

Shopping City and the Library

..... Noel Park Conservation Area covers parts of the opportunity zone (see p.3)

..... The Library is a significant building in need of comprehensive renewal. This has been identified as a key project which the Council could undertake to galvanise the regeneration of Wood Green

..... Library Square is a weak space at present and would be ideal for a 'quick-win' refurbishment scheme

..... Shopping City northern expansion planned to accommodate a new Debenhams store



..... The existing Shopping City building blocks east-west connectivity and relates poorly to adjoining residential development

..... The Shopping City bridge over the High Road creates a poor urban environment, both in terms of the barriers and congestion at ground level and also the affect on noise, light and pollution levels

..... Public space at this key point on the High Road is at a premium, and opportunities should be sought to enhance existing spaces and create new ones.



..... Existing housing above the existing retail area would need to be retained or re-provided in any scheme.





Shopping City and the Library

Shopping City spans both the east and west side of the High Road in the centre of the town, and is linked by a pedestrian footbridge at first floor level. The building includes a cinema, multi-storey car park and housing at upper floor levels (Sky City).

East-west connectivity in the area is currently poor, both to Haringey Heartlands and adjoining residential areas. Connectivity is restricted to a limited number of poor quality alleyways across the site. These provide a poor relationship with surrounding areas. Additionally, the current format of Shopping City provides exposed service areas and limited public space.

The dilapidated Library complex includes an indoor market. As with Shopping City, connectivity is restricted by the lack of a strong through-route.

Shopping City is a high density building over five storeys in height. This coupled with the narrow width of the High Road and high pedestrian footfall results in a crowded and oppressive atmosphere at street level, particularly between the two sides of Shopping City.

Figure 7.11 demonstrates the impermeable nature of Shopping City and the limited east-west routes currently available.

The Council will encourage the introduction of measures which aim to reduce anti-social behaviour in and around Shopping City and Sky City through:

- Improvements to lighting and maintenance of alleyways surrounding Shopping City;
- Increased fencing and barriers to upper levels to help prevent objects falling to street level;
- Improved public toilet facilities;
- Reducing informal cycling on the pavement, and removing cycle paths from pavement areas; and

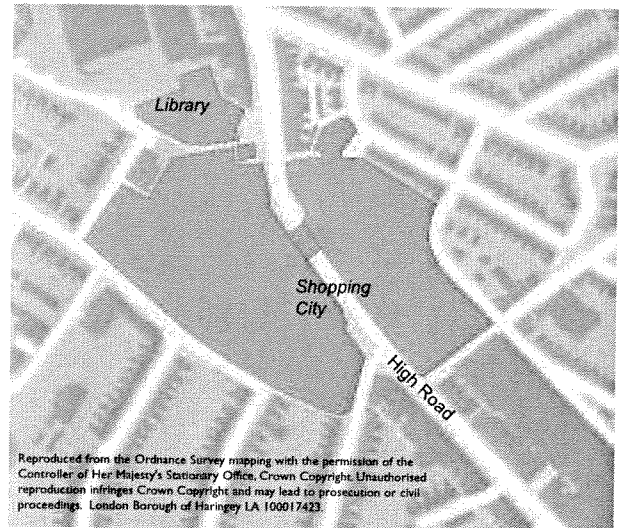


Figure 7.11 - Shopping City Existing Configuration (including the extent of the future Debenhams extension)

- Increased police presence through the incorporation of police 'shops' within the shopping area, and the promotion of Safer Neighbourhood Teams.

Additionally, measures to improve pedestrian accessibility through the consolidation of street 'furniture', and improved street maintenance arrangements will be promoted.

The Council will encourage measures to improve the provision of cycle parking facilities around Shopping City.

Development proposals should seek to make improvements to the public realm and street environment, and wherever possible to increase the utilisation of public spaces. Additionally, redevelopment proposals should seek to improve linkages to Haringey Heartlands to the west, and the surrounding residential hinterlands.

The Council will ensure that all efforts are taken to retain existing services, jobs and amenities within the town centre in any future scheme to redevelop the library. Proposals will be encouraged to maintain or improve the current scale and quality of facilities on offer.

Options for Shopping City and the Library

Reconfiguration option 1 (Figure 7.12) replaces the Library with a new building which widens the main pedestrian route and creates new active frontages all along the southern edge. The removal of the 'Turkish Radio' building creates an enlarged square on the High Road. Additionally, the Shopping City footbridge is enhanced to create a more positive visual impression on the town centre and reduce its detrimental impact on acoustics and lighting on the High Road below (see good practice image below).

