

# Affordable Housing Statement

## 2 Creekside

- 1.1 This Affordable Housing Statement accompanies a full planning application, dated March 2022 (application reference: DC/22/125897) for the mixed-use redevelopment of 2 Creekside, London, SE8 4SA. The full description of development is set out as follows:

*“Detailed planning permission for demolition of the Bird’s Nest Pub with retained north and west façade and its redevelopment for a new public house (Sui Generis) and commercial units (Class E) at ground floor, and the delivery of residential units (Class C3) on all other floors, together with access, servicing / yard space, cycle parking, amenity space and refuse provision and associated works.*

*Further detailed explanation (not forming part of the formal description of development set out above):*

- 31 residential units (Use Class C3)
- 249 sqm commercial floorspace (Use Class E)
- 262.2 sqm of public house floor space (Sui Generis)
- 4 storeys within commercial floorspace focussed on ground floor, with residential units located on the upper floors
- Maximum building height 13.5m.”

### **Affordable Housing and Tenure Mix**

- 1.2 The Financial Viability Appraisal submitted in support of this Planning Application demonstrates that on-site affordable housing provision would render the scheme unviable. Notwithstanding this, the applicant has taken a commercial decision to provide affordable housing beyond the maximum viability of the scheme and intends to deliver 13.16% (by habitable room) provision on-site.
- 1.3 This will make an important contribution towards creating a mixed and balanced community, and improving local housing choice, whilst providing a public benefit to the proposed development.
- 1.4 The affordable housing tenure split would provide c. 70% London Affordable Rent and c. 30% First Homes on a habitable room basis.
- 1.5 The proposed units would include 2 x 2 bed, 4 person apartments located on the first and second floor, and accessed from Core B. This would include 1 x First Home and 1 x London Affordable Rent. These units would provide 3 habitable rooms and 7.8 sqm of private amenity.

- 1.6 The third unit would be located on the first floor and accessed from Core B. It would include 1 x 3 bed, 6 person apartment and would be London Affordable Rent tenure. This unit would contribute to meeting the Council's identified need for this type of unit. This unit would include 4 habitable rooms and 9.2 sqm of private amenity space.
- 1.7 All affordable housing units would be M4(2) compliant.
- 1.8 For ease of reference the unit reference numbers are as follows and are included in the submitted proposed floor layouts:
- B-01-01: 2B4P (London Affordable Rent)
  - B-01-02: 3B6P (London Affordable Rent)
  - B-02-01: 2B4P (First Home)
- 1.9 An Accommodation Schedule is submitted in support of the application, and provides a summary of the residential areas, units, habitable rooms and mix.
- 1.10 The applicant intends to continue discussions with Residential Providers in relation to their interest in the affordable units throughout the determination process.