



# Welcome

Welcome to this public exhibition hosted by Hadley Property Group. This marks the start of our public consultation for the proposed redevelopment of the underutilised Hawes & Curtis site at 590 Green Lanes in Haringey.

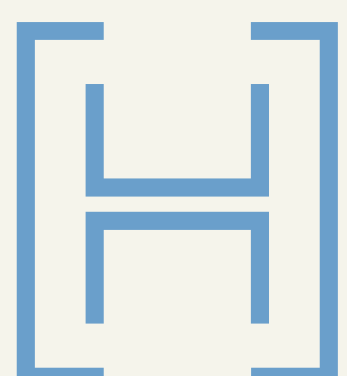
The site shown has been identified as a 'residential development opportunity' by Haringey Council and we believe is an ideal location for a new high quality residential community which will bring with it significant benefits for existing and new residents.

This is your opportunity to **Have Your Say** on our proposals which will help inform our evolving plans, before a planning application is submitted to the London Borough of Haringey in the near future.

**You can do so by:**

- Filling out a comments card and leaving in the box provided.
- Sending your comments card back Freepost to 'Freepost RTTR – HRSA – YLJK'.
- Leaving a message on our consultation phoneline 0800 307 7626.
- Emailing our dedicated consultation address [590GreenLanes@londoncommunications.co.uk](mailto:590GreenLanes@londoncommunications.co.uk).

Members of the project team are on-hand should you have any questions about the project or consultation process.



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To download the materials on display today, please visit the project website [www.590GreenLanes.co.uk](http://www.590GreenLanes.co.uk).





# Meet the Team

Hadley Property Group is a privately-owned, residential-led property developer.



Hadley Property Group's South Grove proposals in Walthamstow

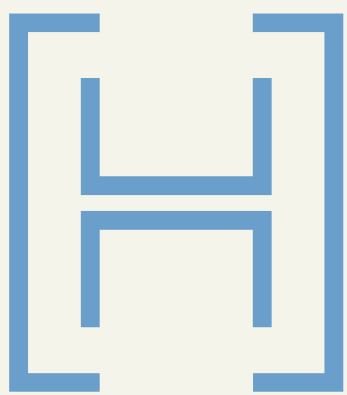


Hadley Property Group's Greenwich Square Phase 1

## Hadley Property Group

They specialise in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London.

Hadley sits comfortably amongst the capital's top tier of developers, with more than 1,200 high-quality homes delivered across the city. There are currently 1,500 in the planning and development pipeline, and the company is financially backed by a joint venture between LJ Finance and Peterson Group.



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## MAA Architects

MAA are an award winning firm of design lead architects whose work is London focussed. They have successfully completed a number of similar scale mixed use projects with Hadley Property Group and other London based house builders.

A recent project with Hadley is Camberwell Gate which regenerated a section of Southwark providing start up business units, retail, cafes, public space and 160 apartments including 45 affordable homes. MAA pride themselves in their contextual approach to a site, listening to local stakeholders and providing schemes that create a sense of place and enhance the character of an area.







## About the Site

590 Green Lanes is an underused site consisting of part-storage and part retail units, currently leased to a Hawes & Curtis outlet store.

There is also a small car park on site for staff and visitors to the clothing store.

The site is positioned in an excellent location for redevelopment – fronting the active Green Lanes road to the west and equidistant from Turnpike Lane Underground station to the north and Haringay Green Lanes station to the south.

The north, east and south of the site consists largely of residential homes presenting this site as an ideal location for a new residential community to exist, integrating seamlessly with its surrounding environment.

The surrounding context can be divided into two distinct characters. Green Lanes, which is generally of a taller scale, is a mix of retail at ground floor with apartments above alongside a number of public buildings. The streets to the rear of the site are more residential and of a smaller scale.

The site has been identified as an ideal location for a new high quality residential community and we believe there is significant potential to deliver a scheme of real quality that will complement the Council's wider regeneration proposals for the area.



View down Colina Mews



South-east industrial site building facing Colina Road



Air-intake station facing Green Lanes





## *Our Proposals – creating a new residential community*

Working with renowned architects MAA, we are bringing forward proposals for around 140 homes, beautifully designed around a central communal courtyard garden for residents.

