Campsbourne Estate

Community engagement

Haringey LONDON



View of the existing site from Boyton Road

Delivering a new generation of council homes for local people

Housing is one of Haringey Council's top priorities. We want Haringey to be a place that is fair and offers opportunities for all. For many of those in greatest need, a council home offers the only real chance of putting down roots here. Haringey Council is committed to delivering new council homes for our residents.

Our ambition is to deliver 1,000 new council homes at council rents by 2022. The council is acquiring and building a range of high quality and sustainable homes. We are asking for your views on the proposed scheme to ensure it meets the needs of the local community and reflects the local environment.



The project team:

London Borough of Haringey	- Site owner
KC+A architects	- Architects
Walker Construction Consultants	- Employer's agent

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View of the proposed building looking south along Boyton Road

The Proposals

We propose to redevelop the existing car park, which currently accommodates 24 parking bays, next to Wat Tyler House to provide a scheme of 15 apartments within a single building to be let at council rents.

These indicative proposals show a brick-built building of four, five and seven-storeys in height to reflect the appearance and scale of surrounding properties.

The proposed accommodation comprises one, two and three-bedroom apartments including one fully wheelchair accessible apartment on the ground floor. Each of the apartments will have either a private outdoor garden, a terrace or a balcony.

As part of the redevelopment, improvements are proposed to the public realm nearby on the Campsbourne Estate including enhanced landscaping and play facilities and nine replacement car parking spaces.



Aerial view of the proposal looking west

Summary of Proposals

15 new homes: Five one-bedroom flats
Nine two-bedroom flats
One three-bedroom flat

The scheme provides:
Private gardens, balconies and terraces, shared cycle and refuse/recycling stores and landscape/public realm improvements including children's play facilities

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Aerial view of the proposed building looking north

Proposed Floor Plans

One-bedroom Home | Two-bedroom Home | Three-bedroom Home | Lobby Area | Cycle/Bin stores | N



