Mclean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 04 August 2020 16:03
To: Mclean, Josh; Gaudin, Fabien
Cc: Andy Goodchild (agoodchild@wolffarchitects.co.uk); [redacted]; John Greenshields
Subject: FW: 84 West Heath Road - Consultation Dates

Dear Fabien

I hope you are ignoring emails whilst you are on hols! This is for when you get back.

Please see below. You are correct - Councillors want to be directly involved.

We have a virtual meeting with Cllr Zinkin tomorrow. We will record the minutes – but I am not sure if it is the right etiquette for us to copy you in. Please let me know if we should send you the minutes.

Cllr Ryde would like a Teams meeting with me, Andy Goodchild and you present. Please can Josh come back to us with some alternate times early in the week you are back.

Sincerely

Anil Varma

From: Alex Wright <alex.wright@kandaconsulting.co.uk>
Sent: 04 August 2020 14:22
To: Anil Varma <a.varma@harrisonvarma.co.uk>; [redacted]@kandaconsulting.co.uk>; Andy Goodchild <agoodchild@wolffarchitects.co.uk>

Subject: RE: 84 West Heath Road - Consultation Dates

Thanks, Anil.

I am calling Cllr Zinkin at 3pm to discuss next steps.

Cllr Ryde who is also chair of planning would like a meeting but it needs to be with officers. Can whoever has the best rapport with the case officer/Fabien please get in touch with them to help get it arranged?

Alex

Mclean, Josh

From: Andy Goodchild <agoodchild@wolffarchitects.co.uk>
Sent: 03 August 2020 15:23
To: Mclean, Josh
Cc: [redacted]
Subject: 84 West Heath Road & Barons Court, 56 TBA

Hi Josh,

Thanks again for your time on Friday, it was a very helpful meeting to assist in moving these projects forward.

Anil has asked that I chase you up for the PPA agreements for both these sites so that he can give a little more clarity to the funders on the timescales.

Please let me know if you have any queries in relation to this that I can assist you with.

Regards,

Andy Goodchild
On Behalf of Wolff Architects Ltd.

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[WA: 2031]

Mclean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 31 July 2020 16:26
To: Gaudin, Fabien; Mclean, Josh
Cc: [redacted]
Subject: Heathside 84 West Heath Rd London NW3

Dear Fabien and Josh

Thank you for your time earlier today. On our side , we have agreed to do the following:

1. Affordable Housing
    a. [redacted] will send you a written proposal explaining his logic so you can understand this better. He is more than happy to meet with your housing officers to go through this.
    b. As this is fundamental to design, we would like to have this covered before our next meeting.
    c. We have agreed to pay the costs for your external viability assessor to go through the DS2 proposals in detail. Josh, please can you confirm which firm and costs. We will then pay – this should expedite matters.

2. Site Coverage
    a. Andy Goodchild presented the analytical information.
    b. You would like the analysis to extend along West Heath Rd until East Heath – only on the Barnet side.
    c. We will also consider a reduction in the building footprint and the impact to the apartment layouts.

3. Heights
    a. We presented the analysis but you prefer a more localised approach.
    b. The key buildings being the "Sugar Cubes" houses, Oracle Apartments and Oak Lodge.
    c. The drone video shows that neighbours have limited views of the proposed building. Any potential overlooking issues will be resolved by amending designs accordingly.
    d. The loss of a floor is not in our view required and will have a far too dramatic impact on the viability of the scheme. I have asked Andy to consider more setbacks to alleviate your concerns as our preferred solution.

4. Urban Design Officer's input
    a. We will liaise with [redacted] and copy in Josh to organise an online meeting. I think that this would be beneficial to us to have him support the scheme.

5. Consultation with Neighbours
    a. We have retained Kanda Consulting [redacted] to advise us using accepted best practise.
    b. They have written to neighbours within a quarter mile radius inviting them to a preliminary presentation. We then expect to have two further follow up meetings. The aim is to ensure that neighbours are listened to and feel that that they have participated in the planning development phase.
    c. Kanda will also write to local Councillors although it is unlikely they will participate in this process.

6. Actions for Josh
    a. 1.b above
    b. Please can Josh arrange the next meeting for mid-week w/c 17th August 2020.

Regards

Sincerely

Anil Varma
[redacted]
a.varma@harrisonvarma.co.uk

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Carter, Richard

From: Andy Goodchild <agoodchild@wolffarchitects.co.uk>
Sent: 31 July 2020 13:39
To: Mclean, Josh; Gaudin, Fabien
Cc: Anil Varma; [redacted]
Subject: 84 West Heath Road - Pre-App 2 information

Dear Fabien & Josh,

Ahead of our meeting at 2pm, please find attached:

- Site Analysis document
- Outline affordable housing option
- Affordable housing presentation form DS2

Can you please confirm receipt of these documents

Many thanks,

Regards,

Andy Goodchild
On Behalf of Wolff Architects Ltd.

