

Jansons Road

Community engagement

Haringey
LONDON



View of the existing site from Philip Lane

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
KC+A architects
Walker Construction Consultants

- Site owner
- Architects
- Employer's agent

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View of the proposal from Jansons Road

The Proposals

We propose to redevelop the site to provide a scheme of five apartments within a single building to be let at council rents.

The Maysie Memorial Garden does not form part of the site and will remain untouched.

These indicative proposals show a brick-built building of two and three-storeys in height to reflect the appearance and scale of surrounding property.

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



Street view looking south along Napier Road

Summary of Proposals

**Five new homes: Two, one-bedroom flats
One, two-bedroom flats
Two, three-bedroom flats**

**The scheme provides:
Private gardens, balconies and terraces,
shared cycle and refuse/recycling stores**

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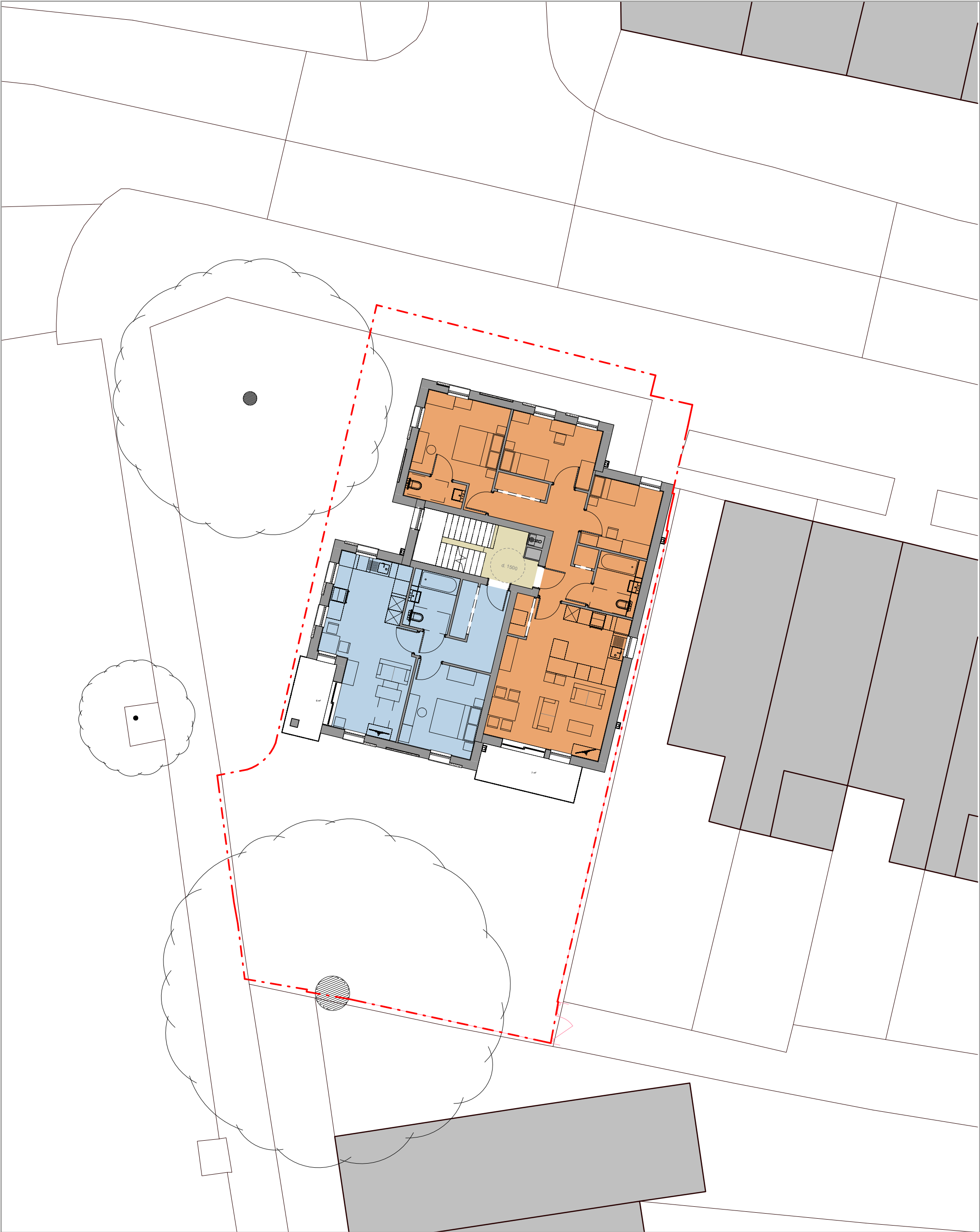
Proposed Ground Floor Plan