**Residences would include 1, 2, 3 and 4-bed family homes across a range of tenures – all of which would benefit from the nearby public transport network, close proximity to local amenities along Green Lanes, and would join the important local community already established in the area.**

As part of these early plans, we are also delighted to be exploring an opportunity to provide a new NHS health facility on the site that would bring with it huge local benefits and support Haringey's demand for local health services.

We are currently in advanced talks with the NHS about this possibility and will be able to provide further details in the coming months.



Proposed communal garden space for residents



View from the corner of Colina Road and Colina Mews

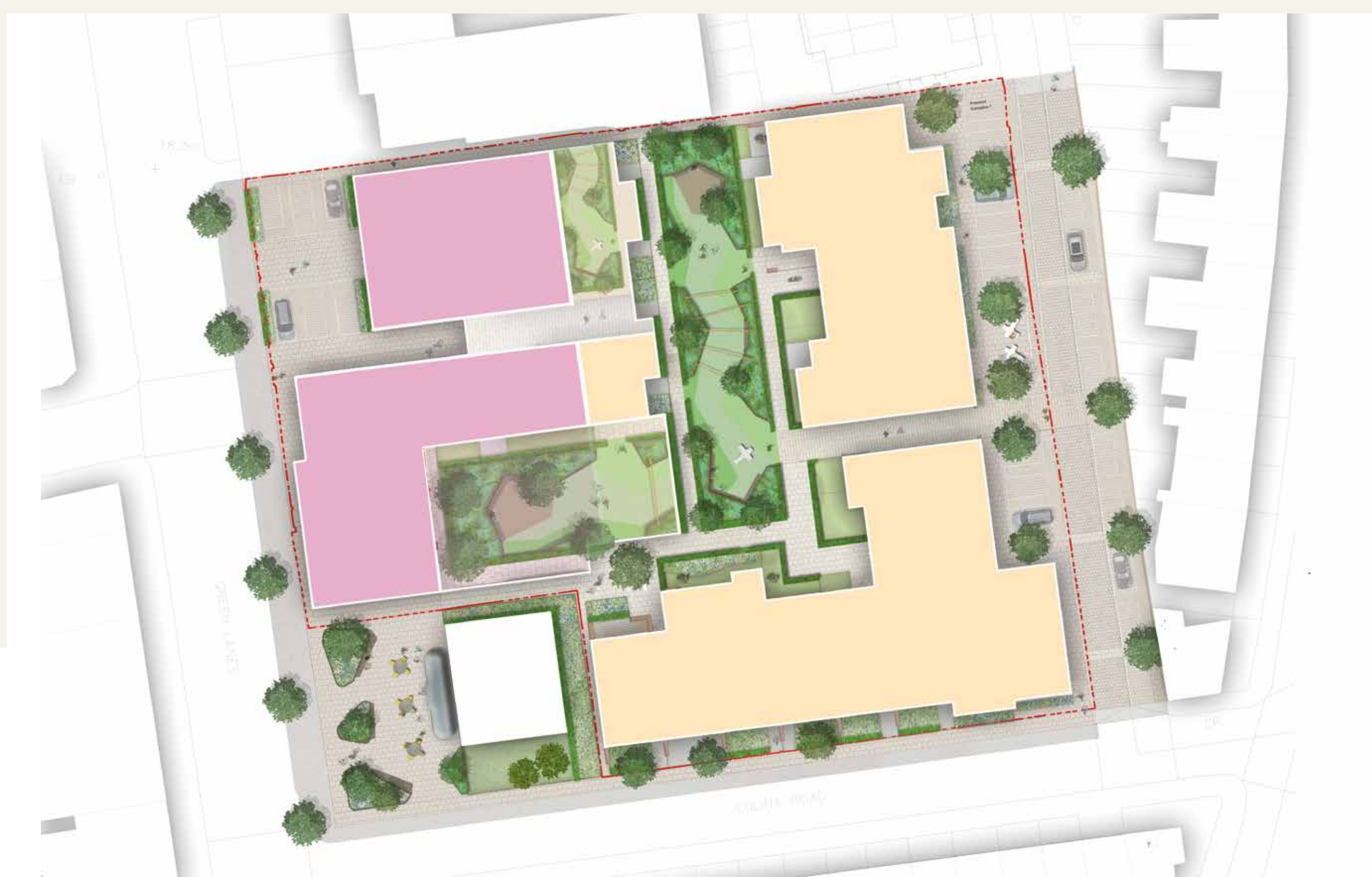




## Our Proposals – development benefits

Sketch view of proposals from Green Lanes

Our proposals would bring with them significant benefits to existing and new residents to the area and include:



- **Appropriate re-use of a part-industrial site** – replacing the underused and unattractive existing warehouse with a well-designed new residential community;
- **Around 140 much needed homes** – across a range of sizes;
- **A communal garden for residents of around 1,000 sq m** – central to the new residential community and beautifully landscaped to give a real family-friendly environment away from the main road;
- **The possibility of a new NHS centre** – to provide GP Surgeries and other facilities to support Haringey's need for local health services;
- **Improved public realm along all street frontages** – including the treatment of the mature trees along Green Lanes, to enhance the views for residents adjacent to the site;
- **Substantial upgrades to Colina Mews to the east** – creating a separated pedestrian footpath for better access and refurbishing the cobbled surface to bring it up to the appropriate standard of a London mews;
- **Cycle bay provision for 226 bikes** – to support the use of the nearby Cycle Superhighway to the east and reinforce the sustainable credentials of the scheme;
- **Appropriate disabled parking provision** – including a disabled bay for the NHS site should this be included in the proposals;
- **A beautifully designed development of real quality** – created by architects MAA that sensitively fits within the site's existing environment and designed to respect the site's neighbouring residents.





## *A Possible New NHS Facility for Haringey*

As part of our evolving designs for the site, architects MAA have included the possible provision of a substantial new NHS facility at Ground Floor that would support the London Borough of Haringey's demand for local health services.

**Should this exciting opportunity go ahead, the facility would provide ten GPs to serve 15,000 residents as well as other services that would support not only the new residents to the site, but also the existing neighbouring communities already in the area.**

The Mayor of London recently set a target to build more than 420,000 homes across London over the next 10 years, to support the projected population increase of more than one million people. NHS guidelines state that up to 550 new GPs are needed for this increase in population. This development could help to tackle this demand and we are working closely with the Council and the NHS to realise this.

Hadley Property Group have experience in delivering NHS facilities as part of their residential developments, most recently within their site at Greenwich Square where a GP surgery and secondary care facility was delivered to provide important health provision to local residents.



Hadley Property Group's Greenwich Square Phase 1 – including NHS Health Centre provision





# *A Design of Real High Quality*

Hadley Property Group and MAA both have a track record in delivering developments of exceptionally high quality that sensitively fit within their existing environment, whilst delivering a design that will last.

**The plans for 590 Green Lanes are no different and have been developed with the local community in mind. Our designs will deliver:**

- Improvements to the streetscape along all sides of the site – to significantly enhance the outlook for neighbouring residents and visitors to the site;
- Road improvements – working closely with the Highways Agency, for better cycle access around the site;
- Necessary rights-to-light studies – to ensure neighbouring properties are not adversely affected by the new build;
- Appropriate scale and massing of buildings – with taller elements towards the middle of the site – set back away from Green Lanes;
- The use of appropriate building materials – to reflect neighbouring dwellings, including red brick on the northern corner to pick up the design of the adjacent Langham Club;
- The potential for a new pop-up public space on the south-west corner (land currently owned by TfL) – to create a secluded seated area screened by trees along Green Lanes.

We believe our proposals deliver the perfect balance of very high quality living space for residents and a world-class design, that brings with it substantial community benefits to bring forward a scheme that Haringey's residents can be proud of.



Indicative high quality materials



Indicative landscaping



Indicative landscaping





## Next Steps

Sketch view of proposals from Green Lanes

Thank you for joining us and we hope you have found this exhibition helpful.

**This forms the start of our public consultation programme that will continue for the next few weeks before a planning application is submitted to the London Borough of Haringey in the coming months.**

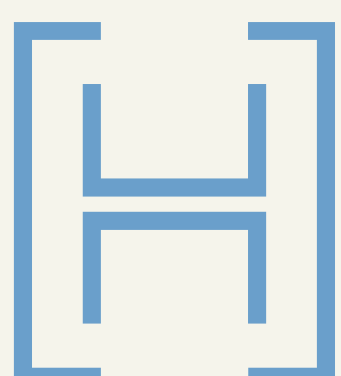


This is your opportunity to [Have Your Say](#) on our emerging designs plans and your questions of the proposals.

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