Housing

Delivery Director – Robbie Erbmann

Haringey LONDON

Date: 2 October 2025

Our ref: Sir Frederick Messer | PPA

Dear Resident,

New homes to be built near to the Sir Frederick Messer Estate

We are writing to inform you that Haringey Council has received planning permission to build 66 new council rent homes near to the Sir Frederick Messer Estate, along with delivering improvements to the existing area for the benefit of new and existing residents. An image at the end of this letter shows the proposed location for these new homes.

These new council homes are part of Haringey Council's ambitious home building programme to deliver the first new council homes in a generation, with as many as possible built on existing council owned land. Our aim is to build 3,000 new homes by 2031. **You can find out more about our home building programme by following the QR code opposite:**

We would like to thank all those residents who have shared their views and ideas during our consultation and engagement programme with the local community about our proposals for new homes near to the Sir Frederick Messer estate. You have helped to shape the future of the proposals for this project.

Thanks to your feedback we have:

- Following feedback from residents concerned about the building height of the initial proposals for the site, the council has reduced the number of proposed council homes from 95 down to 66. This has resulted in the height of the tallest building being reduced from 16 to 6 storeys.
- It was clear that existing residents wanted more measures to increase security and personal safety on the estate. As a result, the council has increased the level of lighting and CCTV provisions at key locations around the site.
- A number of residents highlighted the importance of having safe walkways through the site and these walkways being accessible, especially for those in wheelchairs. As a result, to ensure the new development is accessible to all residents, we have committed to levelling the new footpaths to make them easier to move across.
- Added a clear accessible through route from Seven Sisters Road to Paignton Road Open Space for the benefit of new and existing residents.
- We asked residents for their views on where the cycle storage should be placed on the estate. Following resident feedback, we have located 4 visitor cycle parking spaces close to the blue badge car parking bays, at the end of Bushey Road.

Twelve existing visitor cycle parking spaces will be re-provided adjacent to St Ann's Road.

- A number of names for the two new buildings that form part of these plans have been suggested by local residents. We are grateful to those who made suggestions for naming the buildings and are currently reviewing these ideas.

Overall, the approved plans now include:

- Construction of 66 new council homes varying from 1 – 3 bedrooms across two new buildings which will be 6-storeys in height. Please see the image of the proposed site below. One in ten of the new homes will be wheelchair accessible.
- New electrical vehicle charging points, available for use by new and existing residents: the locations for these new charging points are currently being considered.
- Improvements to existing bin stores at Henrietta House to provide more capacity, make the area cleaner, more secure and enclosed with brick walls.
- A new open courtyard open to all residents will be created between the new buildings and Henrietta House for existing and new residents.
- The new homes will be built sustainably, including air source heat pumps, solar panels and green roofs, as well as storage space for the new tenant's bikes.
- We will be looking to install at least one secure cycle storage unit for existing residents as part of the proposals: thank you to all the residents who fed back to the council about the importance of increasing cycle storage in the area. The council is reviewing the suggestions from tenants about where cycle storage units can be located.
- Hard and soft landscaping throughout the new development.
- New tree lined pedestrian route connecting Seven Sisters Road with Paignton Road Open Space with tree planting along the route.

Artist's impression of the new homes



The new council homes to be built across two blocks at the junction of Seven Sisters Road and St Ann's Road. *Please note, no existing properties will be demolished or redeveloped as part of these proposals.*

We will let you know before work starts

We intend to commence construction of the new homes during the winter of 2025/26. Prior to construction work taking place:

- Residents will receive an introduction letter from our contractor (who will build the homes for Haringey Council) providing their contact details and times at which work will take place.
- Haringey Council and the contractor will provide detailed information on how the construction work will be carried out and how we will be supporting existing residents during the building of the new homes.
- During the construction work, there will be regular newsletters and drop-in sessions that will provide residents with the opportunity to discuss the works face to face with our team.

Further information

You can stay up to date and sign-up for email updates by visiting the project's dedicated webpage, https://frederickmesser.commonplace.is/ or using the QR Code below.

If you have comments, questions or need to access this information in a different format, please contact me on engagement@haringey.gov.uk or call on 020 8489 5091. I would be happy to assist you.

Yours faithfully,

Calum Pollock

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020 8489 5091 | Engagement@haringey.gov.uk

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

Location of new council homes

The new council homes will be located on the piece of land between Bushey Road and Seven Sisters Road. Please note no existing homes will be demolished or redeveloped as part of these proposals.

