

# Ramsey Court

## Community engagement

**Haringey**  
LONDON



View of the site from Park Road



View of the site from Barrington 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.

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.



### The Project Team:

**London Borough of Haringey** - Site owner

**KC+A architects** - Architects

**Walker Construction Consultants** - Employer's agent

**KC+A**



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## The Proposals

We propose to redevelop land to the south east of Ramsey Court facing onto Park Road and the existing garages and parking area to the north, to provide six apartments and three terraced homes. Seven of the proposed homes will be let at council rents and two homes will be for market sale.

The proposed scheme comprises a three-storey, brick-built, flat-roofed building which faces Park Road and a small terrace of two-storey, brick built homes facing Barrington Road. Both the apartments and terraced homes have been designed to reflect the scale and appearance of neighbouring properties.

The proposals include one wheelchair adapted apartment on the ground floor of the proposed Park Road building with a dedicated on-street wheelchair parking space. Each new home will have either a private outdoor garden or a terrace. Landscape improvements are proposed to the external communal spaces at Ramsey Court including new secure cycle and refuse / recycling storage for existing residents.



Aerial view of the proposal looking north

## Summary of Proposals

**9 new homes:** Two one-bedroom flats  
Three two-bedroom flats  
One three-bedroom flat  
One two-bedroom house  
Two three-bedroom houses

**The scheme provides:**  
Private gardens, balconies, shared gardens, enhanced landscaping, shared secure cycle and refuse/recycling stores for the benefit of both the new and existing residents



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Aerial view of the proposed buildings looking south

