CHAPTER 10:
BRUCE GROVE NEIGHBOURHOOD



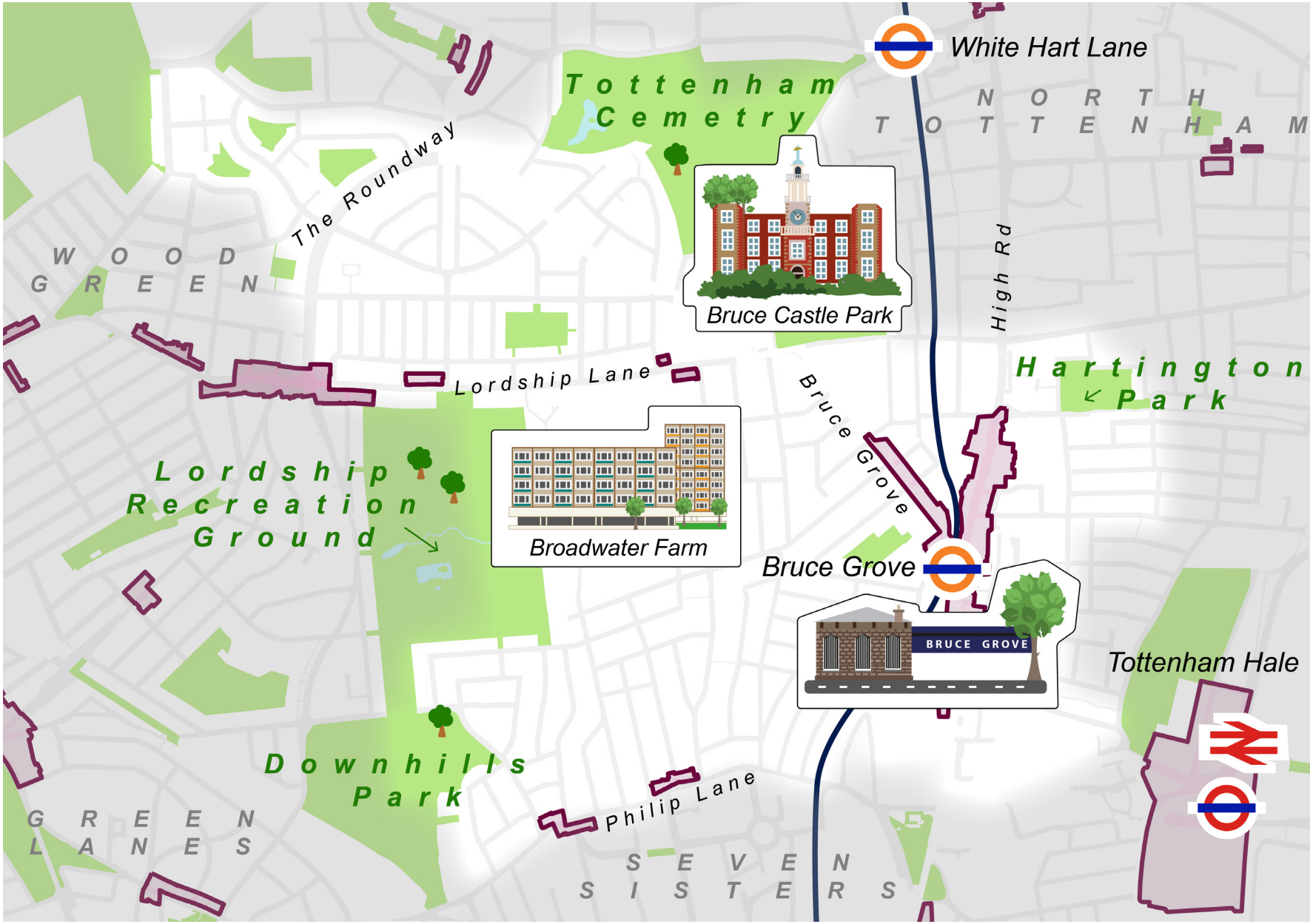


FIGURE 60 | Bruce Grove Neighbourhood Map

Neighbourhood Context

Location

10.01 The Bruce Grove neighbourhood is located in the central eastern part of the borough and includes the vibrant Bruce Grove town centre on Tottenham High Road. The majority of the neighbourhood is located to the west of the High Road with the large green spaces of Lordship Recreation Ground, Downhills Park and Tottenham Cemetery helping shape its northern and western boundaries with North Tottenham and Wood Green neighbourhoods respectively. Its southern boundary with Seven Sisters is defined by the Philip Lane and Monument Lane corridors.

History

10.02 Bruce Grove has a long history with the High Road following the route of an ancient roman road connecting the Roman city of Londinium (London) to the military centres at Lincoln and York.

10.03 In the 16th century Tottenham was a popular rural retreat for city merchants, many of whom had mansions along the High Road.

10.04 During the late 18th and early 19th century, villas and terraces started to spread outwards along the existing and new side roads, particularly Bruce Grove Road and eastward to Tottenham Hale, facilitated by improved transport to London.

10.05 In 1898 the London County Council started construction of the Tower Gardens estate in the north-east of the neighbourhood, which continued into the 1930s, dramatically expanding the residential hinterland to the west of the High Road.

10.06 By 1914, the High Road had been transformed into a busy commercial street, with ground floors being converted into shops and new public buildings and purpose-built shopping parades.

10.07 Lordship Recreation Ground was officially opened in 1932, with new housing expanding between it and the High Road during the interwar years.

10.08 The biggest change to the urban form in the post war years came through the construction of 1,063 new dwellings at the Broadwater Farm Estate between 1967 and 1973.

Connectivity

10.09 Access to public transport is highest in the east of the neighbourhood, along Tottenham High Road. The neighbourhood's only train station, Bruce Grove Station, is located along the High Road, at its intersection with Bruce Grove, and provides north-south connections on the Weaver Overground Line.

10.10 Lordship Lane is a key east-west route, linking the High Road to Wood Green. At the southern edge of the neighbourhood, Monument Way connects Bruce Grove with the Tottenham Hale neighbourhood to the east, while West Green Road connects it to the Green Lanes and Wood Green neighbourhoods to the west.

10.11 Cycle Superhighway 1 continues northward through the centre of the neighbourhood, linking West Green Road with Bruce Castle Park, through residential streets, having veered off the High Road at Tottenham Green.

10.12 Key challenges the neighbourhood faces include heavy vehicular traffic levels and road safety issues, particularly along the High Road but also along Bruce Grove, Lordship Lane and The Roundway. The neighbourhood contains the Bruce Grove West Green Low Traffic Neighbourhood which was delivered as part of the Council's ambitious Streets for People programme.

Economy, Town Centres

10.13 Bruce Grove is the retail heart of Tottenham. The town centre, designated as a District Centre in the London Plan, is focused along Bruce Grove and Tottenham High Road and provides an array of services including many valued local independent shops. However, it has fewer cafes, restaurants or evening economy activities compared with other similar sized town centres in the borough, and a higher concentration of betting shops and amusement arcades.

10.14 There are smaller collections of local shops on Lordship Lane and just south of the neighbourhood boundary along West Green Road.

10.15 The neighbourhood does not contain any designated industrial land but the High Road contains a number of offices and workspaces, with hubs at Tottenham Green Workshops and Grove Business Centre.

Landmarks, culture and heritage

10.16 The neighbourhood has an extensive culture and heritage offer. Key landmarks in the neighbourhood include Bruce Castle, a Grade I listed 16th Century manor house in 20 acres of parkland and the distinctive Broadwater Fram Estate characterised by its modernist, concrete, large panel system architecture. Bruce Castle is home to Haringey's Museum and Archives and is a historical treasure trove with a lively schedule of family activities, frequently changing exhibitions, a wide-ranging schools programme, and a schedule of talks and local history walks. The neighbourhood contains a variety of Conservation Areas covering the High Road, Bruce Castle, Tottenham Cemetery and the Tower Gardens estate, which was one of the first municipal 'cottage estates' in the world.

Green and Blue Infrastructure

10.17 The neighbourhood benefits from access to a number of large open spaces including Lordship Recreation Ground, Downhills Park, Tottenham Cemetery and Bruce Castle Park. Bruce Castle Park was Tottenham's first public park and is home to the oldest oak tree in Tottenham - an ancient sessile oak tree which is over 450 years old. While the neighbourhood is well served by larger public open spaces, linkages between these spaces can be improved and there are deficiencies in access to smaller public open spaces in the centre of the neighbourhood and around the High Road.

You told us

Responses from Tottenham Voices



FIGURE 61 | Tottenham Voices Logo

10.18 As part of a new approach to placemaking, the Council carried out a Tottenham Voices engagement process in 2023 and 2024 aiming to give local people the opportunity to have their say on Tottenham as it is today and their ambition for what it could be like in the future. The Council subsequently adopted Shaping Tottenham setting out a vision for what Tottenham could become.

