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BY EMAIL

Ms Harsha Bhundia
Principal Planner
Royal Borough of Kingston upon Thames
Guildhall II
Kingston upon Thames
London
KT1 1EU

Our ref: 26902/A3/GP
15th June 2021

Dear Harsha,

**CAMBRIDGE ROAD ESTATE, ROYAL BOROUGH OF KINGSTON UPON THAMES, LONDON, KT1
PLANNING APPLICATION REF. 20/02942/FUL
HOUSING MIX CLARIFICATION**

We write on behalf of our client, Cambridge Road (RBK) LLP (a joint Venture Partnership between Countryside Properties (UK) Ltd and the Royal Borough of Kingston) in response to recent discussions to clarify the housing mix on the Estate and the uplift in affordable housing that is proposed.

Prior to the regeneration proposals commencing there were 832 properties on the Estate consisting of 653 social rent homes and 179 leasehold/freehold homes. At the point of submission of the hybrid outline planning application, 22 leaseholder/freeholder properties had been acquired by the Council as part of the land assembly process. This resulted in 675 social rent homes and 157 leasehold/freehold homes being reported within some of the application material which is incorrect. Therefore, please refer to the updated tables below rather than those within the Planning Statement and Rehousing Strategy.

We would be grateful if you can confirm receipt of this letter. Should you have any queries in relation to this clarification then please don't hesitate to ask me, otherwise we look forward to discussing the application further with you in advance of determination.

Yours sincerely,



GREG PITT
Associate



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Table 1: Existing Housing Mix

	HAB ROOMS	SQM	SOCIAL RENT HOMES			LEASEHOLD HOMES			FREEHOLD HOMES			TOTAL HOMES
			No	Hab	Sqm	No	Hab	Sqm	No	Hab	Sqm	
1 BEDROOM 2 PERSON FLAT	2	48	253	506	12144	12	24	576	0	0	0	265
2 BEDROOM 4 PERSON FLAT	4	62	144	576	8928	11	44	682	0	0	0	155
2 BEDROOM 4 PERSON MAISONETTE	4	75	84	336	6300	23	92	1725	1	4	75	108
3 BEDROOM 5 PERSON FLAT	5	105.3	1	5	105.3	0	0	0	0	0	0	1
3 BEDROOM 5 PERSON MAISONETTE	5	86	31	155	2666	18	90	1548	0	0	0	49
3 BEDROOM 6 PERSON MAISONETTE	5	109.6	1	5	109.6	0	0	0	0	0	0	1
3 BEDROOM 5 PERSON DUPLEX	5	86	62	310	5332	39	195	3354	0	0	0	101
1 BEDROOM 2 PERSON BUNGALOW	3	50	5	15	250	0	0	0	0	0	0	5
2 BEDROOM 4 PERSON HOUSES	4	80	35	140	2800	4	16	320	14	56	1120	53
3 BEDROOM 5 PERSON HOUSES	5	86	26	130	2236	0	0	0	56	280	4816	82
3 BEDROOM 6 PERSON HOUSES	5	112.9	7	35	790.3	0	0	0	0	0	0	7
4 BEDROOM 6 PERSON HOUSES	6	106	0	0	0	0	0	0	1	6	106	1
4 BEDROOM 7 PERSON HOUSES	6	131.5	3	18	394.5	0	0	0	0	0	0	3
5 BEDROOM 9 PERSON HOUSES	7	139.8	1	7	139.8	0	0	0	0	0	0	1
TOTAL			653	2238	42195.5	107	461	8205	72	346	6117	832

Table 2: Indicative Uplift in Housing

Tenure		Units	Habitable Rooms	Sqm (GIA)
Social Rent	Existing	653	2,238	42,196
	Proposed	767	2,350	67,240
	Uplift	114	+112	25,044
Intermediate	Existing	0	0	0
	Proposed	100	365	10,551
	Uplift	100	+365	10,551
Private (incl. existing leaseholders)	Existing	179	807	14,322
	Proposed	1303	3,762	108,420
	Uplift	1,168	+2,955	94,098
TOTAL	Existing	832	3,045	56,518
	Proposed	2,170	6,477	186,211
	Uplift	1,338	+3,432	+129,693
Total Affordable Homes		867	2,715	77,791
Net Additional Affordable Homes		+214	+477	+35,595