

Archway Road

Community engagement

Haringey
LONDON



Aerial view of 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.

Haringey Council is committed to delivering new council homes for our residents.

We are delivering a new generation of council homes at council rents for local people.

The council is acquiring and building a range of affordable high-quality and sustainable homes.

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



Photographs of site from Archway Road and Baker's Lane

Project team

London Borough of Haringey
Newground Architects
Charles Ramsden

- Site owner
- Architect
- Employer's agent

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View of proposed development from Archway Road

The proposals

The existing site currently accommodates a car wash, located close to a very busy junction along Archway Road.

The proposed site has good transport links, schools, hospitals and other local amenities in close proximity.

We propose to redevelop the site to deliver 16 high-quality homes at council rent and for private sale. These will comprise 14 flats (two 1-bedroom and twelve 2-bedroom) and 2 houses (2-bedroom) with associated external amenity space, landscaping and refuse/recycling and cycle stores.



View of proposed courtyard



View of proposed development from Archway Road looking south-east

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Proposed layout

- 1 Main entrance to Block A
- 2 Main entrance to Block B
- 3 Communal garden and play space
- A Block A - Flats
- B Block B - Flats
- C Block C - Houses
- ▶ Residential entrance
- ▶ Vehicle entrance



Proposed site plan

Summary of proposals

There will be 16 new homes, 12 for council rent and 4 for private sale, a communal amenity space including a children's play area and one parking space serving wheelchair accessible homes.

- Block A proposes 1 one-bedroom and 6 two-bedroom flats at four-storeys
- Block B proposes 1 one-bedroom and 6 two-bedroom flats at four-storeys
- Block C proposes 2 two-bedroom houses at two-storeys



Aerial view of proposals

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Proposed accommodation

Key:

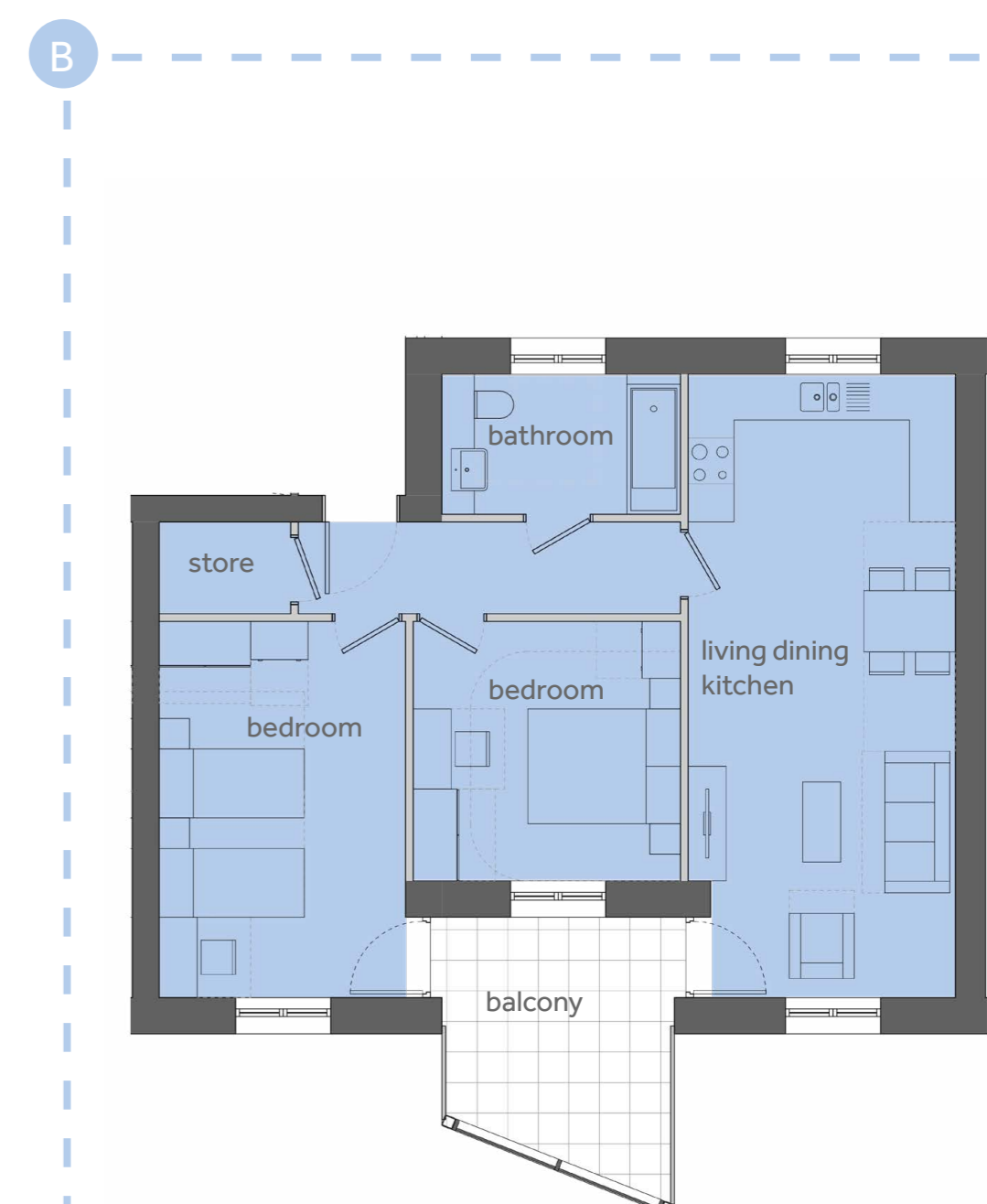
- 1 Bedroom wheelchair flats
- 2 Bedroom flats
- 2 Bedroom houses



