

PLANNING APPLICATION CONSULTATION RESPONSE

SITE/LOCATION:	Brunel Walk, Haringey, N15 5HQ
PLANNING REFERENCE AND PROPOSAL:	HGY/2022/2723 Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate
PLANNING OFFICER:	Valerie Okeiyi

HOUSING STRATEGY AND POLICY OFFICER:	Luke Howarth
DATE:	22.11.2022

The proposal is to provide 45 new council homes (flats and maisonettes) at social rents.

The site currently has 36 units across it which are used for temporary accommodation, under this plan these will be demolished and permanent housing provided, this will then be let through Haringey's Housing Register.

The proposal is for:

- 8 x 1B2P flats
- 16 x 2B4P flats
- 15 x 3B5P flats
- 6 x 3B5P maisonettes

The 45 units will provide 148 habitable rooms. This includes 4 wheelchair accessible and adaptable units, compliant with the m4 (3) standard.

From the perspective of the council's existing housing strategy, we are very supportive of the fact that the low-cost rental homes are for Social Rent and this proposal seeks to provide 100% genuinely affordable housing.

The council's target for the dwelling mix for affordable housing – as set out in Appendix C–Affordable and Specialist/Supported Housing Guidance - is 10% x1 bed, 45% x2 beds, 45% x3 beds (10% x4 beds). This application intends to provide: 17% x1 bed units, 35% x2 bed units and 46% 3 bed units. The council welcomes the proposed delivery of such a high proportion of family sized homes (3 beds+), these are much needed. It is important to note that this site represents a small part of the council's wider Housing Delivery Programme.