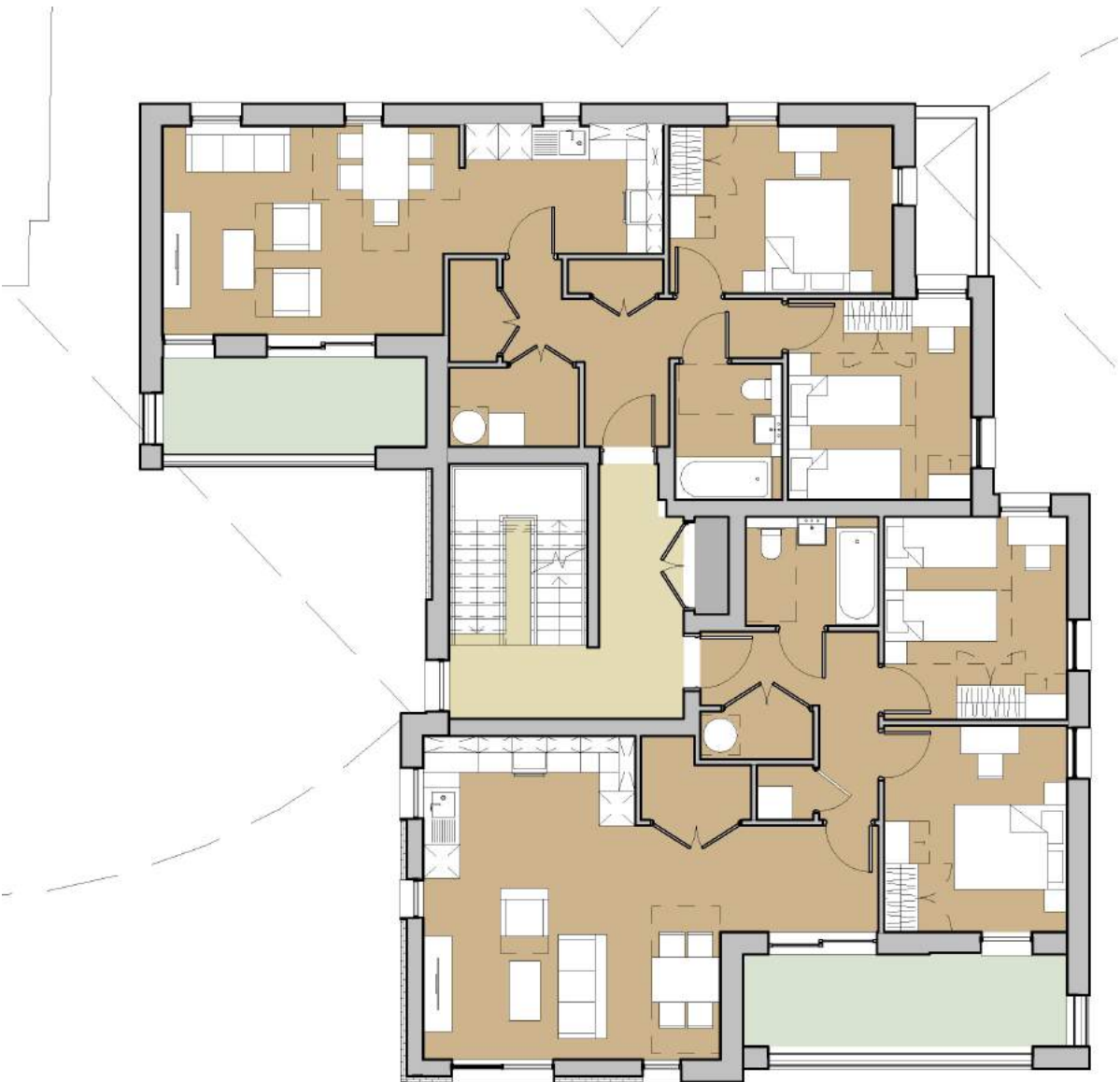
## Proposed Floor Plans

Park Road building

One-bedroom Home   Two-bedroom Home   Three-bedroom Home   Lobby Area   Cycle/Bin stores