Ground floor plan



1 bedroom 2 person wheelchair flat - Type 1



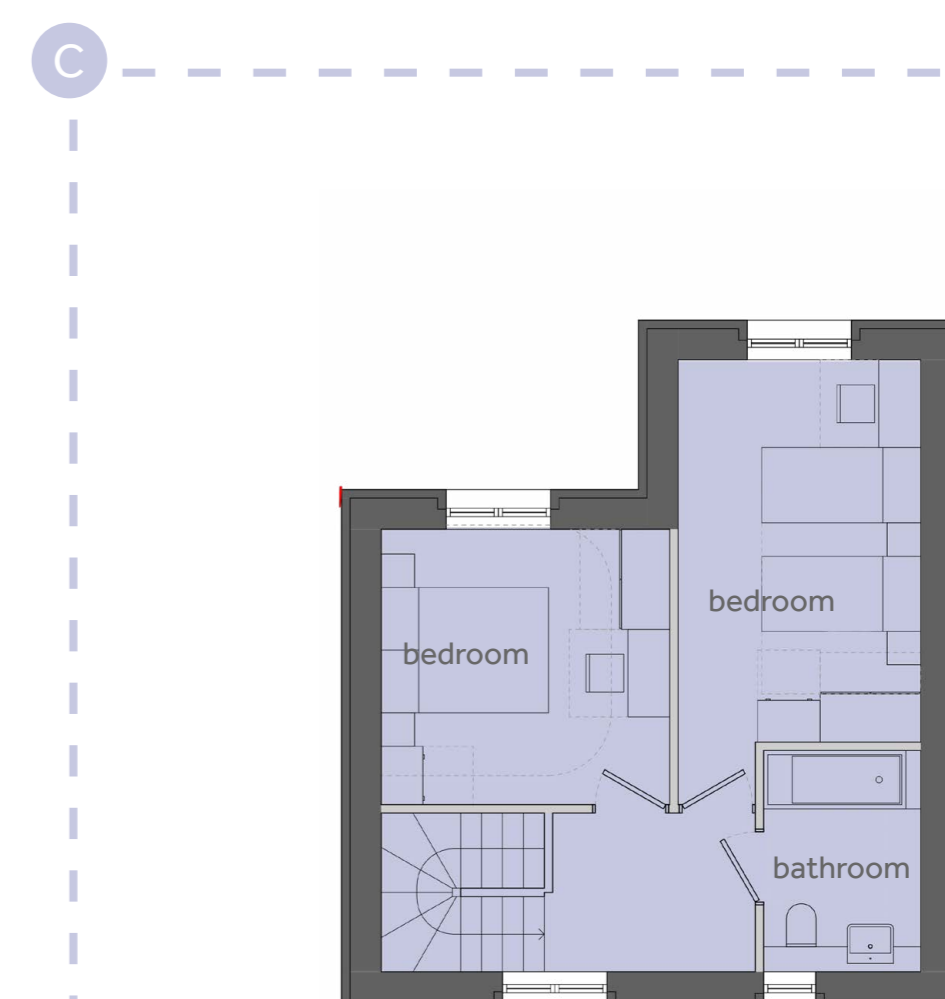
2 bedroom 4 person flat - Type 2



First floor plan



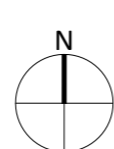
2 bedroom 4 person houses - Type 3
Ground floor



2 bedroom 4 people houses - Type 3
First floor



Second floor plan



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Proposed design

The proposed development has been designed to respect the scale, character and appearance of the surrounding area.

The new homes will be two and four-storeys tall to minimise impacts on neighbouring properties.

The new building's high-quality brickwork and attractive window and balcony detailing complement the character of the local area while maintaining a contemporary appearance.



Baker's Lane

Block B Flats

Block A Flats

North Elevation - Archway Road



Block A Flats

