

HIGH ROAD WEST

Creating a plan for change



Have your say on the future
of your area



Dear resident,



Improving north Tottenham has long been a priority for the council. We want to use the opportunity from the £430m Spurs stadium project as the first step in securing major improvements for residents and businesses throughout the area. Our starting point has been to look at how we can

improve the neighbourhood west of Tottenham High Road, next to the Spurs stadium. This is broadly the area between Tottenham High Road and the railway line, running from Coombes Croft Library in the south to the former Cannon Rubber factory in the north. During the last year, we have been talking to you about how you want to see that improvement happen.

You told us that the priorities for the area should be:

- Improving the quality of homes
- Tackling crime and anti-social behaviour
- Bringing more local jobs
- Improving the High Road
- Increasing facilities for the community
- Creating better public open spaces

Based on your feedback, we have been working with planning and design experts Arup to create a plan to turn these ambitions into reality. This booklet sets out three options that describe how we might build on what's good about the area to make it even better, as well as changing the things you don't like and tackling problems.

We want to listen to your views about these ideas for the future of your community – what facilities it needs, how to create more green space, where new businesses could go and what types of high-quality housing you want.

It's really important that you give your views – these are important choices about the future of your neighbourhood.

I look forward to meeting you at one of the consultation events.

Best wishes,

Councillor Alan Strickland
Cabinet Member for Economic
Development, Haringey Council

High Road West



Your Place, Your Vision

Over the past year, we have sought your views through a questionnaire and consultation events. You have told us that you want to see:



Better open spaces



A safer place to live



High-quality local housing



More local job opportunities



Better education



Improved health and wellbeing



More leisure and community facilities



A thriving High Road



A celebration of arts, culture and diversity

Creating a plan for High Road West

Your feedback so far has helped us to develop an idea of what you'd like to see for the future of High Road West.

We are committed to delivering a new public space to link the station, the High Road, the new stadium and community facilities.

We now want your input on the three potential ways we can develop a more detailed master plan to turn the vision into a reality.

The master plan will highlight opportunities for improvement and change and identify where housing, open space and play areas, as well as community, leisure, education and health facilities and shops could be provided.

The master plan will allow for change over time, and will be used to guide any future planning applications made for the area.

The plan: A starting point for change

A brand new public open space that links the station, the High Road, the new stadium and community facilities.

The plan will also bring brand new energy efficient housing.

How this can be developed

Option 1:

Mixes new development with existing buildings

Option 2:

A place with more new homes & more businesses

Option 3:

A place with more homes and more to do

What is the plan?

To create a new public space linking White Hart Lane Station, Tottenham High Road, the new Spurs stadium and new community facilities.

This plan addresses concerns and aspirations voiced by local people and sets out our aims for a high-quality public space, with new community facilities and a parade of cafes, restaurants, shops and businesses.

The public space will become the link between a better White Hart Lane Station, Tottenham High Road and the new Spurs stadium – which will be a High Road landmark attracting 56,000 fans each match day with money to spend at businesses in the area.

Major improvements to the station will include moving the entrance to the south, better accessibility and direct access to the new stadium – making it easier and safer to use for both local people and visitors.

The new public space will bring opportunities for local people with new restaurants; leisure facilities like a cinema or bowling alley; community space such as a new sports centre; more jobs for local people; more visitors, and more recreational opportunities for everyone in a safe and welcoming environment.

To create this new public space linking the stadium and station, we would need to redevelop existing buildings at 731-759 High Road, Ermine House and 2-32 Whitehall Street.



Community Facilities

The plan would create a new community centre and a modern health centre, as well as improvements to Tottenham High Road to make it more attractive, such as new paving and planting.

New homes and a primary school will also be provided as part of the Brook House development (the former Cannon Rubber factory), which was granted planning permission earlier this year.

New Homes

The plan would also create new high-quality modern homes, including replacement social rented homes for ALL affected Love Lane council tenants.

The new homes would be:

- A mixture of houses with gardens, maisonettes and flats with private courtyards
- More energy efficient, making them easier and cheaper to keep warm
- The same size or bigger than current homes on the Love Lane Estate
- Built to meet the needs of existing residents, with necessary adaptations needed for any medical conditions

What next?

We have developed three options to further develop the proposals, and we want to listen to your views so that we can make these ideas a reality. Even if you don't agree with any of the options, we still want to know what you don't like and why.