10.19 The Tottenham Voices Engagement Summary sets out the following feedback for Tottenham as a whole:

- Tottenham does best at the things that make London a wonderful place to live. Diversity, creativity and vivacity
- Community makes people feel positive about Tottenham today including its richness and cohesiveness
- Tottenham is home to fantastic culture and does well at celebrating this
- People love having access to parks like Bruce Castle Park and the wilder landscapes of Tottenham Marshes and the Lea Valley
- There is a strong desire for Tottenham to be safer, cleaner and more pleasant
- The quality of the environment is holding Tottenham back, especially litter and fly-tipping
- Crime and anti-social behaviour means that many people feel unsafe or uneasy in certain places, particularly young people
- Traffic congestion, pollution and noise is problematic
- There should be a more interesting, diverse high street offer and more opportunities to enjoy leisure and culture

10.20 The Tottenham Voices Engagement Summary sets out the following feedback for Bruce Grove specifically:

- People love having access to parks like Bruce Castle, Hartington Park, Lordship Rec and Downhills.
- Access to the River Lea and the Marshes is great
- It is important to make the most of existing key assets such as Bruce Castle
- Bruce Grove can feel unsafe walking around at night
- The High Road is car-dominated

Bruce Grove Vision

Bruce Grove in 2042 will have delivered on the aspirations set out in Shaping Tottenham and will continue to be a lively and characterful neighbourhood with a dynamic and bustling town centre that acts as Tottenham's retail heart.

The strong retail offer of Bruce Grove District Centre, with its many independent businesses, will be strengthened and complemented by a wider range of town centre activities, including new workspaces, culture and leisure uses, and restaurants. A key catalyst for this will be an enhanced and expanded Holcombe Market together with the re-activation of the forecourt and arches located at Bruce Grove Station with new shops, leisure and community activities,

The public realm along the High Road corridor will be enhanced and expanded as part of the Your Bruce Grove project and via infill development. A network of pedestrian-focused laneways and side streets will have been established that are full of art and activity. New permanent and temporary uses will provide new activities and passive surveillance, improved lighting, public realm and green infrastructure to make the area feel safer, creating spaces for the community to come together.

Bruce Grove will be the centre of a wider cultural corridor, running along the historic High Road. New development and investment will have helped to restore historic shopfronts, bring historic buildings back into active use, and highlight and communicate the area's diverse histories, using lighting, public art, and wayfinding to key heritage assets like Bruce Castle.

New homes, jobs and community and social infrastructure will have been sensitively integrated into the existing environment, primarily along the High Road corridor and at Broadwater Farm. The Council will have worked with Broadwater Farm residents to improve Broadwater Farm estate to make it a better and safer place for the community to live, work and socialise.

It will be easier to access green and open spaces, with improved green connections to key assets like the Lee Valley, Bruce Castle Park, and Lordship Recreation Ground. Opportunities will have been taken to create new accessible public green spaces, including at the Cloud Garden.

Improvements to cycling, walking, and public transport infrastructure will have created a healthier, safer, and more pleasant streetscape. This will allow the neighbourhood to function as the heart nexus of Tottenham, attracting visitors while facilitating journeys to other key destinations like the Lee Valley, and Tottenham Green and North Tottenham Cultural Quarters.



Policy BGN1: Bruce Grove Neighbourhood

A. The Council will support development proposals which contribute to the Bruce Grove Vision and the aspirations set out in Shaping Tottenham.

B. The neighbourhood will deliver at least 400 new homes over the plan period and deliver an uplift in jobs with development prioritised within the Upper Lee Valley Opportunity Area and following Placemaking Focus Areas:prioritised within the following Placemaking Focus Areas

Enhance
Bruce Grove High Road Corridor
Bruce Castle Historic Quarter
Broadwater Farm

Table 35 | Placemaking Focus Areas in Bruce Grove

C. The rich heritage of the neighbourhood should be preserved, enhanced and celebrated. To achieve this, proposals should:

(1) take a conservation-led placemaking approach along the Tottenham High Road corridor
(2) improve the ability to understand and appreciate the neighbourhoods' heritage assets within their context,
(3) retain, restore, and reinstate the locally distinctive features of historic shopfronts and facades in the area to create a more attractive streetscape. This should be done in accordance with the Bruce Grove Conservation Area Design Guide, and
(4) adopt a proactive approach to securing the long-term future of 'heritage at risk' assets.

D. Proposals should broaden the range of town centre uses within Bruce Grove District Centre, while maintaining its position as the retail heart of Tottenham. The priority for new town centre uses include healthy food and beverage retail, cultural, community and leisure facilities, workspace, and well managed evening economy activities.

E. The Council will support re-development of existing car parks in Bruce Grove District Centre where this creates a safer, greener and more attractive environment and does not have adverse impacts on town centre accessibility, particularly for disabled people.

F. Proposals to improve the quality of housing, communal areas and overall environment of the Broadwater Farm Estate will be supported.

G. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) Improved east-west connections from the High Road to key destinations.
(2) a safer, more welcoming and accessible pedestrian environment along and within the High Road corridor, including an enhanced and expanded network of side streets either side of the High Road.
(3) new and enhanced cycle infrastructure, building on investment in the Cycle Superhighway.

H. Proposals should contribute to a safer, greener and expanded public realm. This includes:

(1) Addressing deficiencies in access to public open space by creating new pocket parks, a new small local park, and pedestrianised side streets.
(2) Supporting measures which improve feelings of safety, particularly along the High Road corridor.
(3) Addressing low levels of greenery particularly along the High

Road corridor

Supporting text

Placemaking strategy

10.20 Bruce Grove will experience incremental change over the next 15 years, largely through conservation-led infill development along the historic High Road, redevelopment of surface level car parks in the District Centre and the master planned renewal of Broadwater Farm Estate. This chapter sets out a clear and ambitious vision for the future of Bruce Grove. It should be read together with Shaping Tottenham, which articulates how the Council will work with its partners to deliver this vision.

Historic Environment

10.21 The Bruce Grove neighbourhood has a rich and varied heritage. To protect and enhance this, development should take a conservation-led approach, investing in and leveraging this wealth of built heritage to strengthen the historic identity of Bruce Grove, stimulate economic growth, and provide a sense of belonging for the local community.

10.22 Development proposals should highlight heritage assets and implement placemaking interventions such as public realm improvements, public art and wayfinding to help tell the story of Bruce Grove, not just the visible built heritage, but archaeological heritage, and the intangible cultural heritage that comes from its diverse communities. This will build on Council initiatives like 'Tottenham Tales'. A key strategic ambition is improving physical and perceptual connections between the historic High Road and town centre and Bruce Castle historic quarter.

10.23 Many of the shopfronts in Bruce Grove, particularly along the High Street have been significantly altered with unsympathetic ground floor units. The Council will require any changes to result in improvements to the shopfronts in keeping with the Bruce Grove Conservation Area shopfront Design Guide.

10.24 Bruce Grove has a number of conservation areas and listed buildings that are identified as 'Heritage at Risk'. The Council will continue to work with landowners, developers, leaseholders and the local community to secure the long term future of these assets

Town Centres and the High Road

10.25 Bruce Grove District Centre contains a strong retail offer that the Council seeks to maintain and grow. New retail uses should be directed to the High Road Primary Shopping Area in the first instance. The Council will support new town centre uses that create a more diverse offer and help to activate the public realm and attract more visitors, such as cafes, restaurants, independent businesses, and culture and leisure uses. The centre has an overconcentration of hot food takeaways and gambling, pawnbroker and pay day loan shops which has a negative impact on the wellbeing of local residents.

10.26 The wealth of heritage in Bruce Grove and surrounds provides an opportunity for new and existing businesses to curate a unique identity and selling point through conservation-led restoration and retrofit.

10.27 Bruce Grove's accessibility and its commercial offer makes it an attractive location for new workspace. Appropriate locations for office and workspace include above ground level shops, High Road backland sites and along side streets either side of the High Road, retaining the High Road ground floor Primary Shopping frontage for active retail and leisure uses.

Connectivity

10.28 Bruce Grove is in the centre of Tottenham and plays a key role in connecting its many destinations. Its street pattern is oriented towards north-south connections, so there is a need to improve

pedestrian and cycling east-west connections, between the High Road and nearby community hubs and assets, including Lordship Recreation Ground, Downhill Park, Broadwater Farm, and Bruce Castle and Bruce Castle Park to the west and Tottenham Hale District Centre, Down Lane Park, Hartington Park and Lee Valley Regional Park to the east.

10.29 There is an opportunity to leverage development within the High Road corridor to address high rates of traffic collisions, reduce existing street clutter and improve crossings and pavement quality to establish a safer and more welcoming environment for its many users. Development along the side street system, east of the High Road, will enable new and safer pedestrian connections to and alongside the High Road, providing alternative north-south routes to the busy High Road.

