Proposals for new council homes near to the Sir Frederick Messer Estate

August 2024



Haringey Council is proposing to deliver much needed council homes for local residents and improvements that the whole community can enjoy near to the Sir Frederick Messer Estate – **and we want your views on these ideas!**

Following discussions with residents about initial plans for this location, the council is proposing to build **66 new council homes** on the corner of St Ann's Road and Seven Sisters Road. The council has reduced the number of proposed homes planned for this site and the height of the buildings following feedback from the local community. To find out more about how your views have had an impact on these proposals, turn to pages 4-5.

We want your feedback on these plans, as well as on a range of broader improvements that we are considering delivering on the Sir Frederick Messer Estate, including ideas for new play space areas for children, improved planting and seating options for relaxation areas.

Your feedback will help to shape our proposals going forward: no decision has been made about the final plans or whether the council will be proceeding with this housing scheme. Find out more about how you can give us your views in this newsletter and the enclosed questionnaire, as well as details of our resident drop in events.



Area of the proposed new homes near the Sir Frederick Messer Estate

New council homes and estate wide improvements at the Sir Frederick Messer Estate

Haringey Council is committed to building a new generation of council homes for local residents.

At the Sir Frederick Messer Estate, we are proposing to build two new buildings that will provide one-bedroom, two-bedroom and three-bedroom council homes. Responding to your feedback, the buildings will be no more than six storeys in height. The proposals will also include play areas and new landscaping for existing and new residents.

Key:

- Extent of site
- 01 New entrance square
- 02 New improved parking spaces, including Blue Badge spaces
- 03 New pedestrian connection
- 04 Woodland biodiversity area
- 05 New courtyard - an area for all residents to relax and meet
- 06 Enhanced bin store
- 07 Retained woodland edge
- 08 Proposed new building - block 1
- 09 Proposed new building - block 2



New council homes

- 66 new council homes will be built, varying from 1 - 3 bedrooms.
- The new council homes will be let to local tenants by giving priority for newly delivered council rented homes to existing secure tenants living nearby. See page 13 for further details on our Neighbourhood Moves Scheme.
- 7 of the homes will be wheelchair accessible.
- New electrical vehicle charging points will be installed across the new scheme, available for use by new and existing residents.
- No existing homes will be redeveloped as part of these proposals.

Local improvements

- The new homes and communal areas have been designed with local police and safety experts with highly secure doors and locks, more street lighting and improved CCTV of the area.
- We are providing a new improved tree-lined pedestrian entrance and footpath into the Paignton Road Open Space.
- We will deliver improvements to play areas and other open spaces within the Sir Frederick Messer Estate informed by discussions with estate residents.
- The council is proposing to reorganise the existing bin store at Henrietta House to provide more capacity and make the bins cleaner, as well as more secure: this will include enclosing the bins with brick walls to improve the appearance of the stores.

Sustainability

- 125 new secure cycle storage spaces will be provided for residents to store bicycles. We are also considering providing new cycle storage space for existing residents.
- To help tackle the climate change emergency, the new homes will include air source heat pumps, solar panels and green roofs: this will cut carbon emissions and make our borough greener.
- The design retains most of the trees on site. It is also our intention to replace lost trees and increase the net number of trees with new trees planted on site and potentially additional trees planted across the estate.

Landscaping

- The design retains most of the mature trees on the site.
- The scheme includes a new wider tree-lined direct pedestrian path to Seven Sisters Road.
- A new open courtyard will be created between the new housing and Henrietta House for existing and new residents.
- The landscape will be more accessible with visually attractive planting.
- We will increase biodiversity on the site with planting that attracts wildlife.
- We want to hear your views on additional improvements to landscape and play across the wider estate.

You said, we listened

The council carried out a Section 105 consultation with local council tenants and leaseholders in 2022 in relation to our proposals to provide much needed council homes at the Sir Frederick Messer Estate. Thank you to everyone who took part and for your valued feedback. You can view the Section 105 consultation report here bit.ly/3VqMDMd or by scanning the QR Code opposite.

Your feedback has been incredibly important in helping us to improve our ideas for the site. We wanted to share with you how your views and opinions have shaped the future of these proposals.

Do the buildings have to be that tall? Do we need so many homes in this area?