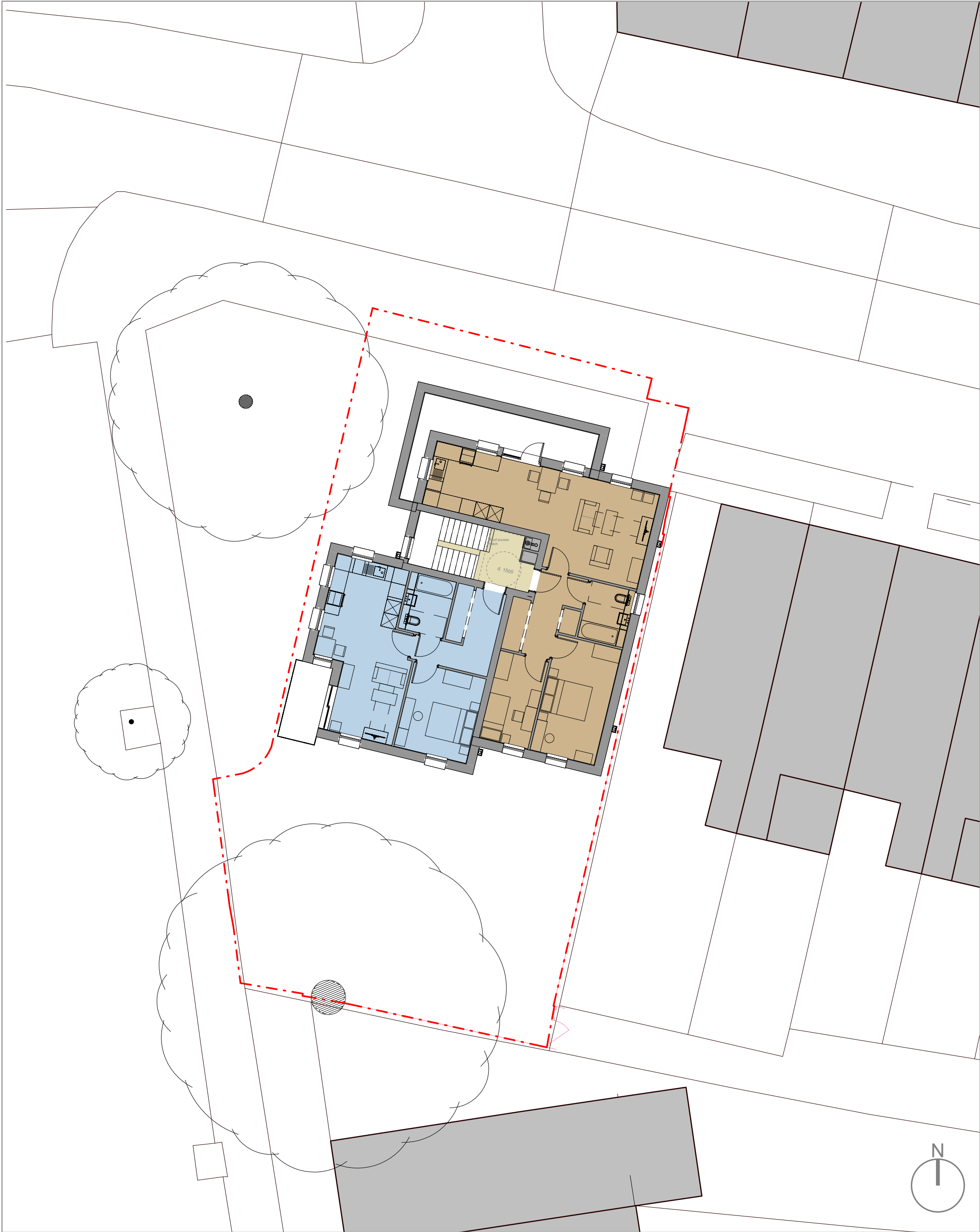
Proposed Site/Roof Plan

Proposed Layout

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Circulation space
- Cycle/Bin stores