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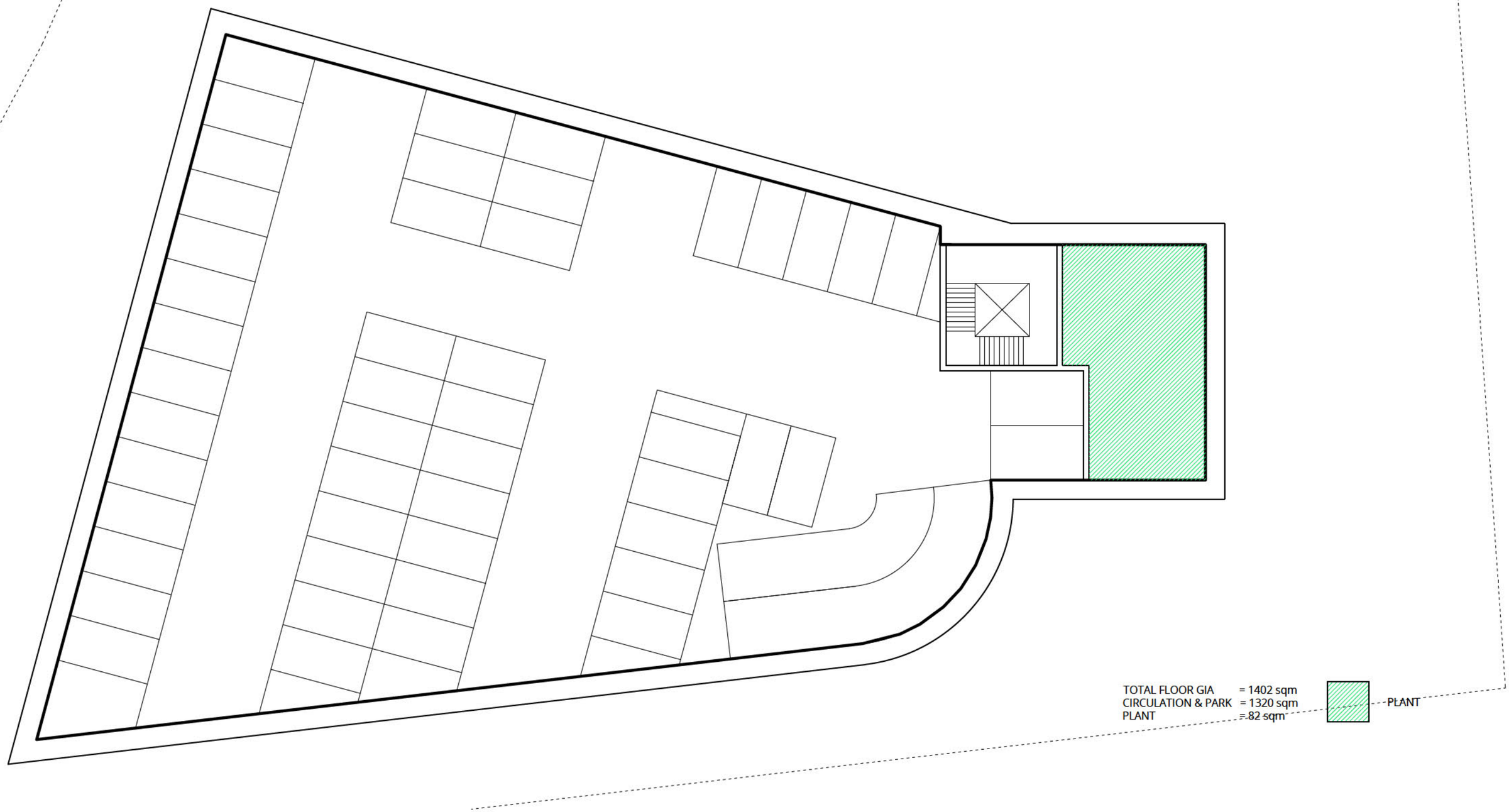

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Rev.	Description	Date
0	First issue.	24.07.20

Rev.	Description	Date

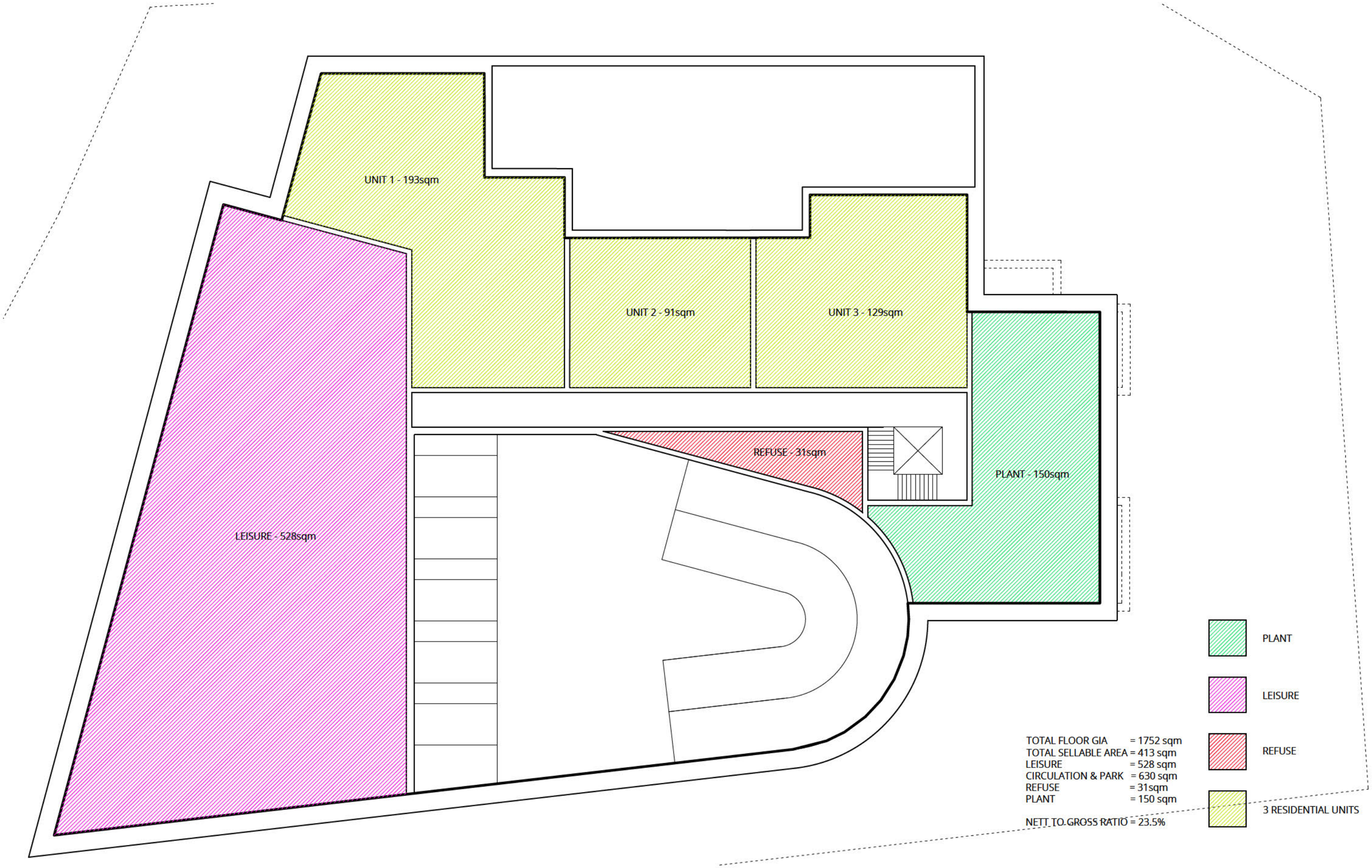
Rev.	Description	Date

Project Title
Heathside
Affordable Option

Drawing Title
Basement Floor Plan

Status
FEASIBILITY

Drawn by	Checked by	Scale	Project No.	Work Stage	Dwg. No.	Rev.
EW	AG	@	-	-	-	



TOTAL FLOOR GIA = 1752 sqm
TOTAL SELLABLE AREA = 413 sqm
LEISURE = 528 sqm
CIRCULATION & PARK = 630 sqm
REFUSE = 31sqm
PLANT = 150 sqm

