Woodridings Court

Community engagement

Haringey LONDON



View of existing 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 new council homes for our residents by building a range of affordable high-quality and sustainable homes.

We are asking for your views on the proposed Woodridings Court scheme to ensure that the scheme meets the needs of the local community and reflects the local environment.

The Project Team

London Borough of Haringey	Site Owner
ColladoCollins Architects	Architect
MEA	Employer's Agent
Turkington Martin	Landscape Architect



Aerial photo of site



Plan of existing site

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View of proposed development from Crescent Rise at dusk

Proposal

The Council proposes to redevelop the derelict undercroft parking behind the existing Woodridings Court and enhance the surrounding landscape. The development will provide 33 new homes to be let at council rent.

The indicative design presents four to five storey buildings next to the existing building. The building facing Dagmar Road will be at four-storeys and the remaining at five-storeys high.

The new buildings will contain one, two and three-bedroom homes, including wheelchair homes. The scheme will incorporate access to new shared gardens, including a play area, seating and landscaping. Three parking bays are included for use by residents in the wheelchair homes.

The proposal is designed to respect the privacy, views and daylight enjoyed by neighbouring residents, and the character and appearance of the surrounding area.



Proposed bird's eye view of the development

Summary of Proposals

33 new homes: 10 one-bedroom homes
16 two-bedroom homes
3 two-bedroom wheelchair homes
4 three-bedroom homes

The proposed development provides communal gardens, private balconies, shared cycle and refuse/recycling facilities and improved landscaping.

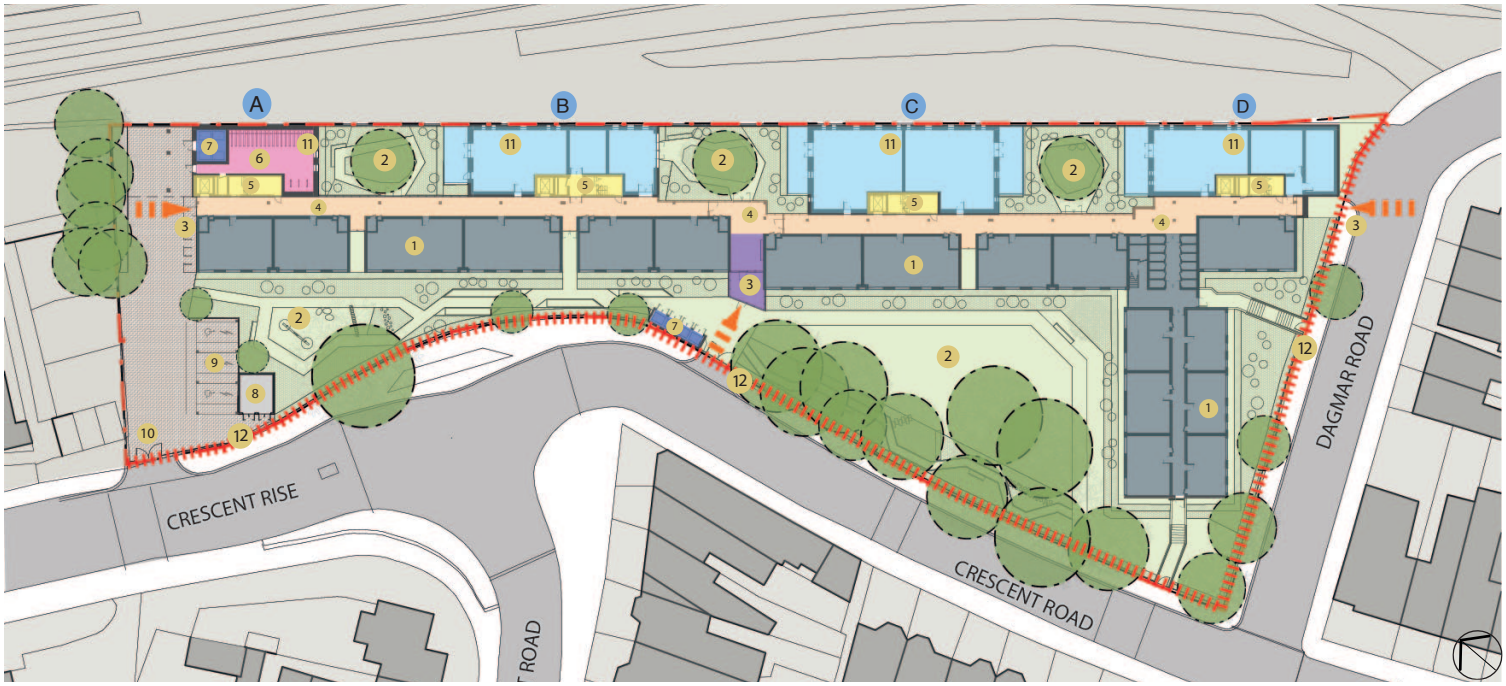
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Proposed site layout



