Placemaking and Housing

Regeneration and Economic Development

Friday 21st June 2024
Chesnut FAQs

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The following FAQs provide an update on matters related to works underway or being undertaken by the Council in and around the Chesnut Estate. This is for information purposes for residents and may be updated from time to time, as required.

For all other queries, please refer to the relevant contact details provided.

Walter Tull House

When will the works complete on Walter Tull House?

Practical completion of the works is expected in June 2024; however, this may be subject to unforeseen delays. There may be some further snagging works to be undertaken post this date. Residents are expected to start moving in immediately after the building reaches practical completion.

When will the Welbourne Health Centre open?

The Health Centre is expected to open in summer 2024 once fit-out works are completed.

When will Fairbanks Lawn be reinstated?

The compound area will be removed once the works are completed. The reinstatements are the responsibility of the developer. They have a 90-day period post-completion in which to carry out the reinstatements. We will work with them to ensure that these happen as soon as possible.

Will my windows be cleaned after these works are completed?

As communicated with the Chesnut Estate Resident Association, this will be considered and reviewed once the works to Walter Tull House have been completed.

For all queries related to Walter Tull House, please contact the Housing Engagement Team at **engagement@haringey.gov.uk**

Monument Way

When will the Monument Way development complete?

The Monument Way development has now reached practical completion and residents have already begun moving in. Following engagement with residents last year, the play area in Courtyard A has now been completed and is open for all estate residents to use. The grassed area in Courtyard B has been reinstated. The construction compound in Courtyard C has been handed over to the Council for use during the construction of Chesnut Road Phase 2. After this, it will be reinstated to a grassed area.

When will the on-street parking bays be reinstated on Fairbanks Road?

These will be reinstated once the Chesnut Road Phase 2 works are completed, and parking can safely be accommodated on Fairbanks Road again—estimated spring 2025.

Chesnut Road Phase 2

What is the Chesnut Road Phase 2 scheme and when will this happen?

Starting in July 2024, work on the Chesnut Road Phase 2 project will begin to calm traffic, improve conditions for walking and cycling, and enhance the public realm on Chesnut Road and Park View Road up to the Monument Way junction. The design was shared with residents at the engagement events at the end of 2023. A plan showing the proposals has been uploaded to Commonplace.

Have Your Say Today - - Projects Underway (commonplace.is)

The Highways team and contractor have identified signs of cracking and instability in the wall between Chesnut Road and Tamar Way. This will need to be removed for health and safety purposes before the works commence, as they are concerned that the vibrations from the works could make the wall unsafe or cause it to fall. The proposal is to not replace the wall and to create a similar condition to Chesnut Road Phase 1, which is much more open and integrated.

How long will the works take?

We estimate the works will last from July 2024 to March 2025, but we will try to keep disruption to a minimum.

How will I access my property during the works?

During this period, we will endeavour to keep the footways open, but the road itself will be closed in sections. We will maintain access for all residents during the works period. The Phase 1 access arrangements have been provided, as shown on the attached map, using

temporary road sections and diversions. We will work to keep disruption to a minimum and will update residents of changes to these access arrangements for subsequent phases.

What will the impact on parking be in the short term?

In the short term, parking bays will be suspended along Chesnut Road for the works to be carried out. Several parking bays will need to be suspended on Tamar Way to facilitate the safe removal of the wall and to accommodate diversion routes during the works. We will work to keep this disruption to a minimum. During this period, residents will be able to park anywhere else in the CPZ.

What will the impact on parking be long term?

When the Chesnut Road Phase 2 works are completed, 12 visitor parking bays will be reinstated on Chesnut Road. This is consistent with the information shared with residents at the estate-wide meeting in November 2023 and recent communications with the Chesnut Resident Association.

For information related to the Chesnut Phase 2 works, please contact:

frontline.consultation@haringey.gov.uk
Shawn1.Semper@haringey.gov.uk

In case of an emergency related to Haringey works only, please contact Marlborough Highways at **020 7739 2976.** This number is monitored 24 hours.

Wider Matters

What are the arrangements for the upkeep and maintenance of the wider estate and incoming improvements to the area including Fairbanks and Chesnut Phase 2?

Any comments or feedback on maintenance and upkeep arrangements will be taken on board and fed back to the Council's Highways and Parks departments as appropriate. We can also cover existing areas of concern regarding the maintenance of public areas at the upcoming walkaround.

Will there be any disruption to the estate with these works, and what are the plans to minimize disruptions to residents?

Minimising disruptions to residents is a key consideration for the council. To address this concern, the council typically implements several strategies:

- **Advanced Notice:** Residents are notified in advance of the project's commencement date and any possible disruptions. This consultation process is an integral component of information dissemination.

