

View of new Tiverton Hall facing onto new public space and improved railway and pedestrian routes

Seven Sisters Neighbourhood Plan 2010-2025 Final Draft

CONTENTS

URS | BENTON & BOWLEGH | CROFTON
SEVEN STAIRS
INTEGRATED PLANNING
PANEL BEAM
Pete Hlav
URBAN INITIATIVES
SHARED INTELLIGENCE
URBAN DELIVERY
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FOREWORD	5
EXECUTIVE SUMMARY	5
INTRODUCTION	7
CONTEXT	11
VISION	17
Vision Statement & Plan Structure	18
Plan Initiatives	19
Plan Themes	23
PLAN PROPOSALS	29
Overview and Index	29
IMPLEMENTATION STRATEGY & ACTION PLAN	69
DESIGN GUIDANCE	77

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Executive Summary

This Neighbourhood Plan sets out proposals for social, physical, and economic development in the Seven Sisters area over the next fifteen to twenty years. Its purpose is to consolidate progress made to date and **extend the legacy** of The Bridge New Deal for Communities (INDC) into the wider Seven Sisters area. A key aim of the plan is to inform planning policy in the borough, and to that end the preparation process has involved public and stakeholder consultation, as well as a parallel independent sustainability appraisal, to facilitate its eventual adoption in full or in part [see p.7].

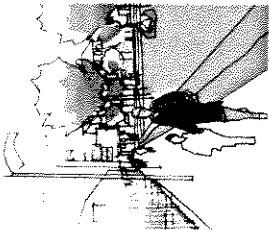
The plan sets out a vision to guide development proposals and environmental improvements by a wide range of public, private, and community stakeholders. The vision we are putting forward for Seven Sisters is as the **'Greenest District' in Haringey**: a group of neighbourhoods that develop in socially, economically, and environmentally sustainable ways. The key to the vitality of Seven Sisters is to connect its assets in a way that they can add up to much more than the sum of their parts [see p.17].

It is proposed to realise the vision through a series of physical, social, and economic initiatives, which come together in a series of concrete proposals for new housing, public open space, transport, employment, and community facilities. In order to sketch out as full a range of options as possible, these proposals are intended as a set of potential options rather than as a fixed masterplan. They range from minor tactical interventions to radical redevelopment suggestions. Their purpose is to equip the community, public, and private stakeholders with a **'toolkit' of potential actions**, which can be assembled in different combinations, realised at different speeds, and to different extents [see p.28].

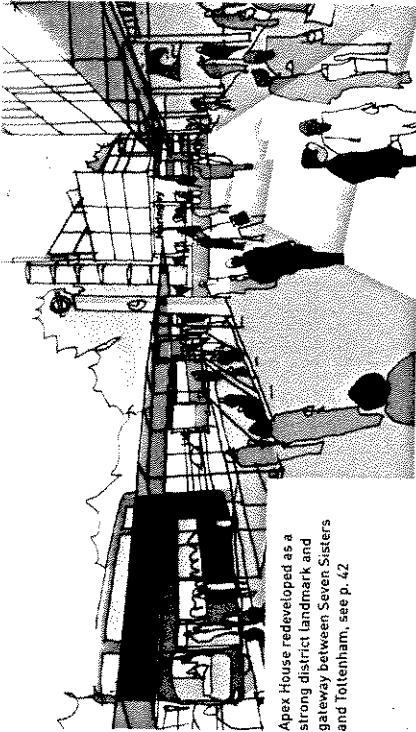
The principal proposals include:

- Consolidating health services at **St. Ann's Hospital** and redeveloping part of the site as a new residential neighbourhood with strong links to its surroundings [see p.30];
- Extending **Chestnuts Park** into the St. Ann's site, overlooked by strong new building frontage set back from St. Ann's Road [see p.34];
- Re-landscaping **Culvert Road** as the 'green spine' of a transformed residential area [see p.36];
- Redeveloping **Apex House** as a strong district landmark and gateway to Seven Sisters [see p.42];
- Opening up **Overbury Road** as a key route of entry to a thriving mixed-use working neighbourhood between centred on Vale Road [see p.56];
- Opening up access along and across the **New River** linking to Woodberry Down [see p.60]; and
- Reinforcing **Seven Sisters Road** as a memorable tree-lined urban avenue [see p.62].

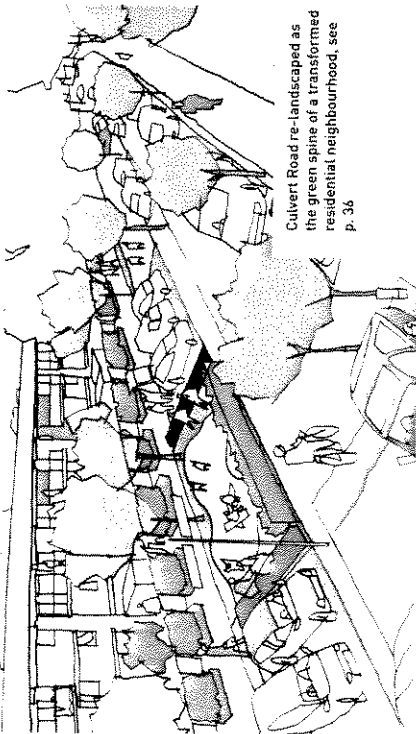
This 'toolkit' approach allows the plan to act as a **common point of reference** in discussions, negotiations, and consensus-building around the implementation of proposals in each location across the Seven Sisters area. In this way, the plan can respond to local priorities and preferences, to fluctuations in funding and market conditions, and to changes in policy at local and regional scales. This will ensure that future changes are responsive to local people, their needs and aspirations, as well as to the broader London context in which the plan must operate [see p.70].



Brunswick Park improved and secured, allowing a direct entrance to Seven Sisters Station to be reopened, see p. 38



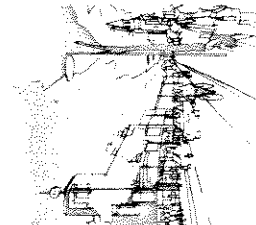
Apex House redeveloped as a strong district landmark and gateway between Seven Sisters and Tottenham, see p. 42



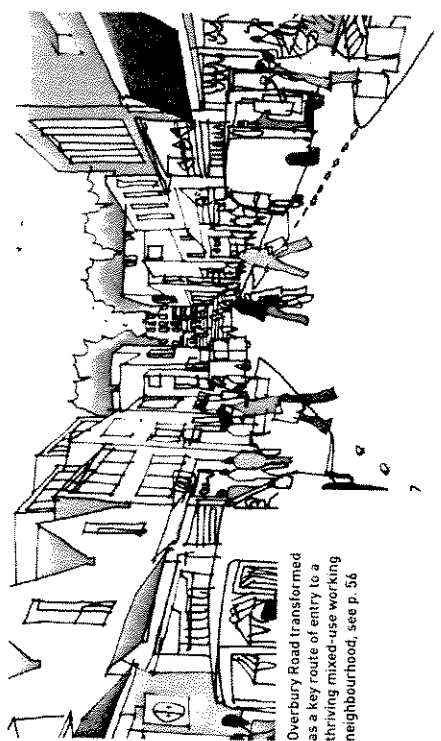
Culvert Road re-landscaped as the green spine of a transformed residential neighbourhood, see p. 36



Local improvements to rail underbridges and rail lands across the area, see p. 64



Seven Sisters Road reinforced as a memorable tree-lined urban avenue, see p. 62



Overbury Road transformed as a key route of entry to a thriving mixed-use working neighbourhood, see p. 56



Aerial photograph of study area and environs showing key streets, stations, and local amenities
 NDC Area outlined in Red

Primary Schools:

- a.1 Triangle Children's Centre
- a.2 St. Ignatius R.C.
- a.3 Stamford Hill
- a.4 Tiverton
- a.5 Woodberry Down
- a.6 Chestnut's
- a.7 St. Mary's R.C.
- a.8 St. Ann's C. of E.
- a.9 Seven Sisters

Secondary Schools:

- b.1 Park View Academy
- b.2 Gladsmore Community
- b.3 Skinner's Academy (2010)

Further Education

- c.1 College of North-East London
- c.2 NE London Business & Training Development Centre (future)

Health and other services:

- d.1 Laurels Healthy Living Centre
- d.2 BEH Mental Health Trust
- d.3 Haringey Primary Care Trust
- d.4 Moorfields Eye Hospital
- d.5 N Middlesex University
- d.6 London Ambulance Service
- d.7 St. Ann's Police Station
- d.8 St. Ann's Library
- d.9 Chestnuts Community Centre

Stations:

- 1 Seven Sisters
- 2 South Tottenham
- 3 Stamford Hill
- 4 Manor House
- 5 Haringey Green Lanes
- 6 Haringey

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Introduction

The purpose of this Neighbourhood Plan is to improve the social, physical, and economic environment in the Seven Sisters area over the next fifteen to twenty years. It is intended to consolidate and extend progress made to date by the Bridge New Deal for Communities (BNC), and to provide a vision to guide development proposals and environmental improvements in public and private, including housing, public open space, transport, employment, and community facilities. The plan is focussed not only on the NDC area, but also on the wider Seven Sisters area identified as a 'Key Area for Action' by the Council. It has been developed in consultation with a wide range of public, private, and community stakeholders in the area. Sustainability Appraisal of the plan has been conducted by the Council in order to ensure the proposals comply with the principles of sustainable development, and to facilitate the adoption of the plan in whole or in part by the Council.

1.1 The Bridge NDC

The Bridge New Deal for Communities (BNC) was set up in 2001 as part of Central Government's 10-year regeneration programme. Led by a Partnership Board of local residents and stakeholders, the NDC has invested £50m in a wide range of capital and community programmes across the area. These interventions - including youth projects, health services, policing initiatives, and community buildings - have together succeeded in turning the tide of disadvantage and have demonstrably improved local people's lives. The NDC's succession and legacy plan, taking it to the end of its programme and beyond, involves three strands:

- the mainstreaming into the wider area of the NDC's experience and expertise;
- the establishment of a successor body to take its work forward; and
- the production of this Neighbourhood Plan to guide physical and community development in the area.

1.2 Purpose

The specific aims of producing a Neighbourhood Plan for Seven Sisters are to:

- consolidate the improvements made to date by The Bridge NDC;
- provide a coherent framework for guiding the future development of the area, as well as programmes of investment;
- improve the overall quality of development, and the environment more generally; and
- achieve a more sustainable community.

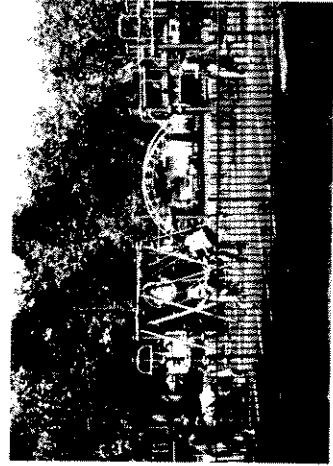
In addition, a key requirement of the plan is to demonstrate how the many incremental opportunities in the area can be linked together to become more than the sum of their parts. The plan is therefore required to take the form of a framework of strategies and a toolkit of potential actions to realise it, rather than a defined and definitive master plan.

1.3 Study Area

While this plan has been commissioned by The Bridge NDC directly, and forms an integral part of its legacy and succession, the scope and focus of the plan must necessarily be wider than the NDC area alone in order to realise meaningful change. While the NDC area will continue to be a focus for renewal, a key challenge for the Neighbourhood Plan is also to identify how physical and social connections to and through the wider Seven Sisters area can be developed. This plan therefore considers strategic issues within the Seven Sisters area across the full extent of the aerial photograph opposite, which extends through much of the south of the borough, as well as into the neighbouring borough of Hackney. Among the considerations are connections from the NDC area to key assets such as:

- Finabury Park;
- Green Lanes local retail;
- Woodberry Down, and
- Tottenham Green.

This is the extent of the study area for the plan.



Chestnuts Park Playground



The Triangle Children's Centre



The Laurels Healthy Living Centre

1.4 Approach to Consultation

This Neighbourhood Plan has been developed over a six-month period through an inclusive process involving input from a wide variety of resident, community, public, and private stakeholders. An intensive programme of meetings, workshops, and consultations structured the development of the project and ensured emerging ideas and proposals were tested on an ongoing basis. Public consultation was undertaken in accordance with, and exceeding the requirements of, Haringey Council's Statement of Community Involvement. The key forums for this engagement were the Steering Group, Neighbourhood Team, Public Consultation, and Stakeholder Workshops. Further details of the consultation process with community and stakeholders, and how it informed the plan preparation, are provided in the appendices to this document.

Steering Group

A project Steering Group was convened by The Bridge NDC to direct the progress of the Neighbourhood Plan. Representatives of the key public stakeholders in the plan area met on a regular basis to advise on key local issues, to identify priorities to be addressed, and to promote the plan to other stakeholders. The composition of the Steering Group was as follows:

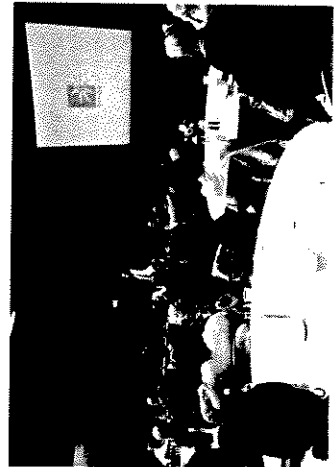
The Bridge NDC;

Haringey Council Planning Department;

Barnet, Enfield, & Haringey Mental Health Trust; and

Haringey Teaching Primary Care Trust.

The consultant team appointed to produce the Neighbourhood Plan reported on a regular basis to the Steering Group, as well as reporting periodically to the NDC's Succession Task Group.



Succession & Legacy event at The Bernie Grant Centre

Neighbourhood Team

Rather than consulting with separate groups in isolation, representatives of community organisations and stakeholders from across the Seven Sisters area were invited to form a large focus group for the project – the 'Neighbourhood Team'. Built around the core of the existing NDC Partnership Board, the Team included representatives of Residents Associations, Park Friends, local campaign groups, and others from beyond the NDC area – in total over 40 people. The role of the Neighbourhood Team was to provide local expertise and experience, to be a voice for community interests in the area, and to act as a 'sounding board' for emerging ideas in the project. The Team convened for five workshops over the course of the six-month programme. The workshops involved presentations by the consultant team, and structured discussions to provide scrutiny and feedback. The early workshops focussed on an analysis of the existing issues and aspirations for the area, progressing to more specific proposals at later workshops, with the final event focussing on identifying the priorities for the action plan.



Neighbourhood Team event at The Triangle Children's Centre

Public Consultation

A series of public consultation events were organised in July-September 2008 to extend the scope of public involvement in the project beyond the 'Neighbourhood Team' focus group which guided the development of the proposals. Its objectives were to inform the local community about work on the Neighbourhood Plan, to test the scope and aims of the plan proposals, and to identify the key priorities and any potential points of conflict.

The consultation took a number of forms:

General Public Consultation: via exhibition, staffed drop-in events, and workshops at four different venues, including presentation at Tottenham Green & Seven Sisters Area Committee meetings.

Youth consultation: Through interviews conducted by NDC youth advisors supported by the consultant team;

Online consultation via Haringey Council: An online questionnaire was available on Haringey Council's website, with links from The Bridge NDC's website.

Door-to-door survey: A detailed door-to-door survey was conducted within the NDC area to canvass general opinions on the plan. Over 200 households were surveyed.

While attendance and response levels were not high, the quality of engagement and the depth of comments from those who did participate was striking, and have informed the final shape and content of this plan.



Public Consultation event at Stamford Hill School

Stakeholder Engagement

A number of key stakeholders were identified as requiring direct engagement, either due to the complexity of their requirements, or to their absence from the other representative forums described above. Direct discussions and/or workshops were conducted with:

Businesses operating in the area;

Occupants of Live/Work premises in the area;

Community and Arts organisations in the area;

Haringey Council Departments and Homes for Haringey;

Woodberry Down Regeneration, Homes for Hackney, and Thames Water; and

Transport for London & Network Rail.



Neighbourhood Team event at The Triangle Centre

1.5 Statutory Planning Process

This Neighbourhood Plan has been developed to complement existing Council policy for the area, and to provide more detailed guidance for applicants on the expectations and ambitions that proposals in this area should meet. On approval by Harringey Council, this document may constitute material consideration for planning decisions in the Seven Sisters area. A range of opportunities for the production of more detailed planning guidance, such as development briefs and design codes, are also identified.

The Plan also includes a number of proposals to inform emerging changes in Council policy for the area, for example with respect to land use designations. Where they arise, such proposals are identified and an evidence base is presented to justify a change in policy, consistent with the requirements of the Local Development Framework (LDF) process, but also subject to the scope and resources of the production process for this plan. A Sustainability Appraisal (SA) of this plan has been undertaken by the Council in accordance with best practice in order to scrutinise plan proposals and test their robustness (see § 6 below).

In this way it is intended that this Neighbourhood Plan can directly inform the emerging Core Strategy. The Issues & Options stage of the Core Strategy process already identifies the Seven Sisters area as an area of change and renewal (see Fig. 1.5b), and also identifies the importance of "gateway sites" in Seven Sisters to the renewal of Tottenham as a whole (§ 9.3). While these designations are provisional in status, they provide the basis for a consideration of the proposals for policy changes contained in this plan.

Further possibilities for the Council to consider include the adoption in part or in full of this Neighbourhood Plan in the form of a design-based or (more detailed) area-based development document as part of the Local Development Framework, such as:

- a Supplementary Planning Document (SPD); or
- an Area Action Plan (AAP).

As such it would then have a formal role in guiding the future development of the area as a key point of reference for the assessment of planning applications and for decision-making on investments by public and private concerns alike.

1.6 Sustainability Appraisal

This plan also aims to ensure that future development in Seven Sisters is sustainable by considering long-term social, economic, and environmental issues in an integrated way. A Sustainability Appraisal (SA) of the plan has been completed by an independent consultant appointed directly by Harringey Council. The SA process enables prediction of the likely economic, environmental, and social impacts arising from the plan, and was undertaken in parallel with the development of the plan in order to inform the emerging proposals and ensure they have regard to the principles of sustainable development. The SA is available as a separate document from Harringey Council.

1.7 Using this document

This plan document is subdivided into the following chapters:

Chapter 2

Context

gives an overview of the context and justification for the plan and its proposals

Chapter 3

Vision

introduces the concept and themes of the plan and how it is structured

Chapter 4

Toolkit

translates the vision into a series of detailed proposals, with potential actions in the short, medium, and long term

Chapter 5

Implementation

shows how the plan proposals can be realised through the co-ordinated activities of a range of partners

Chapter 6

Design Guidance

sets out general design guidance with which new development should comply

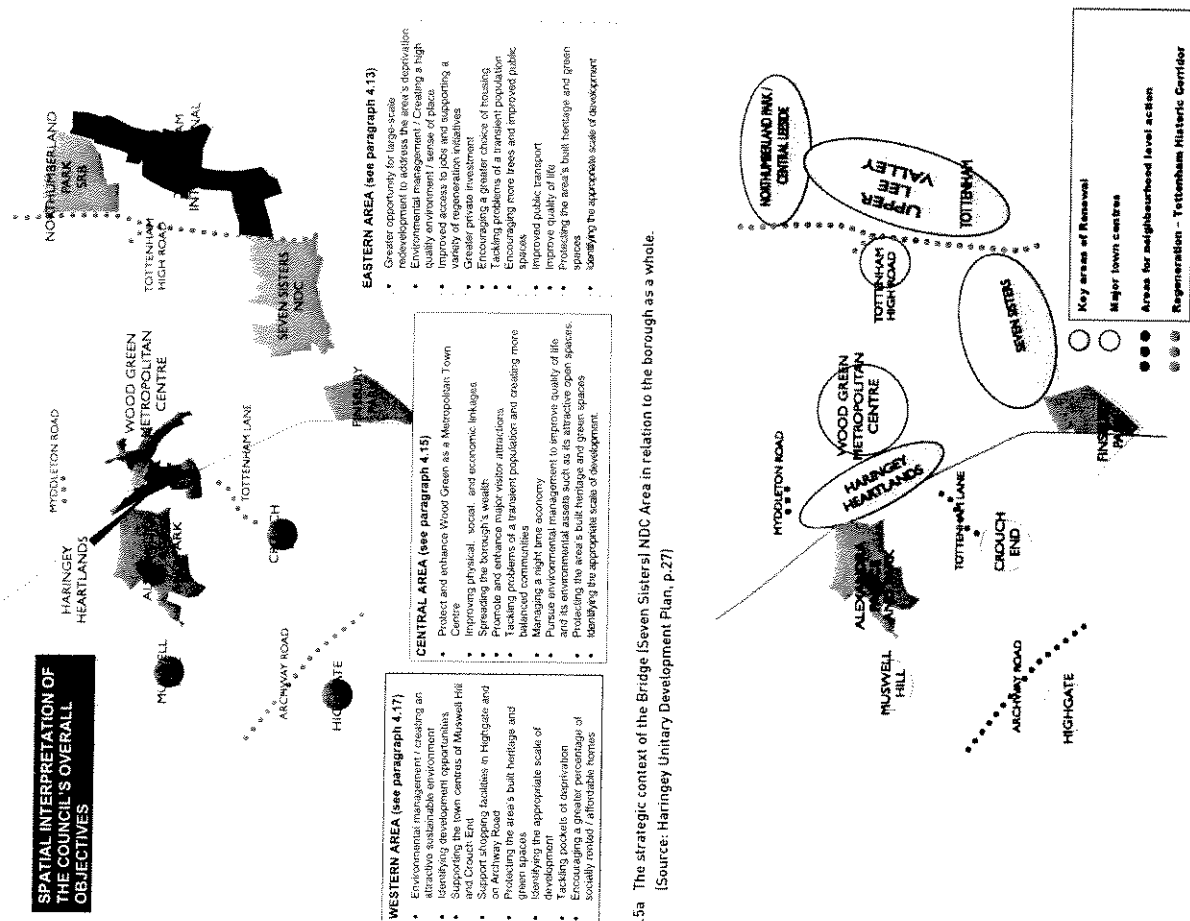


Fig. 1.5b The strategic context of the Seven Sisters area, provisionally identified here as a 'Key Area of Renewal' [Source: Harringey Local Development Framework Core Strategy Issues & Options Report, Dec. 2007, p.24]



1894 Ordnance Survey map of study area and environs, with Finsbury park lower left, and Ward's Corner upper right, and NDC area outlined in red.

Context

The consultant team has undertaken an extensive baseline study across a range of social and physical issues in order to inform the planning process. Census data provided a basis for understanding the social profile of the area, updated in 2006 by a MORI household survey commissioned by the Bridge NDC. Information on employment land use was provided by the Strategy Council, and a survey of employers was undertaken by the consultant team to provide more detail on the specific profile of businesses in the Seven Sisters area. The consultant team also conducted fieldwork and desktop study of a range of physical planning issues. This chapter presents the conclusions drawn from analysis of the baseline information, set out in more detail in the Appendices. In addition, since the inception of the NDC, there have been substantial improvements in education attainment and policing issues in the area. However, there continue to be substantial challenges to improving housing, health, training, employment, and access issues across Seven Sisters. The key aim of this chapter is to identify the strategic opportunities for the Neighbourhood Plan, from which to generate a vision for Seven Sisters to work towards.

GREENEST BOROUGH STRATEGY

A guiding objective of this Plan is to demonstrate ways in which initiatives in Seven Sisters can take forward the borough's environmental policy. Haringeys's Greenest Borough Strategy outlines the Borough's ambitious approach to tackling environmental issues. It includes a list of priorities that can contribute to the greening of the borough, and highlights the major challenges and opportunities. The aims of the strategy are to tackle climate change in the borough, protect the environment, reduce waste, improve sustainable travel, develop energy efficient homes, engage with young people, and improve parks and open spaces. Six priorities have been identified by the council in order to achieve these aims, and there are considerable opportunities within the scope of the Neighbourhood Plan to deliver on some of borough's commitments, for example:

COUNCIL PRIORITY 1

Improving the urban environment

Potential contribution of Neighbourhood Plan:

- Improving existing public spaces especially at access points to public transport services;
- Creating new public spaces and clear 'gateways' to the neighbourhood;
- Identifying opportunities for development to provide passive surveillance of public space;

COUNCIL PRIORITY 2

Protecting the natural environment

Potential contribution of Neighbourhood Plan:

- Identifying locations for new allotments and ways to support allotment users;
- Establishing small open spaces and pocket parks;
- Improving access to, and links between, natural open spaces;

COUNCIL PRIORITY 3

Managing environmental resources efficiently

Potential contribution of Neighbourhood Plan:

- Introducing trade waste recycling in employment areas;
- Establishing an 'energy action zone' aimed at promoting changes in lifestyle and behaviour;
- Developing a partnership with Thames Water and Environment Agency for effective management of the New River;
- Promoting use of sustainable drainage systems;
- Developing a good practice 'eco-home' for the borough.

COUNCIL PRIORITY 4

Managing the council sustainably

Potential contribution of Neighbourhood Plan:

This priority concerns internal actions by council management and is beyond the scope of this plan.

COUNCIL PRIORITY 5

Sustainable design and construction

Potential contribution of Neighbourhood Plan:

- Identifying suitable locations for renewable energy generation
- Identifying suitable locations for zero-carbon development in targeting sustainable design and construction

COUNCIL PRIORITY 6

Promoting sustainable travel

Potential contribution of Neighbourhood Plan:

- Reducing car use through employment site travel plans, car clubs and car-free days;
- Promoting sustainable transport alternatives through a network of safe and accessible walking and cycling routes.

2.1 Population & Housing

The principal demographic issue in Seven Sisters area is that, while its ethnically diverse population is stable in terms of overall numbers, there is a high degree of inward and outward migration. This pattern of population turnover is closely linked to the pattern of residential tenure, with low levels of home ownership overall, and a high proportion of private rented accommodation in the form of HMOs. In addition, while the overall population remains relatively constant, housing occupancy levels are diverging. This represents on the one hand an increasingly aging population remaining in the family home, and on the other an increasingly mobile population passing through short-term high-occupancy accommodation. Tensions between such 'empty nests' and 'rooming houses' are inevitable, particularly with respect to maintenance, litter, noise, and other domestic issues. The quality and condition of housing is a problem throughout the area. Furthermore, families who are long established in the area had it increasingly difficult to access suitable housing for the next generation. The challenge for the plan is to identify opportunities to improve the housing mix, particularly with respect to the provision of family housing and intermediate tenure, identify ways to improve existing housing on an incremental basis, and to identify ways to establish contact between different groups of residents on a street-by-street basis in order to improve community relations.

2.2 Employment & Health

Access to training and employment continue to be severe problems in the Seven Sisters area. A high proportion of worklessness is linked to family care commitments, long-term illness, and disability. In addition, while primary and secondary educational attainment is improving within the area, almost a quarter of working-age residents have no skills or qualifications. The challenge for the plan is to firstly identify opportunities to improve people's health and well-being generally and to enable them to begin to access the means to change their living conditions. There must be a continued focus on improving skills and raising qualifications among local people, and supporting them in accessing jobs in the wider London economy. There should however also be a strong link with projects that help to grow local entrepreneurs in conjunction with the developing local economy in the employment areas within the Seven Sisters area.

2.3 St. Ann's Hospital

St. Ann's Hospital has provided health services to North London for more than a century. The 11.5 hectare estate accommodates a wide variety of single- and two-storey institutional buildings, as well as extensive areas of surface carparking and mature landscaping. The estate's frontage to St. Ann's Road falls within the St. Ann's Conservation Area, and two of its buildings – Maysfield House and Orchard House – are locally listed. Barnet, Enfield, & Haringey Mental Health Trust currently occupy 60% of the space provided, while the remaining 40% is occupied by a range of health service providers including Haringey Teaching Primary Care Trust, Moorfields Eye Hospital, Middlesex University Hospital, and the London Ambulance Service.

It is expected that there will be significant changes in the St. Ann's Hospital estate over the coming years, however the consultation and decision-making processes are at an early stage. In Autumn 2008, the Mental Health Trust, working closely with the Primary Care Trust and Haringey Council, will undertake a public engagement exercise to discuss their plans for developing mental health services across the three boroughs the Trust serves. In Spring 2009, the Primary Care Trust will undertake a separate public consultation on developing primary care services in the borough. In Summer 2009, it is anticipated that the detailed planning process for the future of the St. Ann's estate will commence.

2.4 Movement & Accessibility

The principle movement issue in Seven Sisters is local accessibility for pedestrians and cyclists. The area is surrounded by public transport services and trunk routes providing excellent links to the north and east of the city, however local movement through the area is severely constrained. The original street pattern of the Seven Sisters area was laid out at the turn of the century. As the plan from 1894 indicates (previous page), the area was largely built inwards from its edges to the main routes. While in Green Lanes, this left the 'Ladder' and the 'Gardens' with a relatively straightforward pattern of residential streets, along Seven Sisters Road the 'diagonal' orientation of streets was difficult to resolve into direct street connections, in particular through to West Green Road. The added severances of natural topography, the 17th century New River, the 19th century railway embankments, and the 19th century institutional lands of the then 'fever hospital' on St. Ann's Road and the Arena on Green Lanes, all combined to create a confusing and discontinuous street layout from the very beginning. In the late 20th century there was selective redevelopment of some of the denser residential streets into modernist housing estates, as well as the development of the former arena as a retail park. In most cases these moves have further confused the street pattern by blocking off routes (such as at Kerswell Close), by providing too many through-routes (such as at Sir Frederick Messer Estate), or by failing to take the opportunity to reconnect routes (as at Green Lanes Retail Park). Today the pattern of movement through the area continues to be characterised by severance, which has a direct impact on the accessibility of the entire range of local services and amenities available in the surrounding area (fig. 2.4). A challenge for this plan is to identify locations where there are opportunities to 'reconnect' the area and link residents and communities with the full range of neighbourhood facilities – including public transport services – at its edges.



Fig. 2.4 Street pattern in Seven Sisters, showing substantial 'gaps' in the street network

2.5 Urban Form & Legibility

The principal issue for urban form in the Seven Sisters area is the relationship between public and private spaces, which in many places is poorly defined. In general, the Seven Sisters is characterised by the Victorian/Edwardian terraced street housing which establishes a clear definition between public and private space. Buildings from directly onto streets and public spaces. These streets accommodate a wide range of different house types from larger double-fronted houses along Hermitage Road to smaller cottage flat types on Kerswell Close. Within this variety, a wide range of dwelling sizes are possible, while still retaining the overall relationship of streets and building frontages. The urban form can therefore be said to be relatively consistent and well-defined across the area. Within this general urban fabric (fig. 2.10), there are however a number of repeated instances which require intervention by this plan:

Where public parks are provided these in some cases continue this proper relationship of building frontages viewing over public open space, however in many cases they are surrounded by rear boundaries of residential properties, giving rise to security concerns both for the park and for the houses. A challenge for this plan is to identify locations where these configurations can be changed, either through the positioning of more controlled park uses at boundaries (e.g. allotments), or the development of new residential frontage onto the park.

A number of modernist housing estates are 'embedded' in the street pattern, and depart significantly from the layout, scale, massing, and architectural design of the surrounding residential streets. In particular, there is often little active frontage of buildings to the streets that surround them or go through them. At Sir Frederick Messer Estate, this is due to the extensive number of routes through the estate which therefore cannot all have active frontage. At Edgocot Grove this is due to the ground floor dwellings 'backing on' to the street. At Pleyna Crescent, Ermine Road, and Stonebridge Road, ground floor frontages are dominated by integral garages. Again this gives rise to security concerns both along the street and for the dwellings. A challenge for this plan is to identify locations where these problems can be addressed through retro-fitting or redevelopment.

Across the area there are also a number of enclaves of industrial and institutional buildings of various ages. These include Victorian/Edwardian warehouse buildings at Vale Road and infirmary-style hospital buildings at St. Ann's. Some of these have inherent value and merit for continuing use and re-use. Some are however of little intrinsic value, especially the more recent warehouse buildings. A challenge for this plan is to identify locations where there are opportunities for the adaptation and for the replacement of such existing buildings in the context of the aspirations for the broader transformation of the area.

There are also a number of positive local landmarks, which stand out as one travels across the area. Landmarks are buildings or objects which are distinctive for a number of reasons, including design, history, location, view corridor, height, etc. Landmarks are invaluable in helping people find their way through the area, especially given its complex street pattern. In Seven Sisters the most memorable landmarks include:

- The Triangle Centre, along St. Ann's Road
- St. Ignatius Church steeples at the junction of St. Ann's Road and Stamford Hill
- St. Ann's Church, at the corner of St. Ann's Road and Avenue Road
- Former Maynards Sweet Factory chimney between Vale Road and Eade Road
- St. Ann's Hospital Water Tower, near the junction of Warwick Gardens and Roseberry Gardens
- The Snail mural, at the corner of Seven Sisters Road and Culvert Road

Currently however, many of these landmarks are rather secluded, partly due to the few clear lines of sight through the area. In addition, there are a number of landmarks which are not sufficiently distinctive, or are distinctive for their negative attributes, such as a number of the railway underbridges. A challenge for this plan is to identify locations where there are opportunities for improvements to existing landmarks, or the creation of new landmarks, to reinforce the street pattern and aid in wayfinding through the area.



Fig. 2.5 Continuity of urban form across Seven Sisters

2.6 Public Open Space & Security

The Seven Sisters area has a number of outstanding public open spaces and natural heritage assets. Over the past seven years, the NDC has invested in substantial improvements to the area's parks, and provided a network of children's playgrounds and sports facilities throughout the area. Currently therefore, the principal public open space issues in the area are the diversity of public open spaces available, the connectivity and accessibility of the wildlife corridors through the area, and the security of a number of the parks due to their seclusion.

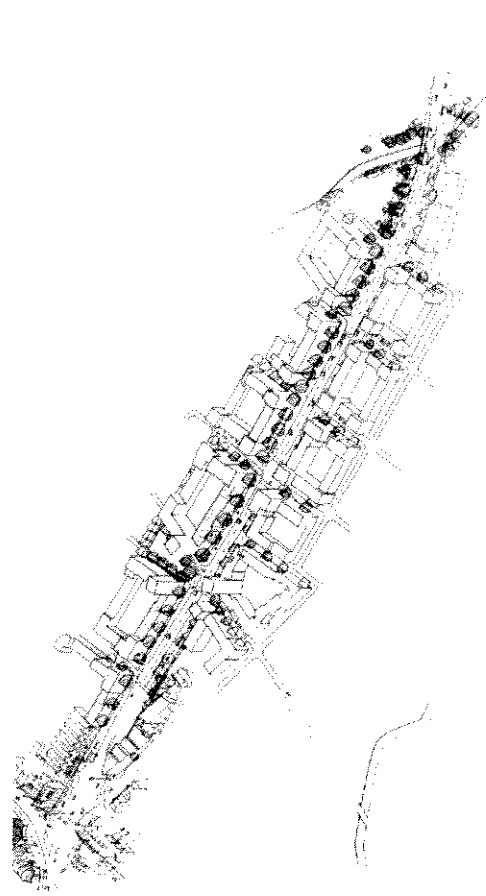
The area's parks provide extensive open spaces, play, and sports facilities, however have few garden elements either in terms of allotments, wildlife habitats, or ornamental settings. A challenge for this plan is to identify opportunities to establish a wider variety of landscape types and settings in the area's parks.

South Haringey is traversed by the important and interlinked wildlife corridors of the rail embankments and the New River. Currently, however, there is little access to these amenities, and despite their proximity, the Seven Sisters area in general is highly deficient in access to natural open space. A challenge for this plan is to identify opportunities to establish controlled access to wildlife spaces, and to link these spaces together with public open spaces to extend the range of wildlife across the area.

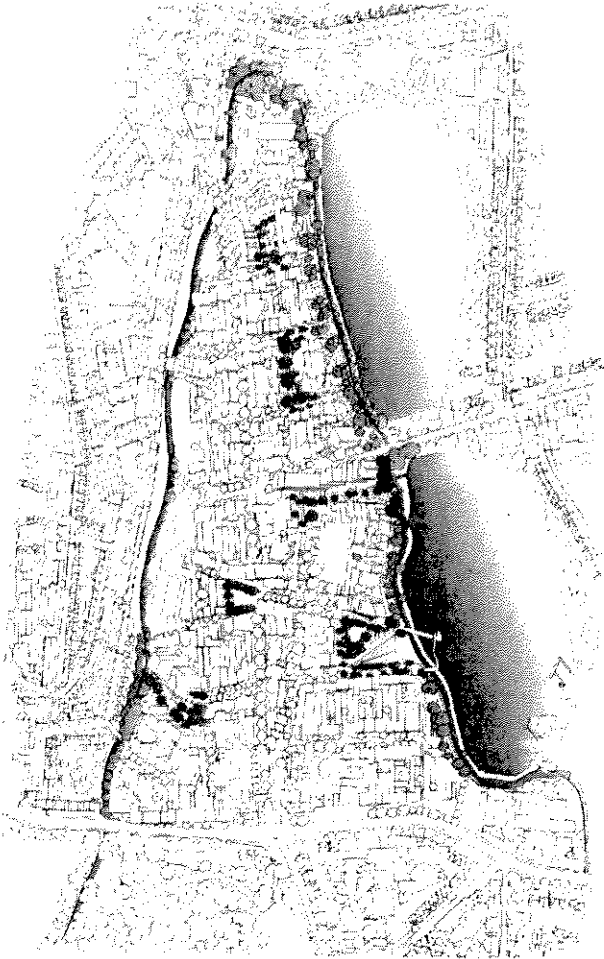
Security is a problem in a number of the area's parks, most particularly Brunswick Park. Part of the problem is the urban form of the park, and the relationship of the public open space to the buildings surrounding it – these issues are dealt with under 3.2.5. Part of the problem is also due to the seclusion within the park, caused by landscaped mounds, shrub planting, and poorly located amenity buildings and sports facilities. A challenge for this plan is to identify opportunities on the one hand to establish a more open landscaping approach to improve visibility in parks, and on the other to establish more controlled uses, fenced off in those parts of the park where improved visibility will be difficult to achieve.

Woodberry Down

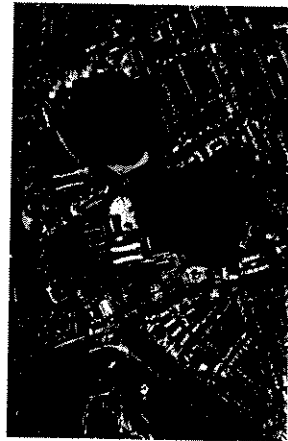
The neighbouring district to the south of Seven Sisters, Woodberry Down is a comprehensive regeneration project for an inclusive, sustainable community of 10,000 people. The regeneration, led by Hackney Homes and selected as a 'National Demonstration Project' by central government, is based on respect for cultural, social, and economic diversity. It recognises common values, and the need for individuals to acknowledge their responsibilities to the wider community and their commitment to the maintenance of a safe and healthy neighbourhood. Following on from an Area Action Plan (AAP) adopted by Hackney Council, the Woodberry Down Masterplan was submitted for planning permission to Hackney Council in March 2008. It aims to foster the kind of community described above, by delivering the physical environment which is most conducive to its achievement – securing the active, positive, vigorous and on-going involvement of each and every section of the Woodberry Down community and all other present and potential partners. While the Woodberry Down masterplan is of a completely different scope and scale to this Neighbourhood Plan, it incorporates a number of proposals of direct relevance to Seven Sisters:



Sketch overview of Seven Sisters Road from Manor House / Finsbury Park, left, to the New River, right



Sketch overview of Woodberry Down Masterplan



Aerial photo of Woodberry Down, with Finsbury Park, left

Seven Sisters Road

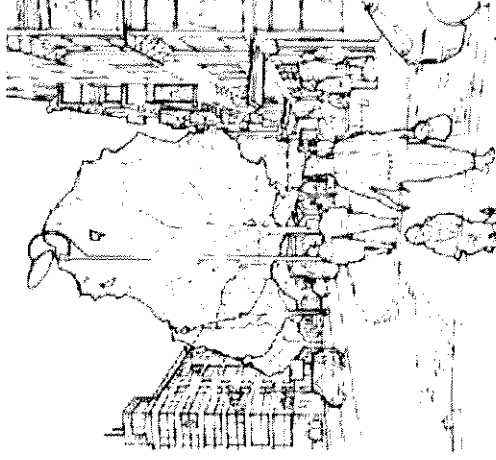
This major road will continue to be the principal route for public transport and vehicular traffic through the area. However, it will be transformed from its current arrangement as an urban highway, into an urban avenue or 'boulevard'. Its current six lanes of traffic will be reduced to four, and it will be lined with London Plane trees on wide pavements giving access to active frontages to retail, commercial, and community uses on the ground floor of substantial new buildings on both sides of the street. At its western end, major public realm improvements are planned for Manor House, and at its eastern end it is proposed to remove the current high wall to the New River and replace it with railings to open the view to the waterway and the panorama of Alexandra Palace on the horizon beyond. These changes will transform the impression of Seven Sisters Road along within the area, and challenge the Seven Sisters area to produce improvements appropriate to its context.

The New River

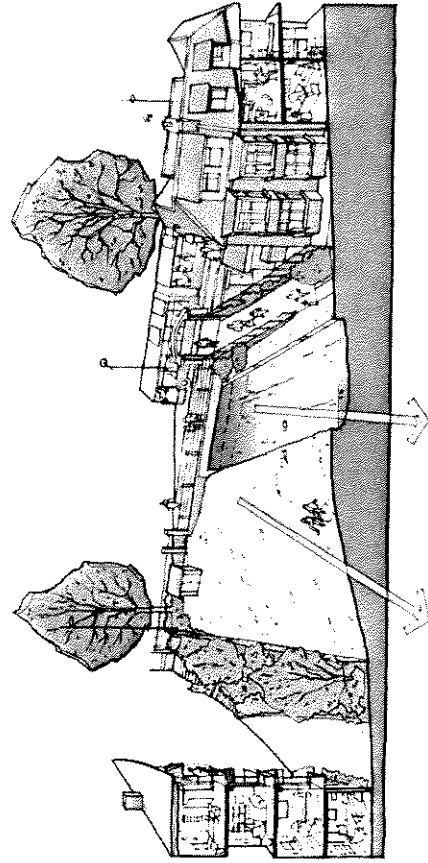
This waterway forms the border between the two plan areas and the two boroughs, however the Woodberry Down masterplan anticipates two new pedestrian and cycle bridges connecting across the river, providing the possibility of people in the Seven Sisters area accessing the impressive range of existing and new amenities being provided in Woodberry Down (see below). The masterplan sets out new streets that provide safe and direct routes to the bridges from the Woodberry Down side, and it will be a requirement of this plan to establish how best to reach those bridges from the Seven Sisters side, through the considerable barriers of street layout, topography, and land use. The realisation of these connections is currently in discussion with all of the principal stakeholders, including Haringey Council and Thames Water, in whom ownership of The New River lands is vested. Careful consideration will be required as to when, how, and under what conditions the new connections can be provided in a way that creates safe, well-overlooked, and well-used routes right into heart of Seven Sisters.

Lifelong Learning Campus

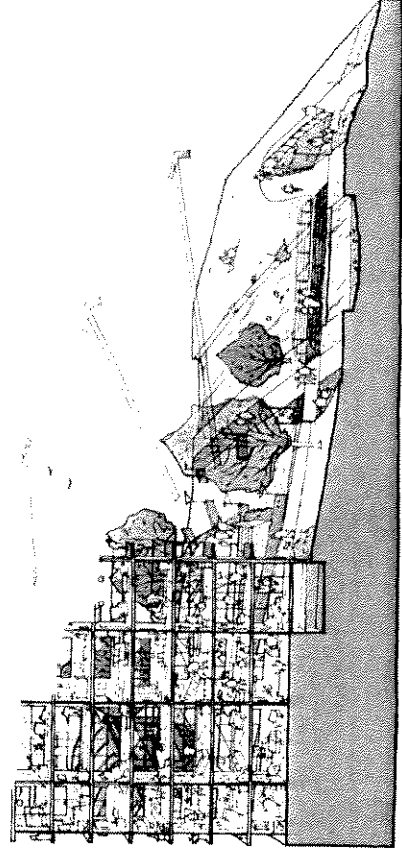
This key amenity of the Masterplan brings together four educational institutions located on neighbouring streets directly bordering the Seven Sisters Area. The campus will accommodate a new Children's Centre, an extended Primary School, a new City Academy, and the new North-East London Business and Training Development Centre serving Hackney, Islington and Haringey. The network of bridges, and the open admissions policy of the campus, will bring these resources into range for Seven Sisters residents. A key challenge for the Seven Sisters Masterplan is to identify how these amenities can overcome the historical separation of the area from Woodberry Down, and be linked physically and socially to the area on their doorstep.



Artist's sketch showing view along Seven Sisters Road



Artist's sketch showing wall to New River removed at Seven Sisters Road

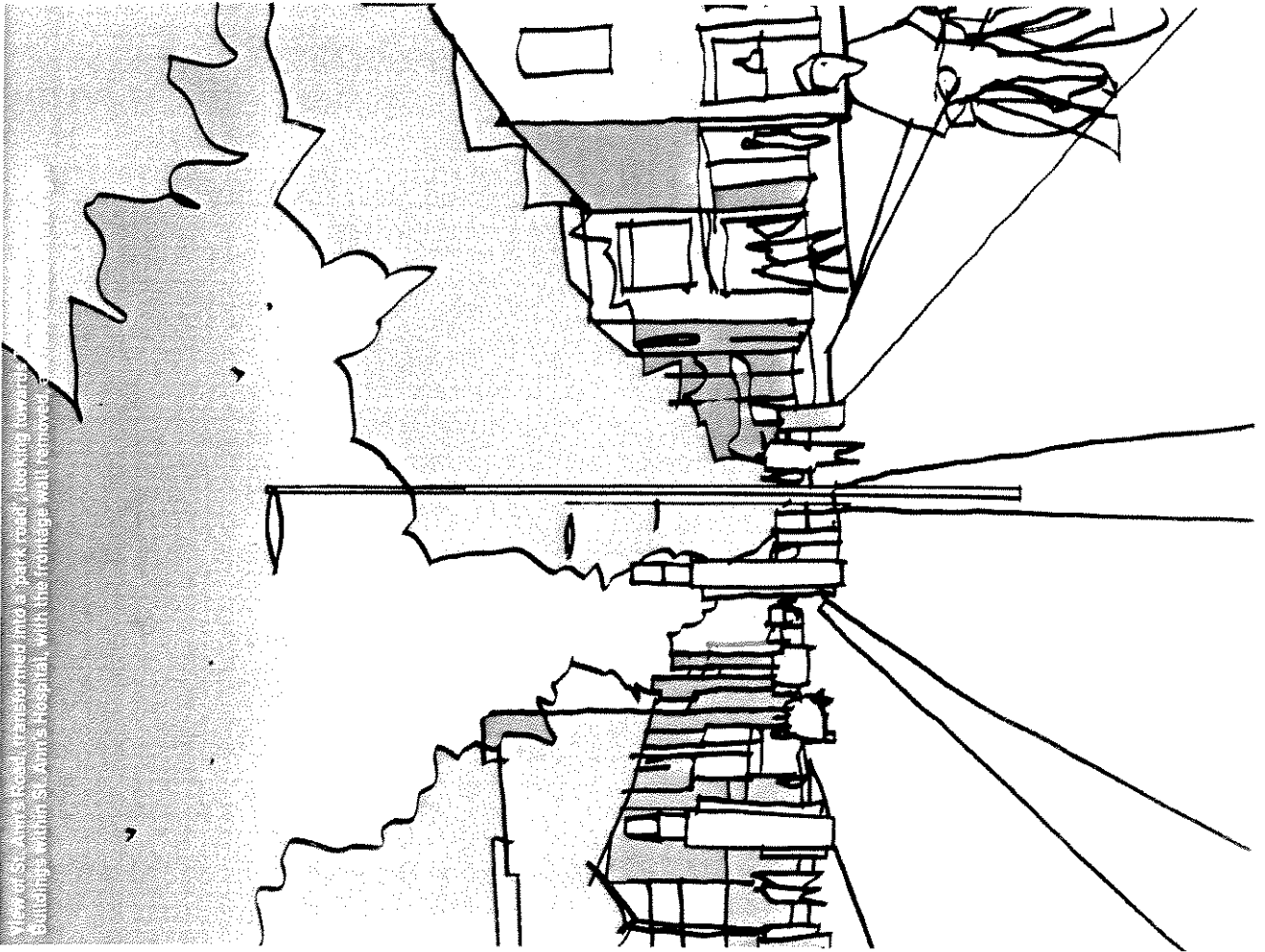


Artist's sketch showing new building directly overlooking New River and footbridge to Seven Sisters

The vitality of Seven Sisters adds up to much more than the sum of its parts.

The vision we are putting forward for Seven Sisters is as the 'Greenest District' in Haringey:

- A group of neighbourhoods that develop in socially, economically, and environmentally sustainable ways;
- Each area develops its own identity and community focus;
- Workplaces, institutions, and community facilities are open, accessible, and integrated into the life of each neighbourhood; and
- People and places are connected.



View of St. Ann's Road, transformed into a park road, looking towards buildings within St. Ann's Hospital, with the frontage wall removed.

3.1 Plan Structure

This vision is given structure, depth, and detail through a set of 'Plan Initiatives' and 'Plan Themes', described in this Chapter, which come together in a portfolio of Plan Proposals outlined in Chapter 4.

The **Plan Initiatives** comprise:

- Physical Initiatives;

- Social Initiatives

The **Plan Themes** comprise:

- Connected Places, Connected People

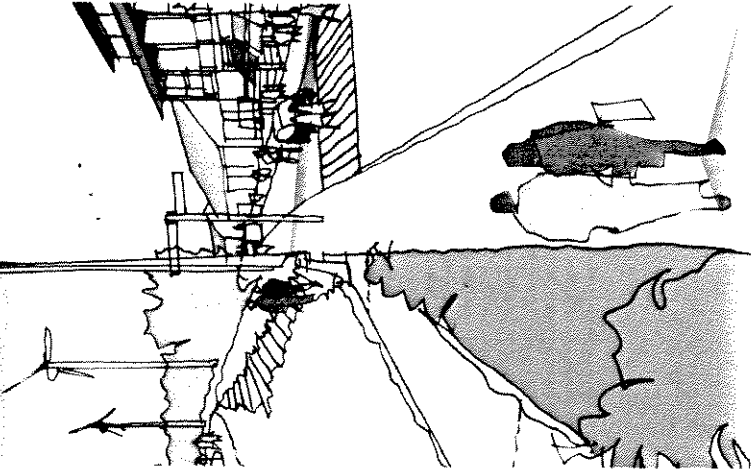
- Greenest District in Haringey

- Community Focus, Neighbourhood Life

- Open Neighbourhoods, Open Workplaces

The **Plan Proposals** are the specific projects the plan puts forward in order to deliver the vision. They are indicative in nature. Many of the proposals include both physical and social initiatives, and most respond a number of the themes. Accompanying some of the proposals are relevant case studies, provided to demonstrate similar projects from London and elsewhere. The Plan Proposals are presented in Chapter 4.

View of New River, looking towards new pedestrian bridge, and beyond to new mixed-use buildings fronting onto Cade Road, Maynard's chimney, and Alexander's Palace on the horizon.



3.2 Plan Initiatives

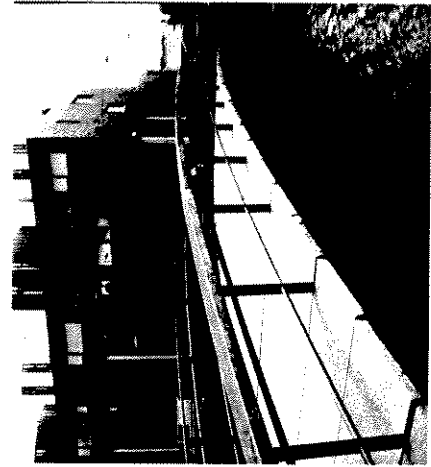
In order to realise the vision for the Neighbourhood Plan as put forward above, it is not alone sufficient to bring about physical investments in the built and natural environment in Seven Sisters. The physical severance of the area has contributed to a social and economic fragmentation not only between neighbourhoods across Seven Sisters, but also between Seven Sisters and the surrounding areas.

This Neighbourhood Plan recognises that, in order to improve access to the full range of resources and assets people living in Seven Sisters require and merit, the social networks of the area must be connected as urgently as its physical networks. To that end, the plan includes both Physical Initiatives and Social Initiatives.

Physical Initiatives

The Physical Initiatives are those proposing ways to upgrade the streets, buildings, and public open spaces, to improve access to a good range of neighbourhood amenities, including the following:

- New street, park, and bridge connections
 - 04 Brunswick Park
 - 14 The New River
 - 15 Seven Sisters Road
- New and re-organised local services
 - 01 St. Ann's
 - 02 Chestnuts Park
 - 20 Youth and Community Spaces
- New and reprovided housing
 - 03 Culvert Road
 - 10 Sir Frederick Messer Estate
 - 16 Doorstep Neighbours



Social Initiatives

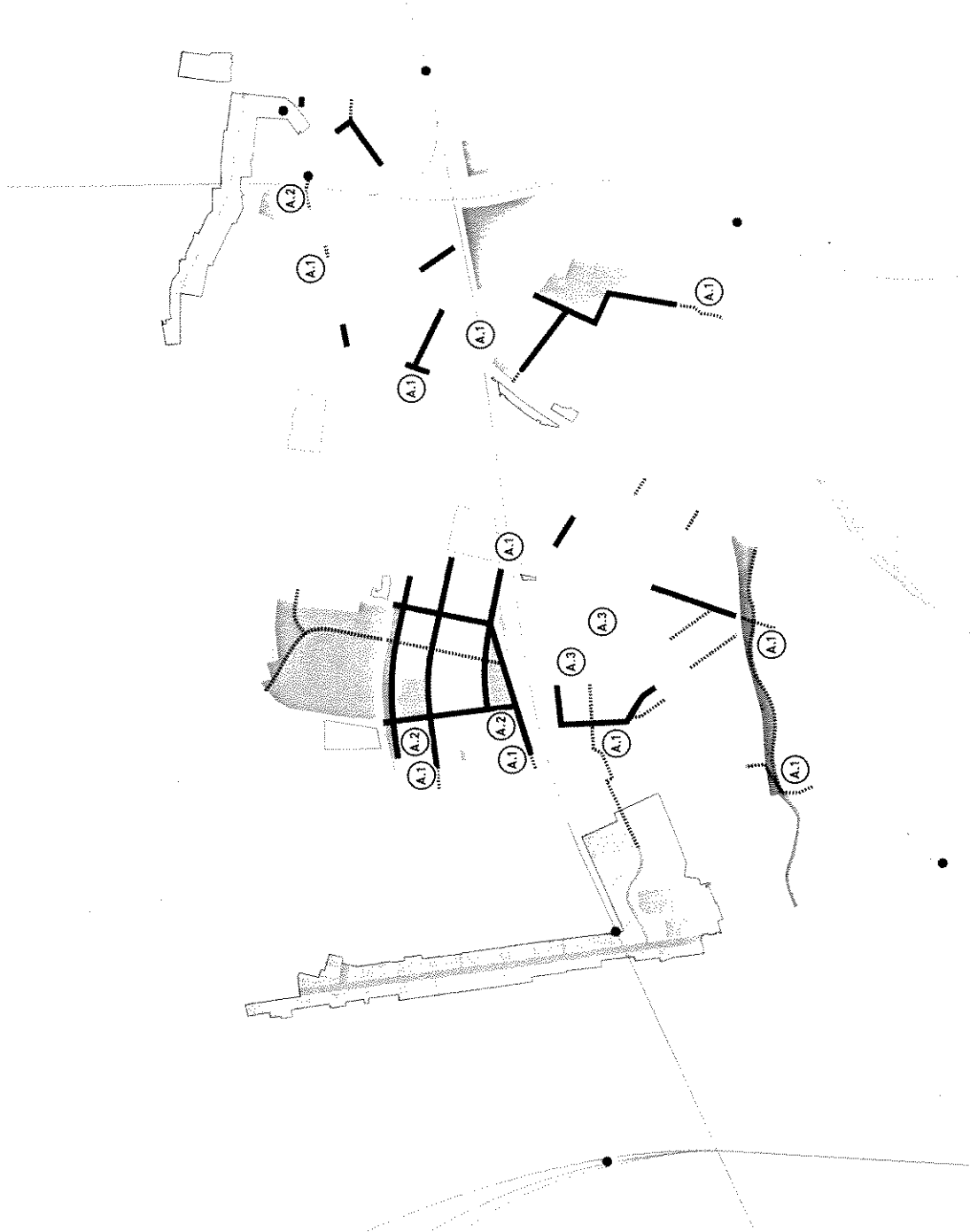
The Social Initiatives are those proposing ways to involve people, institutions, and firms in activities to improve access to the services and opportunities in the area. They include:

- Developing community networks
 - 16 Doorstep Neighbours
 - 19 Gardening Clubs
 - 23 Networking Seven Sisters
- Developing institutional networks
 - 19 Gardening Clubs
 - 20 Youth and Community Spaces
 - 23 Seven Sisters Energy Action Zone
- Developing business networks
 - 12 Arena Crusader Omega
 - 13 The Vale
 - 23 Networking Seven Sisters



3.3 Plan Themes

The Physical Initiatives and Social Initiatives are grouped into four overarching themes which are described in more detail in the following pages. These themes set out the objectives against which the performance of each of the proposals described in Chapter 4 – and each of the steps towards achieving them – can be measured. These objectives also provide a framework for decision-making for those consulting on, commissioning, and implementing the proposals – particularly in terms of what degree of change is appropriate.



- Existing Distributor Route
- Existing Local Distributor Route
- New Street
- New Pedestrian/Cycle connection
- Station
- School
- Shopping

Theme A: Connected Places, Connected People

Providing safe and direct routes to neighbourhood and local centres

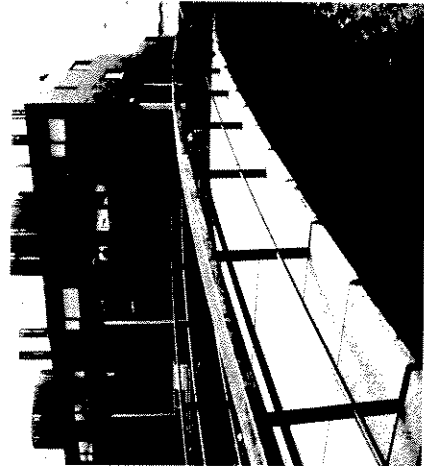
Objective A.1

Improve quality and safety of cycle and walking routes to key local amenities

Seven Sisters has a wide range of community assets – such as, health services, education services, local shopping, and public open space – however these are often difficult to access from many parts of the area due to severance of different kinds, already identified. The first objective of this theme is therefore to ‘fill in the gaps’ in the network of streets, to allow people to move through the area to the greatest possible extent, as the crow flies. The priority is to provide or improve pedestrian and cycle routes that link the key amenities of the area, particularly in the context of improving service provision at St. Ann’s Hospital and the Littleton Learning Campus in Woodberry Down. It is also important to help people orient themselves across the area by providing local signposting and by establishing strong and memorable landmarks.

See in particular the following proposals in Chapter 4:

- 01 St. Ann’s
- 14 The New River
- 17 Street Gardens
- 18 Railway Underbridges
- 23 Signposting and Local Landmarks



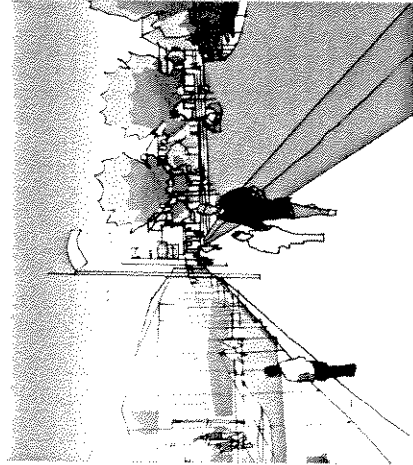
Objective A.2

Improve access to public transport services

Seven Sisters Station provides excellent public transport services via bus services, mainline and Victoria line tube connections to Central London and East London, and the associated access to opportunities for employment, education, and leisure. Currently however, the station entrances are of poor quality, and in particular the Seven Sisters mainline rail entrance is accessed from a narrow footpath on the busy Seven Sisters Road. A direct entrance from Brunswick Park to the station is no longer in use due to safety issues associated with the general seclusion of the park. The high-frequency bus services on Green Lanes cannot easily be accessed from St. Ann’s site due to its enclosure. This objective is therefore to put in place the conditions that could eventually allow direct, safe, and attractive pedestrian routes to these services as an alternative to ‘the long way around’ currently required.

See in particular the following proposals in Chapter 4:

- 01 St. Ann’s
- 03 Culvert Road
- 04 Brunswick Park



Objective A.3

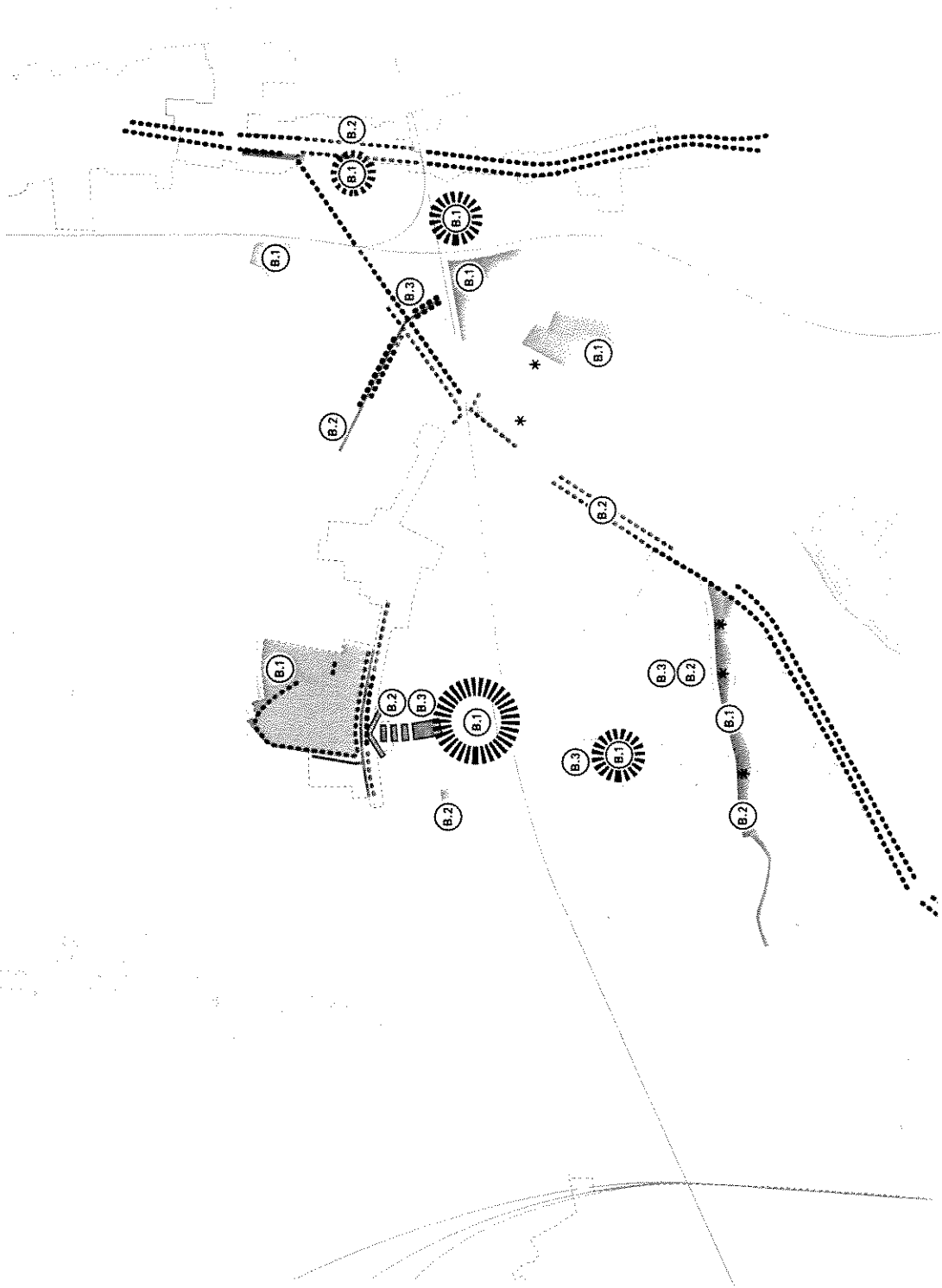
Control the impact of heavy freight traffic

Part of Seven Sisters’ special character is its mix of residential areas and employment areas. In the Arena Centre and Overbury Street these co-exist literally side-by-side, and offer people important living and working alternatives not available in many other parts of London. This co-existence works well at a small scale, however begins to cause difficulties when heavy freight access is required on a regular basis to service deliveries, waste, and warehousing. This has severe impacts in a number of residential streets through which such traffic must be routed. This objective aims in the first instance to open a dialogue between businesses, residents, and council to establish how this situation can be managed in the short-term. This dialogue may develop a consensus as to how to resolve this issue in the medium- and long-term, including the possibility to consolidate or relocate businesses with such requirements either elsewhere in the area or elsewhere in the borough.

See in particular the following proposals in Chapter 4:

- 12 Arena Crusader Omega
- 13 The Vale
- 21 Networking Seven Sisters





- Existing Park
- Existing Green Corridor
- New Public Open Space
- Existing Trees
- New Trees
- Conservation Area
- Site for Sustainable Infrastructure
- Potential for Wind Turbine

Theme B: Greenest District in Haringey

Encouraging Seven Sisters is a 'life-time' district – a place to choose to live your whole life

Objective B.1

Improve the range and quality of green spaces

Seven Sisters currently has a wide variety of green spaces including five parks, a seventeenth-century canal, important wildlife corridors associated with the rail sides, and a number of small allotment sites. Access to these spaces however remains a significant problem for all of these green spaces. The layout of streets requires significant detours for many residents on their way to their local parks, and once there, all of the parks have parts which are secluded and antisocial behaviour can consequently be a problem. There is little access to wildlife spaces within the area, and in addition the small number of allotment sites appear underused. This objective aims to improve the security of existing parks, provide controlled access to wildlife areas where appropriate, and support residents with the skills and resources that can enable them to make the most of their private and allotment gardens.

See in particular the following proposals in Chapter 4:

- 04 Brunswick Park
- 08 Plevna Nature Reserve
- 09 Paignton Park
- 14 The New River
- 16 Doorstep Neighbours
- 19 Allotment Scheme



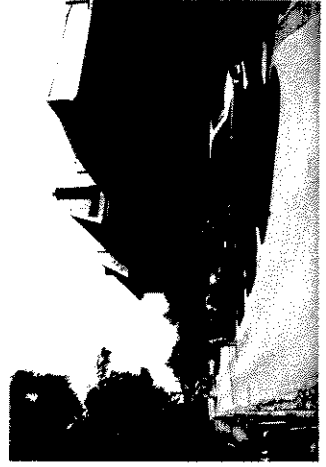
Objective B.2

Protect and enhance the area's heritage

There are a number of designated natural heritage and industrial heritage assets in the Seven Sisters area. The St. Ann's and Tottenham High Road Conservation Areas include an extensive number of nationally and locally listed buildings and their settings, including mature trees and other planting. The 17th century New River and the extensive rail sides are important industrial structures which also have significant value as wildlife corridors given their continuity across the borough and beyond. In addition there is a range of distinctive local buildings and settings which are not formally designated, however have an important role in giving the area its distinctive character, including the St. Ann's water tower, the former Maynard's Sweet Factory on Vale Road, and the Plane trees lining part of Seven Sisters Road. This objective aims to retain and enhance the value of these assets through careful management and selective improvement, and strike a balance between their often conflicting priorities. Particular consideration will be required in improving the continuity of green space between the rail sides and Chestnut's Park, for example, which can best be achieved by removing the wall surrounding the St. Ann's site to allow free movement of wildlife.

See in particular the following proposals in Chapter 4:

- 01 St. Ann's
- 02 Chestnut's Park
- 03 Culvert Road
- 13 The Vale
- 15 Seven Sisters Road



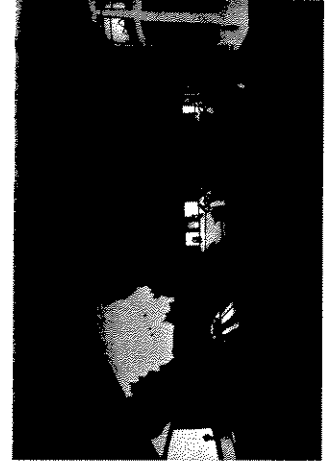
Objective B.3

Plan for sustainable development





There are several areas across Seven Sisters, which, by virtue of their size and single ownerships, present possibilities for the incorporation of sustainable technology as 'new-build' or 'retro-fit'. Many of the housing estates, the employment sites, and the St. Ann's Hospital site, are of sufficient scale to consider or require the installation of water-saving and energy-saving appliances, as well as sustainable urban drainage systems, combined heat-and-power plants (CHP), and local energy production (for example, wind turbines). In order to succeed, these physical initiatives will require accompanying social initiatives with respect to energy use, particularly in terms of individual, household, and collective choices for transport, shopping, and leisure. Many of these choices have the potential for significant benefits in health outcomes for local residents, for example through walking and cycling, healthier eating, and local food production. This objective aims to identify opportunities for physical and social initiatives which can on a step-by-step basis, improve the sustainability of the Seven Sisters area.

See in particular the following proposals in Chapter 4:

- 01 St. Ann's
- 10 Sir Frederick Messer Estate
- 14 The New River
- 19 Gardening Club
- 22 Seven Sisters Energy Action Zone





-  Local Gateway
-  Local Street Improvement
-  Local Community Building
-  Local Housing Improvements including potential redevelopment

Theme C: Community Focus, Neighbourhood Life

Developing a strong sense of place and of neighbourhood

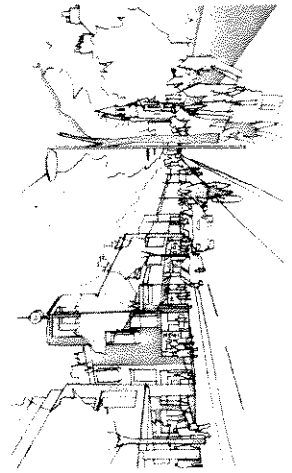
Objective C.1

Change perceptions of the area

For many people, their main impression of the area is formed by the view through their windscreen travelling along Seven Sisters Road. From here, the area's assets are hidden from view: The New River – and the spectacular view across the whole borough to Alexandra Palace – is hidden behind a brick wall. The listed buildings and mature trees of St. Ann's Hospital are hidden behind another, higher, brick wall. The secret gardens of the rail sidings are fenced off from access, and the mediterranean atmosphere of Florentia Clothing Village is remote from the main routes – that is, if you can manage to find it in the first place. Finding one's way through the area is difficult, despite the presence of some memorable landmarks – Maynard's Sweet Factory chimney, the Snaal, St. Ann's water tower. This objective aims to help people understand why its residents are so committed to the area by identifying the numerous opportunities to create memorable positive impressions of Seven Sisters, particular at key points along the principal through-route of Seven Sisters Road, but also by simply guiding people to its hidden treasures.

See in particular the following proposals in Chapter 4:

- 01 St. Ann's
- 06 Apex House
- 14 The New River
- 15 Seven Sisters Road
- 18 Railway Underbridges
- 21 Networking Seven Sisters
- 23 Signposting and Local Landmarks



Objective C.2

Maintain and build the community

One of the greatest challenges facing people in Seven Sisters is how, as they grow, their families can stay together and stay in Seven Sisters. The available type, tenure, and associated quality of housing have created a high turnover of short-term residents, many of whom possibly move on because they face precisely the same difficulties. Others have created their own alternatives through collective living in some of the industrial areas of Seven Sisters, however they too have little security of tenure. This objective aims to identify where there are opportunities to replace, reprovide, and develop new housing of a type, tenure, and quality that will be responsive to people already living in the area, and that will attract new people to live in the area for the long-term. It also aims to help existing residents adapt their existing housing to make it more responsive to their own interests and aspirations through maintaining, improving, or extending it. Finally this objective envisages a social programme to bring existing and new residents into contact in a gradual, consensual, and purposeful way at the scale of the street, the estate, and the neighbourhood.

See in particular the following proposals in Chapter 4:

- 01 St. Ann's
- 03 Culvert Road
- 05 Gourley Place
- 06 Apex House
- 10 Sir Frederick Messer Road
- 11 Fladbury Road
- 16 Doorstep Neighbours



Objective C.3

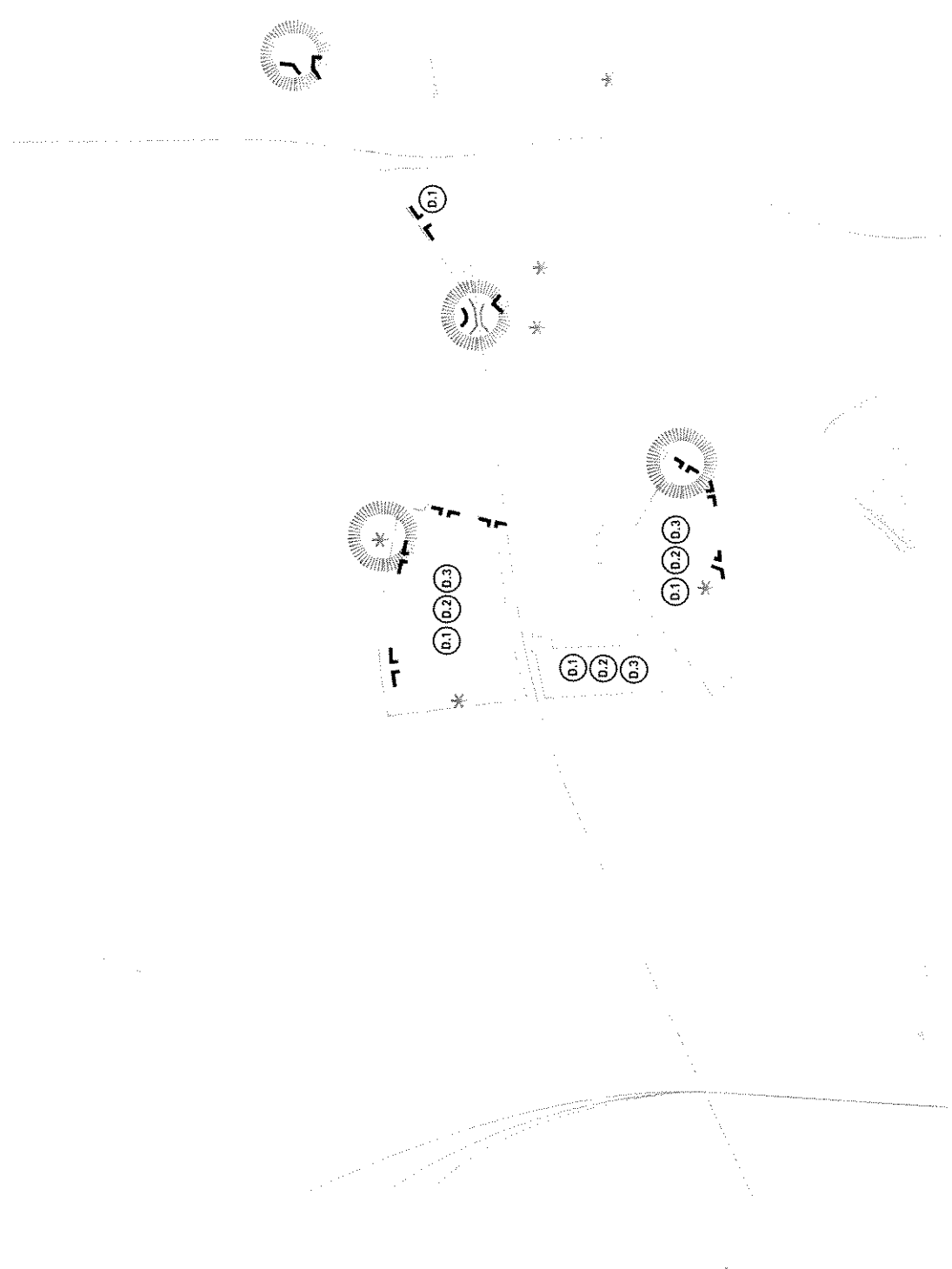
Improve access to community facilities

There are extensive community facilities across the Seven Sisters area, including numerous schools, churches, and halls, as well as a mosque, a police station, a dedicated children's centre, a public library, a public gallery, a community centre, a health centre, and an extensive hospital. Yet community groups find it hard to access spaces that are responsive to their needs either in terms of the facilities offered, the times they are available, or the cost of using them. This objective aims to improve access to the existing community facilities through support and innovations in the management of such facilities, and also through the development of better networks and relationships between institutions, businesses, and residents which can facilitate the transfer of skills, the exchange of ideas, and a sense of shared citizenship of the area.

See in particular the following proposals in Chapter 4:

- 19 Sireet Gardens
- 20 Youth and Community Spaces
- 21 Networking Seven Sisters





-  Local Focus/Gateway
-  Clear Points of Access
-  Local Landmark
-  Employment Area

2.2.2.3 Open Neighbourhoods, Open Workplaces

Creating a great place to live and work

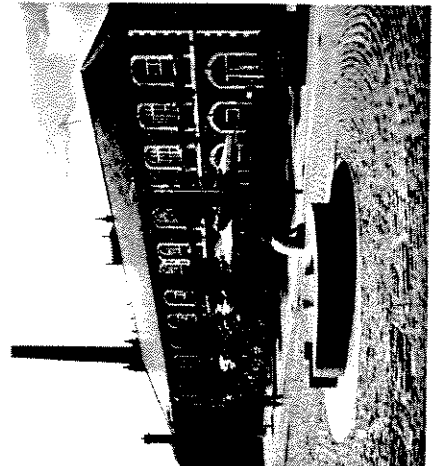
Objective D.1

Make the working neighbourhoods more mixed and more distinctive

The principal working areas of Seven Sisters – the industrial estates and the hospital – are currently very introverted in physical terms. They are enclosed either literally by walls or effectively by a lack of through-routes. There are few entrance points and these are not particularly inviting. After business hours, they are largely deserted and somewhat forbidding. This objective aims to address these characteristics by creating clearer, more attractive entrance points, and establishing a broader range of uses that can help populate these areas with commercial and residential activity throughout the day and evening. The inclusion of residential uses in some form, either as 'live-work' units or as part of individual mixed developments, is key to creating a safer street environment that can integrate with surrounding areas and provide important through-routes to key amenities.

See in particular the following proposals in Chapter 4:

- 01 St. Ann's
- 05 Gourley Place
- 12 Arena Crusader Omega
- 13 The Vale



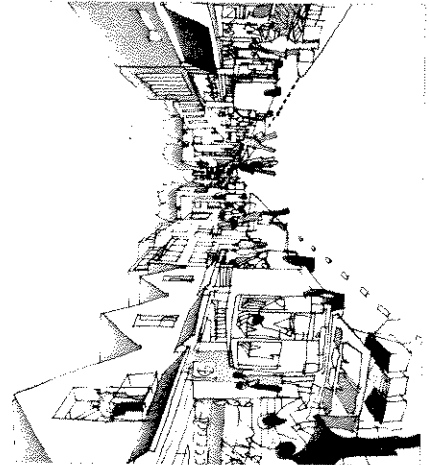
Objective D.2

Cluster similar activities to create a 'critical mass'

There is currently a wide range of different commercial uses in the Seven Sisters area, including manufacturing, wholesaling, warehousing, design, retailing and other services across a range of sectors including textiles, building products, food, the arts, and motors. As with the residential profile of the area, there appears to be a high turnover of businesses, and little incentive for firms to stay and grow in the area. This objective aims to address this problem by identifying which types of activities in which sectors have the potential to form the best 'fit' with the particular assets of the area. This is the best chance of achieving a 'critical mass' for the development of a particular specialism which can realise economies of scale, spin-off effects, and an overall momentum that can halt the transience of the area.

See in particular the following proposals in Chapter 4:

- 01 St. Ann's
- 05 Gourley Place
- 12 Arena Crusader Omega
- 13 The Vale



Objective D.3

Develop connections between the business community and the resident community

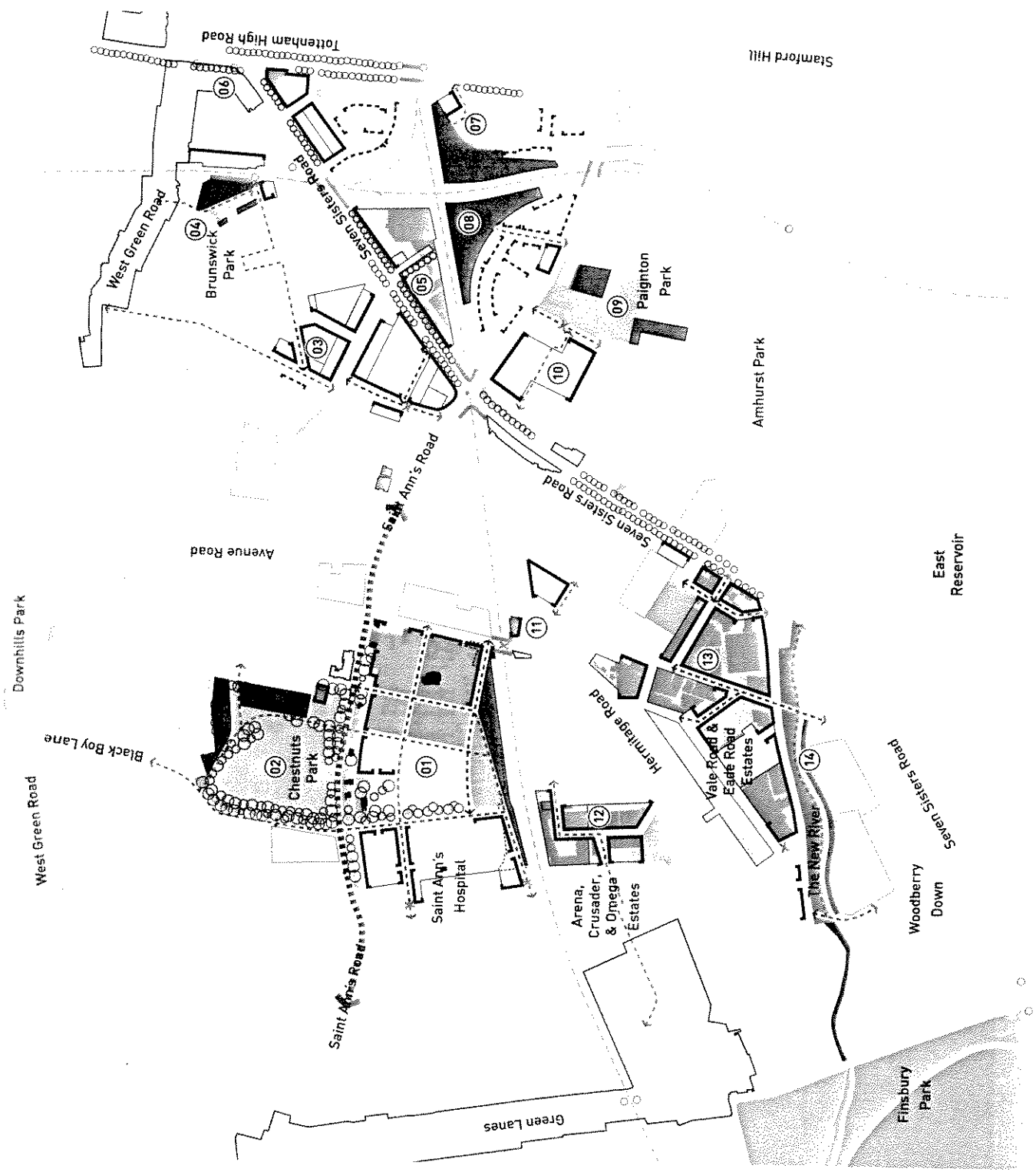
Physical severance throughout the entire Seven Sisters area is reflected in the lack of connection between local social networks across the area. The active resident groups in estates, parks, and streets have little connection with the business, retail, and social networks in the areas directly adjacent. There is considerable potential for local training and employment, especially if commercial activity moves from warehousing towards more service- and skills-based employment, and as the employment areas themselves become more mixed in terms of residential uses. This objective aims to provide points of contact between the different communities of interest across the area, in order to generate possibilities for collective projects of mutual benefit.

See in particular the following proposals in Chapter 4:

- 21 Networking Seven Sisters



- Amenities**
- School / Children's Centre
- Healthcare
- Shopping and Services
- Open Space**
- Ecological Corridor
- Public Open Space
- Green Space with controlled access
- e.g. Allotment, Nature Reserve, etc.
- Trees Existing & New
- Movement**
- New or Improved street or square
- No vehicular through-route
- New pedestrian through-route
- Improved public transport service
- Station Entrance Existing & New
- "Railway Underbridges" Proposal 18
- New Footbridge
- Potential Areas of Change**
- Residential Use
- Health + Residential Uses
- Commercial + Residential Uses
- New Community Building
- New Active Building Frontage
- "Doorstep Neighbours" Proposal 16
- Development Parcel
- Listed Building
- Landmarks Local & District



Plan Proposals

In this chapter we draw together the Vision Statement, Plan Initiatives, and Plan Themes into a series of concrete proposals. So as to set out as full a range of options as possible, these proposals are intended as a set of potential options rather than as a fixed route plan. They range from minor tactical interventions to radical redevelopment suggestions. Some actions could be implemented straight away, some actions may need to be implemented. Their purpose is to equip the community, public, and private stakeholders with a toolkit of potential actions, which can be assembled in different combinations and to be used at different speeds and to different extents.

This approach allows the plan to act as a common point of reference in discussions, negotiations, and consensus-building around what could happen in each location across the Seven Sisters area. In this way, the plan can respond to local priorities and preferences, to localists in funding and market conditions, and to changes in policy at local and regional scales. This will ensure that future changes are responsive to local people, their needs and aspirations, as well as the broader London context in which the plan must operate.

The plan and key field and index (right) show proposals, each of which set out in more detail on the following pages. Each proposal identifies a set of potential actions, key stakeholders, key objectives, and references to related proposals.

Throughout booklets, index is always scope to add new components

Area-Specific Proposals

Proposals which refer to a particular location

These proposals are tailored for specific places in Seven Sisters, as set out on the plan opposite. They aim to reinforce the distinctiveness of each place and its particular combination of assets. These proposals generally involve a number of activities by a wide range of different stakeholders. They must be undertaken in a co-ordinated manner in order to be fully realised.

01	St. Ann's	30
02	Chestnut's Park	34
03	Culvert Road	36
04	Brunswick Park	38
05	Courley Place	40
06	Apex House & Wards Corner	42
07	Ermine Park	44
08	Plevna Nature Reserve	47
09	Paignton Park	48
10	Sir Frederick Messer Estate	50
11	Twerton Estate	52
12	Arena, Crusader, and Omega	54
13	The Vale	56
14	The New River	60

Area-Wide Proposals

Proposals applicable in numerous locations

These proposals are of general application in more than one location across the area, and help to reinforce a common identity for Seven Sisters. These proposals are generally simple in scope and timescale, and involve few stakeholders. They can be undertaken in an incremental manner, repeated location after location as resources allow.

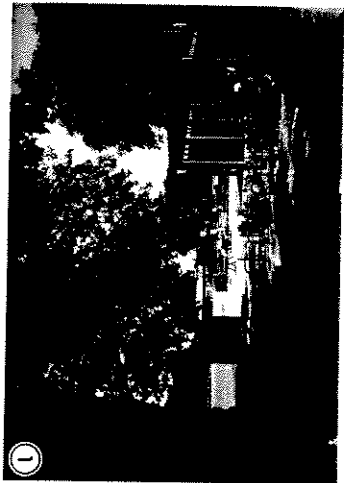
15	Seven Sisters Road	62
16	Doorstep Neighbourhoods	62
17	Street Gardens	62
18	Railway Underbridges	64
19	Gardening Club	64
20	Youth and Community Spaces	64
21	Networking Seven Sisters	66
22	Seven Sisters Energy Action Zone	66
23	Signposting and Local Landmarks	66
25	Street Initiatives	68

Case Studies

Examples of similar projects elsewhere

The case studies demonstrate how some of the potential actions could combine to improve the quality of life for residents of Seven Sisters. Most of the case studies are from elsewhere in North London – some indeed are from Haringey itself – though some are from further afield.

A	Bromley-by-Bow Centre	33
B	Pulross Healthcare Centre, Brixton	33
C	East Reservoir Community Garden	44
D	Railway Fields, Haringey	46
E	Kestrel House Wind Turbine, Islington	50
F	Holly Street, Hackney	50
G	HTTP Gallery, Haringey	54
H	Kingsland Basin, Hackney	58
I	London Market Streets	58
J	Agdon Street, Islington	63
K	London Underbridges	62
L	Aspland / Marcon Estate Gardening Club	64
M	Hulme Community Garden Centre	64
N	Bow Arts Trust	66
O	Manchester Eco-families	66



Chestnuts Park directly opposite St. Ann's



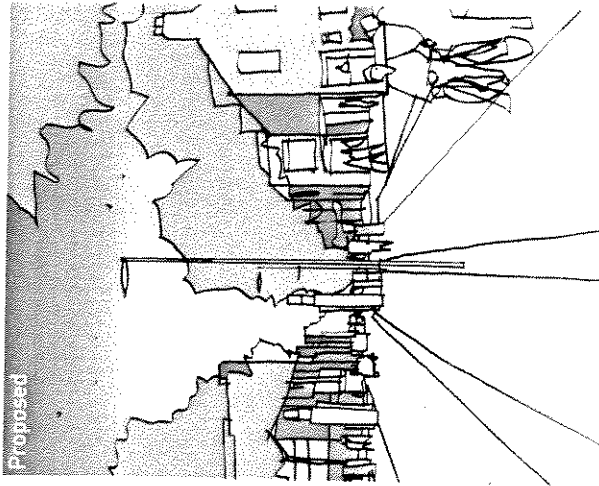
The Laurels Healthy Living Centre directly opposite St. Ann's



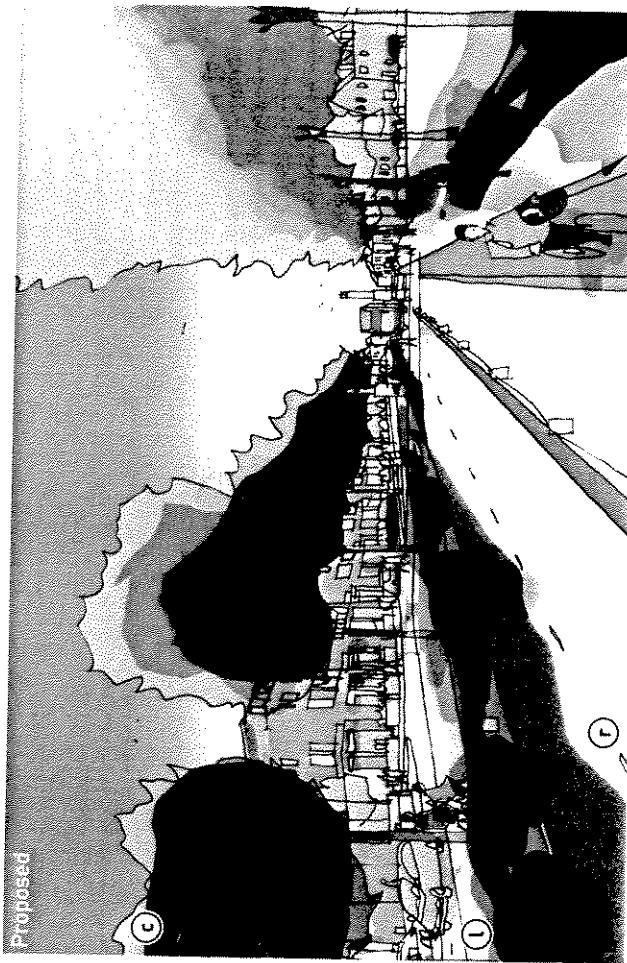
Existing entrance to St. Ann's Hospital, viewed from Chestnuts Park. Currently the hospital campus is otherwise entirely closed to access apart from one pedestrian-only gate at Cornwall Road.



Example of a new street with frontage of own-door family housing



Sketch view looking along St. Ann's Road towards the Laurels, showing traffic-calming measures including reduction of road width, new park gates. Note the wall of St. Ann's removed to allow direct and open contact between the existing health services at the Laurels (left), and new services at St. Ann's (right).



Above: Sketch view looking west along St. Ann's Road, showing more open relationship between St. Ann's and Chestnuts Park. Note traffic-calming measures including reduction of road width, new boundary treatment to park, wall of St. Ann's removed to provide green edge, with new residential development set back behind retained mature trees.



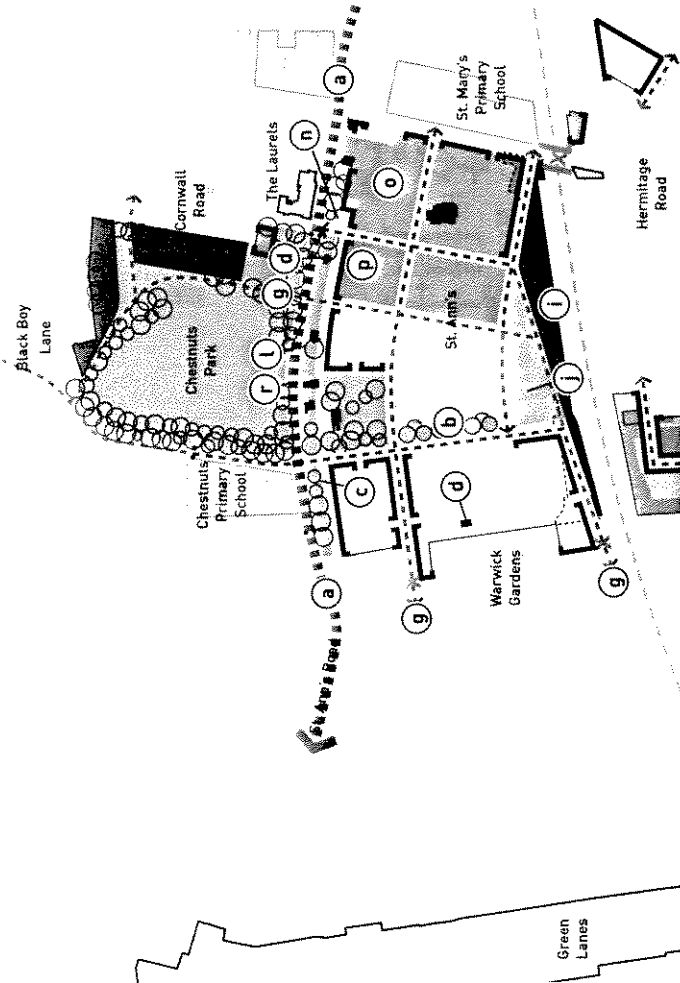
Left: Current view opposite current main entrance to St. Ann's Hospital, looking west along St. Ann's Road. Between Warwick Gardens and Cornwall Road, there is a continuous brick wall along this important pedestrian route.

ST. ANN'S

Redevelop St. Ann's with a mix of health services, family housing, and public open space, and create a new neighbourhood with strong links to its surroundings and to its natural and built heritage.

Key Stakeholders

- North Middlesex University Hospital
- Haringey Homes for Haringey
- Registered Social Landlords
- Friends of Chestnuts Park
- The Gardens RA
- Network Rail
- Barnet Enfield & Haringey Mental Health Trust
- Haringey Teaching Primary Care Trust
- Moorfields Eye Hospital
- London Ambulance Service



Indicative Plan, to be further developed through consultation with stakeholders and general public

Key Constraints

- The type and extent of changes to the health services provided on the site are not yet known, and will be subject to the ongoing consultation and decision-making process with the health service providers and general public. Separate consultations are currently being conducted by Barnet Enfield & Haringey Mental Health Trust and by Haringey Teaching Primary Care Trust.
- The proposed removal of the existing boundary wall to St. Ann's would require planning permission as it lies within St. Ann's Conservation Area (*CA17).
- The creation of new street connections along the rail sides could encroach on areas designated as Ecologically Valuable Site of Local Importance (*OS6). In such cases, an Ecological Impact Assessment, as well as details of proposed mitigation measures, would be required to accompany any planning application.

See related Plan Proposals

- 02 Chestnuts Park
- 18 Street Initiatives
- 19 Railway Underbridges
- 20 Allotment Scheme
- 21 Youth/Community Space
- 23 Seven Sisters Energy Action Zone
- 24 Signposting & Local Landmarks

THEME A Connected Places, Connected People

a Improve the frequency of public transport services to key health amenities serving elsewhere in the borough and beyond;

THEME B Greenest District in Haringey

b Retain and enhance a functional wildlife corridor between the existing rail sides and Chestnuts Park providing a range of habitats (see 'Key Constraints', 3);

THEME C Community Focus: Neighbourhood Life

c Retain and manage existing mature tree planting;

d Retain and find new uses for existing locally listed buildings, (including the water tower) decommissioned from operational use;

THEME D Open Neighbourhoods, Working Neighbourhoods

e [Haringey Council] Consult on, produce, and adopt a development brief to guide future planning applications for the site;

f [Mental Health Trust] Consult on, produce, and implement a 'Strategic Outline Case' for changes at St. Ann's;

g Create a network of new pedestrian and cycle links through the site (see 'Key Constraints', 3). These should be continuous between new access points on Hermitage Road, St. Ann's Road, and Warwick Gardens

i Locate any new public open space or garden spaces contiguous with the rail sides (see 'Key Constraints', 3);

l Enhance the St. Ann's Conservation Area by removing the boundary wall (see 'Key Constraints', 2);

o Cluster retained and new health-related uses in the vicinity of The Laurels (see 'Key Constraints', 1);

j Incorporate a Sustainable Urban Drainage System (SUDS) as part of any redevelopment of the site;

m Provide new housing suitable for families as the predominant part of the mix of unit types;

p Create an attractive and distinctive point of arrival for those accessing health facilities;

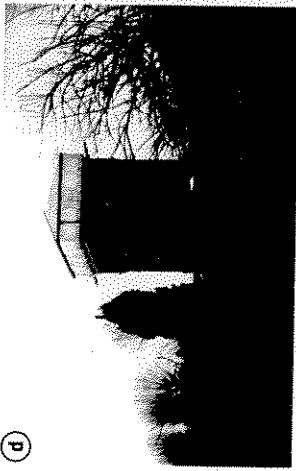
k Explore options to install a Combined Heat & Power (CHP) system as part of any redevelopment of the site;

n Provide new hard-landscaped public open space at junction of St. Ann's Road and Cornwall Road;

q Integrate and co-locate all servicing elements of health-related uses to have minimal impact on public domain;

r Implement traffic-calming measures along Chestnuts Park on St. Ann's Road, Black Boy Lane, and Hermitage Road;

* Haringey Unitary Development Plan Policy designation



(a)

The recently refurbished water tower is a distinctive local landmark visible from Green Lanes and the 'Harringay Ladder'.



(b)

View of water tower from Green Lanes



(c)

View of water tower from the 'Harringay Ladder'.



(g)

View from Stanhope Gardens showing potential access into St. Ann's past the existing Homes for Harringay housing block. Access in this location may encroach on the Ecologically Viable Site of Local Importance (EVS) adjacent the rail sites. In such case, an Ecological Impact Assessment, as well as details of proposed mitigation measures, would be required to accompany any planning application.



(d)

Rear of Mayfield House, a locally-listed building, showing its mature garden setting.



(h)

Example of housing facing onto a local play area



Entrance



Park frontage



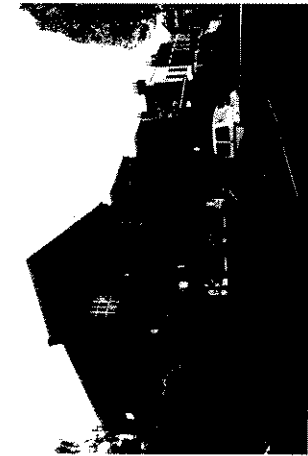
Attractive and distinctive entrance court



Entrance court adjacent existing buildings

A. Bromley-by-Bow Centre

An example of a health centre that has also become a focus for the social, economic, and educational life of the neighbourhood. The Bromley-by-Bow Centre is an innovative community organisation in East London. Its mission is to help create a cohesive, healthy, successful and vibrant community, and to remove the label 'deprived' from Bromley-by-Bow. At its core is a Health Centre, with a comprehensive range of primary care services offered on site by the dedicated team of professionals including GPs, practice nurses, health visitors, district nurses. However this is more than just a place to get a prescription for medication from a doctor. The centre supports people to overcome chronic illness and unhealthy lifestyles, to improve their financial know-how in managing their money to enable them to learn new skills, and to provide the tools to build an enterprising community. The Centre itself is the hub for most of the services, and the beautiful buildings – set around a courtyard garden and surrounded by a park – provide a positive, inspiring and welcoming environment. The centre also "taps into" the arts to build up people's self-esteem and help them express their creativity, and runs a Children's Centre, a teenage parent support project, and a health trainers programme. Each week it supports families, young people and adults of all ages to learn new skills, improve their health and wellbeing, find employment and develop the confidence to achieve their goals and transform their lives. At the core of the Centre's thinking is a belief in people and in their capacity to achieve amazing things.



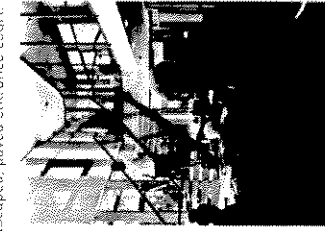
Street frontage



Health Centre

B. Puiross Healthcare Centre, Brixton

An example of how a local health centre designed as an attractive, open, civic building. Described by its architect as "a contemporary urban counterpart to the old rural cottage hospital", the Puiross Centre is one of a new generation of health buildings. The emphasis has moved away from making "institutional" settings towards creating community-focused intermediate care, serving an area of high deprivation with associated health problems. A highly-accessible public reception area and café serves clinics, therapy and treatment rooms. Upstairs, short-stay inpatients occupy wards and single rooms which give access to a raised garden. This garden is formed from the rubble of the former hospital building on the site. In the evenings, the foyer hosts health information and yoga classes. The modest scale of the building succeeds in establishing a relaxed civic presence, fronting onto a landscaped, paved entrance court.



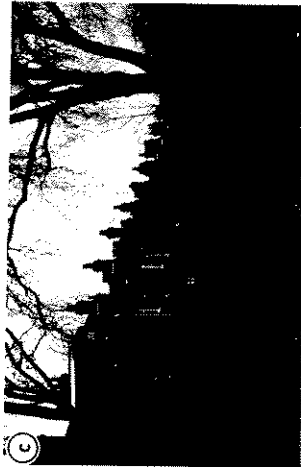
Entrance Hall



Garden



View of entrance court from top floor



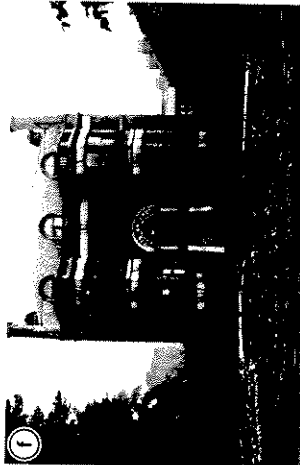
Residential properties backing on to the park. These edges could be secured by controlled uses such as gardens or other enclosed spaces. Harnsey Council has approved a new development on Cornwall Road providing a new access gate to the park at its north end.

(c)

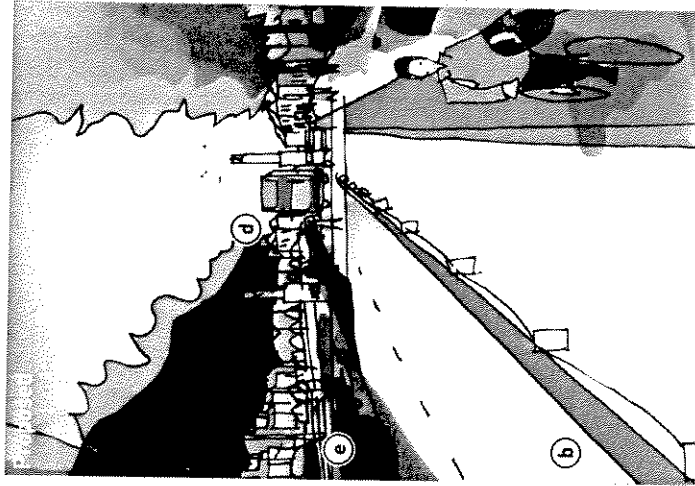


Chestnut School fronting onto Black Boy Lane. The traffic-calming treatment proposed for St. Ann's Road should also be considered in this location.

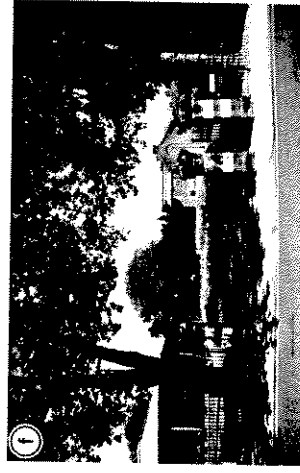
(b)



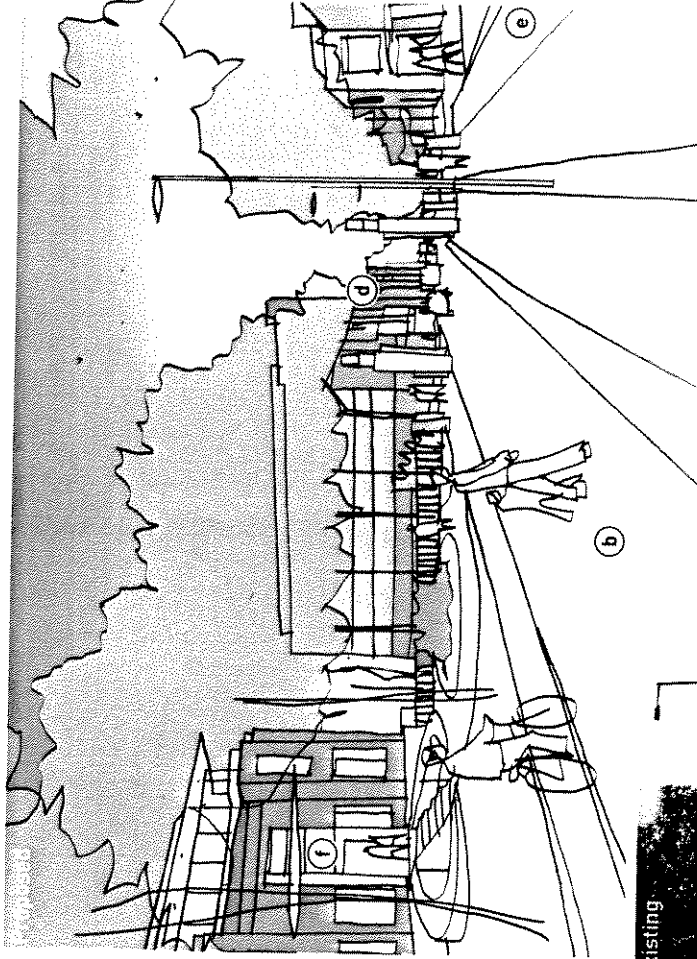
Chestnut Library, now demolished, once stood opposite The Laurels at the corner of St. Ann's Road and Cornwall Road. The circular flowerbed is the only remaining feature of this local landmark. Should Chestnut Community Centre be rebuilt, it should be relocated to this location at this important junction.



Sketch view looking west along St. Ann's Road, with Chestnut School to the right, and new park gates directly ahead.



Former site of Chestnut's Library, with existing Community Centre to left, and gable-end of Cornwall Road visible near right.



Above: Sketch view looking along St. Ann's Road towards the Laurels, showing narrowed road, new park gates at Cornwall Road, and potential new community centre to left. Note St. Ann's boundary wall removed to reveal list building, which could potentially accommodate a new health and/or community services.

Existing



Left: Looking along St. Ann's Road towards the Laurels. The road is wide and straight, encouraging traffic to accelerate. The boundary wall of St. Ann's cuts off the listed buildings behind it.

CHESTNUTS PARK

Transform the relationship of the park to the hospital by calming the traffic on St. Ann's Road, extending the park into the St. Ann's site, and connecting walking and cycling routes.

Key Stakeholders

Friends of Chestnuts Park
Chestnuts Community Centre

The Laurels Healthy Living Centre



a Provide cycle route through Chestnuts Park to connect between West Green Road and St. Ann's Road [See Key Constraints, 2];

b Implement traffic-calming measures on roads along park frontage, i.e. St. Ann's Road and Black Boy Lane, including narrowing and change in surface treatment;

c Secure eastern and northern boundaries of park with residential properties, by locating all controlled-access uses here, e.g. garden spaces, MUJA, etc.;

d Create strong new entrance points to park at Black Boy Lane, Etherley Road, and Cornwall Road, and remove railings between park and new park road;

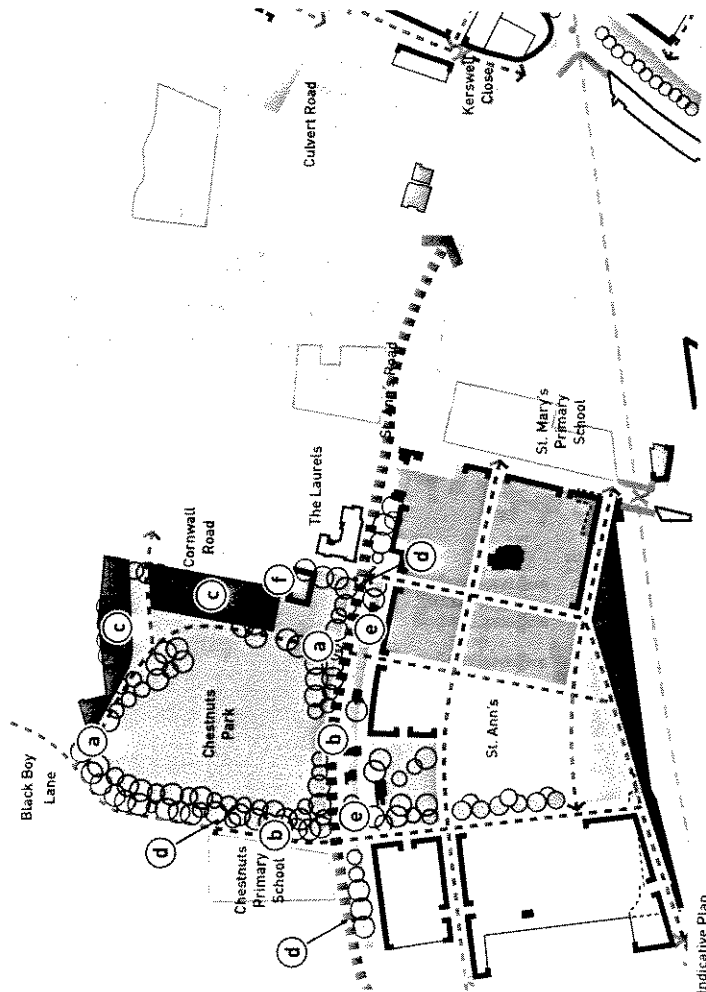
e Extend Chestnuts Park to include as park roads both Black Boy Lane south of Etherley Road, and St. Ann's Road west of Cornwall Road;

Key Constraints

1. Consultation required with Park Friends on all proposals.
2. This route has been identified as part of the proposed 'Green Way Link 03' cross-Lensham cycle route promoted by Haringey Council

See related Plan Proposals

- 01 St. Ann's
- 20 Allotment Scheme



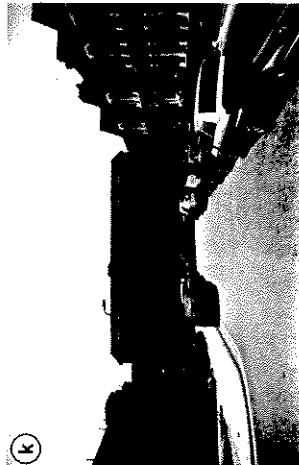
Recent major improvements to the park, including a popular new playground, have been achieved by the Friends of Chestnuts Park working with the NDC and Haringey Council.



On its western side, the park is well-overlooked by continuous, active residential frontage along Black Boy Lane. This is the ideal relationship of buildings to public open space.



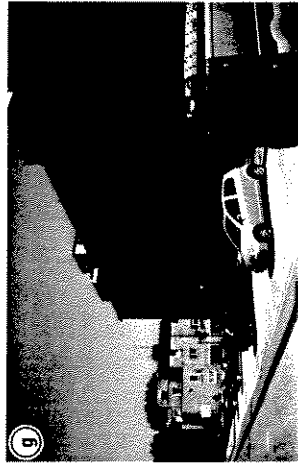
Side of Helston Court accessed adjacent to Pagin House, with openly accessed underground carparking and through-route to Russell Road.



Kerswell Close looking south. This street once lead directly to St. Ann's Road.



Example of street landscaping prioritising pedestrians



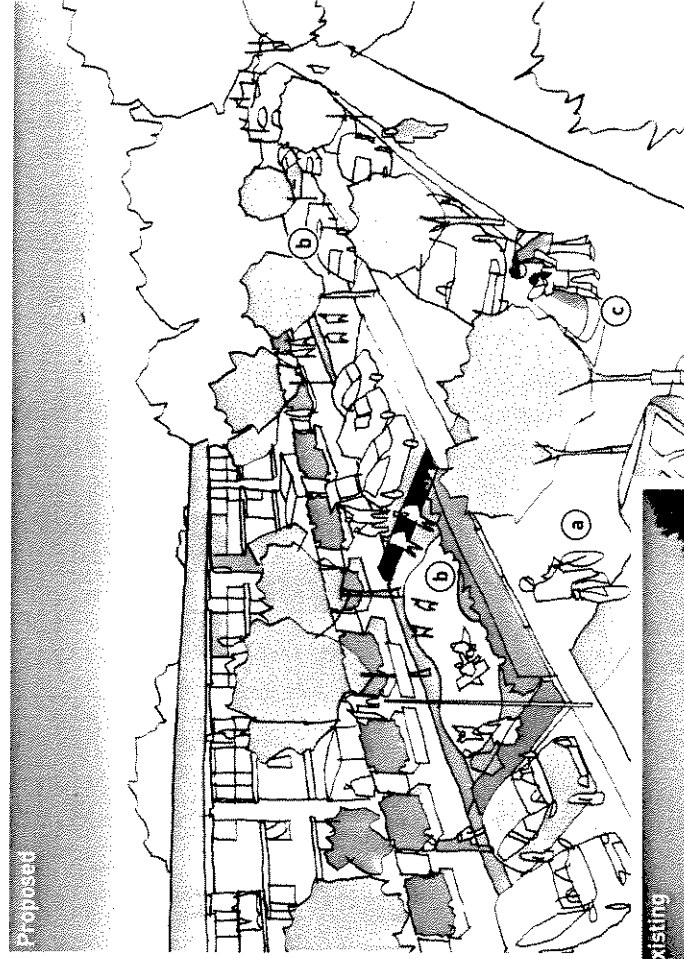
View along Braemar Road, showing Pagin House



Disused garages at the rear of Russell Road.



Example of street landscaping integrating trees and carparking



Above: Sketch view showing improved landscaping of Culvert Road as part of first phase of work. This would remove existing disused garages and play areas, replacing them with an open landscaped street with street trees, new play areas, and parking, in a "home zone" type arrangement designed to slow down traffic, increase safety and security, and encourage street activities.



Left: Existing arrangement of Culvert Road, with disused garages, unattractive play areas, and direct route for traffic