NORTHUMBERLAND PARK

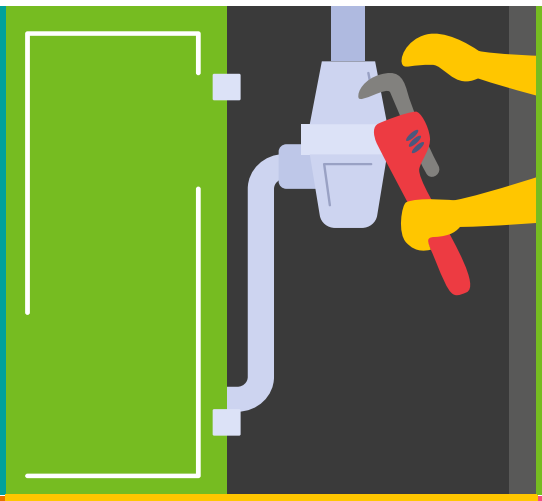


# Improving Northumberland Park

## Section 105 Consultation – Environmental Improvements

HAVE YOUR SAY

Improving Northumberland Park together





10 August to 21 September 2026



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# Introduction

We are committed to improving safety and tackling antisocial behaviour (ASB) across Northumberland Park. Residents have raised concerns with council officers and ward councillors regarding Stellar House, Altair Close, The Lindales, Bennetts Close, and Cooperage Close.

These concerns closely align with a recent police-led community safety audit, which identified several environmental issues that may be contributing to ASB, noise nuisance, and unauthorised access across the estate.

In response, we are proposing a package of environmental improvements aimed at designing out crime, improving security, and creating safer and more welcoming shared spaces.

The estate plan on page 5 outlines the areas on the estate where these improvements will be delivered. These areas include Stellar House, Altair Close, The Lindales and Bennetts Close.

# Why we are consulting

Under Section 105 of the Housing Act 1985, we are required to consult with residents on proposals that may significantly affect their homes, environment, or use of communal areas.

Your views are essential in shaping the final proposals before any works go ahead.

We are consulting until XX XXX 2026 and welcome feedback from all residents.

## Summary of proposed improvements

**The proposals have been developed based on:**

- Concerns raised by residents
- Findings from the Metropolitan Police's Environmental Visual Audit
- Site observations by Council officers

**The improvements aim to:**

- Reduce opportunities for ASB and unauthorised access
- Strengthen the boundaries between public and private spaces
- Improve visibility, wayfinding, and safety across the estate
- Enhance communal areas and encourage positive use
- Improve internal building security and decoration

# How you can have your say

You can share your views in several ways:

## Online

You can go online to complete the feedback form by scanning the QR Code.

## By telephone

Call your Engagement Officer, Sarah Carruthers on:

**07967 442513**

## In person

Come and meet the Northumberland Park team at one of our drop-in sessions outside Stellar House:

- Tuesday 18 August – 10am to 5pm
- Wednesday 9 September – 10am to 5pm

Drop by to ask questions and discuss the proposed improvements.
There will also be guided walkabouts on both dates to visit the areas identified for the proposed improvements.

**Walkabout times:** 11am, 2pm and 4pm

**Meeting point:** Outside the entrance to Stellar House.

Forms can be handed in to the Stellar House concierge or at the Neighbourhood Resource Centre (NRC) reception.



## By email

For any additional comments or enquiries, you can email npcommunity@haringey.gov.uk



## By post

Complete the questions included in this for and return it to:

FAO Sarah Carruthers
Northumberland Park Neighbourhood Resource Centre (NRC)
177 Park Lane
London
N17 0HJ



