

HOUSING ACT 1985 SECTION 105 CONSULTATION

Consultation on proposed changes to the
provision of amenities for secure tenants of
Sir Frederick Messer

Monday 4 July 2022 - Friday 19 August 2022

Haringey
LONDON



Proposals for new homes at the Sir Frederick Messer estate

Dear Resident,

Haringey Council has an ambitious home building programme aimed at delivering new council homes for local residents: we believe this is important as like many other councils, we do have many families looking for a new home in our community with more than 11,000 residents on our council home waiting list.

As part of this programme, Haringey Council is considering building new homes near the Sir Frederick Messer estate on the corner of Seven Sisters Road and St Ann's Road. We are currently considering:

- **Building up to 95 homes, including much needed affordable, council homes.**
- **Improvements that the whole community can enjoy such as new green landscaping and tree planting, enhanced play space areas for children and improved pedestrian walkways.**
- **Reconfiguring and improving the parking on Bushey Road by introducing new marked parking bays for local residents that will be managed by public highways. This is currently an unmarked area and it is proposed for it to remain part of the local Controlled Parking Zone.**
- **No existing homes will be redeveloped or demolished as part of these proposals.**

Haringey Council believes that it is important that new homes are delivered in partnership with residents. As a first step, we are carrying out a Section 105 (of the Housing Act 1985) consultation as the council has a legal obligation to consult its secure tenants where its proposals may have an impact on their recognised amenities. We will also be asking leaseholders for their views. The amenities that would be affected by the building of the new homes are highlighted on Page 3. These are the proposed changes that we want your views on during this consultation:

- **Removal of open space and the footpaths near the corner of Seven Sisters Road and St Ann's Road.**

See the diagrams on pages 4 and 5 for the location of where these proposed changes will be made: the area in question is located within the red line. Please note that it is our intention to replace lost trees in this area either on the site or elsewhere on the estate and we will be creating new footpaths as part of these proposals.

- **Reconfiguration of land and the footpaths outside Henrietta House on St Ann's Road.**

This area currently contains a pedestrian route and an area used by refuse vehicles, as well as accommodating the refuse stores for Henrietta House. Our intention is to provide two new blue badge parking spaces for the new development and re-provide the bin stores for Henrietta House.

Our proposals are at a very early stage and no final decisions have been made. Please turn to the back page for details of how to respond by post or online to this consultation.

This is only the first stage of our conversations with residents about these proposals. Haringey Council will consider all feedback from residents during this consultation before a final decision is made. If the council decides to proceed with these proposals, we will carry out further engagement later in the year and work with residents to help shape the future of our proposed housing and wider improvements.

Yours sincerely,
Anna Blandford
Head of Development, Haringey Council



Area of the proposed new homes near the Sir Frederick Messer Estate

Proposed changes to local amenities on the Sir Frederick Messer estate

Existing site plan



- KEY**
- Existing buildings
 - Existing footpaths
 - Existing road and parking
 - Existing private amenity
 - Existing lawn and planting
 - Existing trees
 - Vehicle site access
 - Pedestrian site access
 - Area being considered for new homes where local amenities will be affected

Proposed site plan (indicative)