The new homes
could look like this:



Option 1

This would create the new public space and develop land north of White Hart Lane with some new housing and businesses, but doesn't redevelop all of the Love Lane housing estate.

This could provide the following benefits:

- High-quality new homes including a mix of houses with gardens and flats with private shared courtyards
- A new community centre
- An improved White Hart Lane station
- New shops, cafes and restaurants
- A new area of open space linking the improved station to the new stadium
- Improvements to the High Road to make it more attractive, such as better paving and planting
- New, modern health services for the local community

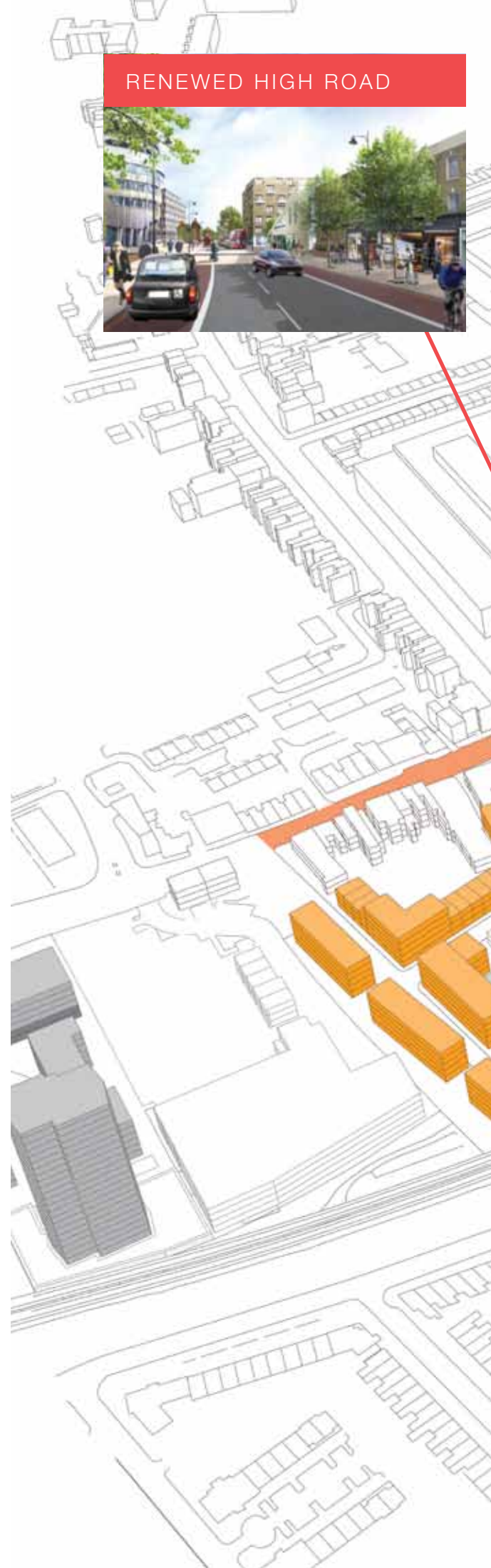
Key facts

- 600-650 high-quality new homes, including a mix of houses with gardens and flats with private shared courtyards
- 300-350 jobs
- 7,450 sqm of new public open space (equivalent to approximately 28 tennis courts)
- Phased redevelopment up to 10 years
- ALL affected social rented housing will be replaced

