Have your say on our proposals for 150 new council homes near Mallard Place

Please respond by: Monday 22 September 2025

Haringey LONDON

Community engagement:

We're keen to hear your views on proposed new council homes near Mallard Place at Coburg Road, Western Road, and Clarendon Road.



Proposal for 150 new council homes near Mallard Place

Scan this QR Code to find out more about proposed homes at Mallard Place

Haringey Council is considering proposals to build 150 new council homes and deliver improvements for existing residents at locations near Mallard Place – **and we want your views on our plans.**

These 150 new council homes form part of Haringey's ambitious building programme (see page 6). The new homes would be located at 739 Coburg Road (see photo, right, showing the redline of the proposed site).



We're currently proposing to:

• **build 150 new council homes** across two buildings, including 18 fully-wheelchair adapted homes. The new homes will be built across a 22 storey east tower and a 14 storey west tower.

• **deliver wider improvements to the streets around Mallard Place.** This includes enhancements to Coburg Road, such as widening pavements, new planting, and seating. A new residential street will provide safe, family-friendly routes within the development. These changes will sit alongside wider area improvements, including council-led works to the Penstock Tunnel.

• **provide 7 affordable commercial workspace units along Coburg Road** to support local businesses and community groups.

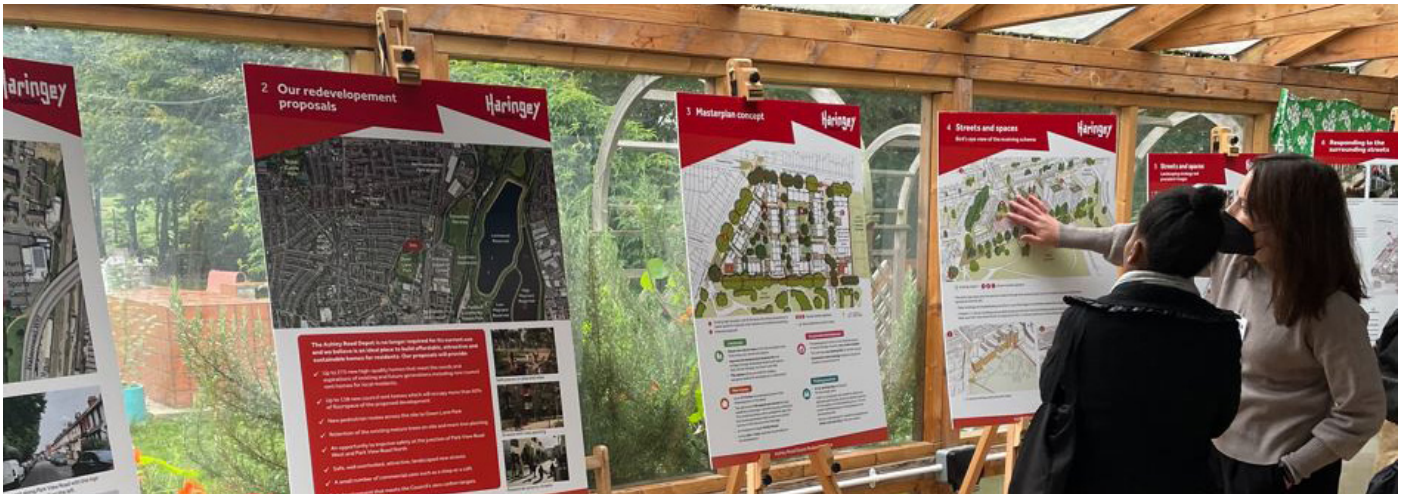
• **offer a limited amount of full-wheelchair accessible car parking** in line with current demand across the borough. Accessible and car club bays form part of the wider development.

Haringey Council believes our new homes should be delivered in partnership with our residents – and so we would like your views on these proposals. The last page explains how to share your views by completing and returning the enclosed questionnaire, or by completing it online.

Our proposals are at a very early stage and no final decision has been made: your views will help shape these proposals, and whether the council proceeds.

This brochure gives more details about our proposals, including (on the last page) drop-in events where you can join us to discuss these proposals.

Please give your views by Monday 22 September 2025



Frequently asked questions

Why is Haringey Council proposing to build 150 new council homes near Mallard Place?

There is a huge demand for affordable, family-sized homes across Haringey. The council has an ambitious programme to build 3,000 new council homes — and we've already completed over 800 new council homes and have work underway on around 1,400 more council homes on sites across the borough.

The 150 new council homes proposed to be built near Mallard Place will provide secure, permanent homes for families and deliver improvements for existing residents.

Why are the buildings so tall?

The proposed development includes two buildings: a 22-storey east tower and a 14-storey west tower.

These heights have been carefully considered to reflect and complement the scale of neighbouring developments in Wood Green, including the nearby Clarendon Gasworks site.

Building taller allows us to deliver a significant number of new council homes while making efficient use of the land. This approach helps meet the borough's urgent housing needs without compromising green space or community amenities.

When will a decision made and how?

Your views will help shape the council's plans. If the council does decide to proceed, a planning application will be submitted to the independent Local Planning Authority (LPA).