Block B Flats

South Elevation - Rear garden



Block C Houses

Block B Flats

Archway Road

East Elevation - Baker's Lane

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View of proposed development from Baker's Lane

Appearance

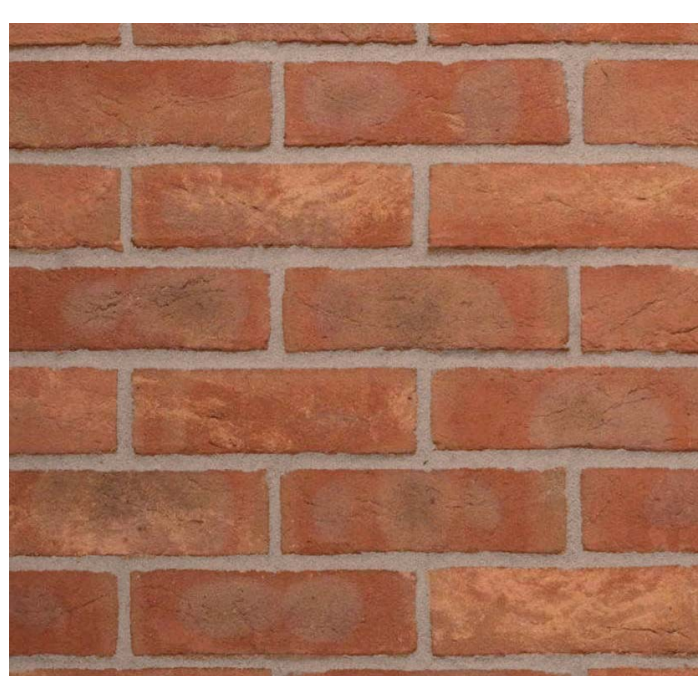
A number of local red brick options are being considered to complement the character of the surrounding townscape. Contrasting brickwork and precast concrete detailing in lighter tones will be used below windows as well as to circulation cores and entrance areas, to offset the main brick material.

Balconies to the rear elevation are screened with opaque glazed panels for privacy which pick up on the glazed treatment proposed to the main stairwells on the street elevation. Pitched roofs with expressed gables, again reference the local context while providing increased volume to living spaces on the top floor.

