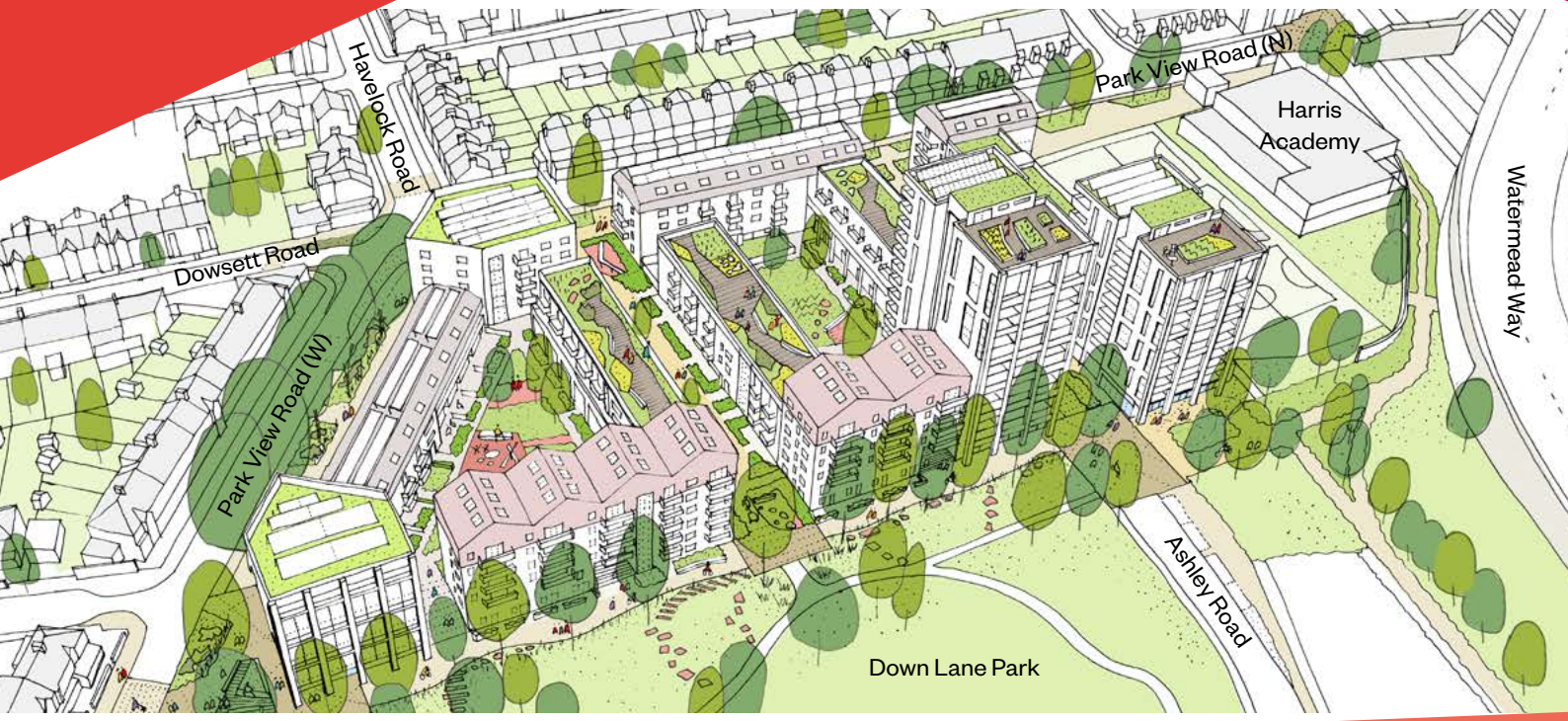
Ashley Road Depot Community Engagement

Haringey LONDON



Transforming the Ashley Road Depot site

Haringey Council is proposing to transform the Ashley Road Depot site on Park View Road into a new residential neighbourhood which will include much needed affordable, council rent homes for residents of the borough. We are also proposing to deliver improvements that the whole community can enjoy.

The council is planning to build **275 homes** at this location, including 138 homes at council rent for local residents on Haringey Council's waiting list. Our plans will result in **more trees** and **green space, new pedestrian links** to Down Lane Park and a **safer junction** between Park View Road, Dowsett Road and Havelock Road.

Your feedback will help to shape our proposals and help us to deliver much needed affordable council rent homes in an environmentally friendly, sustainable and attractive development, that is keeping with the character of the local area.





