

# Appendix 2

## Connecting Wood Green

Regeneration, Planning and Development

Good Growth Fund

Stage 2 Bid Summary – February 2018



# 1 Project Summary and Design

## 1a Project Summary

Wood Green will be north London's most prosperous and green town centre. The council is developing a strategic framework that will deliver 6,400 homes and 4,000 jobs through the delivery of highly accessible well-designed places. The employment led regeneration will create opportunities on people's doorstep, deliver sustainable urban living and revitalise the town centre.

Major landowners are already developing proposals for sites in Wood Green. The area which will undergo the most change in the first 5 years is the Cultural Quarter. Planning applications have now been received for three sites in the Cultural Quarter totaling 2,000 homes and circa 15,000 m2 employment space. Haringey is progressing plans to build its own new Council Accommodation including a new Library and Customer Services Centre in the same area.

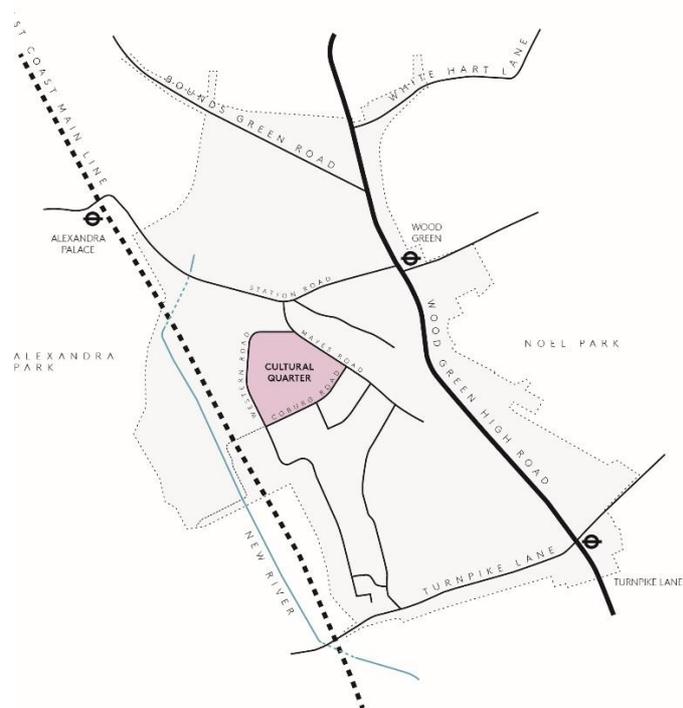


Image 1 – Wood Green and the Cultural Quarter

The Cultural Quarter currently feels cut off from the rest of the town centre and whilst only a 7-minute walk from the main road is difficult to find. The aim of this project is to deliver a series of interventions, which will draw people from the High Road and Station Road into the Cultural Quarter to transform this quiet area of Wood Green into a thriving part of the new town centre and nurture new and existing businesses and communities, laying the “soft” foundations for Wood Green's future development.

Working with innovative social enterprises, Haringey has already taken steps to draw people back to Wood Green, supporting places like Blue House Yard – packed full of creative sellers for five years on an old council car park as it awaits comprehensive redevelopment – and the Green Rooms hotel, which provides a social hub, pop-up food offerings, drinks and entertainment. These test projects are important to the success of the regeneration programme as they help to build relationships with existing residential and business communities and create physical spaces for people to come together.

The Good Growth Fund will contribute towards three new capital projects, which sit within the overarching meanwhile strategy (Image 2 – Current and Future Meanwhile Projects in Wood Green). The capital projects will enable Haringey to reach out to communities and create a forum where stakeholders can get involved and help to shape Wood Green projects and strategies which are coming forward.

