

Date: 14 April 2023

Our ref: Ashley Road Depot / Spring Update

Dear Resident,

Building new council homes at the site of the former Ashley Road Depot

We are writing to provide an update on Haringey Council’s plans to transform the site of the former Ashley Road Depot, N17, into a new residential neighbourhood that will include much needed council homes, extensive green landscaping and tree planting, and other improvements that the local community can enjoy.

As you will hopefully be aware, the council has completed demolition of the vacant depot buildings. We want to thank everyone for their understanding while this work took place.

The council has now appointed a contractor, Formation Design and Build Ltd, to build the new homes. In the next few weeks, you may notice our contractors' undertaking surveys and other work on the site in preparation for the building of the new homes. We expect construction work to start in the summer of this year and to continue until spring 2026.

We will let you know before construction work starts

Before construction work starts, we will ensure you receive a newsletter from the council which will include:

- The working hours and days of the week when construction will take place.
- Contact details for our onsite team who you will be able to contact should you have any queries or issues while the building work is happening.
- An invitation to a series of ‘Meet the Contractor’ events, where you will be able to speak to our contractors and the council about the project. We will be holding face-to-face drop-ins for residents throughout the construction of the new homes.



Scan the QR Code to open the dedicated Ashley Road Depot project website

During the work, we will be running a dedicated webpage for the project:

AshleyRoadDepot.commonplace.is.

The council believes it is extremely important to ensure any construction work connected to our home building programme is carried out with care and consideration for the local community. Haringey will ensure that every effort is made to minimise disruption to residents while the new homes are being built.



The new council homes to be built at the Ashley Road Depot site, looking north from Down Lane Park

About the council home development at the Ashley Road Depot site

Housing is a key priority for the council. Like many other local authorities, Haringey has an acute shortage of affordable homes, with 12,500 households on our council home waiting list, including many families with young children living in overcrowded accommodation.

The 272 new council homes being built at the Ashley Road Depot site are part of Haringey Council's ambitious home building programme that aims to build 3,000 new homes in the next decade, with as many as possible being built on council-owned land. Our programme has already begun to deliver the first new council homes in a generation, with work already underway on over 2,000 new council homes on sites across the borough.

To find out more about our council homes building programme, please scan this QR Code or visit haringey.gov.uk/housing/council-homes/haringey-homes.



Scan this QR Code for more about our council homes building programme

As you will hopefully be aware, our proposals received planning permission last summer. We would like to thank everyone who contributed to the discussions we held with the community about our ideas for the Ashley Road Depot site. Key details of the finalised plans for the area, and changes made because of resident feedback, include:

- All the 272 new homes proposed for the site will now be council homes that will be let to local Haringey residents: thank you to everyone who fed back to us that they would like to see more council rent homes at this location.
- Following residents' feedback, the height of one building closest to Park Road North was lowered by one storey to address concerns about overlooking from the buildings onto existing properties.

- A key ask from residents was for the site to be as green as possible: as a result, the final plans will keep mature trees along its boundary near the park, and 74 new trees will be planted alongside fresh landscape areas and new children's play areas.
- Creating new walking and cycling routes through the site to make it easier for the wider community to access Down Lane Park. Following residents' feedback, the council will add road barriers to prevent 'rat-running'.
- Re-designing the junction of Park View Road, Havelock Road, and Dowsett Road to make it safer and easier for pedestrians.
- The new homes are designed to be well-insulated against winter cold and summer heat, ensuring low energy bills for future residents and helping make Ashley Road Depot close to Net Zero, aiding Haringey's efforts to help tackle the climate crisis.
- A space for a café, community use or shop will be built.

Further information

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.

Yours faithfully,

Barry Macleod-Cullinane

Engagement Officer
020 8489 2228 | engagement@haringey.gov.uk

Housing Engagement
Haringey Council
Level 5, Alexandra House,
10 Station Road,
Wood Green,
London, N22 7TR

Layout and location: the Ashely Road Depot development



How the new council homes will look, looking north from above Down Lane Park



How the development will open new routes into Down Lane Park for local residents to use