

### **Townscape, architectural design and massing**

It has been pointed out that the density calculation produces a figure that falls within the category above that which would be justified by the UDP for affordable housing. But it has also been stressed that this in itself does not constitute grounds for refusal of planning consent.

The issue of density then effectively becomes a discussion about the townscape context, architectural design and massing. These aspects of the scheme have been the subject of exhaustive consideration by the applicant and the council's officers. Both the planning case officer and the conversation officer have approved the solution, which seeks to address all the surroundings of the site in architectural and urban design terms. The scheme in fact deliberately assumes a variety of characteristics and scales in response to the different townscape considerations on each boundary. It is not conceived as a single block and should not be read as one.

At its highest point it is only as high as the roofline of the houses on St Ann's Villas, and at its lowest it aligns precisely with the roof of the adjacent 2-storey coach house.

It respects the assortment of surrounding styles but avoids pastiche. It will make its own elegant and distinctive contribution providing an effective gateway to the Royal Borough in contemporary terms.

It is designed by a highly regarded London architectural practice commissioned to produce a building of fine detail made with quality materials addressing the complexities of the site.

In summary, we invite the committee to look at the proposals with fresh eyes. And give positive consideration to a project that will both respond architecturally to the challenge of this awkward and derelict site, and also provide much needed affordable housing to the Royal Borough.

Our architects are preparing further illustrative material and material display boards to be available for the committee meeting.

For further information I understand that L.B Hammersmith & Fulham planning officers had submitted the report with the recommendation for approval but following RBKC deferral will consider at their next meeting.

In addressing any Housing Needs and Housing Strategy issues our views are as follows: -

## Housing Needs and Housing Strategy

The proposals actively meet Housing Strategy 2001-2004 Strategic Aim 1 – "To meet housing need by promoting the supply of affordable housing in all tenures" This objective is again a focal part of the current draft Housing Strategy 2003-2008.

To provide the affordable flats NHHO: -

- Have received in to the Royal Borough over £500,000 of public subsidy in Housing Corporation Social Housing Grant plus Recycled Capital Grant Fund
- Will raise a Private Finance loan of £465,000 to fund the affordable units
- Will raise a cross subsidy of £153,000 from the outright sale housing to fund the affordable units

Any reduction in unit numbers jeopardises the scheme and risks the loss of existing grant funding to the Royal Borough.

Again the affordable housing numbers, contrary to Housing Strategy objectives, would be the first to reduce if numbers were lost due to the need to maintain financial viability.

Prices are advised to start from £190,000 for a one bedroom flat (Lamberts formal valuation). In line with the Housing Corporation and RBKC affordability requirements it is proposed to market an average 25% equity share to typical income groups between £25,000(single income) and £27,000 (joint income). The nominations are to be as agreed with RBKC Housing Department and will typically be to local first time shared ownership buyers.

### Conclusion

In conclusion we strongly believe the scheme meets the Royal Borough Planning and Housing policies and merits full planning approval.

Avanti Architects are preparing display material and drawings for the meeting so a further appreciation of the building can be gained and assist with our request for approval. This will be with you shortly. In the meantime if you require any additional information at this stage please contact Steve Rawlings or Sanjiv Bhola at this office (I am on leave until 2<sup>nd</sup> Sept).

Yours sincerely



Nigel Lane  
Area Development Manager

Cc Avanti Architects  
Steve Rawlings  
Sanjiv Bhola

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Mr. K. Lankarani,  
Avanti Architects,  
1 Torriano Mews,  
LONDON, NW5 2RZ.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

29 August 2002



KENSINGTON  
AND CHELSEA

---

My reference: EDPC/MJF/PP  
02/0901

Your reference:

Please ask for: Mr. French

Dear Mr. Lankarani,

**7 Swanscombe Road, W.11.**

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 3 September 2002 at the Town Hall in Committee Room 1 at 7.10 p.m. on the above application.

An objector to the planning application has requested to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

In the event of only the objector appearing, he/she will be given an opportunity to state his/her objections and answer any questions asked by Members relating to the proposals. With regard to the applicant/agent, he/she will be allowed to make a short summary address of the proposals and be prepared to answer any questions raised by Members of the Committee.

Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

M. J. French,  
Executive Director, Planning and Conservation.

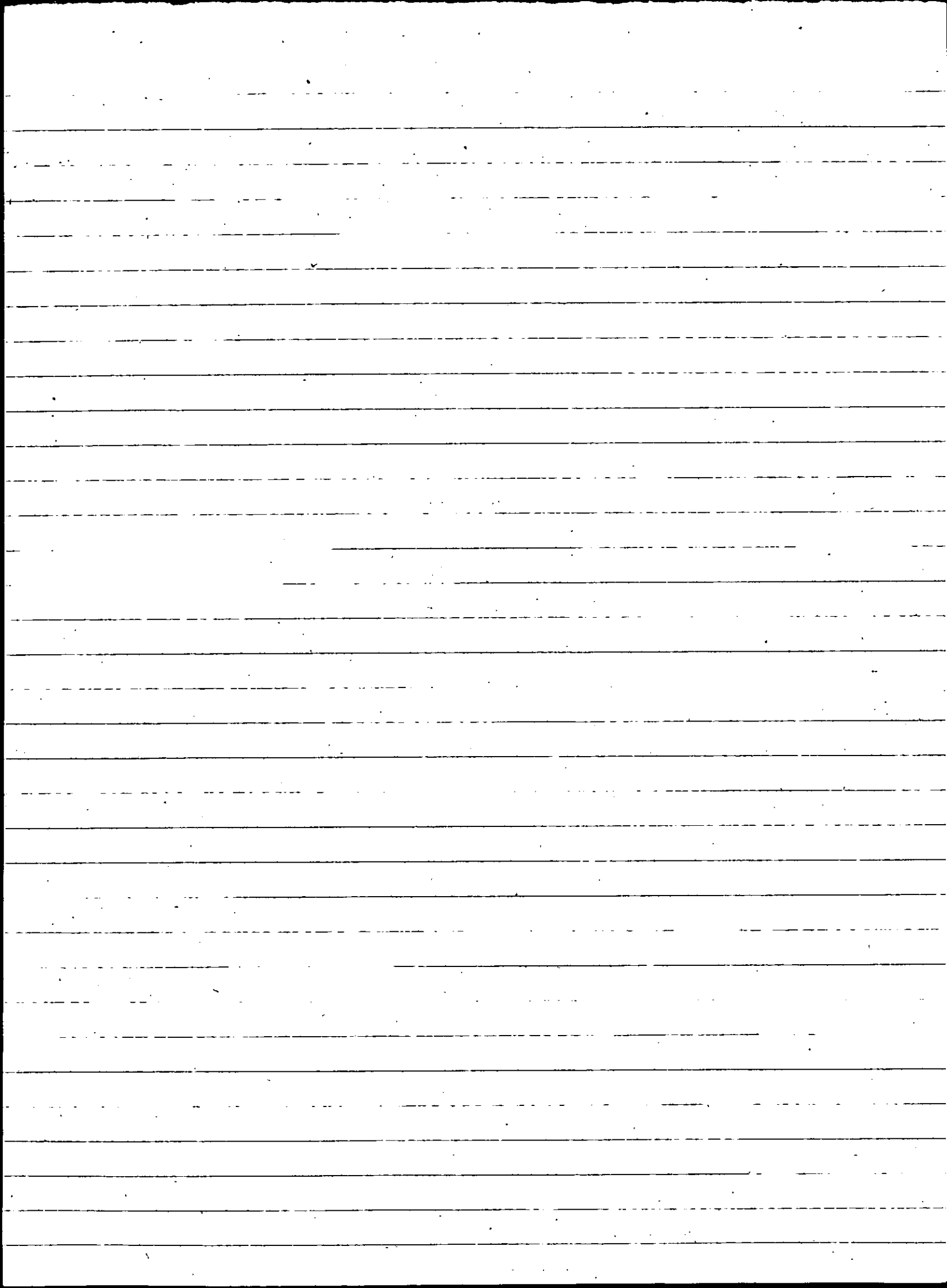
Letter from Susan Denham

(94)

- Wishes to point out that the developers reasons for not wishing to amend their application are speculative, financial which is not normally a material planning consideration, and ignore the policies on density and parking that are breached in the proposal.
- Points out that there would not be any 'loss' of housing if this proposal is rejected, given that none exists at present and given the extant permission for 13 units
- Concludes that there would be material harms to townscape and amenity if the proposal was to be approved.