1. Existing high boundary wall of the depot site will be demolished to create space for improved wide footpaths and additional planting
2. Potential shop/cafe

A B C Shared resident gardens

New pedestrian priority routes

N

1m 10m 20m

Landscape

- **Retain the mature trees** on the site and plant more trees along new streets and spaces
- **Improve and enhance local biodiversity** and ecology through landscaped streets and spaces that connect directly into Down Lane Park
- **Play spaces** will be provided for children, and green spaces for all residents to meet and sit

New homes

- Up to **275 homes** are proposed as part of the redevelopment of the depot
- This will include **138 council rent homes** for local residents on Haringey Council's housing waiting list. The remaining homes will be available for sale with the income generated used to build new council homes on the site and across Haringey
- An emphasis on larger **family homes**
- A new **cafe** or **shop** could also be provided on the development

Sustainable development

- The development will be constructed to ensure it meets Haringey Council's **zero carbon targets**
- This will mean **low heating bills** for all new homes
- **Sustainable urban drainage** solutions along the streets to reduce flood risk

Parking provision

- **41 car parking bays** including 8 for blue badge users
- Under our proposals new residents without an allocated parking bay will not be allowed a permit for the nearby controlled parking zone. This will prevent parking pressure being placed on the surrounding area
- Secure cycle parking for residents and additional **visitor cycle parking** on the new streets

A green and sustainable new neighbourhood

The proposal will **retain the mature trees** along the current boundary of the depot site and **additional new trees** will be planted along these surrounding streets and the **new streets on the site.**

All new residents will have **access to private outdoor space** – a balcony or terrace, plus a shared courtyard garden. 41 parking bays are proposed under buildings and on streets.

Areas to play, meet and relax will be provided along existing and new streets.

Sustainable urban drainage will be integrated into the streets to help with flood risk.

All new homes will have **high levels of insulation** and incorporate other features such as **energy efficient heating** and roof fitted **solar panels.**

Cycle storage will also be provided.





Green routes with meadow planting



Seating areas and play features along the new streets



Shared resident courtyards with play and seating features



Pedestrian/cycle friendly streets with low maintenance planting

A new generation of council rent homes for local families

For many of those in greatest need, a council rent home offers the only real chance of putting down roots in our community.

Charrington Place was completed in February 2021 and provides 23 new, high quality council rent homes. The development also includes two new children's play areas as well as new trees and green spaces that are good opportunities for residents to rest and meet with family and friends. A tenant about to move into Charrington Place said:

"I currently share a one-bedroom flat with my two children so moving to a two-bedroom home will make a huge difference to us. We're excited to be moving to a new property – my daughter is delighted to have her own bedroom!".



Our proposals are for 138 new council rent homes with an emphasis on family housing.

The new homes will be:

- ✓ High quality and energy efficient
- ✓ A mix of 1, 2, 3 and 4 bedroom flats and maisonettes
- ✓ Accessible and easy to adapt to changing circumstances
- ✓ Meet or exceed current space standards
- ✓ Designed for modern living with integrated storage
- ✓ Private outdoor space for every home – a balcony or a terrace
- ✓ Access to resident only shared gardens

Aerial view showing proposed building heights

A B C Shared resident gardens

5 Heights of proposed buildings



Have your say...
We want your views!

You are invited to attend our first in-person community engagement event

Saturday 16th October, from 10am to 2pm at Living Under One Sun Community Café and Hub.

Bowling Green and Pavilion
Down Lane Park, Park View Road
London N17 9EX

We are also holding two online engagement events, where the architects and project team will outline the proposals and take questions.

Online event 1:
Wednesday 20 October 2021 from 1pm

Microsoft Teams link:
https://bit.ly/39CKPXD

Online event 2:
Monday 25 October 2021 from 6pm

Microsoft Teams link:
https://bit.ly/3kzj20N

Share your views

You can also find information and provide your feedback at:
ashleyroaddepot.commonplace.is

If you require further information, contact our team using the details below.

020 8489 2228 | engagement@haringey.gov.uk

Please ensure we receive your feedback by **Friday 29 October 2021**

We want to hear your views about our proposals, and we will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey early next year.

The Community Engagement period will be running from **Friday 8 October 2021** to **Friday 29 October 2021.** During this period, we will be holding several engagement events, both online and in-person. You can also find out more details about the proposals and leave comments at: **ashleyroaddepot.commonplace.is** or by sending back the attached questionnaire in the pre-paid reply envelope, enclosed.