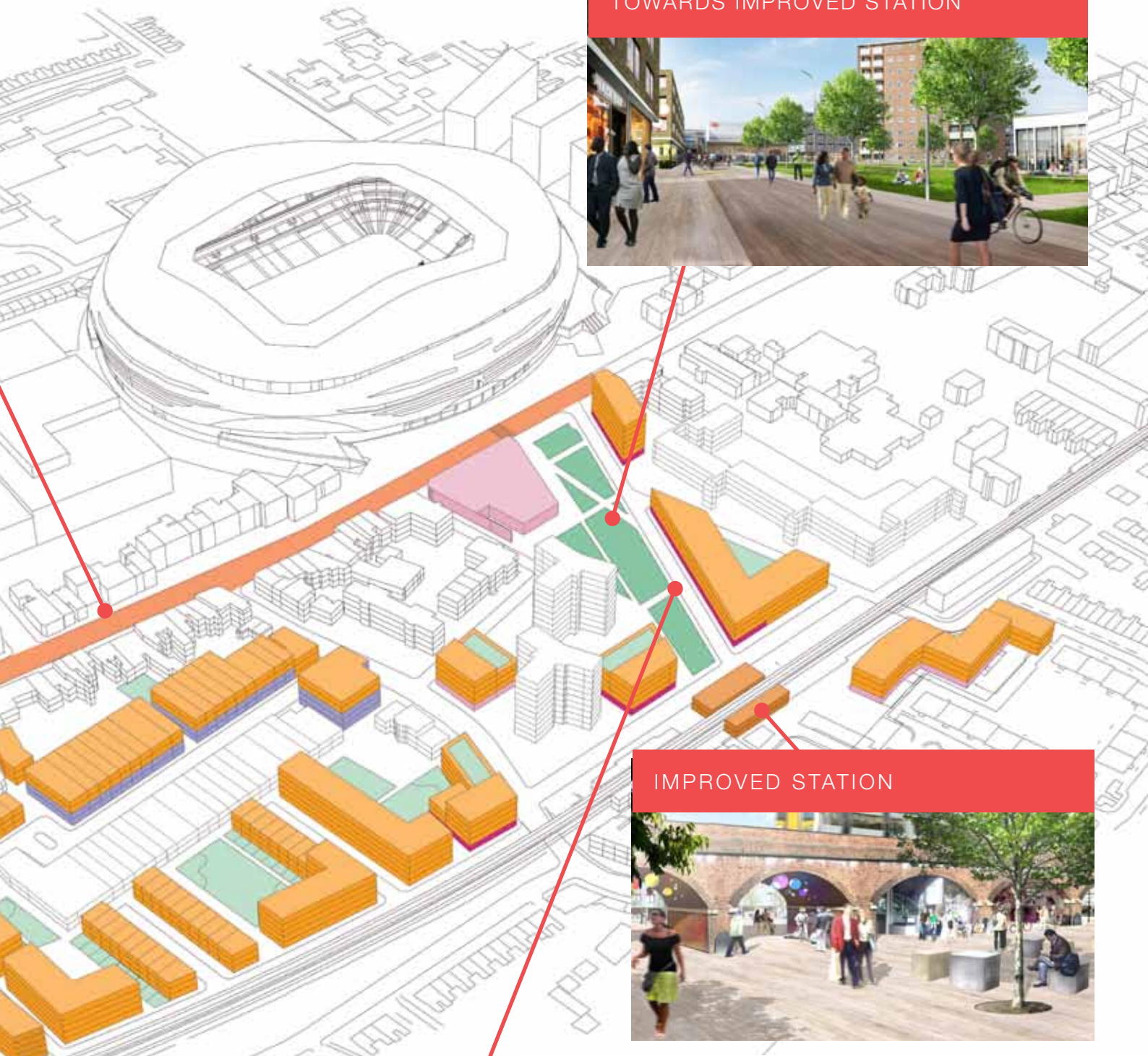
Which buildings would be redeveloped?

- Ermine House
- 2-32 Whitehall Street
- 731-759 High Road
- The area north of White Hart Lane (excluding the Sainsbury's site and numbers 1-21c Peacock Industrial Estate)

RENEWED HIGH ROAD



NEW PUBLIC OPEN SPACE - LOOKING TOWARDS IMPROVED STATION



IMPROVED STATION



CAFES AND RESTAURANTS



Key for Option 1

-  New Housing
-  Employment Workspace
-  Community Facilities
-  Retail/Cafe/Restaurants
-  New Open Space
-  New Station
-  Improved High Road
-  Brook House Development
-  New Primary School

Option 2

This would create the new open space and includes redevelopment of most of the High Road West area, delivering more homes, community and leisure facilities and space for new businesses, but will take longer to deliver.

This could provide the following benefits:

- Enhanced learning, education and community hub on the High Road with Coombes Croft library moving into this larger space and having better facilities
- New modern business space to provide opportunities for local people and start-up businesses through the relocation of Peacock Industrial Estate
- A new community park
- New crèche and play facilities
- A new gym
- High-quality new homes including a mix of houses with gardens and flats with private shared courtyards
- A new community centre
- An improved White Hart Lane station
- New shops, cafes and restaurants
- A new area of open space linking the improved station to the new stadium
- Improvements to the High Road to make it more attractive, such as better paving and planting
- New, modern health services for the local community

Key facts

- 1400-1450 high-quality new homes, including a mix of houses with gardens and flats with private shared courtyards
- 400-450 jobs
- 8,900 sqm of new public open space (equivalent to approximately 34 tennis courts)
- Phased redevelopment up to 15 years
- ALL affected social rented housing will be replaced

Which buildings would be redeveloped?

