"Delivering a new generation of Council Homes for local people"

Redlands, Summerhill Road

Engagement Event

Haringey LONDON



View of the site from Summerhill Road

Welcome

This exhibition is being held in order to provide information on the development proposals for The Summerhill Road to seek and take account of the opinions of the local community and to outline the next steps for the project. Members of the project team are on hand to answer any questions that you may have.

About Us

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.

Our ambition is to deliver 1,000 new Council homes at Council rents by 2022. The Council is acquiring and building a range of high quality and sustainable homes. We are asking for your views on the proposed scheme to ensure that it meets the needs of the local community and reflects the local environment.



The project team:

London Borough of Haringey - Site owner
KC+A architects - Architects
Calfordseadon - Employers Agent

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BOARD 1

KC+A

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Drawing not to scale



Proposed Site Plan

The Proposals

We propose to redevelop the site to provide a scheme of eight high quality new Council homes in four buildings (two blocks of flats and two houses), which will be let at Council rents.

The proposal includes two three storey blocks of apartments at either end of 1-20 Redlands and two, two storey mews houses to the rear in the north western area of site. Access is via Summerhill Road and West Green Road. The mews houses have a sympathetic pitched roof form whilst the blocks facing the main roads incorporate parapet roofs that match that of the neighbouring Redlands block.

The proposal makes full use of the site with a modern and sensitive approach that adds frontage to both roads. It will include attractive new soft and hard landscaping.



Street elevation of proposed development from Summerhill Road.

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BOARD 2

KC+A

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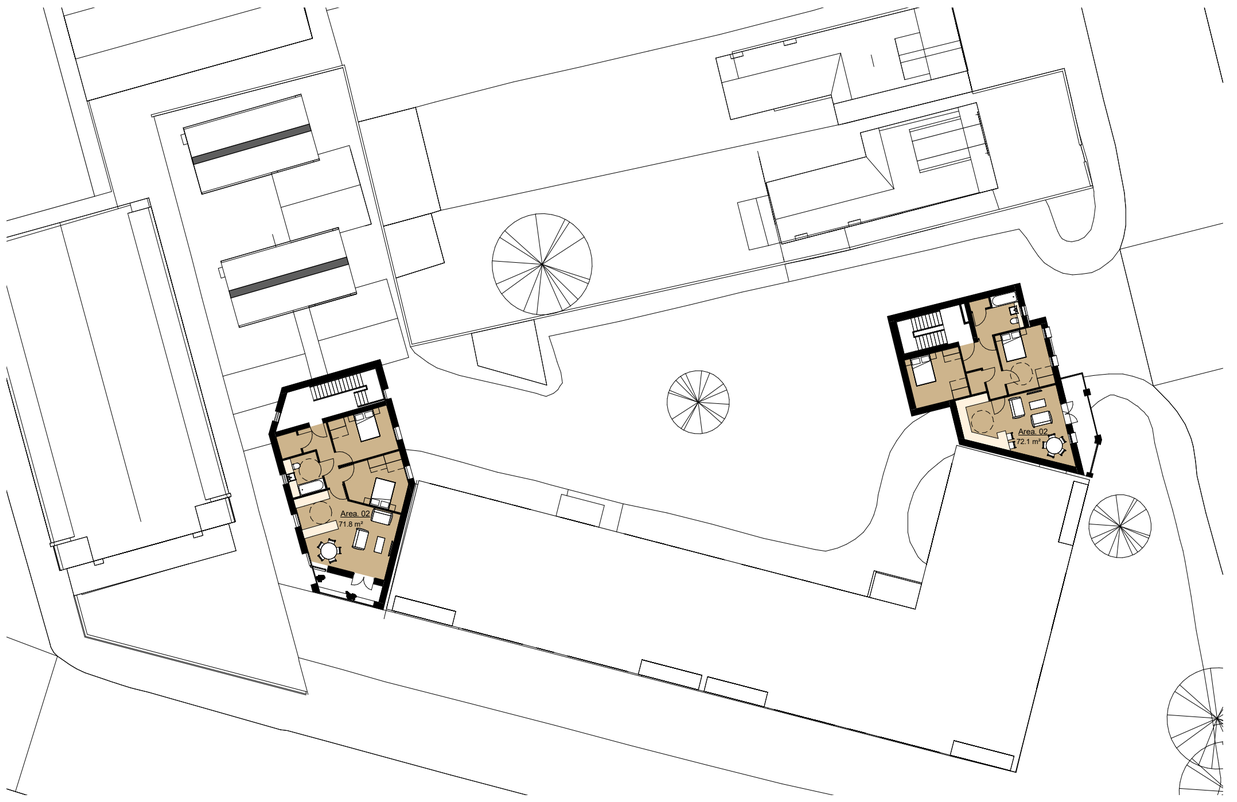
Aerial view of the proposed development



