



CLARION
HOUSING



LATIMER
by Clarion Housing Group

We are Clarion Housing Group, a provider of housing which comprises Clarion Housing Association and Latimer.

Clarion Housing Association is a social landlord and the country's largest housing association; We own 125,000 properties, providing housing for more than 350,000 people across the UK.

Latimer is the development arm of Clarion Housing Group, and focuses on developing new affordable and private sale homes. The surplus from Latimer developments is reinvested into Clarion Housing Group to build more affordable homes, improve and maintain existing social homes and support communities.

PHASE 3 | THE FINAL PHASE PROPOSALS: KEY BENEFITS

Mixed tenure development

- A truly tenure blind scheme design, comprising:
 - **A further 37 x Social Rent homes, including 10 x much needed family-sized 3 bedroom 5 person properties**
 - 148 x Private Sale homes

New amenity spaces

- All homes will benefit from:
 - **A new publicly accessible pocket-park**
 - **Community garden planting beds**
 - Private amenity space in the form of balconies or terraces

Enhanced biodiversity

- An **increase in the number of trees**
- A significant **biodiversity net gain of 73.56%**
- Improvement in the **urban greening factor by 0.43, which is in excess of policy requirements**

Sustainable design

- A proposed **CO2 emissions reduction of 57% (versus a policy requirement of 35%)** through the use of low carbon heating via Air Source Heat Pumps and through maximising the use of solar photovoltaic panels to generate renewable energy on-site

Employment & training

- **A commitment to providing local employment and training opportunities** during the construction period, including apprenticeships and work experience initiatives

Improved accessibility

- **Improved permeability and accessibility through the site onto Northfield Avenue**, with a level access provided through a new graded pathway in a well over-looked, safe location in the heart of the scheme

SHERWOOD CLOSE PHASE 3

Proposals for the final phase of this successful regeneration scheme



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| ① Pocket Park /Play:
High-quality landscape incorporating 0-4 year play elements | ④ Private Amenity Space /Defensible space:
Secure private space for new groundfloor of building. | |
| ② Circulation/ Public Realm:
High-quality landscape with open aspect and clear through routes, which facilitates circulation and active frontages. | ⑤ Community Garden:
Dedicated space to allow for local residents to engage in community growing. | |
| ③ Green Buffer/ Habitat Enhancement:
Maximise areas of sustainable high-quality planting to increase biodiversity. | ⑥ Parking Areas | |

THE SITE:

Clarion has worked closely with the landowner (London Borough of Ealing) since 2014 to deliver a high-quality affordable housing-led scheme.

Clarion has already provided across Phase 1 and Phase 2:

- 111 x Social Rent homes
- 60 x Shared Ownership homes
- 6 x homes for returning Leaseholders from the former Estate

Phase 3 proposes to deliver an additional 37 x Social Rent homes, meaning 57% of the total number of homes (including all Phases) will be Affordable tenures.