Many of you felt very strongly about the potential impact of the proposed buildings on your views and privacy. As a result, we have reduced the number of homes planned from 95 to 66, and height of the tallest building from 16 to 6 storeys - which will be a reduction of 31 metres. Haringey Council is building council homes across the borough, with work underway or completed on more than 2,000 council homes, to help address the pressing need for council housing from local residents. Like many local authorities, Haringey has many households, including families in overcrowded conditions, in desperate need of a new home.

What are the plans for parking?

Understandably many residents were concerned about the impact of the new homes on parking and traffic congestion in the area. As a result, the council is proposing that this will be a car free development and new residents will not be allowed parking permits for the surrounding streets. Seven Blue Badge parking spaces will be provided as part of the proposed housing scheme and there will be no loss of parking overall. Under the proposed plans, the existing parking area near Oatfield House will be resurfaced and improved, with newly repainted parking spaces that are easier to see and use.

How will the council stop the new buildings creating crime and anti-social behavioural problems?

Residents raised concerns about how the proposed buildings could result in increased crime and anti-social behaviour (ASB), especially as the line of sight across the open space could be impeded by the new structures. Taking your feedback into account, we will make sure that enhanced lighting and CCTV are in place at key locations around the site including the new footpaths to Seven Sisters and St Ann's Road. In addition to this, the council will work closely with the local police on the design of the proposed new buildings and the surrounding area, providing better surveillance and security of all areas while also installing secure communal doors to the new blocks.

How will these homes help tackle the climate change emergency?

The proposed new homes will be built to Passivhaus and Net Zero standards meaning that they have very high levels of insulation and require very low levels of energy to heat. In addition, the roofs will be covered with photovoltaic solar panels generating renewable electricity. The homes will also be designed to ensure they are well ventilated and do not overheat in response to a changing climate.

There is not enough cycle storage on the estate – what is the council doing about this?

Providing greener travel options is an important priority for the council. You told us you wanted more cycle storage on the estate. So we will be increasing the amount of secure storage for the proposed new development and would like to explore how much more space you would like to see for existing residents (please feedback in the enclosed questionnaire).

What are the plans for the footpaths in the area?

Residents raised concerns that the removal of the footpaths on the current open space near Seven Sisters and St Ann's Road would increase journey times for residents. As a result, the council took measurements of the proposed new footpath and believes it would create only a slightly longer route (approximately 2 metres). Reflecting feedback from the community, the council is proposing to invest in levelling the new footpaths through the area to make them easier to move across, especially for residents with mobility issues. We are also proposing a new clear accessible through route from Seven Sisters Road to Paignton Road Open Space. This will benefit all new and existing residents.

The current bin storage will not be able to cater for additional residents, what is being done about this?

Some of you felt strongly about this issue. As a result, in addition to providing bin stores specifically for the new buildings, we are proposing to reorganise the existing bin store at Henrietta House to provide more capacity for existing residents. The council will also aim to improve the bin store's appearance by partially enclosing it with brick walls. You can view the location of this bin store on the map displayed on pages 2-3.

Can you explain how these plans will impact on the local environment?

A number of residents asked about how these proposals would impact on the local environment. Given this feedback, Haringey Council will be asking for residents' views on how we can provide additional greening improvements across the estate (please see pages 8-9). For example, planting shrubs and bulbs of recognised value to wildlife and installing nests for bats and birds as part of the designs.

Aerial view showing proposed building heights



Help shape your local neighbourhood

We are keen to get your ideas, views and comments on how we can improve the new landscaping and communal spaces that will be open to members of the local community. On this page you will find pictures of what could be placed in these new locations, including play equipment, different types of plants and benches, as well as other improvements. Please, take a look at these designs and let us know your thoughts in the enclosed questionnaire: you can also give us your views about all aspects of the proposals, including plans for the new buildings.

Central courtyard space options

Our proposed central courtyard is designed for all residents to enjoy. Here are some images of what the new seating and surrounding space could look like.
What do you think of these ideas?




