Ashley Road Depot Community Engagement

Haringey LONDON

Levitt Bernstein
People.Design

Jan 2022



Transforming the Ashley Road Depot site

Thank you to everyone who has taken the time in the past few months to share their views on Haringey Council's plans to transform the Ashley Road depot site. Our proposals include plans for 275 new homes, including 138 council homes, as well as green space improvements.

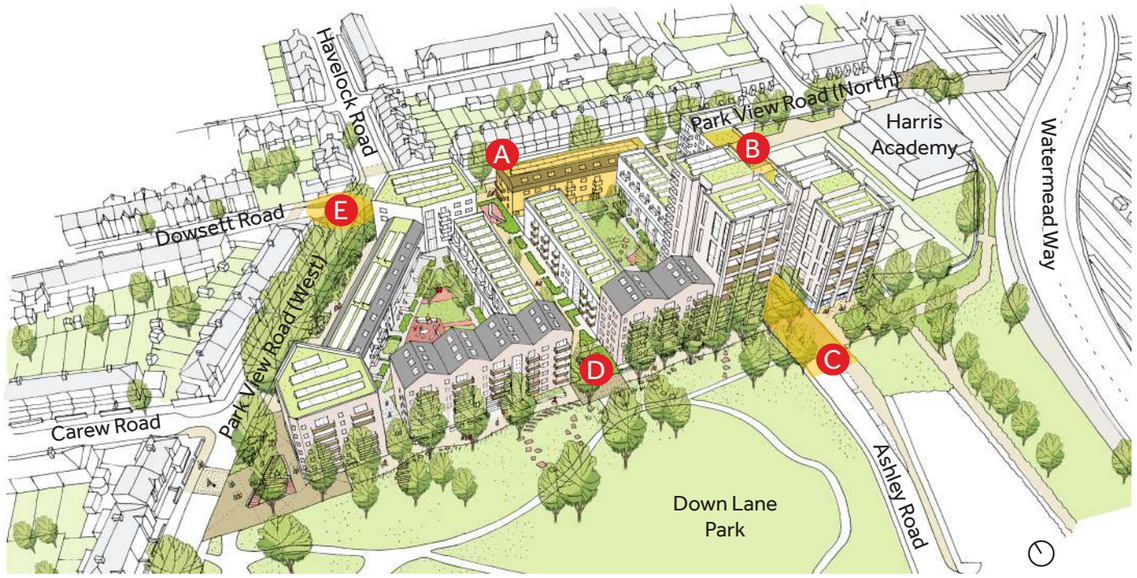
Your feedback has been incredibly important in helping us to improve our ideas for the site. We wanted to share with you how your views and opinions have shaped the future of these proposals (please see page 2). This includes creating new walking and cycling routes through and around the site to Down Lane Park and drawing the park into the site by planting new trees and designing grassy areas.

Haringey Council will now be looking to submit a planning application to the local independent planning authority in the next few months. We will also be starting demolition work on the vacant buildings on the site. We wanted to let you know how and when this will be carried out (see page 3) and to invite you to a 'meet the demolition contractor' event in January. Thank you again for all your feedback!





You said, we are listening



A B Reduced some building heights

Resident feedback saw building heights reduced from five to four storeys along Park View Road North (building A); with another building, set back from local houses, increased from four to five storeys (building B).

C No 'rat-running'

To reflect residents' concerns, there will be barriers to prevent 'rat-running' from Park View Road North to Ashley Road.

C D Creating new green links to Down Lane Park

Residents were keen to see new pedestrian and cycle routes through the Depot site to Down Lane Park. We will also be demolishing the Depot's wall where appropriate and widening the pavement on Park View Road.

E Improving the junction of Havelock, Dowsett and Park View roads

As part of the Ashley Road Depot scheme, this junction will be re-designed to make it safer and easier for pedestrians, cyclists and drivers.

Why we are building more council homes

Haringey Council is building new council homes to help tackle the national housing crisis. We have over 11,000 people on our council house waiting list.

At Ashley Road Depot site we are proposing to build 275 new homes, including 138 new council homes which will be let to local residents. The remaining properties will be sold, with the income generated used to fund the construction of the council homes on this site and on others across Haringey. By March 2022, 1,000 new council homes for local residents will either have been completed or be under construction.

A greener development

Residents have told us they wanted a greener site, therefore we will keep mature trees along the boundary, and plant new trees and grassy areas across the site, drawing Down Lane Park into the old depot area. We are working with other council teams to improve access to the marshes.

The new homes will have high levels of insulation, solar panels and other systems to make them more sustainable, promoting lower emissions and keeping energy bills down.

Demolition work

Demolition work to begin soon

Local residents will have noticed that the depot building is becoming vacant, and will soon be empty. To enable us to complete construction surveys and help prevent squatting and anti-social behaviour, we will be demolishing the current buildings and some of the surrounding wall.

Hoarding will also be installed on the perimeter of the site to prevent unauthorised access, minimise disturbance and to protect the health and safety of the public.

We have successfully tendered for a demolition contractor, Hughes and Salvidge. They expect to start work on site for circa 12 weeks **from Monday 31 January 2022**, (normal working hours of 8am-6pm, Monday to Friday, and 8am-1pm on Saturdays).

These works will be limited to demolition. We cannot start building the new homes without receiving Planning Permission. We expect to submit a planning application in early 2022 with residents receiving another opportunity to give their views about our proposals, before any final decision is made on whether this development can proceed.

Promoting safety and reducing nuisance during demolition work

Haringey Council does believe it is important that any disturbance to residents is kept to a minimum during any demolition work. Our staff and contractors are expected to carry out any work to the highest standards.

Our demolition contractor will look to minimise nuisance caused by vibration, noise and dust wherever possible. Measures will include ensuring loading and unloading is done safely and securely on site, that lorries are sheeted to prevent dust, wheel washing is carried out and limiting speeds on neighbouring roads.

If you need to speak to our team at any stage about this work, please contact them at the below details.

Demolition contractor contact details

Matt Burke
Hughes and Salvidge
matt.burke@hughesandsalvidge.co.uk
023 9275 3733

Timeline



Updates on Ashley Road Depot

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Summary of proposals for Ashley Road Depot

Landscape

- Retain mature trees
- Improve and enhance local biodiversity
- Green and playful spaces

New homes

- Up to 275 homes
- 138 council rent homes
- A new café, shop or space for community use

Parking provision

- 41 car parking bays
- Secure cycle parking for residents and visitors

Sustainable development

- Zero carbon targets
- Low heating bills
- Sustainable urban drainage

Meet the demolition contractors

Join us for a live online presentation of the demolition plans by our project team and demolition contractors.

Wednesday 2 February 2022 from 6pm

Teams link:
https://bit.ly/3tjGYKm

The online event will be run on Microsoft Teams. There will be a Q&A section to enable you to ask questions and share your views about the demolition plans.

We will be recording this event, so if you cannot attend, you will be able to watch and listen to it by visiting: **ashleyroaddepot.commonplace.is**

To find out more about our proposals and for updates on the project, please visit: **ashleyroaddepot.commonplace.is**

To contact us email us at: **engagement@haringey.gov.uk** or call **020 8489 2228**.