Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 29 May 2024

Our ref: BaldewyneCourt/ Engagement2024

Dear Resident,

Proposals for new council homes close to Baldewyne Court

As you are hopefully aware, Haringey Council has been considering building 12 new council homes and delivering a range of communal space improvements for existing residents at a location close to Baldewyne Court, on an area currently occupied by parking bays, pram sheds and an open space (please see an image at the end of this newsletter). We do want to thank everyone who gave their views about these proposals: following these discussions with the community, the council has decided to submit a planning application for the new homes and communal space improvements.

You said, we listened

As explained in the planning application (details on the next page), Haringey Council is proposing to build 12 new council homes across two buildings (each building three stories high): an indicative image of the new homes, viewed from Lansdowne Road is shown opposite.



Please note, no existing homes will be redeveloped or demolished as part of these proposals. Following our discussions with residents, we have made a number of changes to the final proposals:

- Residents did express concerns about the loss of existing parking bays at Baldewyne Court in the original proposals for this site. As a result of this feedback, the council has made changes that will reduce the number of parking bays removed to 4, instead of the 17 parking bays that would have originally been removed. This means 13 parking spaces will remain available for residents' use at Baldewyne Court. One parking space will be an accessible parking bay for blue badge holders.

- Following resident feedback, the council has undertaken a detailed transport assessment which has shown that the plans for new housing in the area should not increase parking stress in the area. This assessment is part of the planning application and can be read online (please see the details above).

- To address concerns about privacy, the new homes are designed carefully to minimise overlooking into neighbouring properties.

- As part of the improvements to the area, the council will be installing a new children's play area with improved green landscaping for existing and new residents to enjoy.

- Additional improvements for existing residents will include two new cycle storage hangers and the refurbishment and relocation of existing waste and recycle stores.

As part of our discussions with residents, Haringey Council carried out a Section 105 (of the 1985 Housing Act) consultation with residents: you can find a report summarising the feedback by scanning the QR code opposite or at: bit.ly/3WUYfbx.

If you would like a copy of this report sent to your home address, please do contact me at the details provided at the end of this newsletter.

Give your views on these proposals

Residents can give their views about this planning application, and read detailed information about the plans, online by scanning the QR code opposite or at this web address: bit.ly/4dTIkAo.

You will need to search for the application using this planning number: **HGY/2024/1450.** The planning consultation will run until 19 June 2024.

Separately, residents around Baldewyne Court will be receiving a letter from the independent planning authority giving more details about the consultation process and about how they can respond to this important consultation. We do want to encourage all residents to give their views about these important proposals for the area.

Talk to our team about these proposals

Haringey Council will be holding two drop-in events, where you can come along and meet the project team and ask any questions you may have about the proposals.

These drop-in sessions will take place at the dates and times below:

- Thursday 6 June 2024, from 12pm to 2pm at
  Kemble Hall, St. Mary's Church Hall,
  Kemble Road, N17 (off Burlington Road)

- Thursday 13 June 2024, from 4.30pm to 6.30pm at
  Coombs Croft Library, High Road, N17

Please note at these events we will also be discussing proposals for 18 new council homes near to Arundel Court. You can find out more about both proposals and stay up to date with the latest news, by scanning the QR code, or visiting arundelcourtandbaldewynecourt.commonplace.is/.

Getting in touch

Thank you again to everyone who has given their views about these proposals. If you require this newsletter in a different format, for example in another language or in larger fonts, please do get in touch on the details below, by contacting our engagement team on: engagement@haringey.gov.uk | 020 8489 3485.

Yours faithfully,

Judith Comrie

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Site plan

The proposed new homes will be built on the area near to Baldewyne Court that is currently occupied by car parking bays, prams sheds and open space: this is shown in the shaded area in the below image. Please note, no existing homes will be redeveloped or demolished as part of these proposals.



Residents can find more detailed plans of the new homes, and give their views about this planning application, online by scanning the QR code opposite or at this web address: bit.ly/4dTlkAo

You will need to search for the application using this planning number: **HGY/2024/1450.** Please note that the planning consultation will run until 19 June 2024.