# Consultation

## Please complete all questions.

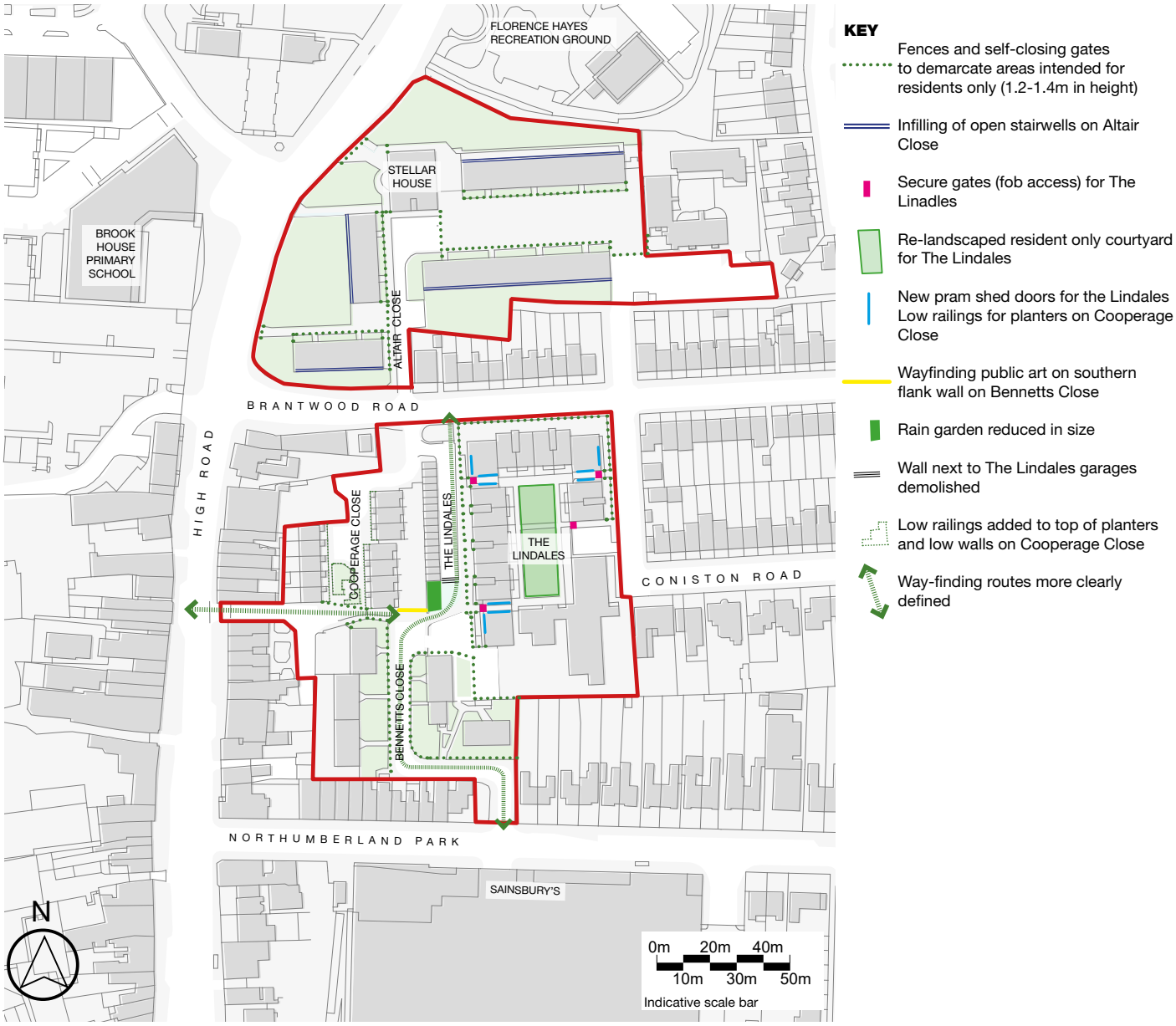
## Proposed improvements

The proposed improvements will be different in each area. Knowing where you live helps us understand local perspectives and see how many residents have shared feedback about issues affecting where they live.

What road or building do you live in?

### Proposed improvements – site plan

The plan below shows each location and the proposed upgrades. Please refer to the key for details of each suggested improvement.




PROPOSED SITE PLAN

## The Lindales – new secure door entry systems

You've told us that you would like secure door entry systems installed to make the courtyard a private, safe, and welcoming space for residents.

A controlled entry system would:

- → improve safety and security
- → reduce potential noise and nuisance
- → allow the communal space to be used for socialising, relaxing, and community activities

**Q1. Would you like these additional door entry systems fitted to The Lindales?** Please tick one box.

☐ Yes ☐ No



**Existing lindales view - looking south**



**Proposed lindales view - looking south**

Secure door entry systems installed at block entrances and to bin stores and fencing along pathways to enclose buildings.

### Additional proposed improvements

The following options are also being considered to improve safety, accessibility and use of shared spaces.

Please review the options below and indicate your preferences to help inform future decisions. Please rank each improvement from **1 to 4** by marking the corresponding box (**1 = most preferred, 4 = least preferred**).

