

Mr Christopher Brady
 Planning Department
 Residents Services
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 UB8 1UW

Architecture
 Building Consultancy
 CDM Consultancy
 Employers Agent & Cost Consultancy
 Healthcare Consultancy
 Project Management

August 2023

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

Affordable Housing Statement

Dear Christopher,

The proposed development includes a total of 95 residential units across the two building with 100% being affordable housing.

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

The Yiewsley Former Pool Site will have 100% affordable provision 45 no. 1, 2- and 3-bedroom flats as Social Rent.

YIEWSLEY LIBRARY SITE

Floor	Unit Number	No. of bedrooms	Bed space	GIA (sqm)	Built in storage (sqm) Excluding 1.4 sqm utility cpbd	Part M	Tenure
00 Ground Floor	8	1Bed	2	56.2	1.7	M4(2)	Social Rent
00 Ground Floor	9	3Bed	6	94.0	2	M4(2)	Social Rent
01 First Floor	1	3Bed	6	121.7	3.6	M4(2)	Social Rent
01 First Floor	2	2Bed	4	98.6	6.5	M4(2)	Social Rent
01 First Floor	3	2Bed	4	98.7	6.6	M4(2)	Social Rent
01 First Floor	4	2Bed	3	81.9	5.7	M4(2)	Social Rent
01 First Floor	5	2Bed	3	81.9	5.7	M4(2)	Social Rent
01 First Floor	6	2Bed	3	81.9	5.7	M4(2)	Social Rent
01 First Floor	7	2Bed	3	79.7	4.8	M4(2)	Social Rent
01 First Floor	10	1Bed	2	55.4	1.5	M4(2)	Social Rent

01 First Floor	11	2Bed	3	67.7	3.4	M4(2)	Social Rent
01 First Floor	12	3Bed Wheelchair	5	96.9	2.5	M4(3)(2)(a)	Social Rent
01 First Floor	13	2Bed Wheelchair	3	79.1	4	M4(3)(2)(a)	Social Rent
01 First Floor	14	1Bed	2	51.5	1.5	M4(2)	Social Rent
01 First Floor	15	2Bed	4	70.5	2	M4(2)	Social Rent
01 First Floor	16	1Bed	2	51.1	1.5	M4(2)	Social Rent
01 First Floor	17	2Bed	4	69.1	2.12	M4(2)	Social Rent
01 First Floor	18	1Bed	2	50.7	1.5	M4(2)	Social Rent
02 Second Floor	19	1Bed	2	55.4	1.5	M4(2)	Social Rent
02 Second Floor	20	1Bed	2	55.7	1.6	M4(2)	Social Rent
02 Second Floor	21	3Bed	4	75.3	3.1	M4(2)	Social Rent
02 Second Floor	22	2Bed	3	67.0	3.4	M4(2)	Social Rent
02 Second Floor	23	2Bed	3	64.5	3	M4(2)	Social Rent
02 Second Floor	24	2Bed	3	64.5	3	M4(2)	Social Rent
02 Second Floor	25	3Bed Wheelchair	5	96.9	2.5	M4(3)(2)(a)	Social Rent
02 Second Floor	26	2Bed	3	64.5	3	M4(2)	Social Rent
02 Second Floor	27	2Bed Wheelchair	3	78.8	4	M4(3)(2)(a)	Social Rent
02 Second Floor	28	2Bed	3	62.3	2.9	M4(2)	Social Rent
02 Second Floor	29	1Bed	2	51.5	1.5	M4(2)	Social Rent
02 Second Floor	30	2Bed	4	70.5	2	M4(2)	Social Rent
02 Second Floor	31	1Bed	2	51.1	1.5	M4(2)	Social Rent
02 Second Floor	32	2Bed	4	69.1	2.12	M4(2)	Social Rent
02 Second Floor	33	1Bed	2	50.8	1.6	M4(2)	Social Rent
03-Third Floor Plan	34	3Bed	4	84.3	3.2	M4(2)	Social Rent
03-Third Floor Plan	35	1Bed	2	51.5	2.6	M4(2)	Social Rent
03-Third Floor Plan	36	3Bed	5	86.8	3.36	M4(2)	Social Rent
03-Third Floor Plan	37	1Bed	2	50.7	2.5	M4(2)	Social Rent
03-Third Floor Plan	38	3Bed	5	91.2	3.3	M4(2)	Social Rent
03-Third Floor Plan	39	1Bed	2	50.6	2.5	M4(2)	Social Rent
03-Third Floor Plan	40	2Bed Wheelchair	3	72.8	2.0	M4(3)(2)(a)	Social Rent
03-Third Floor Plan	41	1Bed	2	50.5	2.5	M4(2)	Social Rent
03-Third Floor Plan	42	2Bed	3	61.2	2.3	M4(2)	Social Rent
03-Third Floor Plan	43	2Bed	3	59.1	2.14	M4(2)	Social Rent
03-Third Floor Plan	44	2Bed	3	62.2	2.1	M4(2)	Social Rent
03-Third Floor Plan	45	1Bed	2	50.1	3.5	M4(2)	Social Rent
04-Fourth Floor	46	1Bed	2	56.3	1.6	M4(2)	Social Rent
04-Fourth Floor	47	1Bed	2	48.8	1.7	M4(2)	Social Rent

