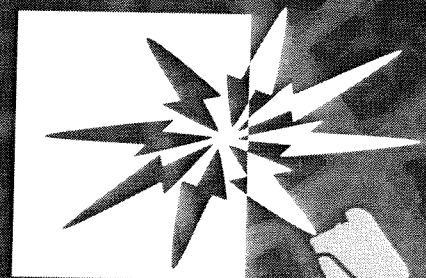


Wood Green Town Centre SPD

August 2008



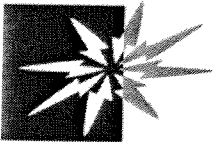
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Haringey Council

The Wood Green Town Centre SPD has been produced by **Urban Practitioners**



For the **London Borough of Haringey**



Haringey Council

Contact

Mark Hopson
Physical Regeneration Manager
Economic Regeneration
London Borough of Haringey
Unit 212, Technopark
Ashley Road
Tottenham N17 9LN

Tel: 020 8489 4529

Mark.Hopson@haringey.gov.uk

Drawings within this document are for illustrative purposes only

Cover Illustration: Wood Green town centre

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Cheapside buildings, Wood Green High Road

Wood Green Town Centre SPD | August 2008

WOOD GREEN - IT'S YOUR TOWN

THINGS WE LIKE N17

THINGS WE DON'T LIKE N17



High Street Consultation Event

Executive Summary

Vision for Wood Green

Wood Green town centre is a vibrant, dynamic, cosmopolitan and commercially successful Metropolitan town centre, capable of providing for the local population and for the wider sub-region. The heritage of Wood Green engenders a strong sense of place, of which local residents remain justifiably proud. Wood Green town centre, together with the neighbouring Haringey Heartlands area, represents a significant regeneration opportunity within the north London sub region.

The vision for Wood Green has three themes:

Community – ensuring that Wood Green is a place which meets the needs of local people and provides a safe and welcoming environment;

Quality – ensuring that environment, infrastructure and amenities of Wood Green are of a high quality; and

Sustainability – promoting a sustainable approach to Wood Green in terms of transport, development, retail and community life.

Overview and Context

Wood Green is located in the London Borough of Haringey in North London. It is a vibrant and busy town centre and is designated as a Metropolitan Centre in the London Plan (Consolidated with Alterations since 2004) (2008) which reflects its role as a key retail and commercial destination. Wood Green is well placed in relation to a number of high profile regeneration schemes such as Haringey Heartlands and Tottenham Hale.

The intention of this SPD is to guide development in Wood Green town centre over the coming years. The document draws upon an extensive consultation process, the work of the Wood Green Spatial Plan, and a review of baseline data and other relevant sources.

The SPD sets out a clear and detailed vision for the town centre, together with a strategy for its future regeneration and development.

Evidence Base and Consultation

A number of documents have been reviewed as part of the evidence base for the Wood Green Town Centre SPD, including the Wood Green Spatial Plan (Urban Practitioners, 2006), the Wood Green Town Centre Retail Healthcheck (DTZ, 2007) and the Wood Green Audit (Parkside Malvern Residents' Association et al., 2006).

Additionally, the initial consultation phase for the SPD has included:

- A High Street Consultation exercise;
- Town Centre Walking Audit (major hands-on planning public consultation event);
- 17 stakeholder meetings;
- Workshop and meeting with the Wood Green town centre SPD Steering Group;
- Workshop and meeting with the Wood Green Action Group; and
- A dedicated project website.

Details are included in the Consultation Report which accompanies the SPD.

Additionally, a dedicated project website was launched in September 2007, namely www.woodgreenspatialplan.net. This provides interested parties with information about the SPD, and an opportunity to comment.

Strategic Guidance

The guidance is split into the following themes:

- Transport and movement;
- Building height and scale;
- High quality design;
- Conservation;
- Retail;
- Open spaces;
- Safety and security;
- Leisure, community and health requirements;
- Sustainable development;
- Employment; and
- Planning obligations.

These themes constitute the essential aspects of the town centre which are addressed by this SPD, and enable the development of a clear strategy for future regeneration and development.

