# Delivering a new generation of council homes for local people

*Park Road and Edith Road*

## Existing site

Haringey LONDON




Aerial view of site

## Welcome

This exhibition is being held in order to provide information on the development proposals for Park Road and Edith Road to seek and take account of the opinions of the local community and to outline the next steps for the project. Members of the project team are on hand to answer any questions that you may have.

## About Us

Housing is one of Haringey Council's top priorities. We want Haringey to be a place that is fair and offers opportunity for all. For many of those in greatest need, a council home offers the only real chance of putting down roots here. Haringey Council are committed to delivering new council homes for our residents. Our ambition is to deliver 1,000 new council homes at council rents by 2022.

The Council is acquiring and building a range of high quality and sustainable homes. We are asking for your views on the proposed scheme to ensure it meets the needs of the local community and reflects the local environment.

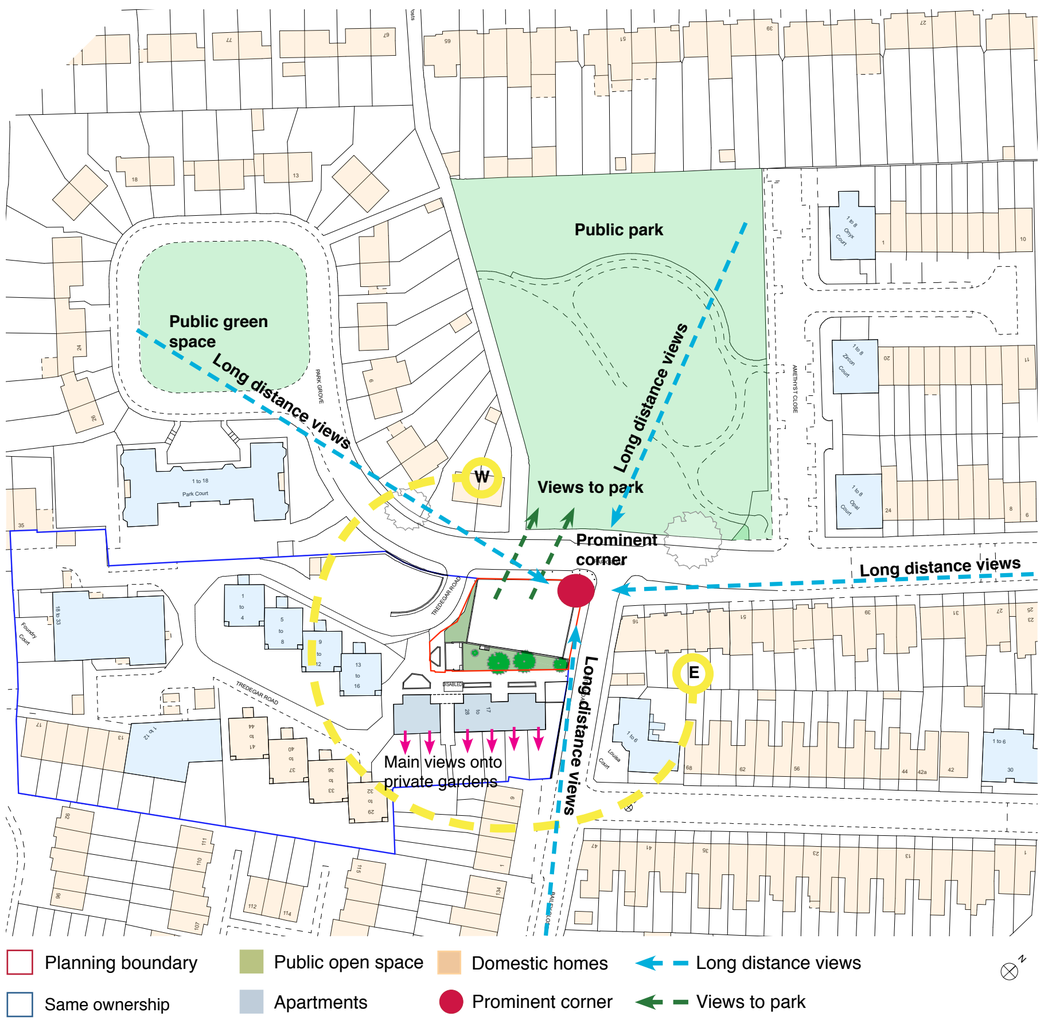


Existing view from Park Road

## Opportunities

- Provide a mix off different home including family homes.
- Provide further natural surveillance to the park.
- A marker for the Park from long distance views.
- Putting redundant land to sustainable use.
- Provide a good relationship to neighbouring buildings.
- Enhance quality of local environment.

## Existing site plan




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**Proposal and next steps**



Proposed view of new council homes from Park Road

## Proposal

- Eight new social rent homes for the local community.
- High quality brick built housing.
- Transforming an old disused garage site.
- Car-free development.
- Improvements to the public realm and landscaping.
- Additional refuse storage for existing homes at Tredegar Road.
- New secure cycle parking for existing homes at Tredegar Road.

## Next steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to London Borough of Haringey in early 2020. The approximate project time line is shown here.