☐ Additional fencing and railings

☐ Levelling the courtyard mounds to make the green space more usable for residents

☐ Fence off sheltered areas near pram sheds to deter loitering

☐ Add railings to garden walls to prevent unauthorised access and anti-social behaviour

**Any other comments/suggestions**

## Altair Close and Bennetts Close – new secure fencing

You've raised concerns about people who do not live in the area accessing Altair and Bennetts Close, particularly during evenings and weekends, leading to ASB and other issues.

Additional fencing would:

- help define the boundary between public and private areas
- reduce people cutting through or gathering on the estate
- reduce the opportunity for loitering and ASB
- improve safety and security



**Existing Altair Close buildings - looking northwest**

**Q2. There are two options available for installing the fencing around Altair and Bennetts Close. Please add a tick to one of the below boxes to show your preference.**

### Option A



**Proposed Altair Close buildings - looking Northwest with fence and gate**

Fencing installed around your individual building.

### Option B



**Proposed Altair Close buildings - looking Northwest without fence and gate**

Fencing installed across the wider area, enclosing and gating the pathways between buildings.

**Any other comments/suggestions**

## Altair Close – securing openings into shared spaces

You've told us that people are climbing into the upper communal areas of your building, causing disturbance and ASB and making you feel unsafe.

To help address this, we're proposing to install windows and spandrel panels in these open areas to prevent unauthorised access, reduce noise, and improve security and peace of mind for everyone living in the block.

See the images below showing the existing view of Altair Close and an artist's impression of the proposed installation of windows and spandrel panels to open areas.

**Q3. Would you like these windows and spandrel panels fitted to the open access areas of Altair Close?**

☐ Yes ☐ No



**Existing Altair close building – facing Brantwood Road**

Currently without windows and spandrel panels installed to open areas



**Proposed Altair Close building – facing Brantwood Road**

Windows and spandrel panels installed to open areas.

**Any other comments/suggestions**

## Altair Close – improving the piazza

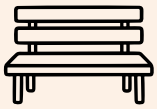
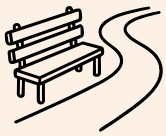
You've told us that the piazza at Altair Close feels tired and doesn't support community use. You'd like a more attractive and better-used piazza space.

We have added some suggested changes to help create a more welcoming, sociable and well-used outdoor space.



**Existing Altair Close Piazza**

**4. Please choose your top three preferred improvements from the suggested list below:**

- ☐  New seating
- ☐  Updated paving
- ☐  Better lighting
- ☐  Clearer routes through the space
- ☐  Additional planting and greenery
- ☐  A focal point or gathering area

**Any other comments/suggestions**

## Cooperage Close – new fencing and railings

You've told us about your concerns with people who do not live in the area accessing Cooperage Close - especially during evenings and weekends – causing ASB and other issues.

Additional fencing or railings would:

- help define the boundary between public and private areas
- reduce people cutting through or gathering on the estate
- reduce the opportunity for loitering and ASB
- improve safety and security



**Q5. There are two options available for installing the fencing around Cooperage Close.** Please add a tick to one of the below boxes to show your preference.

### Option A



**Proposed Cooperage Close view - looking east without fence and gate**

Railings installed on top of the existing low brick walls.

### Option B



**Proposed Cooperage Close view – looking east with fence and gate**

Fencing installed across the wider area, enclosing the pathways between buildings.

**Additional proposed improvements**

Alongside the main proposals, a range of additional improvements are being considered to enhance safety, appearance, and the overall quality of the environment.

These measures aim to create more attractive, accessible, and welcoming spaces for residents and visitors.

Please review the options below and indicate your preferences to help inform future decisions. Please rank each improvement from **1 to 6** by marking the corresponding box **(1 = most preferred, 6 = least preferred)**.

- ☐ introducing fencing and railings
- ☐ redecoration and safety upgrades to the internal communal areas of selected buildings
- ☐ new planting and enhanced public realm features
- ☐ improved lighting
- ☐ the introduction of public art
- ☐ the removal of low walls to create a more open and welcoming environment

# What happens next

Once the consultation closes, we'll review and consider all the feedback before any decisions are made.

We'll share the final outcomes with residents and outline the next steps.

Thank you for taking the time to share your views and help shape the future of your community.

## Get in touch

If you have any questions, contact:

**npcommunity@haringey.gov.uk**

# Please return your completed questionnaire to:

## the concierge at Stella House

## the Neighbourhood Resource Centre (NRC)

## via the QR code provided on page 4.



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*Together, we are improving Northumberland Park*