Naturalistic planting


Picnic tables


Accessible furniture


Playful colours


Areas to socialise


Robust bench

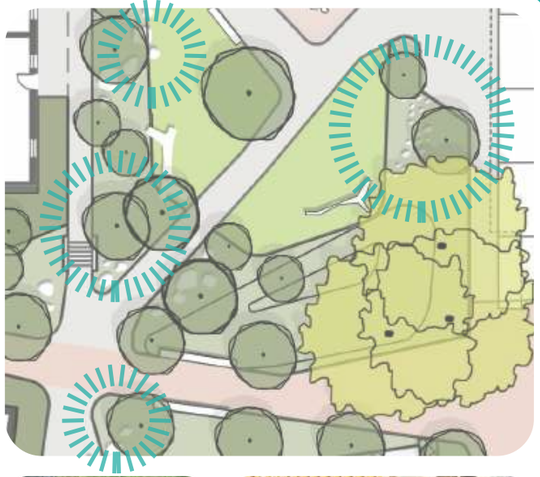

Sun loungers


Informal and playful seating



Play area options

These areas are where we are proposing to develop new play spaces, and here are some images of potential ideas of how this space could look. What do you think about these ideas?




Lawn areas for free play


Naturalistic play


Robust equipment


Boulders in planting


Bow top fence


Picket fence

Enhancements for the wider estate

What would you prefer to see in the areas where we propose to enhance the wider estate? What do you think of these images of how these areas could look?




Herbaceous planting


Updated furniture


Paving replacement


Enhanced play area


Picnic tables

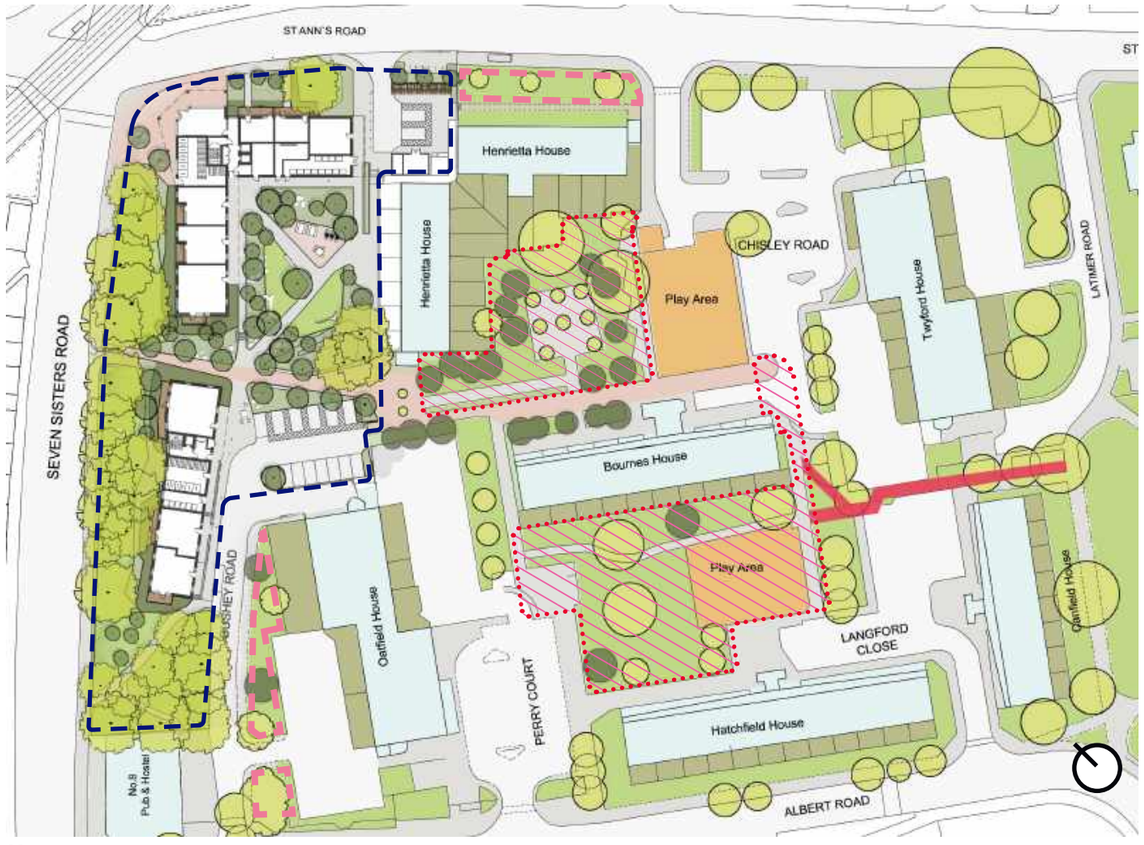

Flowering shrubs


Bulbs


Bat and bird boxes

Improvements for all residents

We are considering a number of improvements to the open spaces and play areas across the Sir Frederick Messer Estate as part of our proposed housing plans for the area. No decisions have been made and we want to discuss these ideas with you. Here are some of our initial thoughts on what benefits could potentially be delivered as part of these plans.



