

# Barbara Hucklesbury Close

Community engagement



Aerial view of the existing site

## Delivering a new generation of council homes for local people

Housing is one of Haringey Council's top priorities.

We are committed to delivering new council homes for our residents by building a range of affordable high-quality and sustainable homes. As part of this programme, we are considering a new supported housing development at Barbara Hucklesbury Close that will also deliver new green space improvements to the area.

We are asking for your views on the proposed development for Barbara Hucklesbury Close to ensure that the scheme meets the needs of the local community and reflects the local environment.



View looking south within Barbara Hucklesbury Close



Existing site plan

### The Project Team:

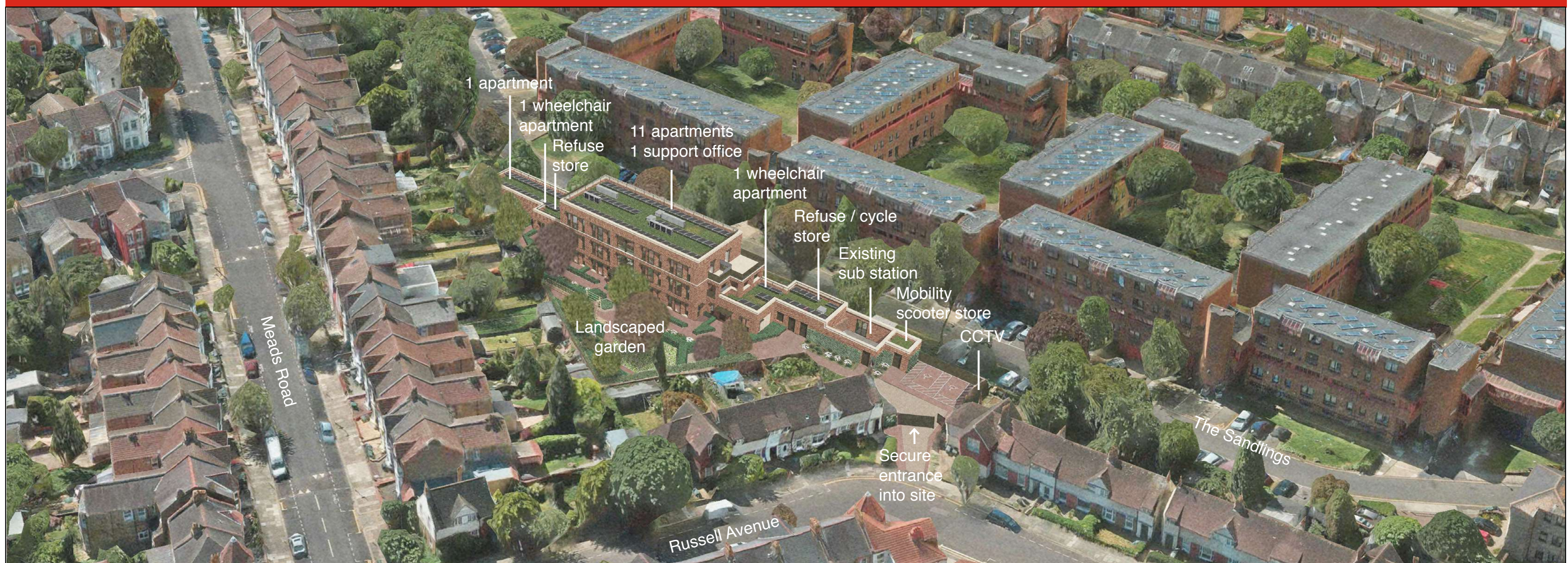
London Borough of Haringey - Site owner  
Satish Jassal Architects - Architects  
Walker Construction Consultants - Employer's Agent



# Barbara Hucklesbury Close

*Community engagement*

**Haringey**  
LONDON



Aerial view of proposed development

## The proposal

The Council is seeking to demolish the eight bungalows on Barbara Hucklesbury Close, currently in use as temporary accommodation and redevelop the site to provide supported housing for adults with mental health needs. The residents living in the temporary accommodation homes have been written to about these plans and will be helped to find alternative housing.

The development will provide high-quality new homes for residents who are ready to step down from intensive/high-cost residential placements into more more independent living with lower levels of support on-site.