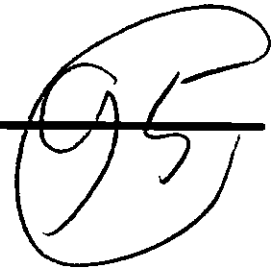
Letter from Norland Conservation Society

Observe that this unaltered proposal attracts all of the serious misgivings that they listed in their previous objections letter, and takes no account of the considered comments then made.



**Taylor, Derek: PC-PlanSvc**

**From:** Taylor, Derek: PC-PlanSvc  
**Sent:** 03 September 2002 10:48  
**To:** 'Susan Denham'  
**Subject:** RE: Development at 7 Swanscombe Road



Thanks for this - I'll make the points to the Committee although I will, of necessity, have to summarise them a little.

The case is scheduled for 7.10 this evening in Committee Room One (same room as before)

I haven't received anything new from the applicants, although I note that they have been given the opportunity to answer Cllr Walker-Arnott's comments tonight at the Chairman's discretion.

Derek

-----Original Message-----

**From:** Susan Denham [mailto:susan.denham@bbc.co.uk]  
**Sent:** 02 September 2002 16:30  
**To:** 'Derek.Taylor@rbkc.gov.uk'  
**Subject:** RE: Development at 7 Swanscombe Road

Dear Derek

These are the points that I am concerned that the Planning Committee is aware of, if they haven't already been included in the paperwork:

1. The local objections to the project were widespread (petition was tabled at last meeting) and centred on the size (in particular number of storeys, in contrast to other recent local developments), density, design, and traffic/parking impact of the proposal. Norland Conservation Society also objected with similar concerns. We believe there would be material harms to both townscape and amenity if this proposal were to go forward (photos tabled at last meeting).

2. Where the 'balance' falls on these points are matters of judgement which it is for the Committee to decide, in view of all the facts, and sometimes contrary to the planner's recommendation - especially where this is 'on balance' (otherwise why have a Committee?)

3. The developers' reasons supporting their decision to ignore the Planning Committee's objections are invalid on several counts. They are:

(i) highly speculative, i.e. about what may or may not happen if the project were rejected (in terms of funding structure; in terms of what a future application may or may not propose, etc.)

(ii) economic i.e. all about the financial feasibility and the funding structure of the project. These are not suitable planning grounds and indeed residents are not permitted to bring economic arguments into their objections.

(iii) because of points (i) and (ii), unable to be independently verified or refuted based in the information available

Furthermore they ignore the fact that the site is currently vacant and has a valid permission to develop 13 units. Thus rejecting this proposal does not amount to a 'loss' of housing in the Borough, as there is none there currently!

The design issues are not raised at all.

4. The planning policies they cite in support of their application do not include those which the application breaches, in particular density and parking provision.

I hope these are helpful to you. I look forward to seeing you tomorrow

evening.

Do you know where in the Agenda this item is scheduled - so that we can arrange babysitting?

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Regards

Susan

> -----Original Message-----

> From: Derek.Taylor@rbkc.gov.uk [SMTP:Derek.Taylor@rbkc.gov.uk]

> Sent: Wednesday, July 24, 2002 11:32 AM

> To: susan.denham@bbc.co.uk

> Subject: RE: Development at 7 Swanscombe Road

>  
> Thanks for your comments - it's always just a little difficult giving a  
> presentation with both residents and developers watching, as clearly we  
> always run the risk of the residents accusing us of being too favourable  
> and  
> the developers accusing us of being too negative! But essentially I just  
> try  
> to give the Committee all the information they need to take their  
> decision;  
> it is not my role to "sell" a proposal to them, that's up to the  
> architect/planning consultant and I don't think their representative did  
> very well at that last night - by contrast I thought your presentation was  
> clear, concise, contained good points and was pitched at exactly the right  
> level of time and detail for the Committee. You left their representative  
> with a big hill to climb!

>  
> In my view a deferral was a good result. I hope my report made it clear  
> that, notwithstanding the fact that it did recommend approval, the scheme  
> was pushing against a number of policies in different ways and the whole  
> thing was very much 'on balance', and I think all of the Committee (maybe  
> bar one) felt the same way too. They didn't see any clear ground to refuse  
> the whole thing, but still felt rather uncomfortable about approving it.

