

# Statement of Community Involvement

Land adjacent  
Wat Tyler House  
Boyton Road, Hornsey,  
N8 7AU

London Borough of Haringey

October 2022

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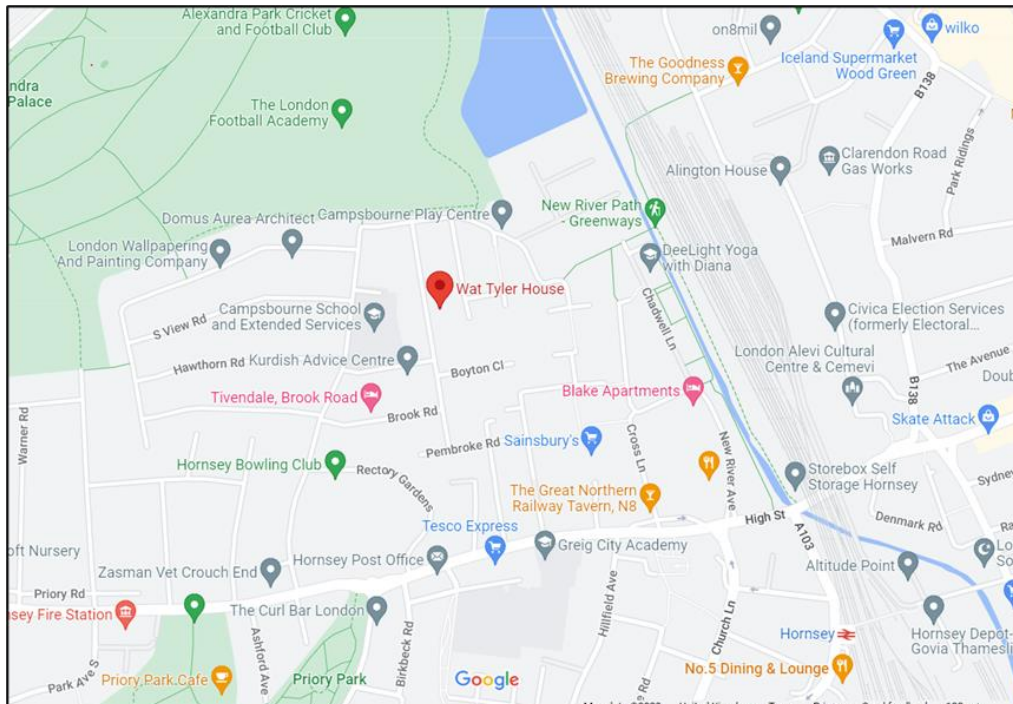
## **1 Executive Summary**

- 1.2 This Statement of Community Involvement has been prepared by the London Borough of Haringey's Housing Development Team (the "Applicant") and relates to the Planning Application for land adjacent Wat Tyler House - Boyton Road, Hornsey, London, N8 7AU. This report provides details of the community engagement undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 1.3 The planning application seeks permission for the redevelopment of the site to provide new 15 residential homes at Council rent in a single building with associated facilities and improvements to the communal areas and play spaces on the Campsbourne Estate.
- 1.4 The objectives of the consultation and engagement activities were to ensure that local residents, key stakeholders and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans, along with providing their feedback to the Applicant.
- 1.5 To date, engagement has consisted of a s105 Housing consultation, a pre-application community engagement exercise, a drop-in site event and communication with ward Councillors, the Local Planning Authority, the Council's Asset Team and the Metropolitan Police Designing Out Crime section.
- 1.6 As part of the pre-application community engagement process, approximately 700 letters were distributed to local addresses in and around the site notifying residents of the emerging proposals and providing opportunities for feedback. Approximately 36 individual representations were submitted in response. A drop-in event was also held where 392 properties surrounding the site were notified and approximately 20 people attended.
- 1.7 Residents raised concerns in respect to a range of matters including the principle, scale, height and design of the proposed development; its impact on neighbouring amenity; parking and traffic; crime and anti-social behaviour, landscaping, trees, open space and play facilities and community services.
- 1.8 Feedback received during the engagement process, from the scheme's inception through to detailed design, has been considered carefully and several changes to the scheme have been made to reflect the comments received.

## **2 Site and Proposed Development**

- 2.1 The development site is located on land adjacent Wat Tyler House forming part of the Campsbourne Estate, Boyton Road in the Hornsey Ward of the Borough of Haringey. It comprises a car park serving the estate (see location plan and site photographs and below).
- 2.2 The car park accommodates 24 spaces, accessed off Boyton Road and managed by the Council's Asset's Team. A pedestrian pathway runs along the eastern boundary of the car park connecting through from the northern section of Campsbourne Road and Boyton Close. Continuing south another alley to connects Boyton Close with the southern part of Campsbourne Road.
- 2.3 To the north of the site lies Wat Tyler House, a substantial seven-storey residential

council block of flats fronting Boyton Road. Accommodation at first floor bridges over a paved area under the building that provides a pedestrian connection from Boyton Road to the communal garden area to the rear and to Campsfield Road to the east.