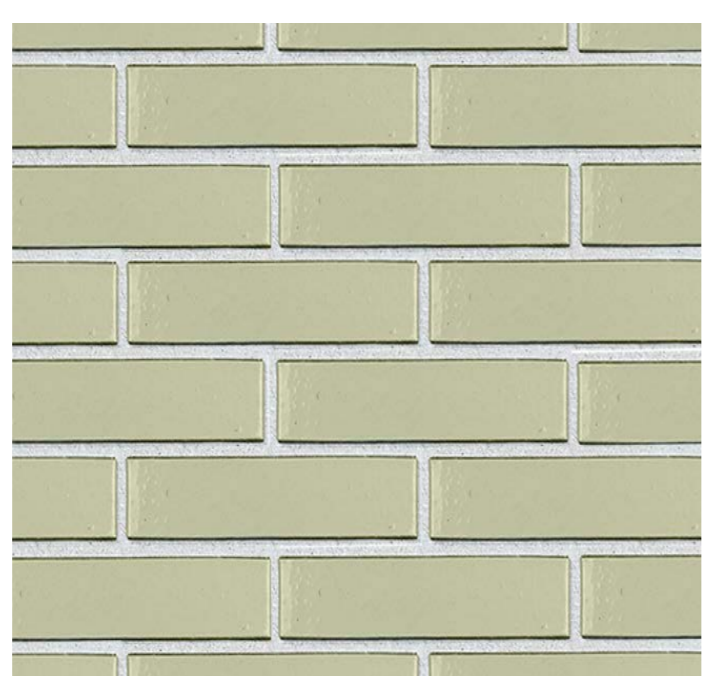
Elevation bay study



Main brickwork



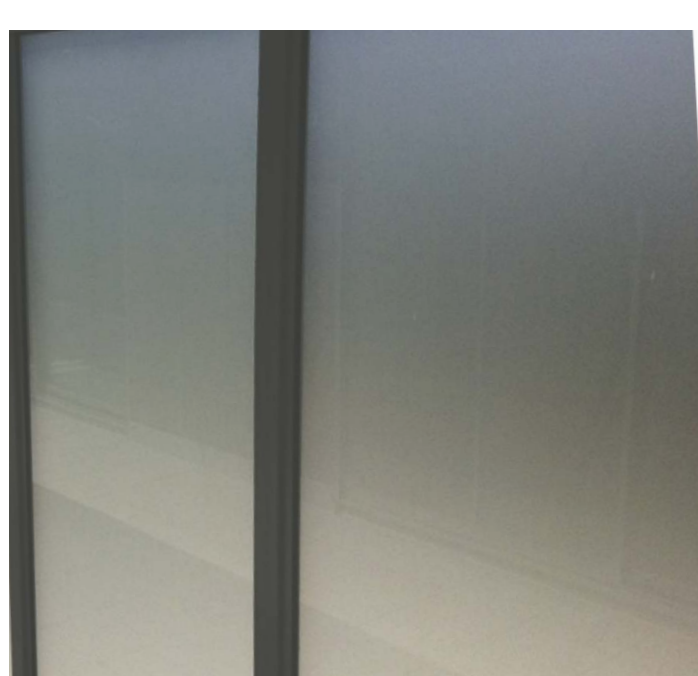
Accent brickwork



Contrasting precast elements



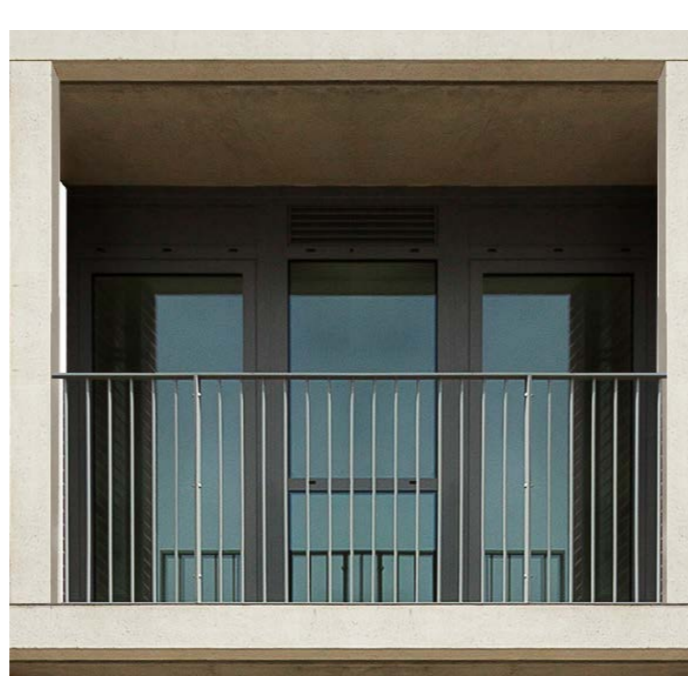
Frosted glass balcony screens



Precast entrance surrounds



Precast balcony structure



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- 1 Main entrance Block A
- 2 Main entrance Block B
- 3 Communal garden and play space
- 4 Secondary pedestrian entrance
- 5 Vehicle entrance
- 6 Private garden to apartments
- 7 Private gardens to houses
- 8 Wheelchair parking space
- ▶ Residential entrance
- ▶ Vehicle entrance



Proposed landscaping plan

Proposed landscape

As part of the development at Archway Road, we are proposing high-quality landscaping including public realm improvements along the street frontage as well as provision of a communal garden to the rear of the development.

This will incorporate informal children's play space, seating, planting and space for local food growing. Biodiversity will be promoted wherever possible, including provision for bird and bat boxes, rainwater harvesting and sustainable drainage.



Communal amenity with informal play



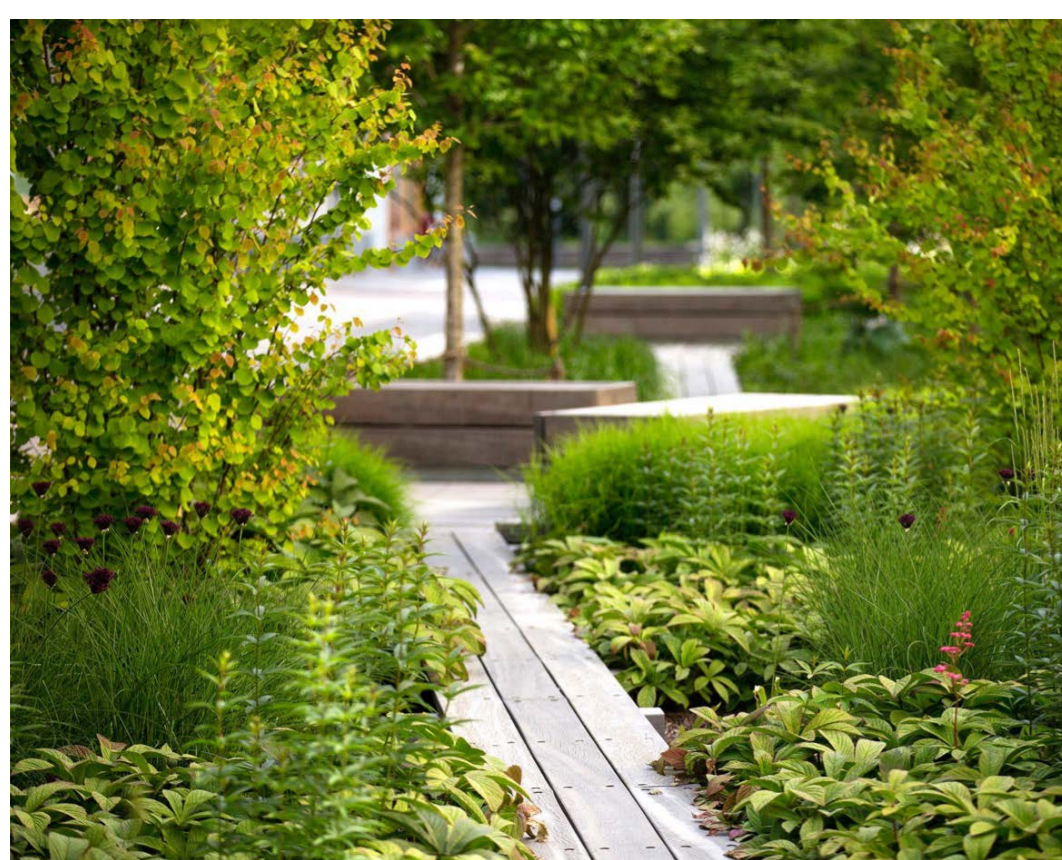
Pathway and benches



Variety of play equipment



Jumping/balance play space



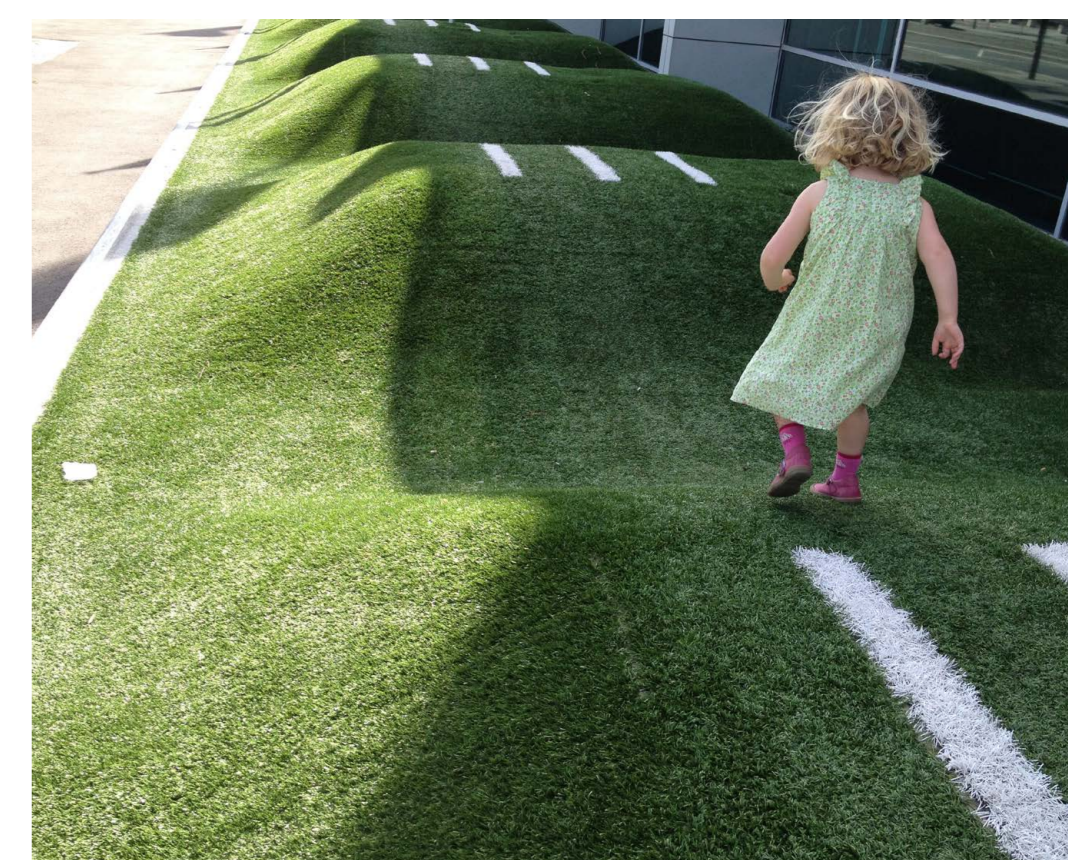
Planting with play routes



Shared gardening and food growing



Play rocks



Play grass space

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Sustainability

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

All homes will have high levels of insulation, efficient heating systems and incorporate solar panels and underfloor heating that will keep running costs low. The new buildings will be constructed with responsibly sourced and environmentally friendly materials.

The proposals provide secure cycle storage facilities to encourage more sustainable forms of travel.

Parking

Having regard to the availability of public transport locally, the proposal provides limited parking to serve only the wheelchair accessible homes.

The on-site parking space will include an electric vehicle charging point and will be accessed off Archway Road.

Share your views

You can also find this information and provide your feedback at:
haringey.gov.uk/haringey-homes

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

020 8489 2914 | engagement@haringey.gov.uk

Please ensure we receive your feedback by Sunday 20th March 2022.

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 later this year.

The approximate project timeline is shown below.