**Public consultation**

↓

**Refine proposal**

↓

**Finalise design**

↓

**Planning application**

↓

**Planning decision Summer 2020**

↓

**Start on site Autumn 2020**

↓

**Deliver New Homes by end of 2021**

## Further contact

Please feel free to discuss any questions with our team. If you require further information please contact:

**Sophia Louise Abdellahi**
Consultation and Engagement Officer
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Email: sophia.abdellahi@haringey.gov.uk



Proposed long distance view from Park Road

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## Architectural Influences



**The Springfield Park Tavern**
1. Height at the corner



**Haringey Brick House, London**
2. Metal window shaders, metal balustrades and stone



**117 -119 Bounds Green Road**
3. Flat arches above vertical windows.
4. White vertical window piers



**Park Road**
5. Vertical windows
6. White stone window sills
7. White stone horizontal banding



**Park Road**
8. Front brick walls and metal rails




Proposed view of new council homes from Park Road



**Tredegar Road**
9.Vertical red brick piers




Proposed elevation along Park Road




Proposed elevation along Edith Road

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## Proposed accommodation

## Proposed floor plans

- Two 2 bedroom apartments including a wheelchair apartment.
- Two 3 bedroom town houses.
- Three 3 bedroom apartments.
- One 4 bedroom duplex apartment.
- Eight new council homes at council rents.

All homes

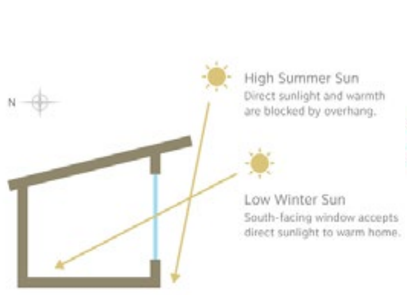
- Meet Lifetime Homes standards.
- Have dual, triple or quadruple aspects.
- Have a view to Springfield Community Park.
- Have good size private amenity spaces.
- Have secure cycle storage.

## Parking

- Car-free housing making use of a highly accessible location.

## Sustainability

- New homes on a well-connected brownfield site.
- New homes powered by solar panels.
- Green roofs.
- High thermal insulation.
- High levels of natural daylight to homes.
- Natural cross ventilation.
- Energy efficient utilities such as lights and white goods.
- Increased biodiversity.



