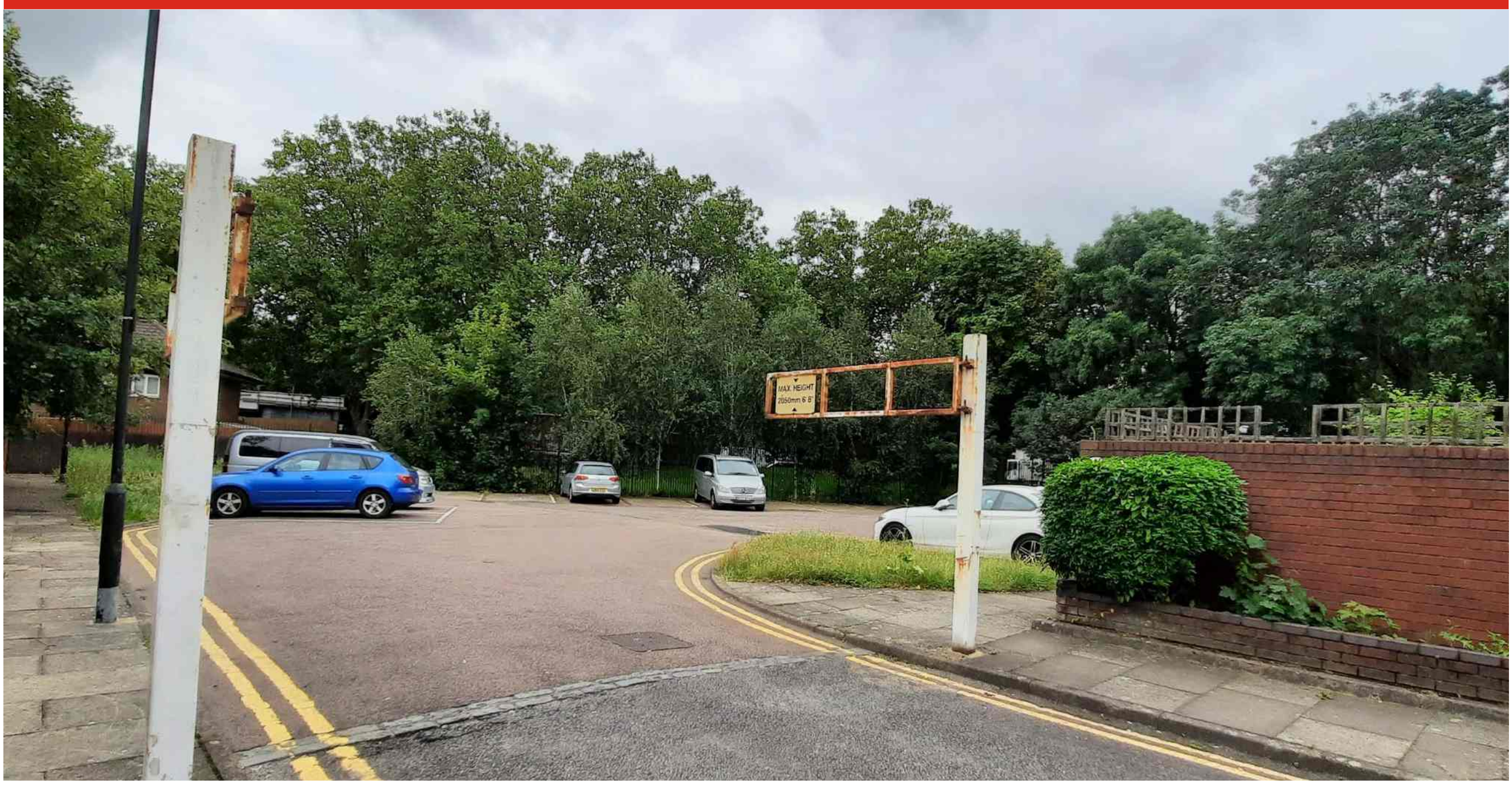
Kerswell Close

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View of site from Kerswell Close looking south towards Seven Sisters Road

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 at council rents for our residents.

The council is acquiring and building a range of affordable, high-quality and sustainable homes.