NETT TO GROSS RATIO = 23.5%

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Rev.	Description	Date
0	First issue.	24.07.20

Rev.	Description	Date

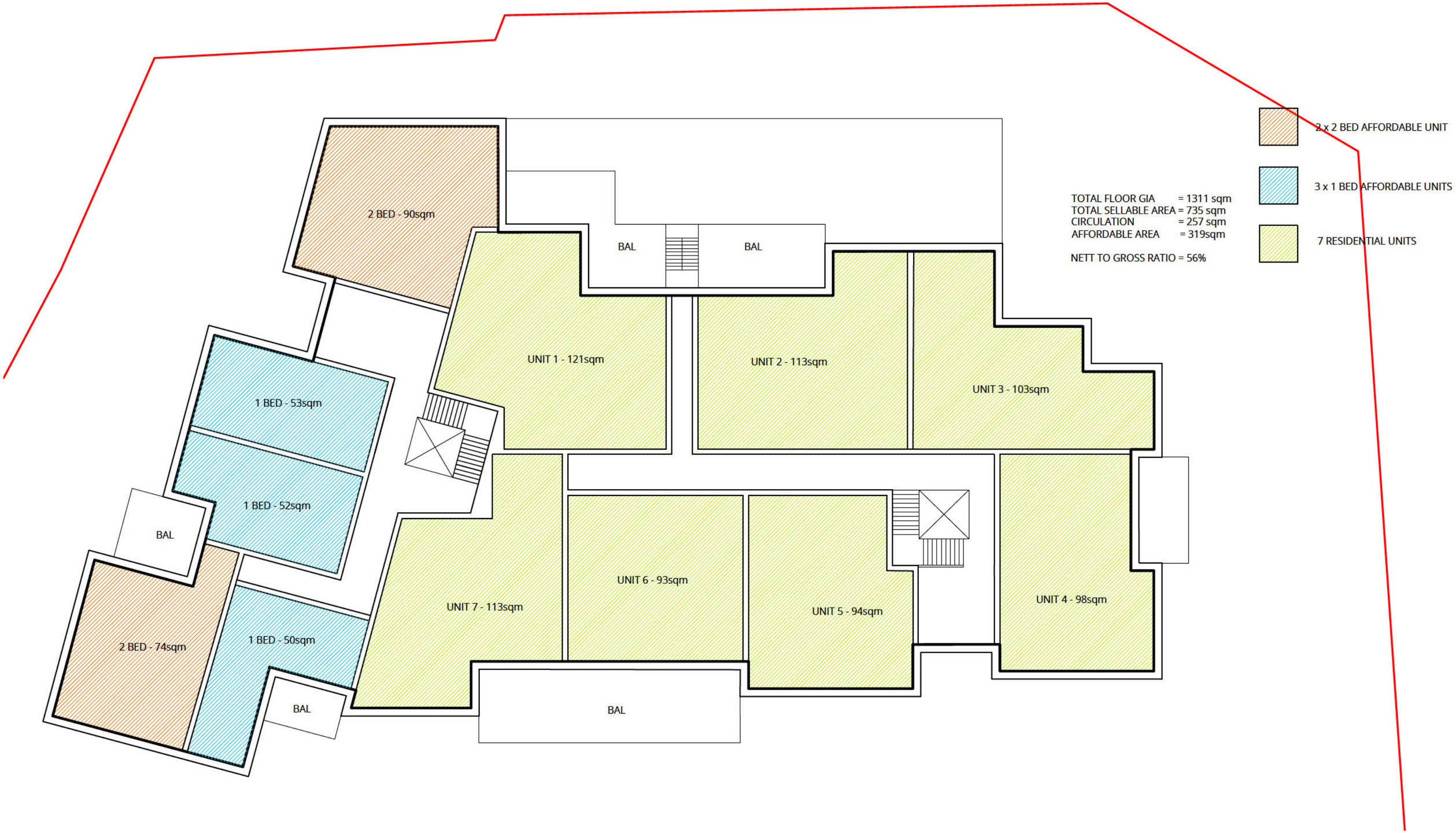
Rev.	Description	Date

Project Title
Heathside
Affordable Option

Drawing Title
Lower Ground Floor Plan

Status
FEASIBILITY

Drawn by	Checked by	Scale	Project No.	Work Stage	Dwg. No.	Rev.
EW	AG	@	-	-	-	-



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Rev.	Description	Date
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Rev.	Description	Date