The proposal will provide 14 apartments and one office for support staff in a part one and three-storey building. The building will be positioned along The Sandlings creating a new frontage. The existing trees will be retained and additional planting provided. The proposals will incorporate a landscaped garden/courtyard adjacent to neighbouring gardens of properties on Meads Road and Russell Avenue.

The main entrance drive will be improved and two wheelchair accessible parking spaces, refuse/recycling and cycle/mobility scooter storage facilities provided to serve the development.



View of proposed development from The Sandlings

**Satish Jassal Architects**



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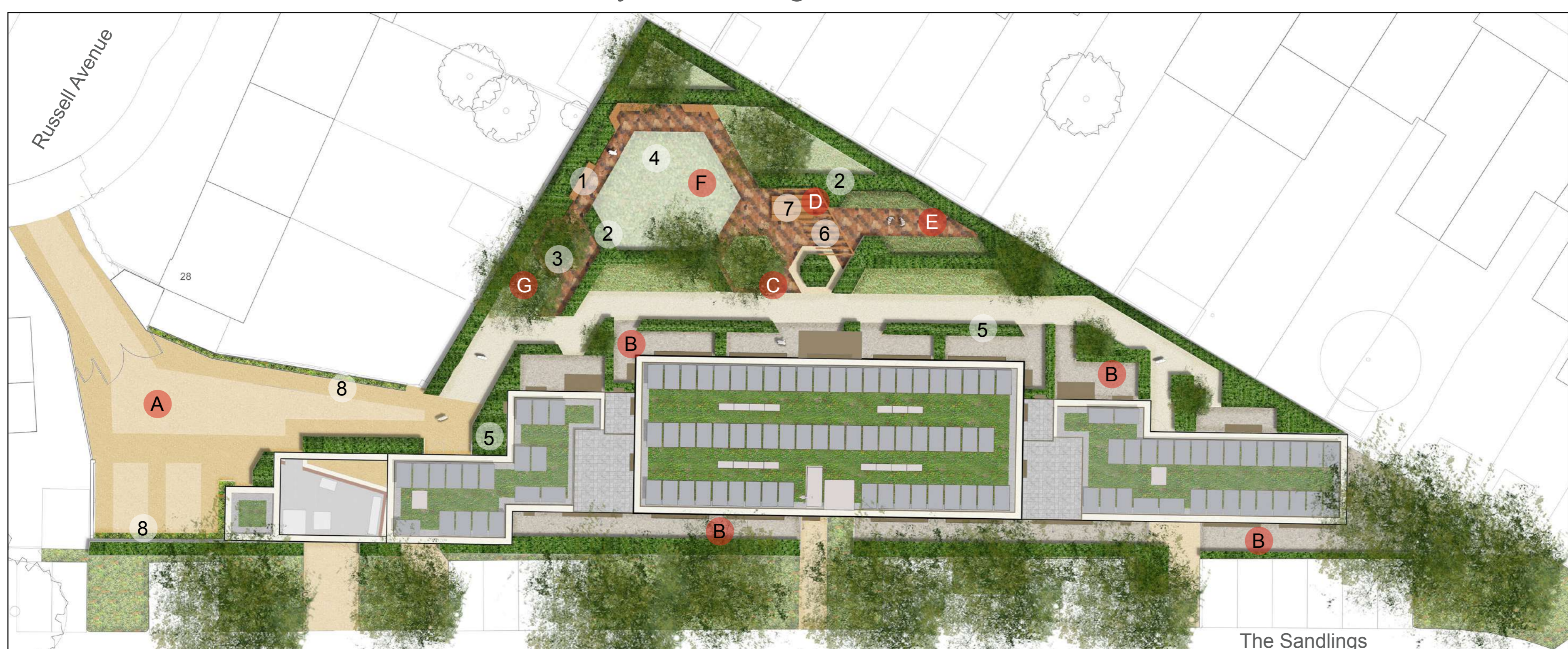


View from the landscaped garden towards the proposed building

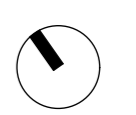
## Landscape proposal

The proposed landscaping scheme responds to the needs of future residents, neighbouring boundary conditions and supports biodiversity. It comprises of an Entrance Court, Private Terraces and a Landscaped Garden. The hexagonal design creates a series of “garden rooms” defined by hedges. A Gathering space is located close to the building entrance with a covered communal table and this is bordered by a Growing

Garden with a series of planting beds. A grassy area with wildflowers framed by perennial planting will create a Relaxation Garden and a sunny spot provides space for a Contemplation Garden. Nine new trees will be planted in the garden and these, together with new hedges along the site boundary will provide some visual screening for neighbouring residents.