Proposed ground floor plan

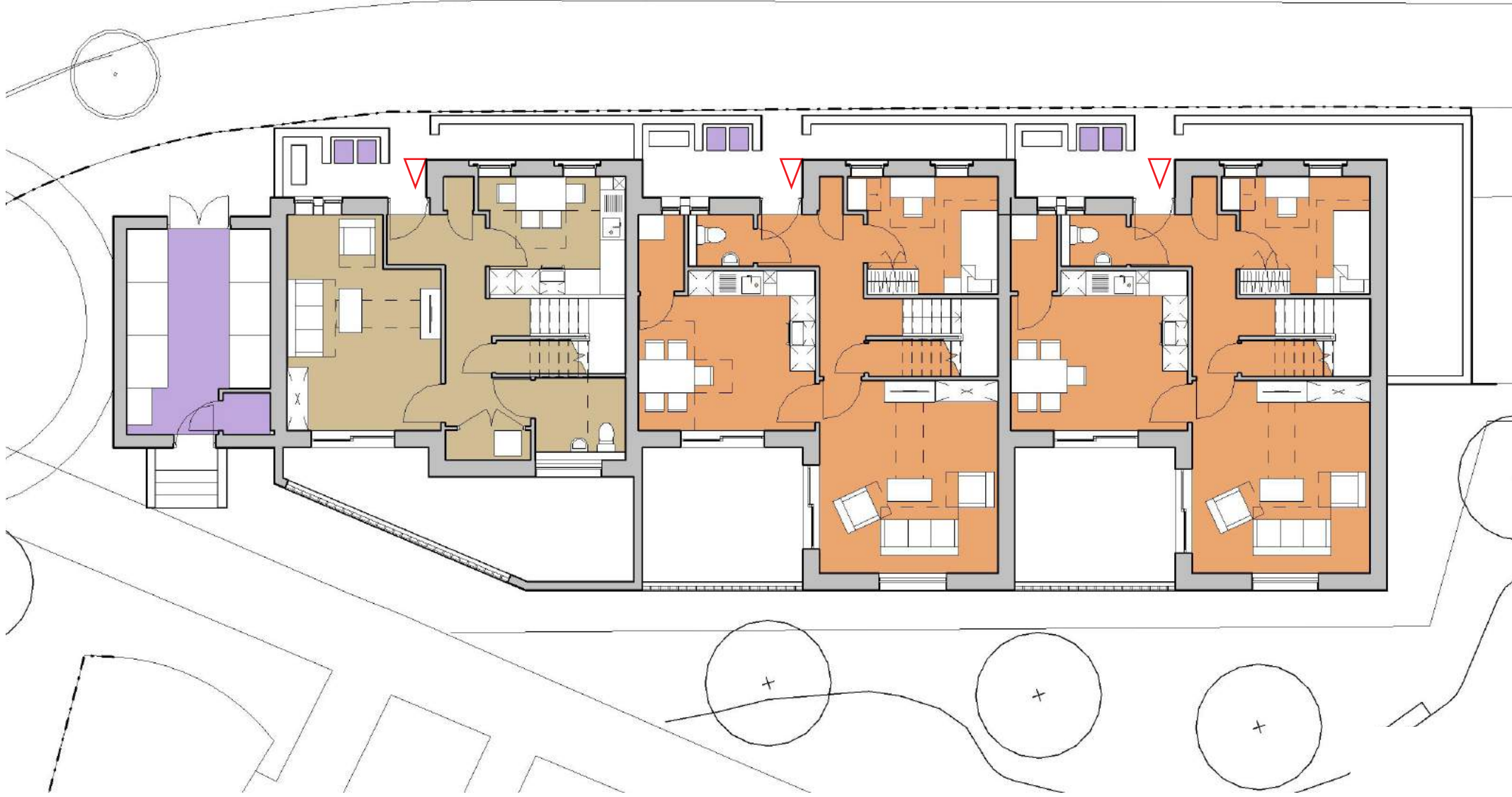


Proposed first floor plan



Proposed second floor plan

## Barrington Road terraced houses



Proposed ground floor plan



Proposed first floor plan





**Key**

- 1 New tree and shrub planting for seasonal colour and biodiversity, including benches, a mown grass area, and evergreen boundary planting
- 2 Twenty new trees are proposed as part of the new tree strategy: fifteen small to medium, and five large scale trees
- 3 Nine existing trees are proposed to be removed
- 4 New secure cycle stores are also proposed, close to the main entrances
- 5 New seasonal planting is proposed. The existing rose beds along the path edges and the grass areas are to be retained
- 6 A new hedge is proposed along the front boundary of Park Road

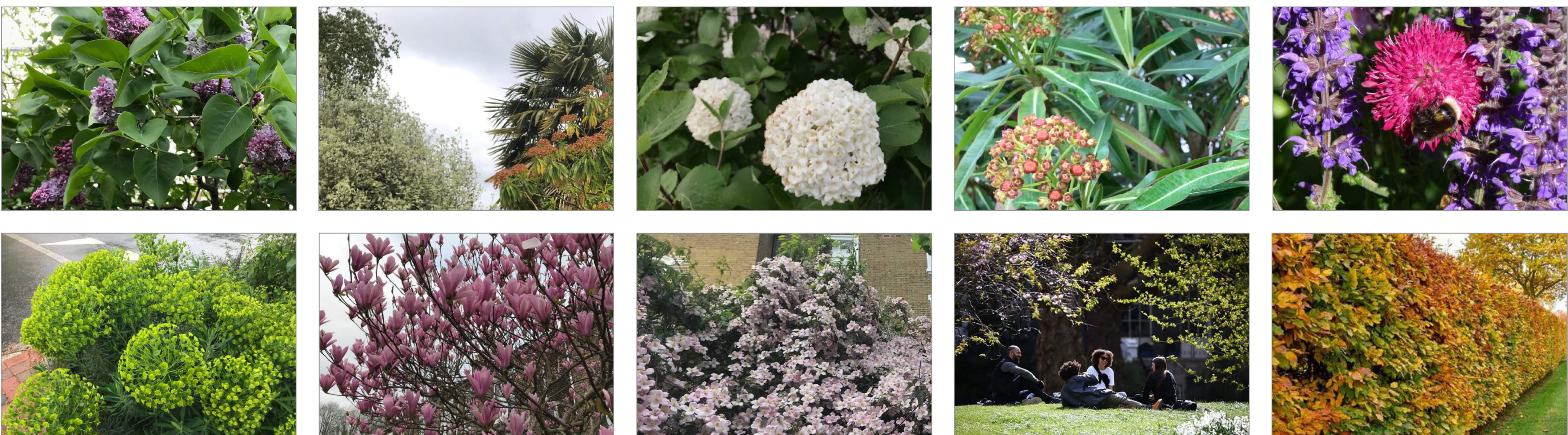
  

- Existing trees to be retained
- Proposed new trees
- Proposed trees to be removed

Indicative Landscape Plan

## Landscape and Tree Strategy

As part of the new development, we are seeking to improve the external communal areas and amenities at Ramsey Court with enhanced landscape, new trees, cycle and refuse/recycling storage facilities. We are keen to improve the environmental quality, amenity and appearance of Ramsey Court for the benefit of existing and future residents.

