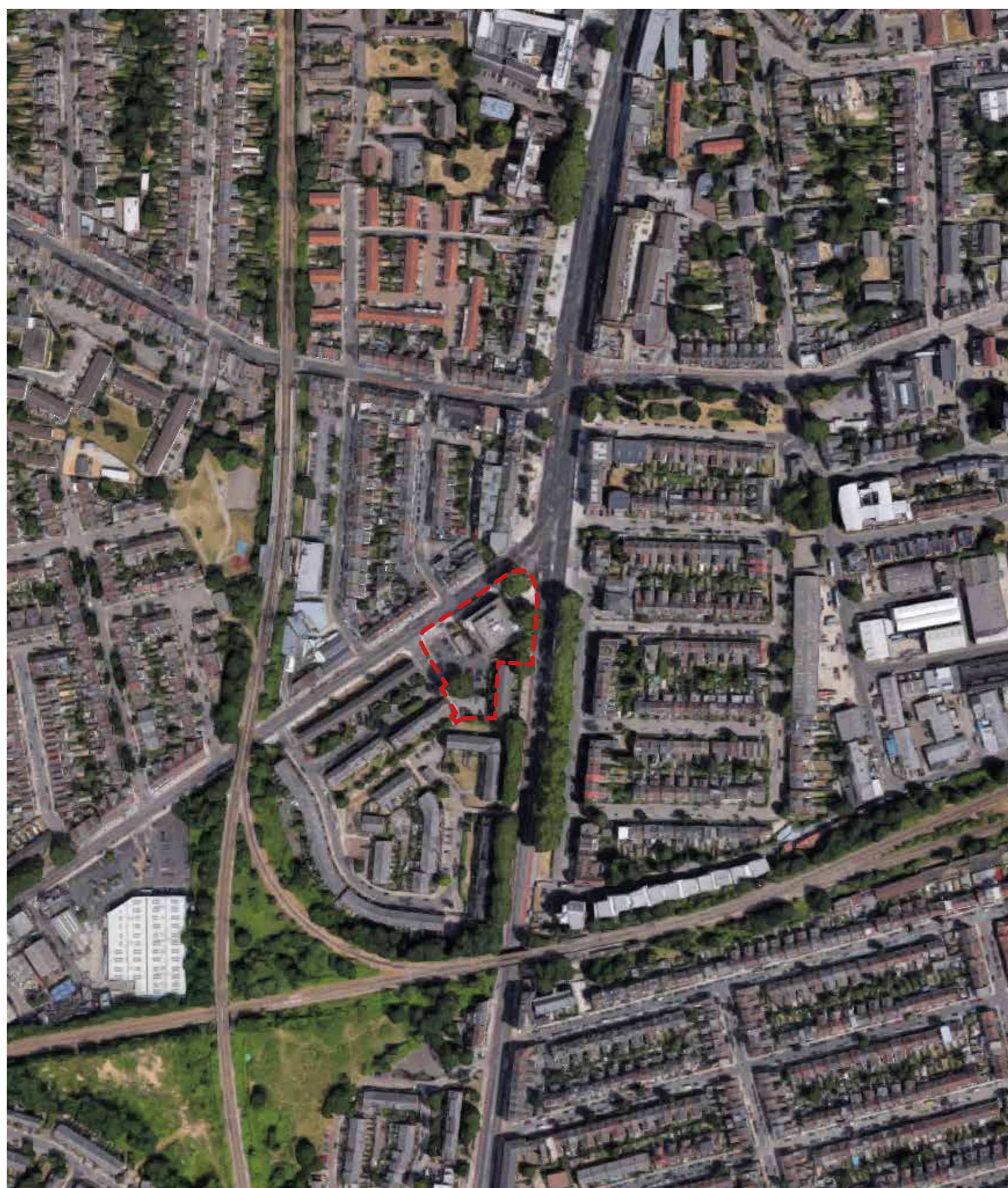


# Introduction

**In May 2016, Grainger plc was granted consent by the London Borough of Haringey to redevelop the former council building Apex House on the corner of Tottenham High Road.**

Working with architects John McAslan + Partners, Grainger's scheme will provide a high quality residential-led development for Tottenham that will build on the area's thriving community, providing 163 new homes (39% affordable), alongside flexible commercial space, with an option to accommodate Seven Sisters Market traders.

