

Date: 07 June 2023

Our ref: Ashley Road Depot / June Update

Dear Resident,

**Summer update: Transforming the former Ashley Road Depot site**

As you will hopefully be aware, Haringey Council has received planning permission to build 272 new council homes on the former Ashley Road depot site. This is part of the council’s ambitious home building programme aimed at delivering a new generation of council homes for local residents.

As we highlighted in our last newsletter, the council has demolished the vacant depot buildings, and hoarded the area. Our contractor, Formation Design and Build Ltd, has been undertaking site preparation work, and expects to start the main construction work in July.

The council wants to ensure the local community is kept fully informed about the building of the new homes, including what times work will be happening on the site, what the construction will involve and who residents can contact should they have any questions.

As part of our efforts to keep you informed, the council will be holding three ‘Meet the Contractor’ meetings during June and July where you can meet the team building the new homes and ask them any question you may have.

Details of these ‘Meet the Contractor’ events are:

- **Saturday 24 June (10am-2pm) – in-person, drop-in session at Living Under One Sun Café and Community Hub, in Down Lane Park, Park View Road, N17 9EX**
- **Thursday 29 June (from 6pm) – online event 1 (scan the QR Code to join)**
- **Thursday 06 July (from 1pm) – online event 2 (scan the QR Code to join)**



**Thursday 29 June (from 6pm) – online**



**Friday 07 July (from 1pm) – online**

**Note:** You will need to download the MS Teams app from the Apple Store or Google Play. Please contact our team if you need help downloading these apps or accessing the meetings.

Our dedicated project website, will have more details about these ‘Meet the Contractor’ events, including the joining links for each meeting. In case you miss the online meetings: they will be recorded, and a link will be posted. You can access our web hub at: [AshleyRoadDepot.Commonplace.is](https://AshleyRoadDepot.Commonplace.is),

### Details of the upcoming construction works

The council’s contractor, Formation Design and Build Ltd, expects to start construction in July 2023 and to finish construction in early 2026.

Ahead of the works starting, there will be in late June some activity on the site as Formation Design and Build Ltd prepares the site to start building.

We will be sending you another letter closer to the start of the construction works, explaining what the work will involve and what you can expect, including on which week we expect the main construction work to commence.



*Looking north and east, from Down Lane Park, at the new homes*

### Working times on the site

The hours for construction work on the site will be:

- Monday to Friday – 8am to 6pm
- Saturday – 8am to 1pm

### Contact details

In case you need to contact someone urgently about the work on the site:

Bryan McNamee

Senior Contracts Manager

Formation Design and Build Ltd

M: 07836518235

E: [bryan.mcnamee@formationdnb.co.uk](mailto:bryan.mcnamee@formationdnb.co.uk)

Additionally, you can contact the council’s project team via: [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk) or 020 8489 2228. Please note this number will be operational 10am to 4pm, Monday to Friday, except for on bank holidays.

## During the construction works

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

During the construction works, we will ensure that you receive regular newsletters from the council updating you about the progress of the works. These newsletters will include:

- Updates on all aspects of the works, including any possible disruption to residents.
- 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.
- Invitations to regular face-to-face and online 'Meet the Contractor' events, where you will be able to speak to our contractors and the council team about the project's progress.



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

During the work, we will also be running a dedicated project website that will contain the latest updates on the project: [AshleyRoadDepot.commonplace.is](https://AshleyRoadDepot.commonplace.is). You can also sign-up for news alerts on the website.

## Further information

If you have comments, questions or need to access this information in a different format, please contact me on [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk) or 020 8489 2228 – I would be happy to assist you.

Yours faithfully,

Barry Macleod-Cullinane

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## About the council homes being built at the Ashley Road Depot site



Haringey Council is transforming the site of the former Ashley Road Depot, N17, into a new residential neighbourhood with 272 high-quality council homes, extensive green landscaping and tree planting, and other improvements for the local community to enjoy.

As you will hopefully be aware, our proposals received planning permission last summer. We want to thank everyone who contributed to the public discussions we held about our ideas for the Ashley Road Depot site. All the 272 new homes being built on 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.

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.

### How Ashley Road Depot development will benefit the community

Key details of the finalised plans for the area, and changes made because of resident feedback, include:

- 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.
- Re-designing the junction of Park View Road, Havelock Road, and Dowsett Road to make it safer and easier for pedestrians.
- A space for a café, community use or shop will be built.

- 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'.



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

### Haringey Council's housing delivery programme

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.

Our Ashley Road Depot scheme is part of Haringey Council's ambitious home building programme, that aims to build 3,000 new homes in the next decade, and with as many as possible being built on council-owned land.

Our programme is delivering the first new council homes in a generation: nearly 200 council homes have already been completed and work is underway on over 2,000 more on sites across the borough.

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



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