

The Kanda logo features the word "kanda" in a white, lowercase, sans-serif font. To the right of the text is a circular icon composed of two overlapping circles: a larger, semi-transparent dark blue circle and a smaller, solid magenta circle. The background of the entire page is dark blue with several large, overlapping circles in various shades of blue and purple.

kanda

Statement of Community Involvement

707-725 Lordship Lane

January 2023

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1. Executive summary

1

Executive summary

- 1.1 Atri7 2 Limited ('the Applicant') appointed Kanda Consulting, a specialist public consultation company, to undertake pre-application community consultation for an application regarding the refurbishment and restoration of 707-725 Lordship Lane.
- 1.2 The proposed application for the scheme is as follows:

Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys.
- 1.3 The objective of the consultation was to provide a full pre-application consultation with local residents and key local stakeholders, in line with the London Borough of Haringey's requirements.
- 1.4 The brief was to develop and implement an engagement strategy with political stakeholders, local residents and businesses, and wider community groups around the site.
- 1.5 A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders. This has taken place in conjunction with pre-application discussions with the London Borough of Haringey.
- 1.6 Public consultation activity has included:
 - Letters sent to key local stakeholders. This included **four** political stakeholders and **four** community groups.
 - Flyers sent to **c.1,502** addresses nearest to the site to promote the dedicated consultation website and the public consultation events.
 - The launch of a dedicated project consultation website, www.lordshipplaneconsultation.co.uk. The website introduced the proposals through an information pack, provided a feedback form and shared contact details for the project team. The website was updated throughout the consultation process, and there have been **151 unique visitors** to the website since its launch.
 - Two public consultation events were held in May 2023 to introduce local residents and community members to the project team and proposals, with **ten** people in attendance.
 - A further public consultation event was held in late November 2023, with **nine** people in attendance.
- 1.7 All materials used in the Applicant's consultation process sought to comply with the latest Accessibility Regulations for Public Sector bodies. Residents were asked to provide feedback via post if they could not access the website.
- 1.8 Overall, feedback from the scheme has been generally positive, and several respondents noted the potential to revitalise the site given its current location. They were particularly positive towards new public spaces, improved public realm and town centre spaces on the ground floor, which they felt needed to be more present in the current area.
- 1.9 Where residents did raise concerns was around the influx of more residents to Wood Green and the impact that would have on the demand for local amenities and transport links in the area.
- 1.10 The Applicant has responded to the issues raised through the planning application and in the comments contained in this statement.
- 1.11 The Applicant is grateful for the constructive and thoughtful feedback received and has sought to respond to these comments where possible. The Applicant remains committed to engaging

with the residents, businesses and other key stakeholders through the application process and beyond, subject to planning permission.

- 1.12 This document has been informed by national government guidance within the Revised National Planning Policy Framework (NPPF) July 2021 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

2. Consultation process

2 Consultation processes

2.1 The objective of the pre-submission consultation process was as follows:

- To provide a full pre-application consultation in line with the London Borough of Haringey's requirements.
- To ensure that key information on the proposals was communicated clearly to key stakeholders and local residents.
- To engage a wide range of stakeholders, including local residents, businesses and amenity groups, and ensure all were given an opportunity to engage with the plans and meet with the team.
- To ensure that the public consultation was open and accessible.
- To collect feedback on the plans for the future of the site and to identify and address key concerns ahead of the submission of the planning application to the London Borough of Haringey.

2.2 The public consultation aimed to be as broad and inclusive as possible to reflect the needs of the diverse population of the London Borough of Haringey.

2.3 Below is a detailed timeline of the consultation process and further activities:

Date	Details
5 th May 2023	A stakeholder letter was circulated to 8 local and political stakeholders to inform them about the upcoming public consultations in May 2023.
13 th May 2023	The dedicated consultation website was launched at www.lordshipplaneconsultation.co.uk .
13 th May 2023	A newsletter was distributed to c.1,502 addresses, informing them about the launch of the first stage of consultation and inviting them to visit the consultation website.
11 th May & 13 th May 2023	Two public consultation events were held at Wood Green Community Hub on Thursday 11 th May and Saturday 13 th May. Ten people attended the exhibition on both days.
23 rd May 2023	A meeting took place online with the Community Hub Wood Green to discuss the proposals in more detail.
1 st August 2023	The public consultation for the first stage of consultation was formally closed.
13 th September 2023	A meeting was held with the Haringey Development Management Forum.
25 th September 2023	A detailed briefing was held with Cllr Peray Ahmet , Leader of the Council and ward councillor for Noel Park, Cllr Ruth Gordon (Cabinet Member for Council House building, Placemaking, and Local Economy), Cllr Sarah Williams (Cabinet Member for Housing Services) and Haringey planning officers.
16 th October 2023	The latest pre-app was presented to the Planning Committee.
17 th November 2023	A letter from the project team was distributed to 8 key local stakeholders, inviting them to meet before the launch of the second stage of public consultation.
21 st November 2023	A newsletter was once again distributed to c.1,502 addresses, informing them about the launch of the second stage of consultation and inviting them to visit the consultation website.

30 th November 2023	A drop-in session took place at Bean + Brew to supplement the online consultation. Members of the project team were present to talk through the proposals. Nine people attended the session.
23 rd December 2023	The public consultation for the scheme formally closed.

- 2.4 The consultation website and communication channels remained open following the formal closing of the public consultation. This enabled local residents to find out more about the proposals and raise any further comments or queries they had with members of the project team.
- 2.5 The Applicant remains open to meeting with key stakeholders to discuss the proposals in more detail, as well as further questions from the public, throughout the application process and beyond.

3. Stakeholder engagement

3 Stakeholder engagement

Stakeholder engagement objectives

- 3.1 Prior to the launch of the wider public consultation, Kanda Consulting approached key stakeholders to discuss the proposals for the redevelopment of 707-725 Lordship Lane.
- 3.2 The objective of this primary stakeholder engagement was to inform key stakeholders of the proposals as early as possible, to gather their feedback and to discuss potential concerns prior to the submission of the planning application.

Stakeholder engagement process

- 3.3 In May 2023, ahead of the public consultation, a letter from the project team (Appendix I) was sent to key stakeholders. The letter introduced the proposals for the redevelopment of 707-725 Lordship Lane and extended an invitation to a detailed briefing with members of the project team.
- 3.4 In November 2023, the same stakeholders were contacted once again (Appendix II) to update them on the progress of the proposals and invite them to the public consultation hosted in the Bean + Brew Café on 30th November 2023.
- 3.5 This correspondence was sent to the following London Borough of Haringey political stakeholders on 5th May 2023 and 17th November 2023:

- **Cllr Peray Ahmet** (Leader of the Council and ward councillor for Noel Park)
- **Cllr Dana Carlin** (Previous Cabinet Member for Housing Services)*
- **Cllr Emine Ibrahim** (Ward councillor for Noel Park)
- **Cllr Khaleed Moyeed** (Ward councillor for Noel Park)

This correspondence was also sent to the following amenity groups on 5th May 2023 and 17th November 2023:

- **Noel Park Residents Association**
- **Page High Tenants Association**
- **The Community Hub, Wood Green**
- **Wood Green BID**

**Cllr Carlin was no longer Cabinet Member for Housing Services and did not receive the November 2023 correspondence.*

Stakeholder meetings

- 3.6 Details of the meetings and key themes raised in relation to the proposals are captured below:

Date	Stakeholder(s)	Project team attendees	Key themes of discussion	Further actions

23.05.23	The Community Hub, Wood Green	• Fusion Group • Kanda	• Opportunities the development would provide for the organisation. • Community space is not a priority. • Whether contributions could be made to other local facilities.	• The team followed up ahead of the exhibition on the developed proposals
26.09.23	• Cllr Peray Ahmet (Leader of the Council and ward councillor for Noel Park) • Cllr Ruth Gordon (Cabinet Member for Council House building, Placemaking, and Local Economy) • Cllr Sarah Williams (Cabinet Member for Housing Services) • Cllr Barbara Blake (Seven Sisters ward) • Haringey planning officers	• Fusion Group • Kanda • DP9	• The importance of the site's location for the High Street & Wood Green town centre. • The poor quality of buildings in the immediate vicinity of the site. • The mix of student and residential development and how the student enables the residential units to be delivered. • The public realm of the site - how it can be welcoming, safe and secure. • The provision of playspace on-site • The servicing strategy for the site, particularly waste and deliveries. • How the student accommodation will be operated and how they can have confidence in it.	• The team followed up on the developed proposals ahead of the exhibition.

3.7 A notification letter will be sent to all stakeholders following the validation of the planning application, including those interested residents who have subscribed to the project mailing list.

3.8 This will inform them of the planning reference number, where the full application documents can be obtained, and how to make formal comments to the London Borough of Haringey.

3.9 The Applicant is committed to ongoing engagement with interested stakeholders and residents throughout the planning process and beyond.

4. Public consultation processes

4 Public consultation process

Public consultation objectives

- 4.1 The objective of the consultation process was to inform local residents and businesses about the plans for the redevelopment of the site and enable them to provide their feedback on the proposals.
- 4.2 The consultation process aimed to be as inclusive as possible, reaching a mix of residents and businesses in response to the principle of development.

Public consultation website

- 4.3 A dedicated project consultation website (Appendix III) was launched on 13th May 2023 at www.lordshipplaneconsultation.co.uk and served as the principal hub for information and feedback throughout the pre-application consultation.
- 4.4 The website was updated throughout the consultation period to inform stakeholders of the development of the proposals and the consultation process.
- 4.5 The website hosted pages providing background information on the scheme, project team, the local context, and information on the proposals for the Site, as well as a timeline for the project.
- 4.6 Visitors to the website were invited to sign up for the project mailing list, and updates were sent to them via email throughout the consultation process.
- 4.7 Prior to the launch of the consultation on the detailed proposals for the scheme, the website was updated to include more detailed information on the plans.
- 4.8 The consultation webpage also hosted two surveys: one for each stage of the public consultation process. The first was open from the 13th May 2023 to the 1st August and the second was open from 17th November until the 23rd December. Feedback from both surveys was considered by the project team and is summarised in this document.
- 4.9 The consultation website sought to comply with the latest accessibility regulations for public sector bodies, meaning that users who require assistance with language, learning, or sight could still participate.
- 4.10 The website has received **151 unique visitors** since its initial launch in April 2023.

Stage One Consultation: May 2023

- 4.11 Initial public consultation took place between April and May 2023.
- 4.12 The focus at this stage was to introduce the context and early vision/development principles for the site to the local community and to seek feedback on these to inform the ongoing design process.
- 4.13 A range of online and offline tools were used to promote the initial consultation. These included:
 - A printed newsletter (Appendix VI) was sent to **1,502 addresses** in the surrounding area (see distribution area below).
 - Introductory letters (Appendix I) were sent to **8 local stakeholders**, including ward councillors, neighbouring businesses and community groups – introducing the vision for the site and offering meetings to discuss this.

- 4.14 The distribution area for the newsletter sent in May 2023 for the first round of consultation can be seen below:



Distribution area of 1,502 addresses

- 4.15 The newsletter was hand-delivered to all addresses within the distribution area.
- 4.16 The newsletter was two pages long. It included a summary of the emerging proposals for the site and details of the dedicated consultation website and upcoming drop-in events. Contact details for the project team and the deadline for the submission of feedback were also included. Residents with limited access to the internet were encouraged to call the project team for assistance.

Drop-in sessions

- 4.17 Drop-in sessions took place at the **Community Hub, 8 Caxton Rd, London N22 6TB**, on the following dates:
- **Thursday 25th May, 5pm – 8pm**
 - **Saturday 27th May, 10am- 1pm**
- 4.18 The venue was fully wheelchair-accessible.
- 4.19 The drop-in events were staffed by members of the project team from the Applicant, Corstorphine & Wright, DP9 Ltd, and Kanda Consulting.



Photos from May 2023 drop-in sessions

- 4.20 Exhibition boards (Appendix IV) were displayed at the event, outlining the emerging proposals for the site. Paper feedback forms based on the online survey (Appendix VIII) were also available for visitors.

- 4.21 In total, **ten** people attended the drop-in sessions, with two paper feedback forms completed at these events.
- 4.22 Key themes discussed at the event included:
- Disruption as a result of construction works.
 - The provision of town centre space and the type of space that residents would like to see.
 - The need for the redevelopment of the site.

- 4.23 More details on the themes discussed at the in-person event are provided in Section 6 of this report.