*Map showing location of site*

- 2.4 Opposite the site on the western side of Boyton Road is Bedale House a three-storey plus pitched roof council building of retirement flats. To the immediate south lies Tennyson House also three-storeys. The back gardens of two storey houses at 1 and 2 Boyton Close border the southern boundary of the site behind Tennyson House. To the east of Wat Tyler House lie a series of residential buildings including Campsfield House, Gillett House and Myddelton House. Campsfield House which is three-storey and its garden borders the eastern boundary of the site.
- 2.5 Buildings in the immediate neighbourhood are predominantly apartment blocks and heights range between three-storeys plus roof to five and seven-storeys.
- 2.6 To the rear of Wat Tyler House is a communal garden/play space and a parking area and to the east of Campsfield House and behind Gillet House is a playground. Another alley connects the playground to the alley at the rear of the site.
- 2.7 The permeability through the Campsbourne Estate, limited natural surveillance and the ambiguous nature of the open amenity spaces including alleyways, communal gardens and play areas can make the area feel unwelcoming and have unfortunately contributed to a history of anti-social behaviour and crime locally.
- 2.8 The wider area is predominantly residential in character accommodating a range of property types and styles. Buildings in the immediate neighbourhood are mainly multi-storey post-war apartment blocks whilst more traditional streets of terraced housing lie beyond.
- 2.9 Despite its established residential location, there are many services and amenities that can be accessed from the site by sustainable transport modes including walking, cycling

and public transport.

- 2.10 The Public Transport Accessibility Level (PTAL) of the site is 1b which is considered a 'very poor' level of accessibility by Transport for London. However, the site is within a short walking distance (approximately 10mins – 0.6miles) from Hornsey Station to the south and a similar distance to Alexandra Palace station to the north. It is also close to Hornsey High Street which is well served by local bus routes with access to two routes from here.
- 2.11 There are a wide range of local services and shops nearby including those on Hornsey High Street, schools such as Campsbourne and St Mary's and the Greig City Academy, and open spaces and sports facilities at Alexandra Park, Priory Park and Crouch End playing fields. Furthermore, Wood Green town centre and its associated commercial, social and community facilities are approximately a 20-minute walk away.



- 2.12
- |   |                                  |
|---|----------------------------------|
| <b>1</b> Site: Council car parking area | <b>3</b> 1 - 14 Campsfield House |
| <b>2</b> 1 - 75 Wat Tyler House         | <b>4</b> Alexandra Palace        |

*Aerial photograph of site and surrounding area*

- 2.13 The site does not fall within a conservation area, however there are three conservation areas nearby including those of Alexandra Palace and Park to the north, Campsbourne to the north-west and Hornsey High Street to the south.
- 2.14 The site is in Flood Zone 1 which means it has very low risk of flooding from rivers or the sea. The Environment Agency also classifies the site as being at low risk of flooding from surface water, very low risk from reservoirs and negligible risk from groundwater sources.
- 2.15 Full planning permission is sought for the redevelopment of the site to provide new 15 residential homes at Council rent in a single building with associated facilities and improvements to the communal areas and play spaces on the Campsbourne Estate.
- 2.16 The intended approach, as indicated in the documents and plans submitted is to secure a residential development which provides for high-quality and sustainable Council homes to

meet local housing need in a manner that respects neighbouring residential amenity and the character and appearance of the surrounding area.



*Photograph of car park from Boyton Road*

2.17 In summary, the application scheme proposes:

*Redevelopment of the car park adjacent Wat Tyler House to provide 15 new Council rent homes in a part-4, 5 and 7-storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.*

2.18 The development will more specifically comprise:

- 15 apartments and (incl. 1 wheelchair home)
- Refuse/recycling and cycle stores
- Lift and staircore
- Plant room
- Private terraces and balconies
- Enhancement of existing communal areas and amenity/play space including new hard and soft landscaping and new and replacement tree planting on the Campsbourne Estate
- Communal cycle hangars
- One on-street wheelchair parking space

2.19 The proposed 15 homes and associated infrastructure will be contained within a single building accessed via a main entrance fronting Boyton Road. The wheelchair user home is located on the ground floor level as is a larger family dwelling and each has its own private amenity space.

2.20 Shared facilities for the proposed homes include cycle and refuse/recycling stores, which are located on the ground-floor level and accessed via the main entrance and a side passageway respectively.