Proposed ground floor plan



Proposed first, second and third floor plan



Proposed fourth and fifth floor plan



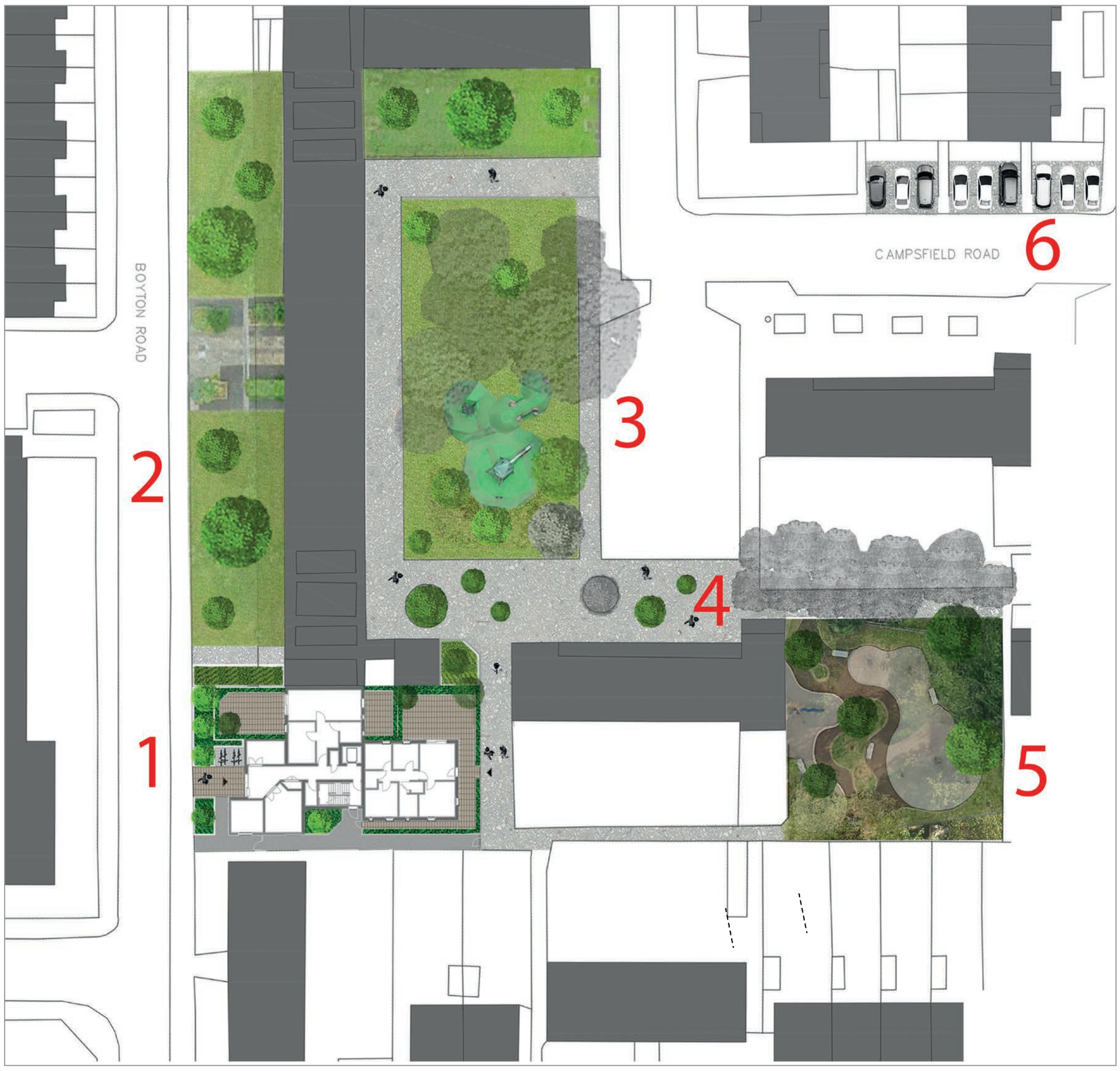
Proposed sixth floor plan

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Indicative landscape plan

Key:

- Existing and proposed trees
- Proposed play area improvements
- Proposed play area improvements
- Existing hard surface
- Improved open green space
- Proposed private outdoor space with boundary hedging
- Proposed car parking spaces

1 The new building, with new private garden areas at ground floor level and new boundary planting.

2 The existing Boyton Road frontage will be enhanced with new trees and shrubs for biodiversity, colour and fragrance.

3 The existing community garden and play area: new enhancements are proposed, which will be developed with residents feedback.

4 New planting is proposed for the existing circular planters, along the newly re-paved paths.

5 The existing community garden and play area: new enhancements are proposed, which will be developed with residents feedback.

6 Nine proposed replacement car parking spaces.

Public realm and landscaping

As part of the new development improvements are proposed to the existing public realm, green spaces and play areas within the Campsbourne Estate to enhance the quality and appearance of the local environment.

Examples of potential new and improved garden and play areas










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Indicative front elevation onto Boyton Road



Indicative side elevation facing south

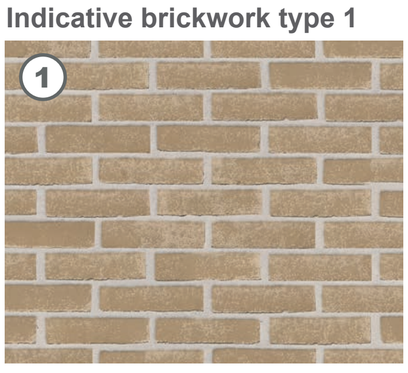
Appearance

The proposed building is designed to respect the scale, nature and amenity of neighbouring property including Wat Tyler House, Tennyson House and Campsfield House.

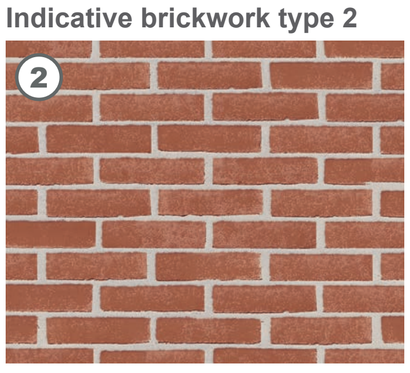
The height and scale of the new building varies to respond to the position and orientation of adjoining buildings to prevent any overlooking or loss of light for existing residents.

The proposed building will incorporate recessed balconies and full-length windows and use high-quality and attractive brickwork to complement the character of the surrounding built-up area.