Having satisfied all necessary planning requirements with Haringey Council, preparatory works can now begin for the demolition of the existing building, due to be carried out in Spring 2017. Construction will then commence after Summer 2017.



Site map

Investing in homes since 1912  
**grainger plc**

Grainger, a FTSE250 business, is the UK's largest listed residential property owner, manager and developer. It is a market leader in the UK's Private Rented Sector ("PRS") and at the forefront of the Build to Rent sector, providing purpose-built, rental homes nationwide. Grainger has a portfolio of residential property assets worth circa £2.7 billion across the UK.

Established in Newcastle upon Tyne in 1912, Grainger prides itself as a leading, responsible and long-term landlord, and it has a strong record of corporate responsibility.



Grainger plc has appointed General Demolition Limited to carry out the demolition works. General Demolition has over 40 years' experience and has a well established reputation in the construction industry.

General Demolition is a member of the Considerate Contractors Scheme, and adheres to the Code of Considerate Practice, designed to encourage the construction industry to take best practice beyond statutory requirements.

For example, on every project, they keep neighbours fully informed with what they're doing and when, and monitor sites and boundaries to ensure noise and dust levels stay within pre-agreed levels.

All of the site managers, supervisors and operators undergo rigorous site safety training. Their safety record is excellent, and they have CHAS (Contractors Health and Safety Assessment Scheme) accreditation and SAFE contractor certificates that recognise the value of their Safety Management System and Site Safety Performance System.

For further information about General Demolition and their services, please visit [www.general-demolition.co.uk](http://www.general-demolition.co.uk)

# Hoarding & Site Setup

The site is currently being secured with a 2.4 metre high timber hoarding.

Vehicle access gates are being installed in Stonebridge Road, at the same location as the old entrance to the Apex House car park.

Within the site hoarding there will be welfare and office facilities for General Demolition. These will be located within the existing car park.



# Demolition

**A Demolition Management Plan has been submitted to Haringey Council for their approval. A copy of the plan can be downloaded from the planning pages of the Haringey website, using reference number HGY/2017/0433.**

## It is proposed that:

- Access and egress to the site is via Stonebridge Road.
- A trained banksman will supervise vehicle movements in and out of the site.
- All internal finishes, non structural partition walls and mechanical and electrical systems will be removed ahead of the deconstruction of the building.
- Demolition will be carried out using 30 tonne semi high reach excavators.
- Full height scaffold protection, with flame retardant sheeting, will be installed to the Seven Sisters Road, High Road and Seacole Court sides of the building.
- Dust will be controlled by spraying the areas that are being demolished with a fine water spray.
- All concrete debris will be crushed and re-used where possible. 800m<sup>3</sup> of material will be crushed and stockpiled on site. The rest will be taken away.
- The number of vehicles delivering and removing materials from site will be kept to a minimum.
- All vehicle loads will be sheeted over before exiting the site to minimise dust or pollution.



## Site Hours

Work will take place during the following times:

Monday – Friday : 0800 – 1800

Saturdays : 0800 – 1300

Sundays and Bank Holidays : Site closed

## Contact Details:

**Project Manager Tom Tobin**

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**Site Manager Dave Norton**

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# Redevelopment



Illustrative view of Apex House looking south



Illustrative view of public realm

## Contact

If you have any questions or concerns, please contact us via email on:  
[apexhouse@londoncommunications.co.uk](mailto:apexhouse@londoncommunications.co.uk).

Check for updates on our project website  
[www.apexhousedevlopment.co.uk](http://www.apexhousedevlopment.co.uk).