

Date: 16 August 2022

Our ref: Cranwood / New Homes

Dear Resident,

Construction of new council homes on the site of the former Cranwood House care home site

We are writing to inform you that Haringey Council is preparing to commence work on the construction of 41 new homes, including 32 homes at council rent, on a site currently occupied by the former, now vacant, Cranwood House care home building. This is part of our ambitious programme to deliver a new generation of council homes for local residents.

We would like to thank all those residents who have given us their views about our proposals, including during the recent planning application process. This feedback has helped us improve our plans for this site, ensuring that the much-needed affordable council homes are built in an environmentally friendly, sustainable, and attractive style whilst keeping with the character of the local area. The proposals include:

- 41 new homes, including 32 homes at council rent. The vacant Cranwood House care home building will be demolished to make way for the new housing and wider improvements to the area.
- No existing homes will be demolished as part of these proposals.
- The creation of a new welcoming courtyard, with over 830 square metres of fresh green landscaping and the planting of 46 new trees.
- Measures to increase and protect biodiversity in the area, including adding roosting nests for bats, the creation of bird boxes and bat-sensitive lighting across the development.
- The creation of a new subway to Parkland Walk and an improved stairway to Woodside Avenue from Muswell Hill. New trees and green planting will be included across this walkaway. A similar transformation will happen on Woodside Avenue, with green planting, trees, benches, and cycle stands
- Four Blue Badge accessible parking spaces will be provided, along with 79 secure cycle bays.
- All new homes will have high levels of insulation and incorporate other features such as energy efficient heating and roof fitted solar panels.
- Designing the buildings to respect the adjacent Muswell Hill Conservation Area by incorporating the local area's characteristics, such as bay windows, stepped entrances, pitched roofs, and brick detailing.

Planned construction work at the Cranwood House site

The Council believes that it is extremely important construction work connected to our home building programme is carried out with care and consideration for the local community, especially where health is concerned. All our contractors are required to register with the Considerate Contractor Scheme, requiring their adherence to a code of considerate practices. These measures

include requirements to mitigate the impact of construction on the surrounding area and to reduce any negative impacts that might occur. This includes safeguarding residents' health in the immediate vicinity of the proposed site.

We expect work to begin on the new homes in the next few months, with the housing completed by the end of 2024. Before demolition of the vacant Cranwood House building commences or construction work begins, our contractor will send you a letter introducing themselves, setting out their usual work times, and providing contact details for their site manager should issues arise.

Hoarding around the Cranwood House site

To prepare for the commencement of works at the site, the Council will begin in the next few weeks to erect fencing and timber framed hoarding around the Cranwood House site, including the former care home's parking area. This should begin from the week commencing the 22 August 2022.

Enclosing the site means vehicles will not be able to use the undesignated parking area close to the Cranwood House building which is accessed from Woodside Avenue, including for deliveries or collections; you will need to advise any taxis or other vehicles to use Muswell Hill Road or an alternative drop-off point. Pedestrian access will remain open via the footpath from Muswell Hill Road.

We are happy to speak to you directly about this initial work on the site: **if you would like a phone conversation or for a member of our team to visit your home, please do get in touch with us using the contact details below.**

Following the enclosure of the site, our team will begin clearing the interior of the vacant Cranwood House building. This should not result in excessive noise or disturbance to residents, and work will only be undertaken between 9am – 5pm, Monday to Friday, and Saturday, 8am – 1pm.

Further information:

We will be keeping you informed throughout the works at Cranwood with update letters, meetings and via a dedicated web page, which includes details of the proposals:

cranwood.commonplace.is

(Please use the URL or scan the QR Code to visit the page.)

Once our contractors are appointed, we will be arranging 'meet the contractor' events for you to hear about the planned works and progress updates. These meetings will also enable you to raise issues and ask questions.

If you have questions or need to access this information in a different format, please contact me at: engagement@haringey.gov.uk or 020 8489 2228.

Yours faithfully,

Barry Macleod-Cullinane

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Site Location

Please see the below site location for the new homes and wider improvements to the area, marked with the yellow line. No existing homes will be demolished as part of these proposals.