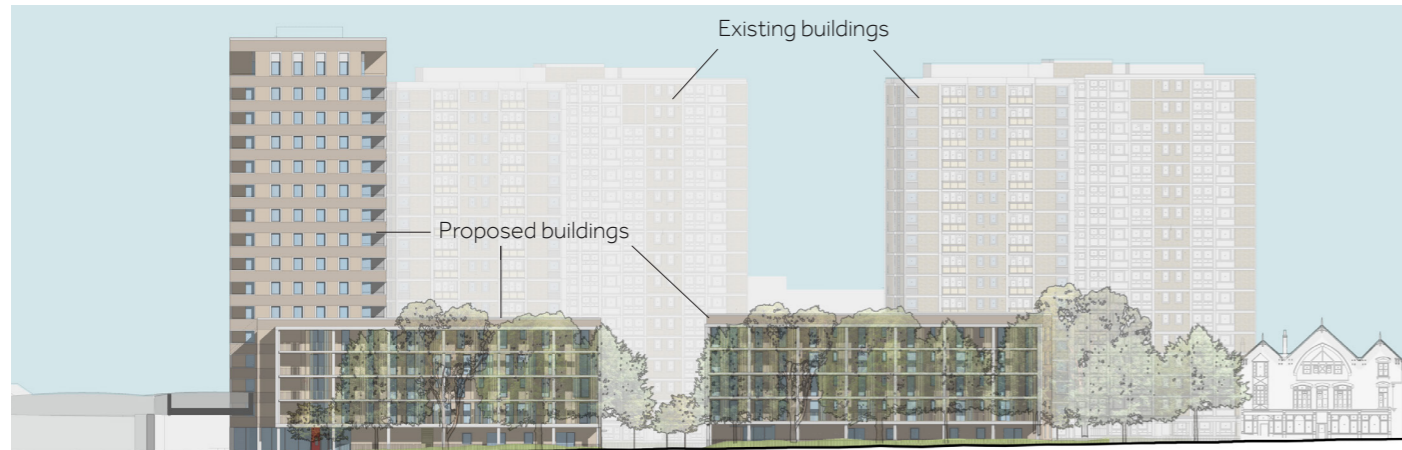


- KEY**
- Existing buildings
 - Existing footpaths
 - Existing road and parking
 - Existing private amenity
 - Existing lawn and planting
 - Existing trees
 - Proposed trees
 - Vehicle site access
 - Pedestrian site access
 - Area being considered for new homes where local amenities will be affected
 - Proposed planting and play areas
 - Reconfigured parking at Bushey Road
 - Reconfigured parking at St Ann's Road
 - Proposed buildings
 - Proposed footpaths and communal amenity spaces

Aerial view of proposed development



Seven Sister's Road Elevation



St Ann's Road Elevation



Working with the community

The feedback from the Section 105 consultation will be important in helping us to consider the impact of the changes to the amenities in the area and whether changes are needed to our plans. If we decide to proceed with the proposals, we will be coming back to the community later in the year to discuss:

- **The design and number of homes we are proposing for the site.**
- **The proposed improvements to the estate, including improved green landscaping and tree planting, new and enhanced play space areas for children and new pedestrian walkways.**

No planning application will be submitted for any new homes until we have had further discussion with local residents. If you are interested in becoming more involved in the project in the future, should we proceed with these plans, please let us know your email address at engagement@haringey.gov.uk.

Delivering a new generation of council homes for our community

For many of those in greatest need, a council home offers their only real chance of putting down roots in Haringey. To meet the needs of our residents, we have launched an ambitious council home building programme delivering new housing built to the highest possible standards. Our homes are built sustainably to help tackle the climate change emergency and seek where possible, to deliver improved green spaces that benefit the whole community. Most importantly, they help change lives. As one resident said having moved into one of our recently completed developments at Tottenham Hale:

"I've three children and we outgrew our previous home. This new apartment, given to me by Haringey Council, has enabled me to give my eldest child his own room. It was such a special moment for us all – especially him as he was so happy. Seeing this filled my heart with so much joy."



Improvements that all residents can enjoy

We are considering a number of improvements to the open spaces and play areas across the Sir Frederick Messer estate as part of our housing plans for the area. No decisions have been made and we want to discuss these ideas with you in the future.

We are keen to co-design the future of the open space and play areas that will form a key part of this proposed development with existing and new residents to create a welcome communal atmosphere for the whole community. Our aim is to create a shared area that is attractive, benefits local wildlife and one where children can play in a safe environment.

To ensure this space reflects the needs of the local community, we are looking for residents to become involved in a new co-design group. If you are interested in this aspect of the proposals, please let us know through your questionnaire which can be returned via our freepost envelope or by emailing engagement@haringey.gov.uk.



We will be seeking your views on the proposed play areas



- Proposed play areas within the development
- Potential new play areas creating a play trail across the estate
- Existing play areas

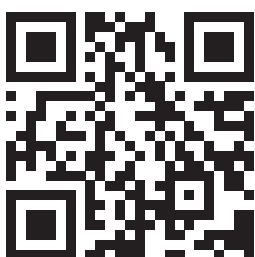
Have your say... We want your views!

You are invited to attend our in-person consultation event to discuss the Section 105 consultation:

Saturday 23 July 2022, from 11am-2pm
**Onsite: on the open space near the corner of Seven Sisters Road and
St Anns's Road (in front of Henrietta House, N15 6NP)**

We are also holding two online consultation events using Microsoft Teams, where the architects and project team will outline the proposals and take questions

Online consultation event 1
Tuesday 19 July 2022 from 6pm



Microsoft Teams link
bit.ly/3lhxr9L

Online consultation event 2
Tuesday 26 July 2022 from 1pm



Microsoft Teams link
bit.ly/3OIVxPj

Find out more information on how to join at: haringey.gov.uk/housing-consultations

Give us your views

The consultation period runs from Monday 4 July to Friday 19 August 2022.

You can give us your views by

Completing the enclosed questionnaire and returning it in the Freepost envelope enclosed.

You can respond online at: haringey.gov.uk/housing-consultations

If you would like to access these materials/ respond in another format, please complete the translation panel that is included in this pack and return it to us using the Freepost envelope.

Get in touch

If you have any questions about these proposals, please contact our
Engagement Officer, Lana Hashem on:

T: 020 8489 4508 (Monday-Friday, 10am-4pm) E: engagement@haringey.gov.uk

Find out more about Haringey's home building programme at:
haringey.gov.uk/housing/council-homes/haringey-homes