Stage Two Consultation: December 2022

- 4.20 The second stage of public consultation took place in November and December 2023.
- 4.21 The focus at this stage was to invite the local community to provide feedback on the developed proposals for consideration ahead of submission.
- 4.22 To promote this stage of consultation, a range of online and offline tools were used. These included:
- A newsletter (Appendix VII) was sent to **c.1502** addresses within the same distribution area as the previous stage of consultation.
 - Follow-up emails were sent to 4 key political stakeholders and four local community groups.
 - An e-newsletter (Appendix X) was sent to **16** people subscribed to the mailing list, including local residents who had signed up for updates on the progress of the application.
 - The dedicated consultation website (Appendix III) – www.lordshipplaneconsultation.co.uk – was updated with information on the developed proposals and a new survey, and users were notified of the upcoming consultation events.

Newsletter

- 4.23 The distribution area for the newsletter was the same as used for the previous stage of the consultation.
- 4.24 The newsletter was two pages long. It included a summary of the developed proposals for the site and details of upcoming consultation activities, including the online consultation and the drop-in session at Bean + Brew. Contact details and a link to the dedicated consultation website were also included. Residents with limited access to the internet were once again encouraged to call the project team for assistance.

Consultation activities

- 4.25 To supplement the consultation website and raise awareness of the proposals among near neighbours of the site the team held a drop-in session at **Bean + Brew, 198 High Rd, London N22 8HH**.
- 4.26 The session took place on **30th November 2023** from **4pm to 7pm** and was intended for residents who did not have access to the website, which was the main hub of consultation throughout the project.



Photos of the November 2023 drop-in session at Bean + Brew

- 4.27 The venue was accessible directly off the high street, in addition to being fully wheelchair-accessible.
- 4.28 The drop-in events were staffed by members of the project team from the Applicant, DP9 Ltd (the Planning Consultants), Corstorphine & Wright (the Architects) and Kanda Consulting.
- 4.29 A booklet based on the exhibition boards uploaded to the website (Appendix VI) was provided at the event, outlining the emerging proposals for the site. Paper feedback forms based on the online survey (Appendix IX) were also available for visitors.
- 4.30 In total, **nine** people attended the drop-in session.
- 4.31 Key themes that arose from the session included:
- The proposed massing of the development and the potential impact on existing views.
 - The need for redevelopment in this particular location.
 - The need for the provision of affordable housing in Haringey and Wood Green.
- 4.32 The key themes raised are summarised in Section 6 of this report.

Email responses

- 4.33 In addition to the stakeholder meetings as outlined above, Kanda received **eight emails** from nearby residents.
- 4.34 The emails included questions about the public consultation, the provision of community space, the design of the proposed buildings, and timescales for construction.
- 4.35 Kanda has sought to respond to queries where possible, aiming to provide more information and clarifications where needed and offering to meet with local stakeholders to discuss the proposals further.
- 4.36 The Applicant is grateful for the feedback received and advised that they would welcome continued discussions.

5. Consultation feedback

5

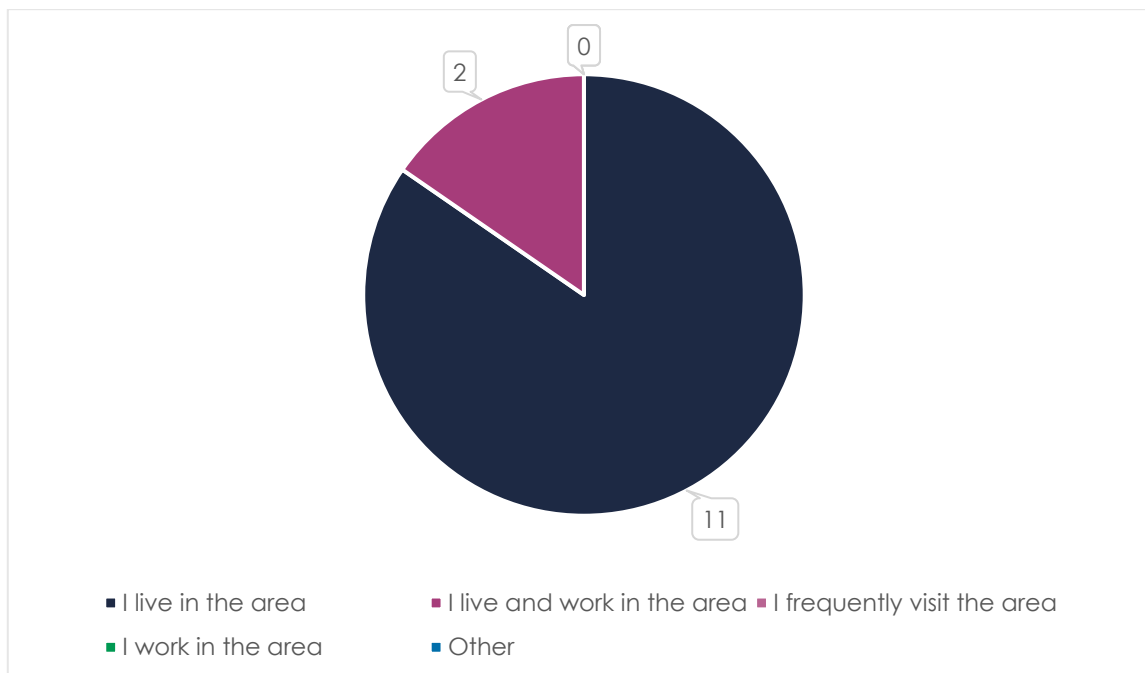
Consultation feedback

- 5.1 As part of the Applicant's desire to understand neighbours' and stakeholders' views on the proposals, the feedback survey contained quantitative questions and follow-ups for respondents to explain their answer choices. The survey requested respondents to elaborate on their answers to ensure all aspects of their views on the proposals were explored. The information below summarises the feedback received during the community engagement exercise.
- 5.2 The below details the responses that were received during the first round of consultation in May 2023 and then the feedback received in November 2023 after the second round of consultation.
- 5.3 Feedback collected throughout the consultation process was generally positive, demonstrating support for the redevelopment of 707-725 Lordship Lane in principle. The majority of respondents recognised the importance of the town-centre location and agreed that the site was severely underutilised in its existing state.
- 5.4 Where concern was raised, this was generally regarding the provision of student accommodation and whether a larger student population was likely to lead to strain on local infrastructure and anti-social behaviour.
- 5.5 Many respondents were also positive about the potential for a beneficial town-centre space to be introduced on the ground floor of the development and providing a variety of suggested uses in the early stages of the consultation.
- 5.6 More detail and responses to feedback are captured in Section 6 of this report.

Stage One Consultation Feedback (May 2023)

- 5.7 This section details feedback captured from the initial survey - including both online responses and paper feedback forms from the drop-in events. Overall, there were **14** responses received.

Question 1: What is your connection to the local area?



Question 2: What are your overall priorities for the area?

- Respondents suggested that they wanted the area to remain clean and welcoming for families and retirees.
- A number of respondents voiced their desire for more green spaces in the area and hoped for reduced pollution.
- A couple of respondents suggested they wanted more leisure sites, such as swimming pools.
- There was also a desire for a reduction in existing traffic levels and the promotion of sustainable transport.

Question 3: What are your thoughts on providing high-quality student accommodation on the site?

- There was a mixed response to this idea. A number of respondents feared an influx of students would lead to an increase in anti-social behaviour in the area.
- Some respondents stated that the provision of affordable housing is more important for the area.
- Several noted that the increase in student numbers would benefit local businesses.
- There were a number of respondents who welcomed the idea but also stated that the development would need to be high-quality.

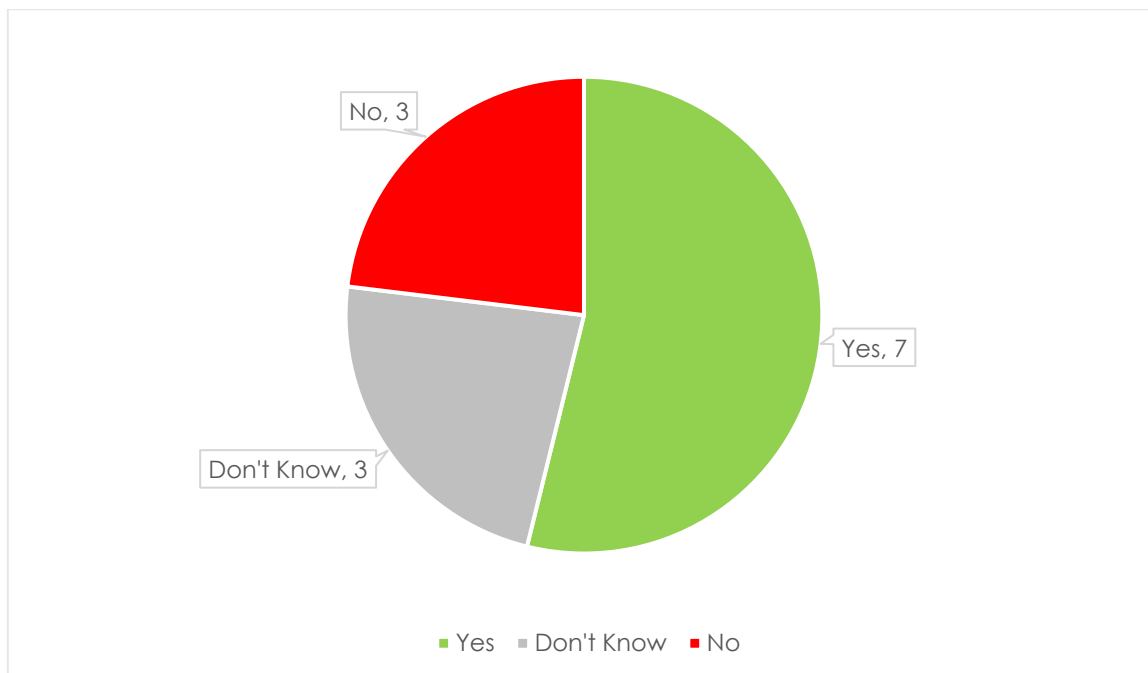
Question 4: What are your thoughts on providing affordable accommodation on-site?

- A number of respondents were strongly in favour of providing affordable housing.
- Others feared that an increase in the area's population would put a strain on local public services.
- Some noted their fears of the area becoming overcrowded and noted their perceived abundance of existing social housing in Haringey already.

Question 5: Do you have any suggestions as to the types of community spaces you think would work best/are most needed?

- A few respondents noted that they would like to see leisure sites, such as a new swimming pool.
- Some noted that they would like to see meeting spaces for the local community – such as community groups, schools and religious groups.
- A couple of respondents noted that they would like to see improvements to the public realm – with increased green spaces and pedestrian and cycling routes.
- Several noted that they would like to see small coffee shops, restaurants, and retail spaces.

Question 6: Do you support the proposed approach to creating new public space and improving the public realm?



Question 7: What are your overall thoughts on the emerging vision of the site?

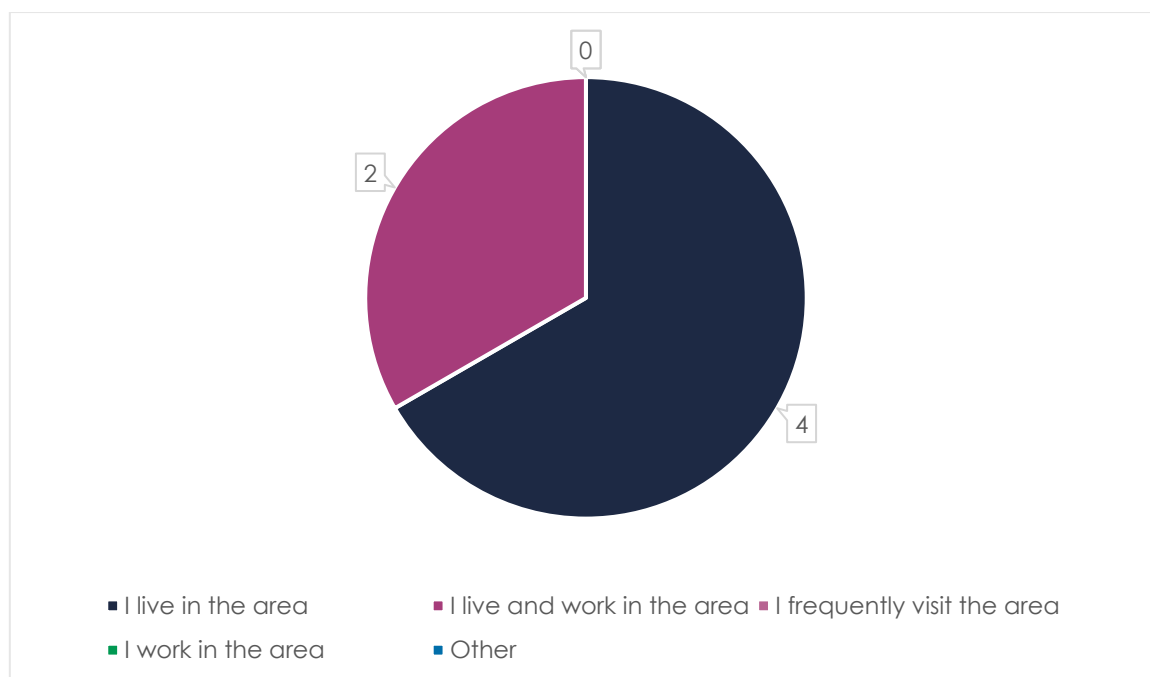
- A number of respondents noted that they were pleased to see the provision of green space incorporated into the proposals.
- A couple of respondents questioned the early design of the proposals, particularly the massing and how this sought to respond to the local conservation area.
- One respondent questioned the demand for student accommodation in this area.