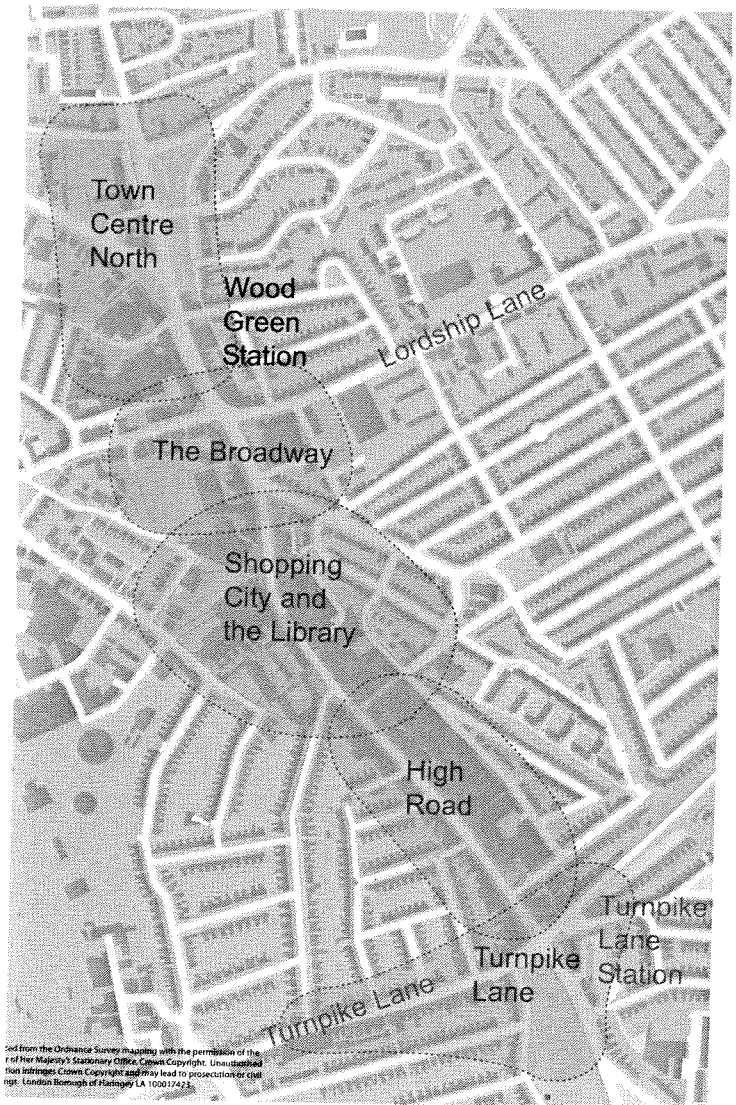
Movement and Accessibility

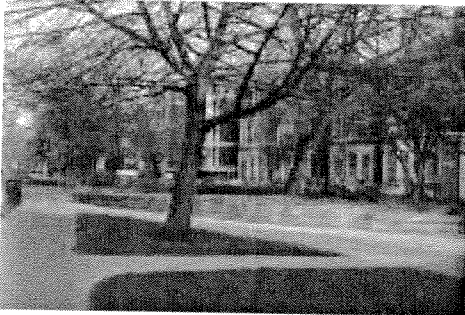
Proposals relating to movement and accessibility in and around Wood Green have been developed, including:

- the promotion of opportunities to improve east to west linkages through to Haringey Heartlands and the residential hinterland;
- the replacement of bus stop lay-by's with bus stop clearways;
- the promotion of a phased reduction in car parking provision;
- the provision of increased secure cycle parking facilities in the town centre;
- the promotion of a new cycle route which can be used as an alternative to the High Road;
- minor changes to the road network, improved pedestrian crossing facilities and improved pavement surfaces;
- the consolidation of street furniture;
- the promotion of measures to improve loading and delivery arrangements; and
- encouraging the use of sustainable means of transportation.

Opportunity Zones

Opportunity zones have been defined according to the predominant character of the existing built environment.

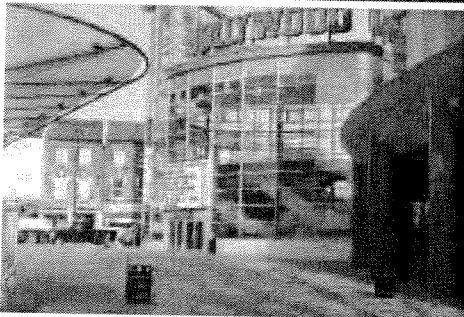




1. Town Centre North

Future opportunities for mixed-use redevelopment, including Green Ridings House.