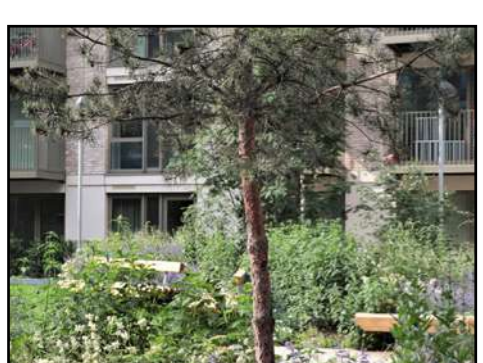


Proposed landscape plan



### Key

- A Entrance Court
- B Private Terraces
- C Landscaped Garden
- D Gathering Space
- E Growing Garden
- F Relaxation Garden
- G Contemplation Garden



1. Seating areas



2. Hedges to define garden spaces



3. Shaded areas within the garden



4. Wildflower planting



5. Privacy zone to ground floor units



6. Pergola to provide shade



7. Communal table for socialising



8. Green screening to soften boundaries

Satish Jassal Architects

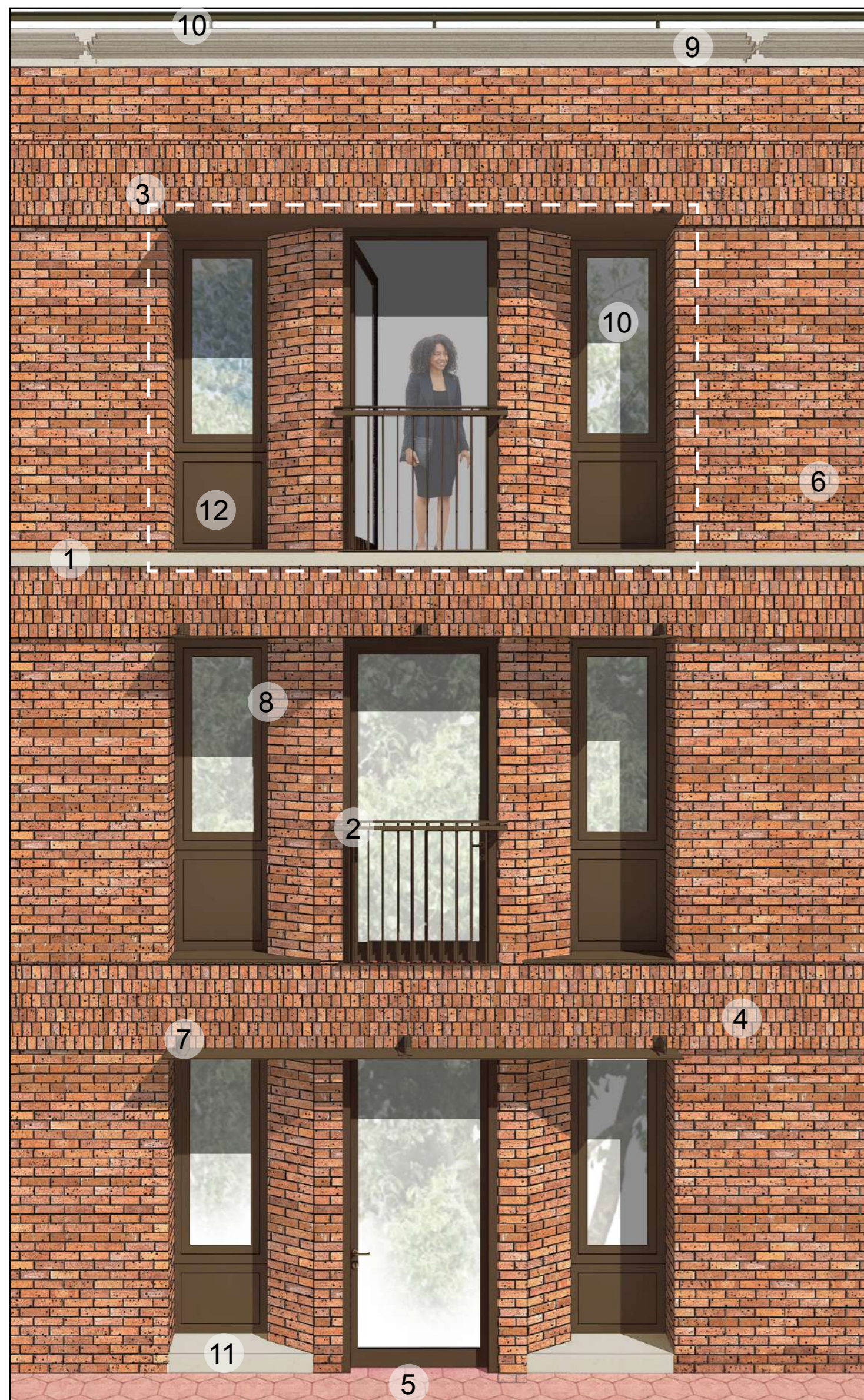


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## Design approach



Proposed bay elevation



1. Horizontal white stone banding as seen on Russell Avenue



2. Coloured aluminium Juliet balcony



3. Triple windows with a larger central window as seen on Russell Avenue



4. Brick on end above windows as seen on Lymington Avenue



5. Coloured floor tiles as seen on Russell Avenue



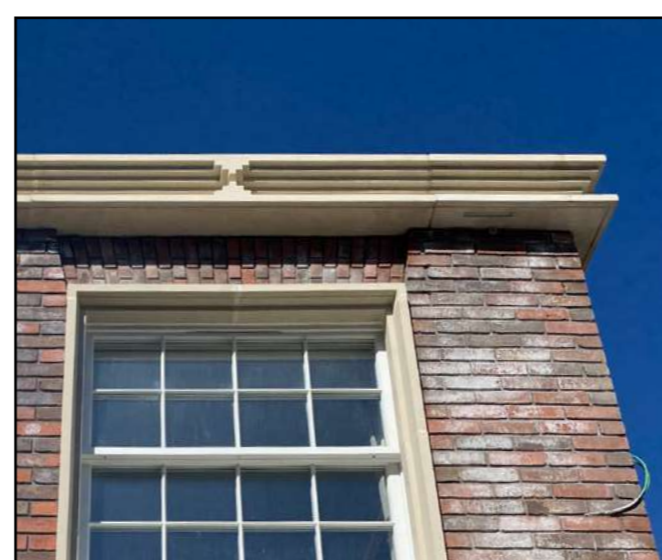
6. Red brick



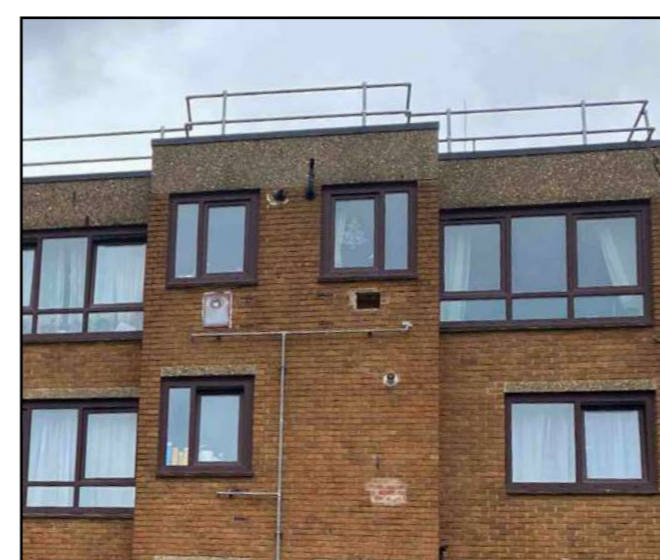
7. Solar shading above windows



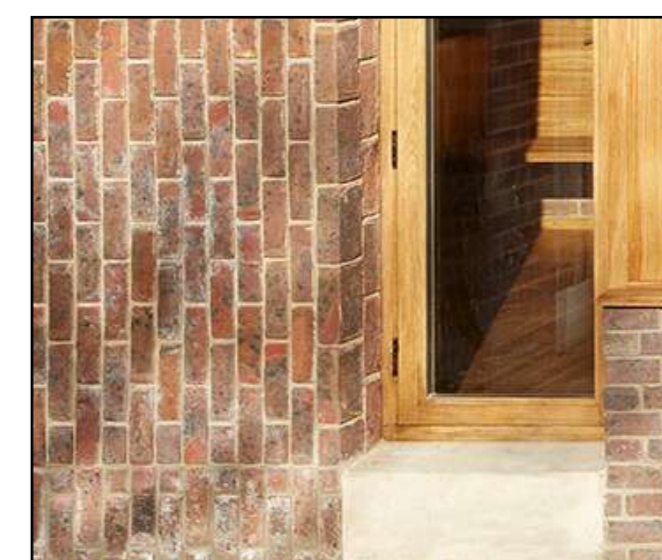
8. Angled brick piers with vertical windows as seen on Lymington Avenue



9. Stepped white stone cornices



10. Flat roof, stone edging and casement windows as seen on The Sandlings Estate



11. White stone sills



12. Aluminium infill panel below windows

The proposed building is linear in form to optimise the use of the site for supported living accommodation, whilst respect the character and appearance of surrounding area and safeguard neighbouring residential amenity.

The height of the building varies to reduce its massing and to step away from adjoining properties and gardens. It also serves to provide an appropriate transition between the scale of the traditional housing in the Noel Park Conservation Area to the north

and the post-war council blocks on The Sandlings opposite.

The architectural approach also seeks to reference the design of the traditional housing and the adjoining Council estate. The proposed elevations pick-up on local architectural features and use a high-quality brick as their main material with complementary white stone elements and coloured metalwork to add visual interest.



