



£38M Cannon Road, Tottenham, North London

Client

Newlon Housing Trust

Duration

2011-2016

Services

Employer’s Agent
CDMC

Contract

Design & Build

Funding

HCA

Sustainability

Code Level 4

Cannon Road is part of the proposed wider regeneration area surrounding Tottenham Hotspur’s new stadium. This new development comprised the demolition of the former Cannon Rubber factory and the design and construction of 4 residential blocks ranging in height from 4 to 22 storeys. In addition to the residential element of the scheme a new 2FE entry school (Hartsbrook School) and 3 commercial units were also constructed to shell and core.

The residential units are of mixed tenure including affordable rent and shared ownership. The scheme included the development of all necessary roads and infrastructure including a two storey car park facility and substantial amenity space in the form of private balconies, roof gardens and communal play areas. The development is served by a centralised CHP/district heating installation.

Our works on the project included the development of the Employer’s Requirements, cost planning review/advice, open book tendering management, design review, general EA duties (contract administration, quality control) and supplementary services with regards to party wall matters and insurance evaluation.

We also assisted Newlon in their negotiations/contractual dealings with their third party partners on the project including the school operators and the Energy Services Company engaged to run and maintain the district heating system as well as the local authority and adjoining land owners.

We remain engaged on the project during the defects liability period.

Awards: LABC Building Excellent Regional Awards for Best Social or Affordable New Housing Development 2016, First Time Buyer Readers’ Awards Best Large Development (Highly Commended) 2016, 24 Housing Awards Affordable Housing Scheme of the Year (Highly Commended) 2015, Housing Innovation Awards for Most Innovative Affordable Housing Development and Most Innovative Regeneration Scheme (Shortlisted) 2016.

