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 Residents Services  
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 London Borough of Hillingdon  
 High Street, Uxbridge.  
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October 2021

**SITE: Yiewsley Housing and Library Sites – Falling Lane, Yiewsley UB7 8AB  
 PROPOSED DEVELOPMENT OF HOUSING AND PUBLIC LIBRARY**

**Affordable Housing Statement**

Dear Andrew,

The proposed development includes a total of 100 residential units across the two building with 50% of the total number of units being affordable housing.

The Yiewsley Library Site will have 100% affordable provision with 50 no. 1, 2- and 3-bedroom flats as London Affordable Rent.

The Yiewsley Former Pool Site will have 50 no. 1, 2- and 3-bedroom flats as Market housing.

**YIEWSLEY LIBRARY SITE**

Level	Number	Unit Type	Number of Bedspaces	Area	Part M	Tenure	Combined floor area of duplex (m2)
00 Ground Floor FFL	08	1Bed	2	56.2 m <sup>2</sup>	M4(2)	London Affordable Rent	
1Bed: 1				56.2 m <sup>2</sup>			
00 Ground Floor FFL	02	2Bed Duplex		42.10			
00 Ground Floor FFL	03	2Bed Duplex		42.10			
00 Ground Floor FFL	04	2Bed Duplex		10.10			
00 Ground Floor FFL	05	2Bed Duplex		10.10			
00 Ground Floor FFL	06	2Bed Duplex		10.10			
00 Ground Floor FFL	07	2Bed Duplex		10.10			
2Bed: 6				124.7 m <sup>2</sup>			
00 Ground Floor FFL	01	3Bed		34.8 m <sup>2</sup>			
00 Ground Floor FFL	09	3Bed	4	94.4 m <sup>2</sup>	M4(2)	London Affordable Rent	

3Bed: 2				129.2 m <sup>2</sup>			
00 Ground Floor FFL: 9				310.1 m <sup>2</sup>			
01 First Floor FFL	10	1Bed	2	55.9 m <sup>2</sup>	M4(2)	London Affordable Rent	
01 First Floor FFL	14	1Bed	2	51.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
01 First Floor FFL	16	1Bed	2	51.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
01 First Floor FFL	18	1Bed	2	51.1 m <sup>2</sup>	M4(2)	London Affordable Rent	
1Bed: 4				210 m <sup>2</sup>			
01 First Floor FFL	02	2Bed Duplex	4	56.50	M4(2)	London Affordable Rent	98.60
01 First Floor FFL	03	2Bed Duplex	4	56.50	M4(2)	London Affordable Rent	98.60
01 First Floor FFL	04	2Bed Duplex	3	71.90	M4(2)	London Affordable Rent	82.00
01 First Floor FFL	05	2Bed Duplex	3	71.90	M4(2)	London Affordable Rent	82.00
01 First Floor FFL	06	2Bed Duplex	3	71.90	M4(2)	London Affordable Rent	82.00
01 First Floor FFL	07	2Bed Duplex	3	69.60	M4(2)	London Affordable Rent	79.70
01 First Floor FFL	11	2Bed	3	68.6 m <sup>2</sup>	M4(2)	London Affordable Rent	
01 First Floor FFL	15	2Bed	4	70.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
01 First Floor FFL	17	2Bed	4	69.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
2Bed: 9				606.7 m <sup>2</sup>			
01 First Floor FFL	13	2Bed Wheelchair	3	78.5 m <sup>2</sup>	M4(3)(2)(a)	London Affordable Rent	
2Bed Wheelchair: 1				78.5 m <sup>2</sup>			
01 First Floor FFL	01	3Bed	4	86.9 m <sup>2</sup>	M4(2)	London Affordable Rent	
3Bed: 1				86.9 m <sup>2</sup>			
01 First Floor FFL	12	3Bed Wheelchair	4	96.9 m <sup>2</sup>	M4(3)(2)(b)	London Affordable Rent	
3Bed Wheelchair: 1				96.9 m <sup>2</sup>			
01 First Floor FFL: 16				1079 m <sup>2</sup>			
02 Second Floor FFL	19	1Bed	2	55.9 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	20	1Bed	2	55.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	29	1Bed	2	51.6 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	31	1Bed	2	51.4 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	33	1Bed	2	51.1 m <sup>2</sup>	M4(2)	London Affordable Rent	
1Bed: 5				265.5 m <sup>2</sup>			
02 Second Floor FFL	22	2Bed	3	67.9 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	23	2Bed	3	64.6 m <sup>2</sup>	M4(2)	London Affordable Rent	