Proposed site plan - ground floor

1. Existing building
2. Shared communal amenity
3. New and enhanced entrances
4. Shared corridors to dwellings
5. New shared cores with lifts
6. Cycle store
7. Bin stores
8. Plant
9. Wheelchair parking spaces
10. Vehicle and servicing entrance
11. Proposed buildings
12. Secure boundary

A. Block of flats A
B. Block of flats B
C. Block of flats C
D. Block of flats D



Aerial view of proposed development

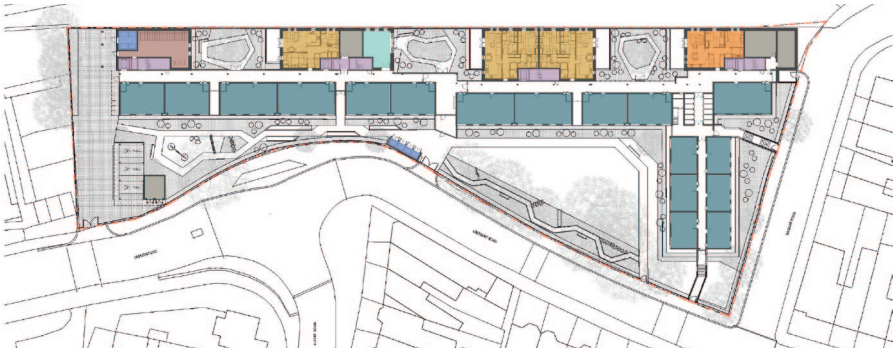
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Proposed accommodation



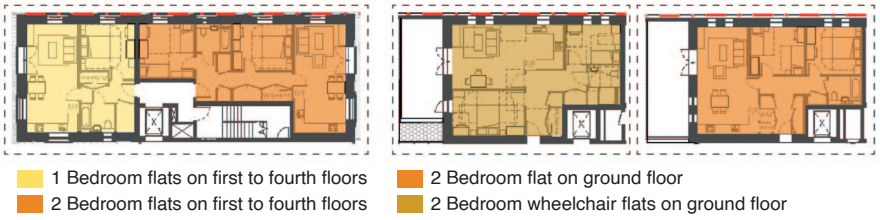
Ground floor plan



First floor plan



Second to fourth floor plans



1 Bedroom flats on first to fourth floors
2 Bedroom flats on first to fourth floors

2 Bedroom flat on ground floor
2 Bedroom wheelchair flats on ground floor



2 Bedroom flats on first to fourth floors
3 Bedroom flats on first to fourth floors

2 Bedroom wheelchair flats on ground floor

Types of flats

KEY

- Existing flats
- Refuse/recycling store
- Cycle store
- Community rooms
- Shared lifts and stair cores
- Plant
- 1 Bedroom flats
- 2 Bedroom wheelchair flats
- 2 Bedroom flats
- 3 Bedroom flats

One, two and three-bedroom homes are distributed across the four proposed buildings to provide a variety of accommodation on each floor.

The introduction of four new double-sided lifts and stair cores will serve both the existing and proposed homes. These are linked through a shared and sheltered internal corridor which overlooks the proposed gardens below. More daylight will be available to the internal corridor on all levels.

All three wheelchair user homes are located on the ground floor level. Each of these homes have their own private amenity space and dedicated parking.

Shared facilities for the proposed homes include cycle and refuse/ recycling stores, which are located on the ground floor level accessed from Crescent Rise and Dagmar Road.

A clearer access strategy means the buildings will be securely accessed through the main entrance on Crescent Road and from Dagmar Road and Crescent Rise.

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Design approach



View of proposed development from the railway at night

The proposed scheme has been designed to complement the character of the surrounding area including drawing inspiration from the adjacent railway lines. The varied form of the buildings and roofs gives the development an interesting and distinctive appearance.

The proposed exterior will have a contemporary appearance incorporating a high-quality metal facade with carefully positioned windows and doors.

The internal courtyard gardens will have woodland planting with attractive trees, which will be screened off by the shared internal corridors. This will also act as an acoustic barrier to limit the noise levels from the railway lines, as well as providing natural daylight to the internal corridors.

The landscaped courtyards between the proposed buildings and communal area to the front of Woodridings Court are for all residents to enjoy. These will include play areas, seating and new planting.