Stage 2 Consultation Feedback

5.8 For the second stage of consultation, residents were once again encouraged to fill out a survey, asking for their views on the developed proposals. The data below captures the feedback received both through the online survey and through paper feedback forms provided via Freepost/at the drop-in event.

5.9 Overall, there were **five** responses received. Respondents were asked to provide general comments about certain aspects of the proposals, as well as provide their answers to questions presented on an opinion scale. More information about the key themes of feedback raised is captured in Section 6.

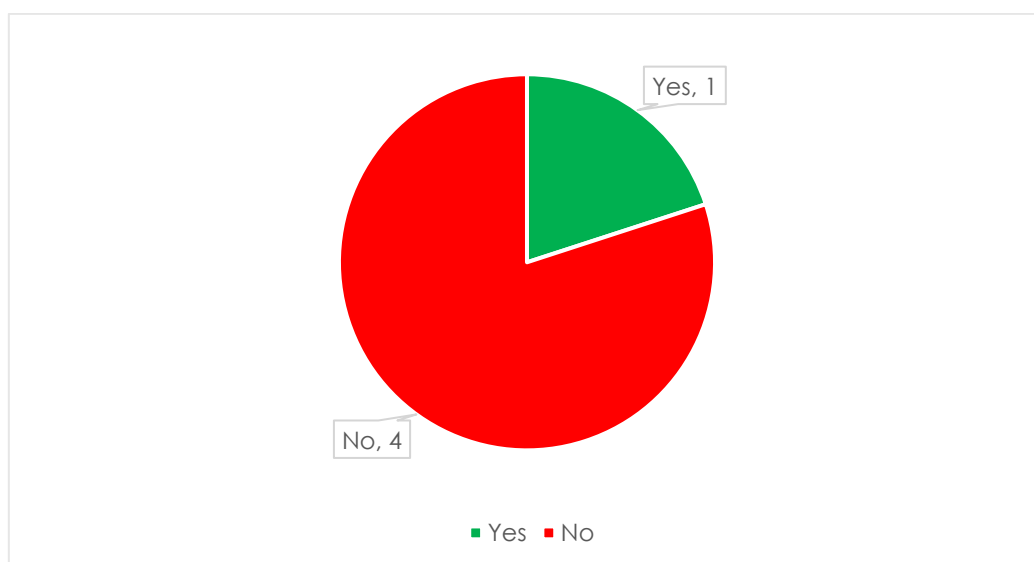
Question 1: What is your connection to the local area?



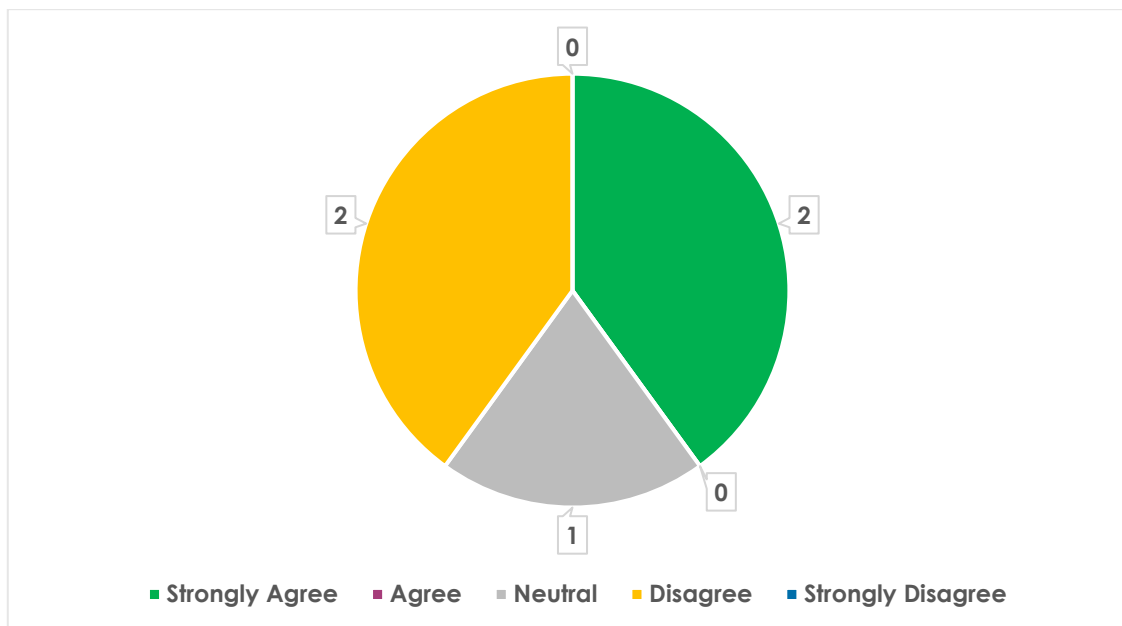
Question 2: What are your overall priorities for the area?

- Respondents noted that they were keen for the area to be redeveloped to feel 'safer' and 'more welcoming'.
- While supportive of affordable housing, one respondent indicated a broader aspiration for increased housing options in the area.

Question 3: Have you previously engaged with the consultation for the plans for redevelopment of 707-725 Lordship Lane?



Question 4: The scheme will provide much-needed social homes for the people of Haringey and Wood Green on-site. To what extent do you agree with this approach?



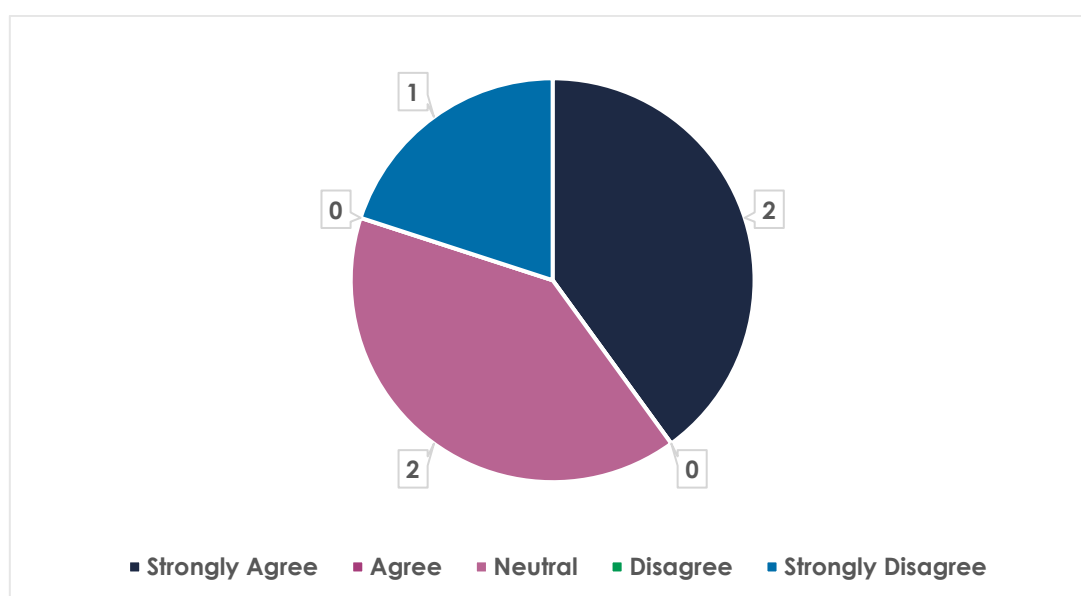
Question 5: Please give a reason for your answer to Question 4:

- Responses towards this question were generally mixed. Whilst some respondents were in broad agreement with the principle of providing more affordable housing in the area, others raised concerns about pressure on local infrastructure from more people moving to the area, such as transport links and access to GP surgeries.

Question 5: Please give a reason for your answer to Question 4:

- Responses towards this question were generally mixed. Whilst some respondents were in broad agreement with the principle of providing more affordable housing in the area, others raised concerns about pressure on local infrastructure from more people moving to the area, such as transport links and access to GP surgeries.

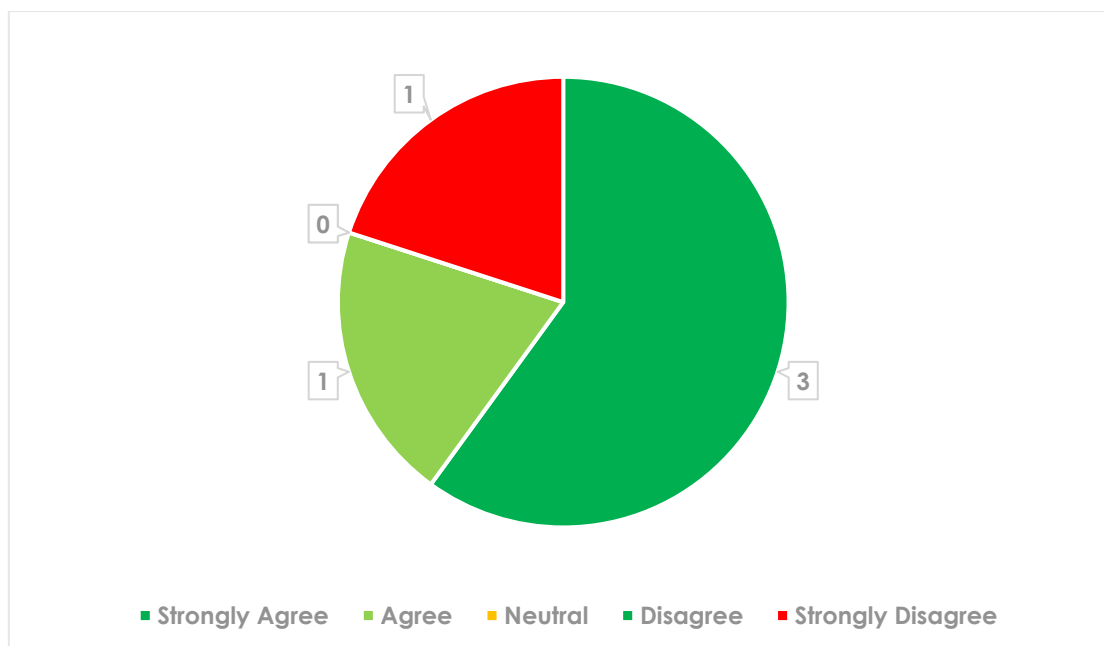
Question 6: The scheme will deliver high-quality student accommodation, including modern, well-equipped rooms connected by a social amenity space designed to foster a sense of community. To what extent do you agree with our approach?



Question 7: Please give a reason for your answer to Question 6

- One respondent suggested that they were unaware of the demand for student housing in the area.
- A couple of respondents were positive towards the provision of student housing, noting that it was likely to bring different types of people and re-invigorate the Town Centre.
- A respondent expressed concerns about the potential impact of additional student housing on the existing character of the area, including increased noise, traffic, and pressure on local resources such as public transportation.