- | | |
|-------------------------|-------------------------------------|
| ■ Ermine House | ■ Kathleen Ferrier Court |
| ■ Charles House | ■ Peacock Industrial Estate |
| ■ Moselle House | ■ 731-759 High Road |
| ■ 2-32 Whitehall Street | ■ The area north of White Hart Lane |
| ■ 9-39 White Hart Lane | |

RENEWED HIGH ROAD



NEW COURTYARD HOUSING



PEACOCK MEWS



NEW LIBRARY AND LEARNING CENTRE



NEW PUBLIC OPEN SPACE - LOOKING TOWARDS THE NEW STADIUM



CAFES AND RESTAURANTS



IMPROVED STATION



Key for Option 2

- | | | | |
|---|---------------------------|---|-------------------------|
|  | New Housing |  | New Open Space |
|  | Employment Workspace |  | New Station |
|  | Library & Learning Centre |  | Improved High Road |
|  | Retail/Cafe/Restaurants |  | Brook House Development |
|  | Leisure |  | New Primary School |

Option 3

This is the most ambitious option, creating more high-quality homes, leisure and community facilities and jobs than the other two options. Almost all of the High Road West area would be redeveloped and it will take the longest time to deliver.

This could provide the following benefits:

- New homes for all of the secure council tenants on the Love Lane Estate
- New culture and leisure facilities such as a cinema and bowling alley, with space for cafes, bars and restaurants around the new public space
- New sports and community centre providing a wide range of activities and events, with community space
- Enhanced learning, education and community hub on the High Road with Coombes Croft library moving into this larger, space and having better facilities
- New modern business space to provide opportunities for local people and start up businesses through the relocation of Peacock Industrial Estate
- A new community park
- New crèche and play facilities
- A new gym
- High-quality new homes including a mix of houses with gardens and flats with private shared courtyards
- A new community centre
- An improved White Hart Lane station
- New shops, cafes and restaurants
- A new area of open space linking the improved station to the new stadium
- Improvements to the High Road to make it more attractive, such as better paving and planting
- New, modern health services for the local community
- A new community park

Key facts

- 1600-1650 high-quality new homes, including a mix of houses with gardens and flats with private shared courtyards (equivalent to approximately 34 tennis courts)
- 550-600 jobs
- 8,900 sqm of new open space
- Phased redevelopment over 15 years
- ALL affected social rented housing will be replaced

Which buildings would be redeveloped?

- Ermine House
- Charles House
- Moselle House
- 2-32 Whitehall Street
- 3-89 Whitehall Street
- 4-18 Brereton Road
- 2-28 Orchard Place
- 9-39 White Hart Lane
- Kathleen Ferrier Court
- Peacock Industrial Estate
- 731-759 High Road
- The area north of White Hart Lane