The LPA will hold a public consultation on the planning application, before deciding whether to approve the planning application. Please see page 7 for the timeline for the project.

What is community engagement?

Before submitting a planning application and building new homes, Haringey Council seeks the views of the community through local engagement with residents, local community groups and ward councillors.

Our community engagement takes many forms. It Includes a period of public engagement where our proposals for each housing development are shared with residents through posted mailings, online and face-to-face events, and our digital platforms.

What are the benefits for existing residents?

Existing residents will benefit from improvements to the surrounding streets, including Coburg Road, Western Road, and Clarendon Road.

As part of the development, we are looking to deliver wider enhancements to the public areas around Mallard Place. These include works to the nearby Penstock Tunnel (connecting Wood Green and Alexandra Palace) which will also improve walking and cycle routes through the area. The council is also exploring the creation of a new public square nearby (provisionally to be called "Chocolate Factory Square").

If I have a question or need the information in a different format?

If you have any questions about the community engagement process, the proposals, or need the information in a different format, please contact the engagement officer for the consultation:

Calum Pollock, by calling: 020 8489 5091 or email: engagement@haringey.gov.uk

How the 150 new council homes near Mallard Place might look



- 150 new council homes are proposed in two buildings all of which will be council rented homes
- More homes for larger families: 65% of homes are 2 bed or larger
- Approximately 500m² of affordable workspace (7 commercial units) will be provided on Coburg Road
- High-quality private raised courtyard will provide shared space for all residents
- On street accessible parking for wheelchair homes
- Well-insulated, energy efficient homes reduce carbon emissions and help keep residents' bills down







1. East (22 storeys) and West (14 storeys) buildings providing 150 council homes
2. Secluded courtyard with active play space for residents
3. A new family-friendly street with maisonette homes for families
4. New affordable workspace along Coburg Road

Share your views online or by returning the questionnaire

Proposal for the 150 new council homes near Mallard Place

Haringey Council has an ambitious programme to build 3,000 new council homes by 2031, and we're building as many as possible on council-owned land.We've already completed over 800 new council homes, and have around 1,400 more homes underway, on 45 sites across Haringey.



We're building our new homes to meet our residents' different housing needs. Our new homes include: more larger family homes with 3 or 4 bedrooms, and supported homes for people recovering from homelessness.

Our 'bespoke' homes are adapted for a resident's specific support needs (such as for mobility, mental health, neurodiversity, and autism). Adaptations can include kitchens with mechanised "rise and fall" surfaces, wheelchair accessible wet-rooms, and remotely operated doors.



"(My existing) one-bedroom property was too small with two children. Haringey gave me this (new) place. It's bigger, it's fresh, it's clean. Everything a person wants to live with." — Grazyna

"My new home gives me total peace of mind. I can now wake up like a sleeping beauty as I have access to a space which is wheelchair accessible for my condition." — Dhanmatti

"When I saw the finished look with all the changes I had requested, I couldn't believe my eyes, it brought me to tears and most definitely left me gobsmacked. My family were also filled with excitement and joy, we finally realised at that point it was going to be our happy home, the children and I couldn't wait to decorate their spacious rooms." — Ms Mohamoud

Scan this QR Code to find out more about our council homes building programme

Sustainable homes to reduce carbon emissions

Our new council homes are designed to be energy efficient to reduce carbon emissions.

We use the latest building methods, high-quality materials, and new technologies (such as air source heat pumps, mechanical ventilation and heat recovery (MVHR) systems, and solar panels – opposite).

Our new homes include landscaping, improved biodiversity, and secure bike stores. Good for our residents and good for our planet.



Next steps
Timeline

Friday 22 August — Monday 22 September 2025

The council will engage with local residents and stakeholders around the site about its proposals for 150 new council homes. The community engagement period will run from Friday 22 August to Monday 22 September 2025.

End of 2025

We will consider all the feedback received and share it – and any revisions to our proposals – on our website and in other council communications.

Beyond

If we decide to proceed, a planning application will then be submitted to the independent local planning authority (LPA), which will include a full public consultation as part of the planning process.

The planning application will need to comply with national and regional guidance on potential impacts such as privacy and overlooking.



How to have you say

Complete the questionnaire by Monday 22 September 2025.

- Online, by visiting: mallardplace.commonplace.is
- Online, by using this QR code
- Post, by completing the enclosed questionnaire and sending it back to us in the Freepost envelope provided.

Talk to the engagement officer for this project, Calum Pollock:

- By telephone on 020 8489 5091
- By email: engagement@haringey.gov.uk

Join us at one of our drop-in engagement events, which will be held on:

- **Tuesday 9 September** 5.30pm - 8pm
  Long Lounge, Karamel, McQueen's Theatre, 4 Coburg Rd, London N22 6UJ
- **Saturday 13 September** 10.30am - 1.30pm
  Pop-up event on the pavement beside the Penstock Tunnel where it joins Western Road
- **Thursday 18 September** 11.30am - 2pm
  Pop-up event on the pavement beside the Penstock Tunnel where it joins Western Road



Complete the questionnaire, either online or return it by post, by Monday 22 September 2025

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