Rev.	Description	Date

Status: FEASIBILITY

Project Title: Heathside Affordable Option

Drawing Title: Ground Floor Plan

Drawn by	Checked by	Scale	Project No.	Work Stage	Dwg. No.	Rev.
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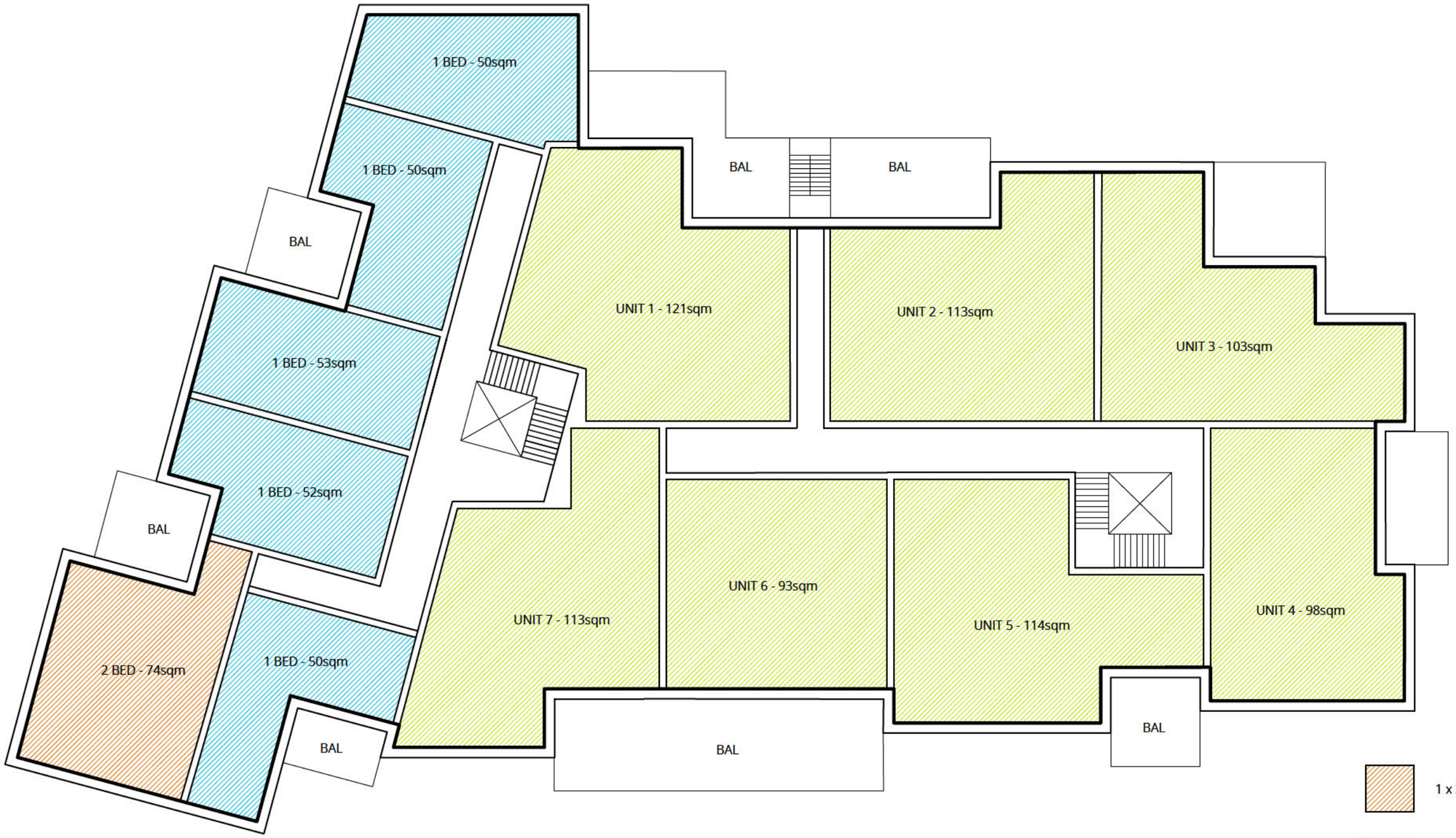

1 x 2 BED AFFORDABLE UNIT

5 x 1 BED AFFORDABLE UNITS

7 RESIDENTIAL UNITS

TOTAL FLOOR GIA = 1317 sqm
TOTAL SELLABLE AREA = 755 sqm
AFFORDABLE AREA = 329 sqm
CIRCULATION = 233 sqm

SELLABLE TO GROSS RATIO = 57%

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Rev.	Description	Date
0	First issue.	24.07.20

