

**PROJECT OVERVIEW**

City North is located along Fonthill Road & Wells Terrace, adjacent to Finsbury Park station. The development is divided into 4 main buildings consisting of privately owned and affordable housing.

There is a significant commercial element which consists of cafes, restaurants, bars, retail and office spaces. We are also creating a brand-new entrance to Finsbury Park Station which includes provision for step-free access.

- Block A** 23 storeys, 113 private apartments
- Block B** 23 storeys, 62 private apartments
- Block C** 12 storeys, 133 private and 35 affordable apartments.
- Block D** 3 storeys, 12 affordable apartments



**SITE PROGRESS**



**Block B**

The stair core is still progressing and is due to be completed for Christmas.

Unitised cladding works are now completed with terracotta tiles being installed to levels 20 - 22.

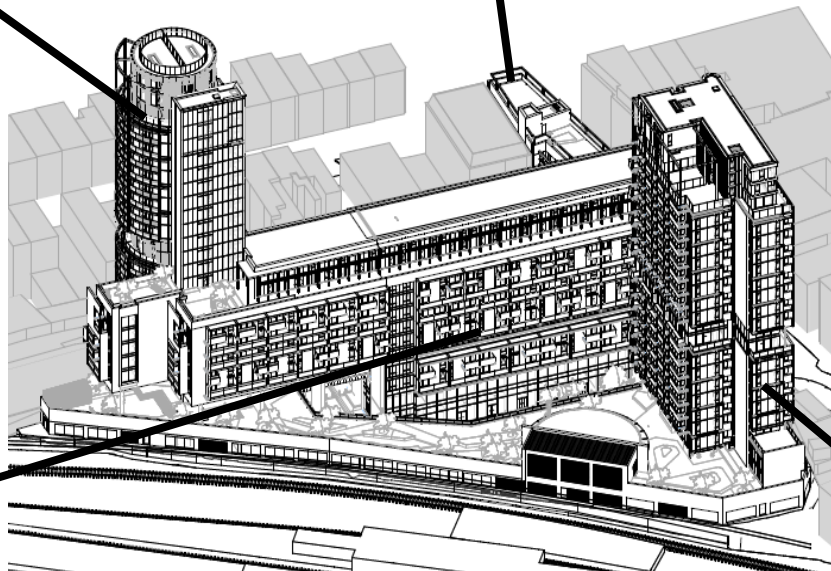
The internal fit-out is nearly completed to level 19. Occupation starts next year.



**Block D**

This Building is now water tight. Internally wall partitions are being installed with the plumbers and electricians working on level 1.

The hoarding is due to be removed to enable new street works take place.

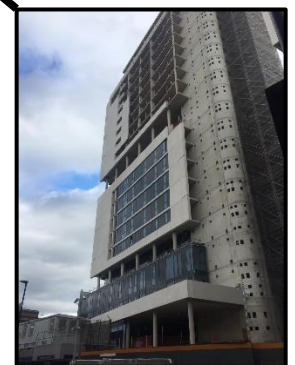


**Block C**

Balconies are yet to be installed and all should be installed by late October. Internally units are getting ready to be inspected by customer services and then occupation prior to Christmas.

**Block A**

The structure is complete and the façade cladding is now 50% installed. Internal fit out has now commenced to lower levels.



**FUTURE WORKS**

**Finsbury Park Station: update on western entrance works**



Following the completion of step-free access work at Finsbury Park station earlier this year, TfL is continuing its work to open the new western entrance, which will be accessed from Wells Terrace and Goodwin Street.

This new western entrance, which is planned for opening in December, will increase capacity, make journeys quicker and improve the experiences of customers using the station. This programme of work involves the installation of new ticket vending machines, ticket gates and a new station operations room, which will house vital station control systems.

In August, TfL achieved a critical milestone with the installation of a permanent power supply. Over the next months, TfL will continue the fit-out of the entrance, which includes installation of floor tiles in the new ticket hall, the mezzanine and station operations room. Installation, testing and commissioning of the station operations room, and migration of assets such as CCTV, PA systems and signalling equipment will also be carried out.



If you have any questions about the scheme, please contact TFL:  
 Online: [www.tfl.gov.uk/help-and-contact](http://www.tfl.gov.uk/help-and-contact) or write to TfL Customer Service, 4th Floor, 14 Pier Walk, London, SE10 0ES or phone Tel: 0343 222 1234

Transport for London | Local Communities & Partnerships | Public Affairs & External Relations



Shortly the new hard landscape pedestrian walkway will be open to allow access to the new TFL Western entrance to Finsbury Park station. Hoarding to the site perimeter will soon be removed to enable the new pedestrian footpaths to be installed. Over the next few months a number of commercial units will start their fit out (Gym-Box, Cineworld, M&S Food Hall and Coffee Nero). Telford Homes are also to commence residential handovers to block C.

**TELFORD HOMES IN THE COMMUNITY**

**St. Saviours Church, Hanley Road, N4:** St Saviour's is entering a partnership with Kings Cross Church to build a new vision for the future.

Part of the new vision is the introduction of a Community Garden to the rear of the church. Telford Homes are excited to be involved in getting the rear garden area cleared to enable the garden project to proceed.

If you would like any further information on St. Saviours Church please see their website [www.stsaviours.church](http://www.stsaviours.church)



**TRAFFIC MANAGEMENT & HOARDING**

Deliveries to site are to continue via Wells Terrace Gate 2. Goodman Street Gate is now redundant and shortly the hoarding gate will be removed ready for pedestrian access to the station and the new shops. The hoarding along Wells Terrace is to be removed by late November. Whilst Telford Homes works continue to have traffic marshals in place to ensure public safety.

**LOCAL LABOUR OPPORTUNITIES**

City North Finsbury Park Limited (CNFPL) is committed to developing and providing local employment opportunities to the local residents. We are working very closely with Islington's local infrastructure department. We are also arranging our attendance to future job fairs or open days that are being organised by the Borough.

**SITE WORKING HOURS**

Monday - Friday: 8am - 6pm

Saturday: 8am - 1pm (occasional)

Site working hours are closely monitored. In some circumstances works or deliveries may be made outside of the normal hours. Where possible, we will inform local residents and businesses in advance of these activities.



**CONTACT US**

If you have any queries with regards the current works, please contact our offices on either of the following:

**Address:** 4<sup>th</sup> Floor,  
 113 – 115 Fonthill Road  
 London N4 3HH

**Phone:** 01992 809800

**Email:** [citynorthconstruction@telfordhomes.london](mailto:citynorthconstruction@telfordhomes.london)