02 Second Floor FFL	24	2Bed	3	64.6 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	26	2Bed	3	64.6 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	28	2Bed	3	62.3 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	30	2Bed	3	70.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
02 Second Floor FFL	32	2Bed	3	69.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
2Bed: 7				463.9 m <sup>2</sup>			
02 Second Floor FFL	27	2Bed Wheelchair	3	78.5 m <sup>2</sup>	M4(3)(2)(a)	London Affordable Rent	
2Bed Wheelchair: 1				78.5 m <sup>2</sup>			
02 Second Floor FFL	21	3Bed	4	75.6 m <sup>2</sup>	M4(2)	London Affordable Rent	
3Bed: 1				75.6 m <sup>2</sup>			
02 Second Floor FFL	25	3Bed Wheelchair	4	96.9 m <sup>2</sup>	M4(3)(2)(b)	London Affordable Rent	
3Bed Wheelchair: 1				96.9 m <sup>2</sup>			
02 Second Floor FFL: 15				980.5 m <sup>2</sup>			
03-Third Floor Plan	35	1Bed	2	51.2 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	37	1Bed	2	50.7 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	39	1Bed	2	50.7 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	41	1Bed	2	50.7 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	45	1Bed	2	50.1 m <sup>2</sup>	M4(2)	London Affordable Rent	
1Bed: 5				253.3 m <sup>2</sup>			
03-Third Floor Plan	42	2Bed	3	61.2 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	43	2Bed	3	59.4 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	44	2Bed	3	62.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
2Bed: 3				183.1 m <sup>2</sup>			
03-Third Floor Plan	40	2Bed Wheelchair	3	72.6 m <sup>2</sup>	M4(3)(2)(a)	London Affordable Rent	
2Bed Wheelchair: 1				72.6 m <sup>2</sup>			
03-Third Floor Plan	34	3Bed	4	84.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	36	3Bed	4	87.4 m <sup>2</sup>	M4(2)	London Affordable Rent	
03-Third Floor Plan	38	3Bed	4	91.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
3Bed: 3				263.5 m <sup>2</sup>			
03-Third Floor Plan: 12				772.5 m <sup>2</sup>			
04-Fourth Floor FFL	46	1Bed	2	56.6 m <sup>2</sup>	M4(2)	London Affordable Rent	
04-Fourth Floor FFL	47	1Bed	2	48.8 m <sup>2</sup>	M4(2)	London Affordable Rent	

04-Fourth Floor FFL	50	1Bed	2	55.5 m <sup>2</sup>	M4(2)	London Affordable Rent	
1Bed: 3				161 m <sup>2</sup>			
04-Fourth Floor FFL	48	2Bed	3	64.3 m <sup>2</sup>	M4(2)	London Affordable Rent	
04-Fourth Floor FFL	49	2Bed	3	62.8 m <sup>2</sup>	M4(2)	London Affordable Rent	
2Bed: 2				127.1 m <sup>2</sup>			
04-Fourth Floor FFL: 5				288 m <sup>2</sup>			
Grand total: 57				3430.1 m <sup>2</sup>			

### **YIEWSLEY FORMER POOL SITE**

<b>Level</b>	<b>Number</b>	<b>Unit Type</b>	<b>Number of Bedspaces</b>	<b>Area</b>	<b>Part M</b>	<b>Tenure</b>
00 Ground Floor	03	1Bed Wheelchair	2	65.8 m <sup>2</sup>	M4(3)(2)(a)	Market housing
00 Ground Floor	04	1Bed Wheelchair	2	69.6 m <sup>2</sup>	M4(3)(2)(a)	Market housing
00 Ground Floor	05	1Bed Wheelchair	2	69.4 m <sup>2</sup>	M4(3)(2)(a)	Market housing
00 Ground Floor	06	1Bed Wheelchair	2	65.2 m <sup>2</sup>	M4(3)(2)(a)	Market housing
1Bed Wheelchair: 4				270 m <sup>2</sup>		
00 Ground Floor	01	2Bed	3	65.2 m <sup>2</sup>	M4(2)	Market housing
00 Ground Floor	02	2Bed	3	65.8 m <sup>2</sup>	M4(2)	Market housing
2Bed: 2				131 m <sup>2</sup>		
00 Ground Floor: 6				401 m <sup>2</sup>		
01 First Floor Plan	08	1Bed	2	50.2 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	09	1Bed	2	50.1 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	11	1Bed	2	51.1 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	12	1Bed	2	51.7 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	15	1Bed	2	54.3 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	18	1Bed	2	54.2 m <sup>2</sup>	M4(2)	Market housing
1Bed: 6				311.6 m <sup>2</sup>		
01 First Floor Plan	13	2Bed	3	65.1 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	14	2Bed	3	65.1 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	16	2Bed	3	63.6 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	17	2Bed	3	63.7 m <sup>2</sup>	M4(2)	Market housing
01 First Floor Plan	19	2Bed	3	65 m <sup>2</sup>	M4(2)	Market housing

