

Have Your Say

Dawlish Road - Community Engagement

“Delivering a new generation of Council Homes for local people”

Haringey
LONDON



Aerial View of the Site

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.

We are delivering a new generation of council homes at council rents. 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.



Project Team:

Haringey Council
Campbell & Co Architects
Pellings

- Site Owner
- Architect
- Employers Agent

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Aerial sketch view



Aerial sketch view

The Proposals

We are proposing to redevelop the existing vacant corner plot and garages at the junction of Scales Road and Dawlish Road to provide two new, high quality homes.

The proposed houses will be two new family homes consisting of a two storey house and a three storey house on the corner plots. Each property will have front garden spaces for secure cycle, bin storage and a private rear garden.

The proposed homes are designed to respect the scale of neighbouring properties and complete the corners of the streetscape. They are positioned and designed to enhance the surroundings whilst providing much needed family housing in the area. The houses will have a contemporary appearance with brick and blackened cladding being the main materials used.

These homes will have high levels of insulation and utilise low energy technology for heating and hot water as part of the councils drive towards creating more environmentally friendly homes.



Street view sketch looking east along Scales Road

Summary of Proposals:

One, three bedroom home and one, two bedroom home across the two sites. The proposed homes include private front and rear gardens, a first floor terrace for the two bedroom home and space for cycle and bin storage.

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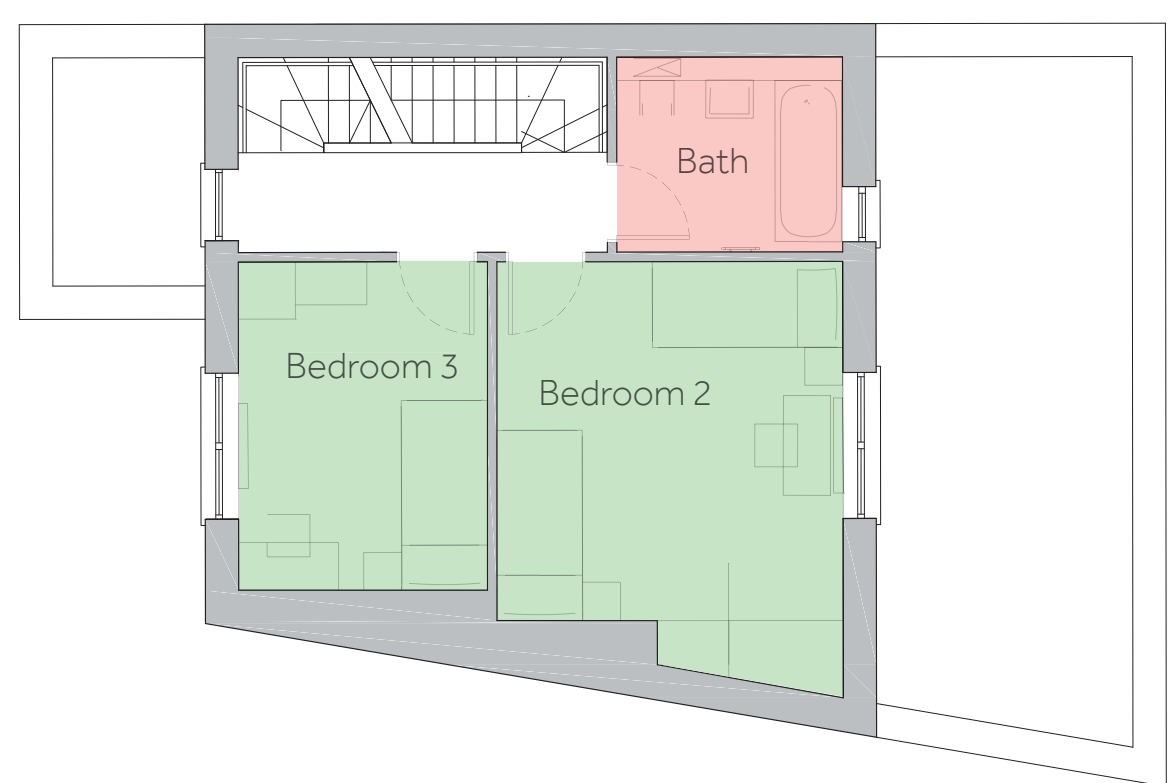
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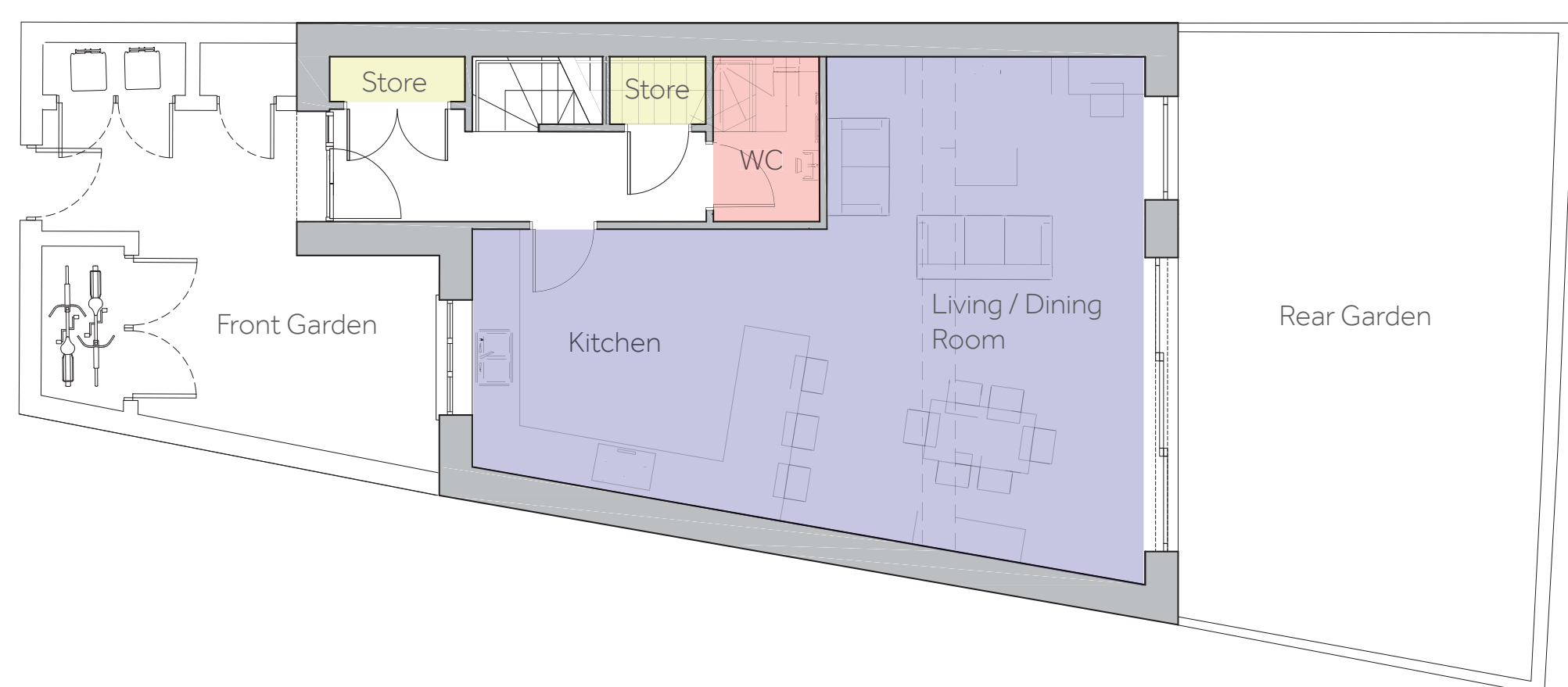
Proposed Plans



