

## Housing

Assistant Director – Robbie Erbmann



Date: 29 March 2023

Our ref: Cranwood / Spring Update

Dear Resident,

### Spring update on building new council homes at 100 Woodside Avenue

We are writing to update you on Haringey Council's project to build 41 new homes, including 32 council homes, at 100 Woodside Avenue on the site of the former Cranwood House care home at the junction of Woodside Avenue and Muswell Hill Road.

In the autumn of 2022, the vacant care home building was demolished. We would like to thank residents for their patience and understanding while this work was taking place.



*The scheme's new welcoming courtyard*

The Council has appointed a contractor, Formation Design and Build Ltd, to begin building the new homes. In the next few weeks, you may notice our contractors undertaking some site investigations in preparation for the building of the new homes. We expect the construction work to start in the summer of this year and to continue until autumn 2024.

### We will let you know before construction work starts

Before construction work begins, we will ensure you receive a introductory newsletter from the Council which will include:

- The working hours and days of the week when construction work will take place.
- Contact details for our onsite team who you will be able to contact should you have any queries or issues while the building work is happening.



*QR Code for the Cranwood scheme project web page*

- An invitation to a series of ‘Meet the Contractor’ events, where you will be able to speak to our team face to face about the project.

The Council will ensure that every effort is made to minimise disruption to local residents while the new homes are being built.

During the construction work, we will keep you updated by sending you regular newsletters, inviting you to face-to-face drop-ins with the contractors and project team, and operating a dedicated web page for the project: <https://cranwood.commonplace.is>.



*Looking from the junction of Woodside Avenue and Muswell Hill Road*

## **About the council home development at 100 Woodside Avenue**

The 32 new council homes being built at the former Cranwood House site are part of Haringey Council’s ambitious home building programme to deliver the first new council homes in a generation, with as many as possible built on existing council owned land. Our aim is to build 3,000 new homes in the next decade. Building new homes is an important for the Council priority as like many other local authorities, we do have an acute shortage of affordable homes in the borough, with almost 12,500 households on our council home waiting list. You can find out more about our home building programme at: [haringey.gov.uk/housing/council-homes/haringey-homes](https://haringey.gov.uk/housing/council-homes/haringey-homes)

As you will be hopefully aware, our proposals received planning permission last summer. We would like to thank you to everyone who shared their views as residents’ feedback helped improve our plans for the site. These much-needed new council homes will be built in an environmentally friendly, sustainable, and attractive style whilst keeping with the character of the local area.

Key details of the plans for the new homes at 100 Woodside Avenue and improvements for the wider area include:

- 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.
- Improved access to the subway: a new stairway to the subway from Woodside Avenue at the junction with Muswell Hill Road, and a new entry from the courtyard.
- 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.



*Aerial view of the new homes, located at the corner of Muswell Hill Road and Woodside Avenue*

### Further information

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.

Yours faithfully,

Barry Macleod-Cullinane

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