Proposed internal elevation from courtyard

Proposed entrance elevation



# Barbara Hucklesbury Close

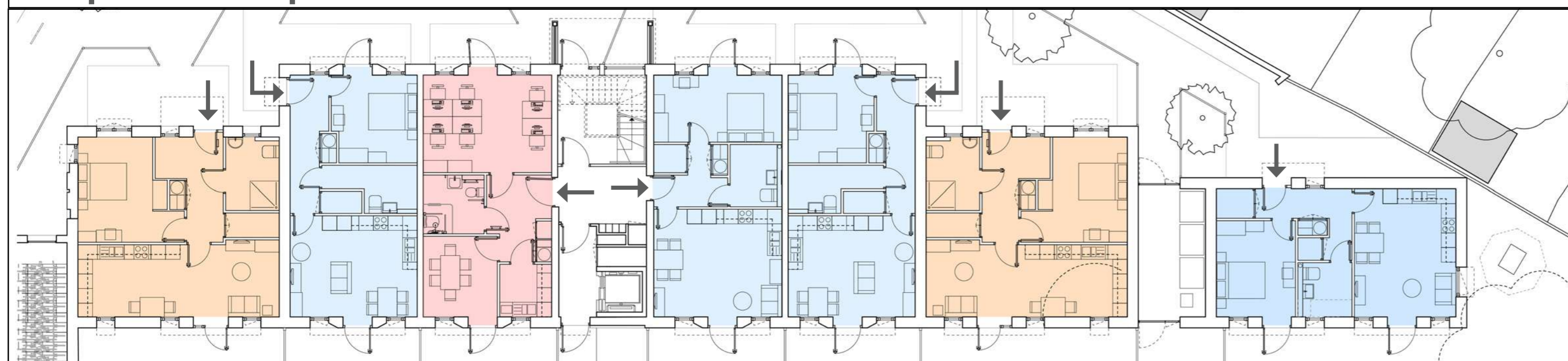
Community engagement



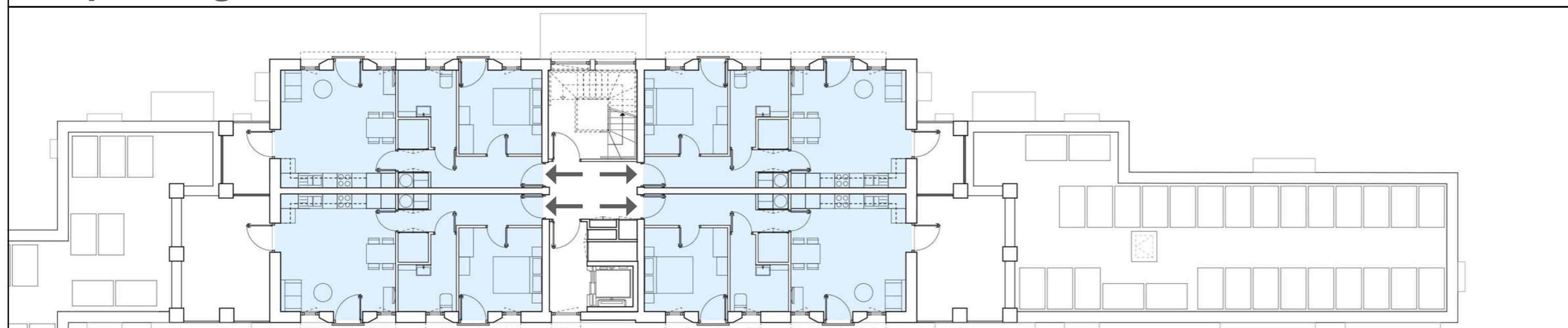
## Proposed site layout and accommodation



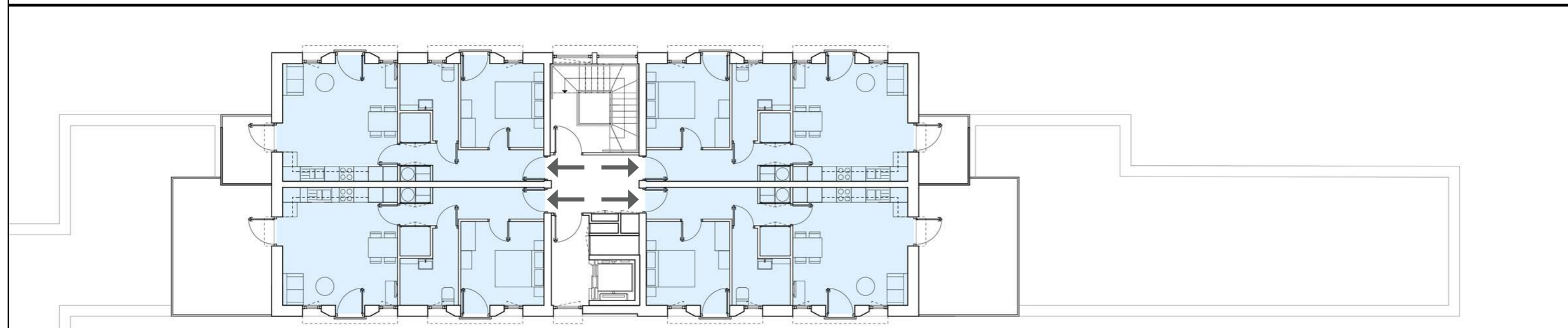
Proposed site plan



Proposed ground floor



Proposed 1st floor



Proposed 2nd floor

### Key

1. Entrance to site
2. Existing sub-station
3. Main entrance to apartments
4. Service entrance only
5. Refuse collection only
6. Sub-station access only with one parking space for service vehicle
7. Landscaped garden
8. Two wheelchair accessible parking spaces
9. Secure gates

- 1 bedroom
- 1 bedroom wheelchair
- Office
- Entrance to apartment/office



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## Sustainability

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

The proposed building will be highly insulated, incorporate green roofs and efficient energy heating and solar panels that will also keep running costs low. The development will be constructed with responsibly sourced and environmentally friendly materials.

New landscaping, including tree planting within the site will enhance the local environment and biodiversity. Secure cycle parking for new residents will encourage active and sustainable travel.

## Parking

The site is conveniently located close to local shops and public transport services. Currently, there are nine car parking spaces on the site, These parking spaces will be removed to allow construction of the homes and the provision of the new green space, although two new wheelchair

accessible parking spaces will be provided. A parking survey is being undertaken to ensure the impact on parking in the local area is fully considered.

## Next Steps

We want to hear your views and we 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 later this year.

The approximate project timeline is shown below:



## Share your views

You can also find this information and provide your feedback at:  
[www.barbarahucklesburyclose.commonplace.is](http://www.barbarahucklesburyclose.commonplace.is)

If you require further information or support to share your feedback, please contact our team using the details below:  
020 8489 2228 | [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk)

Please ensure we receive your feedback by  
9<sup>th</sup> January 2022