>  
> The next stage is for me to meet the applicants and negotiate with them to  
> get some meaningful reductions in the scheme - they will clearly want to  
> do  
> as little as possible to it as every sq.m means money to them, but I will  
> explain that 'fiddling here and there' won't be enough and the Committee  
> have given me a clear instruction to seek some tangible and significant  
> reductions, which will need to be in both scale, unit numbers and  
> habitable  
> rooms.

>  
> I'm on leave for the last three weeks of August, so unless I can meet with  
> the applicants and agree on revisions for them to be working on when I'm  
> away then everything will slip until September. We will formally notify  
> everyone again as/when we receive a set of revised plans, but I'll try to  
> keep you informally updated by e-mail etc as to any developments in the  
> meantime.

>  
> Derek Taylor,  
> Area Planning Officer

> -----Original Message-----

> From: Susan Denham [mailto:susan.denham@bbc.co.uk]

> Sent: 24 July 2002 09:53

> To: 'Derek.Taylor@rbkc.gov.uk'

> Subject: RE: Development at 7 Swanscombe Road

>  
>  
> Thank you for your help and information on this application. I hope you  
> feel we got the 'best' result last night, as I think we do. I thought  
> your

> presentation of the case was very fair - although as you know I have



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> different views on the where the 'balance' lies on some of the points.  
> I learnt a lot from being at the meeting and hearing the discussion -  
> everyday stuff for you but completely fascinating to a beginner!  
> What happens next?  
> kind regards  
> Susan

> -----Original Message-----  
> > From: Derek.Taylor@rbkc.gov.uk [SMTP:Derek.Taylor@rbkc.gov.uk]  
> > Sent: Monday, July 15, 2002 12:53 PM  
> > To: susan.denham@bbc.co.uk  
> > Subject: Development at 7 Swanscombe Road

> > Just to confirm that the application for Swanscombe Road is on the  
> agenda  
> for the Planning Services Committee meeting of 23rd July, with an 'on  
> > balance' recommendation for approval.

> > Derek Taylor  
> > Area Planning Officer  
> > \*\*\*\*\*  
> > The Royal Borough of Kensington and Chelsea

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**Taylor, Derek: PC-PlanSvc**

**From:** French, Michael: PC-GrpSvc  
**Sent:** 29 August 2002 16:05  
**To:** 'Richard Walker-Arnott'  
**Cc:** Cllr-Phelps; Cllr-Ahern; Cllr-Borwick; Cllr-Cunningham; Cllr-Husband; Cllr-Simmonds; Cllr-Shapro; Cllr-Weatherhead; Taylor, Derek: PC-PlanSvc; McEwen, Manuela: CP-Manag  
**Subject:** RE: 7 Swanscombe Road application 02/00901 deferred from 23 July to 3 September

Dear Councillor Walker-Arnott,

Thank you for your e-mail of 29 August. Firstly, I can confirm that arrangements have been made for you to address the Planning Services Committee on 3rd September at 7.10 p.m. in Committee Room 1; Membership of next week's Committee include Councillor Ahern, Councillor Borwick, Councillor Cunningham and Councillor Miss Weatherhead, who also were on the Committee on 23rd July. I shall ensure that your original comments of 17 July and latest e-mail are circulated to Members of the Committee.

Secondly, regarding your queries relating to the considerations taken into account in the demolition of the 'Sheepshank' public house, I would advise that the statement that "Conservation Area Policy requires exceptional circumstances" for the demolition of a building to be accepted is rather stretching the policy position. The relevant planning policy is Policy CD51, which is:

**TO RESIST DEMOLITION OR PARTIAL DEMOLITION OF BUILDINGS IN CONSERVATION AREAS UNLESS:**

- (a) THE BUILDING OR PART OF THE BUILDING STRUCTURE MAKES NO POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA; OR
- (b) THE CONDITION OF THE BUILDING IS PROVED TO BE SUCH THAT REFURBISHMENT IS NOT POSSIBLE; AND
- (c) A SATISFACTORY SCHEME FOR REDEVELOPMENT HAS BEEN APPROVED.