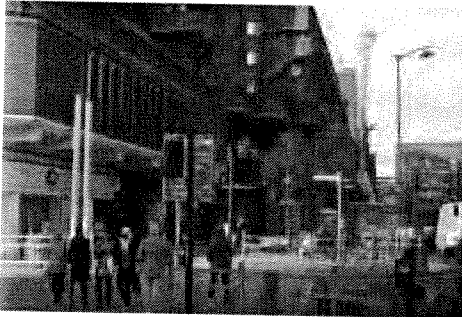
Additionally, potential to improve the access arrangements to the bus depot, and improve the quality of the pavement surface throughout.



2. The Broadway

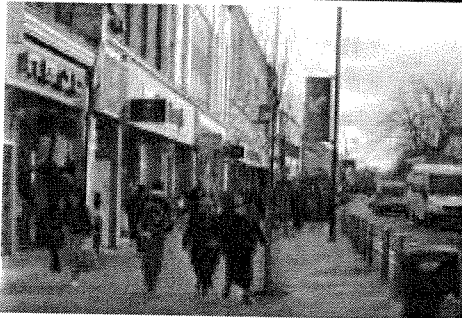
Potential reconfiguration of Morrisons, and improvements to the junction of the High Road and Lordship Lane, to improve safety and accessibility.

Further opportunities to reconfigure the podium block of River Park House to provide an active frontage, and enhance the public realm.



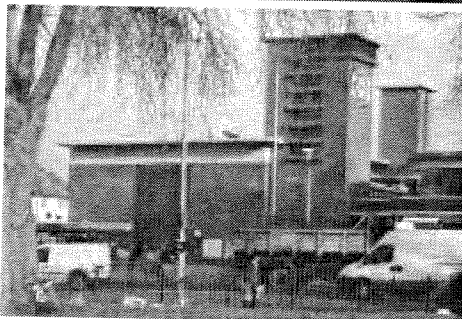
3. Shopping City

Future opportunities to redevelop the Library complex and Shopping City, to improve the street environment and create better linkages through to Haringey Heartlands and the residential hinterlands.



4. High Road

Opportunities to redevelopment BHS store and improve the appearance of units along the southern section of the High Road. Mixed-use development opportunity at Lymington Avenue.



5. Turnpike Lane

Improvements required to the maintenance and provision of facilities at Ducketts Common, and to the public realm and shop frontages in Turnpike Lane.

Additionally, the opportunity exists to create a new public area in front of Turnpike Lane tube station.

Delivery and Implementation

Delivering the proposals outlined in this SPD is a long-term process. Even for individual sites and potentially attractive areas, the development process can take a number of years from inception to completion. The successful implementation and delivery of the proposals and guidance contained within this SPD will require the support of key stakeholders in the town centre.

Section 8 of this SPD sets out the indicative phasing requirements of the proposals requiring delivery and implementation.

1 A Vision for Wood Green

This Supplementary Planning Document establishes a bold new vision for the future of Wood Green town centre:

Wood Green town centre is a vibrant, dynamic, cosmopolitan and commercially successful Metropolitan town centre, capable of providing for the local population and for the wider sub-region. The heritage of Wood Green engenders a strong sense of place, of which local residents remain justifiably proud. Wood Green town centre, together with the neighbouring Haringey Heartlands area, represents a significant regeneration opportunity within the north London sub region.

The vision for Wood Green has three themes:

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To achieve this vision, a series of more detailed objectives have been developed:

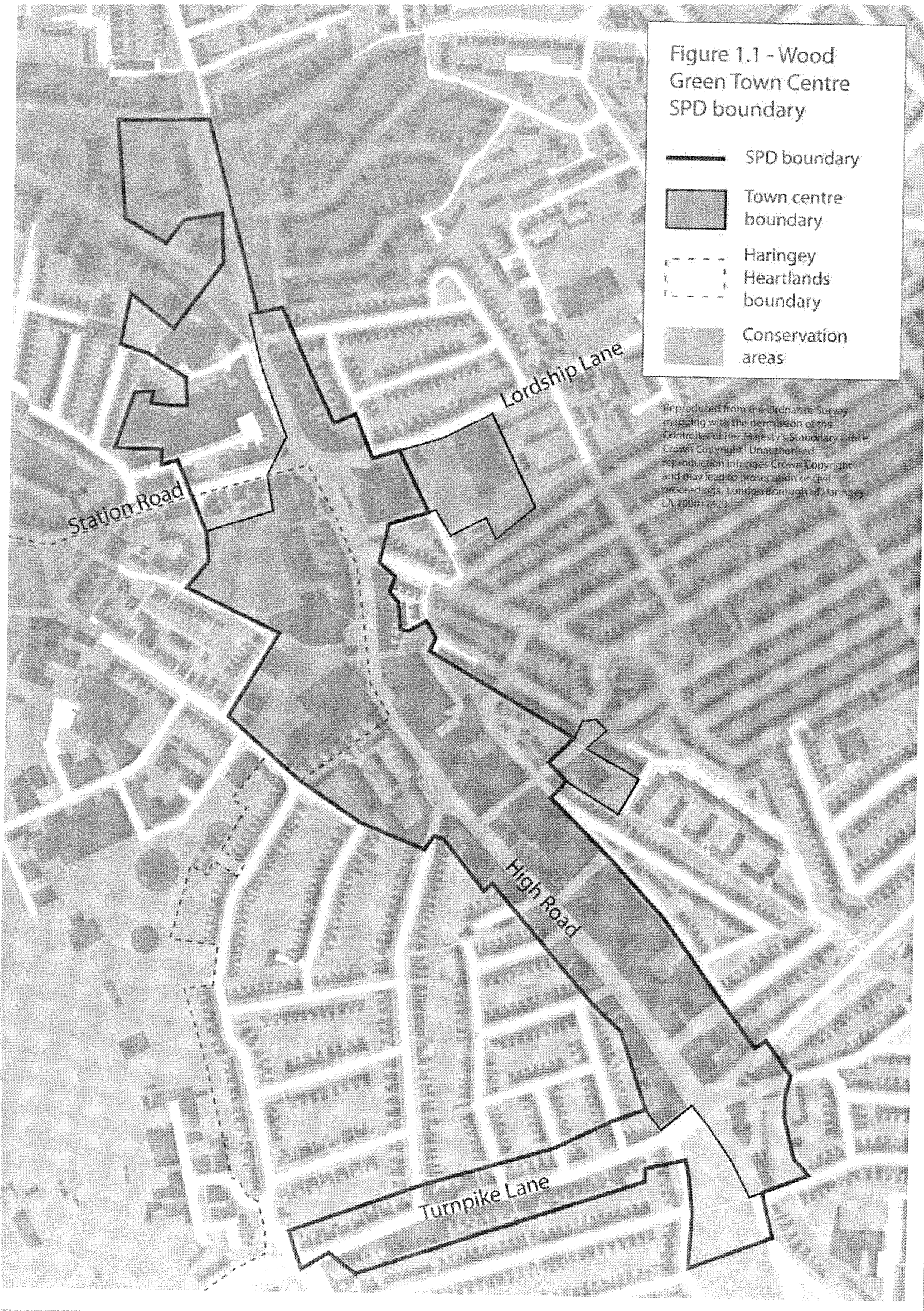
- 1) Accessibility** - To improve linkages with Haringey Heartlands to the west of the town centre and to enhance accessibility into and around the town centre for all members of the community;
- 2) Character Areas** - To encourage the retention and enhancement of the distinctive character areas within the town centre;
- 3) Sustainability** - To promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future;
- 4) Public Realm** - To improve the public realm throughout the town centre and to create a more pleasant pedestrian environment;
- 5) Congestion** - To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- 6) Building Quality** - To conserve and restore high quality buildings within the town centre, and encourage appropriate development which respects the local environment and is of the highest standards of sustainable design.
- 7) Retail** - To develop the range and quality of the retail offer within the town centre;
- 8) Open Space** - To improve the quantity, value and usage of town centre open spaces;
- 9) Safety** - To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination;
- 10) Leisure and Community Facilities** - To encourage the development of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities; and
- 11) Employment** - To increase the range and quantity of employment opportunities within the town centre.

The objectives have been developed following the review of the evidence base and consultation work. The process and methodology used to analyse and interpret these findings (in order to arrive at these detailed objectives) is detailed in the Consultation Report which accompanies the SPD.

Figure 1.1 - Wood Green Town Centre SPD boundary

- SPD boundary
- Town centre boundary
- - - Haringey Heartlands boundary
- Conservation areas

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2 Introduction

Overview

Following the production of the Wood Green Spatial Plan (Urban Practitioners, 2006), Urban Practitioners, DTZ and Alan Baxter and Associates were commissioned to produce the Wood Green Town Centre Supplementary Planning Document (SPD) in May 2007.

