Finance & Resources
Director of Delivery – Robbie Erbmann

Haringey LONDON

Date: 12 March 2026
Our ref: King's Road / PPA

Dear Resident,

New homes to be built near King's Road N17

We are writing to inform you that Haringey Council has received planning permission to build 9 new council rent homes on land near King's Road N17. These new council homes for larger families are part of Haringey Council's ambitious programme to build a new generation of affordable homes for local residents.

We would like to thank all those residents who gave us their views and ideas during our consultation and engagement programme with the local community about our proposals for King's Road N17.

What has been approved

The approved proposals include:

- Building 9 x 4-bedroom council homes for local residents.
- Re-providing the bin stores at new locations for the residents of 11-49 (odd) Church Road and 1-43 (odd) James Place.
    - Please note, the reprovision of the bin stores will be part of the scheme: the cost will not be charged to existing tenants or leaseholders.
- Improvements to the estate designed to tackle local anti-social behaviour (ASB), which may include new CCTV, gates, and lighting.

At the end of this letter, you will find a plan showing the 'redline' for the site boundary: the new homes will be built within this redline and involve the demolition of the existing bin stores and garages, and removal of the car parking area. A plan also shows where the new bin stores will be located once the scheme is finished. We have also included some images of how the new homes will look from different locations.

What happens next

We are anticipating that work will begin in late 2026, with a projected completion date of early 2028. During the next few months, residents of 11-49 (odd) Church Road and 1-43 (odd) James Place and in the streets around the site will receive:

- An introduction letter from the contractors appointed to build the homes, which will include more information about the intended works for the site, and the projected timetable, and what you can expect during the construction work.

For residents of 11-49 (odd) Church Road and 1-43 (odd) James Place:

- We will send a letter from Haringey Council outlining details of the permanent suspension and removal of the parking bays currently on the site, and details of how to apply for and purchase parking permits in the surrounding roads.
    - Note: residents moving into the new homes will not be eligible for parking permits for the surrounding roads, helping to protect the existing parking provision for current residents.

- We will provide full details of the temporary bin arrangements that will be in place during the construction works.

- We will let you know well in advance of both the temporary bin store arrangements and the permanent suspension of parking.

Keeping you informed

Before construction begins, we will invite all residents to a 'meet the contractor' event. This will enable you to hear from the contractor about what the work will involve, and the expected timetable. The contractor will explain about how the site will be hoarded and secured, to enable the safe demolition of the garages and existing bin stores.

Details about the building works, including contact information and the expected timeline, will be posted to the project's dedicated web hub, which can be found at https://kingsroad.commonplace.is or by scanning this QR code. This web hub also allows residents to sign-up for our email alerts for project updates.

Building new council homes

The 9 new council homes being built near King's Road are part of Haringey Council's ambitious council homes delivery programme. Our aim is to build 3,000 new homes by 2031, building as many as possible on existing council-owned land.

In January 2026, the Mayor of London visited Haringey to mark our completion of 1,000 new council homes; across the borough, over 1,400 more new council homes are underway. Find out more about the programme by scanning this QR code.

If you have any questions or need to access this information in a different format, please do contact me.

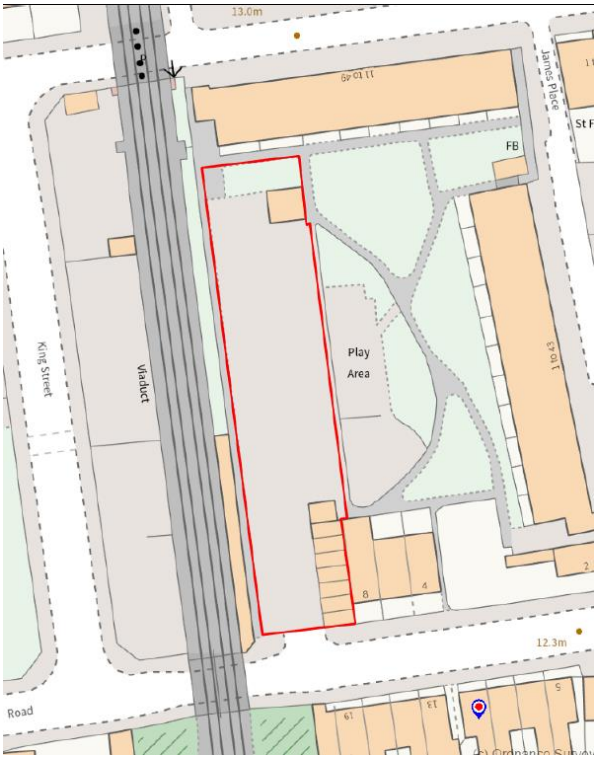
Yours faithfully,

Barry Macleod-Cullinane
Engagement Officer

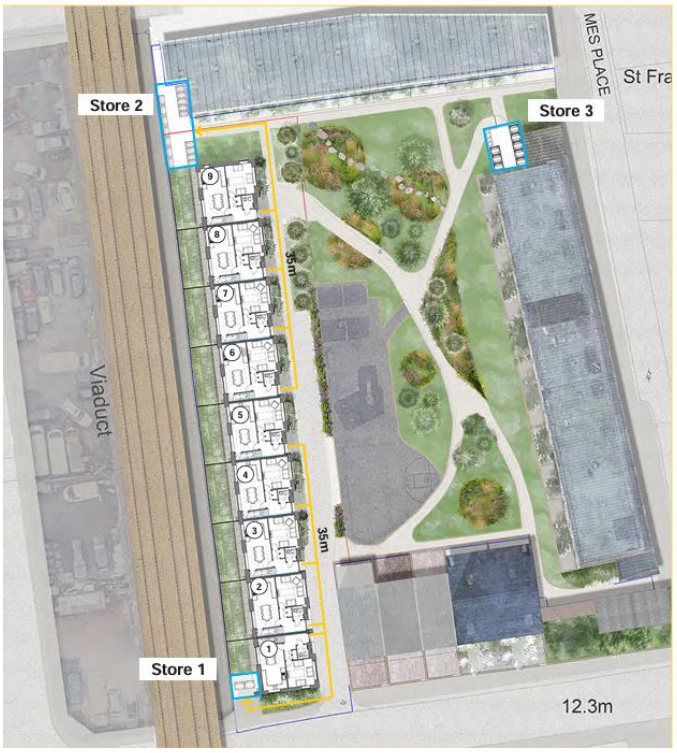
020 8489 2228
engagement@haringey.gov.uk

Haringey Council, Level 5, Alexandra House, 10 Station Road, Wood Green, N22 7TR
Calls are answered Monday to Friday, 10am-4pm, except during Bank Holidays.

Site location and images of the new homes



Redline boundary showing site location



Showing the locations of the 3 new bin stores



Looking north to south, towards King's Road with the new homes on the right



Looking west, at the new homes



Looking southeast to northwest, across the open area with the new homes on the left



Looking northeast from King's Road to the new homes