Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 2 January 2025

Our ref: Arundel Court/ PPA

Dear Resident,

New council homes to be built close to Arundel Court, N17

We are writing to inform you that Haringey Council has received planning permission to build 18 new council homes near Arundel Court (please see image overleaf). These new 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:

- 18 new council homes which will be built on an area to the south of Arundel Court, alongside Lansdowne Road, currently occupied by vacant estate land, parking spaces, pram sheds and garages shown within the location plan (overleaf). 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, 15 parking bays will be removed to build the new council homes, instead of the 22 parking bays that were identified for removal under the original proposals. This means that 18 parking bays will remain available for resident use. In addition, the two blue badge parking spaces will remain for wheelchair accessible homes.
- After receiving feedback from residents, the finalised proposals include plans for an improved communal greenspace and play area for all residents. The new greenspace will be located northeast of the new building and the new play area will be north of the new building.
- Improved refuse and recycling facilities will also be provided as well as new cycle storage facilities for existing residents. All existing refuse bin locations will be relocated into designated bin stores. There are six existing blocks at Arundel Court and three newly proposed bin stores for existing residents. One bulk store is also proposed, situated along the east side of Arundel 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 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 south of Arundel Court. The council will be in touch with residents in the later in the new year about this process: residents will be fully informed before any changes are implemented.

You can find out more about our plans and stay up to date with the latest news, by scanning the QR code, or visiting https://arundelcourtandbaldewynecourt.commonplace.is.

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

Or scan the QR code opposite for more information.

You can 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

