Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 27 September 2022

Our ref: Campsbourne Estate / UE2

Dear Resident,

Rescheduled: Drop-in event rescheduled for Saturday 8th October, 11am-2pm

We recently contacted you to postpone our drop-in engagement event for our proposed new council homes on the Campsbourne estate. A new date for the drop-in has now been confirmed for the Saturday 8th October, 11am-2pm.

Haringey Council is considering building 15 new council homes on the Campsbourne estate next to Wat Tyler House. The area is currently occupied by a car parking area accessed from Boyton Road (please see the map and images included with this letter). The proposed homes are part of Haringey Council's ambitious programme to build 3,000 new council homes for local residents by 2031.

We want to thank all those residents who gave us their views during our consultation and engagement programme about our proposals last year. Following this process, the council will be:

- Submitting a planning application to the independent planning authority in the next few months. Residents will be notified by the planning team when this consultation begins and will be able to give their views about these proposals. Full details can be found here www.planningservices.haringey.gov.uk.
- Hosting a **drop-in event for residents** to learn more about the final plans before they are submitted. Residents will be given the opportunity to ask the project team any questions. This drop-in event will take place on:

  Date: Saturday 8th October, from 11am to 2pm.

  Location: Our team will be using a gazebo in the area between Wat Tyler House and Campsfield House, on Campsbourne Road.

Our current proposals include:

- Building 15 new council homes on the car parking area accessed from Boyton Road, this will result in the permanent removal of the existing 24 car parking spaces and the hardstanding concrete area on the site.
- As part of these plans and following feedback from residents, we will be making improvements to the alleyways around the estate, including installation of CCTV to enhance surveillance of the site to tackle anti-social behaviour.

- Residents were clear that they wanted to see improved landscaping and green spaces as part of these proposals. As a result, the existing communal gardens behind Wat Tyler House will be enhanced with new tree planting and green space improvements, while further improved landscaping will be included around the new council homes. (See below for how to get involved in co-designing these improvements.)
- The council will also be investing in upgrading the existing play area between Wat Tyler House and Campsfield House: thank you to the residents who raised this issue with us. (See below for how to get involved in co-designing these upgrades.)
- New cycle storage for existing residents will be provided as part of these proposals.
- The new homes will be environmentally sustainable and as low carbon as possible with high levels of insulation, efficient heating systems and solar panels to keep running costs low and built using responsibly sourced materials.

Please note, no existing properties will be demolished as part of these proposals: the 15 new homes will be built on the 24 parking spaces and hardstanding shown within the location plan in the images included with this letter.

Get involved

We are keen to ensure our proposals meet the needs of local residents: we are particularly keen to work with the local community to co-design the suggested improvements to the landscaping, green spaces, and play areas, should this proposal receive planning permission. If you have ideas or would like to get involved in the co-design group, please come to our drop-in event on 8th October or contact me on: engagement@haringey.gov.uk.

Further Information

You can find further details about these proposals at: https://boytonroad.commonplace.is/

More information about Haringey Council's plans to build 3,000 new council homes by 2031 can be found at: www.haringey.gov.uk/housing/council-homes/haringey-homes.

If you have any questions or need to access this information in a different format or language, please contact me.

Yours faithfully,

Barry Macleod-Cullinane

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Site location plan





The proposed new homes set beside existing buildings (looking at Wat Tyler House from across Boyton Road). Please note, no existing homes will be demolished or affected as part of these proposals.