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



Project team

London Borough of Haringey	• Site owner
Newground Architects	• Architect
MEA	• Employer's agent

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View of proposed development from Seven Sisters Road

The proposals

The scheme proposes to develop the site currently accommodating a commercial building and parking area, to provide 25 high-quality homes for council rent. The proposals comprise two blocks of flats at four and five-storeys high fronting St. Ann's Road and Seven Sisters Road.

The proposal will provide a range of accommodation including one to four bedroom flats and a community office hub and workspace on the ground floor. Substantial landscaping incorporating new tree planting and a children's play area will be located in a communal courtyard to the rear of the new buildings.



View of proposed development from St Ann's Road



View of proposed development from Sir Frederick Messer Estate

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Proposed layout

1. Main common entrance
2. Communal garden and play space
3. Refuse and bulk store
4. Vehicle access
5. Wheelchair parking
6. Individual private patios
7. Retained mounds/green space
8. Workspace
9. Community hub

- Residential entrance
- Access to non-residential use
- Vehicular access

A Block A

B Block B



Proposed site plan

Summary of proposals

There will be 25 new homes all for council rent, a communal amenity space including a children's play area and 2 wheelchair accessible parking bays.

- Block A will be five-storeys high and contain 3 one-bedroom, 6 two-bedroom and 2 three-bedroom flats, as well as a workspace and community hub on the ground floor.

- Block B will be four-storeys high and contain 6 one-bedroom, 6 two-bedroom flats on the upper floors and 1 three-bedroom wheelchair flat and 1 four-bedroom wheelchair flat on the ground floor.



Aerial view of proposals

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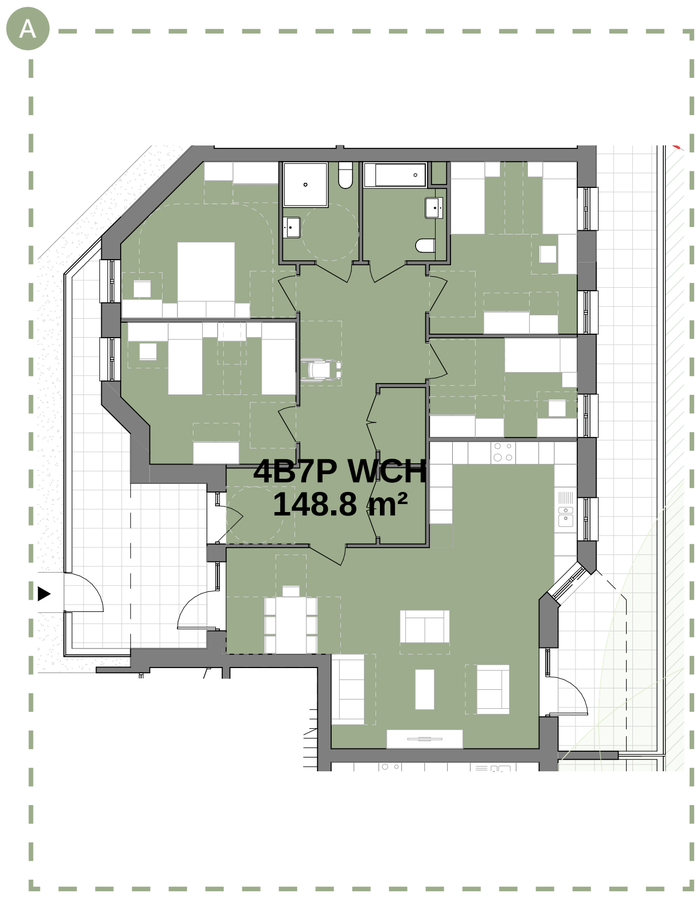
Proposed floor plans

Key:

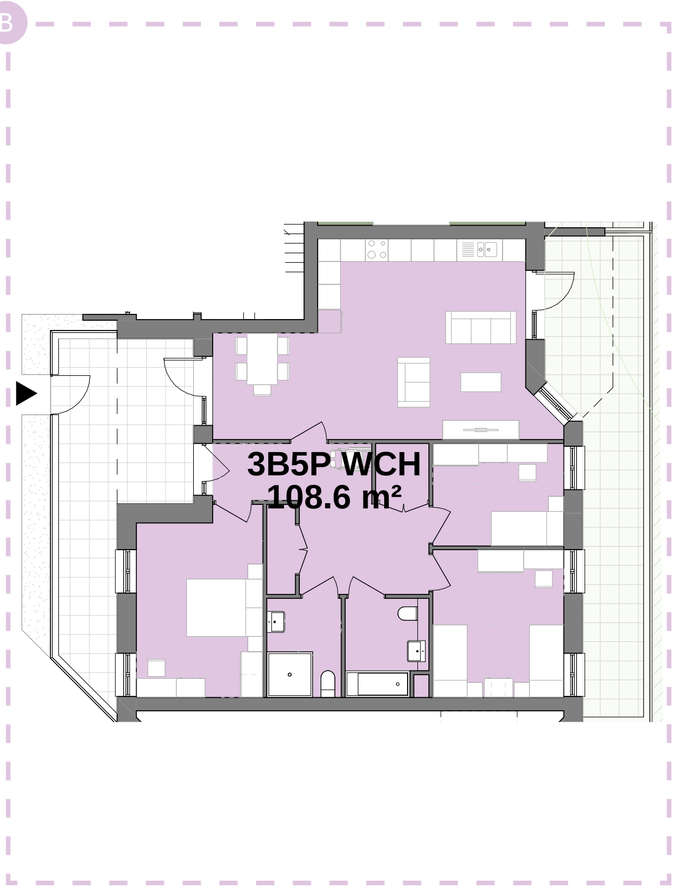
- 1 Bedroom flat
- 2 Bedroom flat
- 3 Bedroom flat
- 3 Bedroom WCH flat
- 4 Bedroom WCH flat
- 1 Workspace
- 2 Community hub



