

01 September 2023

Dear Resident,

### **Demolition and site preparation work at 100 Woodside Avenue (Cranwood)**

As you will hopefully be aware, Formation Design and Build Limited have been appointed by Haringey Council to build 41 new homes on the site of the former Cranwood House care home (at 100 Woodside Avenue). These new homes are part of Haringey's ambitious council house building programme.

In a recent August newsletter, Haringey Council informed residents that work on the site has been increasing during the summer and that the next stage would involve breaking up of the concrete floor of the old care home and removal of the material on the site.

We are writing to let you know that we expect this specific work to start within the next week, and that as a result you may notice further increased activity, as explained in the previous newsletter. We also wanted to provide you with a reminder of what these works will involve and when we will next be holding drop-in events where residents can speak to our team directly about the

### **Details of the upcoming works**

- This next stage of the work will include breaking-up the concrete ground slab of the former care home and removing material from the site.
- Our team will be using machinery designed for use in residential areas. This will reduce noise and other disturbances, but there will be some intermittent noise during the working hours. Thank you for your patience while this work is carried out.
- There will also be an increase in traffic on Woodside Avenue, as we move materials, equipment, and machinery to and from the site.
- Work will be carried out on site Monday to Friday, 8am to 6pm, and on Saturday, 8am to 1pm. No work will take place at any time on Sunday. Deliveries by vehicles to and from the site will only occur between 9.30am and 3pm, and 8am to 1pm on Saturday.
- Vehicles will reach the site from the North Circular (A406), along the A1, the Great North Road and then Woodside Avenue; vehicles will leave by the same route. Formation Design and Build Ltd will schedule deliveries to avoid lorries standing near the site entrance. We will also have a designated traffic officer to guide vehicles into and out of the site, with the pavement crossover temporarily closed for a few minutes to ensure pedestrians' safety.
- It is estimated that work will be completed on the new homes in early 2025.

## Minimising disruption to residents

Formation Design and Build Ltd is working closely with the council to ensure the work to build the new homes is carried out with care and consideration for the local community. We are putting into place a range of measures to control and reduce any noise and dust generated by work on the site. Our team has also installed noise and dust monitors: any work exceeding agreed thresholds will be stopped until further measures are put in place to reduce the noise or dust.



Scan this QR Code for the  
100 Woodside Avenue  
(Cranwood) website

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

With work about to get underway, do join us at our September 'meet the contractor' events with the council, where you can meet the team and ask them any questions you may have:

- **Saturday 09 September (from 11am to 1.30pm)** – in-person, drop-in event at The Common House, Chatto Mansions, 1 Olmsted Close, Woodside Avenue, N10 3FB.
- **Tuesday 19 September (from 1pm)** – online event: to join, use the link on the website's events page [Cranwood.commonplace.is](https://cranwood.commonplace.is) (where you can also sign-up for news alerts).

## Contact Details:

Neil Gallagher  
Contracts Manager  
Formation Design and Build Ltd  
07508812487 or [Neil.gallagher@formationdnb.co.uk](mailto:Neil.gallagher@formationdnb.co.uk)

You can contact the council's project team: [engagement@haringey.gov.uk](mailto:engagement@haringey.gov.uk) or by calling 020 8489 2228.

Finally, we do very much appreciate your patience and co-operation during these works.

Yours sincerely,

*Neil Gallagher*

Contracts Manager  
Formation Design and Build Ltd