04-Fourth Floor	48	2Bed	3	64.3	2.2	M4(2)	Social Rent
04-Fourth Floor	49	2Bed	3	62.8	2.0	M4(2)	Social Rent
04-Fourth Floor	50	1Bed	2	55.5	1.62	M4(2)	Social Rent

YIEWSLEY FORMER POOL SITE

Floor	Unit Number	No. of bedrooms	Bed space	GIA (sqm)	Built in storage (sqm) Excluding 1.4 sqm utility cpbd	Part M	Tenure
00 Ground Floor	1	2Bed	3	65.8	3.3	M4(2)	Social Rent
00 Ground Floor	2	1Bed Wheelchair	2	65.8	1.72	M4(3)(2)(a)	Social Rent
00 Ground Floor	3	1Bed Wheelchair	2	69.6	2.6	M4(3)(2)(a)	Social Rent
00 Ground Floor	4	1Bed Wheelchair	2	69.5	2.6	M4(3)(2)(a)	Social Rent
00 Ground Floor	5	1Bed Wheelchair	2	64.6	1.72	M4(3)(2)(a)	Social Rent
01 First Floor Plan	6	3Bed Wheelchair	5	114.6	2.6	M4(3)(2)(a)	Social Rent
01 First Floor Plan	7	1Bed	2	50.2	2.7	M4(2)	Social Rent
01 First Floor Plan	8	1Bed	2	49.5	2.7	M4(2)	Social Rent
01 First Floor Plan	9	3Bed	5	100.5	4.2	M4(2)	Social Rent
01 First Floor Plan	10	1Bed	2	50.7	2.2	M4(2)	Social Rent
01 First Floor Plan	11	1Bed	2	51.1	2.3	M4(2)	Social Rent
01 First Floor Plan	12	2Bed	3	64.6	3.3	M4(2)	Social Rent
01 First Floor Plan	13	2Bed	3	64.6	3.3	M4(2)	Social Rent
01 First Floor Plan	14	1Bed		52.6		M4(2)	Social Rent
01 First Floor Plan	15	2Bed	3	63.6	3.9	M4(2)	Social Rent
01 First Floor Plan	16	2Bed	3	63.7	2.8	M4(2)	Social Rent
01 First Floor Plan	17	3Bed Wheelchair	5	120.3	3.2	M4(3)(2)(a)	Social Rent
02 Second Floor Plan	18	3Bed	5	114.6	2.6	M4(2)	Social Rent
02 Second Floor Plan	19	1Bed	2	50.2	2.7	M4(2)	Social Rent
02 Second Floor Plan	20	1Bed	2	50	2.7	M4(2)	Social Rent
02 Second Floor Plan	21	3Bed	5	100.5	3.4	M4(2)	Social Rent
02 Second Floor Plan	22	1Bed	2	50.8	2.2	M4(2)	Social Rent
02 Second Floor Plan	23	3Bed	5	103.5	3.5	M4(2)	Social Rent

02 Second Floor Plan	24	3Bed	5	94	3.5	M4(2)	Social Rent
02 Second Floor Plan	25	1Bed	2	52.9	2.4	M4(2)	Social Rent
02 Second Floor Plan	26	2Bed	3	63.6	3.9	M4(2)	Social Rent
02 Second Floor Plan	27	2Bed	3	63.7	2.8	M4(2)	Social Rent
02 Second Floor Plan	28	1Bed	2	52.9	2.8	M4(2)	Social Rent
02 Second Floor Plan	29	2Bed	3	65.1	3.2	M4(2)	Social Rent
03 Third Floor Plan	30	3Bed	5	114.7	2.6	M4(2)	Social Rent
03 Third Floor Plan	31	1Bed	2	50.2	2.7	M4(2)	Social Rent
03 Third Floor Plan	32	1Bed	2	50.1	2.7	M4(2)	Social Rent
03 Third Floor Plan	33	3Bed	5	100.5	3.2	M4(2)	Social Rent
03 Third Floor Plan	34	1Bed	2	51.1	2.2	M4(2)	Social Rent
03 Third Floor Plan	35	1Bed	2	50.7	2.2	M4(2)	Social Rent
03 Third Floor Plan	36	1Bed	2	52.5	2.4	M4(2)	Social Rent
03 Third Floor Plan	37	3Bed	5	87.4	2.6	M4(2)	Social Rent
03 Third Floor Plan	38	1Bed	2	52.9	2.4	M4(2)	Social Rent
04 Fourth Floor Plan	39	1Bed	2	50.1	2.7	M4(2)	Social Rent
04 Fourth Floor Plan	40	1Bed	2	50	2.7	M4(2)	Social Rent
04 Fourth Floor Plan	41	3Bed	5	100.5	4.2	M4(2)	Social Rent
04 Fourth Floor Plan	42	1Bed	2	50.7	2.2	M4(2)	Social Rent
04 Fourth Floor Plan	43	2Bed	3	63.9	3.2	M4(2)	Social Rent
04 Fourth Floor Plan	44	2Bed	3	61.3	3.3	M4(2)	Social Rent
04 Fourth Floor Plan	45	2Bed	3	61.3	3.3	M4(2)	Social Rent

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

Yours sincerely
Gabor Honfi on behalf of Hunters