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Summary of Proposals

Eight new homes:
- Two 3 bedroom houses
- Four 2 bedroom apartments
- Two 1 bedroom Apartments

The scheme provides:
- Private balconies, terraces, gardens and communal amenity space
- New shared refuse / recycling store
- New secure bike store for existing residents



Proposed street view of the development looking north on West Green Road with the houses behind

1 bedroom apartment

2 bedrooms apartments

3 bedroom houses

N

Proposed floor plans

Drawings not to scale

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BOARD 3

KC+A

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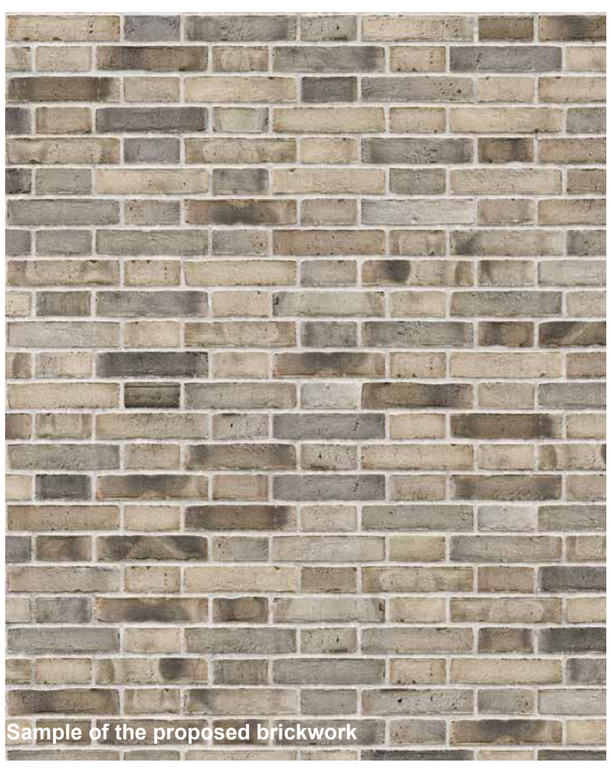


Ground level view of the two mews houses from rear of West Green Baptist Church
(It shoud be noted that the image is shown without the tall boundary wall sparating the two properties)

Appearance



Mews development by Peter Barber Architects



Sample of the proposed brickwork



Example of proposed brick facing / detailing (by others)



Sample of the proposed zinc material

Illustrative material samples and precedents

Parking

The current proposal includes two disabled parking bays. As part of the project however, a parking survey is being undertaken to ensure the potential impact of the development on parking in the area is fully considered.

Secure cycle parking will be provided for residents within the new development. A new cycle store is also proposed that will serve the residents of 1-20 Redlands.

Sustainability

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

The building will have high levels of insulation and will incorporate renewable energy sources. It will be constructed from responsibly sourced and environmentally friendly materials.

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View of the proposed development looking West on Summerhill Road

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 in Summer 2020. The approximate project time line is shown here.

Please fill in a feedback form.

Public Consultation

Refine Proposals

Finalise Design

Planning Application

Planning Decision Summer 2020

Start on Site Autumn 2020

Deliver New Homes by end 2021

Further information

Please feel free to discuss any questions with our team.

If you require further information please contact:

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Email: sophia.abdellahi@haringey.gov.uk

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