- **Work Hours:** We adhere to standard daytime working hours during weekdays and only operate on Saturday mornings. This schedule allows residents to enjoy respite from construction activities.
- **Access Maintenance:** Access to homes and properties is maintained as much as possible. Alternative routes or temporary pathways may be provided when necessary. For clarity, pedestrian access will be maintained at all times.
- **Noise and Dust Control:** Measures are taken to control noise and dust generated by construction activities, such as using noise barriers (on rare occasions) and water spray systems.
- **Safety Measures:** The safety of residents is a top priority. Adequate signage, barriers, and safety personnel are typically in place to protect residents and guide people safely around construction zones.
- **Emergency Access:** Plans are in place to ensure that emergency vehicles can access the estate without hindrance.
- **Regular Updates:** Regular project updates are provided to residents to keep everyone informed about progress, changes, and any adjustments to the construction schedule.

What is the status of any wider environmental and greening enhancements discussed at the estate walkabout in November 2023?

Any requests for light-touch, low-cost greening solutions could be developed with residents, council teams, and partners such as LUOS or TCV. However, this would need to originate from residents. These would be subject to the findings and suggestions that came out of the meeting on 21st November when there was an estate walkabout with residents of the RA, Chesnut Estate, Protheroe House, Council officers, architects, and tree officers.

Any more significant greening enhancements on the estate would be linked to future development at Reynardson Court. For further discussion, please contact **Shawn.Semper@haringey.gov.uk or Tottenhamregeneration@haringey.gov.uk**

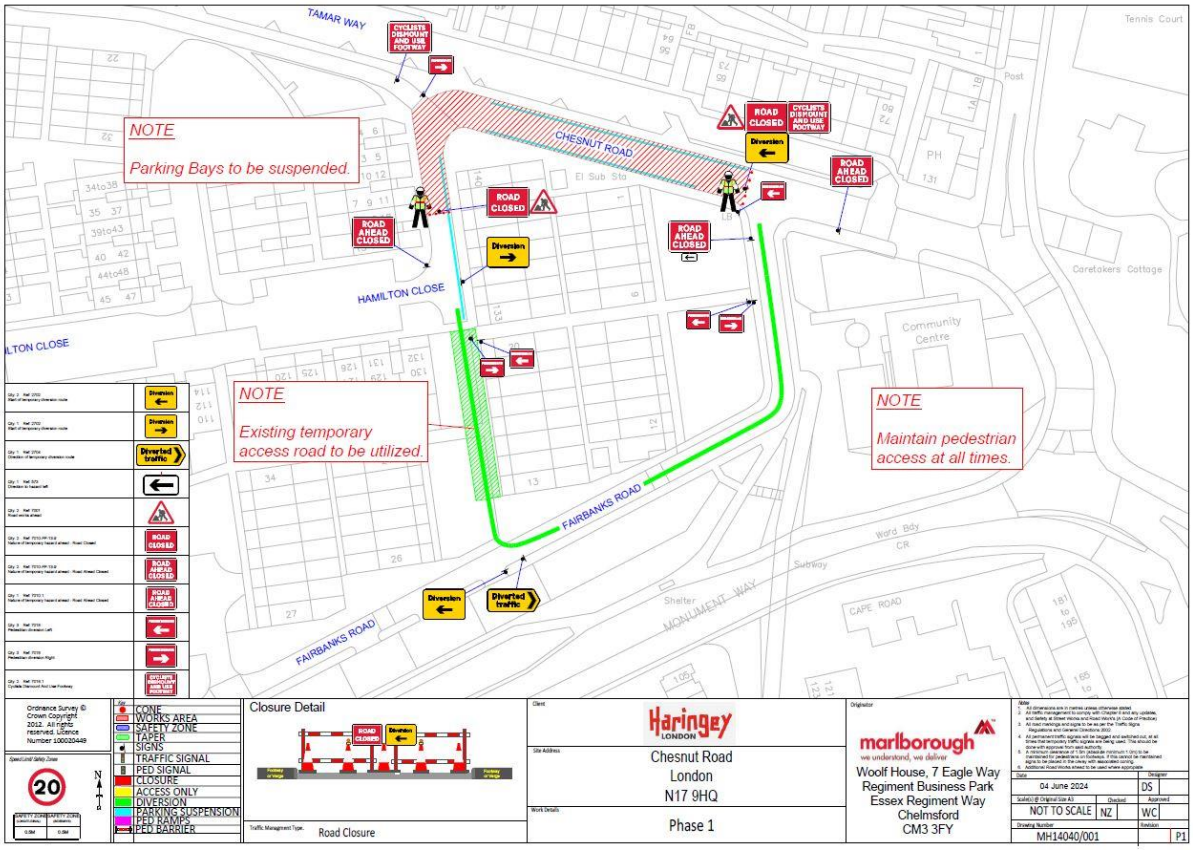
Are there any other proposals for the estate currently?

