

Date: 23 August 2023

Our ref: 100 Woodside Avenue / September
meet the contractor events

Dear Resident,

Invite to ‘meet the contractor’ events in September and details of upcoming works

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

Details of the upcoming works

As noted in our last newsletter, there has been increased activity on the site during the summer. In the next month, we expect:

- Formation Design and Build Ltd (the contractor we are employing to build the new homes) will be continuing to prepare the area within the current hoarding for the main construction work. This work will include breaking-up the existing concrete ground slab of the former care home and removing building material currently on the site.
- The machinery that Formation Design and Build Ltd will be using for this work has been designed for use in residential areas, which will reduce noise and other disturbances. 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, equipment, and machinery are moved to and from the site.
- Once the preparation of the site is completed, the main construction works will be able to commence, starting with the “piling”, which involves digging the foundations of the new buildings.



Aerial view, looking across the site from Muswell Hill Road to Highgate Woods, of the new homes being built

Working times on the site

When work starts, the working hours for construction on the site will be:

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

Deliveries to the site

Deliveries 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.

Deliveries will be carefully scheduled to avoid lorries standing near the site entrance.

During traffic movements into and out of the site, Formation Design and Build Ltd will have a designated traffic officer guiding the vehicles into and out of the site. When necessary, the pavement crossover will be temporarily closed for a few minutes to ensure the safety of pedestrians and other road users.

Dates for your diary: September's 'meet the contractor' events

As part of our efforts to keep you informed during the construction works, we will be holding regular 'meet the contractor' events where you can meet the team building the new homes and ask them any question you may have.

With work about to get underway, we are holding two 'meet the contractor' events in September:

- **Saturday 09 September (from 11am to 1.30pm)** – in-person, drop-in event at The Common House, Chatto Mansions, 1 Olmsted Close, Woodside Avenue, Muswell Hill, N10 3FB.
- **Tuesday 19 September (from 1pm)** – online event (to join, scan the QR Code or use the link from the project website's events page [Cranwood.commonplace.is](https://cranwood.commonplace.is)).

(Please note: our apologies, but July's newsletter incorrectly gave the date of the online meeting as the 11 September; the correct date is Tuesday 19 September.)



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

On our project website, you can also watch recordings of our July online events (see links in the events section) and sign-up for news alerts.

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.

Formation Design and Build Ltd will be putting in place a range of measures to control and reduce any noise and dust generated by work on the site. Formation Design and Build Ltd will also have noise and dust monitors: work exceeding relevant thresholds will be suspended until further measures are put in place to reduce the noise or dust.

We do appreciate your patience and co-operation during these works.

Contact Details

Formation's onsite manager's contact details are:

Neil Gallagher
Contracts Manager
Formation Design and Build Ltd
07508812487 and Neil.gallagher@formationdnb.co.uk

Additionally, you can contact the council's project team via engagement@haringey.gov.uk or by calling 020 8489 2228.

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. I would be happy to assist you.

Yours faithfully,

Barry Macleod-Cullinane

Policy & Engagement Officer

020 8489 2228 | barry.macleod-cullinane@haringey.gov.uk

Calls are answered Monday to Friday, 10am-4pm, except during the holidays.



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

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