10.30 In addition to improvements to Cycle Superhighway 1, the cycle network would benefit from new infrastructure, particularly along the High Road, along Lordship Lane, and the western portion of The Roundway. More cycle parking spaces should be provided throughout the neighbourhood, but particularly along the High Road.

Public realm

10.31 While Lordship Recreation Ground, Downhills Park, Hartington Park and Bruce Castle Park provide good access to public open space in the east and north of the neighbourhood, there remain deficiencies in the south and east and a need to improve access to the Lee Valley Regional Park. To address this, proposals should create new or expanded smaller open spaces and pocket parks. There are opportunities to improve access to existing open spaces, support community parklets in higher density residential areas and business parklets in commercial areas such as the High Road.

10.32 Crime and anti-social behaviour are among top concerns raised by residents. This is a particular issue along and behind the High Road where quiet and poorly lit side streets can attract undesirable activities. Proposals should look to activate these spaces with positive activities and apply Designing Out Crime principles.

10.33 Bruce Grove has one of the lowest levels of canopy coverage in the borough and has a high level of heat risk. Proposals should address this by enhancing the provision of green infrastructure.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

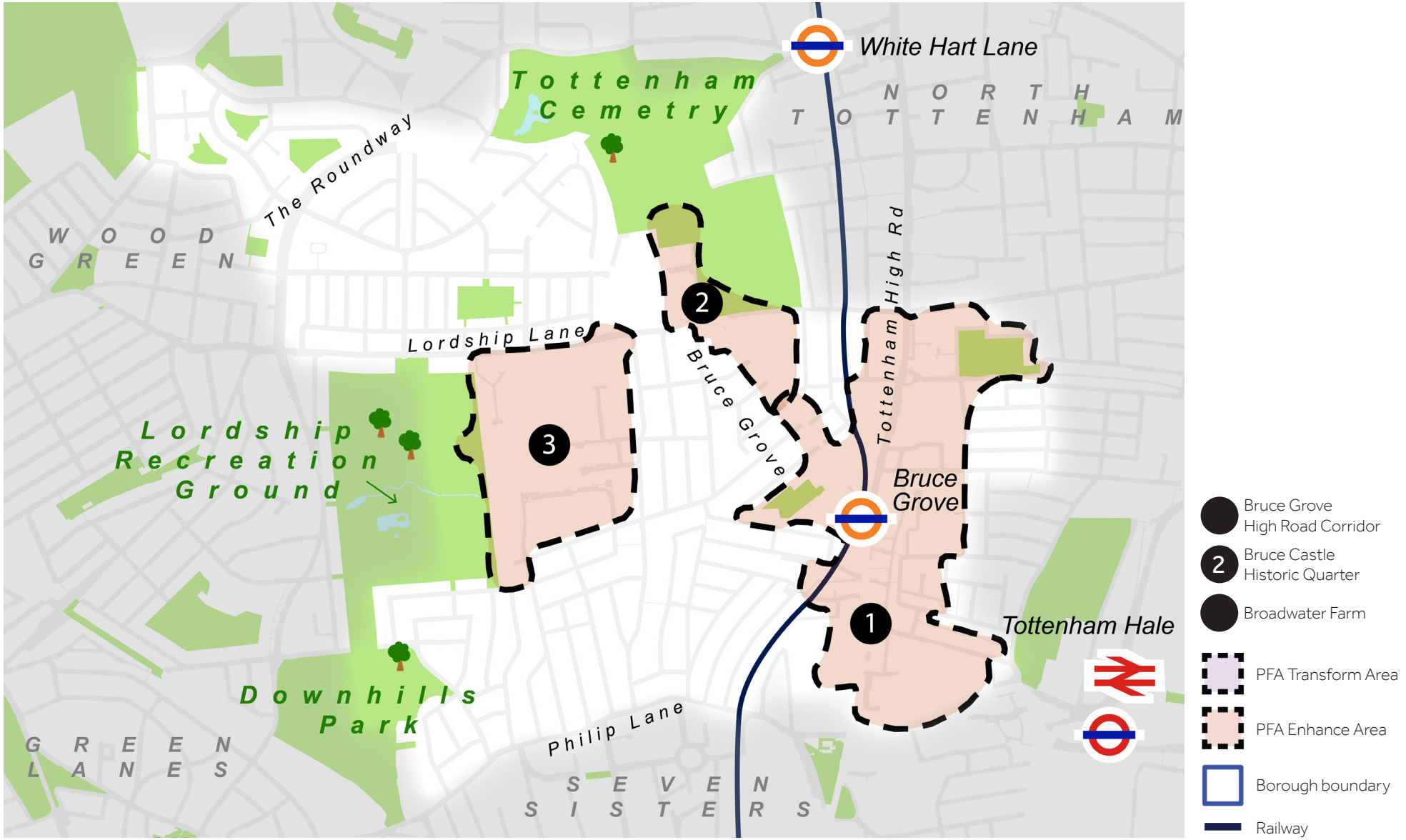


FIGURE 62 | Map of Placemaking Focus Areas in Bruce Grove

BG PFA1: Bruce Grove High Road Corridor

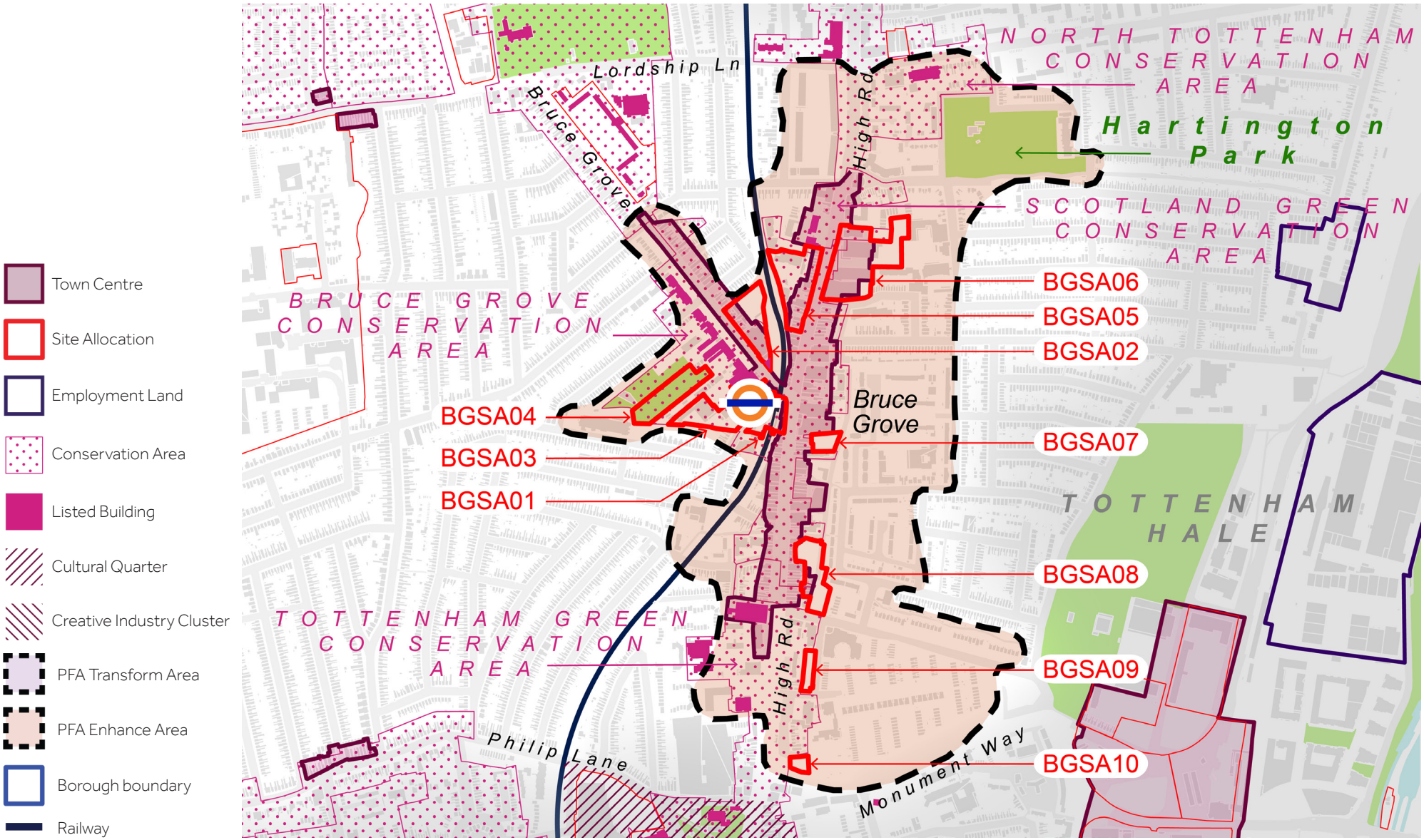


FIGURE 63 | Map of Placemaking Focus Area BGPFA1: Bruce Grove High Road Corridor

Strategy

10.34 The Bruce Grove High Road Corridor is a dynamic and bustling area, well-connected by public transport and known for its historic architecture and attractors like Holcombe Market and Roller Nation.