Rev.	Description	Date

Rev.	Description	Date

Project Title
Heathside
Affordable Housing Option

Drawing Title
First - Fourth Floor Plan

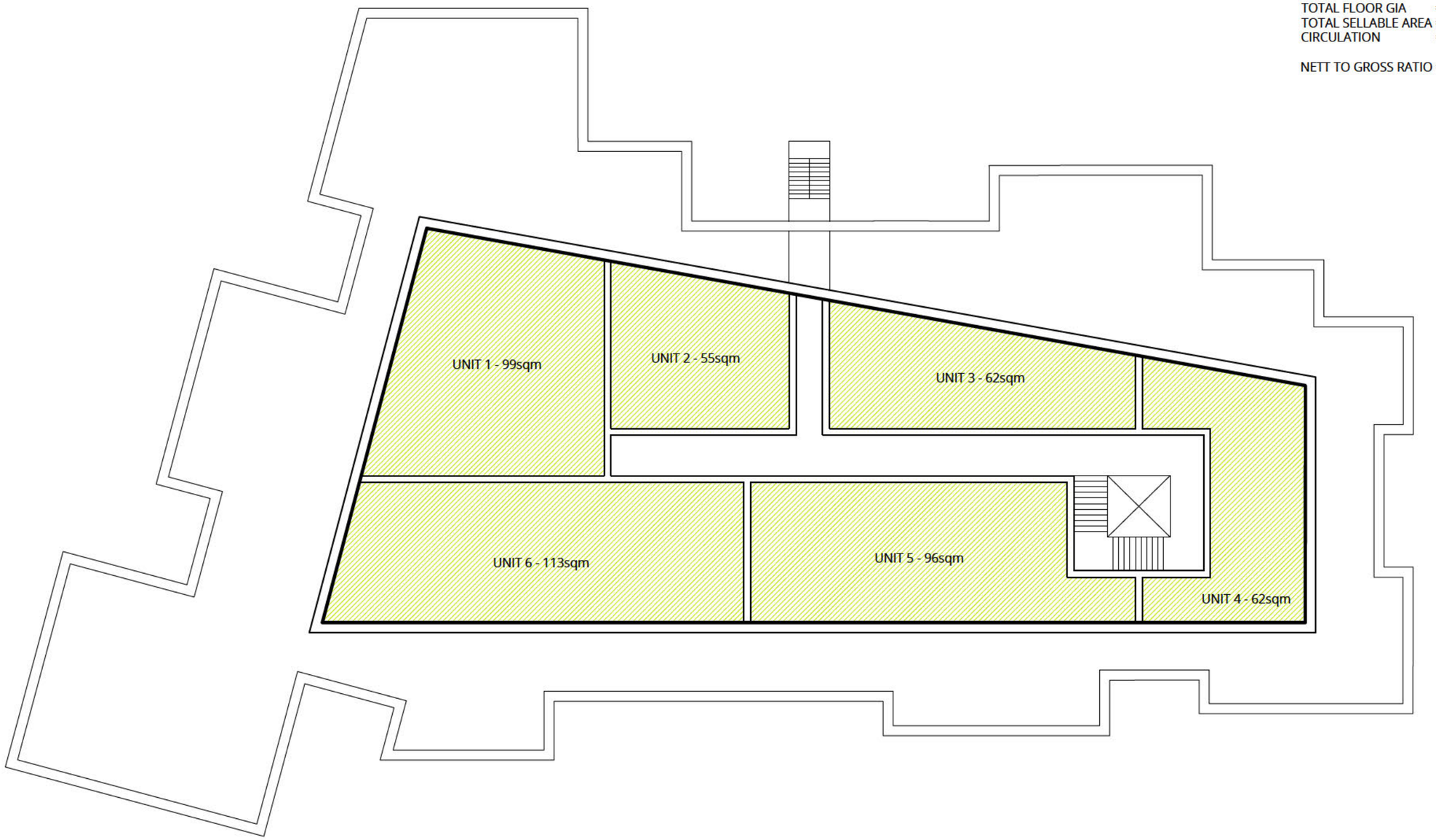
Status
FEASIBILITY

Drawn by	Checked by	Scale	Project No.	Work Stage	Dwg. No.	Rev.
EW	AG	@	-	-	-	-

TOTAL FLOOR GIA = 599 sqm
TOTAL SELLABLE AREA = 487 sqm
CIRCULATION = 112 sqm

NETT TO GROSS RATIO = 81%

6 RESIDENTIAL UNITS



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Rev.	Description	Date

Rev.	Description	Date

Status
FEASIBILITY

Project Title
Heathside
Affordable Option

Drawing Title
Fifth Floor Plan

Drawn by	Checked by	Scale	Project No.	Work Stage	Dwg. No.	Rev.
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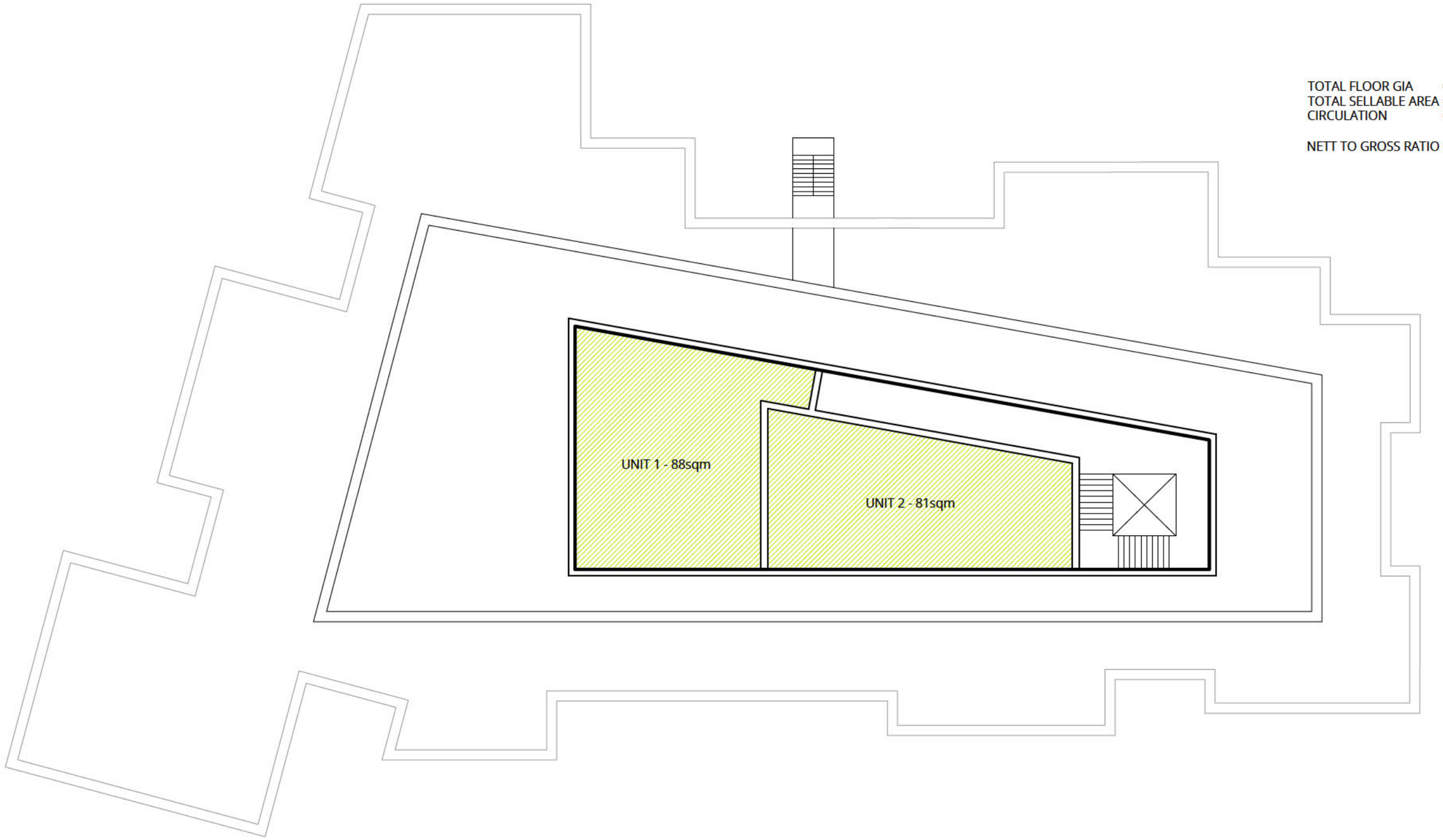

TOTAL FLOOR GIA = 235 sqm
TOTAL SELLABLE AREA = 169 sqm
CIRCULATION = 66 sqm

NETT TO GROSS RATIO = 72%

2 RESIDENTIAL UNITS

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Rev.	Description	Date
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Rev.	Description	Date