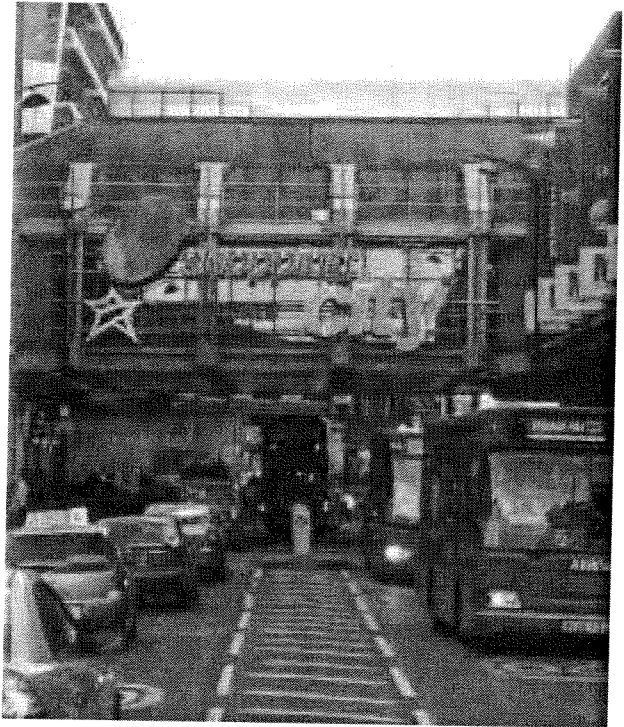
The six main areas of opportunity previously identified by the Spatial Plan were:

1. Providing high quality public realm;
2. Creating and ensuring community safety;
3. Enhancing the importance of Wood Green's shopping potential in the metropolitan region;
4. Developing a synergetic link with the new Haringey Heartlands development adjacent to the town centre;
5. Improving local and regional linkages - especially towards east and west; and
6. Enhancing the ease of vehicular and pedestrian movement through the town centre.

The intention of this SPD is to develop these opportunities further in order to guide future development in Wood Green town centre over the coming years. The document draws upon an extensive consultation process, the work of the Wood Green Spatial Plan, and a review of baseline data and other relevant sources, including the Wood Green Audit (Parkside Malvern Residents' Association et al., 2006).

The SPD sets out a clear and detailed vision for the town centre, together with a strategy for its future regeneration and development.

Figure 1.1 illustrates the SPD boundary, town centre boundary (as defined by the UDP), boundary of the Haringey Heartlands Development Framework, and relevant conservation area boundaries. The SPD boundary extends further than the UDP town centre boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary defined by the UDP.



Wood Green High Road

SPD Role and Status

The SPD will be one of the material considerations that can be taken into account when determining a planning application in Wood Green town centre. It will eventually form part of the London Borough of Haringey Local Development Framework (LDF), and will provide detailed (non-statutory) guidance for Wood Green town centre, supplementing policies contained within the Core Strategy and other Development Plan Documents. The Core Strategy, once adopted, will present strategic direction for the development of the Borough, including the provision of preferred options for the location of housing, retail, mixed use commercial and employment generating land. However, whilst the Core Strategy is being developed, the adopted and saved UDP policies and the London Plan - Consolidated with Alterations since 2004, (2008) together with the national planning framework provides the Development Plan for the Borough, within which the SPD will operate.

Sustainability Appraisal and Formal Consultation

The SPD has been prepared with the intention of promoting sustainable development in Wood Green town centre. Sustainable development can be defined as *“development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs”* (UN, 1992).

Under the requirements of the Planning and Compulsory Purchase Act 2004, the SPD has to be accompanied by a Sustainability Appraisal. This assesses the social, economic and environmental effects of the SPD from the start of the preparation process, to ensure that it contributes to sustainable development.

The Sustainability Appraisal process has included the production of:

- A Sustainability Appraisal Scoping Report, which defines the sustainability objectives for the SPD; and
- A Sustainability Appraisal Report which assesses the proposals in the SPD against the sustainability objectives contained in the Scoping Report in order to make recommendations for the improvement of the document.

The reports have both been subject to the necessary periods of consultation, and comments have been appropriately documented. Both of the reports are available separately from the Council.