- 2.21 The proposed homes are at least dual aspect, incorporate storage and include terraces or balconies which comply with the relevant planning policy space standards.
- 2.22 As part of developing the new homes, improvements are proposed to the existing communal areas, amenity and play spaces on the Campsbourne Estate within the vicinity of the site. These include new hard and soft landscaping, tree planting, boundary treatments, play equipment, seating, and cycle storage hangars. In addition, new lighting and CCTV will be provided to enhance the security and safety of the area. These measures are intended to ensure the setting of the new development is appropriate and the environmental quality, amenity and biodiversity of the estate are improved for the benefit of all residents.
- 2.23 The proposed development is planned and designed to respond not only to the form and function of the proposed accommodation but to respect the character and appearance of the surrounding area having regard to its location, constraints, and opportunities. In particular, the scale and form of the proposed building reflects the shape of the site, its boundary conditions, and the nature of the local built environment, including views from the Conservation Area and neighbouring residential and visual amenity. It varies in height from four to five and seven-storeys to optimise the number of affordable homes, respect the scale of neighbouring property and present an appropriate street frontage.
- 2.24 In addition to the overall configuration of the development, the architectural style of the proposed building has also been carefully considered to respond to the local context and enhance the surrounding townscape. The new building will have an attractive and contemporary appearance using traditional materials including high-quality brickwork and contrasting detailing and carefully positioned and proportioned windows and balconies. The simple and balanced articulation of the elevations seeks to complement the proportions of the building and provide a distinctive and robust architectural language.
- 2.25 The proposed development has sought to adopt a progressive approach to sustainability and deliver a zero-carbon scheme, if possible. The proposed building adopts a 'fabric-first' design with high levels of insulation and incorporate features such as energy efficient heating including Air Source Heat Pumps for each dwelling and photovoltaic panels at roof level, that will keep running costs low. Appropriate measures have also been included to mitigate against the risk of the new homes overheating.
- 2.26 The scheme achieves a total carbon emission saving of 83.9% over the baseline requirements under the Building Regulations and it will be also constructed with responsibly sourced and environmentally friendly materials. The comprehensive landscaping strategy will enhance local biodiversity and assist with climate change through substantial planting including new trees and sustainable urban drainage.

### **3 Legislation and Policy Guidance**

- 3.1 The Applicant believes in the importance of engaging with all local stakeholders, in line with the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement 2017.
- 3.2 The Applicant has had regard to the LBH Statement of Community Involvement (March 2017) in formulating the consultation methodology adopted in the preparation of this planning application. The following section outlines the legislative and policy framework relating to community involvement with regards to the planning application process.



### *Localism Act*

- 3.3 Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large planning applications are the subject of extensive pre-application consultation as a matter of course.
- 3.4 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. One of the central purposes of the Act was to improve community involvement in the planning process. The accompanying guidance, and more recent publications, highlight the increase importance of pre-application discussions on development proposals and encourage applications to undertake public consultation, particularly on major developments.
- 3.5 The Localism Act (2011) introduced “...a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals...to further strengthen the role of local communities in planning.” In accordance with this requirement therefore, all consultation should therefore be recorded effectively with details of the measures that been taken to address feedback from consultees.

### *National Planning Policy Framework (NPPF)*

- 3.6 The National Planning Policy Framework (NPPF) states that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the areas. The NPPF adds that early engagement has “significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 3.7 In addition, the NPPF acknowledges that whilst applicants are not required to do so by law, they should seek to engage with the local community, and where relevant, with statutory and non-statutory consultees before submitting their applications. This has the benefit of ensuring that decisions can be taken by the local planning authority in a timely manner.
- 3.8 The NPPF goes on to add in Paragraph 40 that: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”

### *London Borough of Haringey – Statement of Community Involvement*

- 3.9 The Applicant has also considered the aspirations set out in the London Borough of Haringey’s Statement of Community Involvement 2017, which states that:

*“The Council expects developers to meet the following pre-application consultation requirements as a minimum:*

- *Public notice or press release in the local press.*
- *Notification letters to directly affected parties (i.e., owners and occupiers of*

- buildings and land within the vicinity of the proposed development site).*
- *Leaflet drops and posters.*
- *Public meetings, including Exhibitions, Displays, Workshops & Focus Groups in a suitable.*
- *location and at suitable times of day.”*

#### 4 Consultation and Engagement

- 4.1 The Applicant has been involved in several exercises as part of the pre-application consultation and engagement process to secure views and guidance from the community and stakeholders. In respect to the latter these included the Local Planning Authority, the Council’s Asset Team and the Metropolitan Police Designing Out Crime section. Further details are set out in the next section.

##### *Pre-application engagement with the Local Planning Authority (LPA)*

- 4.2 The Applicant has been in dialogue with LPA via its formal Pre-application Advice Service. Several pre-application meetings and follow-up discussions were held with planning officers about the emerging proposals.
- 4.3 The proposals were also considered by the Quality Review Panel on 22<sup>nd</sup> April 2020. The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners to assist the LPA in negotiating design improvements where appropriate and, in addition to support decision-making by the Planning Committee, to secure the highest possible quality of development.
- 4.4 The Applicant also gave a presentation to the Planning Committee at a Pre-Committee briefing on 7<sup>th</sup> December 2020 to seek views on one iteration of the proposals, in-line with the Council’s procedures for Major developments. The minutes of the Committee meeting which are available on the Council’s website on this item state the following:

##### *PRE/2019/0179 - WAT TYLER HOUSE, BOYTON ROAD, N8 7AU*

*The Planning Officer and Applicant Team outlined the proposal for the construction of a part 4, part 5 and part 7 storey building that would adjoin the southernmost elevation of Wat Tyler House to provide 15 self-contained residential units with associated cycle, refuse storage and landscaping.*

