

MOVE IN + MOVE OUT



This plan highlights the available loading area that can be used for a 15-minute allocated slot as part of student arrival, drop-off and departure.

Once a Resident's belongings are unloaded from a vehicle, there will be a designated loading and arrival point at reception to welcome new students. This will be contained in space to make it as efficient and effective as possible for staff, students and local residents.

SECURITY

Ensuring security is a paramount consideration in our development proposal, particularly given the close proximity of the site to residential areas and an active high street. We recognise that for many students, this may be their first experience living away from parental care, emphasising the need for robust pastoral support, especially in matters of security.

Our approach to security begins with education. It's a fundamental part of our Welcome Packs and "Meet & Greet" sessions. We aim to collaborate with the local police force's Community Support Team to further enhance security awareness among our students.

In addition to education, we've implemented practical security measures at Fusion Wood Green. The scheme will feature a comprehensive CCTV system, allowing our on-site staff to actively monitor and record images for permanent records, if necessary. It's important to note that this system complements our on-site staff and does not replace their essential presence, nor the importance of security personnel on site.

Each resident receives an electronic key card at the start of their License Agreement, granting access to the Reception, Cycle and Bin stores as well as their own accommodation.

Our communal facilities, including the gym, are exclusively accessible to students residing in the building, further ensuring a secure and well-managed environment that aligns with our commitment to student support and well-being.

Our on-site security team keeps track of card usage, ensuring real-time knowledge of student whereabouts. In case of a lost card, it is promptly deactivated upon notification, preventing unauthorised access. At the end of a License Agreement, individual key cards are deactivated and reprogrammed for new students.

The Urban Green Space is to be maintained and monitored by Fusion to ensure the safety of our student residents and to manage usage in a way that is fair and respectful for all residents. There is visual surveillance of this outdoor space from reception.

MANAGEMENT OF EXTERNAL AMENITY FACILITIES

External amenity space is vital for students as it provides a safe and secure connection to the outdoors and helps connect them to nature. It fosters physical and mental well-being, serving as a valuable complement to their academic pursuits.

We will have four external amenity spaces for residents to enjoy in our Wood Green scheme:

- + Creating an impactful arrival to the main student reception and an area that students can utilise all-year round, the Urban Green Space is a public realm that links Lordship Lane and the amenity space.
- + Anchoring the internal amenity space will be an Atrium Garden that has a visual connection from the Urban Green Space all the way through to the Fern Terrace. The Atrium Garden can be accessed by the private dining room and has a full glazed perimeter
- + To the rear of the space is a Fern Terrace that allows for external access for the duplex apartments
- + On the first floor of the building is a centralised courtyard that has space for residents to socialise, relax and engage in fitness activities in the privacy of their own space. This courtyard can be accessed from the ground floor amenity space from an internal staircase as well as from the main lift core.

The priority for the staff is to ensure these external spaces are maintained for year-round use and are kept as a positive environment that encourages usage throughout the seasons.

The Residents team are committed to keeping all external areas pristine, including around the building perimeter and approach to the scheme, by regularly sweeping and clearing them of litter, weeds, and debris. It is their responsibility to ensure that the overall appearance of the external spaces both within and around the building is maintained to a high standard, including the cleanliness and legibility of external signage and the impact of the first impression as you arrive. This is of particular importance for the publicly accessed Urban Green Space as the usage isn't confined to just residents.