10.35 Infill, redevelopment and retrofit within the corridor will help diversify the current offer of the area with new independent businesses, workspaces, and leisure uses, creating a vibrant environment during the day and evening.

10.36 Development will also support significant improvements to the public realm, expanding Holcombe Market and revitalising the alleys and car parks behind the High Road with art, green infrastructure and temporary uses to increase footfall, provide spaces for the community to come together, and ensure this area feels safe and accessible for everyone to use.

10.37 Development will be conservation-led, restoring and celebrating the historic environment to ensure a strong and positive identity that attracts visitors and supports the local economy.

10.38 This strategy will be implemented through adherence to Policy BGN1, the site allocations outlined below, and the following initiatives.

- Improving and expanding Holcombe Market to act as a catalyst for the activation and diversification of the town centre offer at Bruce Grove. This includes new and improved public realm, signage, lighting, landscaping and drainage, improved provision for market stalls and potential for an events space. There is also potential for an additional market at Scotland Green.
- Resisting the overconcentration of betting shops and fast-food takeaways and supporting a healthier food and beverage offer.
- Creating greener, safer, expanded and better-connected public realm that attracts more pedestrians and cyclists by:
  - Taking a strategic approach to creating a vibrant and pedestrian-focused series of side streets and public spaces around the High Road, including along Stoneleigh Road, Holcombe Road, Brook Street, St Loys Road, and Morrisons Yard.
  - Establishing a new public open space at 'The Cloud Garden' to improve access to nature and open space.
  - Enhancing footways along Bruce Grove to improve movement and bus passenger waiting facilities.
  - Delivering new green infrastructure to provide shade, shelter and address air pollution. A large portion of the PFA sits within an Air Quality Focus Area.
  - Working collaboratively with businesses to consolidate and improve waste management, loading, unloading and deliveries along the High Road corridor.
- Enhancing local landmarks and their settings including the Tottenham Police Station, Bruce Grove Station, Palace Cathedral Theatre, the High Cross Monument, St Mark's Church, and 1-10 Bruce Grove Road.
- Taking a conservation-led approach to development, including:
  - Maintaining the diverse and vibrant character of the High Road, with a range of buildings of varying scale, origin, and design which, together with the elevated railway line, provide a strong sense of enclosure.
  - Lighting buildings and public spaces to enhance the appreciation and significance of heritage assets, having regard to heritage guidance, and create a safer public

realm.

- Refurbishing or redeveloping buildings which negatively contribute to the High Road conservation

- Supporting opportunities to reflect archaeological significance through public realm improvements, interpretation and architectural detailing.
- Signalling and enhancing views and thresholds into the High Road, including:
  - The view east, from Bruce Grove Road, interrupted by the bridge but still giving a sense of 'anticipation' of the busy town centre.
  - The view along the High Road of long continuous terraces
  - The view down Chestnut Road towards the Palace Theatre
  - The Monument Way/ High Road and High Cross Monument which signals entry into the Bruce Grove neighbourhood from the east and south.

Site Allocations in BGPFA1

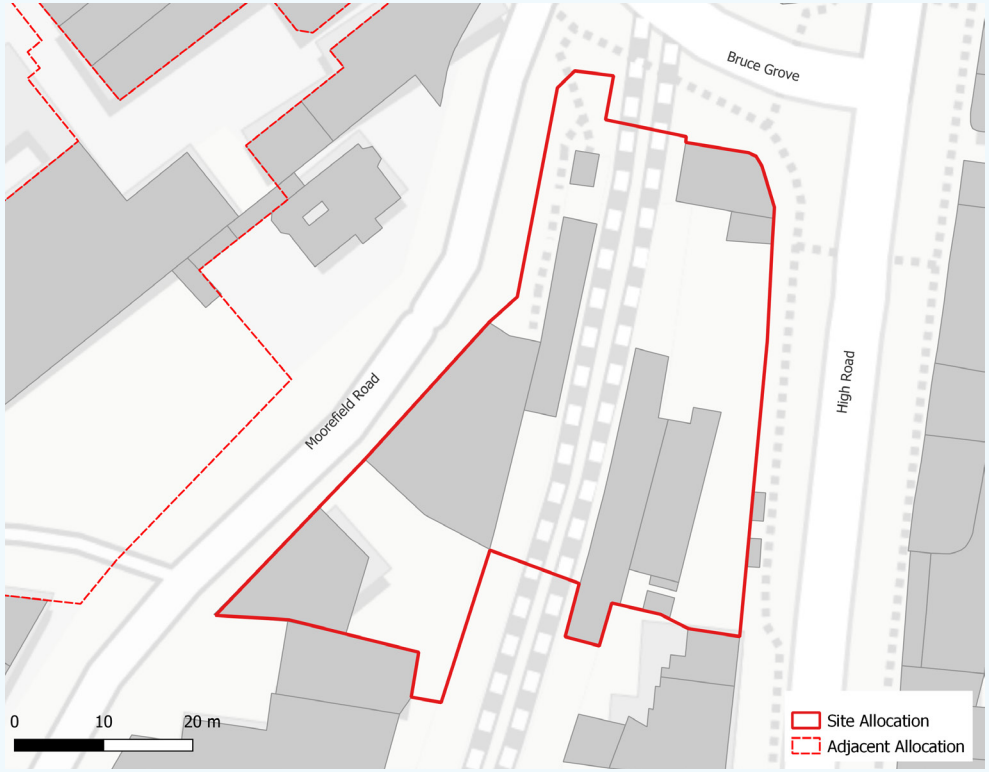


FIGURE 64 | Map of Site Allocation BGSA01

BG SA01: Bruce Grove Station

Site Information	Details
Address	Corner of Bruce Grove, Tottenham High Road and Moorefield Road, N17
Area (Ha)	0.21ha
PTAL	5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Partially in Flood Zone 3a (Surface Water) Bruce Grove District Centre Bruce Grove Conservation Area Locally Listed Building (Bruce Grove Station) Adjacent to Locally Listed Buildings Archaeological Priority Area (Tier 2: Ermine Street) Ecological Corridor (Tottenham High Road) Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	10 homes, 200sqm town centre and employment uses
Phasing	2027-2041
Ownership	Public and Private

Table 36 | BGSA01 Site Allocation Details

Proposal

Improvements to Bruce Grove Station and forecourt to bring the historic railway arches into active use, create a vibrant High Road frontage with new town centre uses, and enhance the public realm. Mixed-use development on the builder's merchants will provide additional active town centre uses and could also provide new visitor accommodation.

Masterplanning, engagement and delivery

A masterplan is required for this site. It will need to:

- Respond to the site's prominent position, the status of Bruce Grove Station as a local landmark, heritage asset, and key transport asset.
- Consider opportunities for meanwhile uses on the site.

Early engagement is required with the Council, Transport for London, and National Rail to ensure proposals deliver and do not compromise the operation of, or future improvements to, transport infrastructure.

Land uses and activities

Existing land uses are:

- Train station, builder's merchant

Acceptable land uses are:

- Town centre uses
  - Uses that will add to the vibrancy of the town centre and attract footfall such as retail, food and beverage, community and cultural uses. The existing builder's merchant is a suitable location for a hotel to attract visitors to the area.
- Residential
  - Above ground floor residential as part of mixed-use development of the existing builder's merchants

Built form, character and heritage

- Development proposals must be designed to preserve or enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, including the locally listed station building (a local landmark), highlighting its focal location within the Conservation Area.
- The eastern railway arches should be brought back into use, accommodating town centre uses to activate the forecourt area and High Road.
- An innovative and high-quality single storey design on the existing station forecourt, linked to the arched openings for the station, will be supported.
- An active, lively frontage onto the High Road is required that complements the existing station.
- Development of the builder's merchant should allow for an appreciation of the form of the station building, responding positively to the locally listed community centre to the south, and creatively integrating the western arches into its design to preserve their heritage value.

Movement and public realm

- Development should improve the public realm outside the station.
- High-quality wayfinding should be provided to key destinations
- Space should be provided for a landscaped court at the northern end of the existing forecourt with the potential for it to be connected to the station and used as an outdoor area to a restaurant unit.
- The pavement on Tottenham High Road should be widened.
- Proposals should improve the accessibility of the station. Opportunities to provide additional public cycle parking should be pursued.

Environment and sustainability

- The site is partially within Flood Zones 3a (Surface Water).
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- Green infrastructure should be provided within the station forecourt to help 'green' the High Road and to support the ecological corridor.
- The site lies in a Source Protection Zone.