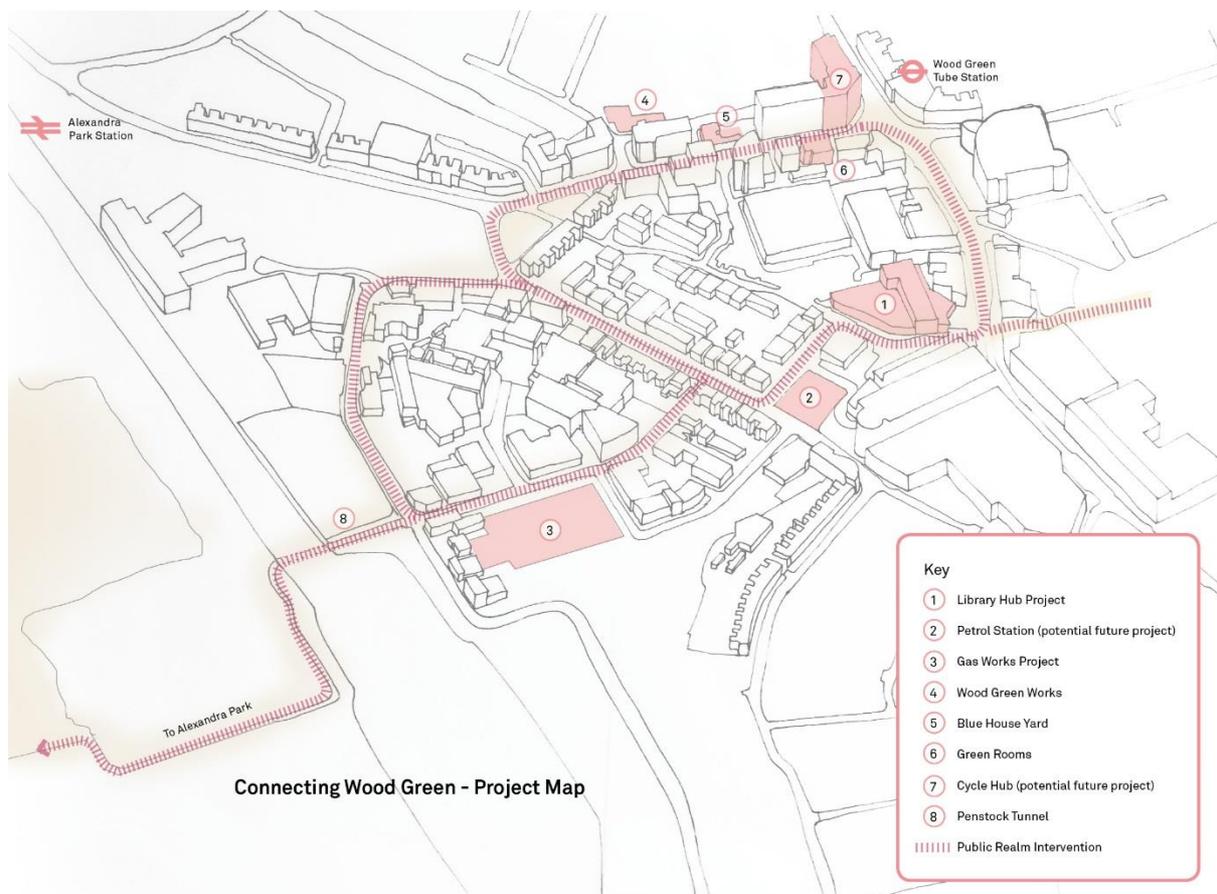


Image 2 – Current and Future Meanwhile Projects in Wood Green. Good Growth Funding will contribute towards the Library Hub Project, Gas Works Project, Penstock Tunnel and a range of Public Realm Interventions

### The Gas Works Project

The Gas Works Project (GWP) is a meanwhile social enterprise scheme and special project vehicle to be delivered by the team behind The Mill Co Project (TMCP). A lease has been agreed between GWP and landowner St William for the Olympia Trading Estate on Coburg Road, enabling six industrial units (totalling 5,575 m<sup>2</sup>/ 60,000 ft<sup>2</sup>) to be repurposed for three to five years before the site is redeveloped. The reconfiguration and refurbishment of the building will safeguard existing businesses and create space for new tenants and also for cultural and community activities and events which will draw more people to the area.

### Library Hub Project (the Post Office)

Wood Green Library contains a Council operated library and Customer Service Centre and also a covered Mall with market stalls and commercial units. Two units are currently vacant including the former Post Office unit of 400m<sup>2</sup> (4,275 ft<sup>2</sup>). We will work with local organisations to transform vacant units into workspace and space for workshops, classes and meetings and to create a hub for consultation and engagement activities for the wider regeneration programme.

Both projects will Build Skills and Employability through business support and training provided through local partners including the Wood Green Business Forum, Wood Green Social Enterprise Forum, HEST/ HALS, Collage Arts and NWES.

## Public Realm Interventions including Penstock Tunnel

We will commission a consultant who will work with local stakeholders to deliver a series of placemaking public realm interventions along the circular route connecting Station Road, the High Road and the Cultural Quarter and entrance to Alexandra Park at the Penstock Tunnel. This commission will include the refurbishment of Penstock Tunnel, improvements to the Library Mall, investment in green infrastructure, public realm, public art, lighting and signage.

## Haringey led Projects and Project Management

The proposals already sit within the emerging Wood Green Strategic Regeneration Framework and Three Year Delivery Plan. Haringey has commissioned an Economy and Employment Space Study, which includes a business survey and will form the basis for a business relocation plan. As part of the Connecting Wood Green Project, further strategic documents will be prepared, in consultation with stakeholders:

- Design Code (Public Realm and Buildings)
- Cycling and Walking Strategy

The three separate capital projects will be coordinated by a Regeneration Officer in the Wood Green Team who will also be working with our Programme Management Team and local stakeholders to coordinate and carry out engagement, participation, monitoring and evaluation.

The aim of the project is to:

Empower People	<ul style="list-style-type: none"> <li>• <b>Develop civic infrastructure</b> for people to meet, participate in civic life, train, capacity build, and access culture and the arts</li> <li>• <b>Deliver community-led regeneration</b> by giving stakeholders the opportunity to participate and become partners in the development of Wood Green policies and projects</li> <li>• <b>Drive innovation</b> and work towards an inclusive economy by supporting existing and new social enterprise</li> </ul>
Make Better Places	<ul style="list-style-type: none"> <li>• <b>Enhance public space</b> by creating accessible, active and attractive routes linking the Cultural Quarter to Station Road, High Road and Alexandra Park</li> <li>• <b>Secure a legacy of good design</b> by commissioning a Design Guide and Walking and Cycling Strategy to ensure that the future Wood Green is well designed, accessible, resilient and healthy</li> <li>• <b>Invest in green infrastructure</b> including trees in Wood Green</li> </ul>
Grow Prosperity	<ul style="list-style-type: none"> <li>• Safeguard existing and bring in new creative and social enterprises by <b>securing and creating workspace</b> and space to showcase work</li> <li>• <b>Build skills and employability</b> by providing support, skills and training for business and enterprise</li> <li>• <b>Back small business</b> by supporting the Wood Green BID, Business Forum and Turnpike Lane Traders</li> </ul>

## Context Overview

Wood Green is the borough’s principal town centre, and is home to the Council’s main civic offices. It is one of only 14 Metropolitan town centres across London (in the draft London Plan 2018) and plays a vital role in meeting residents’ retail, leisure and civic needs in Haringey and surrounding boroughs.