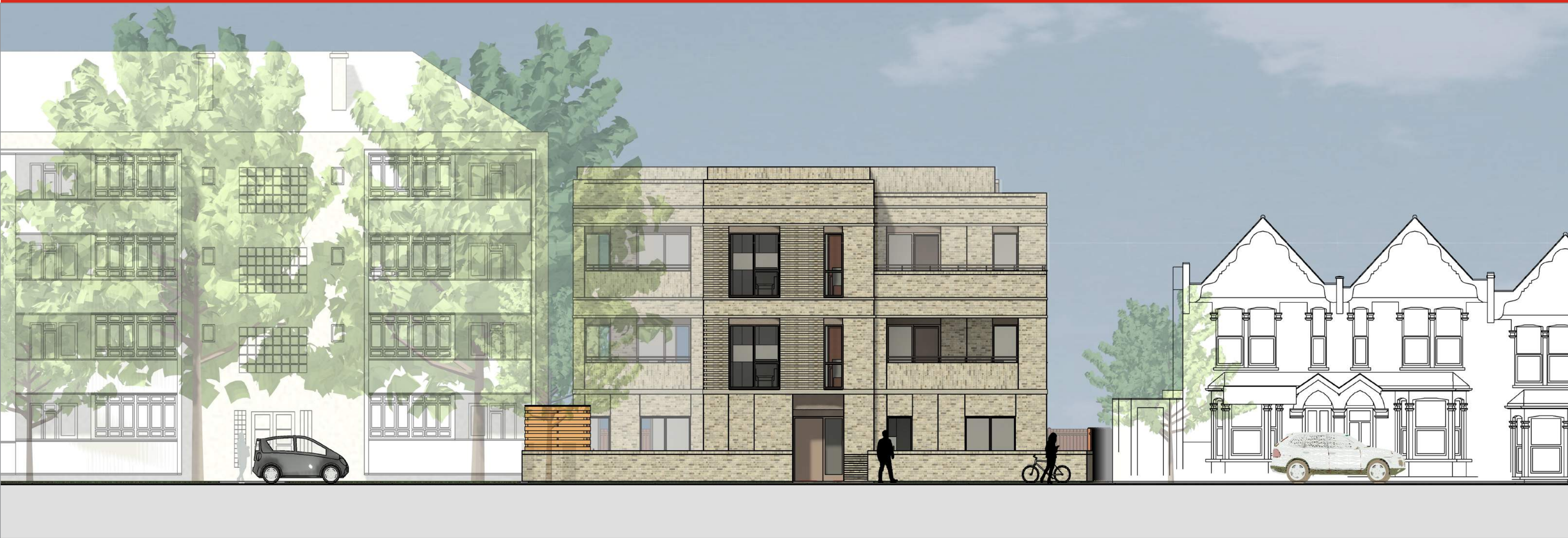


Indicative examples of the landscape proposals



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Indicative view from Park Road

## Park Road Appearance

The proposed building is designed to protect an existing mature tree and respect the scale and appearance of Ramsey Court and neighbouring homes on Park Road and Harefield Road.

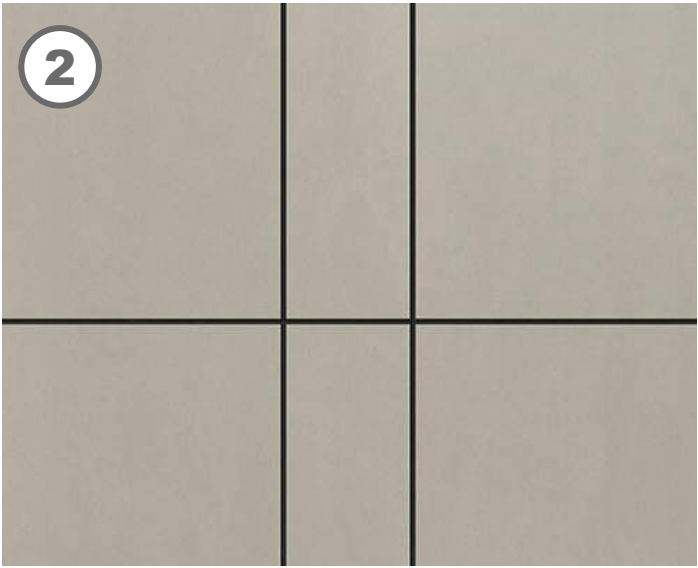
The height and position of the proposed building have been carefully considered to safeguard the residential amenity of adjoining residents and prevent any undue loss of light or privacy in particular.

High-quality materials including brick detailing, panelling and windows complement the character of the surrounding buildings and contribute to achieving a zero carbon building.

Indicative brickwork type



Cement cladding Panel



Windows and doors



Sedum flat roof



Indicative brick detailing



Examples of proposed materials



Illustrative detail of the proposed front facade





Indicative view from Barrington Road

## Barrington Road Appearance

The proposed homes have been designed to safeguard the amenity of residents of Ramsey Court and respect the scale and appearance of existing houses on Barrington Road.