Proposed view from Albert Road



Proposed view from Crescent Road

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Appearance



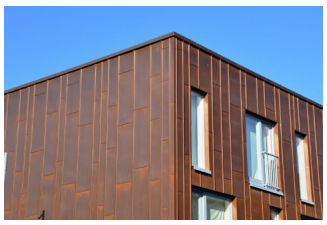
Proposed view from railway

We are considering a combination of materials including a high-quality metal facade and concrete cladding to the ground floor.

This complements the character of the surrounding townscape including the railway edge.

Contrasting detailing will be used around the windows and doors to the overall design of the development.

The facade treatment will give the development a contemporary and interesting appearance whilst respecting the existing building at Woodridings Court and the more traditional housing in the local area.







Examples of similar design approaches and materials

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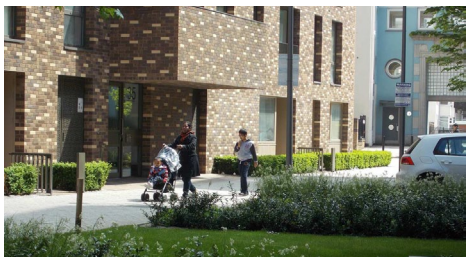
Landscape proposals



Proposed landscape plan

KEY

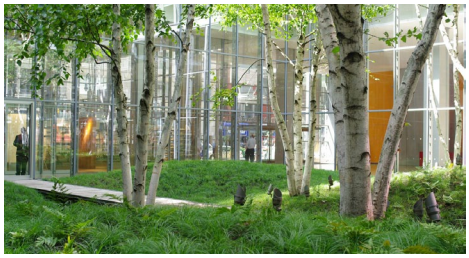
1. Gated shared surface vehicle access
2. Proposed play area with natural character
3. Proposed community garden
4. Improved entrance to existing and proposed apartments
5. Lawn for informal recreation
6. Nature boardwalk footpath
7. Generous planted edge
8. New 1.5m boundary railing to full extent of boundary
9. New footpath connects the core access to Crescent Road though the amenity space
10. Communal courtyard gardens with woodland planting



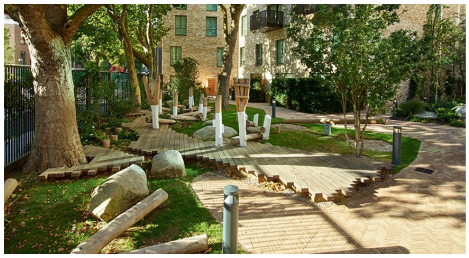
Shared surface vehicle access and parking



Play courtyard with natural character



Courtyard gardens with woodland planting



Nature boardwalk footpath



Lawn for informal recreation



Proposed community garden

As part of developing new homes at Woodridings Court, we are proposing high-quality landscaping including the enhancement of the green communal amenity area at the front of the development, for all residents to use.

This will incorporate a playful space for young children, areas for growing food and communal horticulture, and seating amongst native planting and trees promoting biodiversity.

The communal space will be secure with fob access for residents only. A new railing and planted edge will evoke traditional garden squares found elsewhere in London and provide security and privacy for residents.

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Sustainability

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

All homes will have high levels of insulation, efficient heating systems and installed solar panels that will keep running costs low. They will be constructed with responsibly sourced and environmentally friendly materials.

New tree planting within the development and nearby will enhance the environment, and secure cycle parking for existing and new residents will encourage active and sustainable travel.

Parking

The development involves the removal of the derelict undercroft parking, decks and ramps to the rear of the site.

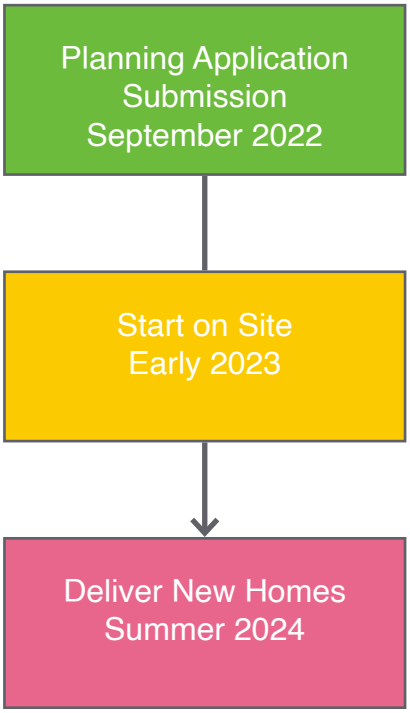
The proposals provide three dedicated wheelchair parking spaces to serve the wheelchair homes.

Parking surveys have been undertaken to ensure that the impact on parking in the local area is fully understood and considered as part of the proposals.

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 later this year.

The approximate project timeline is shown below.





Proposed elevation view from railway

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