Site 1 Second Floor Plan



Site 1 First Floor Plan

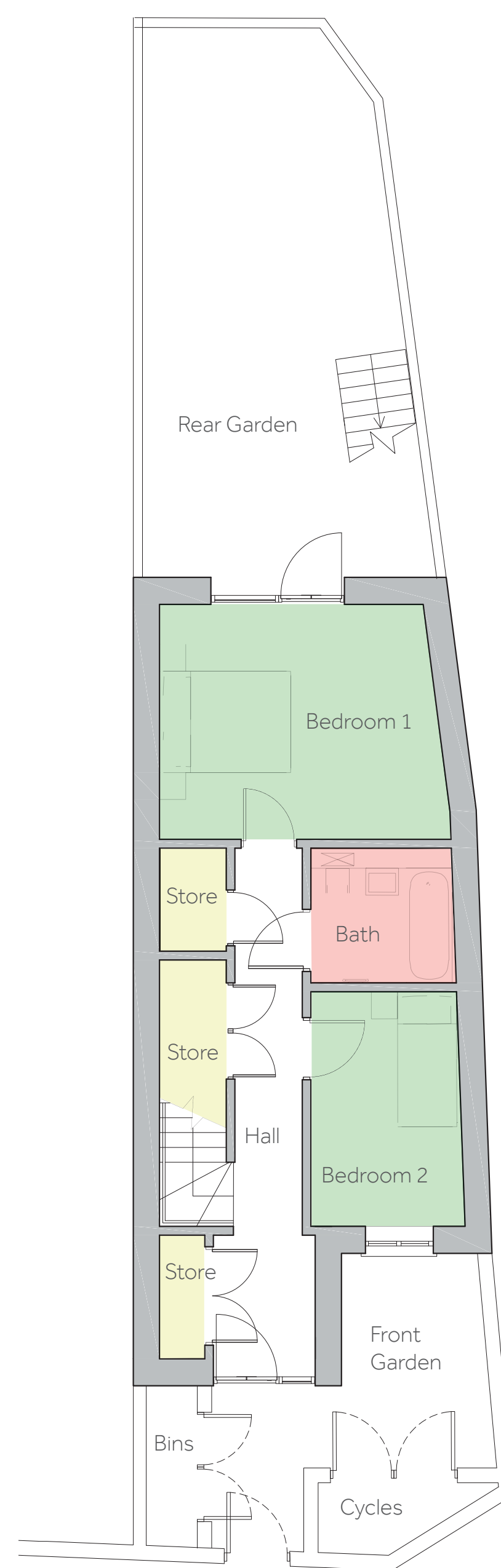


Site 1 Ground Floor Plan

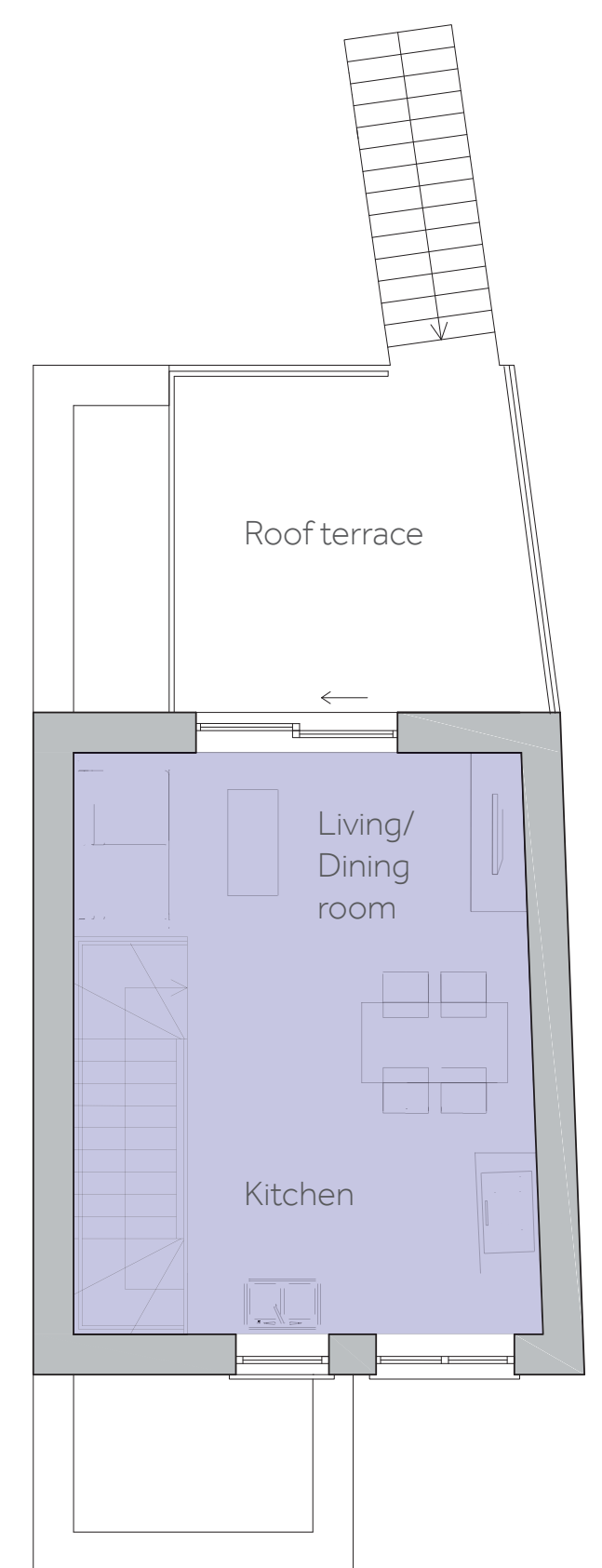
Site 1

A three-bedroom, five-person house with a private garden to the rear. The hallway leads to an open plan kitchen, living and dining room which leads out to the garden. Bedrooms and bathrooms are on the first floor and a dormered loft forms the master bedroom at second floor level.

- Storage
- Bedrooms
- Living Spaces
- Bathroom / WC



Site 2 Ground Floor Plan



Site 2 First Floor Plan

Site 2

A two bedroom, 3 person house with bedrooms, storage and a bathroom on the ground floor and a spacious open-plan living, kitchen and dining room on the first floor. This leads to a roof terrace and steps down to the rear garden.

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Materials



Brick facade for both houses



Dark coloured cladding to the upper levels of both houses

Feedback and 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.

The approximate project timeline is shown opposite.

Share your views

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

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:

020 8480 1443 | engagement@haringey.gov.uk

Please ensure we receive your feedback by XXX February 2022.

Indicative Timeline

Community Engagement
February 2022



Refine Proposals, Finalise Design
and Submit Planning Application



Planning Decision
Autumn 2022



Start on Site
Winter 2022



New Homes
Summer 2023