2Bed: 5				322.6 m <sup>2</sup>		
01 First Floor Plan	10	3Bed	5	100.5 m <sup>2</sup>	M4(2)	Market housing
3Bed: 1				100.5 m <sup>2</sup>		
01 First Floor Plan	07	3Bed Wheelchair	5	114.6 m <sup>2</sup>	M4(3)(2)(a)	Market housing
3Bed Wheelchair: 1				114.6 m <sup>2</sup>		
01 First Floor Plan: 13				849.4 m <sup>2</sup>		
02 Second Floor Plan	21	1Bed	2	50.2 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	22	1Bed	2	50 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	24	1Bed	2	51.1 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	27	1Bed	2	54.3 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	30	1Bed	2	54.2 m <sup>2</sup>	M4(2)	Market housing
1Bed: 5				259.8 m <sup>2</sup>		
02 Second Floor Plan	28	2Bed	3	63.6 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	29	2Bed	3	63.7 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	31	2Bed	3	65.1 m <sup>2</sup>	M4(2)	Market housing
2Bed: 3				192.5 m <sup>2</sup>		
02 Second Floor Plan	20	3Bed	5	114.6 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	23	3Bed	5	100.5 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	25	3Bed	4	103.5 m <sup>2</sup>	M4(2)	Market housing
02 Second Floor Plan	26	3Bed	4	94.9 m <sup>2</sup>	M4(2)	Market housing
3Bed: 4				413.6 m <sup>2</sup>		
02 Second Floor Plan: 12				865.9 m <sup>2</sup>		
03 Third Floor Plan	33	1Bed	2	50.2 m <sup>2</sup>	M4(2)	Market housing
03 Third Floor Plan	34	1Bed	2	50.1 m <sup>2</sup>	M4(2)	Market housing
03 Third Floor Plan	36	1Bed	2	51.1 m <sup>2</sup>	M4(2)	Market housing
03 Third Floor Plan	37	1Bed	2	50.7 m <sup>2</sup>	M4(2)	Market housing
03 Third Floor Plan	38	1Bed	2	54.3 m <sup>2</sup>	M4(2)	Market housing
03 Third Floor Plan	40	1Bed	2	54.2 m <sup>2</sup>	M4(2)	Market housing
1Bed: 6				310.7 m <sup>2</sup>		
03 Third Floor Plan	32	3Bed	5	114.7 m <sup>2</sup>	M4(2)	Market housing

03 Third Floor Plan	35	3Bed	5	100.5 m <sup>2</sup>	M4(2)	Market housing
03 Third Floor Plan	39	3Bed	4	87.4 m <sup>2</sup>	M4(2)	Market housing
3Bed: 3				302.6 m <sup>2</sup>		
03 Third Floor Plan: 9				613.3 m <sup>2</sup>		
04 Fourth Floor Plan	41	1Bed	2	50.1 m <sup>2</sup>	M4(2)	Market housing
04 Fourth Floor Plan	42	1Bed	2	50 m <sup>2</sup>	M4(2)	Market housing
04 Fourth Floor Plan	44	1Bed	2	51.1 m <sup>2</sup>	M4(2)	Market housing
1Bed: 3				151.2 m <sup>2</sup>		
04 Fourth Floor Plan	45	2Bed	3	64 m <sup>2</sup>	M4(2)	Market housing
04 Fourth Floor Plan	46	2Bed	3	63.2 m <sup>2</sup>	M4(2)	Market housing
04 Fourth Floor Plan	47	2Bed	3	63.1 m <sup>2</sup>	M4(2)	Market housing
2Bed: 3				190.3 m <sup>2</sup>		
04 Fourth Floor Plan	43	3Bed	5	100.5 m <sup>2</sup>	M4(2)	Market housing
3Bed: 1				100.5 m <sup>2</sup>		
04 Fourth Floor Plan: 7				442.1 m <sup>2</sup>		
05 Fifth Floor Plan	48	3Bed	4	80.6 m <sup>2</sup>	M4(2)	Market housing
05 Fifth Floor Plan	49	3Bed	5	93 m <sup>2</sup>	M4(2)	Market housing
05 Fifth Floor Plan	50	3Bed	4	75.9 m <sup>2</sup>	M4(2)	Market housing
3Bed: 3				249.5 m <sup>2</sup>		
05 Fifth Floor Plan: 3				249.5 m <sup>2</sup>		
Grand total: 50				3421.1 m <sup>2</sup>		

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 call me on 020 8237 8246 or e-mail on [g.honfi@hunters.co.uk](mailto:g.honfi@hunters.co.uk)

Yours sincerely  
Gabor Honfi on behalf of Hunters

