

## Summary Table

Project	Project Strand	Impact of Reduced FHSF Allocation
<b>New and improved Tottenham Market provision</b>	Holcombe Market expansion	Deliverable within reduced budget
	Securing Seven Sisters Market	No impact
	Tottenham Green Market expansion	Deliverable within reduced budget
<b>Enhanced Tottenham workspace offer</b>	Completing 551b High Road workspace	No impact – new LBH capital bid used to level funding
	Completing 639 High Road workspace	Deliverable within reduced budget
	Completing South Tottenham Employment Area workspace	Budget reduced – minimal impact
<b>Good Economy Recovery Plan</b>	Good Economy Recovery Fund	Previously CV19 Retail Support from THRS, superseded by GERP
<b>Vital Community facilities and services for Tottenham</b>	Bruce Grove Youth Centre and gardens	Deliverable within reduced budget
	Community Kitchen at St Ann's Community Centre	No impact
<b>Gourley Triangle</b>	Site land acquisitions	No impact
<b>Tottenham enhanced public access and circulation</b>	Bruce Grove public realm	Deliverable within reduced budget
	Page Green Common, West Green Road, Tropical Park/Pelham Cooperative public realm	Project scope scaled back
	School Streets programme	Deliverable within reduced budget as additional match funding has been secured from TfL
<b>Tottenham development opportunities</b>	Bruce Grove – Stoneleigh Road Car Parks	No impact – New LBH capital bid used to level funding
<b>Reducing crime and supporting retail in Tottenham</b>	Smart Strategy and Action Plan	Project scope scaled back
	Enhanced Tottenham CCTV coverage	Project scope scaled back

# 1 New and Improved Tottenham Market provision

Markets are easily recognisable focus points for many High Streets, and High Road Tottenham is no exception, boasting three markets with very different offers and customer base.

Support will provide more opportunities for local entrepreneurs and start-ups and create a more welcoming, busy street environment, with new and diverse supporting activities and a better retail offer.

### **Holcombe Market**

Holcombe Market is a local institution, serving fresh produce daily. A recent redevelopment has provided additional space for small food focused business start-ups and has proved a great success. Proposals include extending the market further along a popular route from the High Road towards the surrounding residential areas, thickening the High Road and providing further opportunities for small business and local start-ups and improving a poor public realm notorious for anti-social behaviour.

### **Seven Sisters Market**

As part of the regeneration of Seven Sisters to create an improved 'Gateway' to Tottenham, Grainger PLC are developing two sites, Apex Gardens and the adjacent site Wards Corner. The Wards Corner site

- the current home of the Seven Sisters Market – will be developed to deliver 196 and 40,000 sq ft of retail space. Grainger PLC will bring forward the temporary relocation of the Seven Sisters Market to Apex Gardens to enable the Wards Corner Development to start.

### **Tottenham Green Market**

The civic and cultural heart of the High Road area, centred around the main open green space, the historic Tottenham Green.

Proposals are to deliver infrastructure for a larger market and associated public space investment set within the cultural heart of Tottenham



> View of proposed performance space and as part of proposals to extend Tottenham Green Market

### 2 Enhancing Tottenham Workspace offer

The Council has identified workspace as a key priority in Tottenham and is seeking to establish a diverse workspace network to ensure that mutual benefits to the High Street can be achieved and maximised. The Council looks to deliver workspace for a range of business types, forming an ecosystem which will allow businesses to start-up then move on to lease commercial space in the area.

Despite the area's poor scores across the indices for Multiple Deprivation, including a low skilled workforce and relatively high youth unemployment, entrepreneurship and a proactive community spirit prevail.

#### **551b High Road**

Remodel and substantially extend a Council owned locally listed heritage asset, proposals will create a significant uplift in floor area, making the project viable in the long run.

#### **639 High Road Workspace**

Owned by the Greater London Authority and operated by Social Enterprise 'The Trampery', this prominent heritage asset (right), requires support to create new and consolidated workspace to include a cafe and kitchen suitable for community events.

#### **South Tottenham Employment Area**

This scheme transforms underutilised yard space

into a mixed use industrial and commercial site. The funding fills a viability gap to progress the project further.

The project will provide focal point for entrepreneurship in the borough, with space for local entrepreneurs to start, grow, and move on to commercial space.

**> 639 High Road (The Trampery), existing**





### 3. Supporting Tottenham retail post Covid-19

The Council recognise that the Covid-19 pandemic will have a significant impact on the performance of High Streets in the short and medium terms and perhaps permanently; with the effects likely to compound existing issues.