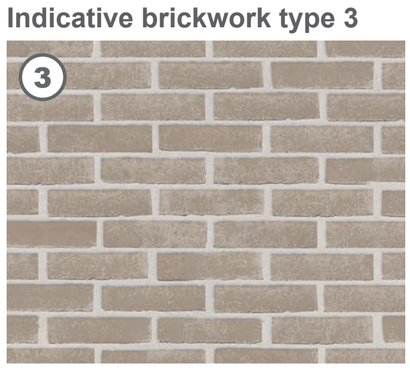
Indicative brickwork type 1



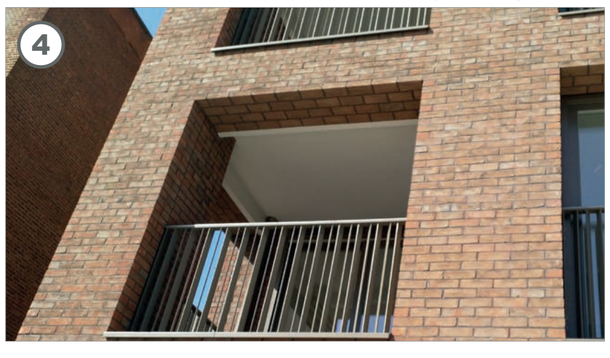
Indicative brickwork type 2



Indicative brickwork type 3



Indicative balustrade and balcony design



Indicative brick detailing



Example of proposed material palette



Illustrative detail of the proposed rear facade

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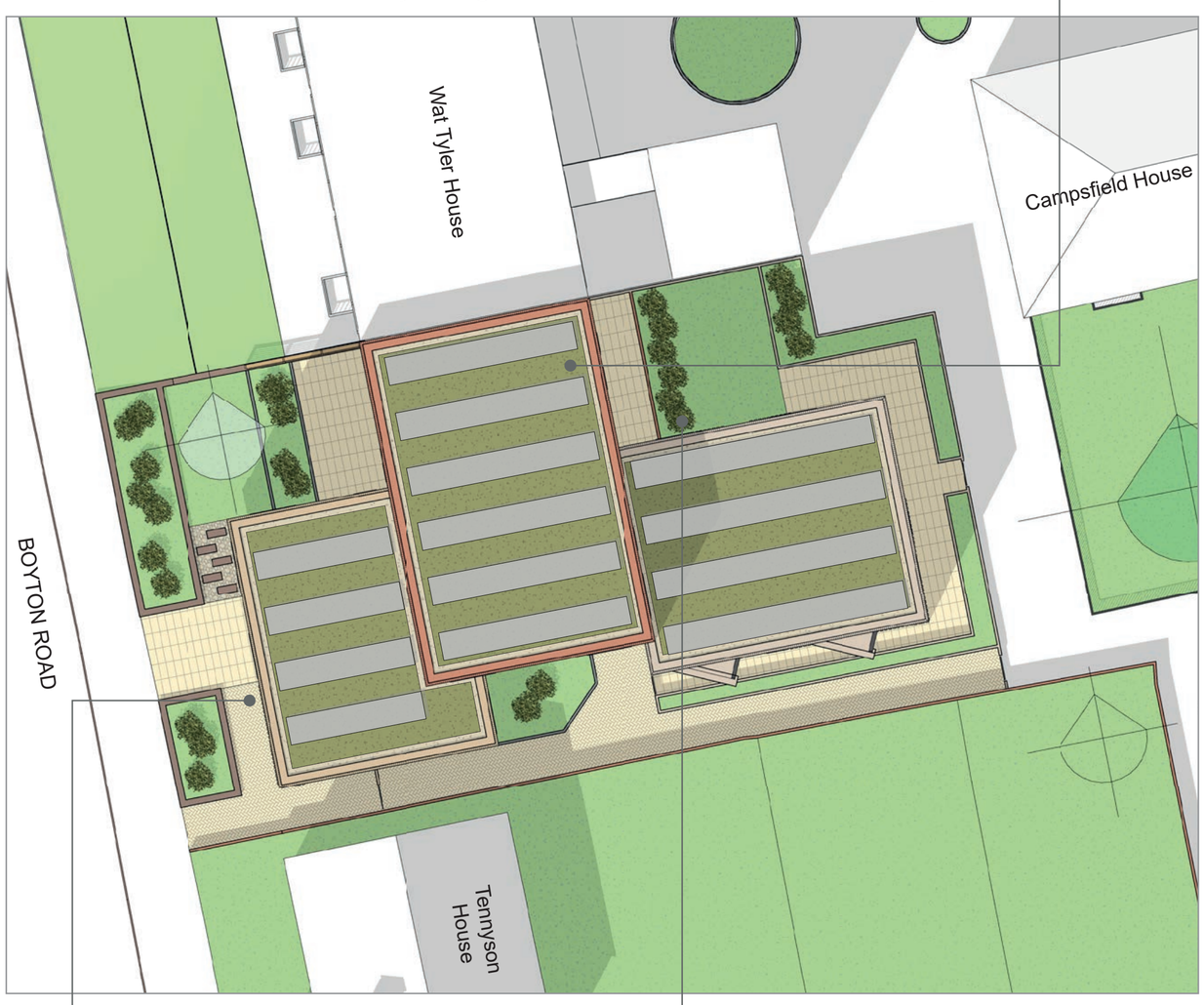
View of the proposed entrance from Boyton Road



Promotion of active and healthy living



Green roof and solar PV panels





Sustainable drainage surfaces



Planting and biodiversity

Sustainability approach - precedent images

Sustainability

Haringey Council is committed to ensuring that the new homes will be environmentally sustainable with a target of achieving zero-carbon, where possible.

The building will have high levels of insulation, energy efficient heating and will incorporate renewable energy sources such as solar panels, which will keep running costs low.

Parking

The proposal involves the removal of the existing car park. The new homes will not have private parking given the size of the site and availability of public transport.

Nine replacement car parking spaces will however be provided within the estate in addition to an on-street parking space to serve the proposed fully wheelchair accessible home.

Secure cycle parking will be provided for residents within the new development and communal cycle storage facilities are proposed for existing residents nearby.

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View of the proposal from Eastfield Road

Next steps

We want to hear your views and 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 approximate project timeline is shown opposite.

Share your views

You can also find this information and provide your feedback at haringey.gov.uk/haringeyhomes.

If you require further information on this project or support to share your feedback, please contact our team using the details below:

020 8489 1443 | engagement@haringey.gov.uk

Please ensure we receive your feedback by
11 January 2021



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