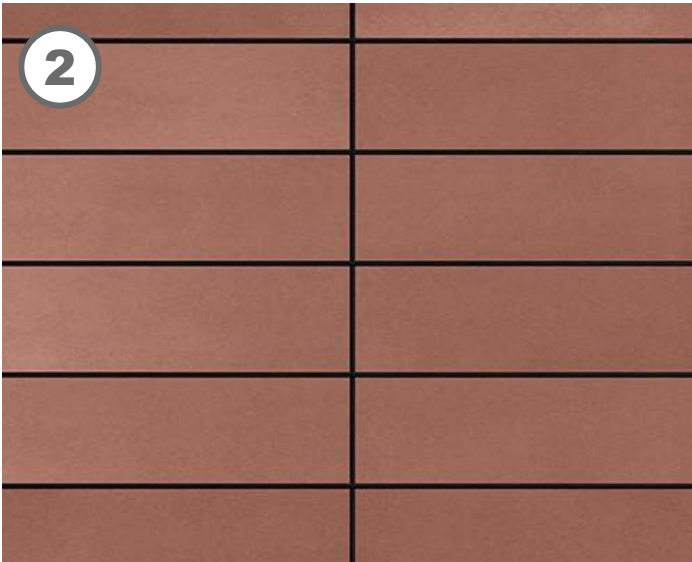
The height and position of the new homes have been carefully considered to prevent overshadowing and overlooking of neighbouring property and not impose on existing external communal amenity space.

High-quality materials and design detailing reflect the appearance of the existing homes and glazing proportions help to achieve a zero carbon approach.

Indicative brickwork type



Cement cladding



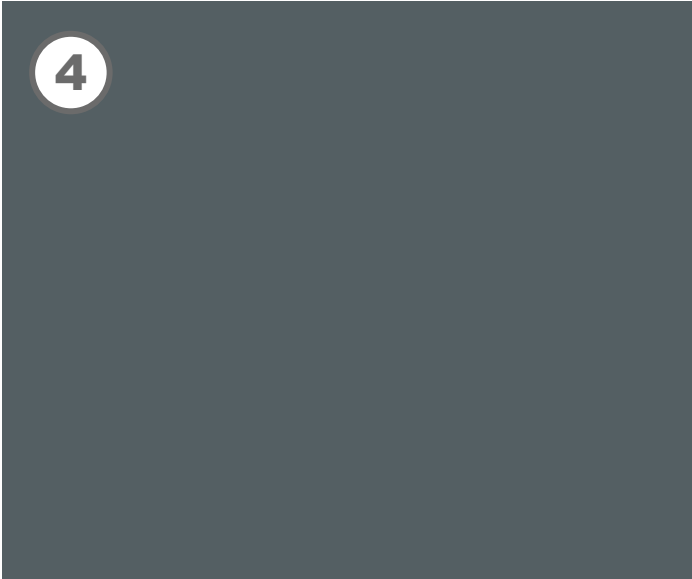
Indicative brickwork details



Natural slate roof



Windows and doors



Examples of proposed materials



Illustrative detail of the proposed elevation



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View of the proposed houses on Barrington Road



Promotion of active and healthy living



Green roof and solar PV panels



Sustainable drainage surfaces



Planting and biodiversity

## Sustainability

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

The proposed development will have high levels of insulation, incorporate energy efficient ventilation and heating and feature renewable energy devices including solar panels, which will keep running costs low and avoid overheating.

## Parking

The proposal involves the removal of the four existing car parking spaces and seven garages. The proposals provide two dedicated wheelchair parking spaces, one to replace the existing space and one to serve the proposed wheelchair adapted home. A parking survey is being undertaken to ensure the impact on parking in the local area is fully considered.

The proposed homes have secure cycle storage. New cycle storage facilities are also proposed for existing residents to encourage sustainable modes of travel.



Park Road dedicated wheelchair parking bays



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View of the proposed building on Park Road

## 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 in the autumn.

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](http://www.haringey.gov.uk/haringey-homes)

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](mailto:engagement@haringey.gov.uk)

Please ensure we receive your feedback by  
**Sunday 4 July 2021**

Community Engagement  
Spring 2021

Refine Proposals  
Spring / Summer 2021

Planning Application  
Summer 2021

Planning Decision  
Autumn 2021

Start on Site  
Spring 2022

Deliver New Homes  
by Summer 2023

**KC+A**