

TJH/TRV/AEJ/DP6035
20 May 2024

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707-725 LORDSHIP LANE, WOOD GREEN, LONDON.
HGY/2024/0450

Dear Valerie,

On behalf of the applicant, Atri7 2 Limited, please find enclosed for your consideration revised proposals in relation to the subject planning application (Ref: HGY/2024/0450). Submitted alongside this letter are the following revised drawings, prepared by Corstorphine and Wright Architects:

- 0150 P-02 Block A-Proposed Level 00
- 0151 P-01 Block A-Proposed Mezzanine Level
- 0152 P-01 Block A-Proposed Level 01
- 0170 P-01 Block B-Proposed Level 00
- 0215 P-01 Block B Proposed West Elevation
- 0220 P-01 Block A Proposed GA Section 01
- 0221 P-01 Block A Proposed GA Section 02
- 0316 P-00 Block B WCH Apartment Types

The revised proposals incorporate the removal of the mezzanine level amenity space and associated staircase within Building A, and alterations to the ground floor of building B to accommodate an additional shared ownership unit, and additional cycle storage provided within Building A.

Removal of Mezzanine Level Amenity Space

The previously proposed mezzanine level amenity space and associated staircase within Building A are considered surplus to need and have been removed. It is not considered that this would have any detrimental impact on the quality of the student accommodation, with the quantum of communal amenity space per student remaining significantly above that within comparable developments.

Alterations to the Ground Floor of Building B

Through ongoing design development an opportunity has been identified to rationalise plant to be able to accommodate an additional 2-bedroom (3-person) unit within Building B. For this new proposed unit, the primary entrance location has been retained to ensure level access is achieved.



Affordable Housing Mix

As a result of the inclusion of the aforementioned additional shared ownership unit, the revised unit mix is as follows:

Tenure	Unit Type	No. Proposed (%)
Social Rent	1-bedroom	13 (25%)
	2-bedroom	26 (50%)
	3-bedroom	6 (12%)
	4-bedroom	0
	5-bedroom	7 (13%)
	Total:	52
Shared Ownership	1-bedroom	9 (35%)
	2-bedroom	13 (50%)
	3+bedroom	4 (15%)
	Total:	26

The proposed tenure split of 70:30 in favour of social rent over shared ownership units, based on habitable rooms, remains in excess of the requirements of Policy DM13 (which seeks a split of 60:40 in favour of affordable/social rent).

Due to the additional C3 residential accommodation proposed, there will be a reciprocal reduction in the provision of affordable student accommodation by 2 student beds. This will ensure that the overall 35% affordable housing balance is maintained, based on both area and habitable rooms. This is set out within the table below.

Type	Units	Beds	Habitable Rooms	Affordable Beds	Affordable Habitable Rooms	Affordable Habitable Rooms (%)
Residential	78	N/A	260	N/A	260	100%
PBSA	511	623	645	51	57	8.8%
Total	588	623	905	51	317	35%

Cycle Parking

Within Building A, the cycle store has been reviewed and the ability to provide space for a further two bikes has been identified. The proposed provision of long stay cycle parking spaces associated with the use of that building for student accommodation has therefore been increased to 468 spaces.

Should you have any queries in relation to the above, please do not hesitate in contacting either contact Taylar Vernon or Amelia Johnson of this office.

Yours faithfully

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