

Date: 12 December 2022

Our ref: Cranwood / Winter Update

Dear Resident,

### **Winter update on the construction of new council homes at the Cranwood House site**

We are writing to update you on Haringey Council's construction of 41 new homes, including 32 council homes, on the site of the former Cranwood House care home at the junction of Woodside Avenue and Muswell Hill Road.

### **About the council home development at Cranwood House**

The new homes being built at Cranwood are part of our ambitious programme to deliver a new generation of council homes to help address the demand for affordable housing within the borough. There are around 11,000 households presently on our housing waiting list, with around 2,500 households in temporary accommodation, including many families in overcrowded conditions. The Council has committed to building 3,000 new council homes by 2031 on sites across the borough, such as Cranwood House; you can find out more about our house building programme at: [www.haringey.gov.uk/housing/council-homes/haringey-homes](http://www.haringey.gov.uk/housing/council-homes/haringey-homes).

The Cranwood scheme received planning permission in June 2022; thank you to everyone who shared their views. Residents' feedback helped improve our plans for the site, ensuring that these much-needed affordable council homes will be built in an environmentally friendly, sustainable, and attractive style whilst keeping with the character of the local area. The Cranwood scheme will deliver the following new housing and wider improvements to the area:

- 41 new homes, including 32 council homes at council rent.
- The creation of a new welcoming courtyard, with over 830 square metres of fresh green landscaping and the planting of 46 new trees.
- New trees and green planting along the Parkland Walk, improvements to the subway and the stairway to Woodside Avenue from Muswell Hill.
- Transforming Woodside Avenue, with green planting, trees, benches, and cycle stands.
- Measures to promote local biodiversity, including roosting nests for bats, bird boxes, and bat-sensitive lighting across the development.
- Four Blue Badge accessible parking spaces, 79 cycle spaces, and a service vehicle delivery bay.
- All the new homes will have high levels of insulation and incorporate other features such as energy efficient heating and roof fitted solar panels.

- Buildings designed 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.

### Work on the site during 2022

During the autumn, the former care home building was demolished. We would like to thank residents for their patience while this process was completed.

We are intending to commence further building work in the first half of 2023. No work will be carried out on the site during the upcoming festive period.



*The Cranwood scheme, looking along Woodside Avenue towards Muswell Hill Road*

Before any further construction work commences, we will be sending another update to residents in the local area. This update will include an invitation to 'meet the contractor' events at which we will introduce our contractor, provide details of the work timetable, share contact information, and give residents the opportunity to ask questions.

### Further information

We will keep you informed about the progress of the works with update letters, 'meet the contractor' meetings, and via a dedicated web page (type the link or use the QR Code to access): <https://cranwood.commonplace.is>.

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

Lastly, let me extend my best wishes for the Festive Season.

Yours faithfully,

Barry Macleod-Cullinane

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*QR Code for the Cranwood scheme project web page*

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**Please note:** The engagement team's office will be closed from 23/12/22 until 04/01/23; we will respond to any emails, post, or voice messages upon our return.

**Out of hours calls:** If you need to urgently contact Haringey Council outside business hours during the Festive break (from 5pm to 9am Monday to Friday, and all day at weekends and on bank holidays), please call: 020 8489 0000 or visit: <https://www.haringey.gov.uk/contact/out-hours-emergencies>.