BG SA02: Former Bruce Grove Cinema and Banqueting Suite



FIGURE 65 | Map of Site Allocation BGSA02

Site Information	Details
Address	110-119 Bruce Grove, N17 6UR
Area (Ha)	0.44 ha
PTAL	5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Partially within Bruce Grove District Centre Bruce Grove Conservation Area Grade II Listed Building (Bruce Grove Public Conveniences) Locally Listed Buildings (Bruce Grove 117-119: Former Bruce Grove Cinema) Adjacent to listed buildings Partially in Flood Zone 3(Surface Water) Archaeological Priority Area (Tier 2: Ermine Street) Adjacent to Ecological Corridor Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2020/0003 & HGY/2020/0004
Indicative capacities	20 homes
Phasing	2027-2041
Ownership	Public and Private

Table 37 | BGSA02 Site Allocation Details

Proposal

Retrofit and redevelopment of this site to retain and enhance its role as an important piece of cultural infrastructure in Bruce Grove and continue the restoration of its heritage assets. The Council has already invested in the restoration and retrofit of the Grade II listed public conveniences into a community café and public toilet, securing its long-term future.

Development will improve the site's relationship with the street, and along with new development of the rear car park, introduce a wider range of town centre and employment uses, together with new homes.

Masterplanning, engagement and delivery

A masterplan is required for this site. It will need to:

(1) Demonstrate how the former Bruce Grove Ballroom (110-116 Bruce Grove), recently restored and Grade II listed public toilets, and former Bruce Grove cinema entrance block will be retained and enhanced.

(2) Take a retrofit first approach to development of the former cinema auditorium.

(3) Explore opportunities for the creation of a cultural precinct, providing new culture and leisure uses along side streets within the site.

Land uses and activities

Existing land uses are:

- Community, cultural, and retail

Acceptable land uses are:

- Community and cultural uses
  - The site provides valuable cultural and community activities, including the Tottenham Roller Disco, a Banqueting Suite and a local church. The Council will require retention of cultural and community floorspace and support the expansion of cultural and community uses.
- Town centre and employment uses
  - Active ground floor town centre uses should be retained and provided along the Bruce Grove frontage.
  - Workspace, particularly creative workspace.
- Residential
  - Residential uses are appropriate on upper floors, provided there is no net loss of employment and town centre uses and subject to the agent of change principle

Built form, character and heritage

- Proposals must be designed to preserve and enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, including the listed former Bruce Grove public conveniences, locally listed former Bruce Grove Cinema (both of which are local landmarks) and the listed buildings opposite.
  - Efforts to redevelop or improve the incongruous early 2000s extension to the eastern elevation of the cinema will be supported.
  - Restoration of the original features of the auditorium flank wall facing Bruce Grove will be supported. This includes restoration of its distinctive lighting, highlighting it as a local landmark and cultural destination.
- A heritage-sensitive additional storey extension to the banqueting suite will be supported where it can be demonstrated that it enhances the setting and character of the building, and the wider conservation area. This should include restoration of the ground floor shopfronts.

- Active frontages should be provided at ground floor level.

Movement and public realm

- Development should deliver improved public realm that enhances the character of the Bruce Grove Conservation Area

Environment and sustainability

- The site is partially within Flood Zone 3a (Surface Water). A Flood Risk Assessment should accompany any planning application.
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- Opportunities to enhance/support the adjacent ecological corridor along the railway line should be considered.
- The site lies in a Source Protection Zone. Development proposals will need to consider this receptor in any studies undertaken.



FIGURE 66 | Map of Site Allocation BGSA03

BG SA03: Tottenham Delivery Office

Site Information	Details
Address	Rear of 5 Bruce Grove and Delivery Office and builder's yard on Moorefield Road
Area (Ha)	0.44ha
PTAL	4-5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Tottenham High Road Historic Corridor Bruce Grove Conservation Area Partially within Bruce Grove/ Tottenham High Road District Centre Adjacent to Grade II listed buildings (1-4 Bruce Grove) Adjacent to locally listed buildings (6 Moorefield Road - Holly Cottage and 22 Moorefield Road) Partially within Archaeological Priority Area (Tier 2: Ermine Street) Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	65 homes, 1000 sqm employment uses
Phasing	2027-2041
Ownership	Private

Table 38 | BGSA03 Site Allocation Details

Proposal

Mixed-use redevelopment of this site to re-provide employment floorspace, deliver new homes, a new pedestrian link to the Cloud Garden and improved active frontage along Moorefield Road.

Masterplanning, engagement and delivery

The site should be brought forward in a comprehensive and co-ordinated manner to best optimise the placemaking opportunity.

Land uses and activities

Existing land uses are:

- Employment/ Industrial (postal delivery office and builders' merchants)

Acceptable land uses are:

- Employment uses
- Existing employment floorspace should be re-provided.
- Residential
- Residential development should support the reprovision and uplift of employment floorspace

Built form, character and heritage

- Proposals must preserve or enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, in particular the listed buildings along Bruce Grove Road and the locally listed buildings at 6 and 22 Moorefield Road.
- Proposals should provide passive surveillance along the new pedestrian route to the Cloud Garden.
- Where the site interfaces with existing residential properties, back gardens of new homes should meet the back gardens of existing properties.

Movement and public realm

- A new route through the site should allow for pedestrian connections between Moorefield Road and Champa Close enabling access to the Cloud Garden. This should allow access to the properties along it but not be a through-route for vehicles.
- Contributions will be sought towards improvement of public realm along Moorefield Road and Bruce Grove, including to the forecourt of 1-5 Bruce Grove

Environment and sustainability

- The site should deliver increased greening along Moorefield Road and green pedestrian route to the Cloud Garden
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- The site lies in a Source Protection Zone.

BG SA04: Cloud Garden

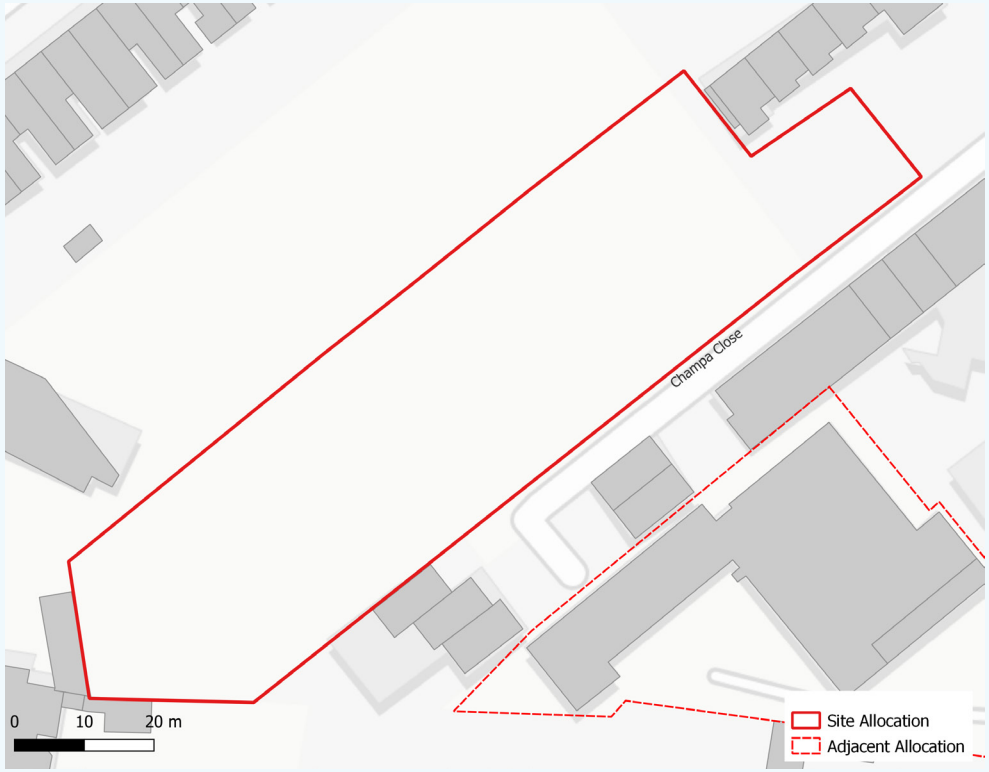


FIGURE 67 | Map of Site Allocation BGSA04

Site Information	Details
Address	Land to the rear of 7-8 Bruce Grove
Area (Ha)	0.41ha
PTAL	4-5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Local Open Space Site of Importance for Nature Conservation (Local) Bruce Grove Conservation Area Adjacent to listed buildings Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2022/4536 Appeal reference: APP/Y5420/W/23/3321012
Indicative capacities	5 homes. 0.2ha public open space
Phasing	2027-2031
Ownership	Private

Table 39 | BGSA04 Site Allocation Details

Proposal

To deliver on longstanding community ambitions to enhance the site's ecological value, celebrate its history (including its relationship to Luke Howard, the 'namer of clouds'), and provide accessible high-quality public open space in an area identified in the Council's Open Spaces Study as being deficient in open space. Modest residential development on a portion of the site is appropriate where it helps to achieve these ambitions.

The site has permission in principle, secured on appeal, for residential development alongside the provision of public open space and landscaping.