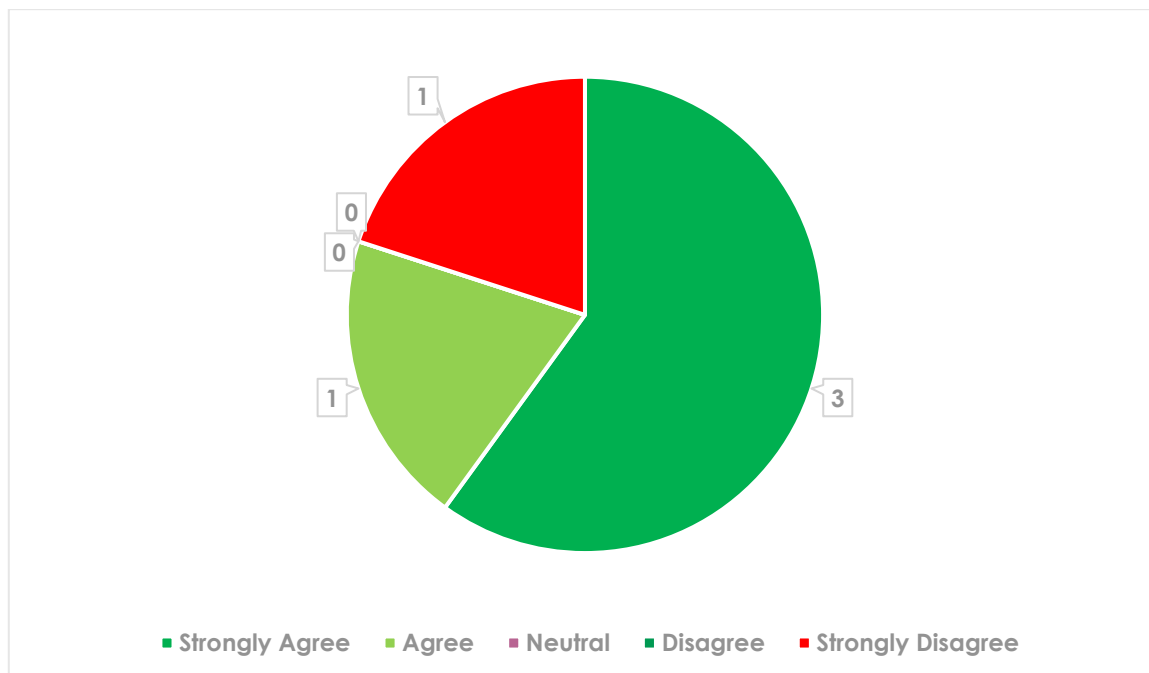
Question 8: To what extent do you agree with the proposed approach to creating new public space and improving the public realm?



Question 9: Please give a reason for your answer to Question 8:

- Respondents were in general consensus that more public spaces, particularly green open spaces, which was felt to be 'desperately needed' in the area. Respondents noted that Wood Green, in general, suffered from poor public realm and planting, in particular, should be encouraged.
- One respondent noted that while they were generally happy with the approach to the public realm, they would like to see the provision of larger public spaces on site.

Question 10: Our proposals will deliver a dynamic town-centre space – offering a mix of retail spaces, cafes, and co-working areas. To what extent do you agree with this approach?



Question 11: Please give a reason for your answer to Question 10:

- Respondents noted that they were generally pleased to see more Town Centre space, and prioritising the attraction of additional businesses could significantly benefit the area by fostering positive development.
- One respondent emphasised the importance of providing high-quality commercial space, preferably with options to support emerging businesses.
- One respondent expressed that whilst they were supportive of the principle of providing flexible town-centre space, they were concerned that the proposed plans attempted to ‘fit too much into a limited space’.

6. Response to feedback

6

Response to feedback

- 6.1 The Applicant has sought to respond to the comments raised through the planning consultation process through the methods and meetings outlined in this document and in the comments contained in this statement.
- 6.2 Below is a summary of the common themes accumulated throughout the consultation stages, with the Applicant's response.

Topic	Detail	Response
The need for redevelopment	A common theme received within the feedback is that the existing site was underutilised and of poor quality, contributing little to the town centre of Wood Green. Several respondents recognised the need to revitalise such a large urban site and felt that redeveloping the site would likely attract more vibrancy and culture to the town centre. There was also a consensus that the current site was of little value and often encouraged anti-social behaviour.	The Applicant recognises that the site represents an underutilised opportunity in a highly accessible town-centre location and is grateful for the comments received. The Wood Green area is currently the focus of a renewed emerging Area Action Plan, and the subject site is allocated as an 'Opportunity for Regeneration' in the Local Plan. The site itself is allocated for mixed-use within the Council's adopted Local Plan. It is envisioned that the delivery of the mixed-used scheme, including the provision of new homes alongside student accommodation and town-centre space, will enhance local market attractiveness and the profile of Wood Green as both a residential and cultural destination. It is envisioned, in particular, that the proposed community / commercial area on the ground floor will open the development to Lordship Lane and create an excellent point of connection for the local community, including natural surveillance and vibrancy.
Provision of affordable housing	Respondents were in broad support of the principle of providing high-quality, affordable homes on-site. It was noted by several that there was a significant lack of affordable family homes in particular and a concern that local families would be priced out of the borough. A few respondents stated that whilst they welcomed the provision of affordable homes, they would have liked to see the provision of market-rate houses on site as well,	The Applicant is grateful for the response they have seen in regard to the provision of affordable housing. Assessments have demonstrated the need for affordable housing in this area in particular. At the time of the 2021 Census, the majority of Wood Green households were privately rented (41%) compared to 36% across the wider Haringey Borough. It is envisioned that the provision of 76 affordable new homes will contribute significantly to the London Borough of Haringey's housing targets – currently, it is predicted to

	recognising the importance of Wood Green as a town-centre location.	contribute 10% of its annual targets – contributing significant support to meet local housing needs. The development will feature a mix of 1, 2, 3 and 5-bedroom social housing to cater to a variety of individuals and families within the borough. Where the provision of market-rate housing is concerned, it is envisioned that providing high-quality housing in this location is expected to improve the local market's appeal and Wood Green's residential profile. This could lead to increased investor confidence, more residential development, and the opportunity for more development opportunities to arise in the future.
Public realm and open spaces	There was strong support for new public space and public realm improvements, with several noting that this should be a key design consideration. It was noted that the existing area was uninviting, and activation of the building onto the street level would be a much-welcomed addition. Respondents were also keen to see the provision of playspace, noting that this was lacking in the existing area. Where concern was raised, this was largely in regard to the current anti-social behaviour that took place in existing spaces and whether this would continue with the provision of new public realm and open spaces.	The Applicant is grateful for the responses received in regard to the provision of public realm and open spaces. In addressing the challenges of the existing space, the vision for the public realm and landscaping is to provide an 'Urban Oasis' – responding to the site's location in the town centre. The proposals to provide a new public greenspace with playspace and a new pedestrian and cycle route between Lordship Lane and Wellesley Road seek to create a welcoming and functional environment that encourages pedestrian activity and social interaction. The Applicant understands the concerns about the current uninviting atmosphere. Improved pedestrian and cycling paths through the new green space will enhance overall accessibility, while the active presence of more users of the space will promote a safer and more welcoming atmosphere through natural surveillance. The landscaping strategy has also been shaped by 'Secure by Design' standards to ensure that measures have been incorporated into the design to defer crime where possible. Proposed interventions, which include external lighting, CCTV and furniture that avoids anti-social habits, will be employed to increase the safety and security of the redevelopment.
Town-centre space	Respondents provided various suggestions of the type of uses they'd like to see as part of the	The Applicant is grateful for the suggestions received from residents and recognises the

	development, including leisure, retail, and restaurants. Amongst these responses, there was a general consensus that flexible town-centre space was desirable in this location and that the existing site had little to offer in terms of its value to the community.	importance of ensuring that the restoration contributes to the local offer. The Applicant is hopeful of creating a space which positively contributes to the diversity of the Wood Green Town Centre and provides a number of benefits for the local community and new residents. This includes high-quality working space, a community café, and the potential for community art installations. These spaces have been purposefully designed to be highly flexible, in line with the diverse needs of the population of Wood Green and Haringey.
The provision of student accommodation	Respondents' attitudes towards the provision of student accommodation were mixed. Whilst some felt that students would bring vibrancy into the town centre, others expressed concern about the impact of the large student population near largely residential areas. Respondents living in the primarily residential area voiced concerns about increased noise and general disturbances potentially caused by students, as well as the possibility of strained local infrastructure resources such as waste disposal and public transportation. Others questioned the demand for student accommodation in this location.	The Applicant is aware of the local context and appreciates the concerns of existing residents. There is a need for more student accommodation to meet what will be a growing demand over the coming years. However, a shortfall in the supply of purpose-built student accommodation means that many of these students are instead forced into the private rented sector, including Haringey. Assessment has demonstrated that there are currently a significant number of students living in the private housing market in Haringey. This proposed student accommodation presents an opportunity to cater more effectively to their needs while simultaneously alleviating pressure on the local housing market and freeing up housing for local residents. The site is in an ideal location for student accommodation, with various major universities and cultural and educational destinations within a comfortable commuting distance. It is well served by public transport connections that will enable students to explore London, with the main Wood Green station nearby. In addition, the provision of student accommodation is likely to bring numerous economic benefits to the area. This includes encouraging expenditure and activity in the town centre and creating indirect employment opportunities through job openings for the newly arrived student residents. <i>More detail is contained in the Socio-Economic Benefit Statement, which accompanies the planning application.</i> Where residents are concerned about anti-social behaviour, the student

		accommodation element of the scheme will provide on-site management services, including 24-hour security, therefore significantly improving safety and security on site for new residents.
Height/massing and potential impact on views	A few nearby neighbours sought clarification on the potential impacts of the development and how this would affect existing views from their apartments. They were keen to understand whether the height/massing of the proposed development was sympathetic to the existing character of the area and whether this would drastically alter their views of the Wood Green town centre.	The Applicant is grateful for the comments and understands the concern raised in regard to the impact on existing views. The height and massing of the building have been carefully designed so it is sympathetic to the dynamic of the Wood Green town centre but as the Noel Park Conservation area. <i>Specific details about the impact on views will be captured in the Townscape and Heritage Visual Impact Assessment, which accompanies the planning application.</i>

7. Next steps

7

Next steps

- 7.1 The Applicant has responded to the issues raised through the planning consultation process through the methods and meetings outlined in this document and in the comments contained in this statement.
- 7.2 The Applicant is committed to continuing to engage with the community, residents and political stakeholders following the submission of the proposals. A variety of engagement feedback tools will be used to share key information about the submission, continue to discuss the proposals with residents and work through feedback.
- 7.3 The project email and other channels of communication will remain open so that residents and key stakeholders can continue to give their thoughts on the redevelopment of 707-725 Lordship Lane.

8. Conclusion

8

Conclusion

- 8.1 The Applicant sought to engage with local political stakeholders, important community groups, neighbours and businesses within the local area.
- 8.2 Community engagement included letters distributed to key stakeholders and nearby residents, a dedicated consultation website where residents could provide their feedback through an online survey, in-person drop-in sessions and meetings with local stakeholders.
- 8.3 Those who engaged in the public consultation for the scheme were generally supportive of the plans to redevelop 707-725 Lordship Lane, citing the potential of the scheme and the site's location in the Wood Green town centre.
- 8.4 Comments were particularly supportive of the provision of town-centre space and new open spaces, which was seen as lacking in the existing location. Respondents did not raise concerns about the loss of the existing bingo hall and were largely supportive of the principle of redevelopment.
- 8.5 Where residents did raise their concerns, this was predominantly in regard to the provision of student housing and whether this was likely to put a strain on existing infrastructure and encourage anti-behaviour.
- 8.6 The Applicant has sought to respond and engage with the issues raised through the planning application and in the comments contained in this report.
- 8.7 The Applicant remains committed to engaging with the residents and stakeholders throughout the consultation and thereafter, subject to planning permission.

Appendices

Appendix I – Letter sent to key stakeholders (May 2023)



FUSION-GROUP.CO.UK

Sent by email: [REDACTED]

11th May 2023

Dear Sir/ Madam,

Meeting request: 707-725 Lordship Lane, Wood Green, N22 5JY

I am writing to you on behalf of Fusion to introduce our proposals for the redevelopment of 707-725 Lordship Lane, Wood Green. We would welcome the opportunity to meet with you to discuss the plans to develop the site ahead of our wider public consultation.

We are pleased to bring forward proposals for a new mixed-use development comprising affordable housing, student accommodation and retail space to replace the existing MECCA Bingo Hall. Fusion has a proven record in transforming sites and creating high-quality redevelopments.

MECCA Bingo hold the lease to 707-725 Lordship Lane until September 2026 and the site was identified as an Opportunity Site for Regeneration in the London Borough of Haringey's Site Allocations (2017). The site benefits from a large car park to the side and rear with vehicle access from Lordship Lane.

Get in Touch

We recognise that this site is very important for the future of Wood Green and the London Borough of Haringey as the community continues to grow and evolve, and we want you to join the conversation on our plans.