Reconfiguration option 2 (Figure 7.13) replaces the Library with two building elements to move the main pedestrian connection north. This also results in double active frontages with potential for increased library and new premium retail frontage. This will also remove the 'Turkish Radio' building to create an enlarged square on the High Road. The reconfiguration could also include the removal of the pedestrian footbridge between the two sides of Shopping City to create dramatic double height entrances at opposite sides of the road. This would enable the High Road to be raised to normal at-grade layout, in order to link the entrances to Shopping City with a new wide controlled crossing, and reduce the oppressive street environment which is currently compounded by the footbridge.

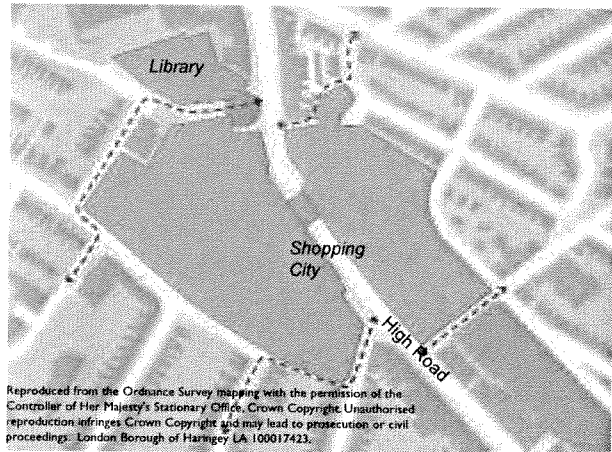


Figure 7.12 - Shopping City option 1

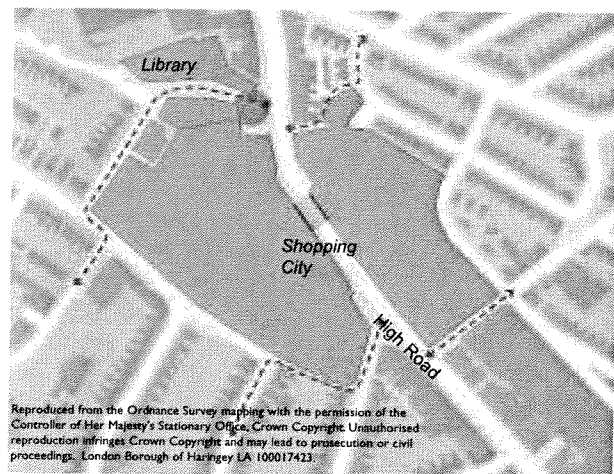
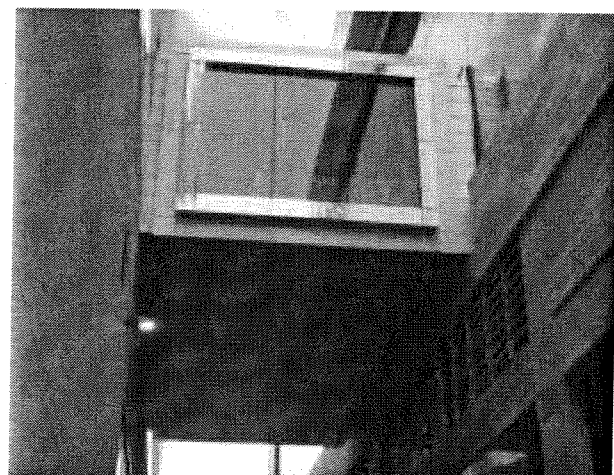


Figure 7.13 - Shopping City option 2



Good practice image: Link bridge in new commercial development, Liverpool One

Reconfiguration option 3 (Figure 7.14) illustrates a long-term option for the redevelopment of Shopping City, promoting increased east-west connectivity throughout the heart of the town centre by introducing a permeable street network. This redevelopment includes street based blocks with housing at upper levels, and provides active frontages at ground floor level. It also offers the potential for major new public realm schemes and significant greening.

