Finance & Resources
Dan Layton - Interim Delivery Director Capital Projects & Property

Haringey LONDON

Date: 16 October 2026

Our ref: Baldewyne Court Outcome Letter

Dear Resident,

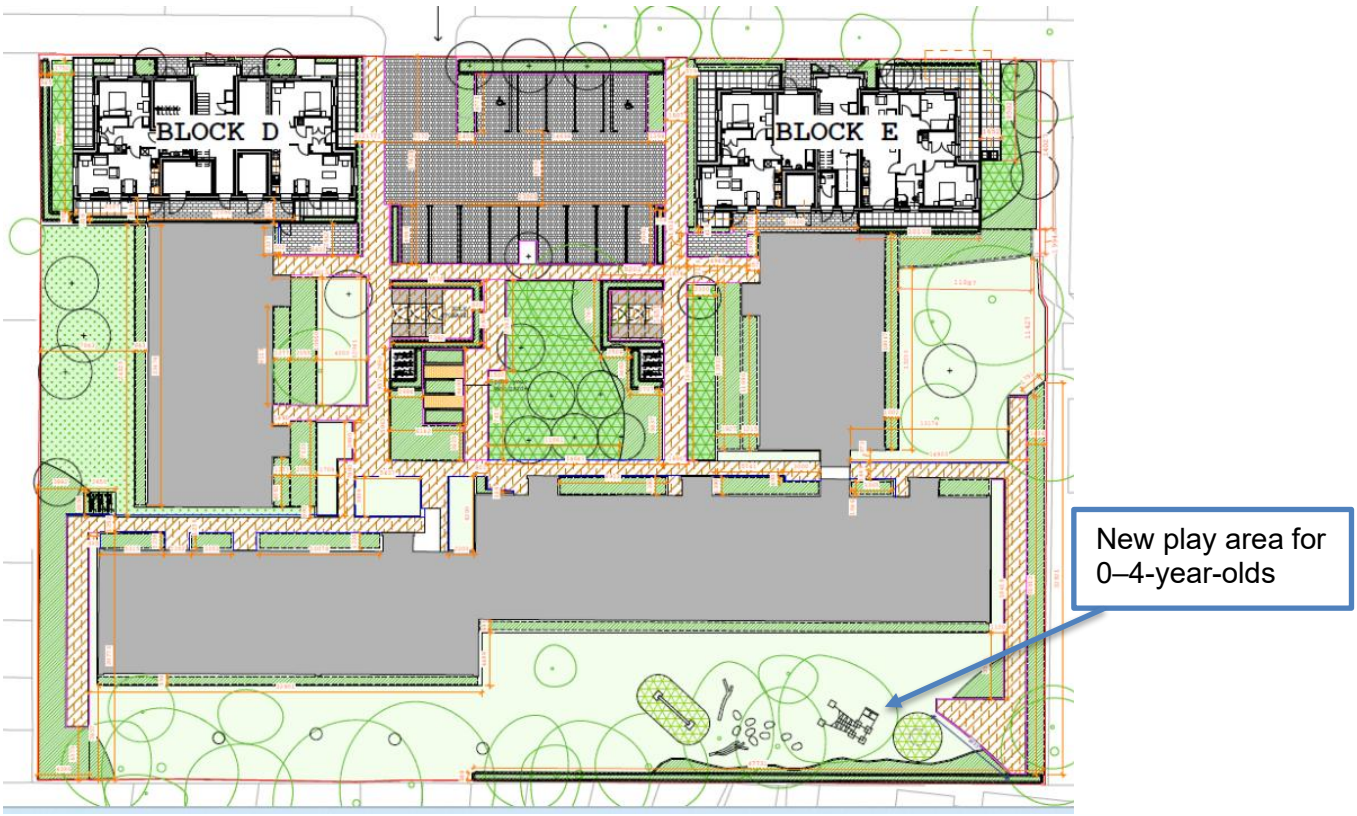
Proposals for a new play area and landscaping close to Baldewyne Court

As you are hopefully aware, the council recently carried out discussions with local residents close to Baldewyne Court about proposals for a new play area and improved landscaping. These are part of Haringey Council's new council home development near to Baldewyne Court, which is currently under construction.

The project will deliver 12 new council homes to let to local residents, as well as a number of benefits for existing and new residents such as new cycle storage, improved green landscaping and tree planting.

For further information about the 12 new council homes being built at Baldewyne Court, please use this QR code or visit https://arundelcourtandbaldewynecourt.commonplace.is.

As part of these proposals, the council will be delivering a new play area at the location outlined below. Last month, we asked residents for their view on these proposals and whether they would like an outdoor gym as part of the new landscaping. We would like to thank everyone who took part by completing the questionnaire, submitting feedback online or attending one of our resident drop-in sessions.



What you told us

Following feedback from residents:

- The council will not be proceeding with plans for an outdoor gym as part of the new landscaping: most residents expressed understandable concern about potential noise close to their properties.
- In terms of the planned play equipment, most residents highlighted the below preferred options for the new children's play equipment:



Colourful interactive play



Natural climbing equipment



Natural timber equipment

Progress on new council home development close to Baldewyne Court

In the upcoming months, our building contractor, AJC, will be carrying out the following works to the new development at Baldewyne Court:

- Continuation with external works to landscape improvements and repairs to existing pathways around Baldewyne Court, to improve the area for all residents.
- Bike store – installing bike stands within the bike store.
- Ongoing works to the structure of the new buildings.

Site Working Hours

As a reminder, the agreed working hours on the site are:

- **Monday to Friday:** 8pm – 6pm
- **Saturday:** 8pm – 1pm

Should you have any questions or concerns, please do not hesitate to contact the resident Liaison Officer or the site manager:

Resident Liaison Officer: Lewis Murphy
Telephone: 07718 937181

Site Manager: Mark Notton
Telephone: 07561 691805

We anticipate the development will be completed during the winter of 2026/27. Thank you again to everyone who took the time to share their views, and for your patience while we process your feedback. Your feedback is important in helping us shape the communal spaces around the new development.

Yours faithfully,

Judith Comrie
Housing Delivery Engagement Officer

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(Calls are answered Monday, Wednesday-Friday, 10am–4pm, excluding Bank Holidays)