Proposed First Floor Plan



Proposed Second Floor Plan

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View of the proposal from Philip Lane



Promotion of active and healthy living



Living roof and solar pv panels



Sustainable drainage surfaces



Planting and biodiversity

Sustainability approach - precedent images

Parking

The proposal involves the removal of the existing car park. The new homes will not have private parking given the size of the site and the availability of public transport locally.

The scheme does include an on-street parking space for the wheelchair accessible apartment. A parking survey is being undertaken to ensure the impact on parking in the local area is fully considered.

Sustainability

Haringey is committed to ensuring that the new homes will be environmentally sustainable with a target of achieving zero-carbon, where possible.

The building will have high levels of insulation and will incorporate renewable energy sources, which will keep running costs low. It will be constructed of responsibly sourced and environmentally friendly materials.



Proposed North Elevation (Philip Lane)



Proposed West Elevation (Jansons Road)

Appearance

The site is not located within a conservation area, however it borders the Clyde Circus Conservation Area on three sides.

A character study of the conservation area has been carried out to ensure the proposed development compliments its surroundings.

Indicative Brickwork type 1



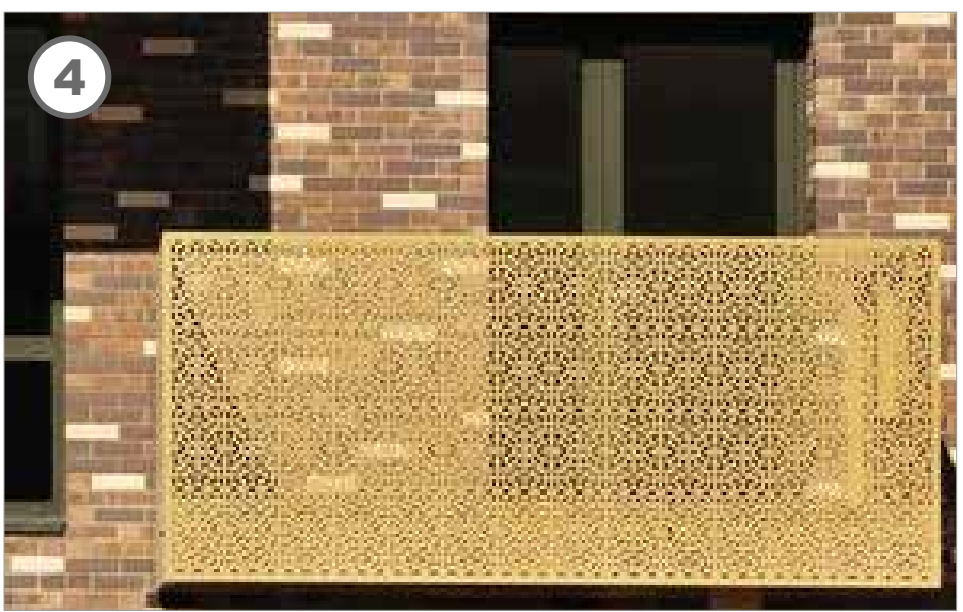
Indicative Brickwork type 2



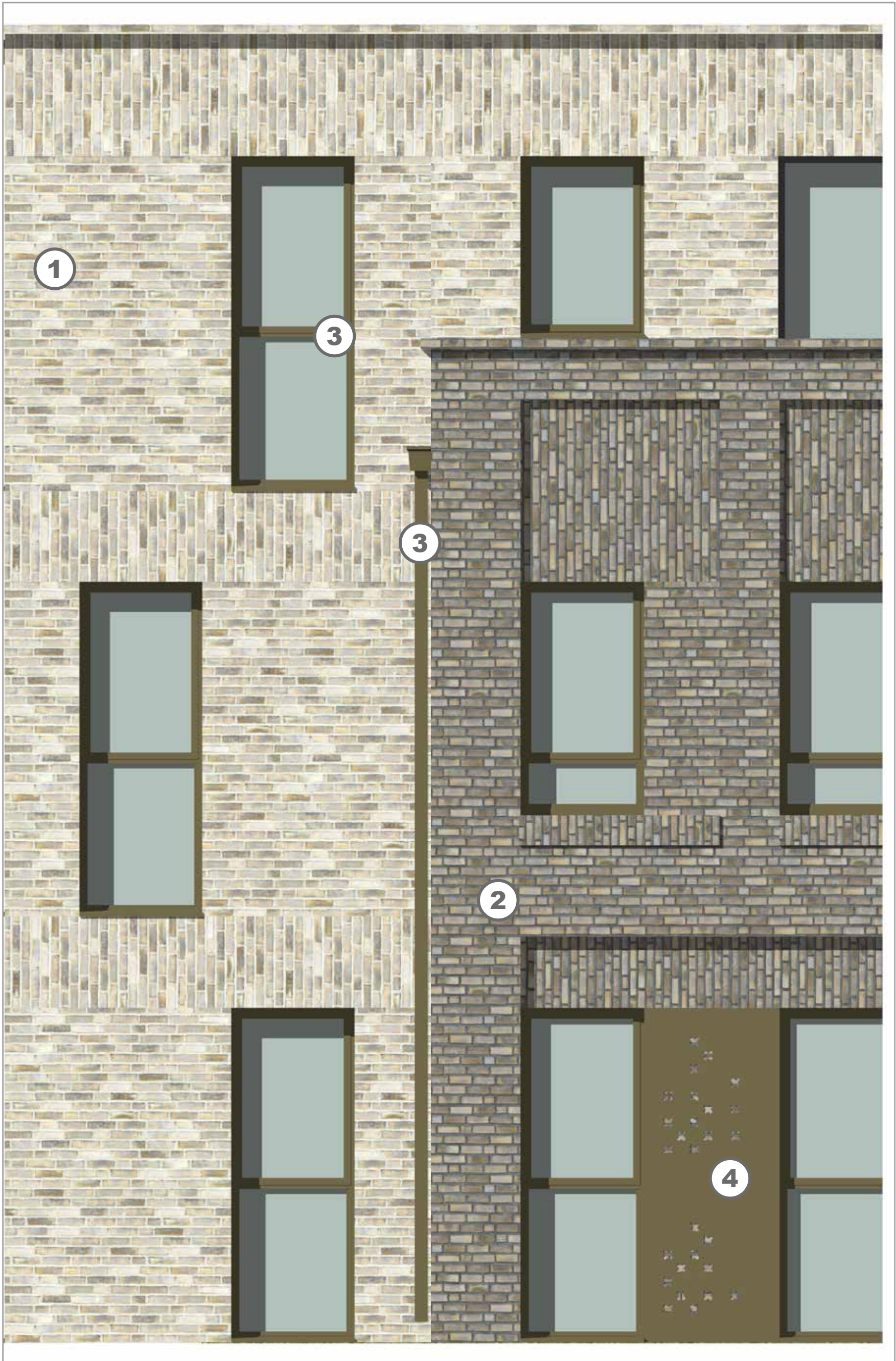
Indicative Metal Cladding/Aluminium frame



Indicative perforated balcony railing



Example of proposed material palette



Illustrative detail of the proposed facade.

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View of the proposal from Philip Lane

Next steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey towards the end of the year.

The approximate project timeline is shown opposite.

Share your views

You can also find this information and provide your feedback at haringey.gov.uk/haringeyhomes.

If you require further information on this project or support to share your feedback, please contact our team using the details below:

020 8489 1443 | engagement@haringey.gov.uk

Public Consultation
November 2020

Refine Proposals
December 2020

Finalise Design
December 2020

Planning Application
December 2020

Planning Decision
February 2021

Start on Site Summer
2021

Deliver New Homes
by Spring 2022

KC+A