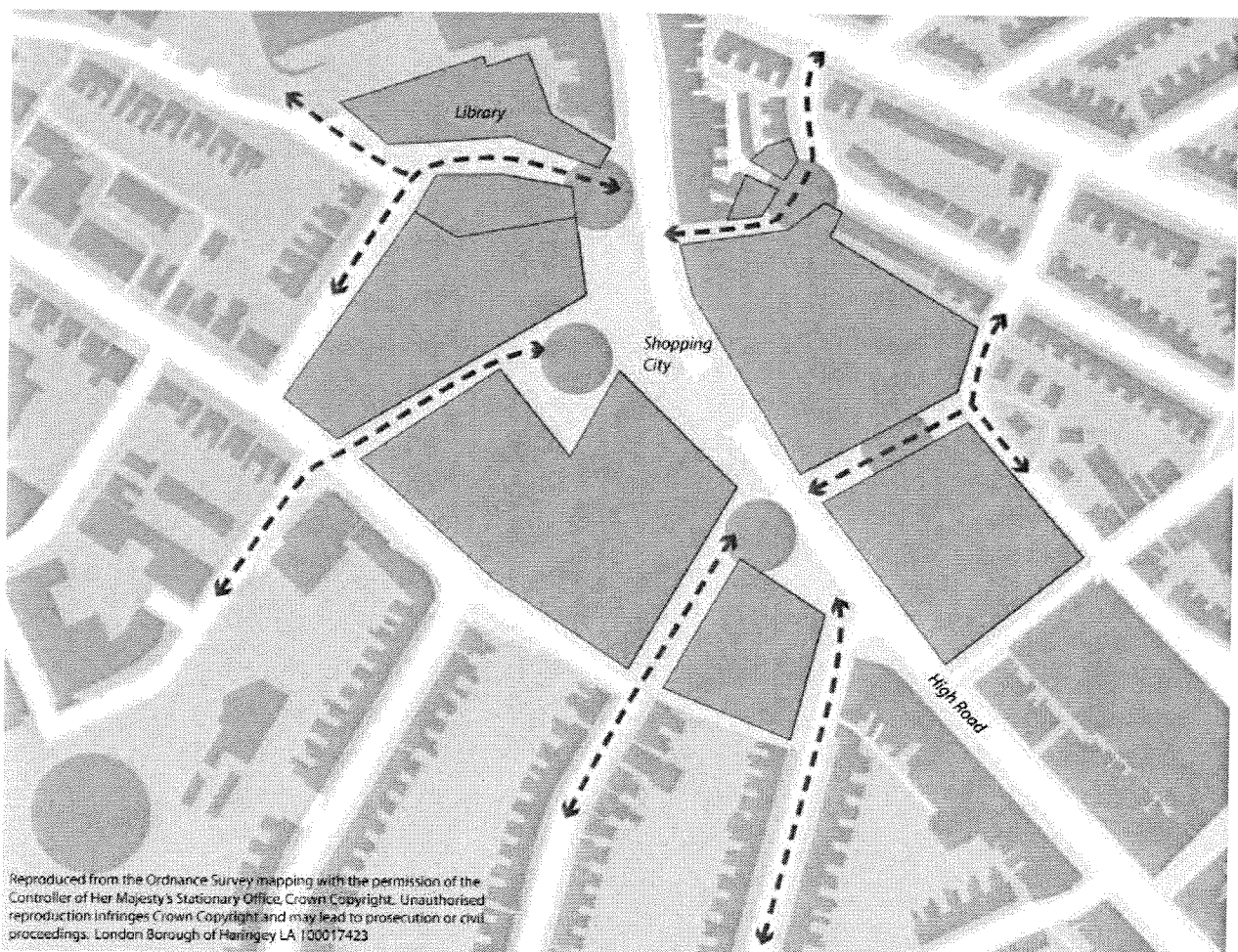


Figure 7.14 - Shopping City option 3

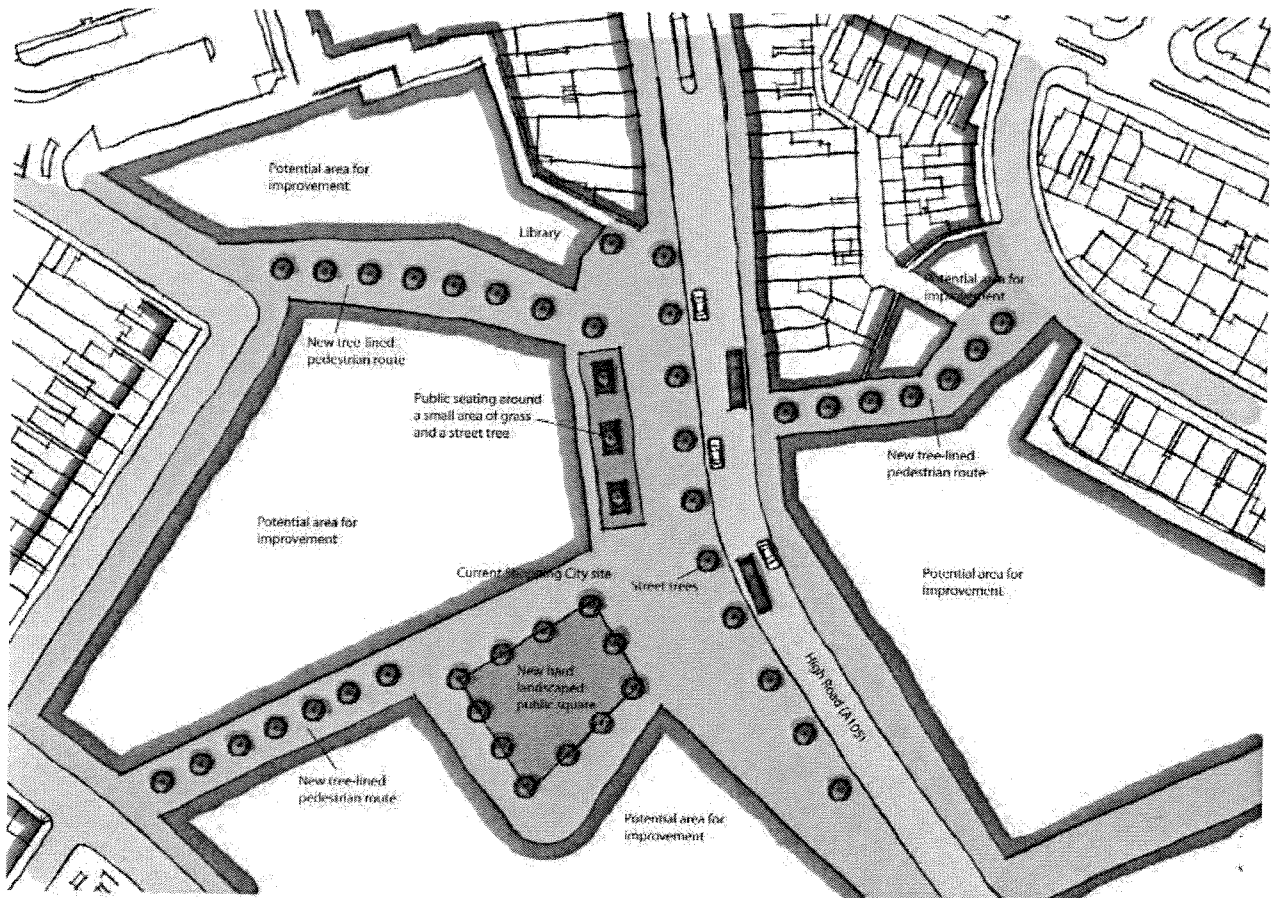
Options for the improvement of public spaces around the Library and Shopping City

Figure 7.15 illustrates a indicative improvements to the public spaces surrounding Wood Green Library and Shopping City (based on option 3 above).

The spaces present a significant opportunity to introduce greenery and enhanced public realm at the centre of the town, which is also the primary meeting point for pedestrian routes to and from Haringey Heartlands.

The opportunity exists to introduce enhancements to the public spaces both in the short and longer term:

- In the short term Library Square should be enhanced to create an improved pedestrian experience, through rejuvenating and where appropriate replacing the seating, paving, trees, planters and overall quality of the public realm. Additionally, the removal of the 'Turkish Radio' building would enable the creation of a more substantial and coherent public open space.
- In the longer term the Council will seek the revitalisation of the public spaces as part of any redevelopment proposals for the Library, and / or Shopping City. As illustrated by Figure 7.15, opportunities include the introduction of tree-lined pedestrian and cycle routes, a hard landscaped public square, and improved public seating areas.



