Housing

Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 18 December 2024

Our ref: Woodridings Court | Update Letter

Dear Resident,

Plans for 37 new council homes close to Woodridings Court

As you will hopefully be aware, Haringey Council has received planning permission to build new council homes near to Woodridings Court, along with delivering improvements for existing residents, including new lifts to existing blocks and improvements to local green landscaping.

These new council homes are part of Haringey Council's ambitious home building programme to deliver the first new council homes in a generation, with as many as possible built on existing council owned land. Our aim is to build 3,000 new homes by 2031. **You can find out more about our home building programme by following the QR code opposite:**

The approved plans include:

- The removal and demolition of the existing unused car park near to Woodridings Court.
- The construction of four new council home buildings on both the site of the unused carpark and unused open space opposite Woodridings Court: please see the site map at the end of this letter. No existing homes will be demolished or redeveloped as part of these proposals.
- The creation of cycle storage facilities for existing residents.
- New and improved greenspace at the front of Woodridings Court, adjacent to Crescent Road and Crescent Rise, including wildlife planting and a children's play space.
- Relocated and improved refuse/recycling facilities for existing residents.
- Provision of new lifts at Woodridings Court that will improve access to all floors for existing residents.

To further improve these plans, the council is proposing a set of minor alterations to the new development that will allow:

- An increase in the number of council homes at the site from 33 to 37. This will allow the council to provide more new family sized homes to local residents on our housing waiting this. This will result in an increase in height of one of the buildings from four storeys to five storeys.

- The internal changes will also allow for the installation of separate lifts for the new and existing homes at Woodridings Court.

In order to make these changes, the council has submitted a variation of conditions planning application (Section 73) to the local independent planning authority. You will receive a consultation letter for this application from the independent planning authority which will explain how you can make comments about these proposals.

Come and Meet Us:

We would also like to invite you to a drop-in session where you can discuss the upcoming changes and learn more about our proposals.

Event Details:

Date: Wednesday 22 January 2025
Time: 4:30 PM – 7:00 PM
Location: Onsite office, 3rd floor, Woodridings Court (between flats 18 and 19, accessible via the stairs to the top floor or from the main internal lobby to the 3rd floor entrance)

We look forward to seeing you there!

We will let you know before work starts in 2025

We intend to commence work in the summer of 2025. Prior to construction work taking place:

- Residents will receive an introduction letter from our contractor (who will build the homes for Haringey Council) providing their contact details and times at which work will take place.
- Haringey Council and the contractor will provide detailed information on how the construction work will be carried out and how we will be supporting existing residents during the building of the new homes.
- During the construction work, there will be regular newsletters and drop-in sessions that will provide residents with the opportunity to discuss the works face to face with our team.

Further information

You can stay up to date and sign-up for email updates by visiting the project's dedicated webpage, https://woodridingscourt.commonplace.is/ or using the QR Code below.

QR Code for the Woodridings Court project web page

If you have comments, questions or need to access this information in a different format, please contact me on engagement@haringey.gov.uk or call on 020 8489 5091. I would be happy to assist you.

Yours faithfully,

Calum Pollock

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020 8489 5091 | Engagement@haringey.gov.uk

Calls are answered Monday to Friday, 10am-4pm, except during the holidays.

Artist's impression of the new homes:



The new council homes to be built across four blocks between Woodridings Court's existing building and the train line.

Location of new council homes

The new council homes will be located between the rear (east) of Woodridings Court and the rail line. Please note no existing homes will be demolished or redeveloped as part of these proposals. See redline boundary map on the following page:

