

Date: 13 December 2022

Our ref: Ashley Road Depot / Winter Update

Dear Resident,

Winter update on the construction of new council homes at the Ashley Road Depot site

We are writing to update you on Haringey Council's construction of 272 new homes on the site of the former Ashley Road Depot.

About the council home development at Ashley Road Depot

The new homes being built at the Ashley Road Depot site are part of Haringey Council's ambitious programme to deliver a new generation of council homes to help address the demand for affordable housing within the borough. There are around 11,000 households presently on our housing waiting list, with around 2,500 households in temporary accommodation, including many families in overcrowded conditions. The Council has committed to building 3,000 new council homes by 2031 on sites across the borough, such as at the Ashley Road Depot site; you can find out more about our house building programme at: www.haringey.gov.uk/housing/council-homes/haringey-homes.

Our Ashley Road Depot scheme received planning permission in August 2022; thank you to everyone who shared their views with us during our conversations with residents early in the year. The community's feedback helped shape our plans, including:

- Lowering by one storey the height of one building near Park Road North to address local resident concerns about overlooking from the buildings onto existing properties. This will reduce the number of homes on the site from 275 to 272. At least half of the new homes will be council homes let to local residents on the Council's waiting list.
- Adding road barriers to prevent 'rat-running' through the site from Park View Road North to Ashley Road: this was in response to concerns raised by residents.
- Demolishing the Depot's wall where appropriate and widening the pavement on Park View Road around the site to create a more welcoming space for pedestrians.
- Creating new walking and cycling routes through the site to make it easier for the wider community to access Down Lane Park.

- Re-designing the junction of Park View Road, Havelock Road, and Dowsett Road to make it safer and easier for pedestrians, cyclist, and drivers.
- Creating a greener site that keeps mature trees along its boundary, plants new trees and grassy areas, and draws Down Lane Park into the old depot area.
- Improving access to the marshes.

The Ashley Road Depot scheme will also feature:

- New homes designed to be well-insulated against the winter cold and summer heat, ensuring low energy bills for future residents and helping make Ashley Road Depot close to Net Zero, contributing to Haringey's efforts to help tackle the climate crisis.
- Drawing Down Lane Park into the site by 'greening' the former depot site with new green spaces and play areas, retaining mature trees and planting new ones which will result in a net gain of 74 trees.
- Secure cycle storage for residents and additional cycle parking for visitors.
- Provide 41 car parking spaces, with 8 for Blue Badge holders.
- A new space for a café, community use or shop.



Looking northeast, from Park Road West, towards the planned new homes at Ashley Road Depot

Work on the site during 2022

During 2022, the Council demolished the existing vacant buildings on the site and secured the area to prevent unauthorised access. We would like to thank residents for their patience while this process was completed.

We will let you know before work starts in 2023

We intend to commence construction in the summer of 2023. No work will be carried out on the site during the upcoming festive period.

Before construction work commences, we will be sending updates to residents in the local area. This will include an invitation to 'meet the contractor' events at which we will introduce our contractor, provide details of the work timetable, share contact information, and give residents the opportunity to ask questions.

Further information

We will keep you informed about the progress of the works with update letters, 'meet the contractor' meetings, and via a dedicated web page (type the link or use the QR Code to access): <https://AshleyRoadDepot.commonplace.is>.

If you have questions or need to access this information in a different format, please contact me at:
engagement@haringey.gov.uk or 020 8489 2228.

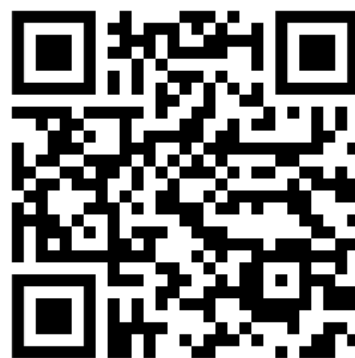
Lastly, let me extend my best wishes for the Festive Season.

Yours faithfully,

Barry Macleod-Cullinane

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QR Code for the Ashley Road
Depot project web page

Please note: The engagement team's office will be closed from 23/12/22 until 04/01/23; we will respond to any emails, post, or voice messages upon our return.

Out of hours calls: If you need to urgently contact Haringey Council outside business hours during the Festive break (from 5pm to 9am Monday to Friday, and all day at weekends and on bank holidays), please call: 020 8489 0000 or visit: <https://www.haringey.gov.uk/contact/out-hours-emergencies>.