Beyond the stipulations of the Policy, the overall position on Conservation Area Consent in planning legislation is that consent for demolition in a Conservation Area could only be reasonably withheld if the demolition in question would materially harm the character or the appearance of the Conservation Area.

In the case of the Sheepshank, the building was a very utilitarian, 1950s building which made no positive contribution whatsoever to the character or appearance of the Norland Conservation Area. There was no reason in the Policy to resist the demolition of the public house, no harm to the character or appearance of the Conservation Area would have resulted from the removal of the building, and the relevant consent was issued together with the 1997 approval for the erection of four 3 storey houses on the site.

All this said, there *is* of course a requirement that any replacement development should not harm the character or appearance of the area, which is now the pertinent question for this site.

Lesley Jones,  
 Head of Development Control,  
 For the Executive Director, Planning and Conservation.  
 020 7361 2004

-----Original Message-----

**From:** Richard Walker-Arnott [mailto:whatnots@lineone.net]

**Sent:** 29 August 2002 13:23  
**To:** Michael French  
**Cc:** Cllr.Phelps@rbkc.gov.uk; Cllr.Ahern@rbkc.gov.uk  
**Subject:** 7 Swanscombe Road application 02/00901 deferred from 23 July to 3 September

Dear Mr French

Thank you for sending me a copy of the report to Tuesday's committee.

It occurs to me that the committee may be made up of a different group of members than that which discussed the application on 23rd July, so that few if any of the members who will consider the matter on Tuesday will have heard the objections raised by a near neighbour on behalf of local residents, nor read the copy circulated to that committee of my own comments objecting to the proposed scheme.

The Background paragraph of the report does not supply any such information for members coming new to the matter.

I would therefore be grateful if the chairman would give me an opportunity to address the committee. Whether or not that is possible I would be grateful if my original comments objecting to the proposed scheme, as well as the whole of this email, could be circulated to the committee in advance.

I am not impressed by the response from Notting Hill Home Ownership. Their refusal to enter into any kind of discussion does not reflect the relationship which I thought the Borough has with that organisation. I would like to know at what level within Notting Hill Housing Trust that refusal was authorised, and look forward to having that information before the meeting, (and to it being given to the committee in advance).

The reasons listed in the report for the refusal to negotiate altogether ignore the request for "design modifications to better address the scale and materials of the rest of the Conservation Area". I would have expected a less cavalier response.

The reasons for that refusal are, apart from the first, matters of housing policy, not of planning policy. I am surprised that an organisation of the size and competence of NHHT should try to convince the planning committee of its inability to adapt its programme of work in the Royal Borough in such a way as to accommodate the valid concerns of the residents of the Royal Borough.

I do not think I have had an answer to one of the questions which I asked in my original comment on the scheme. That was "Conservation area policy requires "exceptional circumstances" before the council will permit demolition of a building within a conservation area. What were the exceptional circumstances enabling demolition of The Sheepshank? (I wanted to be able to judge whether this application meets the requirements which we set before we allowed the building which previously occupied the site to be demolished)". May I have the answer now, please (and may the committee have that information in advance, too)?

You will not be surprised to know that I cannot agree with your recommendation to grant planning permission.

Regards

RWA

**MICHAEL STANLEY**

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Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street,  
London W8 7NX.

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			ARB	FPLN	DES	FEE	

11 HILLGATE STREET  
LONDON W8 7SP.

Tel/Fax: 020.7727.0453

29 August 2002

Ref A :- My visit to the Planning office on 29 Aug 02.

Dear Sir,

**PLANNING APPLICATION – No 8 HILLGATE STREET, LONDON W8.**

I understand from my visit to your office today that you are not aware that the Arlecchino's restaurant at No 8 Hillgate Street has been closed and that the building is I am told being converted into a residential property. The builders are currently on site and I am told by them that the conversion will take 6 months.

Although I have no objection in principle to the change in use, I should like to see the plans, before they are agreed by your department.

Please could you let me know the current situation.