##### *The Applicant Team responded to questions from the Committee:*

- *Discussions were taking place with the Police in relation to managing the alleyways and the potential for Anti-Social Behaviour.*
- *There would be the same number of storeys as currently in Wat Tyler House, however ceiling heights had increased in the ceiling height standards, so the overall height of the building would be increased.*
- *Officers were exploring parking demand and the impact of removing the car park. The scheme would seek to provide as much parking as possible within the estate.*
- *Homes for Haringey would be consulted with on the maintenance of landscaping.*
- *The bin store would be at the front of the building. Due to space constraints, there was no other appropriate area to situate it.*
- *The scheme was out for public consultation and engagement.*

### *Community and stakeholder engagement*

- 4.5 Prior to undertaking wider community engagement, contact was made by The Applicant with the ward Councillors, where the site lies and the Cabinet Member for Housing. The proposals for site were discussed and a number of key issues were raised including:
- Scale, height and design of the development
  - Neighbouring residential impact
  - Anti-social behaviour
  - Construction impacts
  - Parking implications
  - Landscaping and trees
  - Cumulative impact of other local development opportunities
  - Community facility provision
- 4.6 The Applicant undertook two community engagement exercises in relation to the emerging proposals between 30<sup>th</sup> November 2020 and 11<sup>th</sup> January 2021. Given COVID-19 restrictions this included two on-line engagement events.
- 4.7 The engagement exercise was advertised in the local area via correspondence to approximately 700 properties around the site. The correspondence contained: a cover letter, proposal boards, questionnaire, freepost envelope, and translation panel. They were delivered by a distribution company (see Appendix 1 for a copy of the letter and Appendix 2 for a copy of the boards). The community were invited to view the details on-line and make comment and/or email or telephone with any views or queries.
- 4.8 Ward Councillors, the Cabinet member for Housing, local community groups and resident's associations were notified of the engagement exercise and invited to attend the engagement events.
- 4.9 Information about the engagement exercises was provided on the Council Housing webpages and the online consultation platform Commonplace. Links to these are provided below:
- <https://www.haringey.gov.uk/housing/council-homes/haringey-homes>
- This included background to the Council's Housing Delivery Programme and full details of the proposals, which were set out on the engagement boards.
- 4.10 Members of the Council's Project Team attended the engagement event on-site and provided information about the scheme using the presentation boards. A presentation was given at the on-line engagement events followed by a question-and-answer session. The on-line sessions were recorded and placed online to enable people who were unable to attend the events to view.
- 4.11 The drop-in event, held on 8<sup>th</sup> October 2022 between 11am and 2pm at the Campsbourne Estate was advertised in a similar way with a letter being sent to addresses and further information placed on the Council webpages including updated presentation boards (see Appendix 3 for a copy of the letter and Appendix 4 for a copy of the boards).
- 4.12 Members of the Project Team were present at the event and a number of local residents

attended.

#### *Community feedback*

- 4.13 The engagement exercises attracted a relatively limited response from the community and a total of individual representations were received. The pre-application engagement exercise on an initial set of proposals for the site attracted approximately 36 responses. The key issues raised, and views expressed include:

- Parking problems
- Crime and antisocial behaviour
- Views will be obstructed
- Area is already overdeveloped and overcrowded
- Building looks good
- Good that Council using land to build affordable homes
- New landscaping should enhance biodiversity
- Important that trees are retained
- Pollution and traffic noise
- Communal bike parking good
- Landscaping improvements are good
- Need community indoor space
- Children's play space well used – need to ensure more play facilities provided
- Building will block out light
- Building too high
- Building should be low-rise
- Building will cause overshadowing
- Development will cause subsidence
- Green spaces need to be improved
- Development should be sustainable

The drop-in event attracted approximately 20 people and the key issues raised by the residents were:

- Parking, CPZ and congestion
- Plant coppice trees around the estate.
- Remove wood blocks on grassy area, as both hazardous and prevent football/other games.
- Provide dog poop bins.
- Fencing to keep dogs out of the play areas.
- More seating.
- More play apparatus.
- Lack of social infrastructure services/facilities

- 4.13 It should be noted that prior to the community engagement process, a separate statutory Section 105 Housing consultation exercise was undertaken with secure tenants and leaseholders on the Campsbourne Estate in relation to the removal of the car parking area and estate improvements associated with the proposed development. The consultation ran from 2 November 2020 until 13 December 2020. Two online engagement events took place on 18 November 2020 at 6pm and 26 November 2020 at 1pm. The 187 properties consulted comprised of 145 secure tenants (who were consulted by law) and 42 leaseholders (as a matter of good practice). The ward Councillors were also notified.

