Frederick Morfill House

Community Engagement

Haringey LONDON



Aerial view of the site

Delivering a new generation of council homes for local people

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.

However, like many local authorities, Haringey has a huge demand for affordable social housing, with around 11,000 households on our waiting list.

Haringey Council has committed to building 3,000 new council homes for our residents by 2031 on sites across the borough. The disused Frederick Morfill House is one of the many sites being considered for new, high quality and sustainable council homes.

We are asking for your views on the proposed Frederick Morfill House scheme to ensure it meets the needs of the local community and reflects the local environment.



View of the site accessed from Bounds Green Road

Project Team:

Haringey Council - Site Owner
Campbell & Co Architects - Architect
Employer's Agent - Charles Ramsden

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Front view

The Proposals

We are proposing to redevelop the former Frederick Morfill House building on the site. This two-storey disused building is located at the end of the access lane from Bounds Green Road to the fireman's cottages.

The proposal will be to provide two new, high-quality council homes with integrated cycle storage, open-plan living spaces, private rear gardens and a new communal bin store.

The proposed family sized homes are designed to have a contemporary appearance, whilst respecting the scale and look of neighbouring properties.

Sustainability and keeping energy bills down

Haringey Council is committed to ensuring that its new council homes will be environmentally sustainable, with a target of achieving net zero-carbon where possible.

These two new council homes will have high levels of insulation, utilise low energy technology for heating and hot water and include solar panels. These features are part of the council's drive towards creating more sustainable homes, helping keep residents' energy bills down.

The new homes will be constructed with responsibly-sourced and environmentally-friendly materials.

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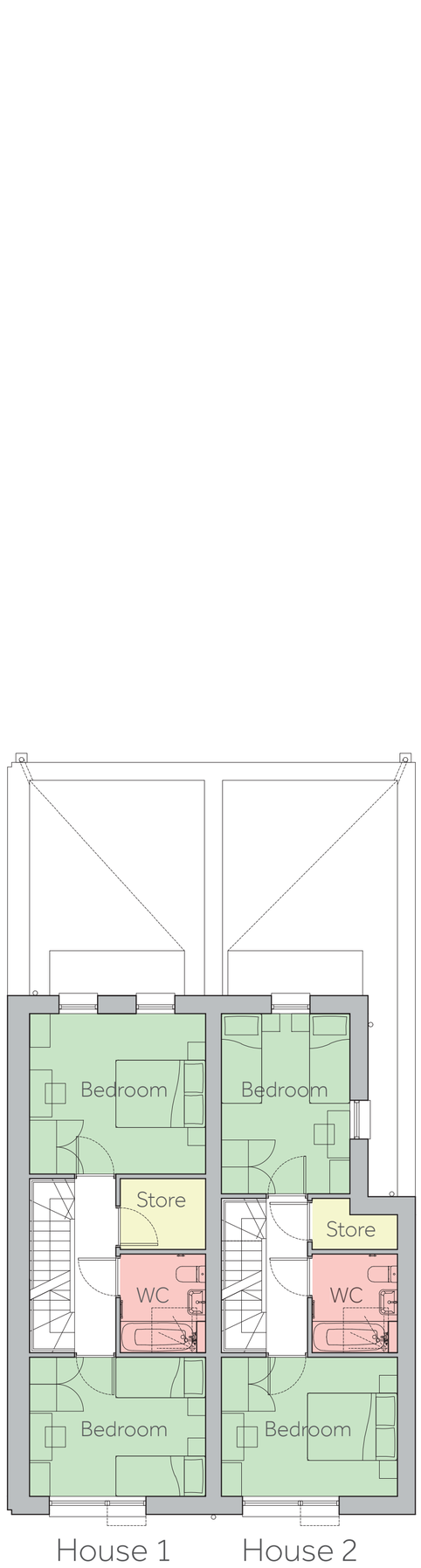
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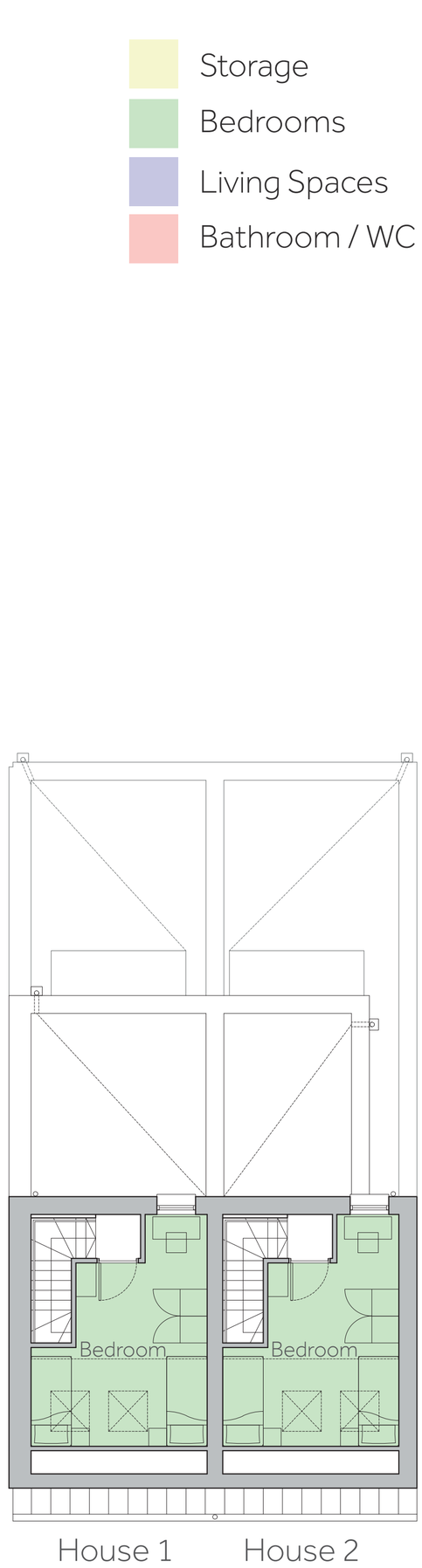
Proposed Accommodation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Storage

