

Ashley Road Depot Community Engagement

Haringey
LONDON

Levitt Bernstein
People.Design

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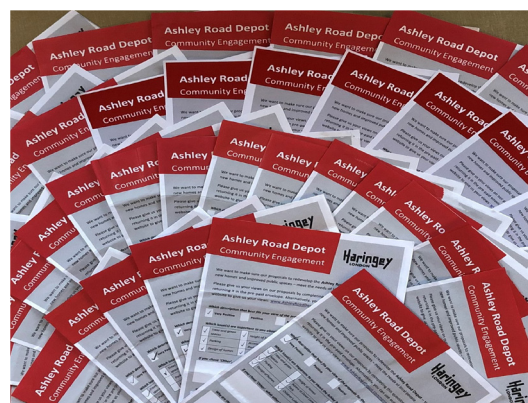


Transforming the Ashley Road Depot site

A big 'thank you!' to everyone who gave their feedback to our first round of engagement with the community about our proposals for an exciting new housing and green space development on the current site of the Ashley Road Depot.

Haringey Council is proposing to build **275 new homes**, including **138 new council homes** for local residents. We will also demolish the Depot's boundary wall, where possible. Wider pavements will be created along with new walking and cycling routes to Down Lane Park, and plant new trees and grassy play spaces, drawing the park into the site.

We are very grateful for all your feedback: we received hundreds of individual comments. On pages 4 and 5, you will see how your views are helping to shape the future of these plans. We are now keen to get your specific opinions on one of the key issues raised by residents: the proposed new green spaces and safer streets, please see pages 5 and 6 for more information. But we also want to hear any further thoughts you have on these proposals. Please make sure you send us your views by **Tuesday 4 January 2022**.



Building more council homes for the local community

For many of those in greatest need, a council rent home offers the only real chance of putting down roots in our community. Haringey Council is committed to building new council homes to help tackle the borough's housing crisis, especially as we have more than 2,800 households currently in temporary accommodation with no permanent home.

At Ashley Road Depot, we propose building **275 new homes**, including **138 new council homes**. The development will include greener streets, play areas, and create new links to Down Lane Park.

There will be 13 buildings on the site, with most between 4 and 7 storeys height. Two buildings immediately facing the park on Ashley Road will be 10 and 13 storeys respectively.

The new council homes will be a mixture of one, two, three and four bedrooms, enabling larger families to find appropriate-sized homes. The new council homes will comprise approximately 60% of the habitable rooms in the development homes. The income generated from the sale of the private homes on the site will be used to fund the building of the council homes on Ashley Road Depot and elsewhere across Haringey.

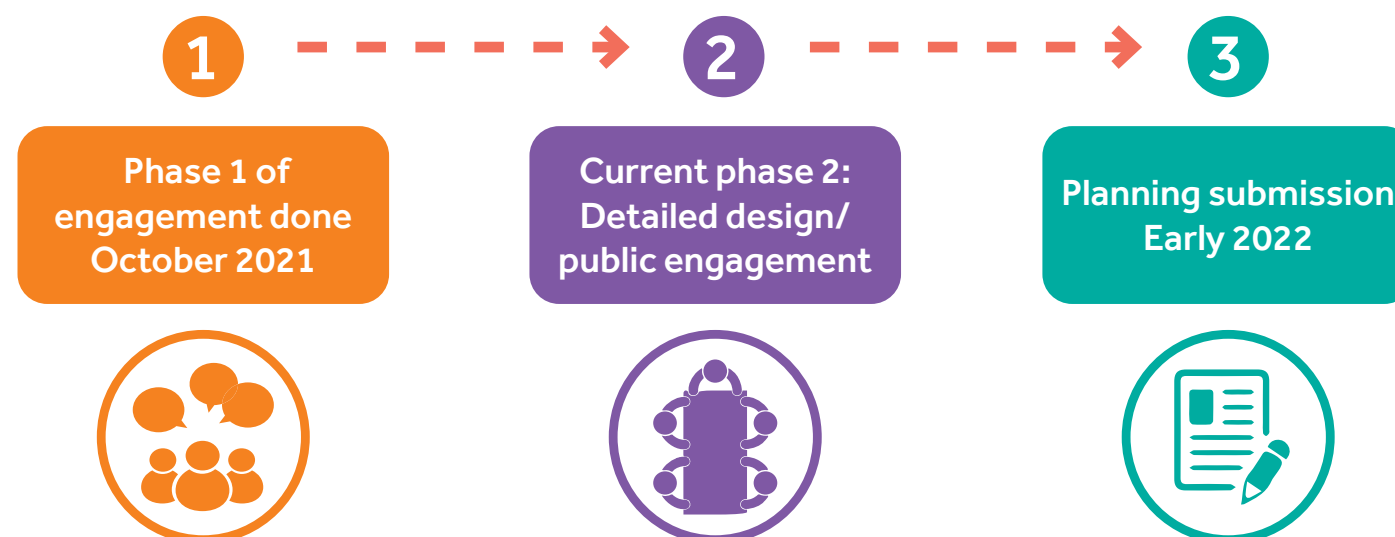
All the new homes will be well-insulated, helping cut residents' energy bills and reduce carbon emissions.