The consultation information was placed on the Council's website via Commonplace. A total number of 30 responses were recorded (10 Secure Tenants/20 Leaseholders). Of these responses, the following key issues were raised:

- Parking was already a problem in the area, with limited capacity for existing residents, especially on Boyton Road. Removing the bays could result in residents facing difficulties obtaining a bay to park their car.
- The loss of car parking capacity could result in residents facing longer commutes to and from work, as extra time would be required to find a parking bay.
- Extra congestion in the surrounding area would be caused by a reduction in parking bays as cars attempted to find a space in the area and more vehicles were concentrated in an already over saturated locality.
- The loss of access to a car parking bay could result in additional difficulties for those residents who have health challenges, particularly for carers who needed a bay to park their vehicle.
- The additional homes would result in more cars being added to the area. This would compound the issues already created by the loss of car parking space in the area and the existing parking capacity issues.

4.14 Additional comments were received regarding the potential impact of the development which are outside the remit of this consultation. These included:

- Concerns about the height of the proposed buildings and their impact on surrounding homes, including loss of light of existing properties.
- Prioritise improving existing housing stock rather than building new homes.
- Delivering an infill project underneath Wat Tyler House instead of the proposals for new homes on the existing car parking site.

4.14 Whilst the Section 105 consultation does not form part pre-application planning process it was fundamental in determining if and how the project progressed and informing the nature of the proposals. Further details are set out in the Design and Access Statement accompanying the application.

4.15 In addition to the advice and steer obtained from pre-application discussions with the Local Planning Authority, members and other stakeholders, the views of the community have been instrumental to informing the detailed design of the scheme and changes have been made by The Applicant, where appropriate to address concerns.

#### *Response to key feedback*

4.16 The Applicant has considered all advice and views received during the pre-application process to shape the proposals and ensure the submission has taken account of all relevant material planning matters. Positive responses were obtained from the Local Planning Authority and other stakeholders. The submitted scheme has been prepared having careful regard to the nature, constraints and opportunities presented by the site and more specifically the character and appearance of the surrounding area and neighbouring residential amenity. The issues and concerns raised by the local community relate to many of these aspects which The Applicant has considered carefully.

4.17 Boyton Road forms one of a number of development opportunities the Council has identified as part of its Housing Delivery Programme which seeks to use public owned land to build new council homes to meet local need. The site comprises a car park and is Brownfield Land (land

currently or formerly developed) in an established and accessible residential location. The permeability through the car park and this part of the Campsbourne Estate, limited natural surveillance and the ambiguous nature of the open amenity spaces including alleyways, communal gardens and play areas can make the area feel unwelcoming and have unfortunately contributed to a history of anti-social behaviour and crime locally.

- 4.18 Having regard to the Council's corporate priorities, it considers it reasonable under these circumstances to make more effective use of the land for new, fit for purpose and sustainable affordable accommodation and associated local estate improvements.
- 4.19 In exploring the redevelopment opportunities presented by the site, The Applicant has considered a range of options to optimise the number and type of affordable housing in this location to ensure local need is catered for appropriately. The preferred scheme, as proposed in this application will provide for a range of high-quality homes and external amenity space, in addition to enhancing the environmental quality and visual amenity of the site and its immediate surroundings.
- 4.20 The proposed development has been carefully sited and designed to fit into its context and safeguard neighbouring residential amenity. The scheme seeks to enhance the character and appearance of the existing townscape by essentially infilling gap the along Boyton Road formed by the car park and present a new active street frontage. The scale of the proposed building complements this approach and varies in height to add interest and respect the height and outlook of adjoining property and views from the conservation area nearby.
- 4.21 In establishing a new street frontage and a private terrace to the rear of the proposed building, the layout of the development enables the communal areas on the estate and public realm to be better defined and access in and around the site to be rationalised. Natural surveillance will be improved, amenity and play spaces enhanced to encourage greater use and new lighting and CCTV provided to assist in reducing opportunities for anti-social and criminal activity.
- 4.22 The proposals seek to provide as much greenery as possible on the site and within its immediate vicinity to ensure the setting of the new development is attractive and the environmental quality of the local area is enhanced. A detailed arboricultural assessment has identified several existing trees for removal, and these will be replaced with more tree planting to complement the landscaping proposals provide better tree coverage longer-term.
- 4.23 As highlighted earlier, the comprehensive landscaping scheme proposed will not only provide substantial planting but new attractive permeable surfaces, upgraded play facilities within the two existing play areas nearby, new boundary treatment and seating. Together these interventions will significantly enhance the environmental quality, amenity, useability and biodiversity of the local area.
- 4.24 As indicated above, the development is sited and designed to ensure existing residential amenity is not adversely affected and in particular, to avoid neighbouring property being overlooked and overshadowed, thereby protecting existing levels of privacy and light enjoyed by adjoining residents. A sunlight/daylight assessment has been carried out and is submitted with the planning application which demonstrates adjoining property bounding the site will not be unduly affected by the proposed development in this regard. In addition, comprehensive noise and air quality assessments have been undertaken which highlight that the proposed development will not adversely impact living conditions in the local area.

- 4.25 The surrounding area accommodates a wide range of property types and styles including multi-storey post-war Council blocks of flats and traditional Victorian terraced housing. In addition, therefore to the overall configuration of the development, the architectural style of the proposed building has been carefully considered to respond to the local context and enhance the townscape. The new residential block will have an attractive and contemporary appearance using durable and traditional materials including high-quality brickwork and contrasting detailing, and carefully positioned and proportioned windows and balconies. The simple and balanced articulation of the elevations seeks to complement the proportions of the building and provide a distinctive and robust architectural language.
- 4.26 The proposed development has sought to adopt a progressive approach to sustainability and will deliver significant carbon savings through a well-insulated building design and inclusion of features such as Air Source Heat Pumps, solar panels and green roofs.
- 4.27 Given the accessible nature of the site to a range of local facilities and services and key considerations concerning sustainability, the proposed development is intended to be car-free, except for the provision of an on-street disabled parking space on the frontage to the site. A transport assessment has been undertaken as part of this application, including a parking survey which demonstrates that there is sufficient on-street parking capacity to accommodate parking displaced from the existing car park and demand generated from the development. Furthermore, residents of the new development will be given cycle parking spaces within the building and communal cycle storage hangars will be provided nearby on the estate for use by existing residents to encourage more sustainable travel.
- 4.28 The Applicant understands the importance of ensuring any construction work connected to the Council's home building programme is carried out with care and consideration for the local community, especially where health is concerned. An Outline Construction Management/Logistics Plan has been submitted with the planning application. This details how construction activities will take place. All construction activity will be subject to strict controls covering matters such as hours, noise, dust and traffic movement to ensure impact on neighbouring residential amenity is kept to a minimum. Should the development receive planning permission, the Applicant will be required to prepare a detailed construction plan which must be approved by the Local Planning Authority prior to any works commencing. The Council and its appointed contractor will engage with the community throughout the build process to ensure local residents are kept fully informed and issues arising are addressed quickly.
- 4.29 The proposed scheme will involve a number of significant changes and improvements to the area that will benefit existing residents and the local environment. Whilst it does result in the removal of existing parking, the site is accessible, close to a wide range of local amenities, shops, and services and within an area where there is on-street parking capacity. A comprehensive landscaping proposal including new planting on and around the site, improved play facilities and security measures will enhance the visual amenity, environmental quality, and biodiversity of the area.
- 4.18 Full details of the evolution of the design of the proposed development and how it has sought to address the issues raised can be found in the submitted Design and Access Statement, prepared by KC+A Architects and the Planning Statement.
- 4.18 These documents are supported by a series of more technical documents including a Sunlight/daylight Assessment, a Sustainability Assessment, an Energy Strategy, Transport



Statement and Construction Management/Logistics Plan. The reports set out in detail the respective impacts of the proposed development and demonstrate how these have been addressed and mitigated in accordance with planning policy and guidance and other material considerations including community representations.

## **5 Conclusion**

- 5.1 Community and stakeholder engagement has been a critical part of the proposals for the site on Boyton Road. The applicant has undertaken constructive pre-application engagement with the local community, the Local Planning Authority, the Council's Asset Team and the Metropolitan Police Designing Out Crime section during the development of the scheme. This process of prior engagement has constructively informed the nature and design of the proposed development.
- 5.2 The consultation process has been proportionate to the scale of the development proposed and undertaken in accordance with the advice set out in national and local planning policy guidance. The requirements of the NPPF and the Council's own SCI have therefore been met.
- 5.3 Feedback received during the engagement process, from the scheme's inception through to the detailed design state, has been taken on board and a number of changes to the scheme have been made to reflect the comments received.
- 5.4 The Applicant recognises the value of effective consultation prior to submission and engagement with residents, local interest group and other interested parties will continue in the post-submission phase as the project progresses through the application determination process and during the scheme's construction.

## Appendix 1

Community engagement letter – (first engagement exercise) approx. 700 properties.

**Housing**  
Assistant Director – Robbie Erbmann

**Haringey**  
LONDON

Date: 26 November 2020  
Our ref: Campsbourne/Locale

Dear Resident,

**Campsbourne Estate: Pre-planning application community engagement**

As part of our commitment to deliver 1,000 new council homes in Haringey by 2022, a potential site has been identified in your local area.

This is:

- The existing car park next to Wat Tyler House, Boyton Road

To ensure that the proposals meet the needs of the local community and reflect the local environment, we will be seeking your views and welcoming your questions between **30 November 2020** and **11 January 2021**.

The proposal for **Campsbourne Estate** involves removing the existing car park to provide 15 new apartments, to be let at council rents. The building will be four, five and seven storeys in height.

You can visit <https://www.haringey.gov.uk/haringey-homes> to:

- Access full details including location, current view and images of the proposed development
- Find out how to attend one of our online engagement events on  
**Wednesday 9 December | 6pm**  
**Monday 14 December | 1pm**
- Share your views and feedback on proposals

If you require more information or need to access these materials and/or respond in a different format, please contact us using the following details:  
[engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk) | 020 8489 1443

Community engagement will end on **11 January 2021**. Please contact us before that date if you have any further questions.