Key

- Existing buildings
- Proposed new development
- Landscape enhancement
- Enhancements to communal amenity and play areas within the wider estate
- Proposed new accessible footpath between the estate and Paignton Road Open Space
- Proposed trees
- Existing trees



- Proposed play areas within the development
- Potential new play areas creating a play trail across the estate
- Existing play areas






Your voice counts

Naming the building

We believe the names of our buildings should be rooted in our community. We would like to hear your suggestions for possible names for the proposed new buildings that are connected to the area. We recommend that names are linked to the locality, perhaps relating to the history of the area or referencing the environment such as the local flora and fauna. We would really welcome your thoughts, please let us know your suggestions in the enclosed questionnaire.

Improvements that all residents can enjoy

We are considering a number of improvements to the open spaces and play areas across the Sir Frederick Messer Estate that will form a key part of this proposed development to create a welcoming communal atmosphere for the whole community. Should we decide to proceed with the plans, our aim is to create a shared area that is welcoming, benefits local wildlife and one where children can play in a safe environment. No decisions have been made and we want to discuss these ideas with you.

To ensure this space reflects the needs of the local community, we are looking for residents to become involved in a new co-design group. If you are interested, please let us know in your questionnaire which can be returned via our freepost envelope or by emailing: **engagement@haringey.gov.uk**

Have your say on new cycle storage provision for existing residents

Would you be interested in cycle parking in your area? For those of you that use a bicycle for commuting or leisure, we would like to know if having access to a space to store your bicycle would interest you.

Please let us know your views on this in the enclosed questionnaire so that we can consider the feasibility based on existing residents' needs.

For more information on cycle parking in Haringey, please visit: https://new.haringey.gov.uk/streets-roads-travel/travel/cycling/cycle-parking



Who will get priority of these new homes?

Our Neighbourhood Moves Scheme ensures that local tenants can benefit from our new homes, by giving priority for newly delivered council rented homes to existing secure tenants living nearby. Allocation is based on need, prioritising under-occupied and overcrowded households. The proposed homes at the Sir Frederick Messer Estate are part of this programme.

More information on the scheme can be found here bit.ly/3Ku7AQj.

Or use the opposite QR code for further information:

About Haringey Council's ambitious building programme

Haringey Council has an ambitious home-building programme that is delivering the first new council homes in a generation, with as many as possible built on existing council-owned land.

Our aim is to build 3,000 new high-quality council homes by 2031: work has already been completed or begun on more than 2,000 homes across Haringey. All our housing schemes will be built with sustainability at their heart to tackle the climate change emergency and will deliver improvements which the whole community can enjoy. Our programme also provides bespoke homes that are co-designed with families who have mobility or other health needs related to their homes.

Scan this QR code or visit at the link below to find out more about our council home building programme and see examples of our current projects: https://new.haringey.gov.uk/housing/housing-news-policies/haringey-homes





Have your say...
We want your views!

The community engagement period runs from
Tuesday 27 August 2024 to Monday 23 September 2024

You are invited to attend our in-person community engagement events

- Date: Friday 6 September 2024
- Time: 12pm-3pm
- Address: Onsite - on the open space near the corner of Seven Sisters Road and St Ann's Road (in front of Henrietta House, N15 6NP)

- Date: Saturday 14 September 2024
- Time: 11am-2pm
- Address: Onsite - on the open space near the corner of Seven Sisters Road and St Ann's Road (in front of Henrietta House, N15 6NP)

How to share your views:

- Complete the enclosed questionnaire and return in the Freepost envelope.
- Come along to our engagement events.
- You can also find information and provide your feedback at https://frederickmesser.commonplace.is or access with the QR code opposite:





Get in touch
Lana Hashem (Engagement Officer)
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Tel: 020 8489 4508 (Mon-Fri 10am-4pm)