Thank you for your help,  
Yours sincerely,

*Mark Hawk*



1 Bard Road, London, W10 6TP

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Telephone : 020 8964 2254



Facsimile : 020 8964 3354



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Mr Derek Taylor  
 RBKC Planning & Conservation Dept  
 The Town Hall  
 Hornton Street  
 London W8 7NX

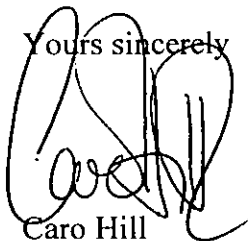
29.08.02

Your ref: DPS/DCN/E/01/1 61/N

Dear Mr Taylor

I am in receipt of your letter detailed above. I enclose a copy of our letter sent today to Maiden Outdoor by way of assuring you that this matter is in hand. Please note that we have agreed to sell this building and surrounding land. We have exchanged contracts and are due to complete in early November.

Yours sincerely



Caro Hill



1 Bard Road, London, W10 6TP

107

Telephone : 020 8964 2254

Facsimile : 020 8964 3354

www.teax.co.uk

Mike Jackson  
Maiden Outdoor  
128 Buckingham Palace Road  
London SW1W 9SA

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R.B. K.C.	02 SEP 2002			PLANNING	
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29.08.02

Dear Mr Jackson,

REF: Bard Road W10

Please will you note that we have exchanged contracts to sell the above property and surrounding land with a view to completion in November. I have been instructed by the RBKC planning department to remove the advertising boards from the side of our building (1 Bard Road) and the land at the end.

Would you therefore please take this letter as notice to remove the boards within the next 14 days.

Yours sincerely

Caro Hill

## 1.0 SITE DESCRIPTION

- 1.1 This site of 859 sq.m is located on the southern side of Swanscombe Road, on the edge of the Royal Borough with the boundary with the London Borough of Hammersmith and Fulham crossing the north-western corner of the site.
- 1.2 A detached part single storey, part two storey public house of utilitarian post-war design stood until recently in the north eastern corner of the site, with open car park and beer garden areas to the side and rear. The site is now vacant.
- 1.3 The original site was apparently enlarged to incorporate part of the highway when the adjoining section of Norland Road was closed. The adjoining remnant of Norland Road is now a footpath linking the cul-de-sac end of Norland Road's carriageway to Swanscombe Road.
- 1.4 The site's surroundings are of extremely varied character. To the North and West (within Hammersmith and Fulham) are medium and high rise blocks of flats built c.1960-70, with the highest of these forming a very dominant visual influence and backdrop in the vicinity. To the south is a modern community centre building with pyramid-shaped hipped roof. To the East is the two storey and pitched roofed building at no.3 Swanscombe Road, known as the former organ works or 'The Organ Factory', and now converted to a residential dwelling house. Beyond this, further to the East, are the Grade II Listed Tudor/Gothic style houses of St. Ann's Villas. The area can thus be described as of mixed character.
- 1.5 The site is within the Norland Conservation Area, the boundary of which runs around the site boundary.

## 2.0 PROPOSAL

- 2.1 It is proposed to erect a five storey block containing 17 self-contained flats of which 11 would be affordable units and 6 would be units for private sale. This forms a variation and expansion upon a three storey scheme approved on 23<sup>rd</sup> June 1999 for eleven flats and two houses but not yet implemented.
- 2.2 The building would be roughly T-shaped on plan, located on the Swanscombe Road and Norland Road frontages. The areas to the side and rear would be used for vehicular access, eleven car parking spaces, private gardens for the three town houses and a communal garden for the flats. All vehicular access would be via two new pavement crossovers from the Swanscombe Road frontage, under an archway to a parking area behind within the site with the exception of three bays accessed directly from Swanscombe Road which would include a dedicated disabled space.
- 2.3 The building is proposed a relatively simple, modern design, influenced more by the 1960's and 1970s appearance of the nearby Woods estate than by the adjacent coach house buildings or the nearby St. Ann's Villas houses. The roof

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areas would be flat with terraces and simple metal rails, the windows would be powder coated aluminium framed, and the main facing materials would be brick at ground floor level and terracotta tiles and render on the upper floors.

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- 2.4 A Planning Obligation under S.106 is proposed in order to secure the 11 flats as affordable housing, to be run by Notting Hill Home Ownership.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on 31st December 1997 for the erection of four houses with off-street car parking. The development was to be of three storeys, in a minimalist contemporary style, and provided 2 x 3 bedroom and 2 x 4 bedroom dwellings with private rear gardens. At the same time, Conservation Area Consent was granted for the demolition of the public house, and subsequently implemented.
- 3.2 On 23<sup>rd</sup> June 1999 planning permission was granted for the erection of a three storey development of 342 hrh, comprising eleven flats (affordable housing units) and two houses in a fairly modern architectural style but with pitched roofs, subject to a Planning Obligation under s.106. This planning permission is still valid, but not implemented.