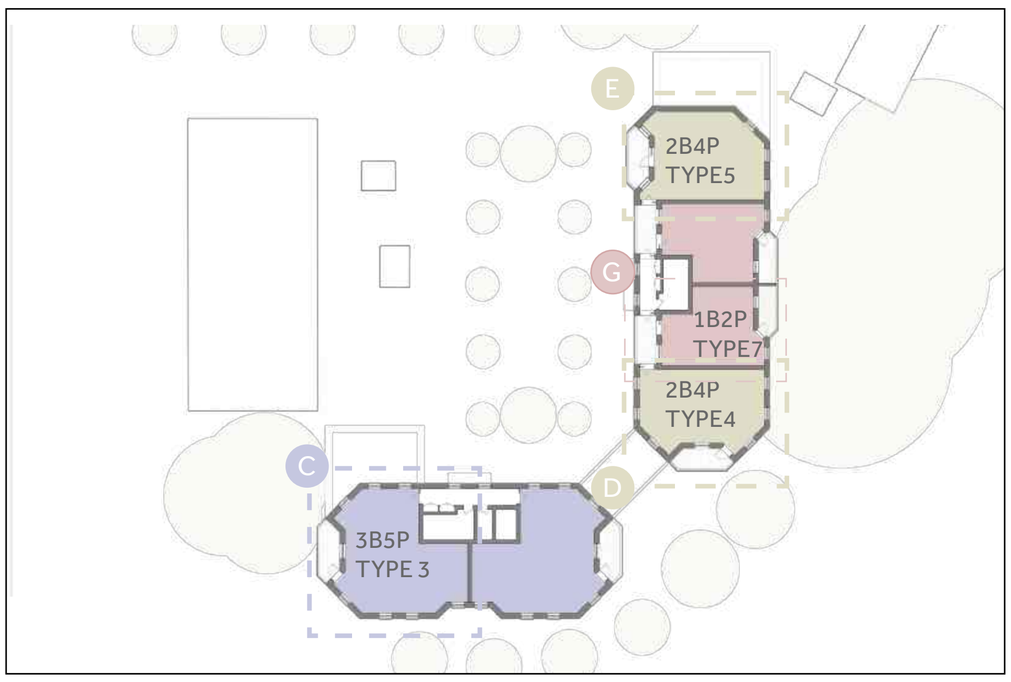
Ground floor plan



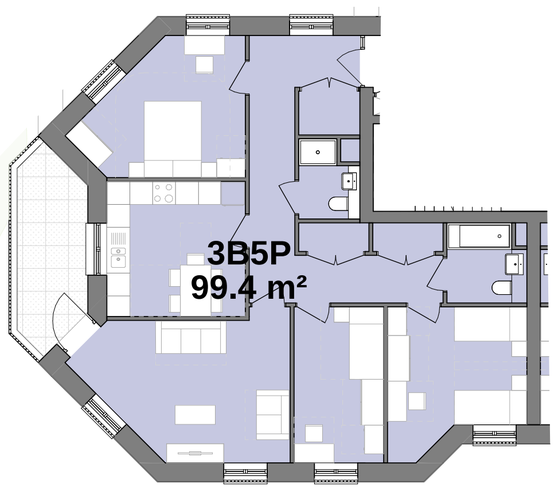
4B6P WCH flat - Type 1



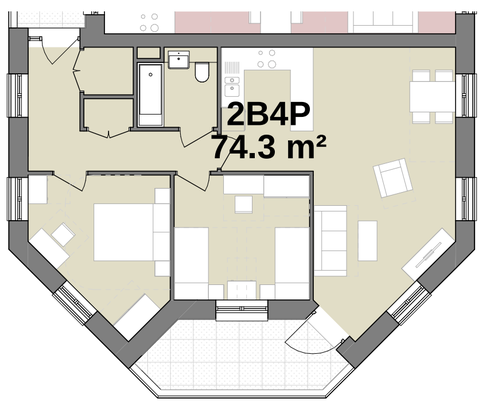
3B5P WCH flat - Type 2



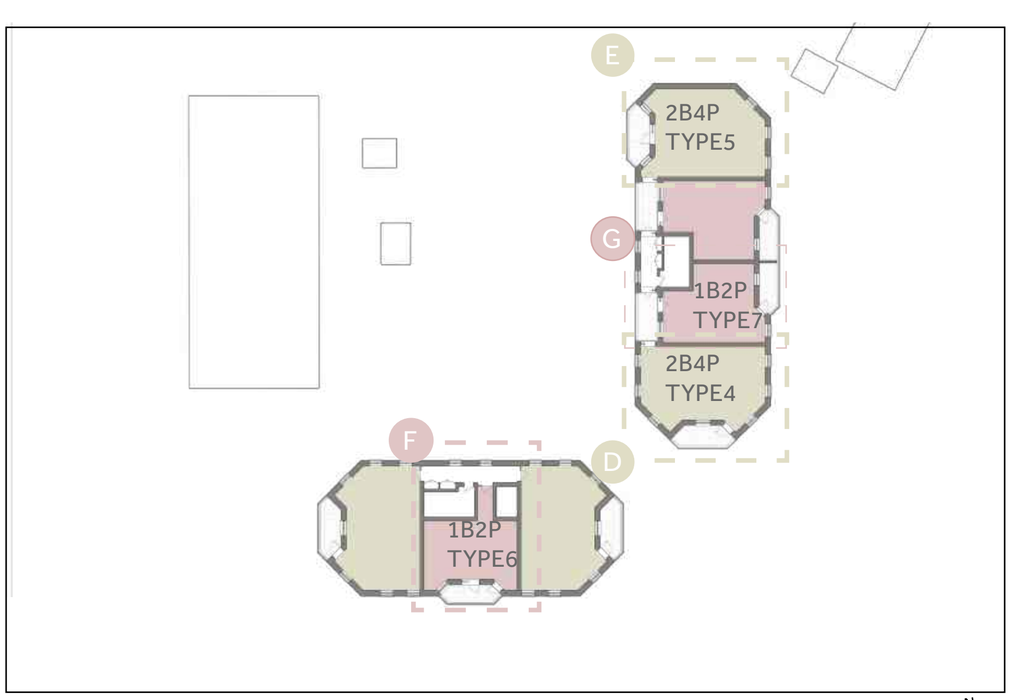
First floor plan



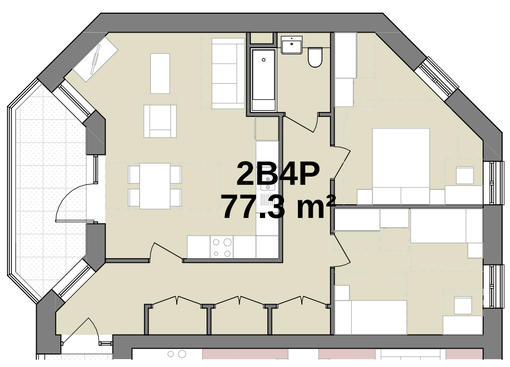
3B5P flat - Type 3



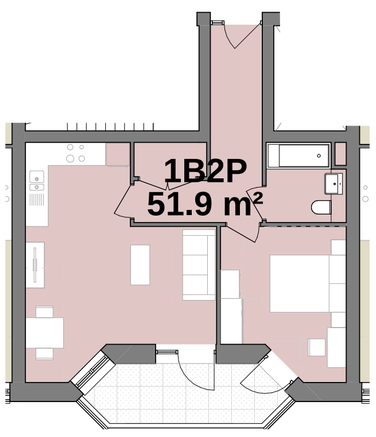
2B4P flat- Type 4



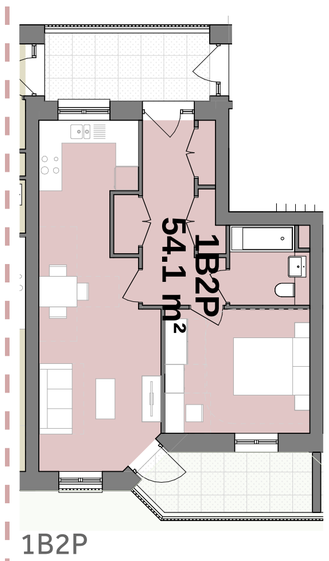
Typical floor plan



2B4P flat- Type 5



1B2P
TYPE6



1B2P
TYPE7

1B2P flat- Types 6 and 7

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Proposed design

The proposed development has been designed to respect the scale, character and appearance of the surrouding area, including the adjacent Conservation Area.

The two new blocks of flats will be four and five-storeys high and positioned carefully to minimise overlooking and overshadowing of neighbouring properties.

The design will have a contemporary appearance using traditional materials, including high-quality brickwork and attractive window and balcony detailing.



Elevation to St Ann's Road - Facing Southwest



Section A-A



Section B-B

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View of proposed main common entrance

Appearance

We are considering a number of brick types for the proposed development to reflect the character of the surrounding townscape.
The proposed use of dark to light brickwork references building materials in the local area while complementing the overall design of the development and providing visual interest to the façades.

Local character



Beige brick



Dark buff brick



Light buff brick



Render



Red brick



Brown brick

Indicative brickwork









Facade study of five-storey apartments

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Proposed landscape