The Council has identified Wood Green as a Growth Area in the Local Plan, and one of two regeneration priorities in the Council’s Corporate Plan. Since 2014, Haringey has been developing the vision and objectives for Wood Green in consultation with residents, businesses, landowners and other stakeholders.

The vision is that Wood Green will become North London’s most prosperous and green town centre – a place where people can succeed and are proud to live and work. It will combine outstanding and sustainable places for people to shop, socialise and create, with a wide and varied range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey, where people can come together, exchange ideas and put them into action.

Based on community feedback we have identified the three overarching themes and nine objectives to underpin the sustainable transformation of Wood Green.

<b>Opportunities on your Doorstep</b>	<b>Sustainable Urban Living</b>	<b>Revitalise the Town Centre</b>
Build a bigger Metropolitan Town Centre with more employment space, delivering 4,000 new jobs	Deliver 6,400 new homes for existing and new residents to rent and buy in high quality, characterful neighbourhoods	Secure investment in a well-connected, destination which draws people from Haringey and beyond
Maximise opportunities for local residents through education, training, skills and employment	Invest in social and community infrastructure, including parks and a new library	Celebrate, protect and build on Wood Green’s diversity and heritage
Support a business destination with the infrastructure in place for existing businesses to grow and to attract new businesses	Design a healthy and accessible town centre with welcoming spaces where people enjoy spending time	Make Wood Green a destination of choice, with a strong cultural offer both day and evening

### **Specific socio-economic characteristics the project responds to:**

Wood Green suffers from poor connectivity and marked inequality. The railway line that divides Haringey is both a physical barrier, with few crossing points, and is the boundary between the east and west of the borough where life chances vary greatly. In the east, the experiences of growing, working and aging in the borough are significantly different to the west with communities living parallel lives.

Noel Park, the main ward in Wood Green is one of the six most deprived areas in Haringey. Noel Park residents live in a disadvantaged labour market, with the area high in the numbers of disabled people, lone parents, people aged 50 and over and the lowest qualified. In Noel Park, there are 2.6% more households with dependent children and no adult in employment than the borough average. In contrast, wards to the west of the railway line are relatively affluent and the proportion of residents who have never worked or are long term unemployed is the lowest in the borough and higher proportions of residents report good health.

Employment opportunities in Haringey and in Wood Green are limited and the borough has the fourth lowest number of jobs per working age resident of any borough in London. We do have residents who commute to other areas of London, but many others are unemployed, or in low-paid and insecure employment. More people also claim Employment Support Allowance for mental health issues in Wood Green than in Haringey.

Wood Green also has challenges with the built environment. The High Road is linear, with east west accessibility and lack of choice in the retail and leisure offer. The Cultural Quarter is currently cut off, difficult to find and not easy to navigate. This is an issue for businesses in the Cultural Quarter and means that residents and visitors do not choose to visit the area.

The current regeneration plans for Wood Green are creating both opportunities and challenges. The Mountview Theatre School, for many years an anchor tenant in the area is moving out of the borough. The lease on Chocolate Factory 1 is due to expire creating uncertainty for artists, makers and creative businesses. Collage Arts, the local workspace operator, needs to identify 22,200 square feet of space by the end of 2018 to create 40 studios, which will safeguard artists, makers and creative businesses, equivalent to 101 full time jobs.

**Beneficiary groups:**

The project will benefit Noel Park residents, existing businesses in the Cultural Quarter, local businesses on the High Road including small independent business, and harder to reach groups including BAME women and people with experience of mental health difficulties.

The additional support to local organisations like Big Local Noel Park and the Wood Green Social Enterprise Forum will create benefits for all residents living in Noel Park (population 15,472 based on latest Mid-Year Estimate, GLA 2016). These residents will benefit from the increased participation and engagement particularly directly affected households living in Sky City and Page High.

Some 200 existing and new businesses in the Cultural Quarter stand to benefit directly from the improved connections. Collage Arts tenants will be safeguarded by the provision of new studio space. There are 500 businesses in the town centre (based on BID catchment area), including 149 small independent businesses who will benefit from the town centre improvements and business support delivered by the BID.

The socio-economic focus of this project will benefit in particular some harder to reach community groups. Our work with HEST and HALS will aim to reach the disadvantaged labour market in Noel Park, which is significantly higher in comparison to the borough averages. The disadvantaged labour market, as described by ONS, comprises of six key characteristics: Disabled people, lone parents, people aged 50 and over, lowest qualified, those living in deprived LA wards and ethnic minorities.

# The Gas Works Project

## Project Summary

Our main partner in this bid is **The Gas Works Project (TGWP)**, which will be established and delivered by the team behind **The Mill Co. Project (TMCP)**. TMCP has an agreement with St William to repurpose and activate the Olympia Trading Estate on Coburg Road. The Gas Works Project will be a meanwhile social enterprise scheme for 3-5 years before the site is redeveloped. Good Growth capital funding will be used to pay for refurbishment and fit out, revenue from rental income will be reinvested in the project for further fit out, management and marketing.

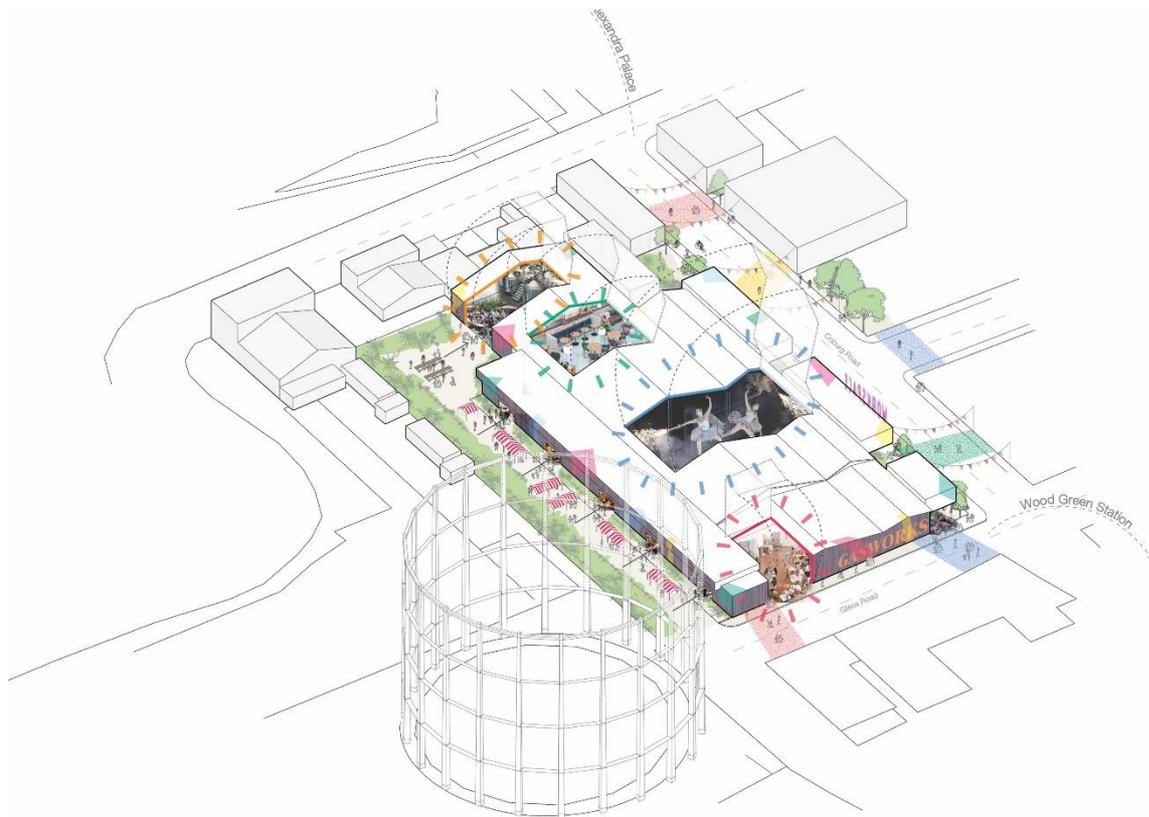


Image 3 – Gas Works Project Axonometric

## Safeguarding Businesses and New Opportunities for Start Ups

The Gas Works Project site comprises five interconnected warehouse units and one auxiliary building, with three adjoining raised offices at the front (on Coburg Road) and a wide access road and small car parking area round the back.

The site is currently occupied by a timber merchant who is due to leave in early 2018, Turnaround Publishing whose warehousing facility is due to relocate to Enfield in 2018 but whose office function will remain on site, and a furniture collector/ eBay seller who is due to downsize his business in 2018.

The reconfiguration and refurbishment of the building will create space for new tenants and for events which will help to activate and animate the area. The individual warehouse units will be co-designed with the tenants to give them control over the look and feel of their workspaces.

Tenants will be prioritised based on local benefit. Priority has been given to businesses, which are local and can demonstrate a social impact, with not for profit organisations prioritised over profit making organisations including:

**Collage Arts:** an arts development, training and creative regeneration charity based in the Haringey Cultural Quarter for over 30 years. Collage Arts has tenants in three buildings in Wood Green and currently tenants in Chocolate Factory 1 are under threat as the site is due to be redeveloped. The Gas Works Project will provide essential decant space for artists, businesses and social enterprises from Chocolate Factory 1 until alternative more secure accommodation is secured.

**The Goodness Brewery and Tap:** (a local brewing start up) will have a dedicated brewing section, plus a taproom / events and exhibition area, with a new entrance on Coburg Road.

St William will be retaining part of the building as its office and marketing suite. The space could also be used as an employment and skills training centre, as this will be required by St William as part of its s106 contributions.

**GROW N22:** The space to the rear of the building will be an exciting and dramatic outdoor area, with a green oasis, planters, small community gardens and growing spaces, to be set up and managed by the GROW N22 collective. There will also be a hop garden, a cleverly designed outside bar and a number of lightweight street food vendors.

#### **Affordable workspace in Wood Green**

There is demonstrable demand for affordable workspace in the area, which is heavily oversubscribed. The team behind The Gas Works Project already runs four sites in the Borough (Gaunson House, Cannon Factory, Carvall Warehouse and Ashley House) through TMCP, and there are long waiting lists for work studios in all of them. 2011 Census figures show that more and more people in Haringey are working in 'skilled trade' jobs. In 2001 it was 9.4 per cent, by 2011 this figure had increased to 11.5 per cent.

Competitor rents for similar workspace in the area vary considerably. On average the price is £20 psf, though some charge considerably more (Greenhouse Studios in Tottenham and Workspace at The Chocolate Factory). Space at the Gas Works will be charged at no more than £15 psf, which is a 25 per cent discount to market rate.

Collage Arts will be repurposing unit one from February 2018. It will feature scores of small and medium sized work studios. The space will be managed and run by Collage Arts. TMCP will ensure that Collage Arts charges end users a fair price for space – the cost per sq. foot will be significantly below market rate.

#### **Community Benefit, Participation and Evaluation**

Clauses are being written into contracts for tenants at The Gas Works Project making them legally required to give back to the community. The clauses will specify that tenants must:

- Employ local people through apprenticeships and work placement schemes. These are in partnership with A New Direction and The College of Haringey, Enfield and North East London (CONEL) on Tottenham High Road.

- Take part in annual open days where workspace studios are opened up for local people and local secondary school children to see makers in action (Heartlands High School and The Greek Secondary School of London)
- Give time back through additional community projects (minimum x2 per year).

One member of the Goodness Brewery and Tap is training in Participatory Appraisal with the School for Social Entrepreneurs. It is proposed that in return for capital investment into the fit out for the brewery the tenants facilitate a Participatory Appraisal of the whole Connecting Wood Green project over the three years.

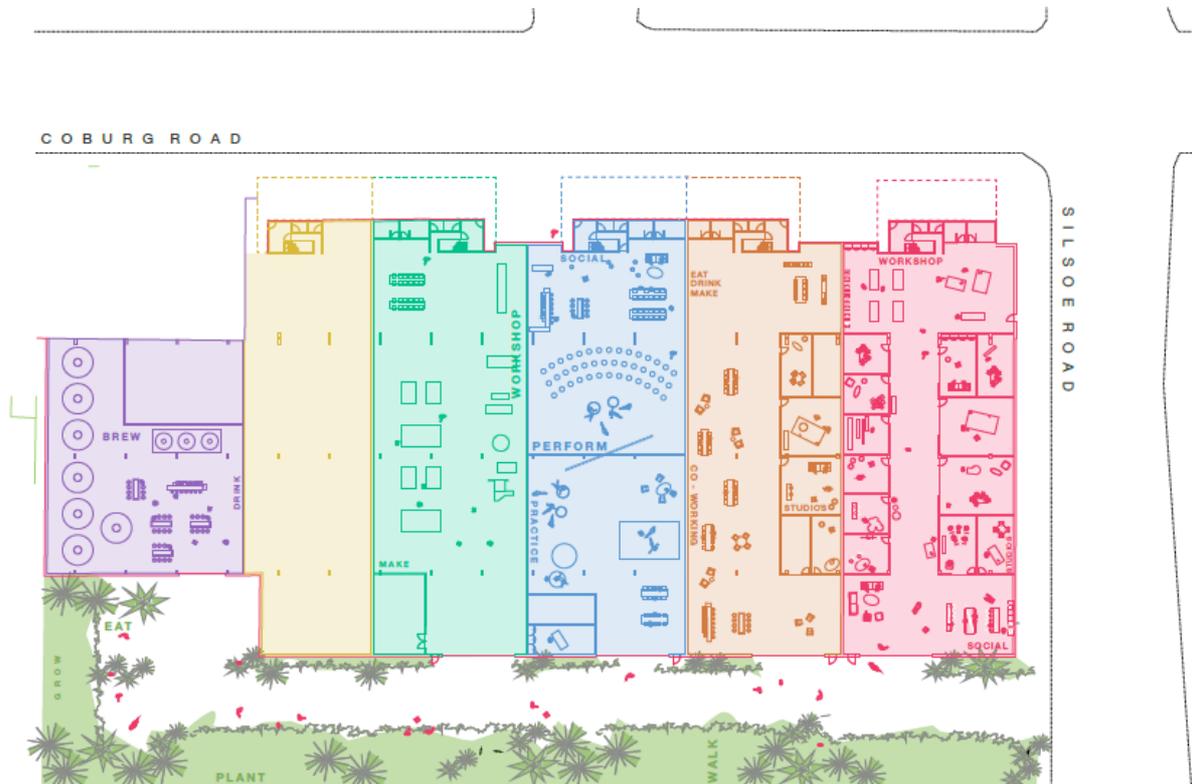


Image 4 - Plan of The Gas Works Project

# Library Hub Project (the Post Office)

## **Project Summary**

The Wood Green Library building contains Wood Green Library and Customer Service Centre and a covered Mall with market stalls and commercial units. Two of the commercial units are currently vacant including the former Post Office. We will work with local organisations to transform these spaces into workspace and space for workshops, classes and meetings and to be a hub for consultation and engagement for the regeneration programme.

## **Working with local Providers and Stakeholder Groups**

Our vision for Wood Green is a programme of employment-led regeneration to vitalise the area and the community. We want to ensure these benefits are experienced and opportunities accessed by existing residents and businesses. There are already a number of existing local providers and stakeholder groups in Wood Green doing very valuable work and this project will create new opportunities to work with these local groups.

Haringey is in the process of negotiating a lease with a local workspace operator for the Post Office Unit who will bring in two existing local social enterprises.

Studio 306 is a Community Interest Company providing studio space for skilled arts and craft practitioners recovering from mental illness, who have come together as a community enterprise. The studio is currently located in the top floor of 40 Cumberland Road which is unsuitable as it is difficult to access and the building is not allowed to have a kiln so the ceramics side of the enterprise is not able to operate. Since moving to Cumberland Road Studio 306 has lost clients. It needs a ground floor Town Centre space which can accommodate a kiln, and somewhere to showcase work.

Create Your Future is an employability project run by Collage Arts with ESF and Big Lottery funding for the next two years. CYF aims to build better opportunities for women from Black, Asian and Ethnic Minority communities in Haringey and Enfield who are unemployed or economically inactive, and facing challenges with accessing work, education and/or starting their own businesses. It provides life coaching, mentorship and creativity and wellbeing workshops. CYF is currently located in Chocolate Factory 1, but the lease for this building is due to expire shortly, therefore the project is in need of space.

The Post Office will also be fitted out to be able to accommodate workshops and meetings in the main shop front space. In return for the capital investment in the unit and a rent subsidy agreed with Haringey Collage Arts will make the space available free to community groups for four half days or evenings every month and available at an affordable hire price for another four half days or evenings every month.

The community meeting space will be made available to local groups like Noel Park Big Local and the Wood Green Social Enterprise Forum. Noel Park was selected as one of 150 Big Local areas, awarded £1m to improve their community. Through the Library Hub project, we can provide Noel Park Big Local access to meeting space in the heart of the Town Centre which is accessible, we can enable the group to meet regularly in order to make decisions on their small grants programmes which will work to impact local people's priorities for Noel Park. We anticipate that during the project at least

£20k of small grants will be awarded to local social enterprises. Further funding is available through UnLtd which hasn't been included as match funding in this bid.

Support will also be provided specifically to the social enterprises and small businesses in Wood Green. Wood Green has an established Social Enterprise Forum, which has been operating since 2016, led by a resident who is also involved in the Big Local, arising from the high numbers of social enterprises in Noel Park. The Forum needs an accessible and affordable place to meet on a monthly basis.

During the next three years', significant progress will be made in the development of local policies and development proposals and it is essential the local stakeholders, some of whom are directly affected by the change, are meaningfully involved in this process. The meeting space will also be used to host exhibitions, workshops and meetings on all of the projects described in this bid and also other projects including the town centre masterplan which seeks to demolish the Mall and create a "town centre, not a shopping centre", the Library site and the development of new and reprovided community spaces including a Turkish Islamic Cultural Centre.

Subject to a "yes" vote at ballot in March 2018, a second small unit will be leased to the emerging Wood Green Business Improvement District. This would be a particular success story of continuity and impact from GLA funding; the emerging BID develops from a Business Forum both of which have grown through a previous GLA funded meanwhile project in Wood Green, using HSF funding. With the BID established and moving into the vacant office space, this should create 7 new jobs. This unit needs rewiring and GGF capital will be used to make the unit fit for purpose. The BID will use this space and the Post Office space for training.

In the lease agreements with operators, we will ensure space is utilised regularly for community engagement and training. The Council has two service teams based in Wood Green Library, which will be working on delivering training for local businesses and people. Haringey Employment and Skills Team (HEST) and Haringey Adult Learning Service (HALS), having expertise in engaging the disadvantaged labour market, will provide support and training to local people and businesses. HEST and HALS will support entry into employment for 20 residents from the disadvantaged labour market.

# Public Realm Interventions (including Penstock Tunnel)

## **Project Summary**

We will commission a consultant who will work with local stakeholders to deliver a series of placemaking public realm interventions along the circular route connecting Station Road, the High Road and the Cultural Quarter and entrance to Alexandra Park at the Penstock Tunnel. This commission will include the refurbishment of Penstock Tunnel, improvements to the Library Mall, investment in green infrastructure, public realm, public art, lighting and signage.

## **Improving connections**

There is the opportunity and need to deliver a series of public realm interventions linking Wood Green Underground Station, Station Road, the High Road, Cultural Quarter and Alexandra Park to improve pedestrian and cycle connectivity across the growth area. Good Growth Funding will be used to match s106, TfL and Haringey Capital to deliver an extensive programme of public realm interventions.

Haringey carried out public consultation on the draft Wood Green AAP in March 2017 and, using the Commonplace website, also gathered opinions about the area in order to inform priority setting within the delivery programme (Appendix J). Overall, across all comments, respondents would like to see the Wood Green area regenerated and the top five tags were cleaner, pleasanter streets; more street planting; easier to walk and cycle; better pedestrian links and better designed buildings

In order to ensure quality in design and delivery and to make sure that the interventions are cohesive and have an identity, which is unique to Wood Green, a landscape architect/ urban designer/ consultation and participation professional will be appointed through the ADUP panel to design and deliver this project.

Following the appointment of the consultant there will be an initial feasibility stage, which will include consultation and engagement with local stakeholders. Haringey has allocated £40,000 revenue funding for this initial scoping stage.

After a vision and strategy is agreed for the project a series of discrete capital projects will be designed and delivered including refurbishment and public realm works, investment in the Library and Library Mall including a new entrance cut in the side of the building to make a better connection to the Cultural Quarter, a series of public realm interventions including public art and green infrastructure will be commissioned along the circular route linking the three character areas.

## **Haringey Green Grid**

Haringey' s recently adopted Local Plan includes a Green Grid Policy which is currently being developed into a more comprehensive vision for the green grid, along with a set of proposed projects. Key objectives include increasing access to open space; to support and increase biodiversity across the borough and to improve sustainable transport connections between green spaces

The green grid will work in conjunction with the councils emerging Open Space Strategy, Walking and Cycling Strategy and Design Guide and will be integral to the Public Realm Intervention Project. External guidance including the Trees in Hard Landscapes guidance will also be key.

## **Penstock Tunnel**

A major part of this project will be the refurbishment of Penstock Tunnel. Funding has already been secured to carry out remedial work to reduce the impact of water drips onto pedestrians and cyclists or reduce the causes of undue surface water on the Tunnel. This funding will be matched with GGF and Haringey capital to deliver a comprehensive intervention to improve this essential gateway.

The Commonplace consultation carried out in March 2017 identified Penstock Tunnel as being in need of improvements, to increase the feeling of safety. Comments included more lighting, making it feel less enclosed – less fences, designing tunnel so that the end can be seen when entering and upkeep and tidying.

Haringey has already appointed Project Centre to scope works at Penstock Tunnel and the new link to Alexandra Palace and Park in order to inform s106 negotiations on two major planning applications. This work will help to inform the brief for the public realm interventions which will be delivered in the next stage.

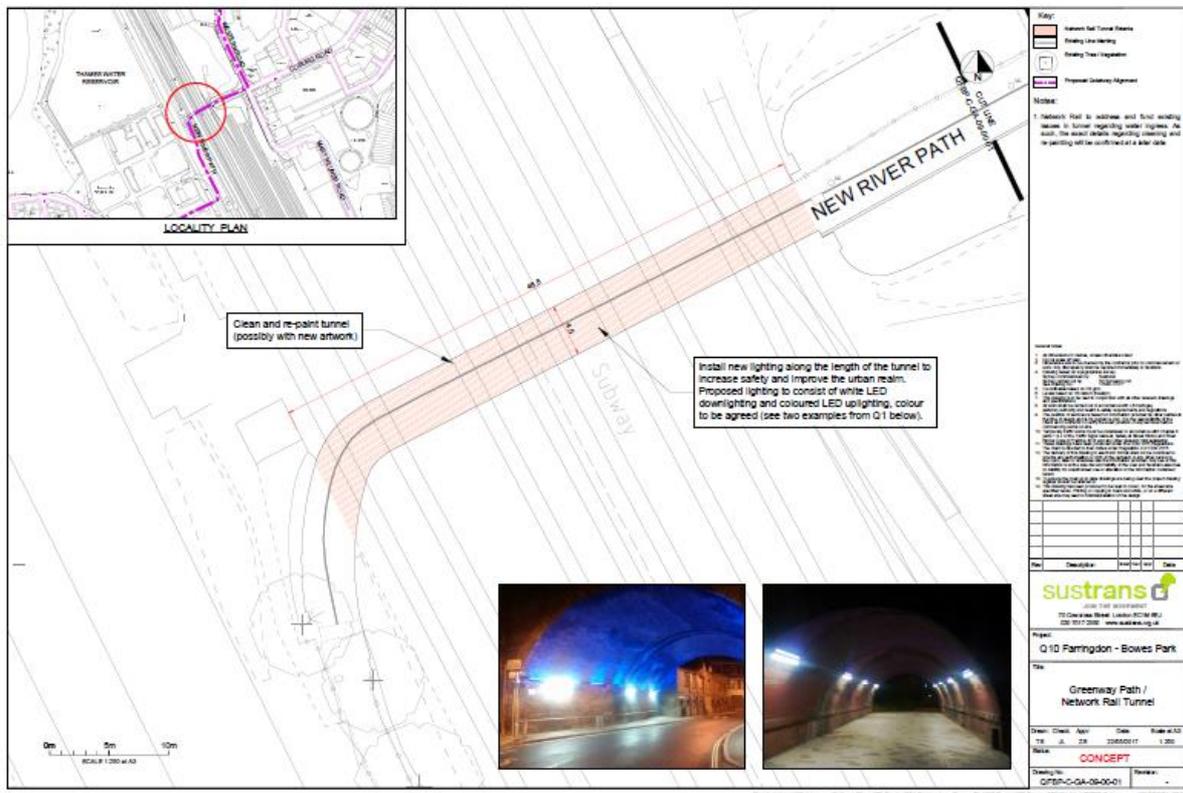


Image 5 – See Appendix for Concept Image for Penstock Tunnel

# Haringey led Projects and Project Management

## **Project Summary**

The proposals already sit within the emerging Wood Green Strategic Regeneration Framework and Three Year Delivery Plan. Haringey has commissioned an Economy and Employment Space Study, which includes a business survey and will form the basis for a business relocation plan. As part of the Connecting Wood Green Project, further strategic documents will be prepared, in consultation with stakeholders:

- Design Code (Public Realm and Buildings)
- Walking and Cycling Strategy

The three separate capital projects will be coordinated by a Regeneration Officer in the Wood Green Team who will also be working with our Programme Management Team and local stakeholders to coordinate and carry out engagement, participation, monitoring and evaluation.

## **Wood Green Design Code**

In the initial stage, the Council will develop a tender brief for a consultant to work on developing a Design Code using a participatory approach. This Design Code will help to develop the design principles which will be included in the Wood Green Area Action Plan, therefore conditioned to ensure that planning applications brought forward under the AAP conform with the Code. The tender will be developed in line co-ordination with the Architecture Design Urbanism Panel framework.

The Design Code will:

- Ensure high quality design for architecture and the public realm
- Define the range of characteristics of the physical environment across the AAP area and identify the key design requirements that should be placed on new developments to support and enhance these characteristics.
- Identify how new developments can be designed in order to create flexible, high quality buildings, routes and adjacent spaces, while meeting the employment and housing needs of the borough.

The feasibility and stakeholder engagement process will be participatory, and will include workshops with 8-10 stakeholder organisations including LBH officers, St William, Workspace, Capital and Regional, Lend lease, MillCo, Metropolitan and applicants for High Street Planning applications. The landowners will contribute to the cost of a masterplan as the Design Code will affect and benefit their land, and potentially speed up the process of planning applications they submit being approved.

The brief will also include a requirement for working with local school children. 10 local schools within the network learning community in Wood Green will have workshops, working with children to come up with how they want the look and feel of Wood Green to be.

As Wood Green has a higher proportion of people with mobility issues compared to the borough average, the Design Code draft and then final report will be required to have a focus on ensuring accessibility is embedded into all design.

## **Walking and Cycling Strategy**

Haringey Council has secured consultancy support to assist in the development of a walking and cycling strategy. Our vision is to make Haringey one of the most cycling and pedestrian friendly boroughs in London. By promoting more sustainable modes of travel, we are aiming to reduce the need to use motor vehicles.

The planned growth in Wood Green will need to provide new networks for cycling routes and facilities to cater for the increase in trips.

A key part of the consultant's contract is to develop cycling interventions in Wood Green. The consultants have been asked to consider the existing policy framework for Wood Green and produce a 'Shopping list' of detailed and costed interventions for the Wood Green area. These will reflect:

- The new and proposed development projects in Wood Green and the need to access these locations by cycle
- The needs of cyclists travelling through Wood Green, north/south and east/west, including linking into the Mini-Holland projects to the north (Enfield) and to the East (Waltham Forest) and the proposed TfL Quietway
- The existing cycle route network, identifying where improvements can be made on these routes and if any routes are not required
- The need for direct and safer routes to encourage cycling between the popular destinations in Wood Green
- Trends in cycling, for example cycle couriers, cycle hire and company cycling incentives

High-level costings and designs for the cycling interventions will also be developed, identifying quick wins. The proposals will be prioritised to enable the Council to bid for funding. Public and stakeholder engagement will take place to develop the Action Plan.

### 3. Evaluation and Impact Strategy

<p><b>1 Context and Rationale</b></p> <p>Wood Green suffers from poor connectivity and marked inequality, heightened by the physical barriers between two sides of the borough.</p> <p>Life outcomes of people in Noel Park are significantly worse than those in neighbouring Muswell Hill, Alexandra Palace and Crouch End.</p> <p>Employment space is limited in Haringey and Wood Green, and BAME residents and those with mental health challenges face additional barriers to accessing the labour market.</p> <p>The project will safeguard existing businesses in the Cultural Quarter, residents and businesses in the Town Centre, small businesses and social enterprises and harder to reach groups including BAME women and people recovering from mental health illness.</p>	<p><b>2 Aims and Objectives</b></p> <p>Empower People</p> <ul style="list-style-type: none"> <li>- Create new and much needed spaces for people to meet and participate</li> <li>- Work with stakeholders on developing policies and projects</li> <li>- Supporting existing and new social enterprise</li> </ul> <p>Make Better Places</p> <ul style="list-style-type: none"> <li>- Create an accessible, active and attractive connections</li> <li>- Develop a Walking and Cycling Strategy and Design Guide to ensure quality</li> <li>- Invest in green infrastructure</li> </ul> <p>Grow Prosperity</p> <ul style="list-style-type: none"> <li>- Safeguard existing business</li> <li>- Provide support, skills and training</li> <li>- Support the Wood Green BID</li> </ul>
<p><b>4 Outputs and Outcomes</b></p> <ul style="list-style-type: none"> <li>• Increased participation, influence and engagement.</li> <li>• More inclusive and effective regeneration and improvement schemes.</li> <li>• Empowered and effective residents and community organisations.</li> <li>• Delivery of new and improved community led services.</li> <li>• Local people are supported to move closer to the labour market.</li> <li>• Perceptions of the area are improved</li> <li>• Public spaces are greener, more accessible and improved</li> <li>• Better place for local residents and visitors to the area.</li> <li>• Employment space is increased.</li> <li>• Businesses are supported</li> <li>• Employment is created and sustained</li> <li>• Improved marketing exposure for local maker businesses and increased business activities</li> </ul>	<p><b>3 Project Design and Activities</b></p> <ul style="list-style-type: none"> <li>• Gas Works Project (1M) – Repurpose Olympia Trading Estate for meanwhile workspace use.</li> <li>• Library Hub (£80K) - Repurpose commercial units for social enterprise, meeting/ training and a for skills and employability training.</li> <li>• Public Realm Interventions (£755K) – a series of projects connecting Station Road, High Road, Cultural Quarter and entrance to Alexandra Palace at Penstock Tunnel.</li> <li>• Participation and Engagement – embedded throughout</li> <li>• Cycle and Walking Strategy (£50k)–Strategic documents to be prepared by LBH in consultation with stakeholders.</li> <li>• Design Code (£80k) – consultant to use participatory approach to produce Design Code, which will be included in AAP.</li> <li>• Resource inputs (£80k) – Regeneration Officer and programme management support.</li> </ul>