Masterplanning, engagement and delivery

A masterplan is required for this site to ensure it is developed in coordination with adjacent landowners and a cohesive approach is taken to establishing the new public open space, providing appropriate easy access to it and integrating it with adjacent social infrastructure.

A collaborative and meaningful engagement process should be followed throughout planning and development of the site, particularly the open space elements, in keeping with the Placemaking Approach. A co-design approach to establishing the public open space together with the local community is strongly supported.

Land uses and activities

Existing land uses are:

- Open space

Acceptable land uses are:

- Public open space
  - 50% of the site should be provided as public open space in perpetuity to be secured via a S106 agreement
- Residential
  - Residential development is supported on part of the site where it enables realisation of community benefits as outlined in this site allocation.

Built form, character and heritage

- Proposals should be designed to preserve or enhance the character of the Bruce Grove Conservation Area and the setting of existing heritage assets, particularly the listed buildings along Bruce Grove and the listed wall which bounds the site to the south east.
- Proposals should relate positively to the public open space, this includes:
  (1) Providing passive surveillance
  (2) Framing the park and views of it
  (3) Using landscaping and building materials that complement the park's character
  (4) Maximising natural light into the park
- Historical and cultural landscape design should be used to communicate local history and create a strong sense of place.

Movement and public realm

- A contiguous public open space of at least 0.2ha must be provided to help address an identified open space deficiency in this part of Bruce Grove and justify the loss of part of the existing open space for residential development.
- Early engagement must occur prior to submitting a planning application to agree a suitable approach to the long-term management and maintenance of the public open space.

Environment and sustainability

- A Green and Blue Infrastructure Plan (which may be part of a Design and Access Statement) must be provided setting out how the development has been designed to put into practice the Green & Blue Infrastructure Principles in this plan. Proposals must be accompanied by a comprehensive ecological impact assessment.
- Proposals must enhance and not adversely affect (either directly or indirectly) the Site of Importance for Nature Conservation. Protection of biodiversity must be appropriately demonstrated via an ecological assessment prepared by a suitably qualified person.
- The site is partially within Flood Zones 3a (Surface Water).
- The site lies in a Source Protection Zone.

BG SA05: 545-577 Tottenham High Road

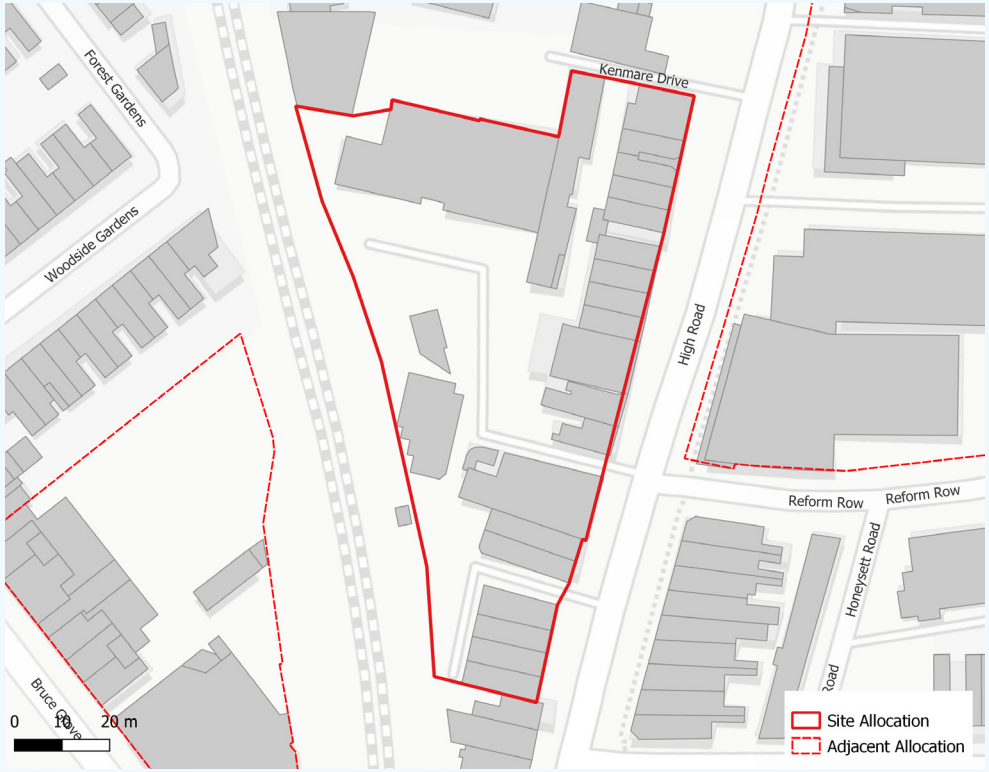


FIGURE 68 | Map of Site Allocation BGSA05

Site Information	Details
Address	545-577 Tottenham High Road
Area (Ha)	0.61 ha
PTAL	5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Partially within Bruce Grove/ Tottenham High Road District Centre Partially within Primary Shopping Area Bruce Castle Conservation Area Locally Listed Buildings (549-553 and 567a High Road) Adjacent to locally listed buildings Adjacent to listed buildings Partially in Flood Zone 3a (Surface Water) Archaeological Priority Area (Tier 2: Ermine Street) Adjacent to Ecological Corridor Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2021/0723
Indicative capacities	N/A
Phasing	2032-2036
Ownership	Public and Private

Table 40 | BGSA05 Site Allocation Details

Proposal

This section of the High Road contains several poor-quality buildings that detract from the conservation area along with underappreciated heritage assets. This site allocation supports conservation-led restoration and redevelopment to enhance the character of the conservation area, better celebrate heritage assets and provide new and improved town centre, workspace and social infrastructure uses alongside public realm improvements to support a vibrant historic high street.

Masterplanning, engagement and delivery

A masterplan is not required for this site. Proposals should demonstrate meaningful engagement with neighbouring landowners to explore opportunities for more comprehensive development.

Land uses and activities

Existing land uses are:

- Town centre uses
- Social infrastructure uses, including a school, community centre and religious facility

Acceptable land uses are:

- Town centre and employment uses
- Residential uses
  - New residential uses are appropriate on upper floors where they do not result in a reduction in employment and town centre floorspace
- Cultural and social infrastructure

Built form, character and heritage

- Proposals should be designed to preserve or enhance the character of the Bruce Grove and Scotland Green Conservation Areas and the significance and setting of the many existing heritage assets within the site and its surrounds.
- 557 to 565 High Road and 545a-545 High Road are identified as negative contributors to the conservation area and should be refurbished or redevelopment to ensure the buildings positively contribute to the conservation areas. Locally listed buildings and existing positive contributors must be retained.
- The building line along the High Road must be maintained.
- Heights along the High Road should be in keeping with the established pattern of 2 to 3 storeys. Heights at the back of the High Road must be limited so as not to detract from the setting of heritage assets and the character of the High Road, including views of the site and the statutory listed buildings at 581-585b and listed boundary walls, when approaching from the north.

Movement and public realm

- Proposals should deliver public realm improvements to the side streets leading to the back of the High Road to facilitate pedestrian connections to backland activities and enhance the setting of heritage assets and the character of the conservation area. This includes enhancing views towards the locally listed 551b High Road (former electricity sub-station), 579 High Road (an 18th century barn), and appreciation of the listed boundary walls along 581-585 High Road.

Environment and sustainability

- The site is partially within Flood Zones 3a (Surface Water)
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- Opportunities should be taken to enhance the adjacent ecological corridor along the railway line.
- The site lies in a Source Protection Zone