1. Main entrance set back from road. Planted building edges to main entrance with feature trees to replace mature London Plane.

2. Secure communal courtyard comprising woodland garden, play space for younger children, and a grassed area in the sunniest part of the courtyard. Seating and planting throughout the courtyard to create opportunities for existing and new residents to meet and enjoy the space.

3. Proposed shared surface arrival courtyard accommodating wheelchair accessible parking and service access. New tree planting provided to northern edge and Kerswell Close.

4. Direct access for existing residents into new courtyard. Proposed ornamental planting to western edge of courtyard.

5. The public realm will be enhanced with new trees and planted verges. The majority of high quality existing trees will be retained.



Proposed landscaping plan

The new buildings are carefully located to retain the majority of high-quality trees on Seven Sisters Road and St. Ann's Road. The public realm will be enhanced with new trees and planted verges. We are currently exploring the possibility of additional tree planting close to the site.

A communal courtyard incorporating a woodland garden, lawn and outdoor seating will create a focus for the new residents, enabling a range of social and community activities, including play, and passive recreation. Planting will create a green and attractive space with native and pollinator species to benefit biodiversity.



View of proposed communal courtyard

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Improvements following community engagement

The current proposals seek to address the issues that were raised during the initial community engagement exercise held in June last year, to improve the scheme as part of ongoing design work. The following is a summary of the key improvements included in the current proposals.