The Good Economy Recovery Plan has been approved to support high Streets and Town Centres through the crisis.

> View of West Green Road, Seven Sisters from east



### 4 Vital community assets and services for Tottenham

The proposed enhanced community assets provide vital opportunities to engage young people ‘at risk’ and provide space and activities for community groups and those most disadvantaged. This need is becoming even more critical, with high local youth unemployment and violent crime rates, with the post Covid-19 economic environment likely to exacerbate these issues. Crime is number one issue locally, so investing in community facilities is key.

#### **Bruce Grove Youth Space and Cloud garden**

Bruce Grove Youth Space supports an array of activities led by a dedicated team and attracts local volunteers to share specialist programmes with the young people.

Proposals have been developed to create capital enhancements which will improve the building and associated outdoor areas to reduce running costs and provide permanent equipment to support an extended programme lead by volunteers.

It is also hoped that through improved access and partnership with local groups that the Cloud Garden can be opened-up to the public more regularly.

#### **St Ann’s Community Centre**

A success story in times of declining Local Authority budgets, the former library is being transformed in recent years to add vital additional

community facilities alongside its more traditional offer. Proposals would complement and improve this programme further and include a teaching kitchen and associated community garden.



> Existing photograph of St Ann’s Library



## 5 Land acquisition and Assembly

### Gourley Triangle

The Council is committed to optimising its land and property assets to deliver on Borough Plan objectives including housing and the economy. Through active site development the Council can maximise the value of its assets and address a number of market failures to create an effective estate which contributes to the Council's growth, renewal and climate agendas.

> View of existing Gourley Triangle frontage to Seven Sisters Road (west, with development around Seven Sisters London Underground station in distance)



### 6 Tottenham enhanced public access and circulation

Streets and places improvements are key to knitting together development sites to existing housing areas, the High Road to its hinterland, residential areas to green spaces and convenience shopping opportunities, as well as civic, cultural and leisure facilities.

#### **Bruce Grove**

Proposals support the ‘thickening’ of the High Road and will improve activity and safety in the streets running parallel to the High Road and the connections between and onwards into residential areas.

This will also support more active travel between residential areas and the particularly congested stretch of the High Road and create alternative routes for walking and cycling and at the same time link proposed development sites within this group of projects.

#### **Seven Sisters**

Over the past decade, the Council has been working closely with TfL to improve the function of the High Road and the roads that feed it in the Seven Sisters area. Seven Sisters is the primary transport access point to the borough and significant development is underway surrounding the station.

Proposals aim to knit-together the development sites and existing communities and commercial

parades with high quality streets and places and more focused pockets to take pause at a busy transport and commercial hub.

#### **School Streets**

Proposals supplement the existing School Street programme with a series of permanent public realm features to the streets around five schools in the High Road area, which help promote active travel as well as greening and reductions in pollution and creating opportunities for SUDS.

#### **View of proposed Bruce Grove improvements from the High Road (west)**





### 7 Tottenham development Opportunities

Local Authorities across the UK are required to support housing development and additional London Plan requirements mean LB Haringey is no exception.

The Council recognises the need to review existing land uses within the High Road area and has identified a series of car parks to the rear of commercial properties along the High Road as having great potential for change of use from car parks to high quality residential and mixed-use developments.

Commercial and residential proposals for Stoneleigh Road car parks are supported by a recently completed parking survey for the area (February 2020). In addition to the urban design ambition to 'thicken' uses from the High Road to surrounding areas, the projects will improve safety (and perceived safety) and create increased footfall to increase the resilience of businesses on the High Road.

> View of existing Car Park B





### 8 SMART Tottenham

Within the naturally competitive context of the High Street both amongst the offer of individual businesses and between High Streets themselves, adaptation to changing technology could be a defining factor in securing success into the future. Taking a clear steer from the recently published High Streets and Town Centres Adaptive Strategies, Mayor of London, 2020, this abridged case study explores how an inclusive, technologically enabled high street can benefit local businesses and market traders.

It explores how the experience and performance of the high street can be improved when data insight is used as part of an evidence base for public decision making and policy support economic growth, increase the economic sustainability and make the town centre more digitally inclusive. This aims to tackle inequality and improve access to information and opportunities across the borough, particularly for hard-to-reach demographic.

#### CCTV

The proposal enhances an existing programme to expand CCTV coverage in the Tottenham High Road area, with a new operations centre and locations for CCTV fully funded already.

Additional funding will go directly to the delivery of seven new permanent CCTV units within the Tottenham High Road Masterplan area.

> Extract from High Streets and Town Centres, Adaptive Strategies: Delivering the digital vision