RENEWED HIGH ROAD



NEW COMMUNITY PARK



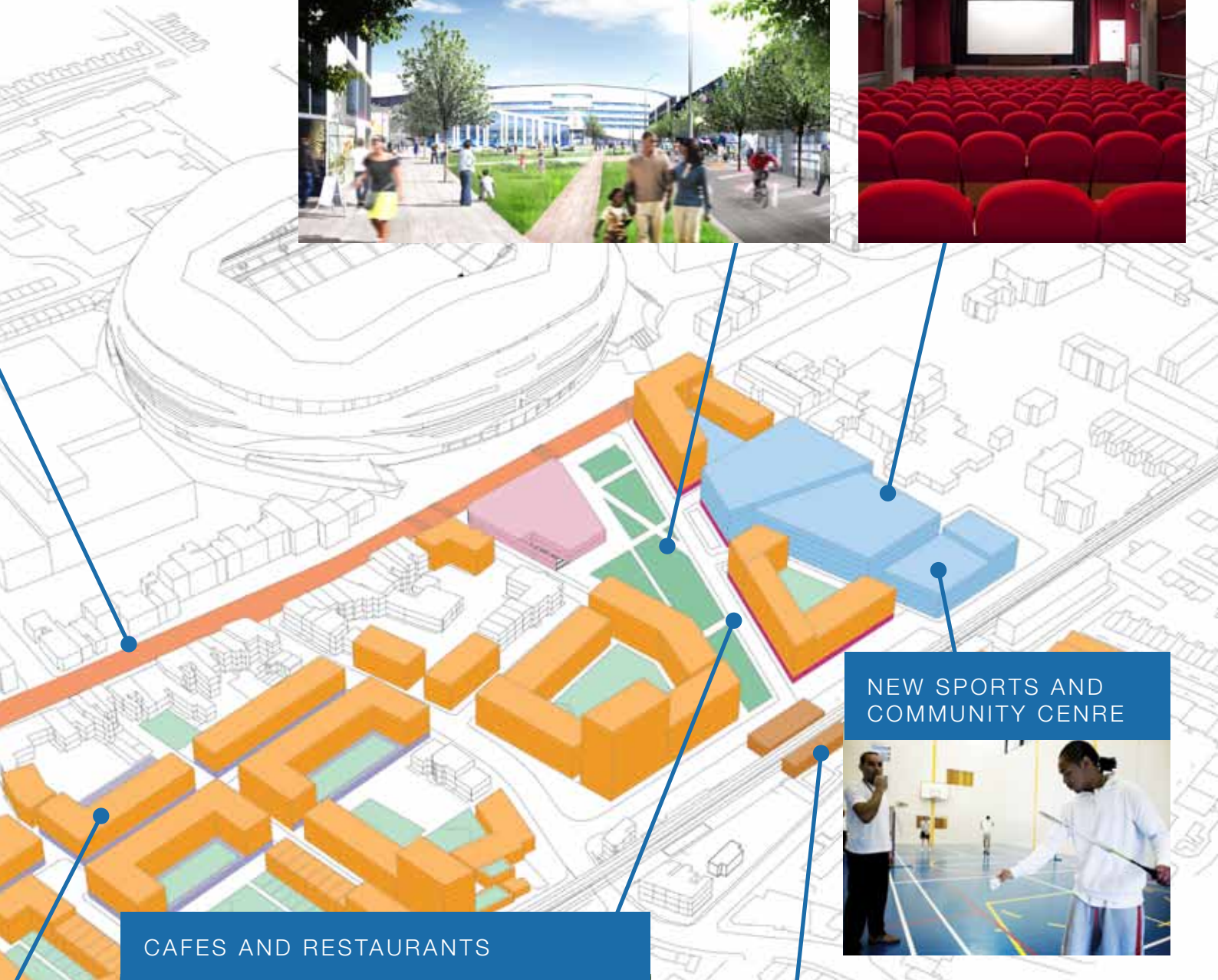
PEACOCK MEWS



NEW PUBLIC OPEN SPACE - LOOKING TOWARDS THE NEW STADIUM



NEW MULTI-SCREEN CINEMA



NEW SPORTS AND COMMUNITY CENTRE



CAFES AND RESTAURANTS



IMPROVED STATION



Key for Option 3

- | | | | |
|---|---------------------------|---|-------------------------|
|  | New Housing |  | New Open Space |
|  | Employment Workspace |  | New Station |
|  | Library & Learning Centre |  | Improved High Road |
|  | Retail/Cafe/Restaurants |  | Brook House Development |
|  | Leisure |  | New Primary School |

Summary

Each of the three options include proposals that could deliver:

- ☑ High-quality new homes including a mix of houses with gardens and flats with private shared courtyards
- ☑ An improved station for White Hart Lane
- ☑ A new area of open space linking the new station to the new stadium
- ☑ Improvements to the High Road to make it more attractive

However, there are differences between the potential benefits each option could deliver. The table below shows where the options are different.

	New shops, cafés and restaurants	New modern health services	Community Centre	New Library and learning centre	New gym	New business space	New sports and community centre	Multi-screen cinema	New community park	ALL Love Lane Estate is redeveloped allowing all council tenants to have a new home.
Option One	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗
Option Two	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗
Option Three	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Other key information - planning policy

In March 2013, we adopted our Local Plan. This sets out the key planning policies for the borough. In the Local Plan, north Tottenham is identified as an ‘area of change’ where we want to encourage regeneration and improvement.

We want to identify key sites that could help achieve these aims. This includes developing a Site Allocations Development Plan Document which will set out a preferred use or mix of uses (for example mixing housing, employment and open space) for sites in the borough. We are currently inviting interested parties to submit sites for inclusion within this document. For further information please visit www.haringey.gov.uk/site-allocations-dpd

Before any sites are adopted as part of the Site Allocations Development Plan, a further formal consultation process will be undertaken.