### 4.0 PLANNING CONSIDERATIONS

- 4.1 This proposal must be considered against the Council's policies relating to new residential units, and assessed as to its impact upon the character and appearance of the area, impact upon the setting of nearby Listed buildings, and impact upon the levels of amenity currently enjoyed by occupants of nearby residential property. A material consideration is the existence of three extant planning permissions, each approved under the relevant UDP policies, although it remains that the present application should stand or fall on its own merits notwithstanding what may have gone before; in other words, even if the previous scheme may for some reason appear to be preferable, that should not mean that the present application should be rejected if it too complied with the relevant planning policies.

#### Housing Issues

- 4.2 The relevant planning policies are found in the 'Housing' chapter of the Unitary Development Plan (UDP), with policies H2, H7, H10, H11, H12, H18, H19, LR14, CD36, H21 and H22 being of particular relevance.
- 4.3 The provision of 11 units of affordable housing is consistent with Policy H22 which seeks, where appropriate, the inclusion and retention of a significant proportion of affordable residential units on sites over 0.05 ha. Circular 06/98 advises that thresholds of 0.5 ha and 15 units should trigger affordable housing, and both the Circular and Policies H21 and H22 thus support the proposed 11 affordable units in this case. The 6 units for private sale are not welcomed by



the affordable housing policies, although they would also make a contribution towards the housing targets for the Borough and are still to be welcomed under other housing policies, most notably Policy H2.

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- 4.4 Residential density, with 52 habitable rooms producing approximately 520 h.r.ha, falls within the U.D.P. category of "VERY HIGH" density (i.e. above 350 h.r.ha) defined in Chapter 5 paragraph 3.13. Policy H12 is to resist such densities unless necessary for townscape reasons, and quite simply there are no townscape reasons why a development of this site should *necessarily* be of five storeys, or of 520 habitable rooms per hectare. Arguments can be advanced as to why the proposed development may not cause sufficient harm so as to justify a refusal – these matters are discussed throughout this report; however, it is considered that the argument of necessity (for example, building within or onto a garden square terrace) does not apply to this unique site in Swanscombe Road and the only conclusion must be that the proposal is contrary to Policy H12. However, as the Committee will be aware from their consideration of previous high density developments, an un-necessary 'VERY HIGH DENSITY' alone would not normally be a reasonable ground for a refusal of planning permission unless accompanied by material harms, such as to townscape or amenity.
- 4.5 It is noted that the density applicable to a private sector scheme of this type would be in the range 175-250 h.r.h (U.D.P. Policy H10). A scheme such as this, providing affordable housing units, can be justified as a reason for a 'HIGH' density scheme of between 250 and 350 hrh, however the UDP contains no provision for an affordable housing scheme to act as a justification for a 'VERY HIGH DENSITY' development.
- 4.6 The scheme would provide a range of unit sizes, including three family sized townhouses with private gardens and a mixture of 1, 2 and 3 bedroomed flats, and is considered consistent with Policies H14 and H19 relating to housing mix. Unit sizes would comply with minimum floorspace contained in the U.D.P. Chapter13 Table 3.1, and the overall dwelling layout and stacking of room types has been produced with the participation of the housing association involved with the scheme and is generally satisfactory in planning terms. The inclusion of a dedicated disabled flat on the ground floor, with its own parking space directly adjacent and its own access through to the communal garden, is welcomed.
- 4.7 UDP Policy H7 seeks outdoor space in new development including open space and play facilities in developments of over 10 units, with Policy LR14 requiring amenity space for new family housing and Policy CD29 requiring good light conditions for a development's buildings and spaces. Although there is no dedicated 'play space' as such within the development, the combination of open space (including the corner of land within Hammersmith & Fulham) is considered to be reasonable for a development of this type and the proposal is considered to satisfy the requirements of these Policies. Furthermore, a playground is located nearby, within Hammersmith and Fulham, so the seeking of play facilities on the site (Policy H7) is not essential in this case.