Yours faithfully,

Sophia Louise Abdellahi

Engagement Officer  
020 8489 1443 | [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk)

Housing Engagement Delivery Officer  
6<sup>th</sup> Floor River Park House  
225 High Road  
London N22 8HQ

## Appendix 2

### Wider engagement boards (first engagement exercise)

**Campsbourne Estate**  
Community engagement





View of the existing site from Boyton Road

### 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.

Our ambition is to deliver 1,000 new council homes at council rents by 2022. The council is acquiring and building a range of 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.





The project team:

- London Borough of Haringey - Site owner
- KC+A architects - Architects
- Walker Construction Consultants - Employer's agent

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**Campsbourne Estate**  
Community engagement





View of the proposed building looking south along Boyton Road


### The Proposals

We propose to redevelop the existing car park, which currently accommodates 24 parking bays, next to Wat Tyler House to provide a scheme of 15 apartments within a single building to be let at council rents.

These indicative proposals show a brick-built building of four, five and seven-storeys in height to reflect the appearance and scale of surrounding properties.

The proposed accommodation comprises one, two and three-bedroom apartments including one fully wheelchair accessible apartment on the ground floor. Each of the apartments will have either a private outdoor garden, a terrace or a balcony.

As part of the redevelopment, improvements are proposed to the public realm nearby on the Campsbourne Estate including enhanced landscaping and play facilities and nine replacement car parking spaces.



Aerial view of the proposal looking west

### Summary of Proposals

**15 new homes:**

- Five one-bedroom flats
- Nine two-bedroom flats
- One three-bedroom flat

**The scheme provides:**

- Private gardens, balconies and terraces,
- shared cycle and refuse/recycling stores
- and landscape/public realm improvements including children's play facilities

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Community engagement






Aerial view of the proposed building looking north

### Proposed Floor Plans


Legend: One-bedroom Home, Two-bedroom Home, Three-bedroom Home, Lobby Area, Cycle/Bike stores




Proposed ground floor plan



Proposed first, second and third floor plan



Proposed fourth and fifth floor plan



Proposed sixth floor plan

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**Campsbourne Estate**  
Community engagement





Indicative landscape plan

**Key:**

- Existing and proposed trees
- Proposed play area improvements
- Proposed play area improvements
- Existing hard surface
- Improved open green space
- Proposed private outdoor space with boundary planting
- Proposed car parking spaces

- The new building, with new private garden area at ground floor level and new boundary planting.
- The existing Boyton Road footpath will be enhanced with new trees and shrubs for biodiversity, colour and fragrance.
- The existing community garden and play area, new enhancements are proposed, which will be developed with residents feedback.
- New planting is proposed for the existing circular garden, along the nearby footpath.
- The existing community garden and play area, new enhancements are proposed, which will be developed with residents feedback.
- New proposed replacement car parking spaces.

### Public realm and landscaping

As part of the new development improvements are proposed to the existing public realm, green spaces and play areas within the Campsbourne Estate to enhance the quality and appearance of the local environment.



Examples of potential new and improved garden and play areas

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## Appendix 3

### Drop-in engagement event letter (second engagement exercise) 392 properties

#### **Housing**

Assistant Director – Robbie Erbmann



Date:

Our ref: Campsbourne Estate – / UE

Dear Resident,

#### **Update on proposals for new council homes on the Campsbourne estate and invitation to drop-in event on Saturday 8<sup>th</sup> October, from 11am-2pm**

Haringey Council is considering building 15 new council homes on the Campsbourne estate next to Wat Tyler House. The area is currently occupied by a car parking area accessed from Boyton Road (please see the map and images included with this letter). The proposed homes are part of Haringey Council's ambitious programme to build 3,000 new council homes for local residents by 2031.

We want to thank all those residents who gave us their views during our consultation and engagement programme about our proposals last year. Following this process, the Council will be:

- Submitting a planning application to the independent planning authority in the next few months. Residents will be notified by the planning team when this consultation begins and will be able to give their views about these proposals. Full details will be posted on [www.planningservices.haringey.gov.uk](http://www.planningservices.haringey.gov.uk).
- Hosting a drop-in event for residents to learn more about the final plans before they are submitted and ask any questions to the project team working on these proposals. The event will take place on:

**Date: Saturday 8<sup>th</sup> October, from 11am to 2pm.**

**Location: Our team will be using a gazebo in the area between Wat Tyler House and Campsfield House, on Campsbourne Road.**

Our current proposals include:

- Building 15 new council homes on the car parking area accessed from Boyton Road, this will result in the permanent removal of the existing 24 car parking spaces and the hardstanding concrete area on the site.
- As part of these plans and following feedback from residents, we will be making improvements to the alleyways around the estate, including installation of CCTV to enhance surveillance of the site to tackle anti-social behaviour.
- Residents were clear that they wanted to see improved landscaping and green spaces as part of these proposals. As a result, the existing communal gardens

behind Wat Tyler House will be enhanced with new tree planting and green space improvements, while further improved landscaping will be included around the new council homes. (See below for how to get involved in co-designing these improvements.)