Tell us what you think

Between 29th April 2013 and the 21st June 2013, you can tell us what you think about the three options and the future of your neighbourhood in a number of ways.

Drop-in events

We will be holding a series of drop-in events for the local community, where you can speak to dedicated officers about the three options and the consultation process.

Drop-in sessions for Love Lane residents will be held:

- Thursday 9th May 2013, 4.00pm-8.30pm, Whitehall & Tenterden (Grace) Centre, Whitehall Street, Haringey, London N17 8BP
A Turkish interpreter will be available at this drop-in
- Monday 20th May 2013, 9.30am-12.30pm and 3.30-9.00pm
Whitehall & Tenterden (Grace) Centre, Whitehall Street, Haringey, London N17 8BP
A Somali and a Turkish interpreter will be available at this event.

We will also be holding a women-only breakfast drop-in session on:

- Friday 17th May 2013, 9.00am-12.00pm
Coombes Croft Library (opposite Spurs stadium), Tottenham High Road, London, N17 8AG
A Somali and Turkish interpreter and light refreshments will be available at this drop-in.

Drop-in sessions for local businesses will be held:

- Wednesday 8th May, 8.30am-12.30pm, Haringey Irish Centre, Pretoria Rd, Tottenham, London, London N17 8DX
A Turkish interpreter will be available at this session.
- Thursday 16th May, 5.00-8.30pm, Haringey Irish Centre, Pretoria Rd, Tottenham, London, London N17 8DX
A Turkish interpreter will be available at this session.



Drop-in sessions for people living and working in the wider community will be held:

- Tuesday 14th May 9.30am-2.30 pm
639 Tottenham High Road, London, N17 8BD
- Saturday, 1st June 10.00am-5pm
Haringey Sixth Form Centre, White Hart Lane,
London, N17 8HR

Online

Visit www.haringey.gov.uk/highroadwest to give your opinion on the three options.

Home visits

If you live on the Love Lane Estate and need a home visit to view and discuss the three options, contact the dedicated officers:



Sarah Lovell

☎ 020 8489 2025

✉ sarah.lovell@haringey.gov.uk



Chantelle Barker

☎ 020 8489 8434

✉ chantelle.barker@haringey.gov.uk

Although the closing date for this consultation is 21st June 2013, you can always contact these officers if you want to share your views on the future of your neighbourhood. You should also contact them if you live on the Love Lane Estate and would like more information.

Business

If you run a business in the area and would like more information or have any questions, you should contact the Tottenham Town Centre Manager Gemma Aked on 020 8489 2946 or gemma.aked@haringey.gov.uk

There will be another consultation later this year once we have analysed your responses and further developed the masterplan.



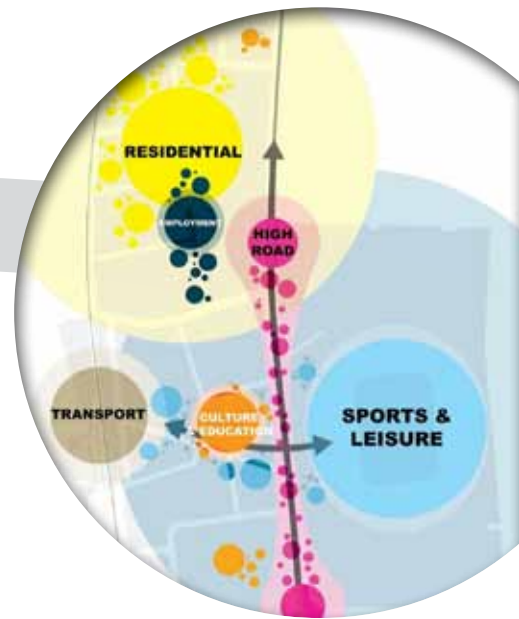


Next steps



Summer 2013

- Businesses steering groups set up
- Feedback from the master plan options consultation analysed
- Feedback used to develop a preferred master plan
- Construction work on Brook House to commence



2014

- New Sainsbury's store opens

Autumn 2013

- Public consultation on the preferred master plan



Winter 2013

- Final master plan agreed



2015 onwards

- New homes, jobs and public spaces created
- White Hart Lane station enhanced and improved