Not to scale | Indicative only

Figure 7.15 - Indicative Plan for Public Spaces around the Library and Shopping City

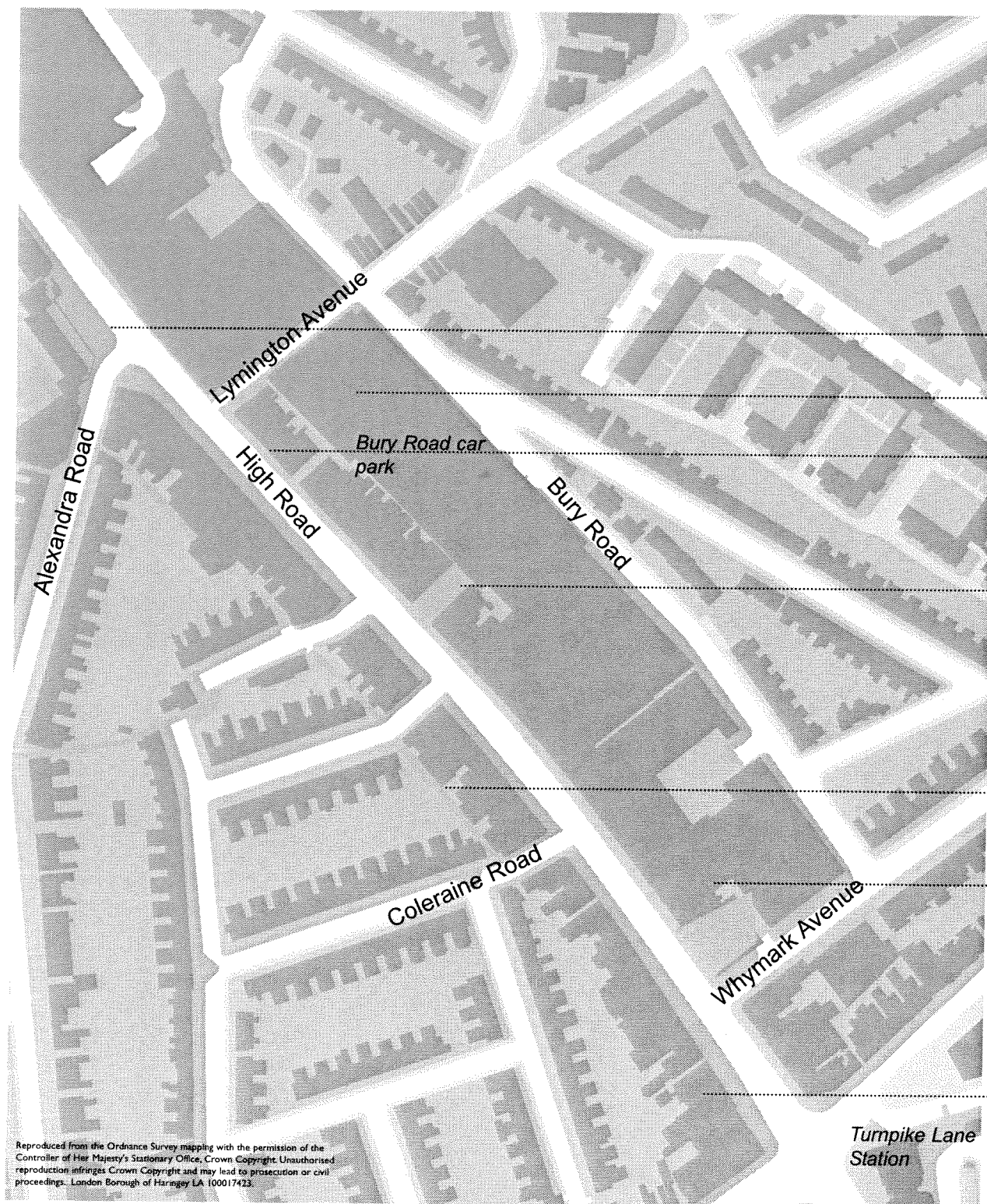


Figure 7.16 - High Road

High Road

Improvements required to pedestrian safety at junction

The Bury Road car park block presents no active frontage to the surrounding streets, whilst its bulk dominates the terraces opposite - comprehensive redevelopment would be beneficial

The existing attractive buildings which form the Cheapside row should be protected and enhanced, including the design of more appropriate shop fronts

In the redevelopment of the Bury Road car park, it would be advantageous to sub-divide the block and create a new east-west link

The existing alleyways behind the shops create a poor environment which is unsafe and unattractive

BHS and adjoining buildings would benefit from significant remodelling. In the event that they are redeveloped, they present a further opportunity to introduce town centre dwellings above the shops

The buildings on the west side of the High Road, although not as obviously attractive as the Cheapside row, still present an attractive historic character which should be protected and enhanced through refurbishment and careful design of elements such as shop fronts

