Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 2 January 2025

Our ref: Baldewyne Court/ PPA

Dear Resident,

New homes to be built at Baldewyne Court, N17

We are writing to inform you that Haringey Council has received planning permission to build 12 new council homes for council rent at Baldewyne Court (please image overleaf). These new council homes 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 the residents who gave us their views and ideas about our proposals for these new homes, during our consultation and engagement programme with the local community. The approved proposals include:

- 12 new council homes which will be built on an area to the north of Baldewyne Court, alongside Lansdowne Road, currently occupied by vacant estate land, parking spaces, pram sheds and garages shown within this location plan. Please note, no existing properties will be demolished as part of these proposals.
- Following resident feedback about the need to retain as much parking as possible for local residents, 4 parking bays will be removed to build the new council homes, instead of the 17 parking bays that were identified for removal under the original proposals. This means 13 parking bays will remain for residents' use at Baldewyne Court. One blue badge parking space will remain for the wheelchair accessible home.
- After receiving feedback from residents, the final proposals include plans for an improved communal greenspace and play area for all residents. The new greenspace will be located south of the car park and play space, and south of the existing block on Lansdowne Road.
- Improved refuse and recycling facilities will also be provided as well as new cycle storage facilities for existing residents. All existing refuse locations will be relocated into designated bin stores and the refurbishment and relocation of existing waste and recycle stores. All existing external refuse stores have been relocated into designated bin stores. There are four existing blocks at Baldewyne Court and two newly proposed bin stores for existing residents. One bulk store is proposed, situated south of the parking area at Baldewyne Court.

Please find overleaf a location plan for where the new homes are to be built. We are anticipating that work will begin in spring 2025, with a projected completion date of summer 2026. In terms of next steps:

- Haringey Council will be in touch again with residents with more details about the planned construction work, including times at which work will take place, contact details for the team building the homes and details of drop in events where residents can discuss the building works with our staff.
- No construction work will begin until residents have been properly informed about the planned construction work.
- The construction of the new homes will require the removal of pram sheds in the area, as outlined in the planning application, and the suspension of some parking bays to the north of Baldewyne Court. The council will be in touch with residents later in the new year about this process: residents will be fully informed about these changes before they are implemented.

Details about the building works, including contact information and the expected timeline, can be found at https://arundelcourtandbaldewynecourt.commonplace.is.

Follow the link to also find out more information about the planned 18 new council homes near to Arundel Court and 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,

Judith Comrie

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Site location plan