You can find more details about our home building programme at: [Haringey.gov.uk/Haringey-homes](https://www.haringey.gov.uk/Haringey-homes)

Aerial view showing proposed building heights



Project summary



Key facts: Ashley Road Depot proposal

Landscape



- **Retain mature trees** on the edge of the site and plant more trees along new streets and spaces
- **Improve and enhance local biodiversity** and ecology through landscaped streets and spaces that connect directly into Down Lane Park
- **Play spaces** will be provided for children, and green spaces for all residents to meet and sit

New homes



- Up to **275 homes** are proposed as part of the redevelopment of the depot
- This will include **138 council rent homes** for local residents on Haringey Council's housing waiting list. The remaining homes will be available for sale with the income generated used to build new council homes on the site and across Haringey
- A new **cafe, shop or space for community use** could also be provided on the development

Parking provision



- **41 car parking bays** including eight for blue badge users
- Under our proposals new residents without an allocated parking bay will not be allowed a permit for the nearby controlled parking zone. This will prevent parking pressure being placed on the surrounding area
- Secure cycle parking for residents and additional **visitor cycle parking** on the new streets

Sustainable development



- The development will be constructed to ensure it meets Haringey Council's **zero carbon targets**
- This will mean **low heating bills** for all new homes
- **Sustainable urban drainage** solutions along the streets to reduce flood risk

You said, we are listening

1 How will people walk and cycle through the scheme?

As part of the proposals, we will demolish the Depot's wall where appropriate, widen the pavement on Park View Road, and create new pedestrian and cycle routes through the site to Down Lane Park. This was a key ask from the community and we will ensure it is delivered!

2 I live next to the site; how will this affect me?

Following the first consultation event, we have reduced the heights, from 5 to 4 storeys, along Park View Road North, north of block B. This will minimise the impact to the 2 storeys terraced houses. To compensate this, we have increased the heights from 4 to 5 storeys along Park View Road North, north of block C. This building is set further back from the road and adjacent to Harris Academy. We are also closely examining the types of materials and other aspects of the building to ensure it fits in with the local character of the area. You can see more at: www.ashleyroaddepot.commonplace.is

What are the proposals for Down Lane Park?

3

In response to community feedback, Haringey Council will be launching the next stage of work on the Down Lane Park improvements as a flag-ship co-design project, starting in the New Year. This will involve the active participation of the local community to shape the design of the park, which is central to the community and change taking place across Tottenham Hale, including the Ashley Road Depot site development. For information and updates please register at: www.thprojects.commonplace.is/proposals/down-lane-park-improvement-project

4 Do the buildings have to be that tall? Do we need so many homes in this area?

Haringey Council is building new council homes to help tackle the borough's housing crisis: we have over 11,000 households on our Housing Register. At Ashley Road Depot site, we are proposing some taller buildings, but we have put these furthest from Park View Road to minimise their impact on neighbouring streets. A total of 275 new homes, including 138 new council homes are proposed. For more, see: www.ashleyroaddepot.commonplace.is



Is the underpass going to be improved?

5

We received a lot of feedback about improving the underpass near the Ashley Road Depot site. As part of the proposals, we are creating new, greener and more accessible links between Down Lane Park and Park View Road, linking up with the Council's Colour Way project to connect onwards to Tottenham Marshes. The Colour Way will improve the underpass and its approaches through physical works and colourful artworks to assist wayfinding. For more information visit: www.parkviewunderpass.commonplace.is

6 Please explain the parking provision and issues related to air quality?

New residents will not be allowed CPZ permits for the surrounding streets, as the council's policy is to reduce car use and promote sustainable travel options. There will be secure cycle stores for residents and visitors, following feedback we understand that more cycle storage is a key demand from the community. We will be seeking to increase cycle storage as a result!

7 The road junction of Havelock Road and Park View Road is dangerous; how will you change that?

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

Will the new scheme cause 'rat-running'?

8

No, the new streets will not be through routes for cars; only pedestrians and cyclists will be able to cross and walk through the site. Instead, there will be controlled access (bollards) for resident car parking and for other service vehicles.

We want your views on our green space and safer street plans

1 New and safe entrance to park



An entrance square is proposed to create a safe and attractive space. Places to sit, additional low level planting, cycle parking and a possible cafe spill out area are proposed for this space.

2 Improved access to Down Lane Park



A shared surface Park Lane will provide easier access and connections for pedestrians and cyclists into the park. Homes and their front gardens will open onto this street.



3 Safe spaces and courtyards for children to play in



Streets and courtyards will be designed to create natural and formal play areas for a range of age groups.

4 Ashley Road South



This is a street designed for pedestrians and cyclists and will not be a through route for cars. There will be controlled access (bollards) for resident car parking and for other service vehicles.

Residents told us they wanted more detail on our green spaces and safer street plans. What do you think of these proposals? Could they be improved or enhanced? Let us know your thoughts (see back page for details).

Have your say... We want your views!

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**You are invited to attend our second
in-person community engagement event**

**Saturday 4 December, from 10am to 2pm at
Living Under One Sun Community Café and Hub.**

Bowling Green and Pavilion
Down Lane Park, Park View Road
London, N17 9EX

We are also holding two online engagement events, where the architects and project team will outline the proposals and take questions.

Online event 1:

Wednesday 8 December from 1pm



Teams link:
<https://bit.ly/3c36F87>

Online event 2:

Monday 13 December from 6pm



Teams link:
<https://bit.ly/3qtKgZX>

Share your views

You can also find information and provide your feedback at:

www.ashleyroaddepot.commonplace.is

If you require further information, contact our team using the details below.

020 8489 2228

engagement@haringey.gov.uk

Please ensure we receive your feedback by **Tuesday 4 January 2022**.

We want to hear your views about our proposals. We will consider all your comments and feedback prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey in early 2022.

The community engagement period runs from **Monday 29 November 2021** to **Tuesday 4 January 2022**. We are holding several engagement events, both online and in-person. You can find out more details about the proposals and leave comments at: www.ashleyroaddepot.commonplace.is or by sending back the attached questionnaire in the pre-paid reply envelope, enclosed.