Rev.	Description	Date

Status
FEASIBILITY

Project Title
Heathside
Affordable Option

Drawing Title
Sixth Floor Plan

Drawn by	Checked by	Scale	Project No.	Work Stage	Dwg. No.	Rev.
EW	AG	@	-	-	-	-

84 WEST HEATH ROAD

SITE ANALYSIS & CONTEXT APPRAISAL

CONTENTS

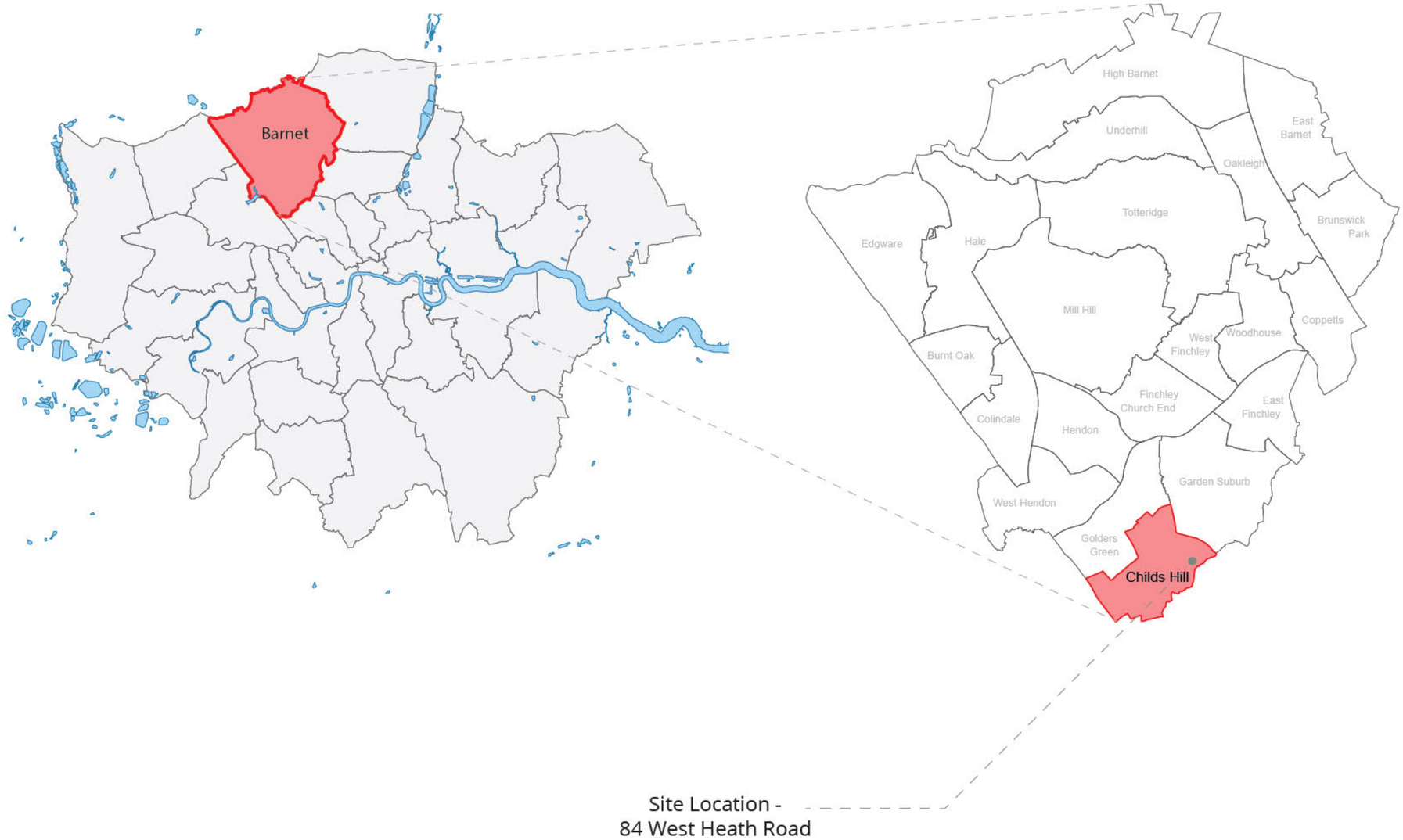
WOLFF ARCHITECTS

SITE ANALYSIS

1. The Existing Site
2. The Existing Development constraints
3. The Surrounding footprint ratio analysis
4. The Surrounding Boundary Distances
5. Context Building Heights

