

TJH/TRV/AEJ/DP6035
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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 documents:

- Revised architectural drawings, prepared by Corstorphine and Wright Architects;
- Revised Affordable Housing Statement, prepared by DS2; and
- Revised CIL Form 1.

A summary of the proposed changes is provided below:

- Minor internal layout and minor massing adjustments to achieve an additional 13-student beds (resulting in 636 student beds overall).
- Minor elevation updates reflective of continued design development, specifically in relation to bedroom ventilation.
- Increase in cycle store provision.

These scheme revisions follow earlier scheme revisions, submitted to the London Borough of Haringey (LBH) on 20 May 2024, for the following changes:

- Inclusion of an additional 2-bedroom affordable home in Building B; and
- Omission of the mezzanine amenity space within Building A (Purpose-built student accommodation building).

The purpose of this letter is to provide an overview of the cumulative changes to the proposed development following the submission of the planning application.

The proposed changes will not materially alter the appearance of the proposed development, nor materially increase any of the potential impacts resulting from the proposed development. This has been discussed and confirmed with LBH officers.



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 on a per student basis remaining significantly higher than comparable developments, both within the Borough, and across Greater London.

Additional Student Beds

Through minor internal layout and minor massing adjustments to Building A, the proposals have been revised to provide 636 student beds, an uplift of 13 (c. 2%) since the submission of the planning application. These changes have not materially altered the external appearance of Building A, nor materially increase the potential impacts arising from the proposed development.

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) affordable home within Building B. For this new proposed unit, the primary entrance location has been retained to ensure level access is achieved.

Housing Delivery

As a result of the above changes, taking into account the proposed delivery of affordable homes alongside student accommodation and applying the ratio of 2.5:1 set out in Policy H1 of the London Plan (whereby two and a half bedrooms are considered the equivalent of a single home), the proposals will deliver the equivalent of 332 homes towards addressing the need for housing in the Borough.

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).

Overall Affordable Provision

The proposals retain 35% affordable accommodation overall, however, due to the above changes the blend of affordable (Use Class C3) housing and student accommodation has altered slightly. This is addressed within the attached revised Affordable Housing Statement, prepared by DS2, and summarised overleaf:



Type	Units	Beds	Habitable Rooms	Affordable Beds	Affordable Habitable Rooms	Affordable Habitable Rooms (%)
Residential	78	N/A	260	N/A	260	100%
PBSA	521	636	656	51	61	9.3%
Total	588	623	916	51	321	35%

The overall affordable housing provision proposed is made up of affordable residential and affordable student and equates to a 35% affordable offer. Building A provides 636 PBSA bedrooms, of which 54 are provided as affordable bedrooms. Once living spaces within cluster accommodation are included, this equates to 656 PBSA habitable rooms in total, of which 61 are affordable PBSA habitable rooms. Buildings B, C and D collectively provide 260 affordable residential (Use Class C3) habitable rooms.

The proposed affordable accommodation also equates to 35% of the proposed development on the basis of floorspace (NIA), inclusive of PBSA communal amenity spaces.

Cycle Parking

There has been an increase in the provision of cycle parking as a result of the increase in affordable homes and student bedrooms. A summary of the revised provision is provided below:

Use	Long Stay				Short Stay	Total
	Building A	Building B	Building C	Building D		
PBSA	480	-	-	-	28	666
Town Centre	TBC	-	-	-		
Residential	-	48	89	21		

Given the flexible town centre (Class E) use proposed within Building A, it is proposed that cycle parking will be provided based upon expected demand associated with the end use.

Waste Storage

There has been a minor amendment to the size and layout of the waste store in Building A, to accommodate additional waste storage as identified by LBH following the submission of the planning application.

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

DP9 Ltd

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