



Good Design for Quality New Council Homes in Haringey

Housing is one of our top priorities

The Council wants to be a place that offers opportunity for all. To make that happen, the first job is to ensure that every person and family has a home which is safe and comfortable, genuinely affordable, and theirs for as long as they want it.

For many of those in greatest need, a council home offers the only real chance of putting down roots in Haringey.

That's why Haringey Council are delivering a new generation of council homes in the borough.

Our ambition is to deliver 1,000 new council homes by 2022.

Quality Homes for All

When building new council homes, it is important to take a long-term view and to consider good design as an investment in people's quality of life and wellbeing. Inherent to this challenge is to ensure that the new housing built is well designed and will meet the needs of current and future residents. The Council has a unique opportunity to create new homes that:

- make a positive contribution to its neighbourhood and safer places
- have longevity and reduces running costs
- meet or exceed carbon reduction and sustainability objectives
- reduce fuel poverty
- are well laid out and pleasant to live in, and
- are designed (and constructed) internally and externally to the highest possible standards.

The Housing Design Principles

As part of this commitment to delivery, the council has prepared a document 'Housing Design Principles for High Quality Homes in Haringey'. It is a high-level framework of eight Design Principles with supporting criteria to ensure new housing will deliver high quality homes in neighbourhoods that are safe, accessible, and promote wellbeing. The intention is to set out the council's ambition to achieving good design in all new housing projects and ensure the good design principles are applied to all new council housing projects as they are developed – from the procurement of architectural designers, through to the construction of the council housing developments.

Haringey

Housing Design Principles



1. Sustainable, Healthy and Long- Lasting

Homes are sited and designed to maximise passive design and built using innovative construction techniques that make use of high-quality environmentally sustainable materials supporting responsible long-term use and built to the Net Zero Carbon standards across the housing portfolio.



2. Easy and Affordable to Maintain

Homes and buildings have longevity, generate savings on service charges for its residents and building managers, and use high-quality materials which are easy to maintain, repair, and replace within longer periods of time.



3. Respect the Neighbourhood

Housing design is sensitive and positively responds to all attributes of the local area and ensures the development respects and enhances the area's character and identity to fit comfortably into the streetscape.



4. Provide Quality Outdoor Spaces

Homes have good, direct and convenient access to on-site communal open space to support connectivity, play and socialisation between residents. All homes have direct access to high quality private outdoor space generous enough for regular use, with adequate levels of sunlight.



5. Safe, Secure and Friendly

All outdoor areas, paths and routes have adequate lighting and are passively overlooked in order to promote safer and secure spaces.



6. Well-Designed and Intuitive

Buildings are visually attractive with a clear and distinctive form, easily identifiable entrances, and simple transitions between public and private spaces to ensure residents and visitors can easily understand and navigate the development and feel comfortable doing so.



7. Layouts for Family Living and Changing Households

Homes and residential buildings have functional and flexible layouts capable of accommodating a range of families and lifestyles within a well-lit, comfortable, private, safe and welcoming environment.



8. Easy Access to Bikes, Bins, Parking and Servicing

On-site services for residents are conveniently located, facilitate easy and secure access, and are integrated efficiently and with minimal visual impact within the development.