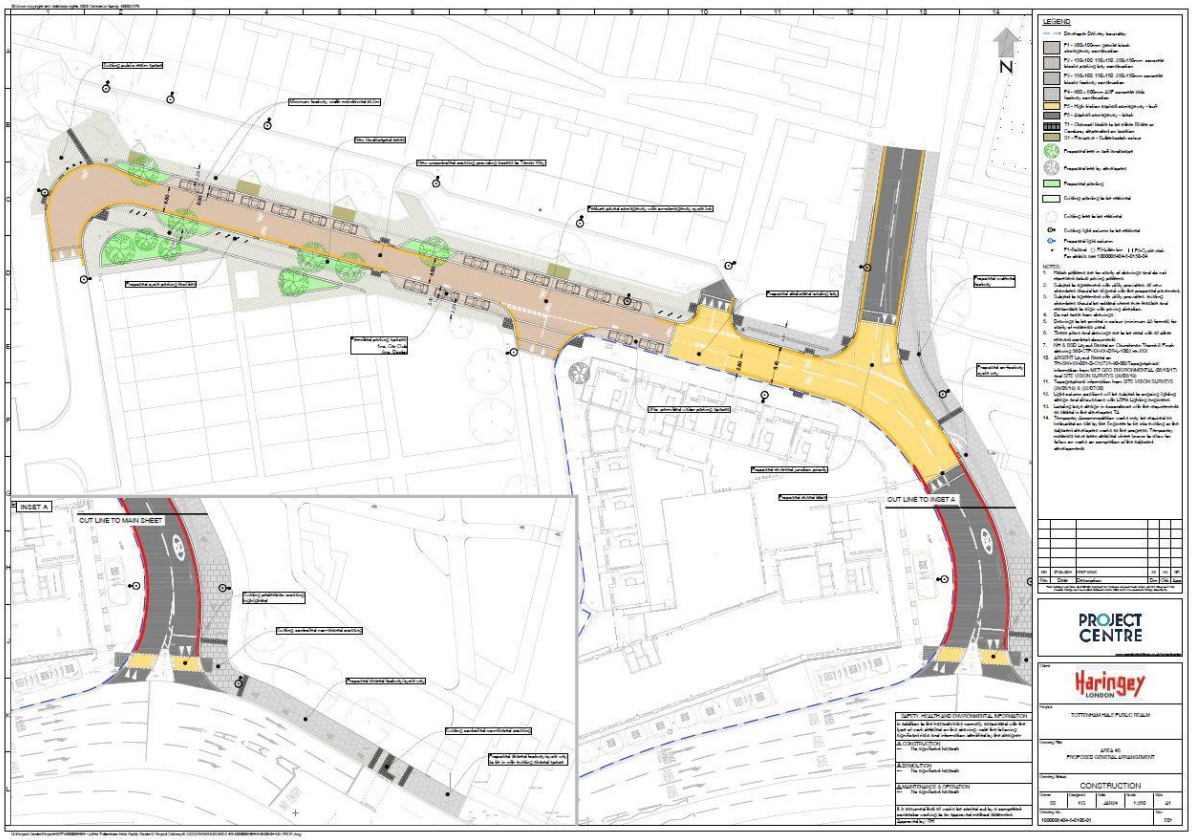
Given the feedback from the community related to play areas on Fairbanks Road and the request for reinstatement of Fairbanks Lawn, the Council is proposing to direct the s106 funding from Walter Tull House for off-site play towards enhanced play facilities at Down Lane Park as part of the wider park improvement project. This funding is ring-fenced for play provision only and cannot be used for wider estate improvements.

Further information about works underway in Tottenham Hale can be found on the Council's Commonplace site.

Note: Residents will receive a letter from the highways team that will notify of the detailed arrangements regarding the construction of Chesnut Phase 2 by the highways team via notices and letter drops.

See images below of access routes and plans for Chesnut Road.




LEGEND
INSET A
OUT LINE TO MAIN SHEET
OUT LINE TO INSET A
N
PROJECT CENTRE
Haringey LONDON
TOTTENHAM HALE PUBLIC REALM
AREA 4B
PROPOSED GENERAL ARRANGEMENT
CONSTRUCTION
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION