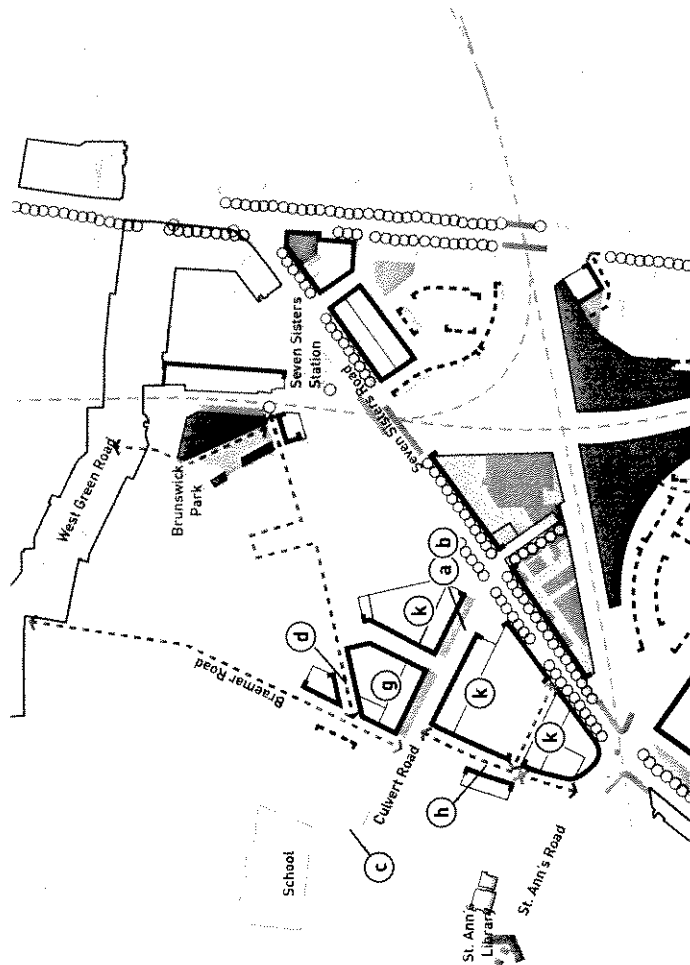


CULVERT ROAD

Improve the Culvert Road area as an attractive residential neighbourhood, with new street landscaping to slow down traffic, redeveloped housing on both sides of the street, and better links to the surrounding areas.

Key Stakeholders

- Homes for Haringey
- Registered Social Landlords
- Residents Associations



Indicative Plan



Historic map showing path of Stonebridge Brook culverted along the south side of Culvert Road. This stream is separated from surface water drain (and therefore cleaner), and can be heard clearly in flow from a grate at the junction of Lydford Road (right).

THEME A Connected Places, Connected People

- a Implement traffic-calming measures along Culvert Road;

THEME B Greenest District in Haringey

- b Re-landscape street to provide amenity and play-space in place of existing deused garages;

THEME C Community Focus, Neighbourhood Life

- c Incorporate into street landscaping a visual or acoustic connection to Stonebridge Brook;

THEME D Deep Neighbourhoods, Working Neighbourhoods

- d Create a network of new pedestrian and cycle links through the area, extending Southey Road as a public street connecting to Braemar Road;

- f Develop an 'Eco-Home' demonstration project to show how energy- and water-saving technology can be retrofitted to existing houses;

- g Redevelop Helston Court and Pagin House, re-providing housing suitable for families as the predominant part of the mix of unit types;

- e Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance;

- h Create a network of new pedestrian and cycle links through the area, reconnecting Kerswell Close between St. Ann's Road and Culvert Road;

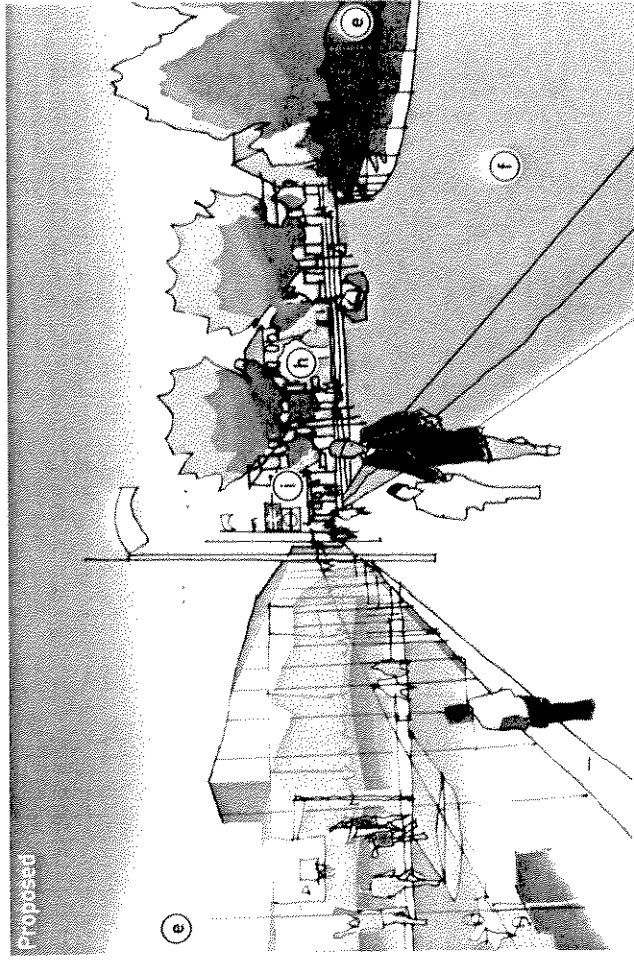
- i Develop an 'Eco-Home' programme that can be implemented across the Seven Sisters area;

- j Redevelop parts of Kerswell Close and Russell Road estates, re-providing housing suitable for families as the predominant part of the mix of unit types;

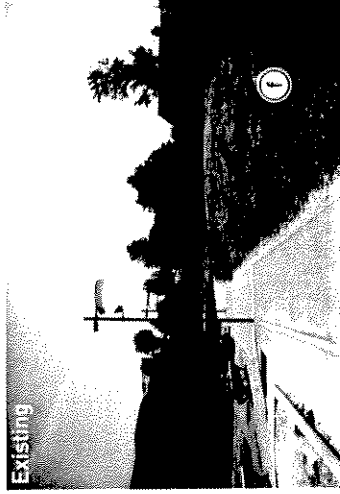
See related Plan Proposals

- 04 Brunswick Park
- 05 Gourtley Place
- 15 Seven Sisters Road
- 16 Street Doorsteps

Proposed



Existing



Above: Sketch view looking along retained path, leading directly to new station entrance, past fenced play area to left, and re-landscaped park to right. New residential development is visible in distance at extended Birsaat Road, overlooking park entrance [Note this would not require loss of park land].

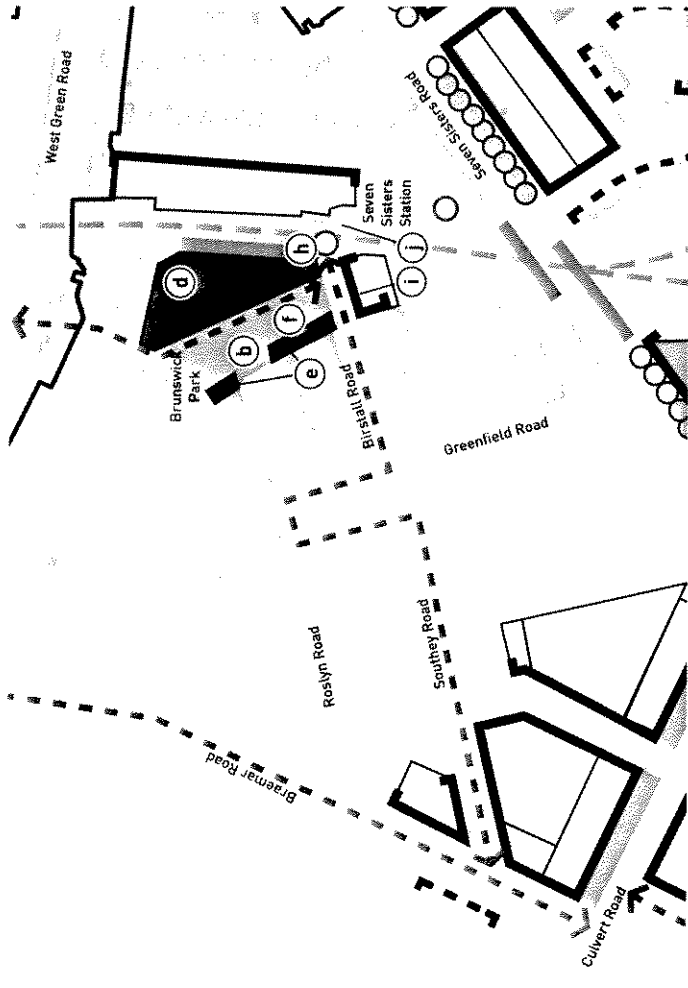
Left: View along existing path with no clear destination. Mounded landscape and lack of buildings overlooking park combine to make the park secluded and insecure.

BRUNSWICK PARK

Secure the edges of the park with controlled uses including allotment gardens, develop new residential frontage overlooking the park with no loss of public open space, and reopen the entrance to Seven Sisters Station.

Key Stakeholders

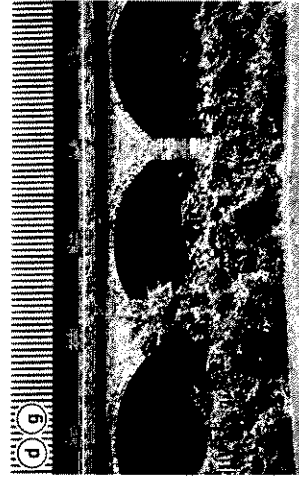
Network Rail
Transport for London
Friends of Brunswick Park



Indicative Plan



Exposed boundaries of residential properties at edge of park



Existing railway viaduct arches with potential for use in conjunction with allotment gardens as storage, greenhouse, or other community or youth use

THEME A Connected Places, Connected People

- a Support setting up of a Friends of Brunswick Park group
- b Improve pedestrian and cycle routes through the park, particularly from Roslyn Road to proposed station entrance.
- c Consult on, produce, and adopt a management plan for Brunswick Park
- d Establish wildlife reserve, community and/or allotment gardens along railway viaduct, incorporating secure garden storage in the viaduct arches (see Key Constraints, 1).

THEME B Greenest District in Harringey

- e Improve security/visibility in park by fencing off and landscaping the existing 'blind corners' at exposed boundaries of adjacent residential properties;
- f Improve security/visibility in park by re-landscaping to remove existing mounds in centre of park;

THEME C Community Focus, Neighbourhood Life

- g Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance.
- h Incorporate community uses in the viaduct arches (see Key Constraints, 1).
- i Redevelop existing single-storey Network Rail storage building and adjacent land as housing providing continuous active frontage to park and proposed station entrance (see Key Constraints, 2).
- j [Network Rail] Reopen Birstall Road entrance to Seven Sisters Station.

THEME D Open Neighbourhoods, Working Neighbourhoods

- 1. Subject to agreement of Network Rail
- 2. This proposal would encroach on areas designated as Ecological Corridor (QSO). In such case, an Ecological Impact Assessment, as well as details of proposed mitigation measures, may be required to accompany any planning application.

Key Constraints

See related Plan Proposals

- 03. Culvert Road
- 19. Allotment Scheme



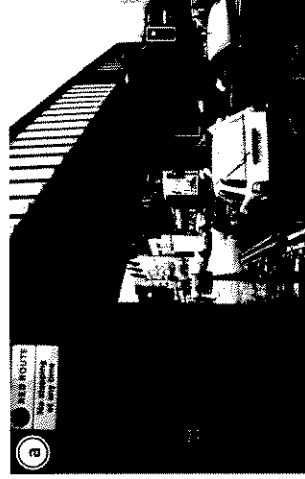
Example of 'boulevard' arrangement with tree-lined reservation separating main road artery from local access road



Existing view of Seven Sisters Road and Plane Trees



Example of new mixed-use development set-back from street line yet establishing strong frontage onto main route



Narrow pavement at junction of St. Ann's Road. Potential for removal of right-turning lane so that pavement can be extended.



Impact of heavy traffic on pedestrians at junction of St. Ann's Road

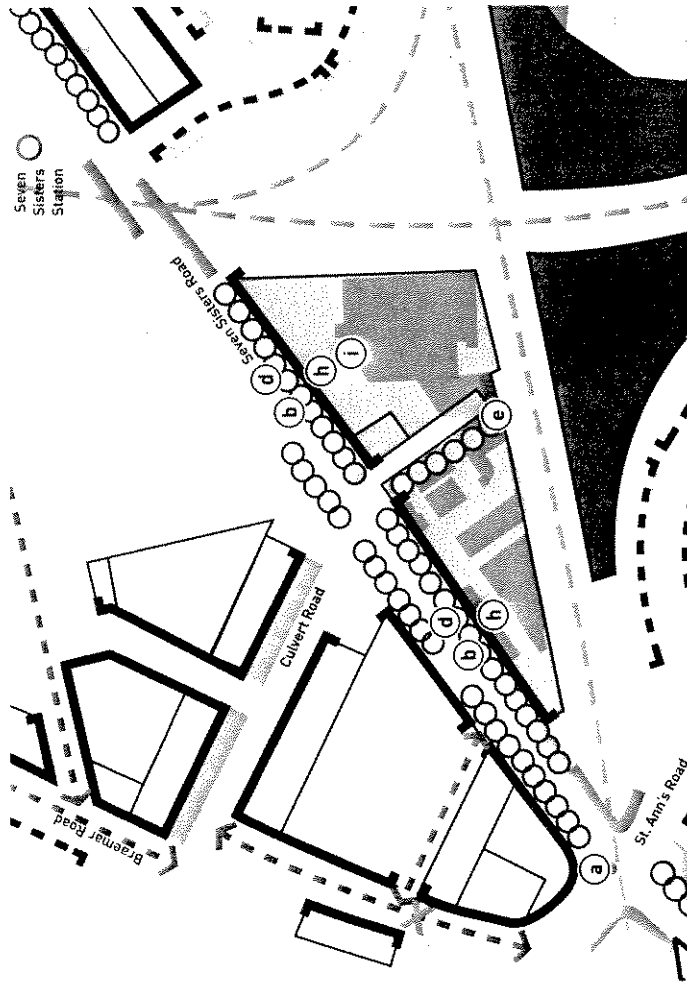
GOURLEY PLACE

Support new mixed-use development to improve frontage to Seven Sisters Road, set back behind Plane trees to match existing, and establish good connections to neighbouring amenities

Registered Social Landlords

Key Stakeholders

Employers
Transport for London
Homes for Harringey



THEME A Connected Places, Connected People in Harringey

a Upgrade pedestrian and cycle crossings on Seven Sisters Road at St Ann's Road, Culvert Road, and Greenfield Road.

c Upgrade quality of public realm for pedestrians and cyclists along Seven Sisters Road

d Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance:

e Set back any new development behind a landscaping strip incorporating semi-mature London Plane to match elsewhere on Seven Sisters Road

f Locate new public open space or garden spaces contiguous with the rail sides;

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

THEME C Community Focus, Neighbourhood Life

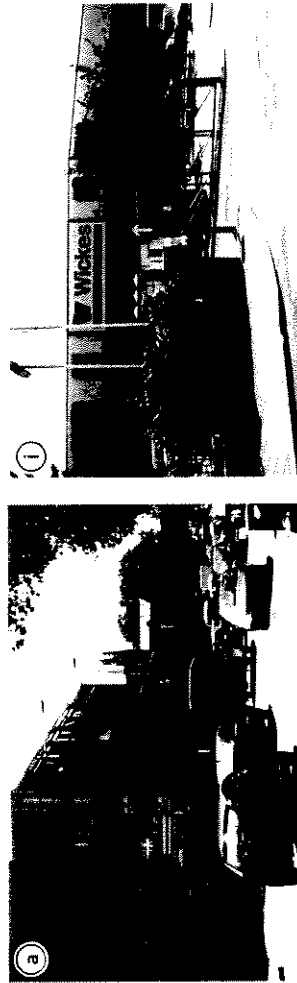
b Haringey Council
Consult on, produce, and adopt a development brief to guide future planning applications for the site;

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

i Incorporate flexible ground-floor commercial uses in all new development;

j Integrate and co-locate servicing – including parking of trade and customer vehicles – to have minimal impact on public domain.

THEME D Open Neighbourhood, Working Relationships



Existing frontage from Gourley Place to Seven Sisters Road, with narrow footpath and heavy traffic

Existing big-box builders merchant with extensive surface car parking along frontage to Seven Sisters Road

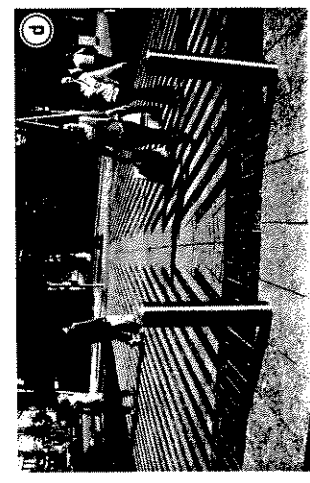
See related Plan Proposals

- 03 Culvert Road
- 06 Apex House & Wards Corner
- 10 Sir Frederick Messer Estate
- 15 Seven Sisters Road
- 18 Railway Underbridges

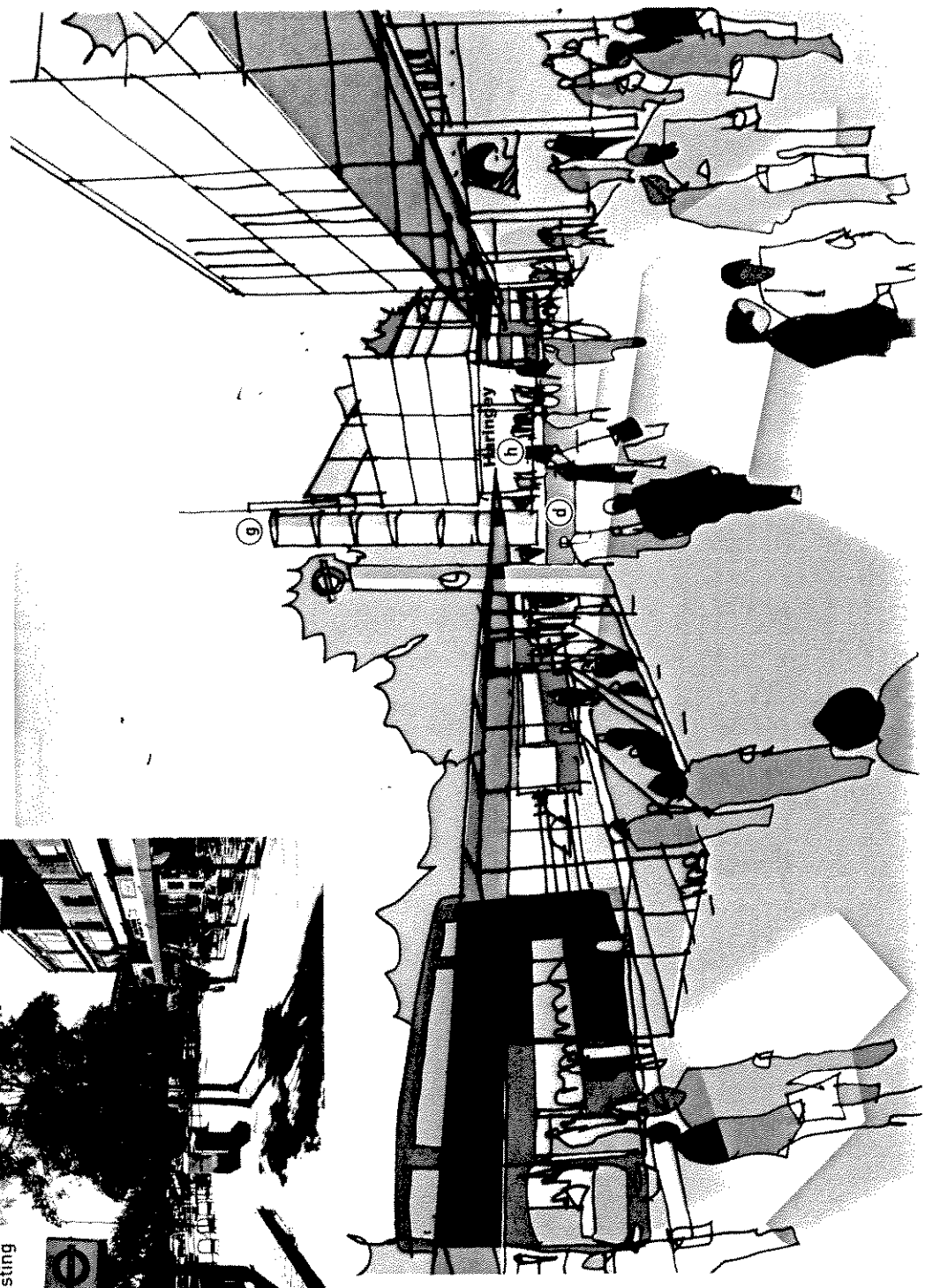


Existing

Right: Existing view along Tottenham High Road at Wards Corner, with Apex House directly ahead. This important access point to public transport services (rail, tube, and bus) is dominated by vehicular traffic and the associated junctions and guardrailling which make the area unwelcoming for pedestrians.



Example of pavement landscaping extending across road junction



Above: Sketch view along Tottenham High Road at Wards Corner, looking towards new development at Apex House, with ground floor use as Herringey Council Customer Service Centre or other public use, and pavement landscaping extending across new junction arrangement.

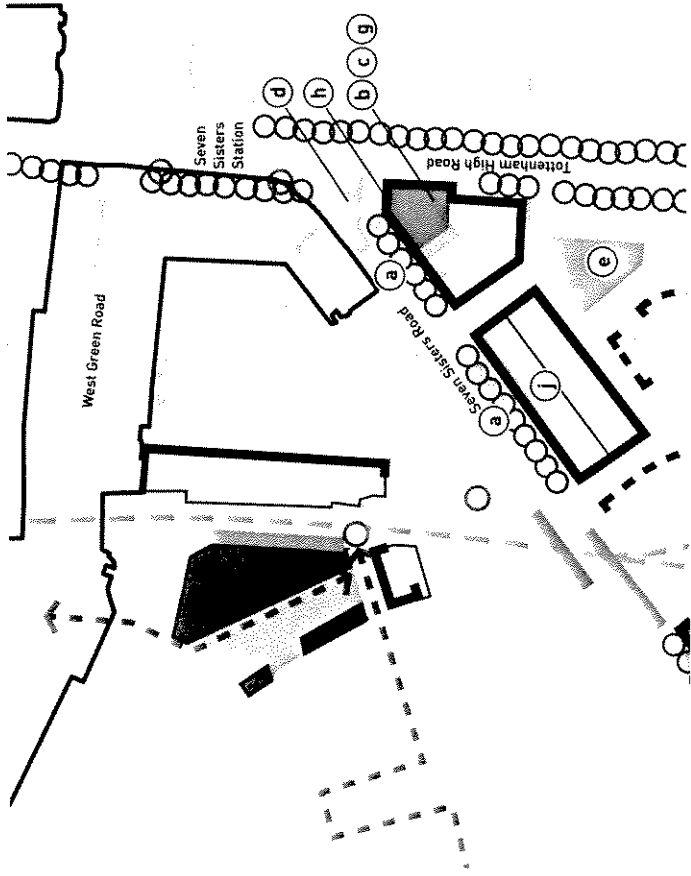
APEX HOUSE & WARDS CORNER

Transform this gateway to the Seven Sisters area by redeveloping Apex House as a major district landmark and by improving its public realm setting

Key Stakeholders

Homes for Haringey
Registered Social Landlords

Traders & Businesses
Residents Associations
Transport for London



Indicative Plan

THEME A Connected Places, Connected People

a Upgrade the landscaping strip along Seven Sisters Road and incorporate semi-mature London Plane to match elsewhere on Seven Sisters Road.

d Reconfigure the junction of Seven Sisters Road and Tottenham High Road as a T-junction and extend the pavement treatment southwards to the proposed new landmark building (see Key Constraints 2).

THEME B Greenest District in Haringey

b Commission via architectural competition a new landmark building for the site of Apex House on the corner of Seven Sisters Road and Tottenham High Road.

e Locate a new public open space or garden spaces within the Stonebridge Estate.

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

THEME C Community Focus, Neighbourhood Life

c Commission via architectural competition a new landmark building for the site of Apex House on the corner of Seven Sisters Road and Tottenham High Road.

g Redevelop Apex House as a new landmark building, re-providing housing suitable for families as the predominant part of the mix of unit types.

h Incorporate a major public ground-floor use in the new landmark building; e.g. Haringey Council Customer Service Centre

THEME D Green Neighbourhoods, Working Neighbourhoods

i Redevelop Seven Sisters Road frontage of Stonebridge estate, re-providing housing suitable for families as the predominant part of the mix of unit types;

j Redevelop Seven Sisters Road frontage of Stonebridge estate, re-providing housing suitable for families as the predominant part of the mix of unit types;



View of Seven Sisters Road frontage of Stonebridge Estate (labeled 'a'), showing existing landscaping strip



View of Apex House and junction of Tottenham High Road and Seven Sisters Road (labeled 'b, c, g')

Key Constraints

1. A Major Planning Application for Wards Corner is currently awaiting determination by Haringey Council
2. Reconfiguration of Seven Sisters Road / Tottenham High Road junction subject to agreement by Transport for London

See related Plan Proposals

- 05 Courty Place
- 04 Brunswick Park
- 15 Seven Sisters Road
- 16 Street Doorsteps



View over East Reservoir

C. East Reservoir Community Garden

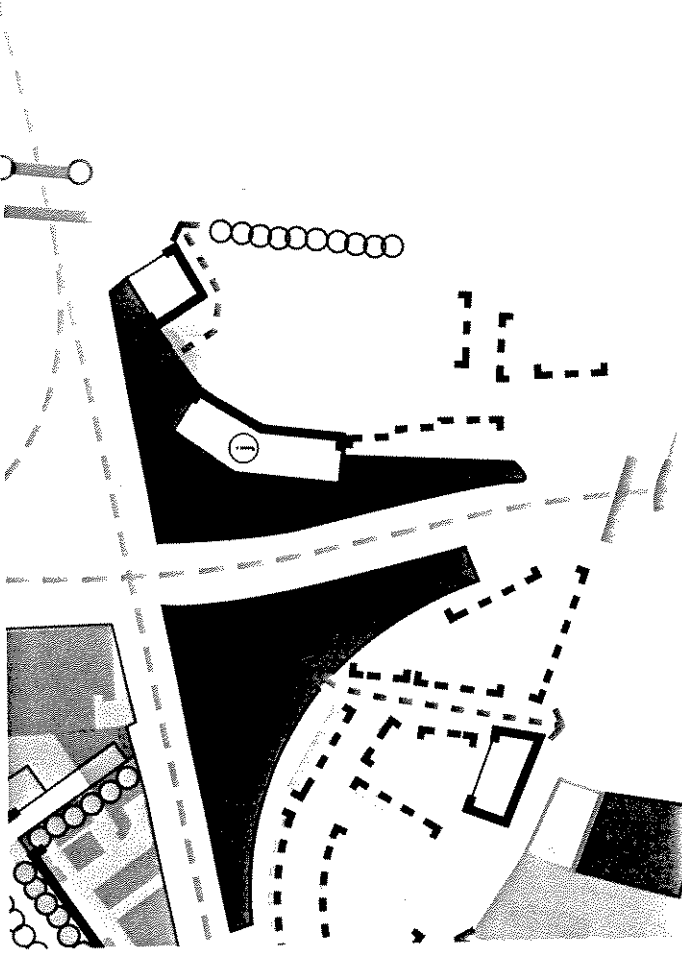
An example of how to improve access to an important wildlife reserve through a community-based initiative. Located on a wild corner of the East Reservoir, reached just off Amhurst Park, this 'Green Classroom' currently nearing completion is staffed by the London Wildlife Trust with a full-time Education, Wildlife, & Outreach Manager, supported by an enthusiastic community of local volunteers. Targeted at older children visiting from local schools, the site straddles a wide range of habitats from woodland to wetland, and benefits from the spectacular wildlife reserve of the reservoir and its wild curtilage which is designated as Ecologically Valuable Site of Metropolitan Importance for its water birds – both summer and winter visitors. A bright, welcoming studio space is in the final stages of construction and fitting-out, and the terrain of the garden is landscaped to provide a range of learning opportunities for field observation and bushcraft.



'Green Classroom'



Varied habitats for beetles, frogs, and newts



Indicative Plan (Potential Long-Term)



Example of residential gardens backing onto ecological corridor



Example of local public park landscaped with trees and play elements, and overlooked by housing

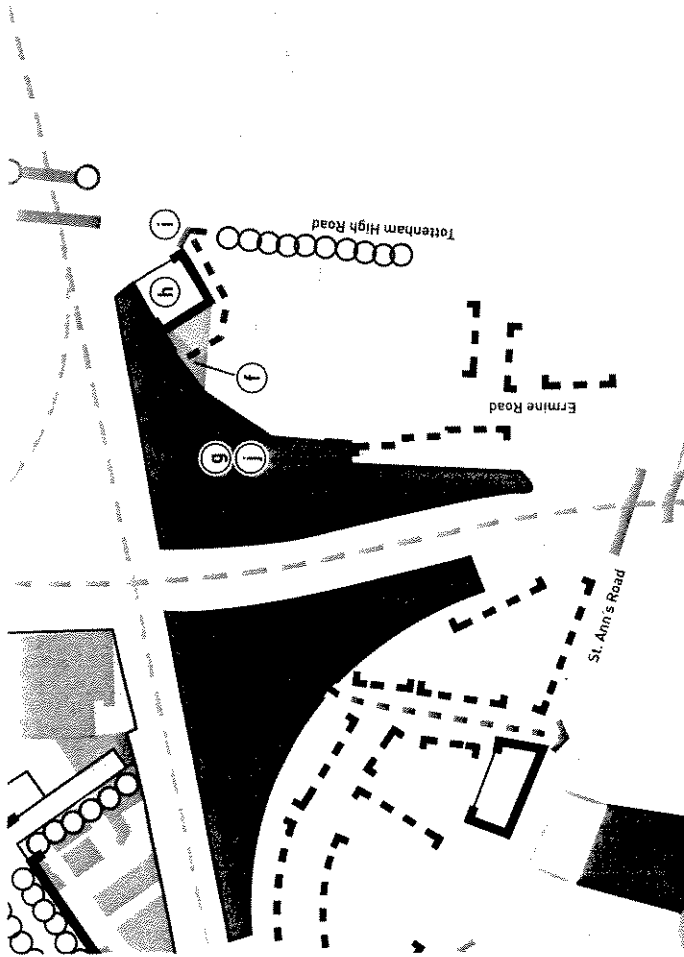
ERMINE PARK

Create improved new public park overlooked by new street housing, improve access to ecological corridor Rail Lands, and make an improved entrance to the area from Tottenham High Road

Key Stakeholders

Network Rail / British Rail Board Residuary Homes for Harringey Wildlife Trusts

Friends of Ermine Park Residents Associations Local Schools



Indicative Plan



Ermine Road rail lands in current condition as meadow, designated by Harringey Council as an Ecologically Valuable Site (056) of Borough Grade II Importance.



Existing public open space concealed behind carparking at junction of Ermine Road and High Road, with disused ball-park to left and rear of High Road frontage to right

THEME A Connected Places, Connected People

a Support setting up of Friends of Ermine Park' group.

THEME B Greenest District in Harringey

b Consult on, produce, and adopt a management plan for the Rail Lands;

THEME C Community Focus, Neighbourhood Life

c [Haringey Council] Assemble development site incorporating former ball park and existing public open space on Ermine Road;

THEME D Open Neighbourhood, Working Neighbourhood

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

e Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance;

f Provide new high-quality landscaped public open space, well-overlooked by building frontages, to serve the Ermine Road area;

h Redevelop assembled site, providing new housing suitable for families as part of the mix of unit types;

i Improve quality of public realm at entrance to Ermine Road from Tottenham High Road;

g Establish a programmed use of the Rail Lands compatible with their ecological value, e.g. 'Green Classroom', adventure playground [see Key Constraints, 1]

g i

h

Key Constraints

1. Ermine Road Rail Lands are designated by Harringey Council as an Ecologically Valuable Site (056) of Borough Grade II Importance;

See related Plan Proposals

- 08 Plevna Nature Reserve



Entrance from Green Lanes

D. Railway Fields, Green Lanes

An example of a hugely successful 'green classroom'. Located just off the busy and bustling high street opposite Harringay Green Lanes station, the Railway Fields is a Green Flag award-winning Local Nature Reserve on a former goods yard. There is a "Swiss chalet" style wooden building which can accommodate younger school groups, and is home to a number of animals including terrapins and exotic spiders. The reserve is landscaped to provide a range of different habitats including woodland, scrub, meadow, a pond and two areas of marshland. Swings, slides and a climbing frame are all integrated into the site, so learning about wildlife can be combined with play activities. Over 200 species of wild flowers, over 20 kinds of butterfly, and over 60 species of birds have been observed since Railway Fields first opened. The site is managed on behalf of Harringey Council by the British Trust for Conservation Volunteers, with four full-time staff, and is currently open Mondays to Fridays, and on at least one weekend day per month.



Green Classroom Exterior



Green Classroom Interior

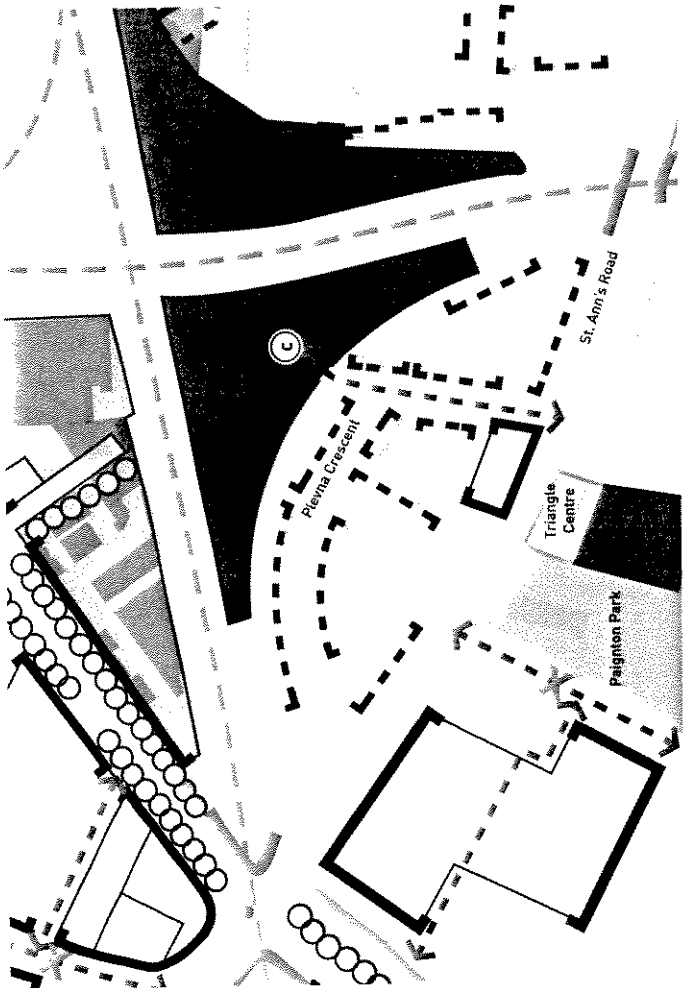
PLEVNA NATURE RESERVE

Establish controlled access to the ecologically valuable Rail Lands in conjunction with a wildlife organisation and/or local schools

Key Stakeholders

- Network Rail / British Rail Board Residuary
- Residents Association
- Wildlife Trusts

- Triangle Childrens Centre
- Local Schools



Indicative Plan



Existing gated access to Rail Lands from Plevna Crescent

THEME A Connected Places, Connected People

THEME B Greenest District in Harrogate

THEME C Community Focus, Neighbourhood Life

THEME D Open Neighbourhoods, Working Neighbourhoods

- a Set up Friends of Plevna Nature Reserve
- b Consult on, produce, and adopt a management plan for the Rail Lands.
- c Establish a programmed use of the Rail Lands compatible with their ecological value, e.g. Green Classroom, adventure playground (see Key Constraints.1)

Key Constraints

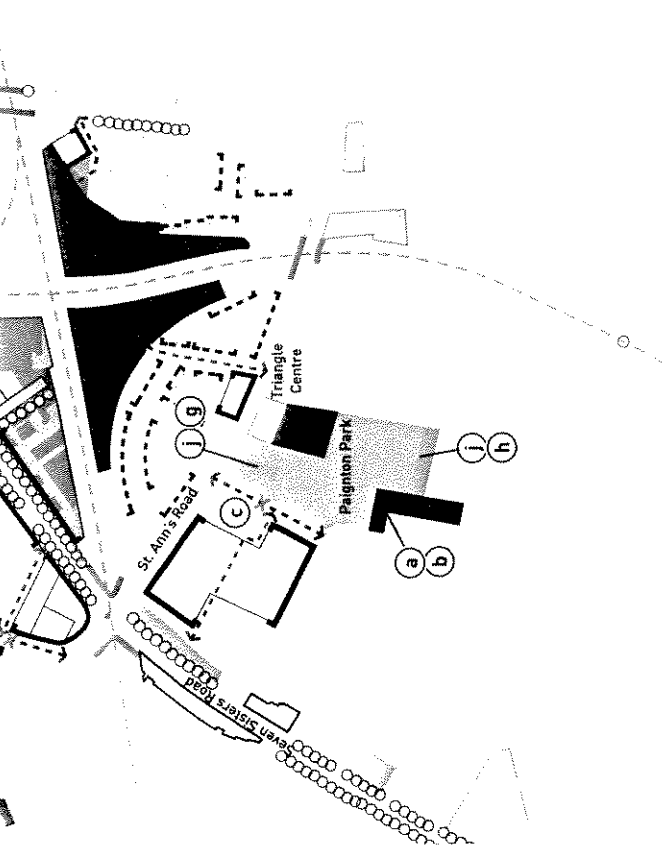
- Plevna Crescent rail lands are designated by Harrogate Council as an Ecologically Valuable Site (EVS) of Borough Grade II Importance

See related Plan Proposals

- 07 Ermine Park

PAIGNTON PARK

Improve and enlarge Paignton Park by extending it to St Ann's Road - replacing Latimer House - and by enclosing/developing edges formed by rear boundaries of residential properties



Key Stakeholders

Friends of Paignton Park
Triangle Children's Centre
Hackney Council

Hackney Homes
Registered Social Landlords

THEME A Connected Places, Connected People

THEME B Greenest District in Haringey

THEME C Community Focus, Neighbourhood Life

THEME D Open Neighbourhoods, Working Neighbourhoods

a Establish community and/or allotment gardens on disused playground at corner of Paignton Road (see Key Constraints, i);

b Improve security/visibility in park by fencing off and landscaping the existing 'blind corners' at exposed boundaries of adjacent residential properties;

c Extend Richmond Road along side of park connecting with Latimer Road to improve security/visibility and enable actions in Proposal 10 (see Key Constraints, i);
Note: no vehicular through-route proposed

d (Haringey Council) Assemble development site through a land swap between disused playground at corner of Paignton Road and housing at 1-31 Eastbourne Road (see Key Constraints, i);

e (Haringey Council) Consult on, produce, and adopt a development brief to guide future planning applications for this location (see Key Constraints, i);

Key Constraints

1. Paignton Park is designated by Hackney Council as an Ecologically Valuable Site of Local Importance (EVS) and as Significant Local Open Land (SOL). Any development on such lands would need to meet all of the criteria set out in §053 of the Unitary Development Plan as follows:

- a) It is ancillary to the use of the open space;
- b) It is small in scale;
- c) It does not detract from its open nature & character
- d) It is required to enhance activities associated with the particular open nature and character, and
- e) It positively contributes to the setting and quality of the open space;



View of playground to rear of Triangle Children's Centre

f Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance;

g Extend Paignton Park to incorporate former site of Latimer House and improve visibility of park from St Ann's Road;

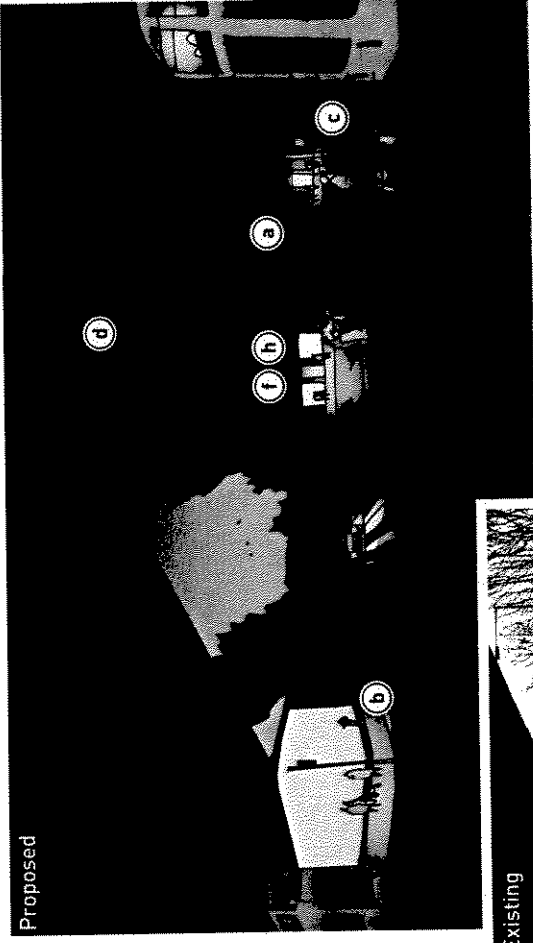
h Extend Paignton Park to incorporate former site of 1-31 Eastbourne Road;

i Provide new housing on disused playground at corner of Paignton Road, to secure boundaries at rear of residential properties on Richmond Road;

j Remove and re-provide elsewhere existing housing at Latimer House and 1-31 Eastbourne Road;

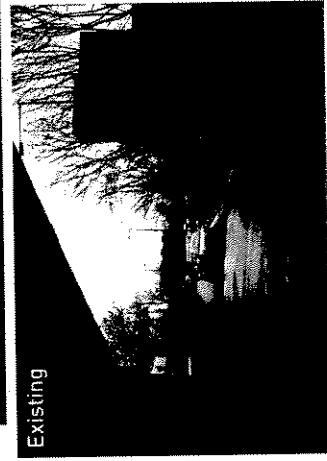
See related Plan Proposals

- 08 Pleyna Nature Reserve
- 10 Sir Frederick Messer Estate



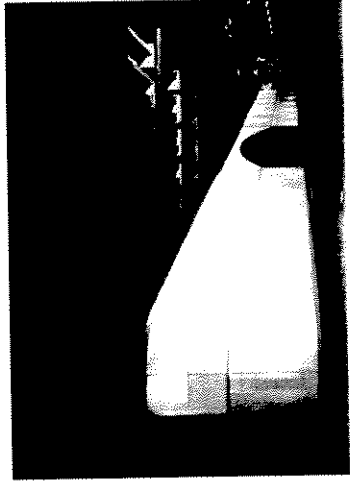
Proposed

Above: Sketch view of Seven Sisters Road open space redesigned to remove mounds and retain trees, overlooked by new frontage development, with wind turbines installed on roof of retained tower behind. Note also improved crossing and widened pavement at St. Ann's Road, with improved lighting and art feature

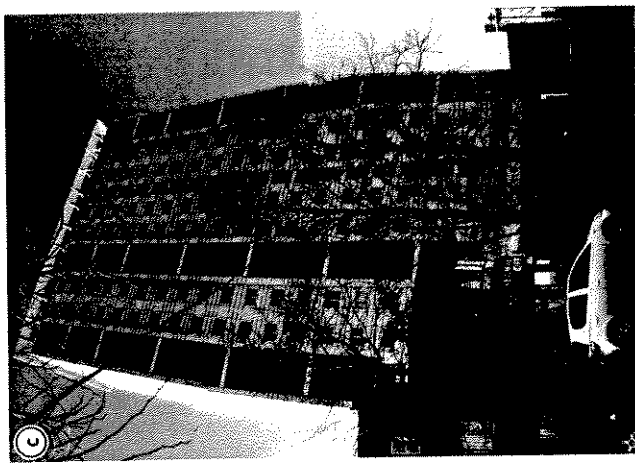


Existing

Existing view of junction of St. Ann's Road and Seven Sisters Road, showing trees and mounded landscaping, with tower in background



Example of public art / lighting installation at rail underbridge at pedestrian approach to Waterloo Station

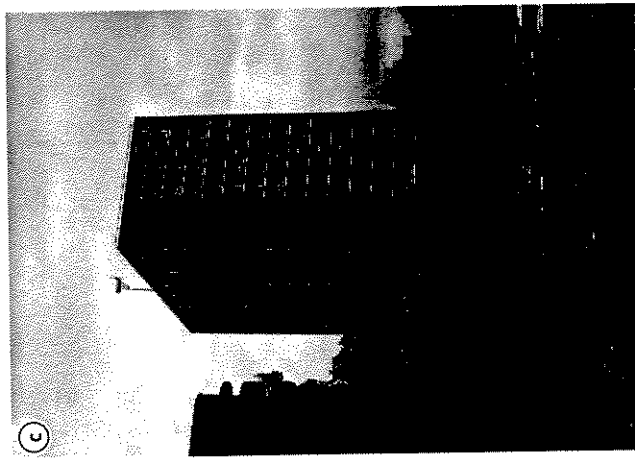


C

New public square at entrance to tower

F. Holly Street, Hackney

An example of how estate renewal can successfully integrate retained buildings and new buildings. Comprehensive redevelopment of this Hackney estate took the form of a network of streets and public spaces with active residential frontages, to replace the previous arrangement of housing blocks. A single tower block was retained and incorporated into a street formed by a perimeter of own-door housing. A new concierge entrance to the block faces onto a new public space formed by two new 'wings' or housing frontage attached to the base of the tower, connecting it to the street. Local shops and services are located on the corners of the new 'wings'. The external skin of the building has been refurbished in a clean and durable outer cladding, and a new soffit reduces the draught of wind along the building face.



C

Turbine on roof of Kestrel House

E. Kestrel House Wind Turbine, Islington

An example of how a housing block can generate its own energy. This new 12-metre wind turbine sits on top of the 19-storey, 55-metre-high Kestrel House on City Road, Islington, generating part of the power required to run the lifts, lights, water pumps, CCTV, and concierge area. Kestrel House uses 130,000 kilowatts per year of electricity, of which the turbine is expected to generate 18%. The turbine is estimated to save 112 tonnes of carbon dioxide over its 20-year lifetime. The scheme was made possible with £27k of funding from Islington Council, £8k from Homes for Islington, £11k from the Government through the National Low Carbon Buildings Programme, and £15k from construction company, Apollo. Islington Council wrote to Kestrel House tenants and those in neighbouring properties before it submitted the application to explain how the turbine works and what the potential benefits for those living in the block. The council and Homes for Islington worked together to install, and manage the wind turbine on an ongoing basis.

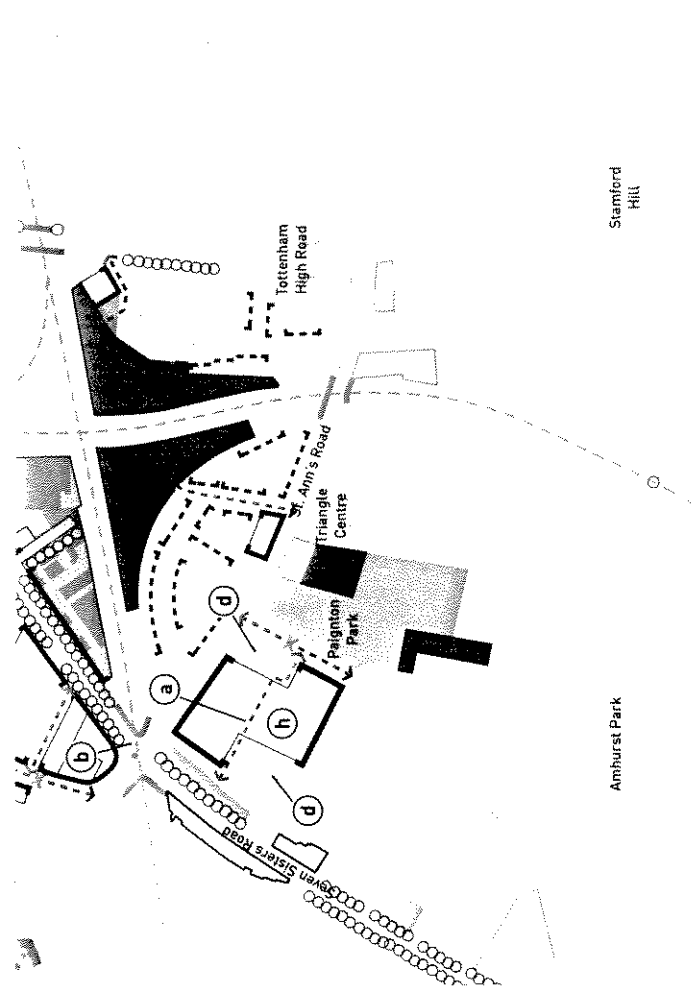
SIR FREDERICK MESSER ESTATE

Transform Sir Frederick Messer Estate

Key Stakeholders

Homes for Haringey
Registered Social Landlords

Residents Associations



Indicative Plan

THEME A Connected Places, Connected People

a Create a reduced and simplified network of routes through the estate, clearly defining public and private spaces.

b Improve pedestrian crossing at junction of St. Ann's Road and Seven Sisters Road (see Proposal 85 Gourley Place).

THEME B Greenest District in Haringey

d Install wind turbines on Garfield & Twyford Houses to generate electricity/income for estate

THEME C Community Focus Neighbourhood Life

c Improve security/visibility in estate by levelling the landscaping strip along Seven Sisters Road.

THEME D Dean Neighbourhoods Working Neighbourhoods

e (Haringey Council) Consult on, produce, and adopt a development brief to guide improvements and planning applications for the estate.

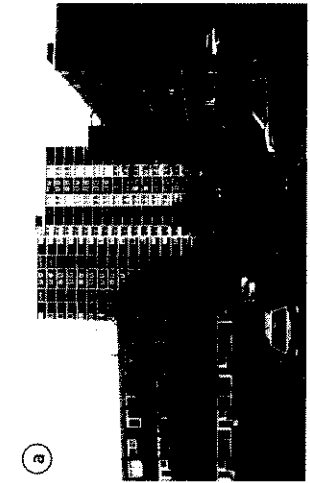
f Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance.

g Incorporate a Sustainable Urban Drainage System (SUDS) as part of any redevelopment of the estate.

h Redevelop parts of Sir Frederick Messer Estate on a phased basis, re-providing street housing suitable for families as the predominant part of the mix of unit types.



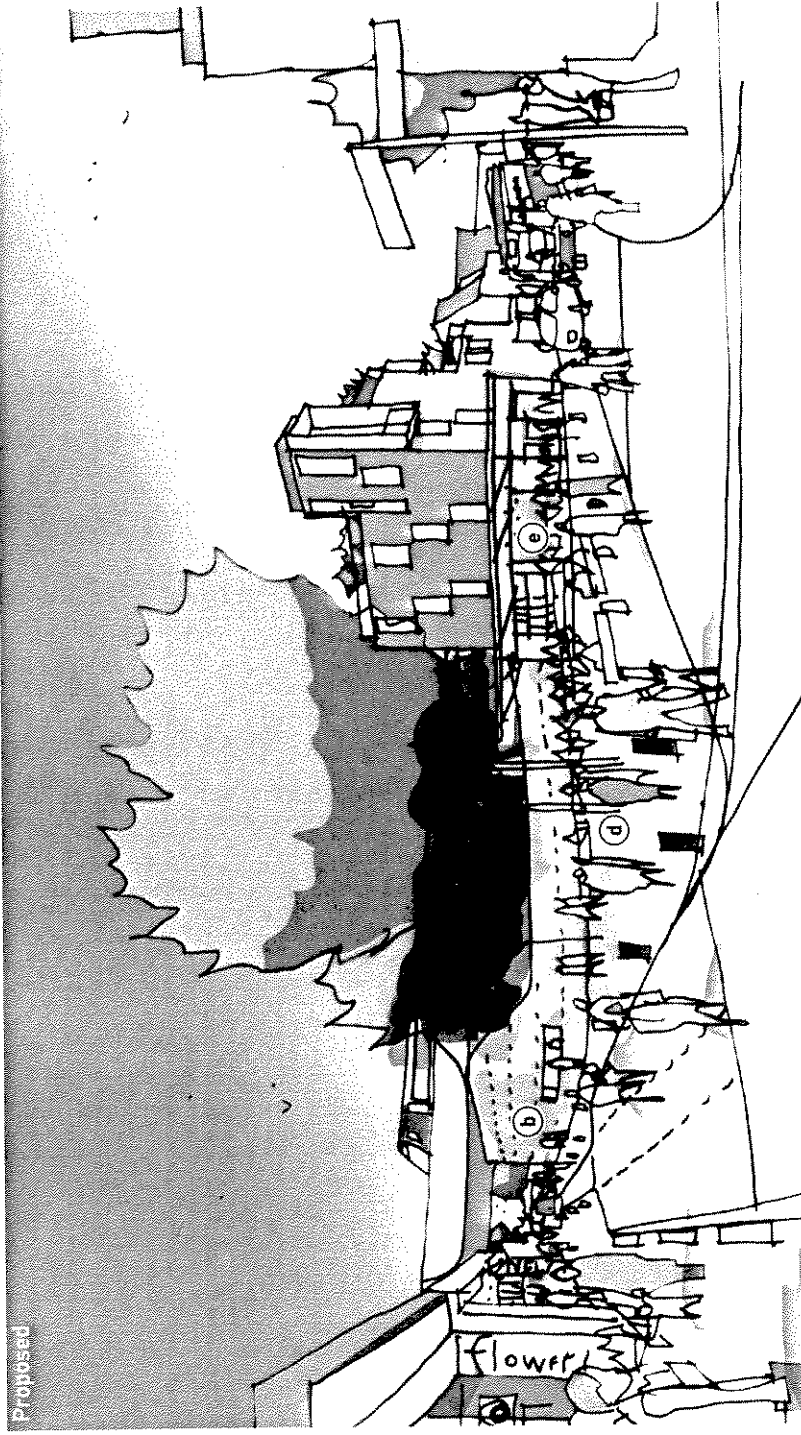
Existing trees at frontage to Seven Sisters Road. High landscaped mounds obstruct visibility between street and estate.



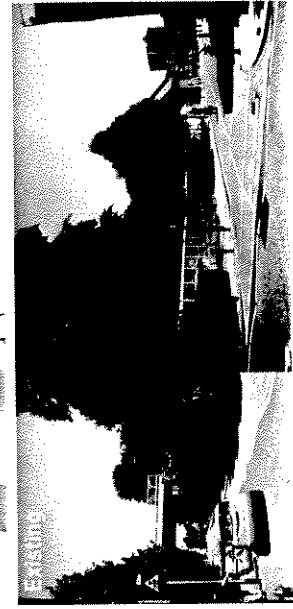
Sir Frederick Messer Estate - no clear hierarchy of routes, and no clear definition of public and private spaces

See related Plan Proposals

- 05 Gourley Place
- 09 Paignton Park
- 18 Railway Underbridges



Above: Sketch of new housing on Templeton Road, incorporating Tiverton Hall reprovided as accessible ground-floor community rooms facing onto new public open space at junction of Hermitage Road and Templeton Road. Street landscaping extends along rail side and through underbridge, incorporating widened pavement and improved lighting.



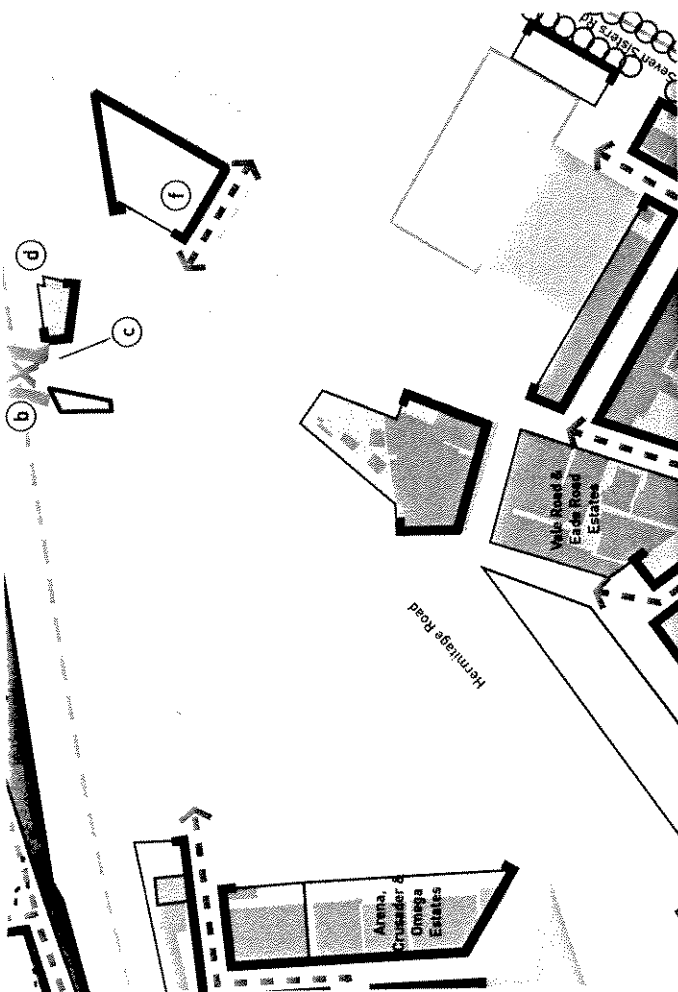
View of garages and bins occupying space between Tiverton Hall and rail underbridge



Existing narrow footpaths at Hermitage Road rail underbridge.

TIVERTON ESTATE

Transform the entrance to Tiverton Estate by redeveloping Tiverton Hall facing a new public space, and redeveloping Fladbury Court to provide a mix of housing and local services



Key Stakeholders

- Homes for Haringey
- Housing Associations
- Residents Associations

THEME A
Connected Places,
Connected People

THEME B
Greenest District
in Haringey

THEME C
Community Focus,
Neighbourhood Life

THEME D
Open Neighbourhoods,
Working Neighbourhoods

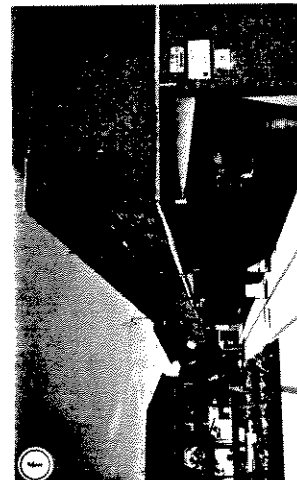
- a [Haringey Council] Consult on, produce, and adopt a development brief to guide improvements and planning applications for the estate;
- b Improve rail underbridge with extended pavement and better lighting;
- c Create new public open space at corner of Hermitage Road and Templeton Road
- d Redevelop Tiverton Hall site for new mixed-use building with ground floor community use;
- e [Haringey Council] Assemble development site at Fladbury Road/Moreton Close;
- f Provide new housing and mixed-use development on development site at Fladbury Road/Moreton Close.

See related Plan Proposals

- 01 St. Ann's
- 18 Railway Underbridges



Two-storey mixed-use building on Moreton Close with setback used for parking. Upper floors reached by deck access from rear.



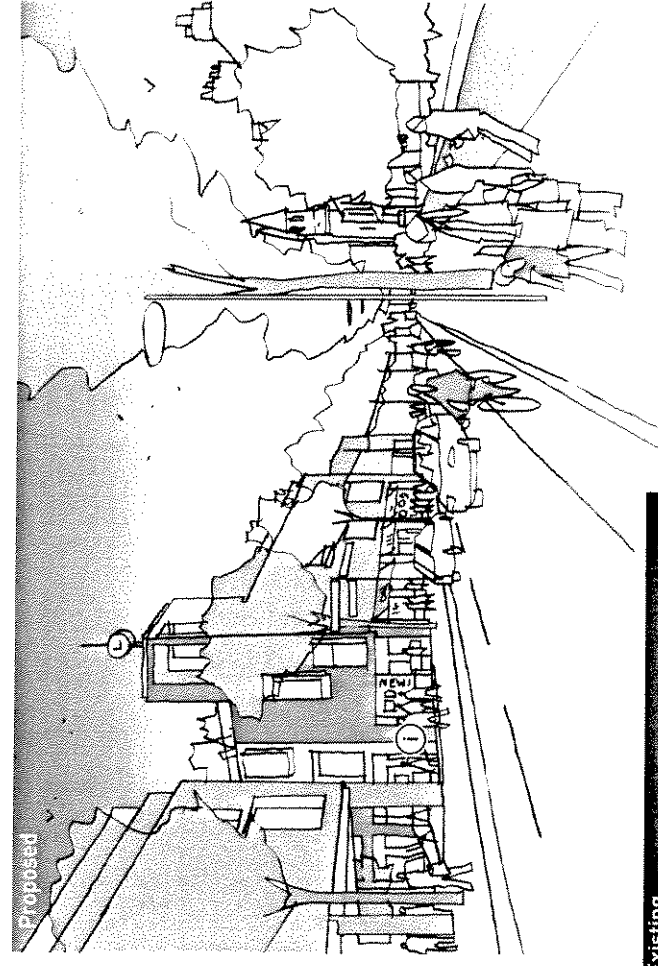
Two-storey mixed-use building on Fladbury Court with setback used for play area. Upper floors reached by deck access from rear.



Surface carpark on former site of The Vale School, with local landmark of Maynard's Sweet Factory chimney, and Florentia Clothing Village to left. The housing blocks of Woodberry Down are visible in the background, marking the location of the new City Academy (opening 2010).



Internal view of shops and external spaces of Florentia Clothing Village. This arrangement demonstrates how commercial uses can co-exist with pedestrian routes, as an example for the entire Vale Road area.



Above: Sketch view from Seven Sisters Road of new junction with Overbury Road, effectively splitting the redeveloped 341-379 Seven Sisters Road into two separate blocks, set back behind new plane trees to match those elsewhere on Seven Sisters Road. This corner is marked by a local landmark building.



Existing
341-379 Seven Sisters Road forms a long unbroken frontage, effectively concealing the Vale Road employment area from view.



Rear of 341-379 Seven Sisters Road, viewed from Overbury Road. Plane trees along Seven Sisters Road are visible above the roofline.

THE VALE

Encourage Vale Road to become a mixed-use neighbourhood, relax land use designations, and create new routes to integrate it with its surroundings

Key Stakeholders

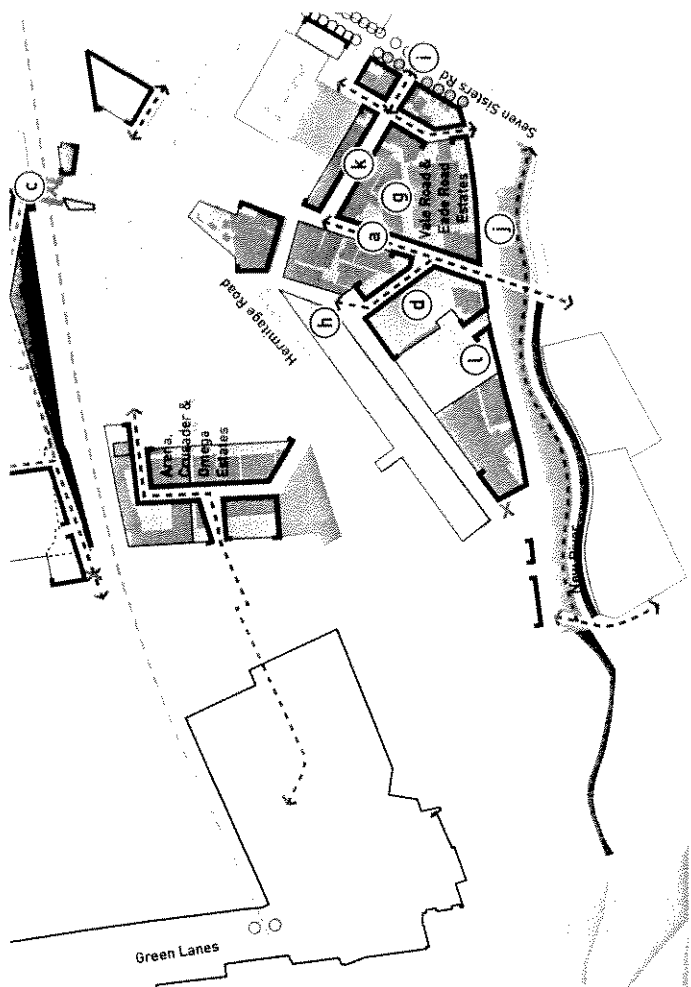
- Employers
- Florentia Clothing Village
- Homes for Harringeys
- Registered Social Landlords

THEME A Connected Places, Connected People	THEME B Greenest District in Harringeys	THEME C Community Focus, Neighbourhood Life	THEME D Open Neighbourhoods, Working Neighbourhood
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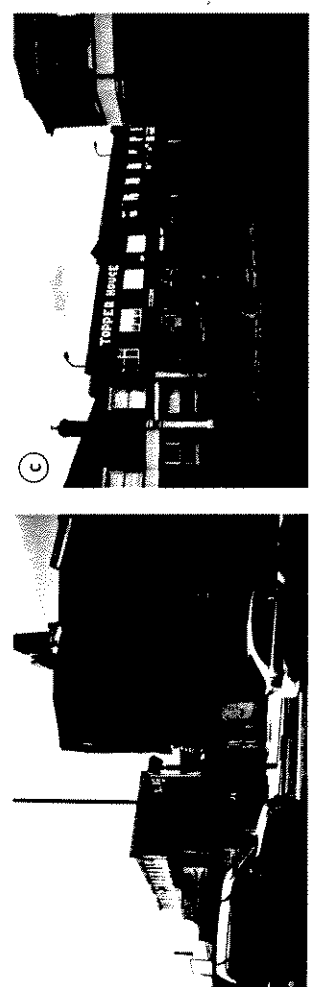
- a** Consult with stakeholders, produce, and adopt a freight access management plan for the area;
- b** [Harringeys Council] Consult on, produce, and adopt a development brief to guide improvements and planning applications for these areas

- c** Limit through-access for heavy goods vehicles by providing a width restriction at Hermitage Road;
- d** Create a network of existing and new pedestrian and cycle links through the area, between access points at Overbury Road, Tiverton Road, Eade Road and Vale Road;
- e** Explore options to install a Combined Heat & Power (CHP) system as part of any redevelopment of the site;
- f** Introduce a trade waste recycling system
- g** Permit mixed-use development incorporating residential uses in existing and new buildings across the area (see Key Constraint II);
- h** Create a new local public space as part of redevelopment of existing surface carpark at Vale Road;
- i** Create an attractive and distinctive point of arrival by extending Overbury Road to connect with Seven Sisters Road as part of redevelopment of 341-379 Seven Sisters Road;

- j** Limit to Eade Road access for heavy goods vehicles by providing a width restriction at Linkway;
- k** Develop specialised street-market for Overbury Road and surrounding areas;



Indicative Plan



Current access from Seven Sisters Road to Overbury Road via narrow steep steps at gable of 341 Seven Sisters Road

Junction of Hermitage Road and Vale Road - potential location for width restriction

Key Constraints

- 1** Residential uses are currently not permitted in parts of Vale Road/Eade Road, which is designated as Defined Employment Area/Industrial Land.

See related Plan Proposals

- 11** Tiverton
- 12** Arena, Crusader & Omega
- 14** The New River



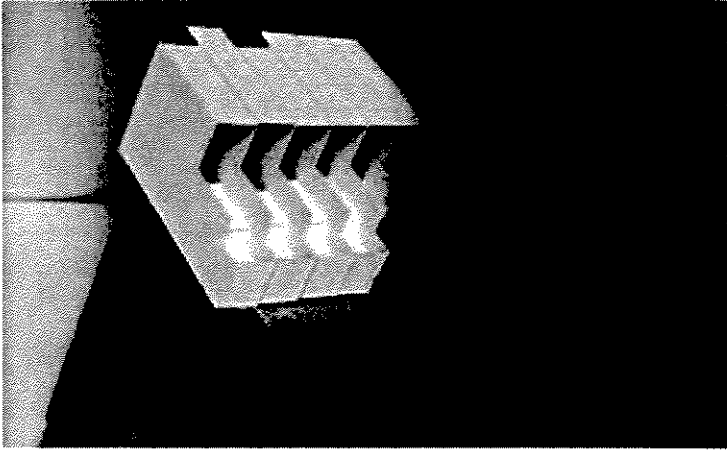
View from Grand Union Canal

H. Kingsland Basin, Hackney

An example of an open, working neighbourhood that could act as a model for the Vale. Kingsland Basin has a long history as a working environment. Hackney Co-operative Developments (HCD), a local community economic development organisation, is working with a range of local voluntary sector groups, small local businesses, residents groups, private sector developers and professional consultants, as well as Hackney Council and British Waterways, to guide the gradual change of the area to safeguard its character as a working district, creating a broad mix of complementary uses, nurturing the ecological qualities of this site, and ensuring an integrated partnership between the main interests groups. Established in 1982 as a not-for-profit, community benefit company, HCD, has specialised in business support, customised training, premises provision and creating suitable environments for small businesses, community groups and voluntary organisations in Hackney. Its priority target groups are black and ethnic minority individuals and organisations, female entrepreneurs, youth, co-operatives, and green and ethical businesses. HCD's basic approach is community-based. Its staff works with local people and their communities exploring ideas and opportunities jointly with them, establishing viable ways for their aspirations to be fulfilled. It is currently developing proposals for a new Green Business Centre at Downham Road, facing directly onto the Basin.



View from Kingsland Basin



Model of Green Business Centre



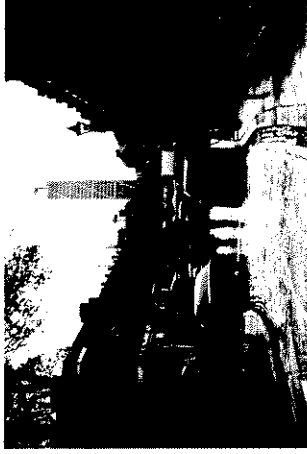
Broadway Market, Hackney

I. London Market Streets

Examples of distinctive and quite different street markets that show some of the possibilities for the Vale. London is famous for its street markets. They come in many shapes and sizes, and do not just offer goods for sale, but create a particularly lively social setting greatly enjoyed by Londoners temporary and permanent – they are therefore a destination in their own right. They do of course differ in many respects. There are daily markets such as the lively fresh produce market at Ridley Road in Hackney attracting people from across north London, and there are weekly markets such as Broadway Market also in

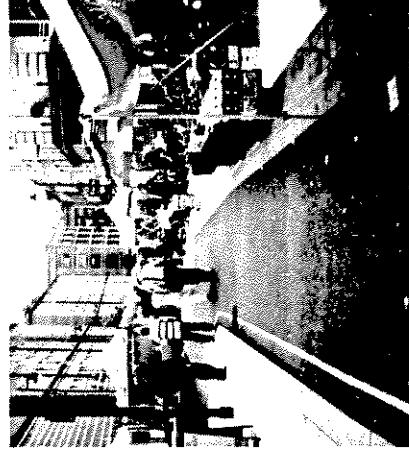


Ridley Road Market, Hackney

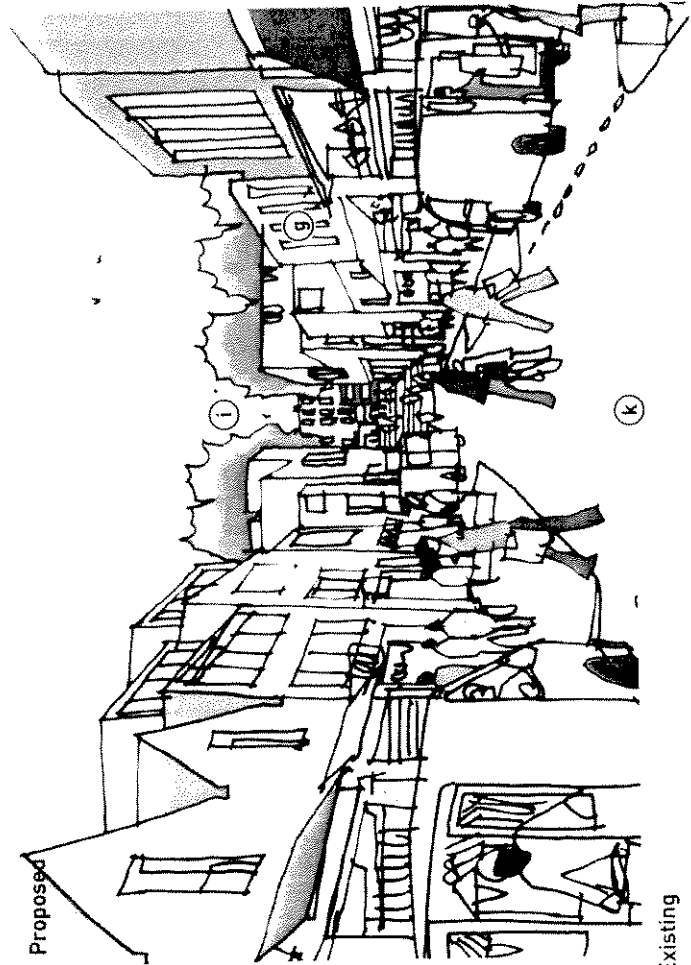


Columbia Road, Tower Hamlets

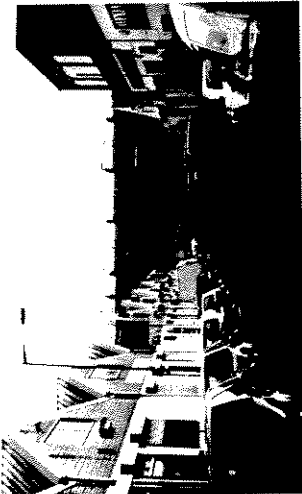
Hackney, which is a more local leisurely Saturday event. There are specialist markets such as at Columbia Road in Tower Hamlets, offering flowers and plants, and more general purpose markets such as the twice-weekly White Cross Street in Islington. There are also streets which effectively function as markets, due to the concentration of particular sorts of shops all providing comparable goods, for example the clothes shops along Fonthill Road, adjacent Finsbury Park Station, and Camden Market, which combines shops and stalls.



White Cross Street, Islington



Above: Sketch view looking along Overbury Road, showing pedestrian street extended to connect with Seven Sisters Road, where buses and Plane trees are visible in background.



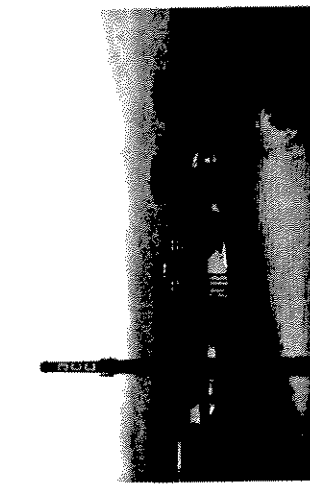
Overbury Road looking towards Seven Sisters Road, from which it is currently cut off by buildings at 341-379 Seven Sisters Road



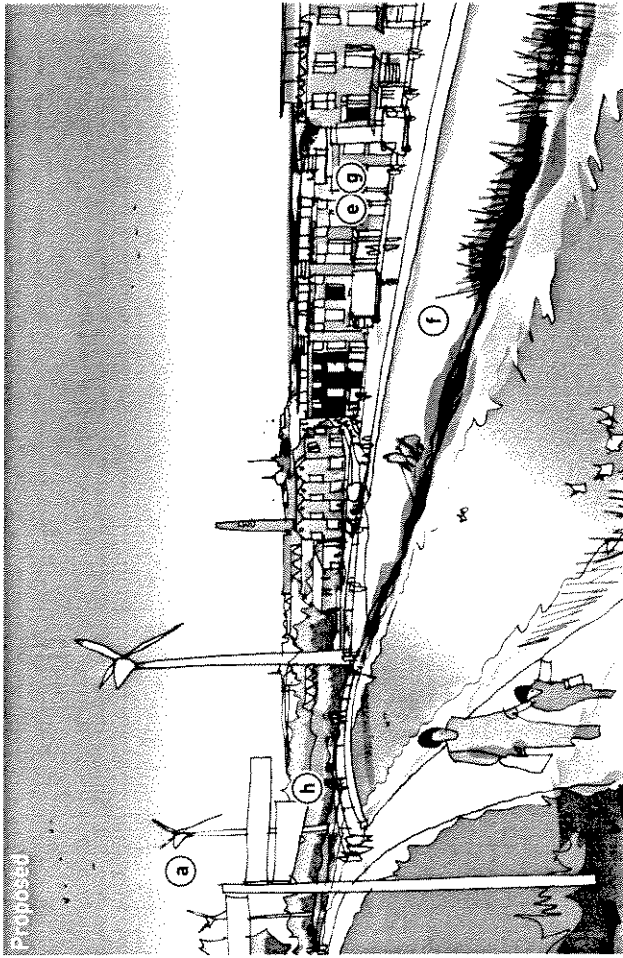
Former Maynard's Sweet Factory on Yale Road



View of external spaces within Maynard's Sweet Factory, providing a through-route to Eade Road and the New River. This arrangement demonstrates how commercial uses can co-exist with pedestrian routes, as an example for the entire Yale Road area.



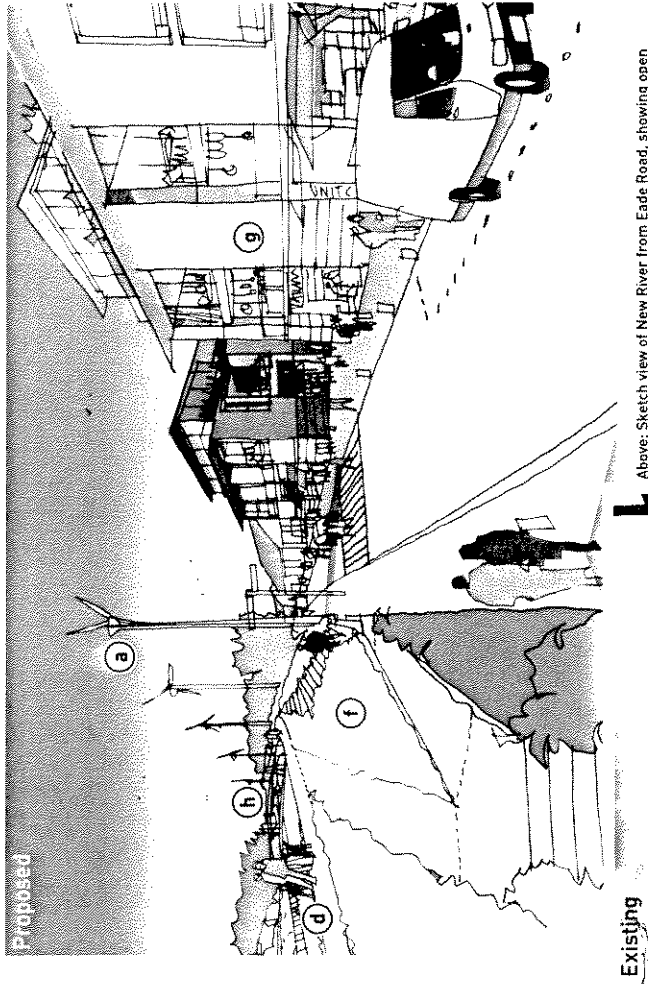
View of Eade Road from New River



Above: Sketch view of New River from Seven Sisters Road, showing new bridge from Woodberry Down, and view over new Eade Road frontage to Alexandra Palace on the horizon.



Above: Existing secluded route along New River, viewed from Seven Sisters Road bridge



Above: Sketch view of New River from Eade Road, showing open access to New River embankment, pedestrian crossing, and new route to Vale Road past new mixed-use building frontage.



Above: Eade Road Industrial frontage, with continuous palisade fence to New River embankment on right.

THE NEW RIVER

Open up the embankment of the New River as a safe local green space, connect pedestrian bridges across to the planned "Lifelong Learning Campus" at Woodberry Down, and explore possibilities for local energy generation with wind turbines.