BUILDING USE ANALYSIS

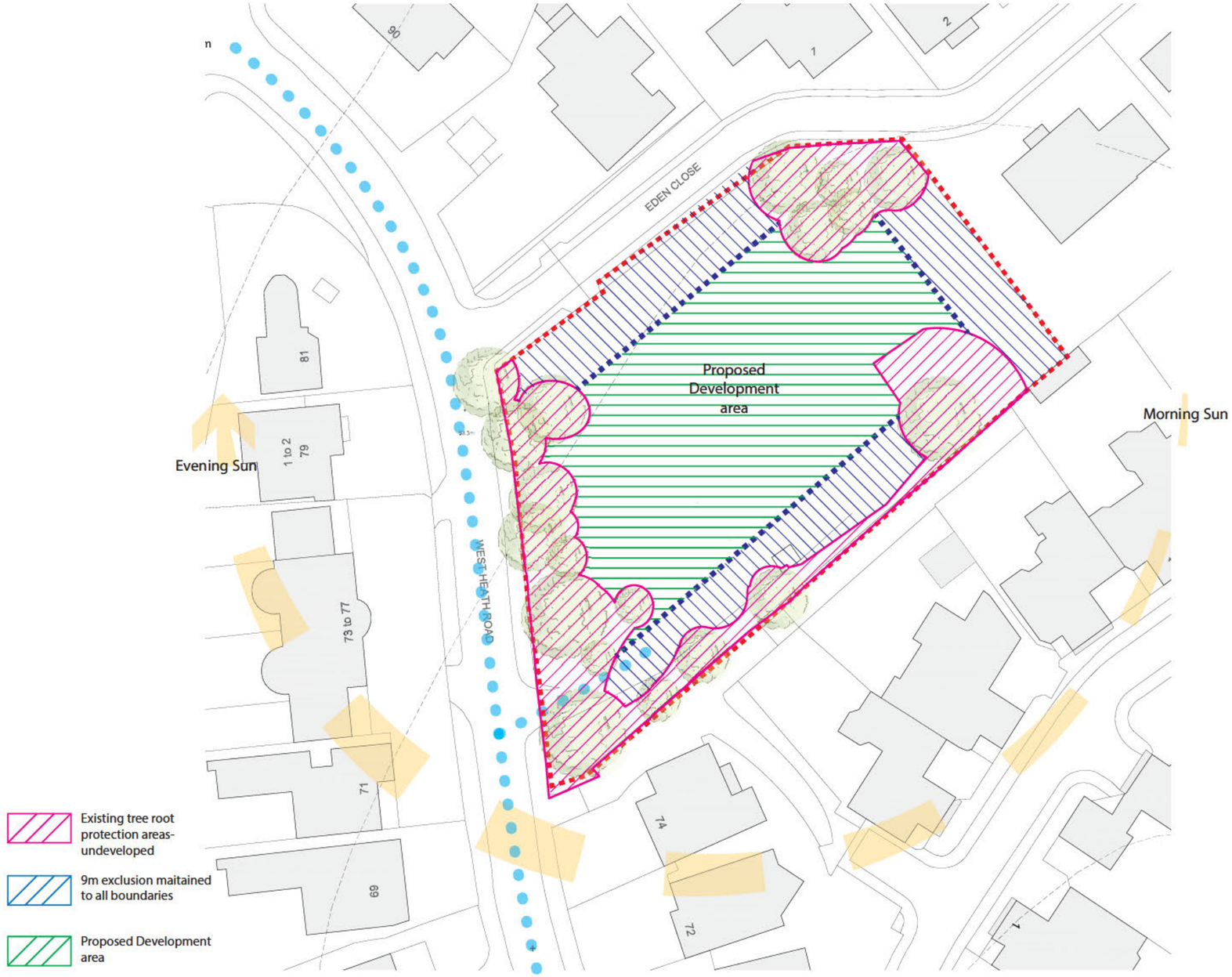
6. Proposed Footprint and Uses
7. Affordable Housing



1. The Existing Site

- **The site is located off West Heath Road, NW3 7UJ.**
- **To the north the site borders Eden Close, a private gated road.**
- **To the south the site borders the rear gardens of the houses located on Westover Hill, another private gated road and 'Heath West' a group of new build luxury houses.**
- **The boundaries of the site are heavily planted with mature trees and high hedgerows which limits views onto the site from the public realm.**
- **The site is not located in a Conservation Area.**
- **The existing building is not Listed nor Locally Listed**

2. The Existing Development Constraints



3. The Surrounding Footprint Ratio Analysis

AVERAGE PLOT TO FOOTPRINT RATIO = 30%

- PLOT TO FOOTPRINT RATIO BELOW 25%
- PLOT TO FOOTPRINT RATIO 25% - 35%
- PLOT TO FOOTPRINT RATIO ABOVE 35%

Existing Plot Analysis Diagram

4. The Surrounding Boundary Distances

DISTANCE TO BOUNDARIES

- 3m BUILDING LINE TO BOUNDARY
- 10m BUILDING LINE TO BOUNDARY
- 15m BUILDING LINE TO BOUNDARY
- 20m BUILDING LINE TO BOUNDARY
- 30m BUILDING LINE TO BOUNDARY

Existing Boundary Distances Diagram

5. Context Building Heights

5 Storeys

6 Storeys

Existing 4 Storey Accomodation on site
Equivalent 5 Storey Height (inclusive of Roof)