Bedrooms

Living Spaces

Bathroom / WC

Houses 1 and 2

The scheme proposes two three-bedroom, six-person houses with one private garden each to the rear. At ground floor, the hallway leads to an open-plan kitchen, living and dining room which leads out onto the private rear garden. Bedrooms and bathrooms are on the first floor and a large loft room forms a third twin bedroom at second floor level.

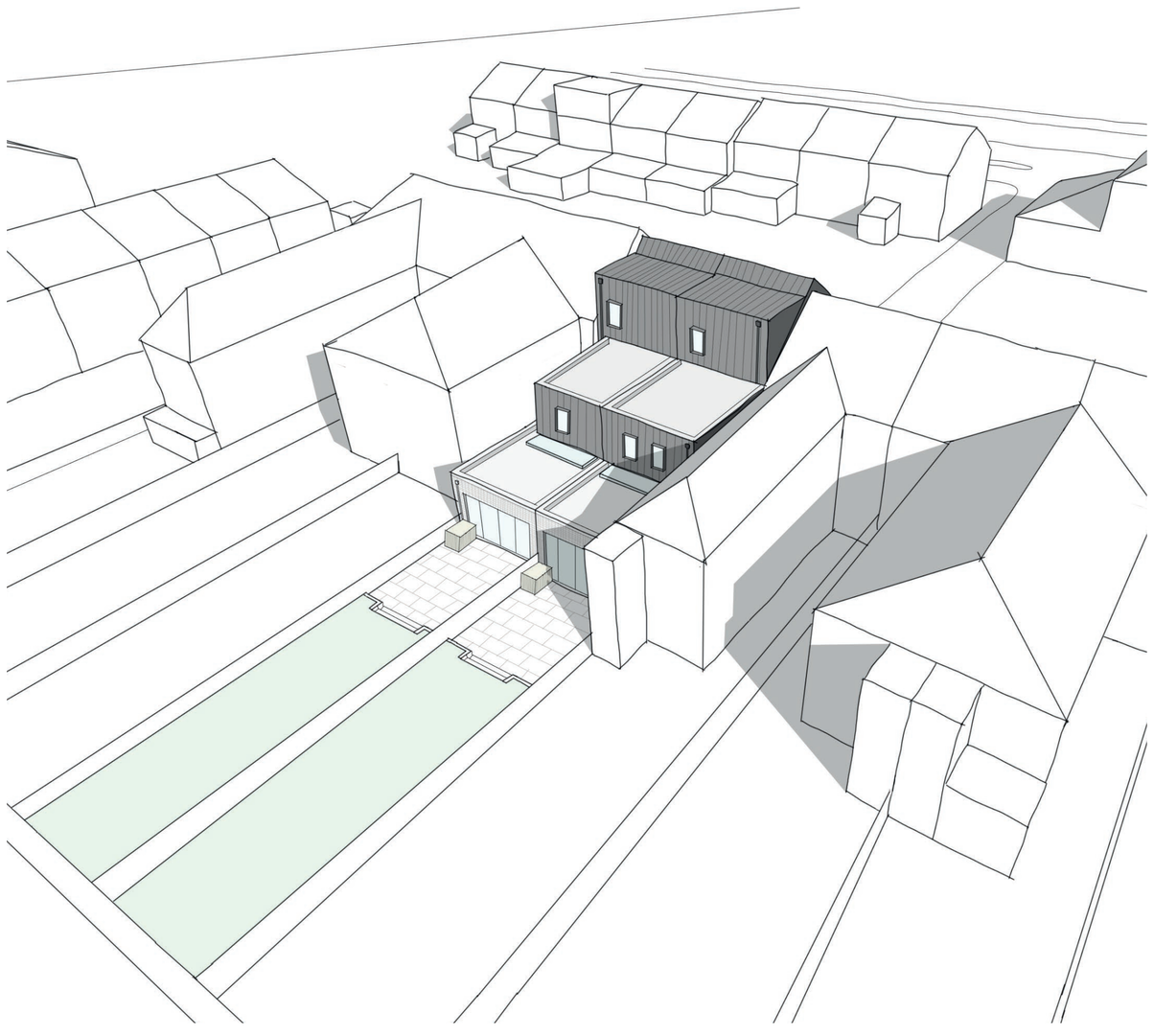
House 1 has step-free access to the front door from the street. Both houses have integrated, private cycle storage and access to a communal bin store.

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Rear aerial view

Parking

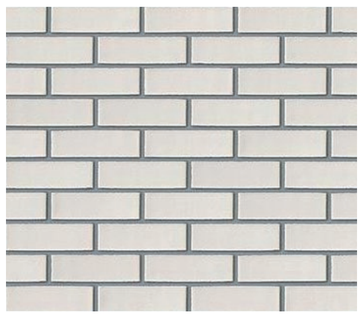
The new homes will not have parking given the size of the site and the availability of public transport in the area. Each house will have secure cycle storage.

A parking survey will be undertaken to ensure the impact of the proposals on parking in the local area is fully considered.

Proposed Materials



1



2

1 Dark coloured vertical cladding to the upper levels of both houses

2 White brick facade for both houses at ground floor level

Feedback and 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.

The approximate project timeline is shown opposite.

Share your views:

You can also find this information and provide your feedback at https://FrederickMorfillHouse.commonplace.is

If you require more information on this project or support to share your feedback, please contact our team using the details below:

020 8489 2228 | engagement@haringey.gov.uk

Please ensure we receive your feedback by Sunday 23rd October 2022.

Indicative Timeline

Community Engagement
Autumn 2022

↓

Refine Proposals and Finalise Design
Autumn 2022

↓

Submit Planning Application
Winter 2022

↓

Planning Permission
Spring 2023

↓

Deliver New Homes
Autumn 2023

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