

Dear Residents,

New council homes set to be delivered at Brunel Walk

As you will hopefully be aware, Haringey Council has received planning permission to build 45 new council homes on Brunel Walk. In addition to the new homes, the Council will also be undertaking landscaping improvement works both to Brunel Walk and the wider Turner Avenue Estate. This scheme is part of the borough's ambitious home building programme aimed at delivering a new generation of council homes for the local community, with 3,000 new council homes set to be built by 2031.

The plans for the site include:

- 45 new council homes. Each of the new homes will either have a private garden, terrace or a balcony.
- 4 of the homes will be fully wheelchair accessible homes.
- Improvements to the existing communal amenity spaces, green space and play areas as part of the new development within the Turner Avenue Estate.

Following the demolition of the original temporary accommodation dwellings on the Brunel Walk site, the Council has now appointed Selsdon Building Contractors to build the new council homes on Brunel Walk.

Upcoming works to prepare for the construction of the new council homes

To prepare the site for construction, we will be undertaking a series of works including:

- To ensure the site is safe and secure, we will be extending the boundary of the existing hoarding around the site to make sure it surrounds the area where the new homes will be built.
- As a result, the following changes will unfortunately need to be made to:
 - (a) The access from Kirkton Road and Lomond Close to Brunel Walk will need to be temporarily closed.
 - (b) A new section of hoarding will therefore be erected and there will be no direct access to this area of Brunel Walk either from Kirkton Road or from Morland Place from the end of March 2024 until the winter of 2025/26. We will endeavour to shorten this period as much as possible to minimise the disturbance to the local community. (This area is marked in red on the attached site plan, to the immediate left of Kirkton Road.)
 - (c) The children's playground on Turner's Avenue will also need to be closed as part of this hoarding work. The playground will be closed from the end of March 2024 to the winter

of 2025/26. We do apologise for the inconvenience caused by this closure: please do note that a key part of Haringey Council's plans for the development include several new play areas for the Turner Avenue Estate.

- Our team will also be installing temporary site offices and creating access points into the site where temporary gates will be installed within the hoarding. This work will commence from the end of March and for a duration of approximately two weeks.
- The attached site plan shows the proposed location of the new hoarding line around the development site as well as the proposed location of the temporary site offices for the contractor.
- Our hours of work for these enabling works will be Monday - Friday, 8am - 6pm and Saturday, 8am – 1pm.

Construction of the new council homes – next steps

We do not expect the main construction work to begin until after Easter 2024. Prior to this work starting on the site, we will ensure that residents receive a newsletter with more details of the construction activity, including times of work and details of a “Meet the Contractor” event where the community can come and meet the team in person.

We do appreciate your patience while these works are taking place. Haringey Council makes it clear to all its contractors that resident safety and wellbeing should be at the heart of their work. We will ensure that all works are conducted to the highest possible standards and make every effort to minimise any disturbance to residents.

Details about the scheme, building works and the expected timeline can be found at: brunelwalk.commonplace.is

Or you can access the webpage by scanning the QR code opposite:



Please feel free to approach the site team if you have any queries or concerns regarding the development.

Should you need to speak with the team on site during the course of the works, please contact in the first instance: Tom Barker, Senior Project Manager on 07876 801355. You can also contact the engagement team at Haringey Council at engagement@haringey.gov.uk

Yours sincerely

Selsdon Building Contractors

