Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 5 June 2023

Our ref: Boyton rd/planning permission

Dear Resident,

New homes to be built on the Campsbourne Estate near to Boyton Road

We are writing to inform you that Haringey Council has received planning permission to build 15 new council homes on the Campsbourne Estate. The area is currently occupied by a car park area accessed from Boyton Road (please see the map and images included with this letter). The proposed homes are part of Haringey Council's ambitious programme to build 3,000 new council homes for local residents by 2031. 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 these new homes. The approved proposals include plans to:

- Build 15 new council homes for local residents.
- Install improved security measures near Wat Tyler House, including CCTV.
- Provide new cycle storage for existing residents as well as the tenants moving into the newly built homes.
- Ensure the homes are environmentally sustainable with high levels of insulation, efficient heating systems. The homes will be built using responsibly sourced materials.
- Deliver new landscaping, tree planting and other improvements to the open spaces on the estate.

A number of changes have been made to the proposals based on feedback from residents:

- The council will be making improvements to the alleyways around the estate, including installing CCTV to enhance surveillance of the site and to tackle anti-social behaviour.
- Residents were clear that they wanted to see improved landscaping and open spaces as part of these proposals. As a result, the existing communal gardens behind Wat Tyler House will be enhanced with new tree planting and green space improvements, while further landscaping will be included around the new council homes.
- The council will invest in upgrading the existing play area between Wat Tyler House and Campsfield House: thank you to the residents who raised this issue with us.
- The council will be asking residents to become involved in designing the landscaping, green space and play area improvements on the estate: if you are interested in being involved, please contact me at the details provided overleaf.

Please note, no existing properties will be demolished as part of these proposals: the 15 new homes will be built on the 24 parking spaces, which will be removed as part of these plans, and hardstanding shown within the location plan in the images included with this letter.

We are anticipating that work will begin by towards the end of 2023.

The council anticipates work starting towards the end of 2023. Before any work begins, residents 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.

- A letter from Haringey Council outlining details of the suspension of the parking bays currently on the site. All residents will be given advance notice before any changes to parking arrangements are made.

- To stay in touch with this project, please scan the QR code for details about the building works, including contact information and the expected timeline, or go to **boytonroad.commonplace.is**

You can find out more information about Haringey Council's plans to build 3,000 new council homes in the next decade at: **haringey.gov.uk/housing/council-homes/haringey-homes**

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

Yours faithfully,

Candy-Ellie Graham

Engagement Officer

020 8489 4450 | engagement@haringey.gov.uk
Calls are answered Monday to Friday, 10am-4pm, except during the holidays.

Housing Engagement Delivery Officer
5th Floor River Park House
225 High Road
London N22 8HQ

Site location for the new council homes at Campsbourne estate next to Wat Tyler House

The new council homes will be built within the red line boundary shown on this map. No existing homes will be redeveloped as part of these proposals.





The proposed new homes set beside existing buildings (looking at Wat Tyler House from across Boyton Road). Please note, no existing homes will be demolished or affected as part of these proposals.