

Date: 20 July 2023

Our ref: 100 Woodside Avenue / Construction
Starting – Update

Dear Resident,

Construction work set to start at 100 Woodside Avenue (former Cranwood House) site

As you will hopefully be aware, Haringey Council is building 41 new homes, including 32 high-quality council homes, at 100 Woodside Avenue on the site of the former Cranwood House care home. These new homes are part of the council’s ambitious home building programme aimed at delivering a new generation of council homes for local residents.

We do want to thank all the residents who attended our “Meet the Contractor” events in early July where we discussed the planned building work at 100 Woodside Avenue. We are writing to let you know that our contractor, Formation Design and Build Ltd, expects to begin the main construction from week commencing Monday 07 August 2023.

Details of the upcoming construction works

Working times on the site

The hours for construction work on the site will be:

- Monday to Friday – 8am to 6pm
- Saturday – 8am to 1pm

Deliveries to the site will be restricted to these hours:

- Monday to Friday – 9.30am to 3pm
- Saturday – 8am to 1pm

The route for vehicles arriving at the site will be from the North Circular (A406), along the A1, the Great North Road and Woodside Avenue. Vehicles leaving the site will take will retrace their route to the North Circular.

A new, green welcoming courtyard will be created



During traffic movements into and out of the site, our contractor will have a designed traffic officer guiding the vehicles into the site, and where necessary temporarily closing the pavement crossover to marshal traffic, ensuring the safety of pedestrians and other road users. These closures will only be for a few minutes at most while vehicles move into the site. Deliveries will also be carefully scheduled to avoid lorries standing near the site entrance.

Details of the works

In terms of the specific works being carried out from the 07 August:

- Formation Design and Build Ltd expects to start the “piling work” for the new buildings, this will involve installing the foundations for the new homes which and breaking-up the existing concrete slab of the former care home.
- The machinery employed during this work is designed for use in residential areas: this will reduce noise and other disturbances during the works. There will, however, be some intermittent noise around the site during the working hours.
- There will also be an increase in traffic on Woodside Avenue, as materials are moved to and from the site, including piling machinery.
- We expect this initial construction work to last approximately 8-10 weeks.

Please note that these are estimated start dates, and these may change. We will seek to keep you updated as these works progress.

Minimising disruption to residents

Haringey Council believes it is extremely important to ensure any work connected to our home building programme is carried out with care and consideration for the local community. The council will ensure Formation Design and Build Ltd makes every effort to minimise disruption to residents and the schools during the construction of the new homes.

Our contractor will be putting in place a range of measures to control and reduce any noise and dust generated from work on the site. Formation Design and Build Ltd will also have noise and dust monitors to check on levels, with work that exceeds relevant thresholds being suspended until further measures are put in place to reduce the noise or dust.

We do appreciate your patience and co-operation while these works are taking place.

Contact Details

Contact details for our onsite manager are below:

Bryan McNamee
Senior Contracts Manager
Formation Design and Build Ltd
07836518235 and bryan.mcnamee@formationdnb.co.uk

Additionally, you can contact the council’s project team via: engagement@haringey.gov.uk or by calling 020 8489 2228 or 020 8489 4450. (Please note this number will be operational 10am to 4pm, Monday to Friday, except bank holidays.)



*Scan this QR Code for our
dedicated 100 Woodside Avenue
(Cranwood) website*

During the construction works

As part of our efforts to keep you informed, the council will be holding 'Meet the Contractor' meetings during September where you can meet the team building the new homes and ask them any question you may have.

We are in the process of organising our next in-person engagement event and during our August newsletter will be provide further details of where this will be held.

Details of the online 'Meet the Contractor' event in September are below:

- **Tuesday 11th September (from 1pm) – online event (scan the QR Code to join)**

You can watch recordings of the two online events held in July at: cranwood.commonplace.is/en-GB/proposals/events/step1

We will also have a dedicated project website, Cranwood.commonplace.is, where you will be able to find the latest updates and sign-up for news alerts about the project.

Further information

If you have comments, questions or need to access this information in a different format, please contact me on engagement@haringey.gov.uk or call on 020 8489 2228 or 020 8489 4450. I would be happy to assist you.

Yours faithfully,

Candy-Ellie Graham

Engagement Officer

020 8489 4450 | engagement@haringey.gov.uk
Calls are answered Monday to Friday, 10am-4pm, except during the holidays.

Housing Engagement Delivery Officer
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225 High Road
London N22 8HQ

Tuesday 19 September (from 1pm)



Note: You will need to download the MS Teams app from the Apple Store or Google Play. Please contact our team if your need help downloading these apps or accessing the meetings.