

Affordable Housing Statement

Applicant: Spindlehawk Limited

Project: 500 Gorgie Road, Edinburgh EH11 3YJ
Detailed Planning Application for 35 Residential Dwellings

Planning Reference: 19/02560/FUL

Description:

Proposed development of former car park site to erect 35no. flats with associated parking, access and services.

Revision: 1.3

Date: Wednesday, May 13, 2020

1. The Site

1.1 The application site, which covers 0.15 hectares of land, is located on land to the south-west of Chesser House and to the north-west of Gorgie Road in Edinburgh.

2. The Development

2.1 The planning application proposes the development of 35 residential units. The development will comprise a mixture of 1, 2 and 3 bedroom apartments to provide a wide choice of homes to attract a broad range of residents.

3. Policy Context

3.1 City of Edinburgh Council Local Development Plan Policy Hou 6 – Affordable Housing states:
“Planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing.”

4. Affordable Housing Contribution

4.1 The development will include the provision of 8 affordable homes which equates to a 25% provision in accordance with figures stated within Local Policy. These homes will be provided in the following sizes and tenure:

- 2 x 1 bedroom social rent
- 5 x 2 bedroom social rent
- 1 x 3 bedroom social rent

Please refer to the accommodation schedule and floor plans for proposed location of the affordable homes.

4.2 All of the units proposed as affordable housing meet the Edinburgh Design Guidance for unit sizes. This is a representative mix of homes across the wider site.

4.3 The affordable homes will be designed and built to the RSL design standards and requirements.

4.4 The affordable housing is accessed via its own stair, as per RSL preference, and will be tenure-blind.

4.5 The applicant is currently in discussion with a number of RSLs, including Dunedin Canmore, Cairn Housing Association, LAR Housing Trust and Lister Housing Co-operative Ltd, to deliver the affordable housing. LAR have delivered the affordable housing on the neighbouring site at Chesser House and are the preferred choice to deliver the affordable homes associated with this application.

4.6 The units will be secured through Section 75 agreement and will be offered to households in affordable housing need as social rent.

E Garland

Prepared for and on behalf of Spindlehawk Limited