BG SA06: Aldi

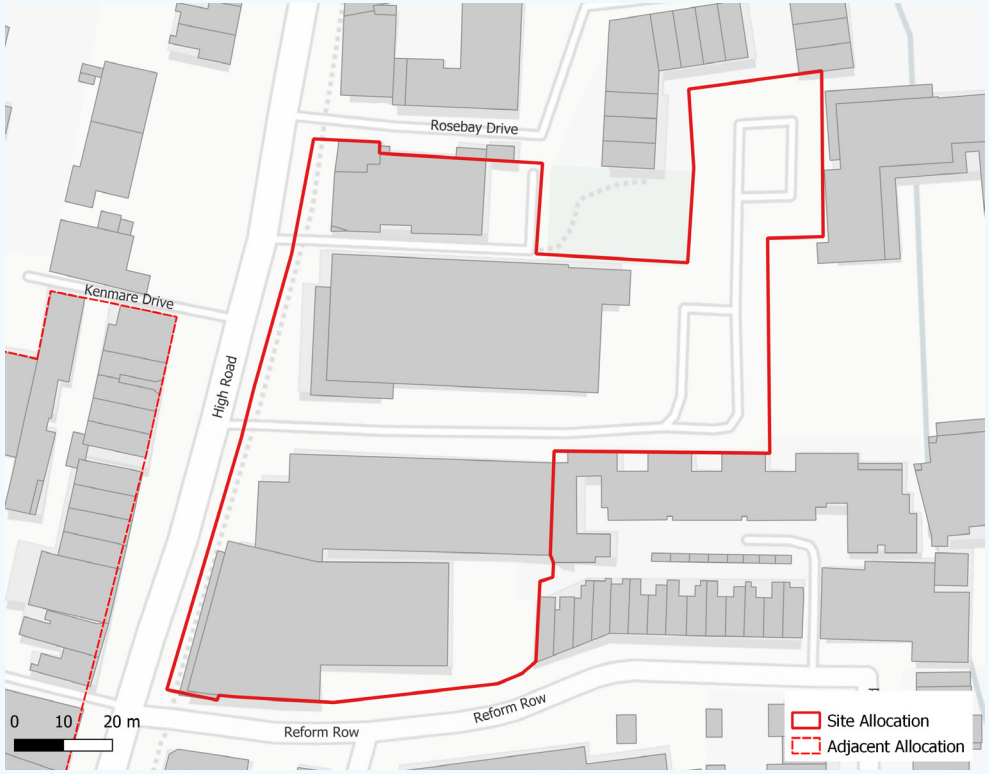


FIGURE 69 | Map of Site Allocation BGSA06

Site Information	Details
Address	570-592 High Rd, London, N17 9TA
Area (Ha)	0.95 ha
PTAL	5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Partially within Bruce Grove/ Tottenham High Road District Centre Partially within Primary Shopping Area Partially within Scotland Green Conservation Area Adjacent to Bruce Grove Conservation Area Locally Listed Building (596 High Road) Adjacent to Statutory Listed Buildings Archaeological Priority Area (Tier 2: Ermine Street) Partially within Flood Zone 2 and Flood Zone 3 (Surface Water) Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	100
Phasing	2037-2041
Ownership	Mix of private and public freehold and leasehold

Table 41 | BGSA06 Site Allocation Details

Proposal

This site allocation supports mixed-use redevelopment and retrofit of existing buildings to better complement the historic environment. Development will re-provide and enhance existing social infrastructure and workspace, as well as the supermarket, while accommodating new town centre uses, homes, green infrastructure and an enhanced and expanded public realm.

Masterplanning, engagement and delivery

A masterplan is required for this site. It will need to cover all land parcels within this allocation showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the site allocation.

There should be early engagement with and between landowners to enable co-ordinated masterplanned development that optimises land use and safeguards a potential northern extension of the east of High Road side street system, continuing from Honeysett Road.

Land uses and activities

Existing land uses are:

- Supermarket, gym, retail, social infrastructure and workspace

Acceptable land uses are:

- Town centre & employment uses
  - The Council will seek reprovision of the existing supermarket and The Grove Business Centre.
  - Ground floor town centre uses should be provided within the District Centre boundary. The Council will require replacement retail uses within the Primary Shopping Area.
- Residential (class C3)
- Social infrastructure
  - The Council will seek retention or onsite reprovision of the Friends Meeting House.

Built form, character and heritage

- The site is partially within the Bruce Grove and Scotland Green Conservation Areas. Proposals must be designed to preserve or enhance the character of these conservation areas and the significance and setting of existing heritage assets, particularly the statutory listed buildings opposite the High Road.
- The locally listed building at 596 High Road must be retained and enhanced. The remaining buildings on site are either neutral or negative contributors to the conservation areas and should be refurbished or redeveloped to ensure the buildings positively contribute to the conservation areas' character. This includes re-establishing the High Road building line with complementary form, massing and detailing.
- Building heights should be limited to 2-3 storeys along the High Road, with heights able to rise towards the centre of the site. Care must be taken not to adversely affect the privacy and security of The Mulberry Primary School and surrounding residential uses.
- Active frontages should be provided along the High Road and any new public spaces.

Movement and public realm

- Proposals should provide an enhanced and expanded public realm, with spaces for rest and social interaction.
- Proposals should deliver or safeguard an extension of the eastern side street system from Reform Road/ Honeysett Road northward, providing improved access to the Mulberry Tree Community Garden.

Environment and sustainability

- The site is partially within Flood Zones 2 and 3a (Surface Water).
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- The site lies in a Source Protection Zone.

BG SA07: Stoneleigh Carpark C

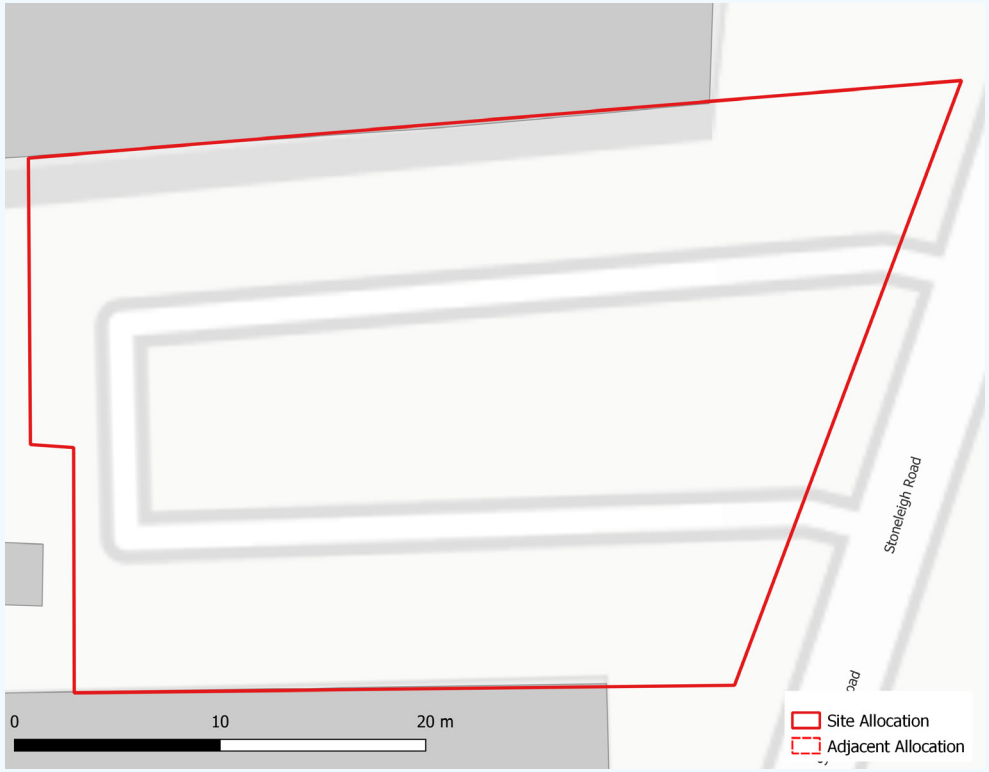


FIGURE 70 | Map of Site Allocation BGSA07

Site Information	Details
Address	302 Stoneleigh Rd, N17 9JG
Area (Ha)	0.11ha
PTAL	5
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Adjacent to Bruce Grove Conservation Area Adjacent to locally listed buildings Archaeological Priority Area (Tier 2: Ermine Street) Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	20 homes plus 250sqm employment
Phasing	2027-2031
Ownership	Public

Table 42 | BGSA07 Site Allocation Details

Proposal

Infill residential or mixed-use development of Stoneleigh Road Car Park C providing new homes and an enhanced public realm to contribute to a safer, greener, more activated and accessible, pedestrian-focused environment behind the High Road.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Development proposals must be informed by a comprehensive and inclusive engagement process. Particular consideration should be given to how development may affect inclusive access to the town centre, ensuring that changes enhance connectivity, safety and the overall experience for all town centre users.

Land uses and activities

Existing land uses are:

- Car park

Acceptable land uses are:

- Residential
- Employment uses
  - Ground floor light industrial or workspace, in particular creative workspace, to activate Stoneleigh Road.

Built form, character and heritage

- Active frontages should be provided along Stoneleigh Road.
- The site is adjacent to the Bruce Grove Conservation Area. Proposals must preserve or enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, including the locally listed buildings to the east and south of the site.
- Building height should be in keeping with the character of the surrounding area, with taller elements located along Stoneleigh Road to activate it and provide passive surveillance.
- The massing of the development should complement the setting and views towards the locally listed Brook Street Chapel, maintaining an appreciation of its silhouette when viewed from the south.

Movement and public realm

- The public realm along Stoneleigh Road and Brook Street should be enhanced to deliver a more pedestrian-focused environment which is green, safe and accessible to all.
- A Transport Assessment must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access

Environment and sustainability

- A small portion of the site is in Flood Zone 3a (Surface Water)
- Proposals should protect the mature tree at the rear of the site and provide additional greenery and landscaping.
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- The site lies partially in a Source Protection Zone.