- The Council will also be investing in upgrading the play areas across the estate: thank you to the residents who raised this issue with us. (See below for how to get involved in co-designing these upgrades.)
- New cycle storage for existing residents will be provided as part of these proposals.
- The new homes will be environmentally sustainable and as low carbon as possible with high levels of insulation, efficient heating systems and solar panels to keep running costs low and built using responsibly sourced materials.

Please note, no existing properties will be demolished as part of these proposals: the 15 new homes will be built on the 24 parking spaces and hardstanding shown within the location plan in the images included with this letter.

### Get involved

We are keen to ensure our proposals meet the needs of [local residents](#): we are particularly keen to work with the local community to co-design the suggested improvements to the landscaping, green spaces, and play areas, should this proposal receive planning permission. If you have ideas or would like to get involved in the co-design group, please drop by on 8<sup>th</sup> October to our drop in or contact me on: [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk).

### Further Information

You can find further details about these proposals at: [www.BoytonRoad.commonplace.is](http://www.BoytonRoad.commonplace.is)

More information about Haringey Council's plans to build 3,000 new council homes by 2031 can be found at: [www.haringey.gov.uk/housing/council-homes/haringey-homes](http://www.haringey.gov.uk/housing/council-homes/haringey-homes).

If you have any questions or need to access this information in a different format, please do contact me.

Yours faithfully,

Barry Macleod-Cullinane

Engagement Officer  
020 8489 2228 | [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk)

Housing Engagement Delivery Officer  
6<sup>th</sup> Floor River Park House  
225 High Road  
London N22 8HQ

Site location plan



The proposed new homes set beside existing buildings (looking at Wat Tyler House from across Boyton Road). Please note, no existing homes will be demolished or affected as part of these proposals.



## Appendix 4

### Drop-in engagement event presentation boards

**Boyton Road**  
*Our proposals for new council homes*

**Haringey**  
 LONDON



View of the proposed building looking south along Boyton Road

### 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. Haringey has 11,000 households on our housing waiting list, with many families in overcrowded conditions. For many of those in greatest need, a council home offers the only real chance of putting down roots here.

The 15 new council homes proposed for Boyton Road are part of Haringey Council's ambitious plans to build 5,000 new council homes by 2031 on sites across the borough.

Residents have already been consulted on the council's initial proposals for new homes at Boyton Road, and the feedback received from residents has helped shape our plans. We expect to submit a planning application in the autumn.

**Summary of Proposals**  
 15 new homes: Six one-bedroom homes  
 Eight two-bedroom homes  
 One three-bedroom home  
 The scheme provides:  
 Private gardens, balconies and terraces,  
 shared cycle and refuse/recycling stores  
 and landscape/public realm improvements  
 including children's play facilities

A planning application will soon be submitted.


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**Boyton Road**  
*We welcome your ideas*

**Haringey**  
 LONDON

### Improving the landscaping and public spaces

As part of the new development, we are proposing to make improvements to landscaping, public spaces and play areas within the Campsbourne Estate to enhance the quality and appearance of the local environment – and we want your help in deciding on these improvements!



Indicative landscape plan

**What the new development will include:**

- ➊ Permeable paving or Sustainable Drainage System (SUDS) will divert surface rainwater, helping irrigate planted areas and trees and reducing flooding risks.
- ➋ New alley strategy and moped deterrence, with CCTV to enhance surveillance to the perimeter of the site.
- ➌ Green roofs on new buildings.
- ➍ New cycle storage for the new residents, with possible location indicated.
- ➎ Enhanced biodiversity to new, secure boundaries for the proposed private gardens.

**Possible improvements:**

- ➏ Enhancement to the existing play area.
- ➐ Enhancement to the existing frontage area to Wet Tyler house on Boyton Road, with a communal garden sheltered by hedge planting and new trees.
- ➑ Bio-diversity enhancing features, such as wildflower planting and bird and bat nesting boxes.
- ➒ Enhancement to the existing communal gardens and play space.

How would you like to see the estate improved? Share your ideas...

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**Boyton Road**  
*We welcome your ideas*

**Haringey**  
 LONDON

### Get involved

We are keen to work with residents on making improvements to the public spaces, landscaping, and play areas around Wet Tyler House as part of our proposed development of 15 new council homes at Boyton Road.

We want residents' help to improve the communal areas for the whole community to enjoy more.

Our aim is to create shared areas that are attractive, safe and which benefit the local wildlife.

We have some initial ideas, but no decision has been made. We want your thoughts and suggestions for how we can improve your public spaces.

We are looking for residents to get involved in shaping the estate. If you are interested in getting involved – or just want to share your thoughts on how to improve the estate – please let us know by returning your questionnaire (in the freepost envelope) or by emailing: [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk) or by visiting our project website:

<https://BoytonRoad.commonplace.is>



Indicative landscape plan




Possible ideas for planting and biodiversity      New trees

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