If this would be of interest, or if you have any questions about our proposals for the site, please contact the team at Kanda Consulting, who are managing our public consultation, via email at LordshipLane@kandaconsulting.co.uk or by calling **020 3900 3676**.

Yours faithfully,

André Ferdinand
Head of Projects, Fusion-Group
Fusion-group.co.uk

FUSION GROUP

Fusion House, The Green, Letchmore Heath, Hertfordshire, WD25 8ER
0203 826 6523

Fusion Group is the trading name of Fusion Global Management LLP, an English limited liability partnership incorporated under the Limited Liability Partnerships Act 2000, registered number OC 373387. VAT registration number 133 7108 37. Registered office 35 Ballards Lane, London, England, N3 1XW

Appendix II – Letter sent to key stakeholders (November 2023)



FUSION-GROUP.CO.UK



17th November 2023

Update on the proposals for 707-725 Lordship Lane, Wood Green, N22 5JY

I am writing to you, to provide you with an update on Fusion Group's plans for the redevelopment of 707-725 Lordship Lane, Wood Green.

As you may be aware, the proposals for the Lordship Lane site include a new mixed-use development comprising affordable housing, student accommodation and town centre space to replace the existing MECCA Bingo Hall. MECCA Bingo hold the lease to 707-725 Lordship Lane until September 2026, and the site was identified as an Opportunity Site for Regeneration in the London Borough of Haringey's Site Allocations (2017).

We are grateful for the feedback we received from our initial public consultation earlier this year. Since then, we have been continuing to review the proposals for the site to ensure that the development delivers enhanced benefits for the local community, including the provision of flexible ground floor space.

We have held detailed discussions with Council officers on our developed proposals and will shortly be reaching out to the wider community to discuss our proposals for the site. To ensure that our proposals reflect the needs and priorities of the local community, we would like to schedule a meeting with you, we would like to understand key stakeholders and members of the community that we should be engaging with around this proposal. We are also eager to understand what services and facilities local people would like to see coming forward as part of this development in Wood Green Town Centre.

We will shortly be launching a public consultation on the proposals, and full information will be available via our website, www.lordshiplaneconsultation.co.uk, from **Thursday 30th November**. We will also host a drop-in event on **Thursday 30th November, 4:30 – 7pm** at **Bean + Brew, 198 High Rd, London N22 8HH**. Members of the project team will be present to talk through the proposals in more detail – you are very welcome to attend.

Please do get in touch to schedule a meeting or if you have any questions about our proposals for the site. Contact the team at Kanda Consulting, who are managing our public consultation, via email at LordshipLane@kandaconsulting.co.uk or by calling **020 3900 3676**.

Yours faithfully,

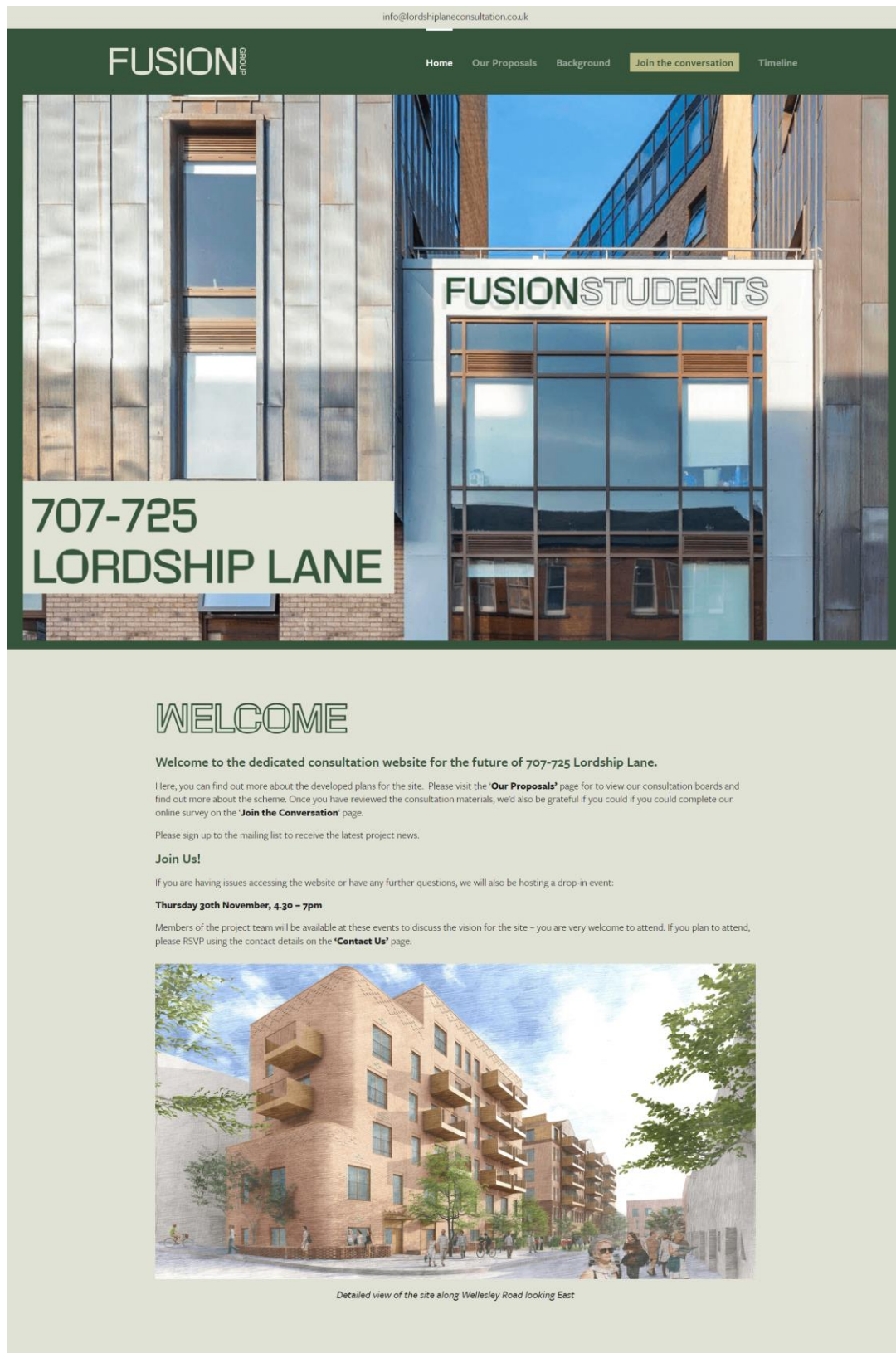
André Ferdinand
Head of Projects, Fusion-Group
Fusion-group.co.uk

FUSION

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THE TEAM

An experienced and dynamic team is exploring ideas for the future of Lordship Lane, led by Fusion.

FUSION

Fusion

The Fusion brand exists to create thoughtful spaces, places and homes that enrich, enhance and inspire whoever lives within them.

Everything Fusion does has been thoughtfully considered to help students get the most out of their experience in their chosen University city. From beautifully designed living and study spaces to unmissable facilities and focus on wellbeing and sustainability.

With a successful track record for delivering high-quality student accommodation and building strong communities, Fusion is a family-owned business that aims to redefine the sector in a positive way.

Corstorphine & Wright

Corstorphine & Wright

Corstorphine & Wright are an architectural practice with offices up and down the UK.

They pride themselves on creating intelligent designs which create an emotional connection for people.

They have a client-centric approach towards design, allowing them to create places that foster human connection while adding commercial, civic and social value.

Tri7

Tri7

Tri7 is a Real Estate investment and asset management firm. Tri7's partners came together in 2018 to transform investment opportunities in the UK.

They are a specialist team that work collaboratively alongside our partners to find flexible and creative solutions to deliver our strategies.



Kanda Consulting

Kanda is a communications agency specialising in community engagement who work intelligently and imaginatively to get the best results for applicants, decision makers and communities.



DP9

DP9 is a leading independent, specialist planning consultancy based in London. Our work is wide ranging but we are renowned for our involvement in delivering some of the most challenging and often high-profile projects in and around London and the South East. With town planning as our sole focus, we are trusted by our Clients to deliver the very best in cutting-edge planning practice from conception through to completion.

OUR PROPOSALS

[VIEW MORE](#)

SIGN UP TO OUR MAILING LIST

Please feel free to leave your email address to stay updated with news and events regarding the Lordship Lane development.

Email... [SUBMIT](#)

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GET IN TOUCH

If you have any questions about the project, please get in touch.

[CONTACT US](#)

FUSION

info@lordshiplaneconsultation.co.uk

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Our Proposals

OUR PROPOSALS



Fusion Group is bringing forward a sustainable scheme that delivers new student accommodation, exciting town-centre space, green spaces and much-needed affordable housing for Haringey.

The scheme will encourage street activity along Lordship Lane and create a truly mixed-use community for all members.

Your feedback has helped us shape our proposals for the site. We look forward to receiving your thoughts on our developed proposals.

Our scheme has been driven by the following design concepts:

- **High quality affordable homes** – delivering new much-needed homes for the local people of Wood Green and Haringey.
- **Activating Lordship Lane with exciting town-centre spaces** – transforming the site into a thriving hub for the local community
- **Regeneration** – Revitalising a large urban site that currently experiences anti-social behaviour and is underutilised
- **A dynamic town-centre space** – offering a mix of retail spaces, cafes, and co-working areas, fostering a vibrant hub for the local community
- **High quality student accommodation** – modern, well-equipped rooms connected by a social amenity space designed to foster a sense of community, encourage a healthy lifestyle and support academic success
- **Exciting new public spaces** – open and green spaces to provide opportunities for relaxation, recreation, and community gatherings
- **A design that responds to the local context** – paying homage to the rich heritage of Wood Green and the Noel Park Conversation area
- **Enhanced connectivity** – easy access to public transportation, coupled with dedicated cycle paths, to encourage sustainable travel

Please click below to view the November 2023 consultation materials. You can also view the May 2023 consultation materials.

READ MORE ▾

ABOUT FUSION

At Fusion, we are dedicated to providing students with the best possible experience in their chosen university cities. We believe that every aspect of student living should be carefully considered and designed, from our beautifully crafted living and study spaces to our unparalleled social facilities and our focus on wellbeing and sustainability.

As pioneers and leaders in our industry, we constantly explore innovative ways to collaborate with our partners and operate within our buildings based on the unique characteristics of the cities where we develop and operate. We prioritise the environment, our people, and our students in everything we do.

Our positive living ethos underpins everything we do, ensuring that our students have access to great facilities and living spaces, as well as an enriching experience that will positively impact their lives.



BACKGROUND

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Background

SITE LOCATION

The site is located at 707-725 Lordship Lane. It is home to a Bingo Hall and an associated surface car park.

It is located on the southern side of Lordship Lane, within the eastern part of the Wood Green Town Centre and a short walk from Wood Green Underground Station. Wood Green has been identified as a Metropolitan Town Centre. Under the London Plan, it serves as a catchment area to promote shopping and retail services. Wood Green High Road provides a mix of period terraced retail properties, along with the Shopping City destination.

Together the retail offer of Wood Green includes national retailers, smaller local chains, independent traders, and market stall holders.



PLANNING CONTEXT

The site is close to Wood Green tube station. As such the whole site has a Public Transport Accessibility Level (PTAL) rating of 6a – indicating an excellent connection to the public transport network, the second best on the scale.

It forms part of the blue ribbon network, Wood Green Growth Area and Wood Green Metropolitan Centre. To the South of the site is Noel Park Conservation Area. This site represents an underutilised opportunity in a highly accessible town centre location. There is scope for comprehensive redevelopment to bring new employment and homes into the town centre with an improved frontage onto Lordship Lane, and a significant reduction in surface car parking.

The site has been allocated for a mixed-use redevelopment in the Haringey Local Plan for some time. As such, the proposals showcased today deliver on the council's ambitions for the site.



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Join the conversation

The Hub



Have Your Say

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Timeline

PROJECT TIMELINE

May 2023



Stage One Community Consultation

June 2023



Project Review and Design Refinement

December 2023



Stage Two Community Consultation

We are here



January 2024



Submission Stage

Application submitted to the London Borough of Haringey.

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707-725 Lordship Lane

FUSION^{GROUP}

Welcome to our public exhibition showcasing Fusion's early plans for the development of 707-725 Lordship Lane.

Fusion Group is in the process of developing an mixed-use sustainable scheme, which encourages street activity, public engagement and is understanding of and responsive to Wood Green and the Borough of Haringey.

Your feedback will help shape our proposals for the site. We will reengage with you later in Summer 2023 to share with you our updated plans.