Key Stakeholders

Thames Water
Hackney Council
Remes for Hackney
Skinner's Academy
Woodberry Down
Community Primary School

Oriental Carpet Centre
and other landowners/
employers
Wildlife Organisations

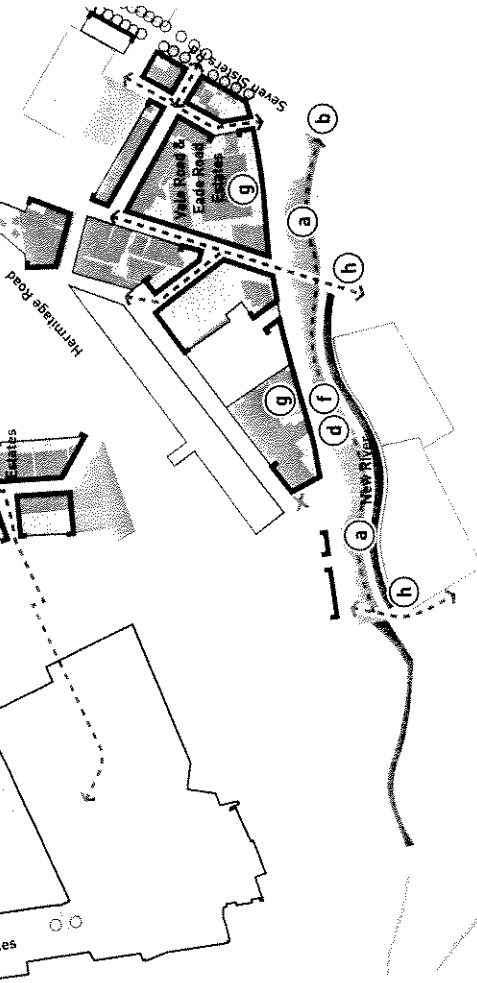
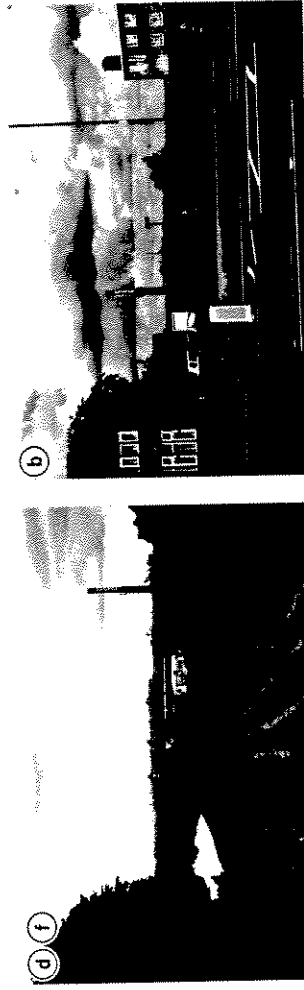


Figure 2.1: Study Area Plan



View along north embankment of New River

Seven Sisters Road at the New River, cut off from view by existing wall. Alexandra Palace visible on horizon.

THEME A Connected Places, Connected People

- d Open pedestrian access along north bank of New River between Seven Sisters Road and No. 66 Eade Road;
- e Ensure new development provides continuous, active frontage to all public streets and spaces to allow natural surveillance.

THEME B Greenest District in Haringey

- a Explore options for local energy generation by wind turbine on New River lands (see Key Constraints, 'f');

THEME C Community Focus, Neighbourhood Life

- b Replace with a railing the existing wall to the New River along Seven Sisters Road to improve visibility and allow natural surveillance of New River lands;
- c [Haringey Council] Consult on, produce, and adopt a development brief to guide planning applications for Eade Road.

THEME D Open Neighbourhoods, Working Neighbourhood

- g Redevelop Eade Road frontage with mixed-use development including live-work and commercial uses.

- h Create new pedestrian and cycle bridges across the New River to connect from Eade Road to new Woodberry Down street layout.

Key Constraints

1. Any proposal for wind turbines must not impact on resident bat populations which are protected species.

See related Plan Proposals

- 13 Vale Road
- 19 Allotment Scheme

SEVEN SISTERS ROAD

Reinforce Seven Sisters Road as an attractive tree-lined urban avenue, through environmental improvements at key locations, including planting of plane trees, re-landscaping of verges, developing new frontage buildings and local landmarks, and providing better crossing facilities for pedestrians and cyclists.

THEME A
Connected Places,
Connected People

a Reconfigure key junctions to provide high-quality public realm for pedestrians and cyclists;

b Set back any new frontage development behind a landscaping strip incorporating semi-mature London Plane to match elsewhere on Seven Sisters Road;

THEME C
Community Focus,
Neighbourhood Life

Key Stakeholders

Transport for London
North London Strategic Alliance

THEME D
Open Neighbourhood,
Working Neighbourhoods

c Create strong points of arrival at important locations including Apex House, St Ann's Road, and Eade Road/ New River

Hackney Council
Hackney Homes

DOORSTEP NEIGHBOURS

Increase activity on the street by ensuring ground-floor uses open onto it by supporting the conversion of street-side garages into internal rooms, and turning ground-floor flats around to have their own on-street front door

THEME A
Connected Places,
Connected People

THEME B
Greenest District
in Haringey

Key Stakeholders

Homes for Haringey
Residents Associations

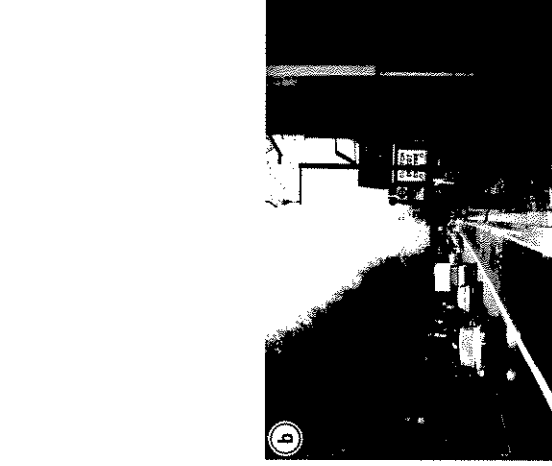
THEME C
Community Focus,
Neighbourhood Life

a Support the conversion into habitable rooms of street-side ground-floor garages integral to terraced housing or flat blocks;

b Support the internal reorganisation of ground-floor flats and maisonettes to enter directly from street;



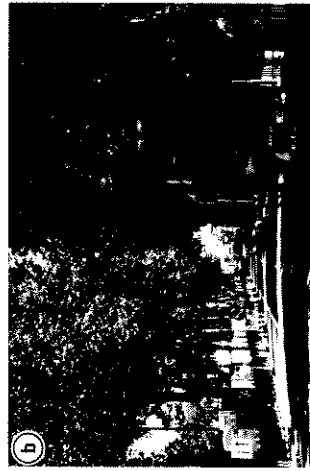
Ground floor dwellings 'backing on' to the street make for a poor street environment for pedestrians along parts of Edgecot Grove (above) and elsewhere



Trees and landscaping strips effectively buffer the frontage development from the impact of traffic - compare the generous building set-back at Victoria Crescent (left) with the narrow pavement at Gourtley Place (right)

See related Plan Proposals

- 05 Gourtley Place
- 06 Apex House
- 13 The Vale
- 14 The New River
- 19 Railway Underbridges



Fine mature plane trees make a striking impression for those travelling down the hill from Woodberry Down



Ground floor integral garages make for a poor street environment for pedestrians along parts of Pleyna Crescent (above) and elsewhere



J. Agdon Street, Islington

An example of how a traffic island can be transformed into an attractive 'street garden'. Located at a busy junction near Angel, this triangular garden space was cut off on all three sides from the community facilities that surround it. Low stone wall planters were restricting the root growth and causing physical damage to the five mature London Planes that dominated the space. The ECI New Deal for Communities (INDC), in partnership with Islington Council, set up a project to transform the space. By closing the Agdon Street arm of the junction (which only operated as a one-way short-cut with on-street parking), the space was reconnected to St. John Street, a key north-south walking route. The site was cleared to allow the construction of three giant circular stone planters around the base of the Plane trees. These were planted with low-growing hardy and shade-tolerant ferns and shrubs. The planter walls are low, wide, and encourage informal use as seats, particularly popular with students at lunchtimes. Hardwood seats with back and arm rests have also been attached to the walls in strategic places to provide more comfortable places to sit. The whole area was surfaced in a permeable bonded gravel surface to allow water and air into the trees' root system. At night the space is animated by red floodlights that shine up into the trees.

STREET GARDENS

Create safe, informal, play-friendly spaces in on-street locations where there are currently bollards cutting off through-traffic

Key Stakeholders

Residents Associations

THEME A
Connected Places,
Connected People

THEME B
Greenest District
in Haringey

THEME C
Community Focus,
Neighbourhood Life

THEME D
Open Neighbourhoods,
Working Neighbourhoods

- a Ensure traffic calming measures employ modal filters to permit through-traffic by cyclists;

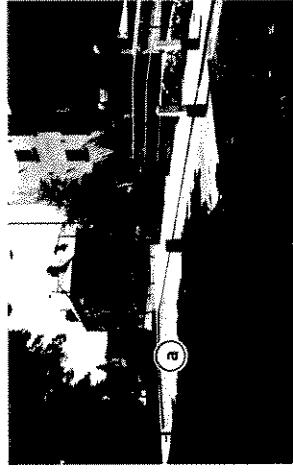
- b Improve the environmental quality of streets at locations where there are existing traffic calming measures;
- c Encourage local play on streets throughout the Seven Sisters area.



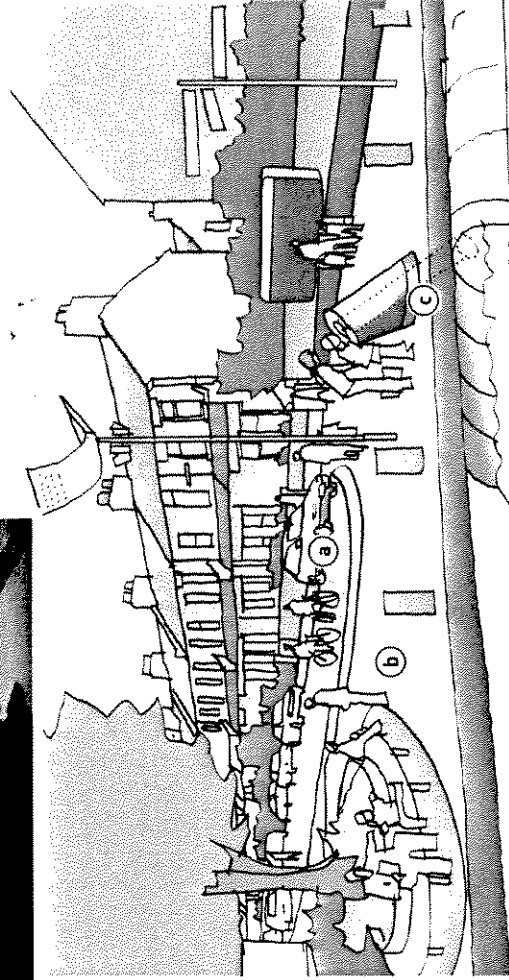
Traffic control measures on Culvert Road at Edgect Grove

See related Plan Proposals

- 18 Street Initiatives
- 24 Signposting & Local Landmarks



Traffic control measures at North Grove, opposite Police Station. Note cyclists must currently dismount to reach St. Ann's Road.



Above: Sketch view of 'street garden' at Edgect Grove, incorporating paving, seating, lighting, signage, and visual/acoustic feature to connect with Stonebridge Brook

Traffic control measures on Hermitage Road

RAILWAY UNDERBRIDGES

Improve the environmental quality of Seven Sisters' rail underbridges in recognition of their importance in linking together the different neighbourhoods and the routes between them

Key Stakeholders

Network Rail
Transport for London

THEME A Connected Places, Connected People

- improve the quality of the public realm in and around railway underbridges, including paving, lighting, and wall surfaces;

THEME B Greenest District in Haringey

THEME C Community Focus, Neighbourhood Life

THEME D Open Neighbourhoods, Vibrant Neighbourhoods

See related Plan Proposals

- 05 Goutley Place
- 10 St Frederick Messer Estate



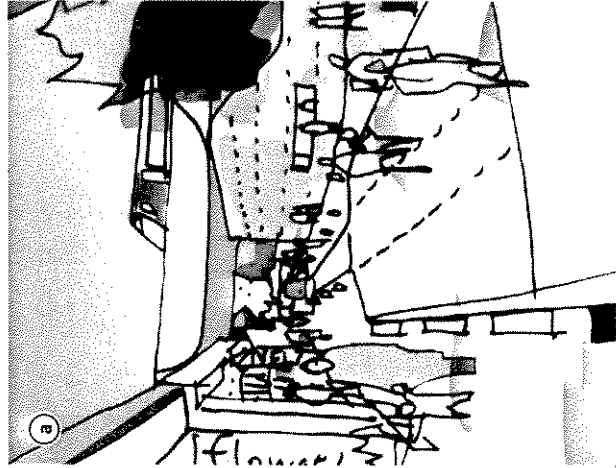
Existing view of junction of rail underbridge at St. Ann's Road and Seven Sisters Road, showing narrow pavement and poor lighting



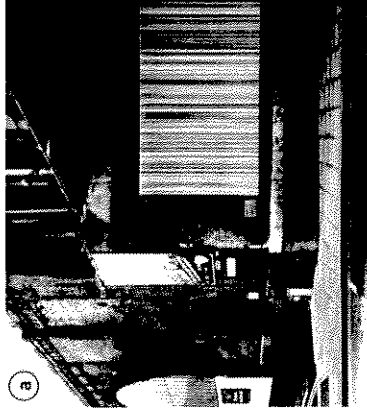
Above: Sketch view of improved crossing and widened pavement at St. Ann's Road, with improved lighting and art feature



Hermitage Road rail underbridge, with narrow pavements and secluded approach



Sketch of Hermitage Road rail underbridge, incorporating widened pavement and improved lighting, and wall treatment extending into new proposed square at Tiverton Hall



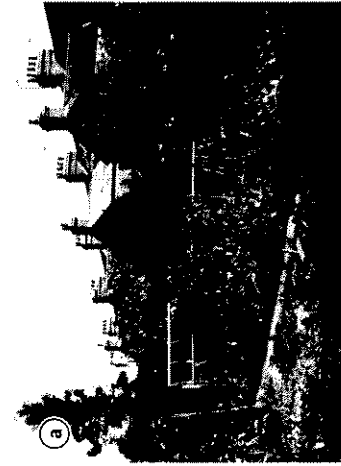
K. London Underbridges

Examples of how the underbridge environment can be improved. Rail underbridges are a characteristic feature of many parts of London, and some districts have developed innovative approaches to improving their impact on the public realm. At Waterloo station, the pedestrian underbridge on Sutton Walk (below) incorporates a lighting installation along one wall which creates a dramatic and memorable approach to the station while also providing a reassuring level of visibility for those walking through it. In Bankside, huge painted letters on the walls of the underbridges spell out the district's name, and help people unfamiliar with the area to identify its boundaries. On nearby Southwark Street, above, Turner Prize-nominated artist Ian Davenport transformed a rail underbridge with his work "Poured Lines", which at 48 metre long and three metres high makes it one of the largest pieces of public art in London. Even commercial art such as the wall sign at Cargo club in Shoreditch gives a strong sense of place to the lively Rivington Street.



GARDENING CLUB

Support people interested in starting out with, maintaining, or improving their own garden, a shared garden, or an allotment garden



Above and top: South Grove Allotments

L. Aspland & Marcon Estate Gardening Club, Amhurst Road, Hackney

An example of how to support people interested in starting out with, maintaining, or improving their own garden, a shared garden, or an allotment garden. The club was set up to get local residents and young people involved in planting activities, to get them active, and to encourage them to take ownership of outdoor spaces on the estate. The club organises events, gets people involved in planting and maintaining the landscaped areas, and raises funds to support its young people and adults who come together in regular gardening sessions. The voluntary organisation Groundwork supports the club with a community gardener, a youth worker, and other expertise – for example ensuring that adequate health and safety and risk assessments have been considered and any actions taken. Groundwork also supports the group to take on new projects or look for opportunities to link the activities with other projects on the estate e.g. youth club. The project has enhanced the estate's setting, had a positive impact on wildlife and biodiversity, and has made a successful application for British Trust for Conservation Volunteers (BTCV) "People's Places" for further improvements to one area of the estate.

THEME A Connected Places, Connected People

THEME B Greenest District in Haringey

a Develop a package of measures to support local gardening clubs



THEME C Community Focus, Neighbourhood Life

b Encourage and support volunteer residents to set up gardening clubs in their street/estate/park

THEME D Open Neighbourhoods, Working Neighbourhoods

Key Stakeholders

- Allotment Associations
- Groundwork
- Friends of Parks

See related Plan Proposals

- 01 St Ann's
- 02 Chestnuts Park
- 04 Brunswick Park
- 09 Plington Park
- 20 Youth & Community Spaces



Many houses across the Seven Sisters area have small front gardens

Above and top: Franklin Street Allotments

YOUTH AND COMMUNITY SPACES

Provide safe and attractive indoor and outdoor spaces within general community facilities, to serve young people in socialising, learning, and training

Key Stakeholders

- Schools
- Parks

THEME A Connected Places, Connected People

- a Support local activities that can bring younger and older people together

THEME B Greenest District in Haringey

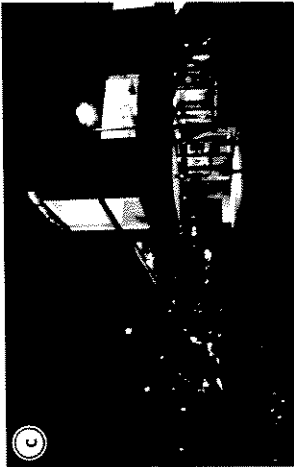
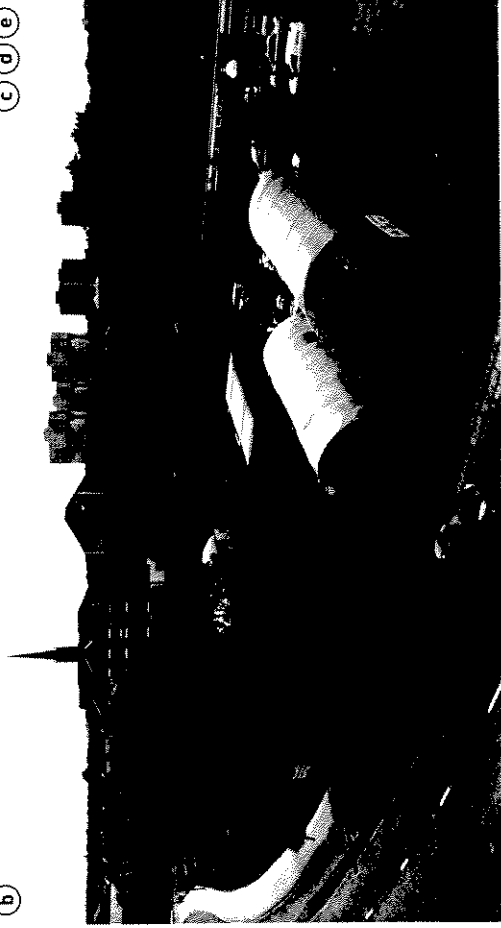
- b Improve access to local green spaces to allow young people to learn about the natural environment

THEME C Community Focus, Neighbourhood Life

- c Support schools' extended curriculum in music, drama, dance, art/craft, ICT, sport, etc.

THEME D Open Neighbourhoods, Working Neighbourhoods

(b) (c) (d) (e)



Evening activities at The Triangle Centre - games room?



All ages enjoying the Climbing Boulder in Mabley Park, Hackney



Skate Park in Brixton

M. Hulme Community Garden Centre

<http://www.hulmegardencentre.org.uk/>

An example of a community space turned social enterprise, linking environmental, social, economic, and training initiatives for young people of all ages. This garden centre is a lively and attractive community space, supporting local employment and providing education about organic growing, wild life conservation and sustainable urban communities. It provides a wide range of opportunities in horticulture, conservation, food production and nutrition for the residents of Hulme, Moss Side, and wider Manchester. As well as running a garden centre and providing a community garden, it runs a series of structured volunteer programmes, school and college placements, nursery and primary school activities, and (together with City College Manchester) a horticulture course accredited by the National Council for Further Education (NCFE). Its mission is to unlock the initiative and creativity of local people to regenerate this inner-city neighbourhood in a literally grass-roots way. The accessible and sustainable community garden and nursery provides a community focal point for a wide range of local groups, contributes to revitalising the urban environment, and promotes the health and well being of the people of Hulme and Moss Side. The Garden is funded by The National Lottery together with a number of charitable trusts.



See related Plan Proposals

- 01 St. Ann's
- 02 Chestnuts Park
- 04 Brunswick Park
- 08 Pievna Wildlife Reserve
- 09 Paignton Park
- 11 Tiverton Estate
- 17 Street Gardens

NETWORKING SEVEN SISTERS

Alongside formal learning and skills development, improve access to training, work, and enterprise through local networking, mentoring, and internships, particularly for younger people

Key Stakeholders

- Local Businesses
- Haringey Guarantee
- CoNEL
- HTTP Gallery
- North London Strategic Alliance
- North East London Business & Training Development Centre

THEME A Connected Places, Connected People

- a Set up and moderate a local social networking website to connect those living and working in Seven Sisters and enable them to share information.

THEME B Greenest District in Haringey

b



Hackney Wick Festival, Hackney Wick

THEME C Community Focus Neighbourhood Life

- b Support local events at street, estate, or neighbourhood level that bring together different communities of interest.

THEME D Open Neighbourhoods Working Neighbourhoods

- c Work with existing major employers to develop a local entrepreneur's scheme
- d Develop projects to support business growth in expanding sectors, for example food & drink
- e Celebrate the area's businesses by developing open house sales events
- f Explore potential for local training centres in Heath (St Ann's), construction (Courty Place), and design/arts (The Vale)

b e



A HTTP Gallery opening

See related Plan Proposals

- 01 St Ann's
- 05 Courty Place
- 12 Arena, Crusader, & Omega
- 13 The Vale



N. Bow Arts Trust, Tower Hamlets

<http://www.bowarts.org>

Bow Arts Trust is an educational arts charity which, since 1995, has been providing artists with affordable and secure workspace. There are currently over 100 artists working under Bow Arts' roof. The trust has its own gallery which supports local, national, and international exhibitors and also rents space for commercial use, such as events and functions.

The Trust also manages a London-wide arts education programme which has gained a national reputation for working with and improving the lives and attainment of thousands of young people from poor and disadvantaged backgrounds. They are currently working with fifty schools and community groups through a combination of outreach work and by bringing young people to the gallery and studios.

In partnership with a local registered social landlord, Bow Arts Trust has recently expanded into housing to provide young artists with live-work accommodation and further support for local community projects.

SEVEN SISTERS ENERGY ACTION ZONE

Designate the whole Seven Sisters area as an Energy Action Zone and support initiatives to reduce energy use and encourage local energy generation

Key Stakeholders

- Employers
- Schools
- Health Service Providers
- Thames Water
- Homes for Haringey
- Housing Associations
- Residents Associations

THEME A Connected Places, Connected People

THEME C Community focus, Neighbourhood life

THEME D Open Neighbourhoods, Working Neighbourhoods

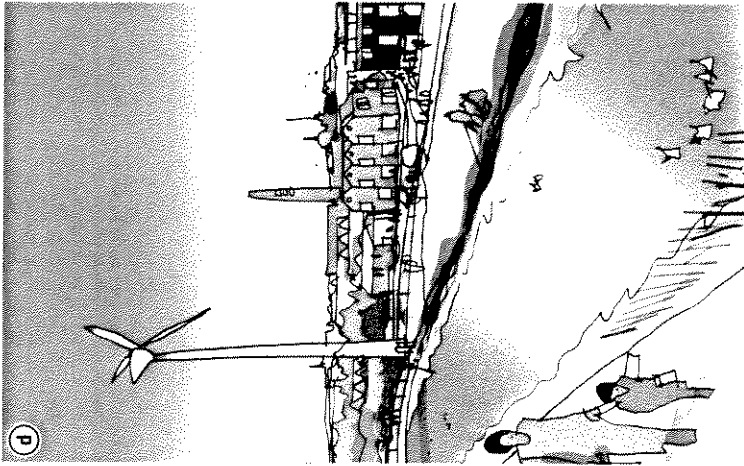
- a Promote lifestyle changes to reduce energy use and carbon emissions
- b Improve access to existing supports for those households vulnerable to fuel poverty
- c Establish and support an Eco-Families Group to pioneer sustainable living in the area
- d Explore possibilities for local energy generation



Encouraging regular local walking and cycling - a first step in energy reduction



Example of housing incorporating solar panels and solar-thermal panels in roofing



Potential at New River and Sir Frederick Messer Estate to install wind turbines for local energy- and income-generation



The Eco-Family Prize Winners

Manchester Eco-Families

As part of the city council's Challenge Manchester events, a number of residents in Hultme and Moss Side volunteered to take part in a six month programme through which they could learn how to live more sustainable lives, cut their energy and water bills, reduce waste, shop more ethically and live a "greener" lifestyle. By making small changes in the way they go about their daily routine, each of the families and households worked towards improving their 'ecological footprint' (the amount of land, water and air required to support each person), and saving money as well as resources. Each of the selected households were guided through a series of 'green living' themes and advised on ways to reduce their environmental impact. The six-month project tackled a different theme every month - Biodiversity, Waste and Recycling, Travel, Shopping, Biodiversity, Healthy Living, and Water - with a range of experts on hand to provide guidance and advice. Eco-diaries were kept by the eco-families. Each household's ecological footprint was calculated at the start of the project, and measured again at the end. 'Eco-prizes' were awarded based on the specific needs of the winners to help them continue reducing their environmental impact.

See related Plan Proposals

- 01 St. Ann's
- 10 Sir Frederick Messer Estate
- 13 The Vale
- 14 The New River
- 23 Signposting and Landmarks

SIGNPOSTING AND LOCAL LANDMARKS

Key Stakeholders
 Harrogate Council

Strong district landmarks, memorable local icons, and formal signposting, can help people find their way around Seven Sisters more easily and discover its secrets

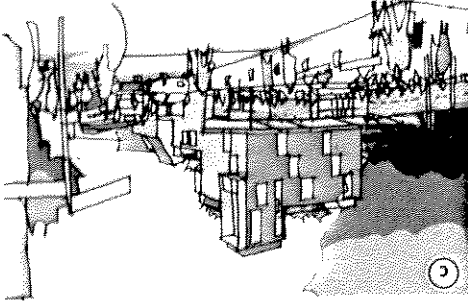
THEME A Connected Places, Connected People	THEME B Greenest District in Harrogate	THEME C Community Focus, Neighbourhood Life	THEME D Open Neighbourhoods, Working Neighbourhoods
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- a Design and implement a distinctive local signage system for Seven Sisters
- b Strengthen existing landmarks and icons to assist in wayfinding across the area
- c Identify opportunities for new landmarks and icons that can assist in wayfinding across the area
- d Explore possibilities for virtual wayfinding and integration with local online resources

- See related Plan Proposals
- 01 St. Ann's
 - 06 Apex House
 - 07 Riverton Estate
 - 13 The Vale
 - 17 Street Gardens
 - 18 Railway Underpasses
 - 21 Networking Seven Sisters



The chimney of the former Maynard's Sweet Factory is a strong district landmark that is visible from some key approaches, including in this view from Heritage Road at St. Mary's School.



There are a limited number of opportunities for distinctive local and district landmark buildings. These should be located so as to reinforce and assist wayfinding across Seven Sisters.

The success of these proposals at all stages will depend on engagement with a range of stakeholders, which include the community, local businesses, organisations and major statutory consultees, brought together in four general categories below. Different combinations of stakeholders will need to be engaged with as appropriate on different projects as identified in each Plan Proposal. These may either take the form of individual meetings for more straight-

forward proposals, or the establishment of multi-party steering groups for the more complex proposals. These groups may also include representation from officers of relevant departments within the Council, depending on the scheme or project in question. Relevant departments include Planning Policy, Transport and Highways, Leisure, Regeneration and Economic Development.

The Bridge NDC	Haringey Council	GLA / LDA	The Mayor of London
Community Interest Trust	Homes for Haringey	Transport for London	Hackney Council
NDC Partnership Board	Barnet, Enfield, & Haringey Mental Health Trust	Network Rail	Natural England
Community-led organisations e.g. Residents Associations / Park Friends	Haringey Primary Care Trust	Thames Water	The Environment Agency
	Hackney Council	Registered Social Landlords	English Heritage
	Hackney Homes	Moorfields Eye Hospital	The Highways Agency
	including Woodberry Down Regeneration	London Ambulance Service	Network Rail
		Private Developers	The London Development Agency
		North London Strategic Alliance	Telecommunications operators
		North London Business	NHS London
		Learning and Skills Council	Gas and electricity operators
			Thames Water
			Government Office for London

5.2 Timescale

The Plan Proposals set out in the Plan are broken down into a range of separate actions by the different stakeholders, sequenced into successive stages towards final delivery. Some of the actions relate to physical changes and others to 'softer' social projects. It is particularly difficult to establish a definite timescale for delivery of each proposal not only because of the uncertainty of the current economic climate, but also because the 'lookit' of actions allows proposals to proceed at different paces and to different extents. Due to the complexity of many of the actions it will not be possible or desirable at the outset to entirely control or 'synchronise' the progress of different proposals.

a) Planning Policy

Key here is ensuring that the planning policy framework is in place to support and promote this change. The Council is currently in the process of preparing its Local Development Framework (LDF) and is at 'Preferred Options' stage in the production of its Core Strategy. This provides the opportunity to ask questions about land uses and policies, providing the overarching framework for some of the Plan Proposals. It is through this process that opportunities for Supplementary Planning Documents and the need for other technical investigations and feasibility work might be undertaken.

b) Early Wins

The common criterion for all Early Wins is that they are deliverable within the remaining lifespan of the NDC. Despite the uncertainty of the funding horizon and other variables, a number of potential 'Early Wins' could be delivered, subject to meeting a range of criteria.

For actions involving physical changes, the criteria for Early Wins include:

- Compliance with the existing and emerging planning policy framework;
- Financial support in the form of committed funding or 'steering' of existing budgets;
- Control of land in an existing single ownership;
- Consensus of purpose between all stakeholders;
- Community support and championing by the Delivery Vehicle.

The progression of physical changes in the early stages of the plan will help demonstrate that change is happening, and could also act as a catalyst for change in the wider area – instilling confidence in developers, investors and businesses.

For actions involving non-physical changes, the criteria for Early Wins include:

- Alignment with existing policies, programmes and initiatives being taken forward by public sector bodies and organisations; and
- Community support and championing by the Delivery Vehicle.

The progression of non-physical actions in the early stages of the plan will be less demonstrable, however may be easier to realise in the short-term due to the lack of capital works, and may have a more direct impact on residents' lives and prospects – instilling confidence in residents and service providers.

Potential Early Wins are assembled below in the Action Plan.

c) Longer Term Projects

Work on the Longer-Term projects should also commence in parallel to the Early Wins in order to put in place the range of provisions for these more complex projects.

For those long-term projects involving physical changes, the key activities will include:

- Securing Planning Policy changes (as outlined above);
- Exploring implementation in terms of land assembly, financial viability, development control, public consultation, decant and re-provision issues; and
- Third-Party Access Arrangements in terms of public use of rail lands and New River lands.

For those long-term projects involving non-physical changes, the key activities will include:

- Access and Movement issues, such as public transport access, freight access, and pedestrian bridges;
- Economic and Employment issues, such as supporting existing businesses, diversifying land use, and establishing training programmes.

Longer-term projects are guided by the Delivery Framework set out below.

5.3 Action Plan

The Action Plan comprises a range of potential actions from the toolkit that meet the criteria for 'Early Wins' set out above. These effectively represent a 'shopping list' of opportunities for the Delivery Vehicle – and in particular the Bridge NDC and Board – to prioritise or 'pick and choose' from in determining their priorities over the remaining life of the NDC. Note that this table is a starting point rather than a conclusion. On those proposals that are selected for fast-tracking, further work will be required to provide the required level of detail for implementation, including:

- design and development work;
- costings to inform business planning; and
- programming to establish precise timescales for each action.

The four Themes set out in Chapter 3 provide a performance evaluation framework against which to measure progress.

Area-Specific Proposals

01 St. Ann's	Conservation and re-use of listed and landmark buildings. Removal of the boundary wall of St. Ann's Hospital.	Buildings in single ownership. Potential for temporary use. Wall on land in single ownership. Weak conservation case for retention.	Condition of buildings. Uncertainty over duration of existing use. Security concerns, both of stakeholders and community.
02 Chestnuts Park	Provision of a cycle route as part of the Green Way Link 03.	Existing programme of improvements to park and cycle route by Haringey Council. Evidence of community support.	Security concerns.
03 Culvert Road	Demolition of existing garages and relandscaping of street as 'green spine'.	Garages in Haringey Council ownership and currently disused. Evidence of community support.	Securing agreement on changes to vehicular movement and provision of parking.
04 Brunswick Park	Set up Park Friends; improve the security and visibility of the park, and establish new open space uses, e.g. allotments.	Immediate improvement to perception of safety in park; improved access to allotments. Evidence of community support.	Concerns over loss of open access to public open space. Plot holders may need support (see Proposal 19).
06 Apex House & Wards Corner	Improvements to the landscaped strip at Stonebridge Estate.	Land in Haringey Council ownership. Adequate set back to allow planting of Plane trees.	Vulnerable location for high-profile vandalism at early stage of Plan.
07 Ermine Park	Set up Park Friends. Redevelopment of Ball Park and pocket park sites, with provision of public open space.	Haringey Council considering conditioned disposal of site. Preferred bidders identified.	Change in economic climate. Level of community support unknown.
08 Plevna Nature Reserve	Set up Park Friends.	Evidence of community support.	Site has recently been sold at auction, purchaser unknown.
09 Paignton Park	Establish controlled use (community gardens/allotments) on disused playground.	Improved security of park and residential properties backing onto park.	Level of community support unknown. Concern over loss of open access to public open space. Plot holders may need support (see Proposal 19).
11 Tiverton Estate	Redevelopment and provision of Tiverton Hall.	Haringey Council considering conditioned disposal of site. Preferred bidders identified. Evidence of community support.	Change in economic climate.
12 Arena, Crusader, & Omega	Develop a freight access management plan. Support the development of local institutions and networks	Evidence of community support. Integrate the estates with the surrounding area.	
13 The Vale	Develop a freight access management plan.	Evidence of community support.	
14 The New River	Remove high wall to open visual access to the New River from Seven Sister Road. Explore options for energy generation on New River Lands.	Strengthen this gateway to Seven Sisters. Improve visibility and security along New River. New River Lands in Thames Water ownership on secure site. Exposed location may be suitable for wind turbines.	Subject to protection of bat species. Would require demonstrable community dividend to secure support

Area-Wide Proposals

16 Doorstep Neighbours	Support conversion of garages to habitable rooms. Support provision of own door street entry to ground floor dwellings.	Dwellings in private or Haringey Council ownership.	
17 Street Gardens	Improve environmental quality of areas with traffic calming measures.	Numerous locations across area already within public realm.	Level of community support variable according to location.
18 Railway Underbridges	Improve environmental quality of bridge undercrofts.	Numerous locations across area already within public realm.	Subject to negotiation with Network Rail.
19 Gardening Club	Develop a package of measures to support local gardening and allotments.	Numerous locations across area already within public realm. Also shared spaces in estate lands, and private gardens. Evidence of community support.	
20 Youth & Community Spaces	Support local activities, access to green spaces, and extended schools programme.	Numerous locations across area already within public realm.	Requires engagement with numerous stakeholders (schools, community centres, residents associations, etc.)
21 Networking Seven Sisters	Set up social networking website. Work with existing employers to set up local entrepreneur's scheme.	Local skills and institutions available. Well-established local businesses available.	
22 Seven Sisters Energy Action Zone	Promote lifestyle changes to reduce energy use. Improve access to existing supports for those households vulnerable to fuel poverty.	Uses existing programmes and infrastructure.	
23 Signposting and Local Landmarks	Design & Implement a distinctive local signage system for Seven Sisters	Numerous locations in the public realm. Opportunities for branding the area.	

5.4 Delivery Framework

The delivery framework identifies the objectives and actions necessary to take the longer-term proposals forward, and which stakeholders should be involved in that process, either through engagement or through active participation in a steering group.

Planning Policy

Change of land use designation to enable mixed-use neighbourhoods to develop

Permit residential uses as part of mixed-use development in locations currently designated as employment areas.

12 Arena, Crusader, & Omega
13 The Vale

Haringey Council

Rebalance public open space provision to get the right quality of public open space in the right location

Reclassify specific lands for general development as public open space and vice versa

Develop rationale and mitigation strategy. Demonstrate no net loss of public open space. Influence Core Strategy.

09 Paignton Park

Friends of Paignton Park
Haringey Council

Reclassify specific public open space lands as allotment lands.

Develop rationale and mitigation strategy. Influence Core Strategy.

04 Brunswick Park
09 Paignton Park

Friends of Brunswick Park
Friends of Paignton Park
Haringey Council

Reclassify specific lands for general development as Ecologically Valuable Sites and/or Ecological Corridor and vice versa

Develop rationale and mitigation strategy. Demonstrate no net loss of Ecological Corridor Lands. Influence Core Strategy.

01 St Ann's
04 Brunswick Park

Barnet, Enfield, & Haringey Mental Health Trust
Haringey Teaching Primary Care Trust
Haringey Council

Implementation

Improve the quality and setting of housing in Seven Sisters

Consult locally on plan proposals. Conduct feasibility and capacity study. Inform Haringey Council Housing Estate Renewal Strategy

03 Culvert Road
10 Sir Frederick Messer Estate

Homes for Haringey
Residents Associations
Haringey Council

Integrate St. Ann's into the surrounding neighbourhoods with a mix of health, community, residential, and public open space uses

Inform Strategic Outline Case for the St. Ann's site.

01 St. Ann's

Barnet, Enfield, & Haringey Mental Health Trust
Haringey Teaching Primary Care Trust

Third-Party Access Arrangements

Gain public access to infrastructural lands as amenity space, whether as public open space or as controlled-access nature reserves

Enter discussions with landowners. Explore issues of leasehold, liability, etc. Secure agreement on access arrangements

07 Ermine Park
08 Pleins Nature Reserve
14 The New River

Thomas Water
Network Rail / British Rail Board
Residuary
Wildlife Organisations

cont'd...

Movement

Improve access to public transport services	Increase frequencies on bus routes serving St. Ann's. Open Seven Sisters Station entrance to Brunswick Park.	Improvements to Brunswick Park must be in place before new station entrance can be considered.	01 St. Ann's 04 Brunswick Park	Transport for London / Network Rail Haringey Council Hackney Council/ Hackney Homes/ Woodberry Down Regeneration Bus Providers
Support existing business success and encourage new growth	Increase frequencies on bus routes serving St. Ann's.			Transport for London Haringey Council Hackney Council/ Hackney Homes/ Woodberry Down Regeneration Bus Providers

Economy & Employment

Support existing business success and encourage new growth	Attract new businesses in growth sectors Support for and retention of existing large employers Optimise current sectors of local importance Enhance vibrant business clusters		05 Gourtley Place 12 Arena, Crusader, & Omega 13 The Vale	Haringey Council NILSA North London Business Local Business Community
Diversify Land Uses	Encouragement of mixed-use opportunities Diversifying the employment base	Review Core Strategy and Employment Land Study	05 Gourtley Place 12 Arena, Crusader, & Omega 13 The Vale	Haringey Council NILSA Local Business Community
Skills and Training Programmes	Grow local businesses Provide skills for local people to access jobs locally and across the wider area Help ethnic minority communities to start up in business.		21 Networking Seven Sisters	Learning and Skills Council

Design Guidance

6.1 Introduction

Successful places have a number of particular spatial characteristics in common. In their policy guidance 'By Design: Urban design in the planning system: towards better practice' (2006), the Department of the Environment, Transport, & the Regions (DETR) and the Commission for Architecture & the Built Environment (CABE) translated these characteristics into a set of principles which can be used to guide and measure the quality of design in our urban areas:

In its Supplementary Planning Guidance on Urban Design (SPG 1a, adopted 2004), Haringey Council's Unitary Development Plan expands on these principles and related UDP policies, and provides more detailed guidance on height, scale, architectural design, heritage, and a range of other issues for the borough as a whole. In addition, relevant guidance is also set out on related design issues by the following documents (see table below left).

In its Supplementary Planning Guidance on Urban Design (SPG 1a, adopted 2004), Haringey Council's Unitary Development Plan expands on these principles and related UDP policies, and provides more detailed guidance on height, scale, architectural design, heritage, and a range of other issues for the borough as a whole. In addition, relevant guidance is also set out on related design issues by the following documents. This chapter supplements the above guidance, providing further detail tailored to the specific context of Seven Sisters which is distinctive from many other parts of the borough by virtue of the following characteristics:

Higher development density than other parts of the borough;
Greater mix of commercial and light industrial uses side-by-side with residential uses; and
More intensive severance of routes across the area creating difficulties in wayfinding.

In response to this distinctiveness, this plan offers specific guidance on the design parameters for urban form, all of which are explained in the following sections:

- 6.2 Urban blocks
- 6.3 Urban grain
- 6.4 Building interface
- 6.5 Building height, scale, and massing

In this way, the necessarily incremental pace of change in Seven Sisters can cumulatively reinforce the sense of place, by filling the gaps and extending a coherent and legible pattern of blocks, plots, buildings, streets, and public spaces across the area.

Character	...with its own identity	...reinforce locally-distinctive patterns of development, landscape, and culture
Continuity & Enclosure	...where public and private spaces are clearly distinguished	...define clear boundaries between private and public areas through continuity of street frontages
Quality of the Public Realm	...with attractive and successful outdoor areas	...make spaces that are attractive, safe, uncluttered, and inclusive for all
Ease of Movement	...that is easy to get to and move through	...make places that connect with each other, putting people before traffic
Legibility	...that has a clear image and is easy to understand	...provide recognisable routes, intersections, and landmarks to help people find their way around
Adaptability	...that can change easily	...respond to changing social, technological, and economic conditions
Diversity	...with variety and choice	...promote a mix of compatible developments and uses that work together to respond to local needs

Urban Design Principles

SPG 1b	Parking in Front Gardens	Draft 2006
SPG 1c	Strategic Views	Draft 2006
SPG 1d	Telecom Equipment - Including Satellite Dishes	Draft 2006
SPG 2	Conservation & Archaeology	Draft 2006
SPG 3a	Density, Dwelling Mix, Floorspace Mimic, Conversions, Extensions and Lifetime Homes	Adopted 2006
SPG 3b	Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight	Draft 2006
SPG 3c	Backlands Development	Draft 2006
SPG 4	Access for All - Mobility Standards	Draft 2006
SPG 5	Safety by Design	Draft 2006
SPG 6a	Shopfronts, Signage & Security	Draft 2006
SPG 6b	Advertisements	Draft 2006
SPG 6c	Restaurants, Hot Food Premises - Use Class A3 - etc	Draft 2006
SPG 7a	Vehicle and Pedestrian Movement	Draft 2006
SPG 8a	Waste and Recycling	Adopted 2006
SPG 10b	Affordable Housing	Adopted 2006
SPG 8b	Materials	Draft 2006
SPG 8c	Environmental Performance	Draft 2006
SPG 8d	Biodiversity, Landscaping & Trees	Draft 2006
SPG 8e	Light Pollution	Draft 2006
SPG 11a	Car repair workshops and garages	Draft 2006
SPG 11b	Buildings Suitable for Community Use	Draft 2006

Relevant Design Documents

6.2 Urban Blocks

The urban block is the basic unit of development, with access on all sides from a network of public routes (streets, squares, parks, and shared-surface routes). It is important to be clear about the distinction between blocks and buildings: only in a very limited number of instances will a single building take up the whole area of a block. In most cases, an urban block will contain a diversity of building types, land uses, and separate properties. In some cases, a block could contain a number of different building types on each of its sides, in response to the different characteristics of each street.

The "perimeter block", where buildings face onto and are accessed from the streets on all sides, is promoted as the principal block type in Seven Sisters. Its benefits include the creation of well-overlooked, vibrant public streets and spaces, and a clear definition and separation of public and private spaces. Blocks can accommodate a range of different uses, and should be regular in shape in order to facilitate development, subdivision into smaller parcels, and containment of internal private open space. In order to create a strong sense of enclosure to the street, development should follow the perimeter of the block along a common building line, without major setbacks. Perimeter blocks may be subdivided by mews lanes and/or courtyards and homezones, enabling a more varied urban structure and a wider variety of building typologies, particularly where a mix of land uses is encouraged.

This plan therefore encourages a regular pattern of perimeter blocks which can accommodate a variety of land uses and incremental changes of use, within an overall continuity of enclosure to the public space.

6.3 Urban Grain

The urban grain is the pattern of development lining the streets and public spaces of an area. Success in creating mixed-use urban districts and residential neighbourhoods often lies in breaking down large development parcels into smaller units of development, i.e. subdividing into narrower plots. Such a 'finer' urban grain can enable a greater diversity of building forms, spaces, units sizes, and design styles to be developed within a clear set of overarching parameters controlling height, scale, and building line.

In Seven Sisters however, there is a substantial legacy of larger industrial, commercial, and institutional buildings that necessarily have a 'coarser' grain of development and lend the area its specific character. In developments which retain a commercial, collective, or community use, it may therefore be appropriate to retain this 'coarser' grain of development, subject to the building frontage being provided parallel to the public streets, and the building interface being sufficiently direct and permeable (see Building Interface below). In all other situations, the urban grain should be of a 'fine' scale as set out in the table below. In infill locations on existing residential streets, development should be subdivided to match the pattern and scale of urban grain of the neighbouring properties.

This plan therefore encourages variety in urban grain to reflect the variety of land use and context, across the plan area. Development should create a pattern of varied elevational treatment and accommodate incremental change of use, within an overall continuity of enclosure to the public space. In all cases, the onus is on the designer to demonstrate that the façade is subdivided appropriately and sufficiently to avoid long, monotonous building frontages.

Urban Form

Urban Grain

6.4 Building Interface

The building interface is the extent and treatment of the space between a building and the adjacent street or public space. The formation of this surface and space, and its degree of openness, establishes the character of the public realm. This character differs substantially between commercial/industrial/retail areas where the relationship is more direct with open frontage to the street, and residential areas where the relationship is more indirect with front gardens and privacy strips. In Seven Sisters, the boundaries of these areas tend to overlap and blur, for example where there are residential uses in employment areas.

At a functional level, the interface can be realised in a wide range of ways depending on context: as an enclosed privacy strip or garden, a ramped and stepped building access, or a space for outdoor seating continuous with the pavement. In visual terms, the interface can provide interest and variety through the quality of its surface treatment, landscaping, and usage. The interface of public buildings is particularly important in establishing a focus for public and community life, particularly at building entrances, which should be designed so as to extend the activities of the building out into the streets and public spaces adjacent.

All spaces within the public domain that do not form part of the public highway must have a clearly defined function, and their design should be safe, attractive, robust, and easily maintained. The edge of the public domain should have a clearly defined boundary demarcating public and private space, either through the design and treatment of the surface or with an approved boundary treatment.

This plan therefore encourages variety in building interface to reflect the variety of building use, context, and density across the plan area. Building servicing, including integral parking garages and service bays, should not be located forming the public domain.

6.5 Height, Scale & Massing

Within Seven Sisters, this plan promotes a hierarchy of building heights to reflect the diversity of built form across the area. In general, building heights should relate to a common building 'shoulder height' appropriate to the context and land use in a given location. A range of storey heights are given for different general situations in the accompanying table, however agreement with the Planning Authority will be required in order to determine the agreed 'shoulder height' at any given location. Above the agreed 'shoulder height', a further storey set back from the building line could be permitted at the discretion of the Planning Authority. Parameters for the design of this setback floor are given in the 'Building Interface' section above, to ensure a rich and varied roofscape. Proposals for set-back floors should demonstrate the impact of the additional height on the surrounding buildings and public open space, and how its architectural design and other actions mitigate these impacts.

Height Scale & Massing

In Seven Sisters, a number of locations have also been identified for potential landmark building opportunities. These locations are so designated because of their visibility along one or more key approaches for example, Seven Sisters Road or St. Ann's Road, and/or because of their positioning at the threshold of the Seven Sisters area as a whole, or at a key entrance to one of its neighbourhoods, for example at The Yate, St. Ann's Hospital, or Tiverton.

Landmark buildings can be defined as buildings that are distinctive from surrounding buildings by virtue of one or more of a range of characteristics including:

- architectural design;
- use of materials or colour;
- combination of uses;
- building height, and so on.

The distinctiveness of these buildings, and their strategic location, enables them to act as memorable points of reference to support the legibility of the area and help transform people's perceptions of Seven Sisters as a whole. A local landmark is distinctive at the scale of the neighbourhood, whereas a district landmark is distinctive at the scale of the whole of Seven Sisters. Proposals for landmark buildings should demonstrate the impact of its additional height on the surrounding buildings and public open space, and how its architectural design and other actions mitigate these impacts.

Building interface