

Date: 15 December 2023

Our ref: 100 Woodside Avenue / December
2023 update

Dear Resident,

100 Woodside Avenue: Construction work during the festive period and early 2024

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 we advised in our last newsletter, the autumn has seen increased activity on the site as Formation Design and Build Ltd, the contractor we are employing to build the new homes, has worked to prepare the site for construction work.

In the next few weeks, we expect:

- Formation Design and Build Ltd have advised us that there will be no construction activity between Christmas and New Year, from Thursday 21 December until Monday 8 January, when work will resume.
- During this period, Formation Design and Build Ltd will ensure the site remains secure with staff onsite, but no building or other work will take place.



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

Working times on the site

The working hours for construction on the site until the 21 December 2023 and after the 8 January 2024 will be:

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

Deliveries to the site

Deliveries will be restricted to these hours when construction work is taking place (no deliveries will occur between 21 December 2023 and 8 January 2024):

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

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.

Date for your diary: 'meet the contractor' event in February 2024

As part of our efforts to keep you informed during the construction works, we will be holding regular 'meet the contractor' drop-in events where you can meet the team building the new homes and ask them any question you may have. The first drop-in 'meet the contractor' event will be in February 2024:

- **Tuesday 20 February 2024 (from 4pm to 6pm)** – in-person, drop-in event at The Common House, Chatto Mansions, 1 Olmsted Close, Woodside Avenue, Muswell Hill, N10 3FB.



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

You can find out more and sign-up for email news alerts by visiting our project website, <https://Cranwood.commonplace.is>, or scanning this QR code.

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 work.

Formation Design and Build Ltd have 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 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.

Site contact details

The Formation Design and Build Ltd onsite manager's contact details are:

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

Further information

If you have comments, questions or need 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.

Haringey Council
Level 5, Alexandra House,
10 Station Road,
Wood Green,
London, N22 7TR