5 Storeys

5 Storeys

5/6 Storeys

6 Storeys

10 Storeys

5 Storeys

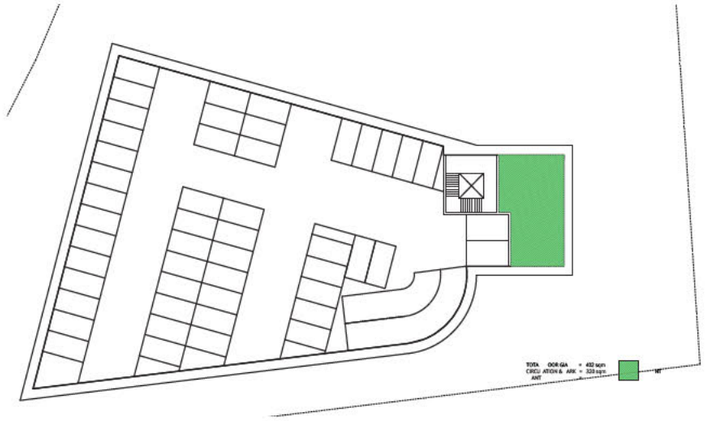
4 Storeys

5 Storeys

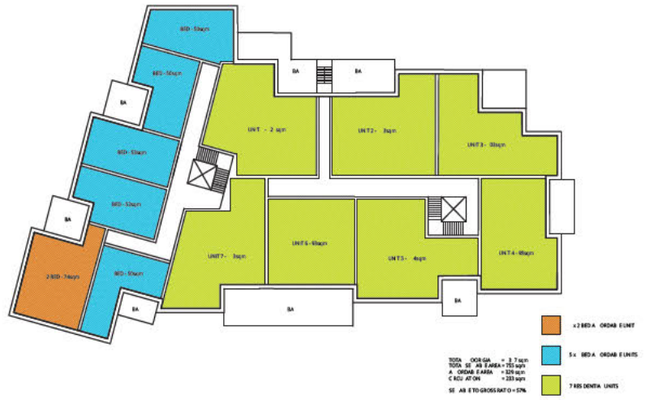
2 No. of storeys above ground

6. Proposed Footprint and Uses

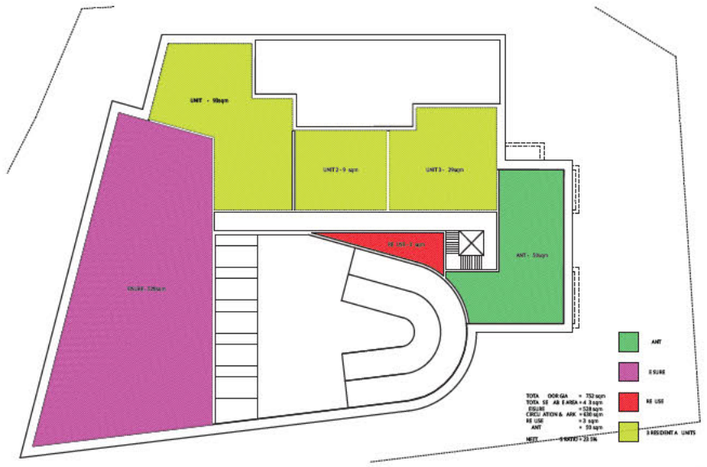
7. Affordable Housing



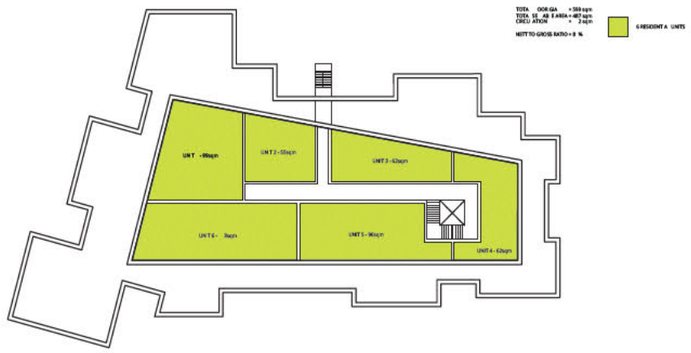
PROPOSED BASEMENT PLAN



PROPOSED 1ST - 4TH FLOOR PLAN

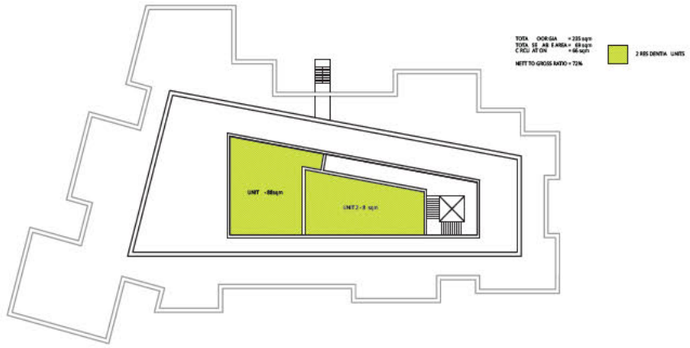


PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED 5TH FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



PROPOSED 6TH FLOOR PLAN

84 WEST HEATH ROAD

Affordable Housing Considerations

LB Barnet Pre Application Meeting

31 July 2020

Contents

84 West Heath Road – Affordable Housing Considerations

1. DS2 Experience
2. Policy Position
3. Exploring On-site Affordable
4. Initial Viability Thoughts
5. Quantum of Affordable and RP Demand
6. Value for Money
7. Initial Conclusions

DS2 Experience

84 West Heath Road – Affordable Housing Considerations

- Advise on affordable housing delivery in LB Barnet and as part of high value residential developments elsewhere in London
- LB Barnet
  - 54 Bishops Avenue (Finchatton)
  - Brent Cross South (Argent)
  - Brent Cross North (Hammerson)
  - BT Exchange, Edgeware Road (Telereal Trillium)
- High Value Residential in London
  - Various developments in high value parts of RBK&C, Camden, Westminster, and the City of London

Policy Position

84 West Heath Road – Affordable Housing Considerations

- LBB Core Strategy DPD and Development Management Polices DPD (2012)
- Seek 40% affordable 60/40 split between Social/Affordable Rent and Intermediate
- Preference for on-site delivery
- Off-site and PIL only accepted where exceptional reasons prevent on-site delivery
- Affordable obligations subject to viability

Exploring On-Site Affordable

84 West Heath Road – Affordable Housing Considerations

- No flexibility for multiple buildings
- Separate affordable core possible but affordable would still share cost of
  - High specification / high build cost of overall building
  - Shared high quality external amenity, security, basement, M&E, sustainability costs etc (both upfront and ongoing)
  - High value nature of area / proposed development naturally derives high service charges and a separate affordable core only has a marginal impact in lower these for an RP
- As such level of service charge for affordable will be high and will impact of affordability to end-users (be that Low cost rent or Intermediate)
- RPs will have concerns about level of service charges and affordability

Initial Viability Thoughts

84 West Heath Road – Affordable Housing Considerations

- A theoretical affordable scheme has been drawn up
- We have appraised this based on the normal planning viability parameters
- Impact of on-site affordable on overall viability considerable given
  - Will result in lower market values
  - Will result in a slower rate of sale
  - Requires a less efficient design given the need for an additional core
  - The high service charge impacts on the value of the affordable (in effect making it worthless)
- The theoretical affordable scheme is unviable

Quantum of Affordable and RP Demand

DS2

84 West Heath Road – Affordable Housing Considerations

- In theory
  - If a nominal number of affordable units could be delivered on-site
  - And if the scheme could remain viable
- Concerns remain
  - RPs require a minimum number of units due to
    - Management and maintenance efficiencies
    - Best use of the development teams time and resource in "securing" deals
- Unless the scheme is offering at least 10-15 units, no RP will be interested and, even then, the service charge issue highlighted above will remain

Value for Money

DS2

84 West Heath Road – Affordable Housing Considerations

- Based on the initial planning viability appraisal work we have undertaken the cost to convert a single market unit into on-site affordable unit is c. £1.25m - £1.5m
- LBB need to consider if this represents value for money or if this could be better spent delivering more affordable housing elsewhere
- £1.5m could deliver
  - 21 units affordable units based on the GLA grant per unit of £70k available to RPs
  - 15 units affordable units based on the GLA grant per unit of £100k available to LBB / Open Door Homes
  - 3 units of affordable via LBB's open market Acquisitions Programme (assuming each unit costs the average house price in Barnet)

Initial Conclusions

DS2

84 West Heath Road – Affordable Housing Considerations

- Whilst on-site affordable in theory possible to “design”
  - Not practical
  - Not affordable
  - Not viable
  - There would be no demand for it
- Monies available for affordable could
  - Deliver much more
  - Off-site or PIL options present far better value for money