Dawlish Road

Community Engagement

Haringey LONDON



Aerial view of the site

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 a new generation of council homes for our residents by acquiring and building a range of high quality and sustainable homes.

We are asking for your views on the proposed Dawlish Road scheme to ensure it meets the needs of the local community and reflects the local environment.



View of the sites, looking east to west along Scales Road

Project Team:

Haringey Council	- Site Owner
Campbell & Co Architects	- Architect
Pellings	- Employers Agent

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Aerial sketch, looking east to west along Scales Road



Aerial sketch, looking west to east along Scales Road

The Proposals

We are proposing to redevelop the existing vacant corner plot and garages at the junction of Scales Road and Dawlish Road to provide two new, high quality council homes. The proposed houses will be two new family homes consisting of a two-storey house and a three-storey house on the corner plots. Each property will have front garden spaces for secure cycle and bin storage, and a private rear garden.

The proposed homes are designed to respect the scale of neighbouring properties and will complete the corners of the streetscape. They are positioned and designed to enhance the surroundings whilst providing much needed family housing in the area. The houses will have a contemporary appearance with brick and dark coloured vertical cladding being the main materials used.

Sustainability and keeping energy bills down:

Haringey Council is committed to ensuring that the new homes will be environmentally sustainable, with a target of achieving net zero-carbon where possible. These two new homes will have high levels of insulation and utilise low energy technology for heating and hot water as part of the councils drive towards creating more sustainable homes , helping keep residents' energy bills down. The new homes will be constructed with responsibly-sourced and environmentally-friendly materials.



Street view sketch looking east along Scales Road

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Dawlish Road

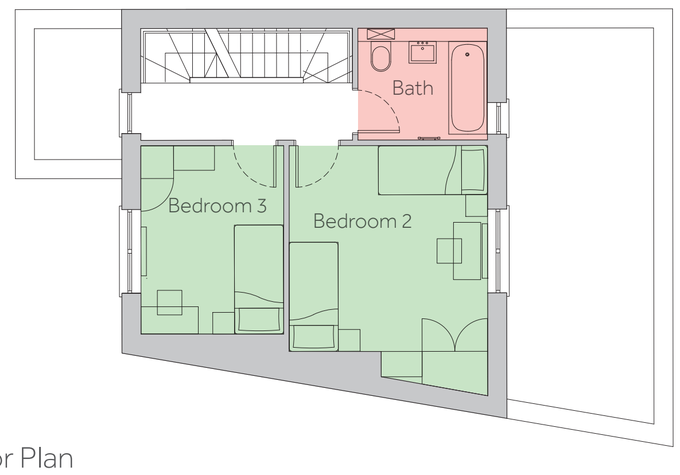
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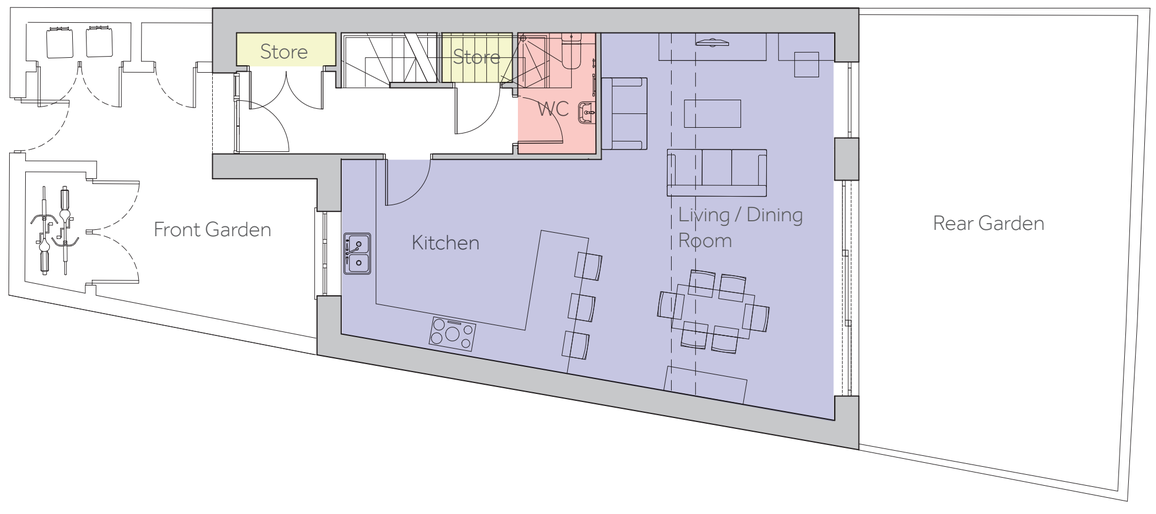
Proposed Plans