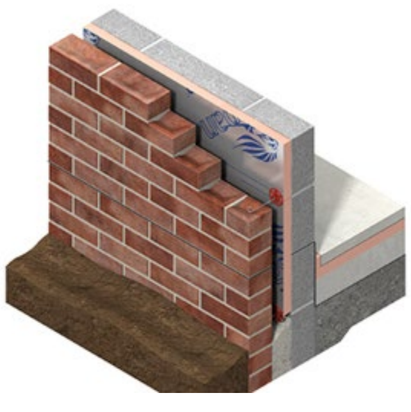

Daylight and sunlight



Cross ventilation



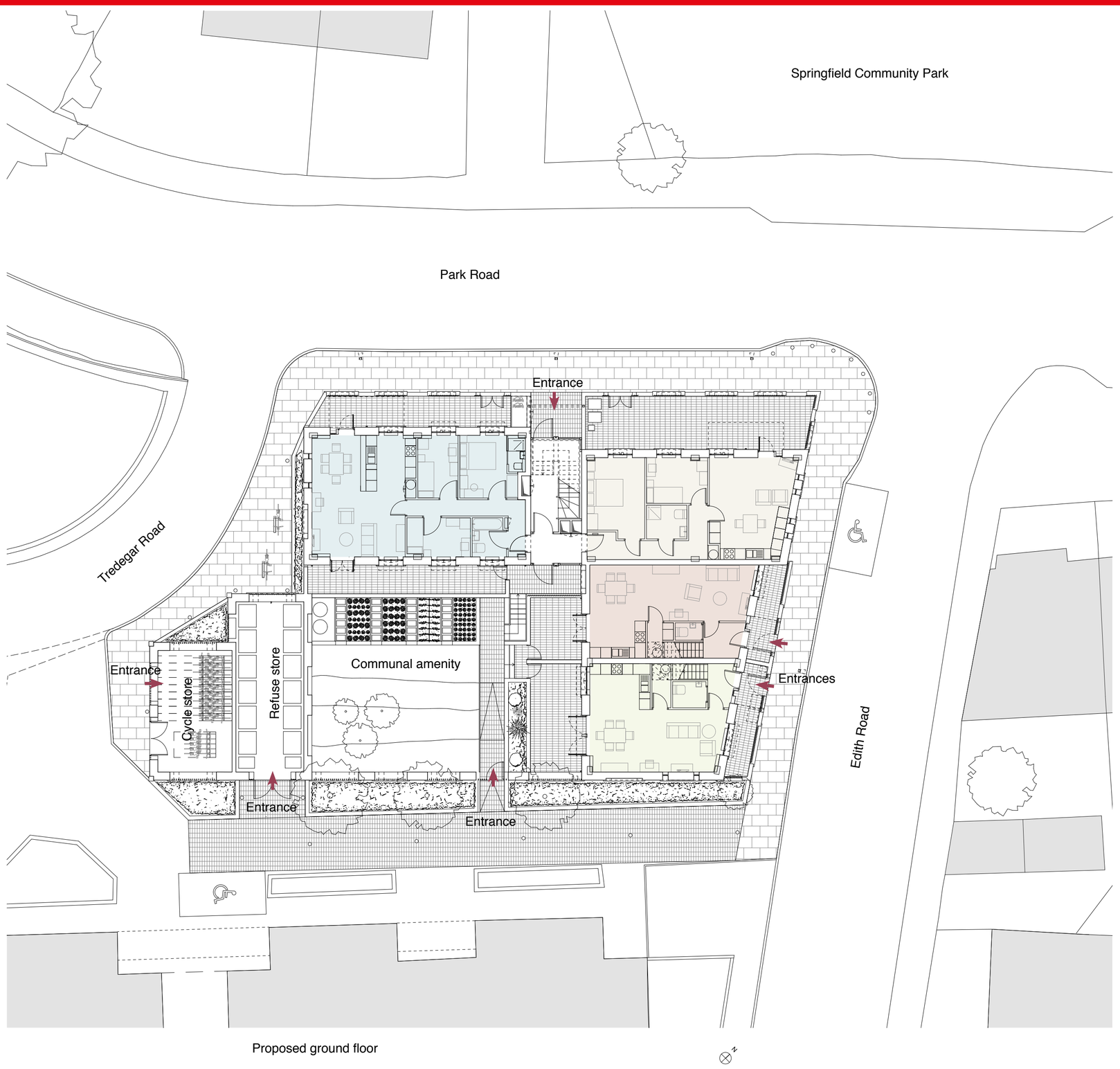
Solar panels and green roofs



High performance insulation



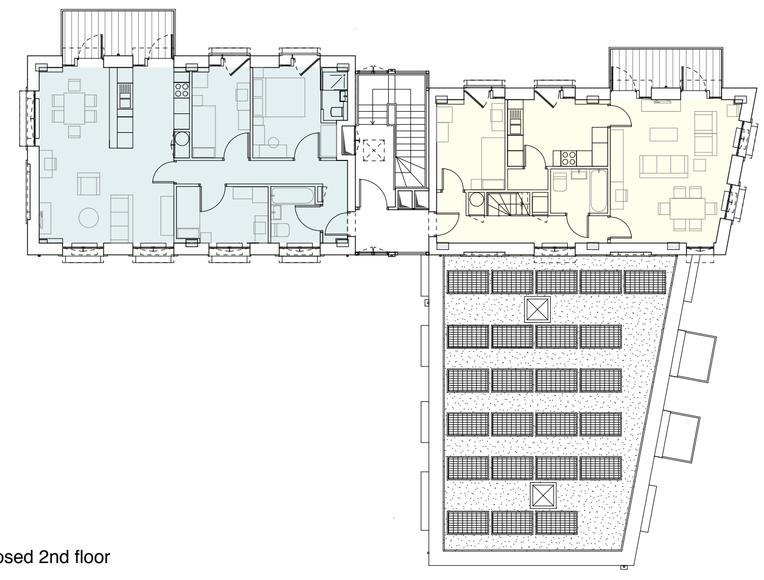

Energy efficient utilities



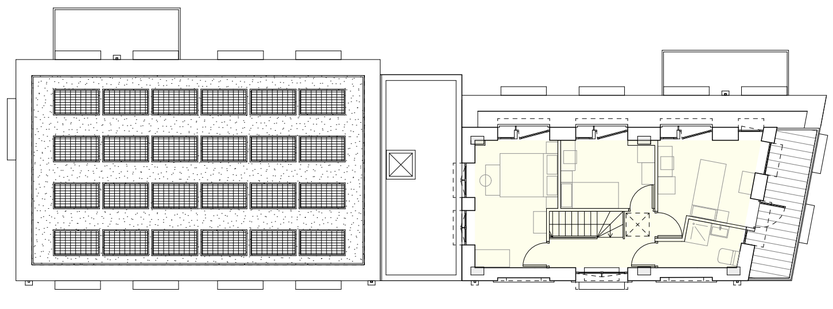

Proposed ground floor



Proposed 1st floor



Proposed 2nd floor



Proposed 3nd floor

## Key

- 3 bedroom
- 4 bedroom duplex
- 3 bedroom town house
- 3 bedroom town house adaptable
- 2 bedroom wheelchair
- 2 bedroom

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## Public realm improvements

Haringey LONDON



Proposed rear view of communal garden and improved public realm



1. Pavement paving



2. Additional street lamps



3. Bollard lights



4. Evergreen planting



5. Green roof



6. Vegetable patch



7. Permeable paving sets



8. Lawn




Proposed landscape plan



9. Mixed small scale fruit trees



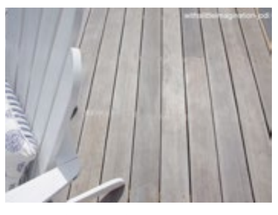
10. Replacement Purple Plum trees



11. Slatted roof to refuse



12. Raised flower beds



13. Balcony decking



14. Replacement bollards

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