Should you have any questions, please do not hesitate to contact us via:



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THE TEAM

707-725 Lordship Lane

Fusion is the main developer of the site and have put together a high-quality team of consultants to assist them in bringing forward this project.



FUSION^{GROUP}

FUSION STUDENTS

The Fusion brand exists to create thoughtful spaces, places and homes that enrich, enhance and inspire whoever lives within them.

With a successful track-record for delivering high-quality student accommodation and building strong communities, Fusion is a family-owned business that aims to redefine the sector in a positive way.



Corstorphine & Wright

CORSTORPHINE & WRIGHT

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Tri⁷

TRI7

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ABOUT FUSION

At Fusion, we are dedicated to providing students with the best possible experience in their chosen university cities. We believe that every aspect of student living should be carefully considered and designed, from our beautifully crafted living and study spaces to our unparalleled social facilities and our focus on well-being and sustainability.

As pioneers and leaders in our industry, we constantly explore innovative ways to collaborate with our partners and operate within our buildings based on the unique characteristics of the cities where we develop and operate. We prioritise the environment, our people, and our students in everything we do.

Our positive living ethos underpins everything we do, ensuring that our students have access to great facilities and living spaces, as well as an enriching experience that will positively impact

COLLABORATION

Fusion has established a strong reputation as an operator/developer, by building strong relationships based on the successful delivery of high-quality and innovative schemes.

Schemes are developed in close collaboration with the relevant local authorities and involved in-depth discussions with local residents and interest groups, in addition to offering improved public realm spaces and art installations.

CONNECTION TO NATURE

A key component within the brief for all of Fusion's schemes is to maximise opportunities to include nature within both the internal and external spaces. These spaces are always considered to be a vital part of both the practical performance of each building, but also of the well-being strategy, providing positive living spaces that support healthy work, socialising, exercise and rest.



Nova, Nottingham



Plummer House, Newcastle

HIGH-QUALITY STUDENT ACCOMMODATION

THE NEED

There are over 400,000 university students currently studying in London. 62% of these students do not have access to Purpose Built Student Accommodation (PBSA). Furthermore, according to a recent study there are 3.5 students to every PBSA bed, meaning there are not enough beds per student.

There is a need for more student accommodation to meet what will be a growing demand over the coming years.

However, a shortfall in the supply of purpose-built student accommodation means that many of these students are instead forced into the private rented sector.

THE OPPORTUNITY

The site is in an ideal location for student accommodation, with major universities, cultural and educational destinations nearby. The site is well served by public transport connections that will enable students to explore London, as well as bringing significant economic benefits to the Town Centre.

There are several higher education institutions nearby, including:

University of the Arts (24 minutes);

University College London (25 minutes)

The School of Oriental and African Studies (25 minutes)

The London School of Economics (28 minutes)

King's College London (31 minutes).

A purpose-built student accommodation development on the site will promote students' well-being and foster a sense of community, providing a mix of spaces for study and relaxation, along with amenity facilities such as a gym and café.



THE SITE

707-725 Lordship Lane

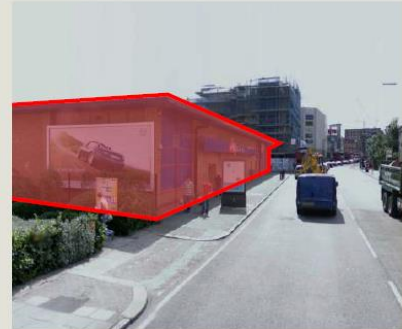
LOCATION

The site is located at 707-725 Lordship Lane. It is home to the MECCA Bingo Hall and an associated surface car park.

It is located on the southern side of Lordship Lane, within the eastern part of the Wood Green Town Centre and a short walk from Wood Green Underground Station.

Wood Green has been identified as a Metropolitan Town Centre. Under the London Plan, it serves as a catchment area to promote shopping and retail services. Wood Green High Road provides a mix of period terraced retail properties, along with the Shopping City destination.

Together the retail offer of Wood Green includes national retailers, smaller local chains, independent traders, and market stall holders.



AREA CONTEXT

707-725 Lordship Lane

HISTORY

Wood Green is located within the centre of the London Borough of Haringey and forms a major commercial district of North London.

Lordship Lane became a hub for retail growth in the area as the population of Wood Green grew throughout the late 19th and early 20th Centuries. In the 1960s, upon the reorganisation of local government, Haringey Council was formed of the former boroughs of Wood Green, Hornsey and Tottenham. The Council intended to reinvent Wood Green as a 'Heart for Haringey', and it was intended to counteract the pull of Central London.

Today, the area surrounding Lordship Lane still acts as a focal point for retail activity and the nature of this mixed-use scheme will further contribute to the economic importance of the area.

The proposed community/ commercial area on the ground floor will open the development to Lordship Lane and create an excellent point of connection for the local community.



Lordship Lane, 1908



Morley Avenue in the 1970s



Farrant Avenue, 1905

PLANNING CONTEXT

707-725 Lordship Lane

The site is close to Wood Green tube station. As such the whole site has a Public Transport Accessibility Level (PTAL) rating of 6a – indicating an excellent connection to the public transport network, the second best on the scale.

It forms part of the blue ribbon network, Wood Green Growth Area and Wood Green Metropolitan Centre. To the South of the site is Noel Park Conservation Area.

This site represents an underutilised opportunity in a highly accessible town centre location. There is scope for comprehensive redevelopment to bring new employment and homes into the town centre with an improved frontage onto Lordship Lane, and a significant reduction in surface car parking.

The site has been allocated for a mixed-use redevelopment in the Haringey Local Plan for some time. As such, the proposals showcased today deliver on the council's ambitions for the site.

- | | |
|---------------------------------|---|
| 1 Vehicular Access to Servicing | 5 Private green areas |
| 2 Shared surface street to Site | 6 Public green areas |
| 3 Pedestrian routes | 7 Service area (vehicles, bicycles and pedestrians) |
| 4 Focal space | 8 Potential Higher Element |



DESIGN CONCEPT

707-725 Lordship Lane

The site is currently home to a MECCA Bingo Hall and an associated surface car park.

Our plans aim to build upon the current site with a sustainable scheme, which encourages street activity, public engagement and is understanding and responsive to its Wood Green location.

Our scheme is driven by the following design concepts:



Improving connections and



Creating a destination with



Creating a building that



OUR EMERGING PROPOSALS

707-725 Lordship Lane

Our scheme is an opportunity to provide many positives to the local area. We aim to improve upon the current site and provide real benefits for Wood Green and the London Borough of Haringey.

Our vision is to create a scheme that responds to the context of the area and delivers real benefits for Wood Green in line with our design concept, including community spaces, student accommodation, affordable housing and green space.



PRINCIPLES OF DEVELOPMENT

707-725 Lordship Lane

- + High quality student accommodation
- + Exciting new public spaces
- + Local amenities
- + A dynamic ground floor space
- + Sustainable transport facilities
- + Activating Lordship Lane with a commercial presence
- + Mixed use, including affordable housing
- + Cycle paths



HIGH-RES NEEDED

GROUND FLOOR COMMUNAL SPACE

707-725 Lordship Lane

The plans for the development include a flexible community space that will be located on the ground floor of the development and directly interact with Lordship Lane.

We are hopeful of creating a community space that provides a variety of benefits for the local community and new residents - we want to know what type of things you'd like to see in the Wood Green Town Centre.

We would love to hear your thoughts on what you would like to see in this community space, please feel free to leave your feedback below:



THANK YOU AND NEXT STEPS

707-725 Lordship Lane

Thank you for taking the time to attend our public exhibition about our early plans for 707-725 Lordship Lane.

We would be grateful if you could take the time to complete our online survey on our consultation website, or fill in a physical feedback form. Your feedback will be central to shaping our proposals, which we look forward to sharing with you in the coming months.

In the meantime, if you have any questions, or know anyone who requires support accessing this information and may require physical copies, please do get in touch with the project team using the details below:



SCAN THE QR CODE
TO VISIT THE WEBSITE



Welcome to our public exhibition showcasing Fusion's plans for the development of 707-725 Lordship Lane.

Fusion Group is bringing forward a sustainable scheme that delivers new student accommodation, exciting town-centre space, green spaces and much-needed affordable housing for Haringey.

The scheme will encourage street activity along Lordship Lane and create a truly mixed-use community for all members.

Your feedback has helped us shape our proposals for the site. We look forward to receiving your thoughts on our developed proposals.

Should you have any questions, please do not hesitate to contact us via:

✉ info@lordshipplaneconsultation.co.uk

☎ 020 3900 3676

🌐 lordshipplaneconsultation.co.uk



707-725 LORDSHIP LANE



100% recyclable boards. Recycle when no longer needed.

THE TEAM

707-725 LORDSHIP LANE

FUSION

High Quality Student Communities

The Fusion brand exists to create thoughtful spaces, places and homes that enrich, enhance and inspire whoever lives within them. With a successful track-record for delivering high-quality student accommodation and building strong communities, Fusion is a family-owned business that aims to redefine the sector in a positive way.

Facilities are designed and built around students' needs, with access to high quality, interior-designed communal areas, dedicated private and group study spaces, free bike rentals and high-speed Wi-Fi.

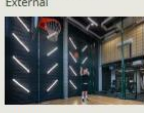
Prior Experience

Fusion Group has established a strong reputation as an operator/developer, having delivered all schemes that have achieved a successful Planning Consent.

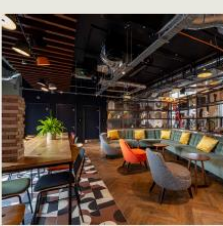
By building strong relationships based on the successful delivery of high quality and innovative schemes, Fusion has consistently delivered on a series of prominent and large-scale developments in recent years. Schemes are developed in close collaboration with the relevant local authorities and involved in-depth discussions with local residents and interest groups, in addition to offering improved public realm spaces and art installations.

A selection of Fusion's successful experience is pictured here:









Zenith, Cardiff
Social Space



Luna, Hatfield
Social Space



Student Well Being

Fusion places the highest priority on student wellbeing. As an Operator with a significant track record of managing student communities and navigating through unprecedented times, we understand that students may face unique challenges as they embark on their first experience of living away from home and taking charge of their own time and finances. This transition can be especially significant for international students who are adjusting to a foreign country, language, and culture. While most students navigate these changes smoothly, we acknowledge that some may encounter difficulties. In such cases, we are dedicated to taking proactive measures.

We work closely with University student services to offer a robust support network and resources to promote residents' wellbeing and mental health. Our staff members are trained in mental health awareness and are equipped with procedures to recognise students who may need additional assistance.

Our positive living ethos underpins everything we do, ensuring that our students have access to great facilities and living spaces, as well as an enriching experience that will enhance their lives.



Tri7 is a Real Estate investment and asset management firm. Tri7's partners came together in 2018 to transform investment opportunities in the UK.

They are a specialist team that work collaboratively alongside partners to deliver schemes that realise significant improvements to the places and communities in which they develop.

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THE SITE

707-725 LORDSHIP LANE

LOCATION

The site is located at 707-725 Lordship Lane. It is home to a Bingo Hall and an associated surface car park.

It is located on the southern side of Lordship Lane, within the eastern part of the Wood Green Town Centre and a short walk from Wood Green Underground Station.

HISTORY OF WOOD GREEN

Recorded in 1502 as a clearing of Tottenham Wood, Wood Green has consistently been reinvented to adapt and respond to the expansion of London's inner city, modernisation transport and industry alongside diversification of its local communities.

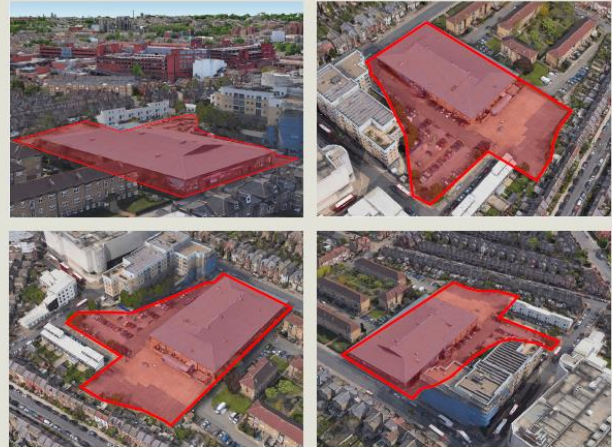
In recent times, Wood Green has come to become the 'Heart of Haringey' forming a dynamic Urban Town Centre centred around retail, entertainment and increased housing.

THE NEED FOR REDEVELOPMENT

The area surrounding Lordship Lane still acts as a focal point for retail activity and the nature of this mixed-use scheme will further contribute to the economic importance of the area.