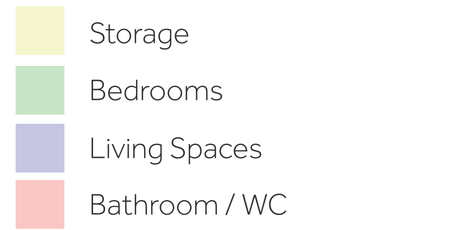
Site 1 Second Floor Plan

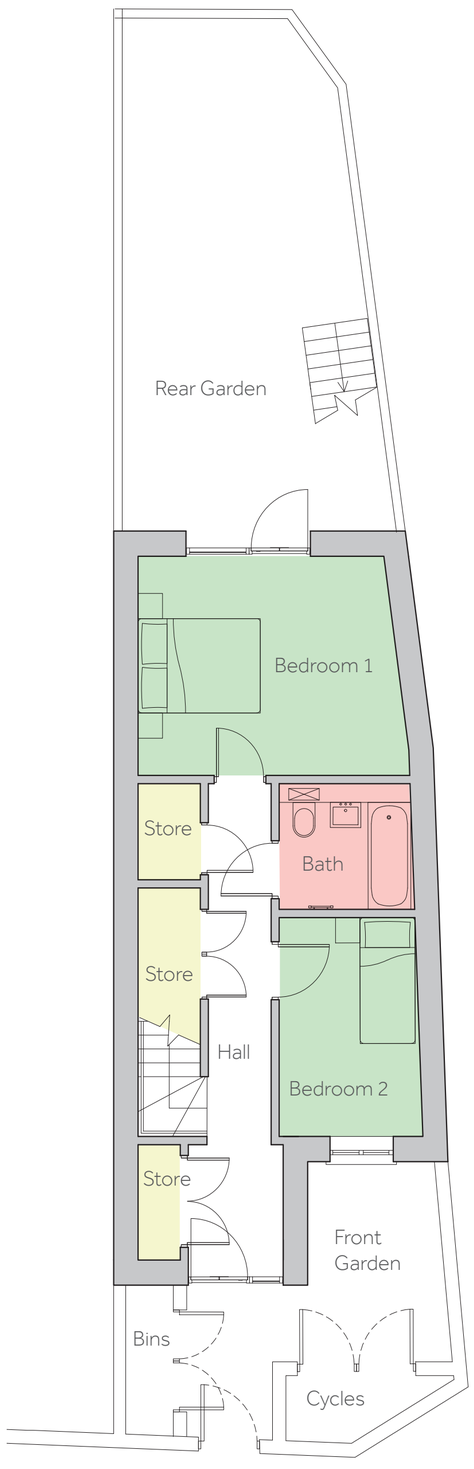


Site 1 First Floor Plan

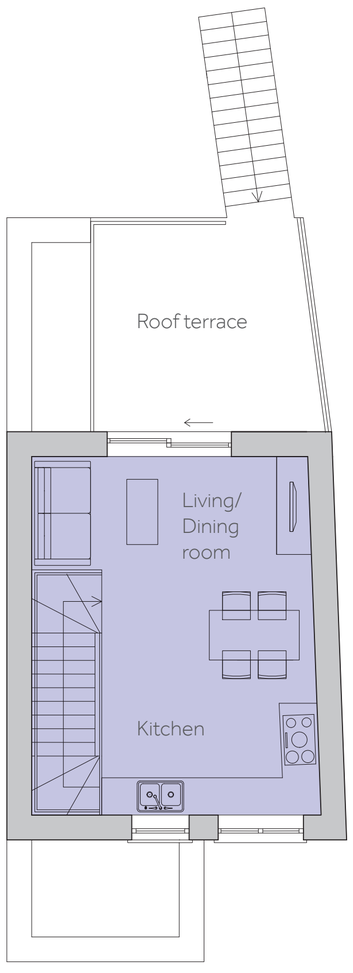


Site 1 Ground Floor Plan





Site 2 Ground Floor Plan



Site 2 First Floor Plan

Site 1

A three-bedroom, five-person house with a private garden to the rear. The hallway leads to an open plan kitchen, living and dining room which leads out to the garden. Bedrooms and bathrooms are on the first floor and a dormered loft forms the master bedroom at second floor level.

Site 2

A two-bedroom, three-person house with bedrooms, storage and a bathroom on the ground floor and a spacious open-plan living, kitchen and dining room on the first floor. This leads to a roof terrace and steps down to the rear garden.

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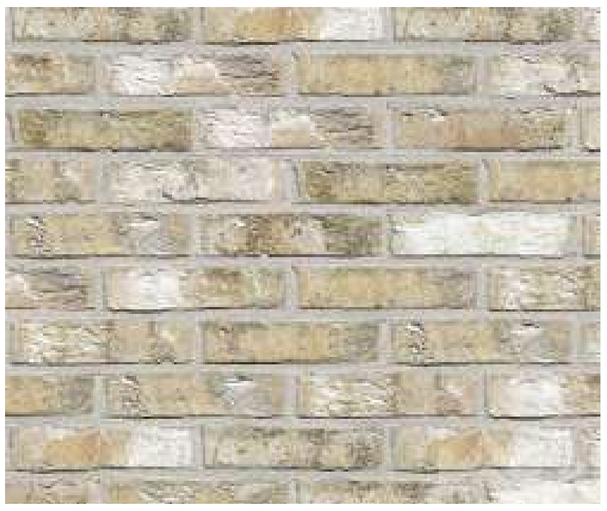
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Materials



Dark coloured vertical cladding to the upper levels of both houses



Brick facade for both houses at ground floor level

Parking

The development will involve the removal of the four existing garages on site 2. The new homes will not have private parking given the size of the two sites and the availability of public transport in the area. Each house will have secure cycle storage. A parking survey is being undertaken to ensure the impact of the proposals on parking in the local area is fully considered.

Summary

One, three bedroom home and one, two bedroom home across the two sites. The proposed homes include private front and rear gardens, a first floor terrace for the two bedroom home and space for cycle and bin storage.

Feedback and 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.

The approximate project timeline is shown opposite.

Share your views:

You can also find this information and provide your feedback at www.dawlishroad.commonplace.is

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

020 8489 2228 | engagement@haringey.gov.uk

Please ensure we receive your feedback by 18th March 2022.

Indicative Timeline

Community Engagement
February to March 2022

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Refine Proposals and Finalise Design
Spring 2022

↓

Submit Planning Application
Summer 2022

↓

Planning Permission
Autumn 2022

↓

Deliver New Homes
Summer 2023

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