Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 13 December 2024

Our ref: Wat Tyler House/ Update New contractor

Dear Resident

New homes to be built on the Campsbourne Estate adjacent to Wat Tyler House

As you will hopefully be aware, Haringey Council has received planning permission to build 15 new council homes adjacent to Wat Tyler House, near Boyton Road, which is currently occupied by a car park area (please see the map and images included with this letter). The proposed homes are part of Haringey Council's ambitious home building programme to build 3,000 new council homes for local residents by 2031. Work is already underway or been completed on more than 2,000 council homes across Haringey.

We would like to thank all those residents who gave us their views and ideas during our consultation and engagement programme with the local community about our proposals for these new homes.

The approved proposals include plans to:

- Build 15 new council homes which will be let to Haringey residents on the local housing waiting list.
- Following feedback from the community, the council will be introducing measures to improve security and safety for all residents in the area, including installing new CCTV near Wat Tyler House and on the alleyways around the estate.
- Provide new cycle storage for existing residents as well as the tenants moving into the newly built homes.
- Ensure the homes are environmentally sustainable with high levels of insulation and efficient heating systems.
- Residents have been clear that they wanted to see improved landscaping and open spaces as part of these proposals. As a result, the existing communal gardens behind Wat Tyler House will be improved with new tree planting and green space improvements, while further landscaping will be included around the new council homes.
- The council will be asking residents to become involved in designing the landscaping, green space and play area improvements on the estate: if you are interested in being involved, please contact me at the details provided overleaf.
- The council will also invest funding to upgrade and improve the existing play area between Wat Tyler House and Campsfield House.

Please note, no existing properties will be demolished as part of these proposals: the 15 new council homes will be built on the parking spaces, which will be removed as part of these plans, and hardstanding shown within the location plan in the images included with this letter.

Preparation of the site will begin early 2025

The council has appointed Alexander James Contracts Ltd to build the new council homes and deliver the wider improvements mentioned above. The contractor will start preparing the site for construction on **Monday 6 January 2025.**

This activity will include:

- The closure of the car parking area accessed through Boyton Road from **Monday 6 January 2025**. A formal letter will be issued shortly providing details of the closure to provide residents with adequate time to arrange alternative parking arrangements.

- Following the closure of the car park, Heras fencing will be installed around the site where the new homes will be built and a small site office erected. Preliminary groundworks will be taking place on the site from January: this will be low key and will not generate any excessive noise or traffic movements to and from the site.

- Before the main construction works begin, residents in the streets around the site will receive an introduction letter from the contractor appointed to build the homes, which will include more information about the intended works for the site. The letter will also confirm when the main works will begin.

To stay in touch with this project, please scan the QR code for details about the building works, including contact information and the expected timeline, or go to https://boytonroad.commonplace.is

If you have any questions or need to access this information in a different format, please do contact me.

Yours faithfully,

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Calls are answered Monday to Friday, 10am-4pm, except during the holidays.

Site location for the new council homes at Campsbourne estate next to Wat Tyler House

The new council homes will be built within the red line boundary shown on this map. No existing homes will be redeveloped or demolished as part of these proposals.





The proposed new homes set beside existing buildings (looking at Wat Tyler House from across Boyton Road).