We believe that the site represents an underutilised opportunity in a highly accessible town-centre location. The site is allocated for mixed-use redevelopment within the Council's adopted Local Plan.

The proposed community / commercial area on the ground floor will open the development to Lordship Lane and create an excellent point of connection for the local community.



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PRINCIPLES OF DESIGN

707-725 LORDSHIP LANE

The site is currently home to a Bingo Hall and an associated surface car park.

Our plans will transform the current site with a sustainable scheme, which encourages street activity, public engagement and is understanding and responsive to its Wood Green location.

Our scheme is driven by the following design concepts:

-  **High quality social homes** – delivering new much-needed homes for the local people of Wood Green and Haringey
-  **High quality student accommodation** – modern, well-equipped rooms connected by a social amenity space designed to foster a sense of community, encourage a healthy lifestyle and support academic success
-  **Activating Lordship Lane with exciting town-centre spaces** – transforming the site into a thriving hub for the local community
-  **Exciting new public spaces** – open and green spaces to provide opportunities for relaxation, recreation, and community gatherings
-  **Regeneration**– Revitalising a large urban site that currently experiences anti-social behaviour and is underutilised
-  **A design that responds to the local context** – paying homage to the rich heritage of Wood Green and the Noel Park Conversation area
-  **A dynamic town-centre space** – offering a mix of retail spaces, cafes, and co-working areas, fostering a vibrant hub for the local community
-  **Enhanced connectivity** – easy access to public transportation, coupled with dedicated cycle paths, to encourage sustainable travel



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OUR PROPOSALS

707-725 LORDSHIP LANE

Our scheme is an opportunity to provide many positives to the local area and community. We aim to improve upon the current site and provide real benefits for Wood Green and the London Borough of Haringey.

Our vision is to create a scheme that responds to the context of the area and delivers real benefits for Wood Green in line with our design concept, including community spaces, student accommodation and green space.

We will deliver:



76 new affordable homes for the people of Haringey, with 69 apartments for shared ownership and social rent and 8 town houses for social rent



621 high quality student rooms, with a diverse mix of room types and student amenity space on the ground floor



1377m2 of public green space providing opportunities for social interaction, play and bio-diversity gains



795m2 of exciting flexible town-centre space



Detailed sketch of new homes



Aerial view of Urban Green Space



Detailed sketch of student accommodation building

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NEW HOMES FOR HARINGEY

707-725 LORDSHIP LANE

The site has been allocated for housing in the Haringey Local Plan for some time. The development will deliver 76 new much-needed affordable homes for Wood Green, in line the Council's aspirations for the site. 52 of the homes are proposed to be provided as social rented homes.

The development will feature a mix of 1, 2 and 3 and 5 bedroom social housing to cater to variety of individuals and families within the borough.

All of the affordable homes on the site will have ample access to high-quality amenity space, including private terraces and gardens, and communal courtyards.



Detailed sketch of new homes



New homes including private balconies



Façade details and landscaping



Private Gardens



Private terraces



Residential Courtyard

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STUDENT ACCOMMODATION

707-725 LORDSHIP LANE

THE NEED

There are over 400,000 university students currently studying in London. 62% of these students do not have access to Purpose Built Student Accommodation (PBSA). Furthermore, according to a recent study there are 3.5 students to every PBSA bed.

There is a need for more student accommodation to meet what will be a growing demand over the coming years.

However, a shortfall in the supply of purpose-built student accommodation means that many of these students are instead forced into the private rented sector.

In addition, the provision of student accommodation is likely to bring numerous economic benefits to the area. This includes encouraging expenditure and activity in the town-centre, and creating indirect employment opportunities through job openings for the newly arrived student residents.

OUR STUDENT ACCOMMODATION

Our student accommodation building on the site will promote students' well-being and foster a sense of community, providing a mix of spaces for study and relaxation, along with amenity facilities such as a gym and private dining spaces.

To accommodate the diverse needs of our student population, the student housing element will offer a variety of bedroom types at different price points.

Each floor hosts a mix of bedroom types promoting inclusivity and diversity.

Communal amenities and secure outdoor spaces will be designed to promote student well-being and cater to various lifestyles.



Typical student floor plan



New student homes building

Façade details



Example of student communal spaces, to promote socialising, play and mind/ body wellbeing



Example of student courtyard, which are designed to be spacious, biodiverse and secure

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OPEN GREEN SPACES

707-725 LORDSHIP LANE

As part of the development, we will be delivering new open spaces and enhanced public realm.

Our vision for the public realm and landscaping is to provide an 'Urban Oasis' – offering a moment of calm amidst the bustling town centre.

The proposals for the landscaping is guided by the following principles:



Providing opportunities for engaging in various forms of play for families and children



Fostering a conducive environment for outdoor work and learning



Enhances biodiversity throughout the site



Encouraging outdoor socialising and community interaction



View from Wellesley Road



Aerial view of Urban Green Space



Landscaping layout

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GROUND FLOOR TOWN CENTRE SPACE

707-725 LORDSHIP LANE

The proposed community/ commercial area on the ground floor will open the development to Lordship Lane and create an excellent point of connection for the local community.

We are hopeful of creating a space which positively contributes to the diversity of the Wood Green Town Centre and provides a number of benefits for the local community and new residents.

There are a number of options that are being explored including:



A community café hub – to provide a social space for the public, students, staff and residents to meet and socialise



A food hall – creating all day activity whilst catering to a variety of users



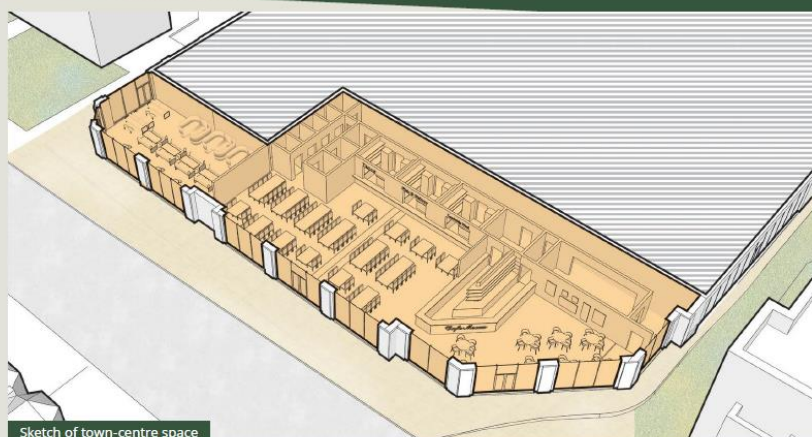
Flexible work space – to cater to group working and individuals bringing local professionals, community groups and students together



Opportunity for a community led art installation – to celebrate Wood Green's art community

These spaces will be designed to be highly flexible. For example, sliding screens in the workspace will allow for the adjustment of privacy and noise levels while also enabling the opening of the workspace to the food hall.

This fosters a dynamic and adaptable environment that can be used for a variety of purposes.



Sketch of town-centre space



Flexible workspace



The Food Hall



A community café

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THANK YOU AND NEXT STEPS

707-725 LORDSHIP LANE



Thank you for taking the time to find out more about our plans for 707-725 Lordship Lane.

We would be grateful if you could take the time to complete our online survey on our consultation website. Your feedback has helped us shape our proposals and we will keep you informed going forward.

We anticipate submitting a planning application early in the new year.

In the meantime, if you have any questions, or know anyone who requires support accessing this information and may require physical copies, please do get in touch with the project team using the details below:

-  info@lordshiplaneconsultation.co.uk
-  020 3900 3676
-  lordshiplaneconsultation.co.uk



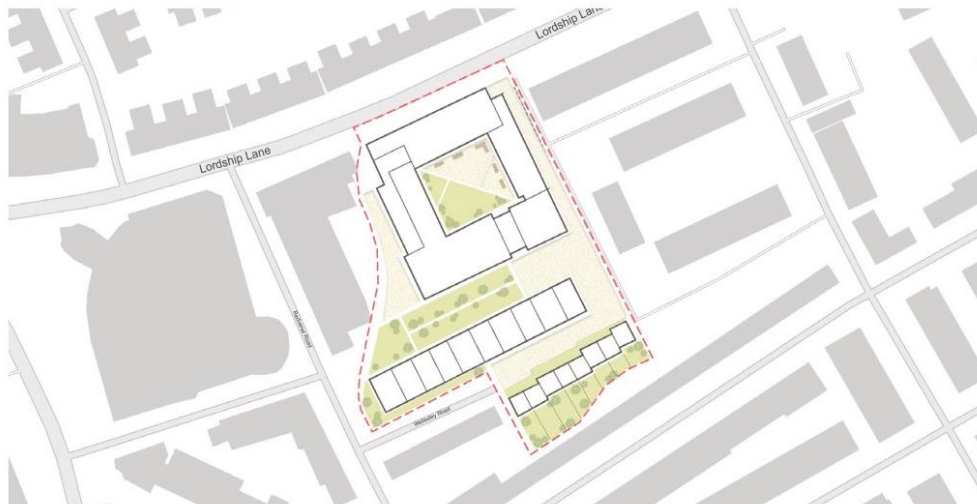
SCAN THE QR CODE TO VISIT THE SURVEY

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707-725 LORDSHIP LANE NEWSLETTER

FUSION^{GROUP}

Consultation on emerging ideas for Lordship Lane



Dear Neighbour,

We are exploring the redevelopment of 707-725 Lordship Lane, the site of the Mecca Bingo Hall, to deliver a high-quality mixed-use scheme in the heart of Wood Green.

The vision for the site includes the delivery of new affordable homes, high-quality student accommodation and new community space for the people of Wood Green.

We will shortly be launching our consultation, seeking your views on our emerging vision for the site. To find out more and share your feedback, please visit from our site from 22nd May.

www.lordshiplaneconsultation.co.uk

Please see overleaf for details of upcoming consultation events and contact details for the team.

CONSULTATION EVENTS

We will be holding an in-person drop-in events at **The Community Hub, 8 Caxton Rd, London, N22 6TB**, on the following dates:

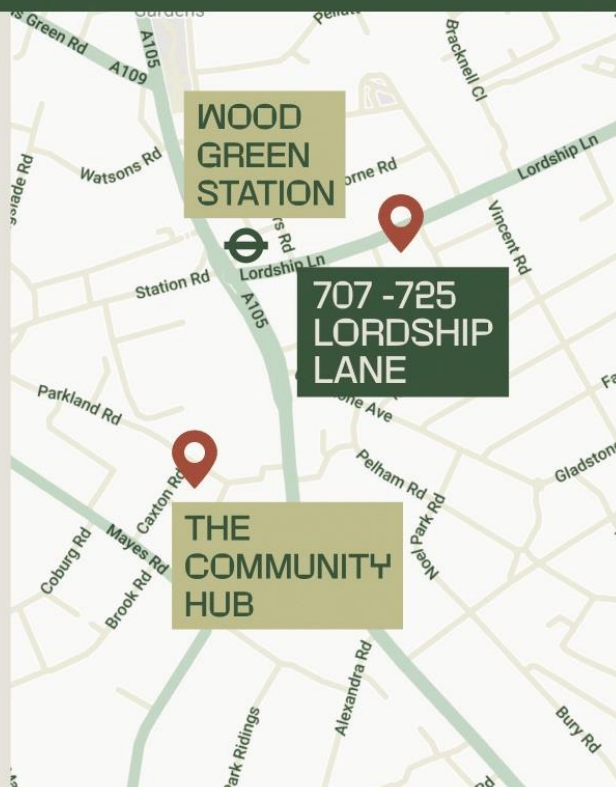
Thursday 25th May
5pm - 8pm



Saturday 27th May
10am - 1pm



Members of the project team will be available at these events to discuss the vision for the site – you are very welcome to attend.



SIGN UP TO THE MAILING LIST

If you'd like to receive updates on our progress and activities via email, please sign up for these via our website from the 22nd May at:

lordshipplaneconsultation.co.uk

GET IN TOUCH

It is important that we are able to engage with all neighbours, local groups and businesses. If you need help accessing information, please contact us using the details beside:



info@lordshipplaneconsultation.co.uk



020 3900 3676

707-725 LORDSHIP LANE NEWSLETTER

FUSION^{GROUP}

Consultation on the the redevelopment of 707-725 Lordship Lane



Detailed view of the site along Wellesley Road looking East

Dear Neighbour,

We are exploring the redevelopment of 707-725 Lordship Lane, the site of the Mecca Bingo Hall, to deliver a high-quality mixed-use scheme in the heart of Wood Green.