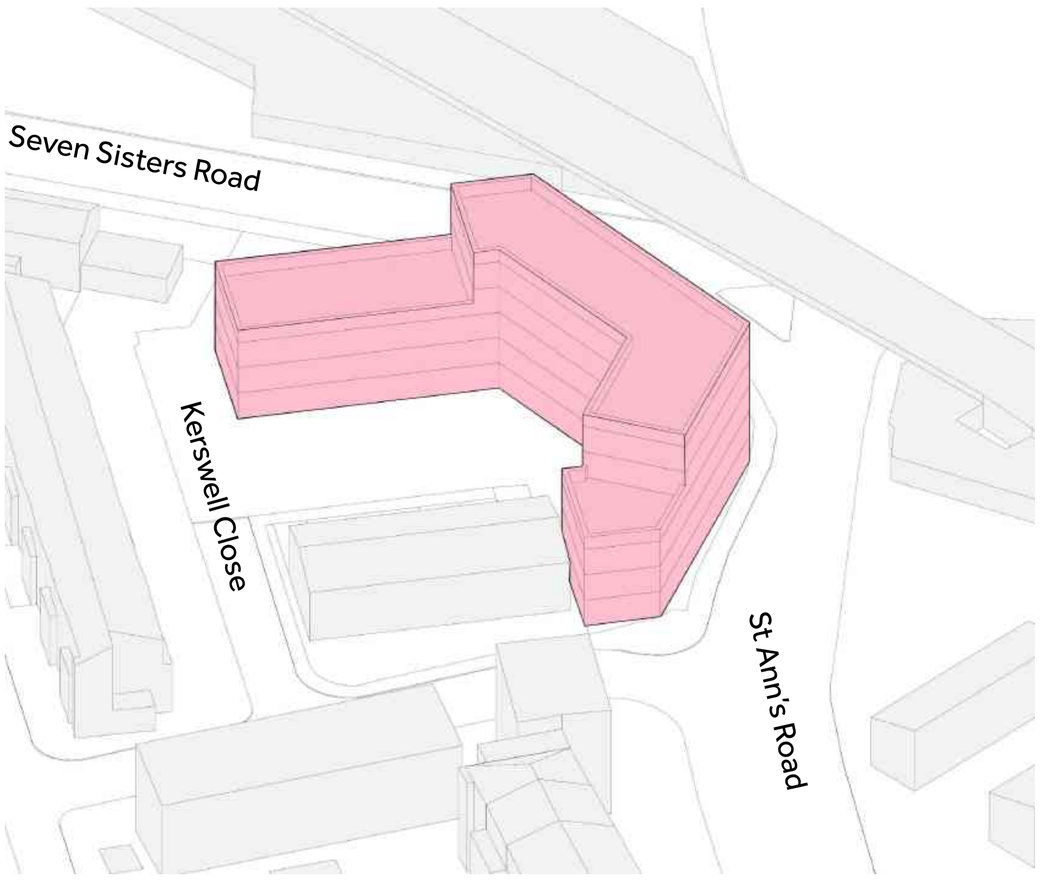
Key improvements

- Blocks density reduced to relate positively to wider context and conservation area.

- Western block aligned on a direct axis with St Ann's Road, to create a visual focus at the end of the view from the conservation area - with green buffer and trees on the western side of site retained.

- Eastern block aligned to provide setback from busy Seven Sisters Road - allowing retention of as many existing trees as possible.

- Street edges activated along all key frontages. This is achieved by locating the shared entrance to the prominent corner of the site and workspace fronting open space and trees on St Ann's Road.



Previous proposal



Current proposal



1. View of previous proposal looking south Seven Sisters Road



2. View of previous proposal looking north Seven Sisters Road



3. View of previous proposal from St Ann's Road



4. Previous proposal open space



1. View of current proposal looking south Seven Sisters Road



2. View of current proposal from Seven Sisters junction



3. View of current proposal from St Ann's Road



4. View of current proposal communal garden and play space

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Sustainability

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

The proposed development will have high levels of insulation, efficient heating systems and incorporate solar panels and green roofs that will keep running costs low and avoid overheating. It will be constructed with responsibly sourced and environmentally friendly materials.

The development will have limited parking and provide secure cycle storage facilities to encourage more sustainable forms of travel.

Parking

The proposal provides two dedicated wheelchair parking spaces accessed off Kerswell Close to serve the proposed wheelchair accessible homes.

A parking survey has been undertaken to ensure the impact of the proposals on parking in the local area is fully considered.

Share your views

You can also find this information and provide your feedback at:
haringey.gov.uk/haringey-homes

If you require further information, contact our team using the details below:

020 8489 2914 l engagement@haringey.gov.uk

Please ensure we receive your feedback by 20th March 2022.

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.



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