

Planning Department,
Residents Services,
3N, Civic Centre,
London Borough of Hillingdon,
High Street,
Uxbridge, UB8 1UW.

March 2025

RE: Affordable Housing Statement

Site: **Haydon Drive, Pinner HA5 2PW**

Site area: **1.43 acres (0.58 ha)**

Description: **Proposed Development of 21 Affordable Family-Sized Houses**

Dear Sir/Madam,

The redevelopment of Haydon Drive proposes a total of 21 new family-sized terraced houses, with 100% being affordable units. This replaces 16 existing studio bungalows on site deemed obsolete by current space and living standards. The proposed terraced houses range from 2 to 2.5 storeys with roof level accommodation.

Schedule of Accommodation

Unit no.	No. of bedrooms	No. of bed spaces	No. of habitable rooms	GIA (sqm)	GEA (sqm)	Built in storage (sqm)*	Part M compliant	Tenure
01	4-bed	8	5	135	168	2.4	M4(2)	Social Rent
02	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
03	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
04	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
05	4-bed	8	5	135	168	2.4	M4(2)	Social Rent
06 (corner)	4-bed	8	5	140.2	175	2.4	M4(2)	Social Rent
07	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
08	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
09	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
10	4-bed	8	5	135	162	2.4	M4(2)	Social Rent
11	4-bed	8	5	135	168	2.4	M4(2)	Social Rent
12	3-bed	6	4	109.5	135	3.6	M4(2)	Social Rent
13	3-bed	6	4	109.5	135	3.6	M4(2)	Social Rent
14	3-bed	6	4	109.5	135	3.6	M4(2)	Social Rent

Unit No.	No. of bedrooms	Bed spaces	No. of habitable rooms	GIA (sqm)	GEA (sqm)	Built in storage (sqm)*	Part M compliant	Tenure
<i>Wheelchair user dwellings:</i>								
15	3-bed	5	4	113.4	146	3.6	M4(3)	Social Rent
16	3-bed	5	4	113.4	146	3.6	M4(3)	Social Rent
17	3-bed	5	4	113.4	146	3.6	M4(3)	Social Rent
18 (corner)	4-bed	7	5	138.4	175	2.7	M4(2)	Social Rent
19	4-bed	7	5	135	175	2.4	M4(2)	Social Rent
20	4-bed	7	5	135	175	2.4	M4(2)	Social Rent
21	4-bed	7	5	135	175	2.4	M4(2)	Social Rent
Total	-	-	99 hr	2702	3355	-	-	-

**Excludes 1.4-1.7 sqm utility cupboard.*

Summary of Existing and Proposed Residential Floor Area

GIA (sqm)		GEA (sqm)	
Existing (single storey)	Proposed (2-2.5 storeys)	Existing (single storey)	Proposed (2-2.5 storeys)
<i>awaiting survey</i>	2702	762	3355

Housing Mix

The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3-bedroom properties (London Borough Of Hillingdon *Local Plan Part 2, Development Management Policies, Adopted Version*, 16 January 2020).

Using a design-led approach that optimises the capacity of sites (*Policy D3 and H10 of the London Plan 2021*), the proposed development offers a mix of housing units of different sizes to reflect the Council's latest information on housing need:

- 4-bedroom houses: 71.4%
- 3-bedroom houses: 28.6%

Residential Density

The Local Plan recommends a residential density ranging between **35-70u/ha** and **105-231hr/ha** for terraced house developments located in 'non town centre areas' in a suburban/semi-rural setting (under Table 5.2).

The proposed scheme would provide 21 new family homes on the 0.58 ha site. As such, the development would have a **density of 36u/ha**.

In terms of habitable rooms, the development would have a **density of 170hr/ha**, far exceeding the capacity of the existing studio bungalows (defined by the GLA as 'obsolete homes') on site.

Contact Information

We look forward to receiving your formal acknowledgement of the application and trust you have sufficient information to favourably consider the proposed development.

Should you have any comments or require any additional information, please contact me at +44 20 8237 8306 or e-mail to w.ng@hunters.co.uk.

Yours faithfully,

Winnie Ng
on behalf of Hunters