The vision for the site includes the delivery of new affordable homes, high-quality student accommodation and new town-centre space for the people of Wood Green.

As you may remember, we contacted you earlier this year. We are now launching a consultation to gather your feedback on our developed proposals for the site. From **Thursday 30th November**, you will be able find out more about the detailed plans for the site via our website.

www.lordshipplaneconsultation.co.uk

Please see overleaf for details of upcoming consultation events and contact details for the team.

CONSULTATION EVENT

All information will be accessible via our website. However if you are unable to access the website, we will also be hosting a drop-in event:

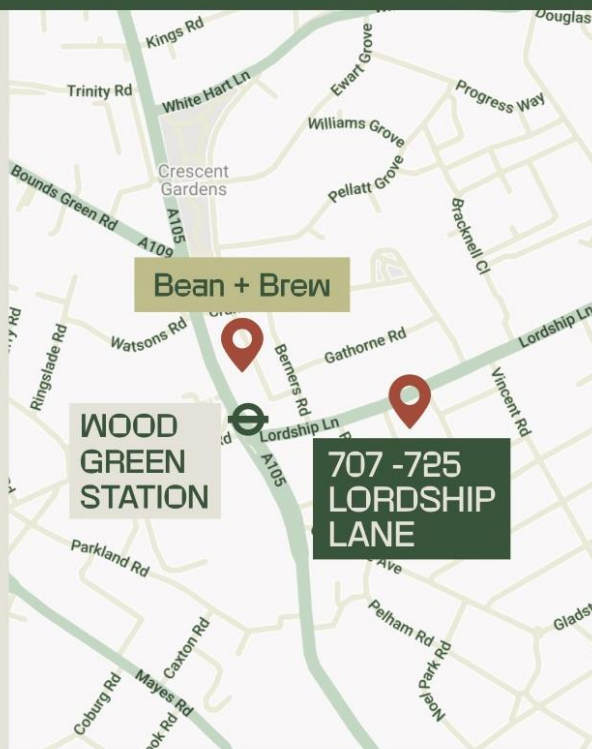


**Thursday 30th
November, 4.30 – 7pm**



**BEAN + BREW,
198 High Rd, London
N22 8HH**

Members of the project team will be available at the event to discuss the proposals for the site. If you plan to attend, please **RSVP** using the contact details below:



SIGN UP TO THE MAILING LIST ✨

If you'd like to receive updates on our progress and activities via email, please sign up for these via our website:

www.lordshipplaneconsultation.co.uk

GET IN TOUCH

It is important that we are able to engage with all neighbours, local groups and businesses. If you need help accessing information, please contact us using the details beside:



info@lordshipplaneconsultation.co.uk



020 3900 3676

707-725 LORDSHIP LANE

May 2023 Feedback Survey

Description (optional)

Start

press Enter ↵

⌚ Takes X minutes

1 → What is your connection to the local area?

☐ A I live in the area

☐ B I live and work in the area

☐ C I work in the area

☐ D I frequently visit the area

☐ E Other

OK ✓



Powered by **Typeform**

2 → What are your overall priorities for the area?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

press Enter ↵



Powered by **Typeform**

3 → Have you previously engaged with the consultation for the plans for redevelopment of 707-725 Lordship Lane?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

press Enter ↵



Powered by **Typeform**

4 → The scheme will provide much-needed social homes for the people of Haringey and Wood Green on-site. To what extent do you agree with this approach?

- ☐ A Strongly Agree
- ☐ B Agree
- ☐ C No View
- ☐ D Disagree
- ☐ E Strongly Disagree

OK ✓



Powered by **Typeform**

5 → Please give a reason for your answer.

Type your answer here...

OK ✓

press Enter ↵



Powered by **Typeform**

6→ The scheme will deliver high-quality student accommodation, including modern, well-equipped rooms connected by a social amenity space designed to foster a sense of community. To what extent do you agree with our approach?

- ☐ A Strongly Agree
- ☐ B Agree
- ☐ C No View
- ☐ D Disagree
- ☐ E Strongly Disagree

OK ✓



Powered by **Typeform**

7→ Please give a reason for your answer.

Type your answer here...

OK ✓

press Enter ↵



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8 → To what extent do you agree with proposed approach to creating new public space and improving the public realm?

- ☐ A Strongly Agree
- ☐ B Agree
- ☒ C No View
- ☐ D Disagree
- ☐ E Strongly Disagree

OK ✓



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9 → Please give a reason for your answer.

Type your answer here...

OK ✓

press Enter ↵



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10 → Our proposals will deliver a dynamic town-centre space – offering a mix of retail spaces, cafes, and co-working areas. To what extent do you agree with this approach?

☐ A Strongly Agree

☐ B Agree

☐ C No View

☐ D Disagree

☐ E Strongly Disagree

OK ✓



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11 → Please give a reason for your answer.

Type your answer here...

OK ✓

press Enter ↵



Powered by **Typeform**

12 → Would you like to be kept updated on our progress?

All information you have provided will be stored safely, treated confidentially, and only used in connection with this project. However, these details are not required, should you wish not to provide them.

☐ A Yes

☐ B No

OK ✓

^ v Powered by **Typeform**

13 → Name:

All information you give us will be treated confidentially and only used in connection with the project.

Type your answer here...

OK ✓ press Enter ↵

^ v Powered by **Typeform**

14 → Email:

All information you give us will be treated confidentially and only used in connection with the project.

name@example.com

OK ✓

press Enter ↵



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15 → Postcode

All information you give us will be treated confidentially and only used in connection with the project.

Type your answer here...

Submit

press Ctrl + Enter ↵



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707-725 LORDSHIP LANE

Winter 2023 Feedback Survey

Description (optional)

Start

press Enter ↵

⌚ Takes X minutes

1→ What is your connection to the local area?

Description (optional)

☐ A I live in the area

☐ B I live and work in the area

☐ C I work in the area

☐ D I frequently visit the area

☐ E Other

[Add choice](#)

2 → What are your overall priorities for the area?

Description (optional)

Type your answer here...

Shift ↑ + Enter ↵ to make a line break

OK ✓

press Enter ↵

3 → Have you previously engaged with the consultation for the plans for redevelopment of 707-725 Lordship Lane?

Description (optional)

Type your answer here...

Shift ↑ + Enter ↵ to make a line break

OK ✓

press Enter ↵

5 → Please give a reason for your answer.

Description (optional)

Type your answer here...

4 → The scheme will provide much-needed social homes for the people of Haringey and Wood Green on-site. To what extent do you agree with this approach?

Description (optional)

☐ A Strongly Agree

☐ B Agree

☐ C No View

☐ D Disagree

☐ E Strongly Disagree

[Add choice](#)

6 → The scheme will deliver high-quality student accommodation, including modern, well-equipped rooms connected by a social amenity space designed to foster a sense of community. To what extent do you agree with our approach?

Description (optional)

- ☐ A Strongly Agree
- ☐ B Agree
- ☐ C No View
- ☐ D Disagree
- ☐ E Strongly Disagree

[Add choice](#)

7 → Please give a reason for your answer.

Description (optional)

Type your answer here...

8 → To what extent do you agree with proposed approach to creating new public space and improving the public realm?

Description (optional)

- ☐ A Strongly Agree
- ☐ B Agree
- ☐ C No View
- ☐ D Disagree
- ☐ E Strongly Disagree

[Add choice](#)

9 → Please give a reason for your answer.

Description (optional)

Type your answer here...

- 10 → Our proposals will deliver a dynamic town-centre space – offering a mix of retail spaces, cafes, and co-working areas. To what extent do you agree with this approach?

Description (optional)

☐ A Strongly Agree

☐ B Agree

☐ C No View

☐ D Disagree

☐ E Strongly Disagree

[Add choice](#)

- 11 → Please give a reason for your answer.

Description (optional)

Type your answer here...

12 → Would you like to be kept updated on our progress?

All information you have provided will be stored safely, treated confidentially, and only used in connection with this project. However, these details are not required, should you wish not to provide them.

☐ A Yes

☐ B No

[Add choice](#)

13 → Name:

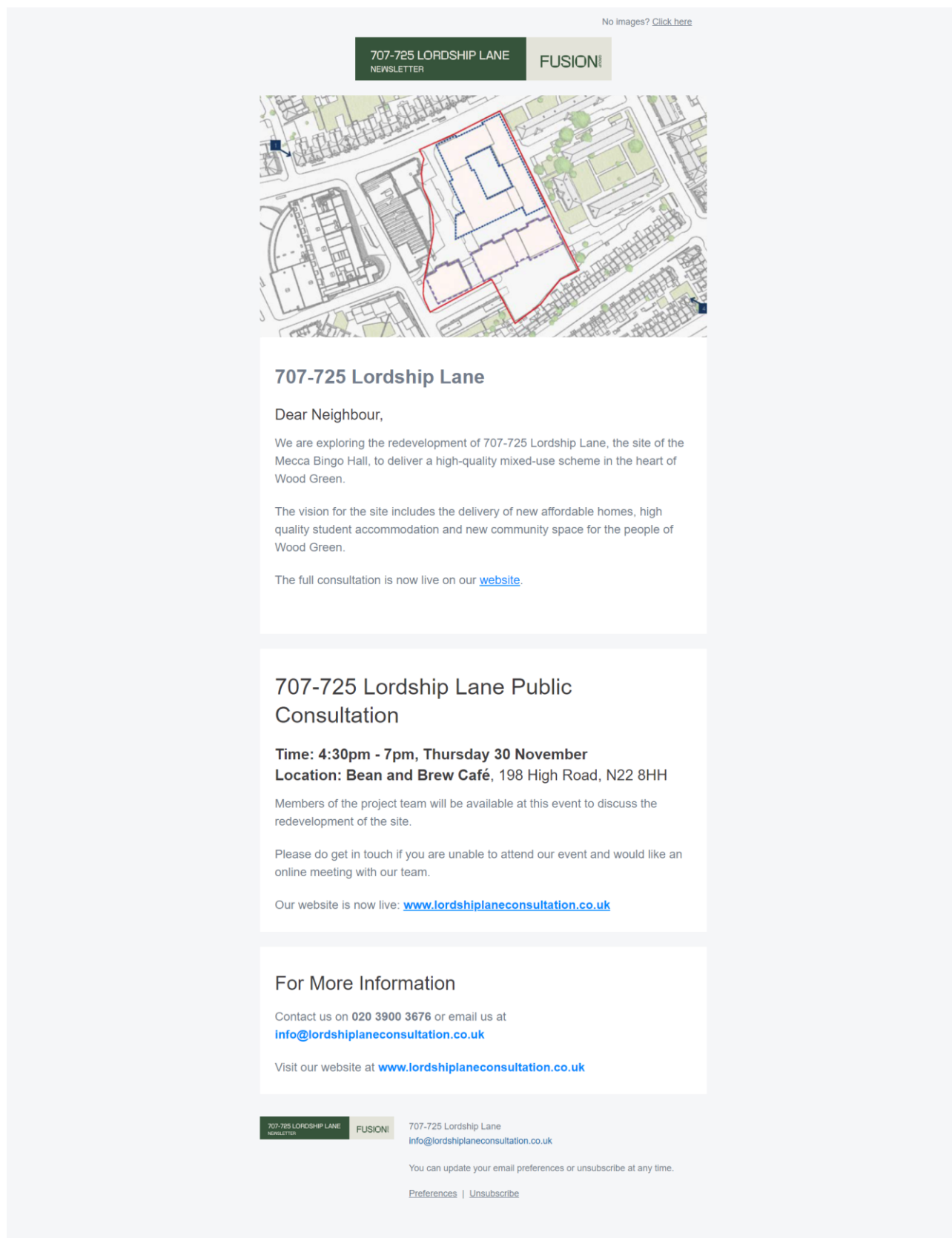
All information you give us will be treated confidentially and only used in connection with the project.

Type your answer here...

14→ Email:

All information you give us will be treated confidentially and only used in connection with the project.

name@example.com





707-725 Lordship Lane

Dear Neighbour,

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The vision for the site includes the delivery of new affordable homes, high quality student accommodation and new community space for the people of Wood Green.

We invite you to review the full consultation on our [website](#) and share your thoughts on our plans for the site.

Please click [the link](#) to access our feedback survey. We'd appreciate your feedback by **Friday 15th December**.

If you have any other comments or questions, please don't hesitate to get in touch using the contact details below.

For More Information

Contact us on 020 3900 3676 or email us at info@lordshipplaneconsultation.co.uk

Visit our website at www.lordshipplaneconsultation.co.uk