BG SA08: Stoneleigh Carpark A and B



FIGURE 71 | Map of Site Allocation BGSA08

Site Information	Details
Address	Car Park A and B, Stoneleigh Road, London, N17 9BQ
Area (Ha)	0.38ha
PTAL	6a
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Partially within Bruce Grove District Centre Partially within Primary Shopping Area Partially within Bruce Grove Conservation Area Adjacent to Grade II Listed Building (The Beehive Pub) Adjacent to locally listed buildings Adjacent to Tottenham Green Conservation Area Archaeological Priority Area (Tier 2: Ermine Street) Partially within Flood Zone 3 (Surface Water) Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2019/1141: Approval of details attached to original granted planning permission HGY/2014/3174 for construction of 4 storeys / 7 flats, land to the rear of 418 High Road (lapsed)
Indicative capacities	30 homes, 800sqm employment uses
Phasing	2027-2031
Ownership	Public and Private

Table 43 | BGSA08 Site Allocation Details

Proposal

Mixed-use development of Stoneleigh Road Car Parks A and B providing new homes, employment space, and an enhanced public realm. Development will help deliver a safer, greener, more activated and accessible, pedestrian-focused environment behind the High Road.

Masterplanning, engagement and delivery

Development proposals for Stoneleigh Carpark A and B must demonstrate cohesive and co-ordinated planning and design that contributes to the comprehensive enhancement of the side street system east of the High Road. A masterplan is strongly encouraged to optimise placemaking opportunities, ensure integration with surrounding uses, and support delivery of a vibrant, pedestrian-focused environment.

Development proposals must be informed by a comprehensive and inclusive engagement process. Particular consideration should be given to how development may affect inclusive access to the town centre, ensuring that changes enhance connectivity, safety and the overall experience for all town centre users.

Land uses and activities

Existing land uses are:

- Car park, vehicle services, restaurant

Acceptable land uses are:

- Residential
- Employment uses
  - The Council will seek ground floor light industrial or workspace uses, in particular creative workspace, to activate Stoneleigh Road.

Built form, character and heritage

- The site is adjacent to the Bruce Grove Conservation Area and partially within the Tottenham Green Conservation Area. Development proposals must preserve or enhance the character of this conservation area and the significance and setting of existing heritage assets, including the Grade II listed Beehive Public House (a local landmark) immediately to the north of the site.
- Building height should be in keeping with the character of the surrounding area and avoid dominating the high street frontage and Beehive Public House.
- Massing should be designed to allow an appreciation of the front of the Grade II listed Beehive Public House from the pedestrian connection between Stoneleigh Road and Chestnut Road, with view studies undertaken to inform determination of the building line.
- An active frontage should be provided along Stoneleigh Road and the pedestrian route through to Chestnut Road.

Movement and public realm

- A small public space or extended public realm should be created on the corner of Stoneleigh Road and the pedestrian route through to Chestnut Road. This space should:
  - (1) Facilitate views of the Beehive Public House approaching from the south
  - (2) Provide opportunities to socialise
  - (3) Contain infrastructure to facilitate pop-up activities
  - (4) Provide secure public cycle parking
- A pedestrian connection through to Circular Road/ Scales Road should be created
- A Transport Assessment must be provided must be provided to

demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access

Environment and sustainability

- The site is partially within Flood Zone 3a (Surface Water).
- The mature tree at the south of the site should be retained.
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space. Public realm design should optimise the provision of green infrastructure.

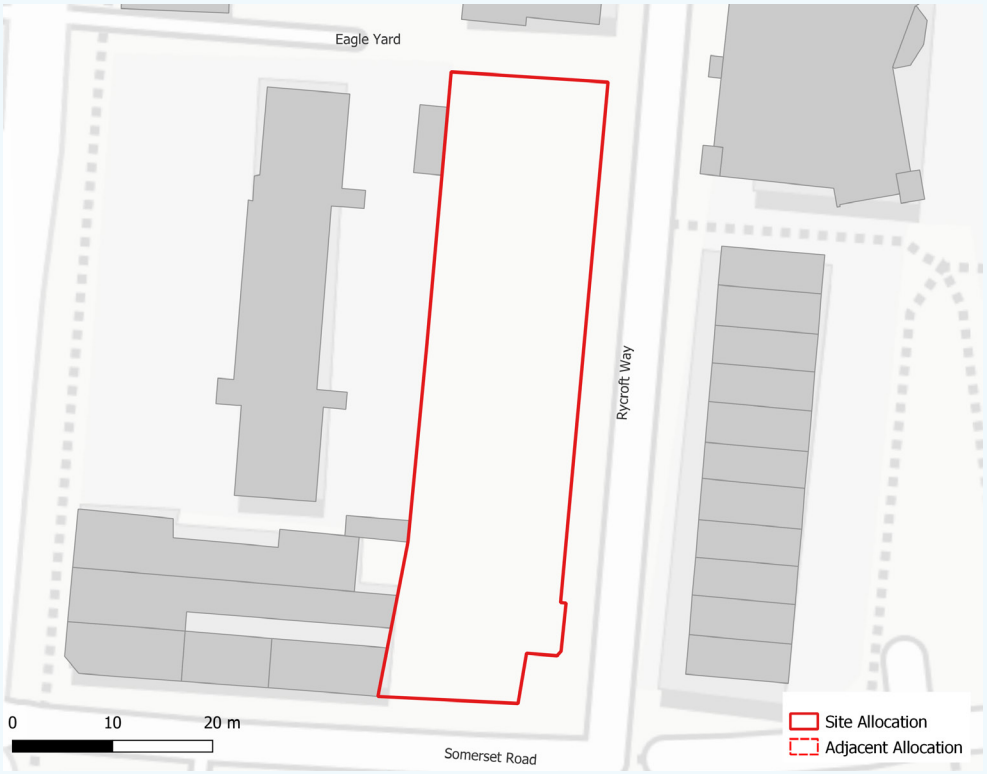


FIGURE 72 | Map of Site Allocation BGSA09

BG SA09: Rycroft Way Carpark

Site Information	Details
Address	Car Park, Rycroft Way, Tottenham, London
Area (Ha)	0.1 ha
PTAL	6a
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Tottenham Hale District Centre Partially within Flood Zone 3 (Surface Water) Archaeological Priority Area (Tier 2: Tottenham Medieval Settlement) Adjacent to locally listed buildings Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	15 homes
Phasing	2027-2031
Ownership	Public

Table 44 | BGSA09 Site Allocation Details

Proposal

Residential infill development of the Rycroft Way Car Park to provide new homes and an enhanced public realm. Development will help to deliver a safer, greener more activated environment behind the High Road.

Masterplanning, engagement and delivery

A masterplan is not required for the site.

Development proposals must be informed by a comprehensive and inclusive engagement process. Particular consideration should be given to how development may affect inclusive access to the town centre, ensuring that changes enhance connectivity, safety and the overall experience for all town centre users.

Land uses and activities

Existing land uses are:

- Residential, carpark

Acceptable land uses are:

- Residential

Built form, character and heritage

- Building heights should be in keeping with the character of the surrounding area and should drop down in scale to respect the height of buildings along Somerset Road.
- Active frontages should be provided along Rycroft Way and Somerset Road, providing passive surveillance.
- The site is within the setting of the Tottenham Green Conservation Area and should enhance its character, including maintaining the strong presence of the locally listed Former Tottenham Grammar School (now Tottenham Green Workshops) to the south.

Movement and public realm

- Development should deliver or contribute to improvements to the adjacent public realm. This includes an opportunity to create new public realm at the eastern end of Somerset Road with improved connections through to Hamilton Close.
- A Transport Assessment must be provided to demonstrate must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access

Environment and sustainability

- Proposals should retain and protect the existing mature trees.
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.

BG SA10: Carpark at junction of High Road and Monument Way



FIGURE 73 | Map of Site Allocation BGSA10

Site Information	Details
Address	Car park, High Road/Monument Way, N17 6QA
Area (Ha)	0.06 ha
PTAL	6a
Planning designations	Bruce Grove High Road Corridor PFA: Enhance Archaeological Priority Area (Tier 2: Tottenham Medieval Settlement) Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	10 homes
Phasing	2027-2031
Ownership	Public

Table 45 | BGSA10 Site Allocation Details

Proposal

Residential development of the Welbourne Road Carpark alongside public realm and landscaping improvements.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land uses are:

- Car park

Acceptable land uses are:

- Residential

Built form, character and heritage

- The site is adjacent to the Tottenham Green Conservation Area. Development proposals must preserve or enhance the character of the conservation area and the significance and setting of existing heritage assets. This includes positively responding to the terraces to the north and their distinct castellated form.
- Building height and massing should be in keeping with the character of the surrounding area and serve to positively frame the High Road/ Monument Way intersection and the High Cross monument.
- Active frontages should be provided along street fronts and to the public realm at the High Cross intersection.
- Proposals must avoid adverse impacts on the privacy and security of the adjacent primary school.

Movement and public realm

- Development should deliver public realm and landscaping improvements.

Environment and sustainability

- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.
- The large mature tree on the southern boundary must be retained and adjacent mature trees should be protected.

BG PFA2: Bruce Castle Historic Quarter

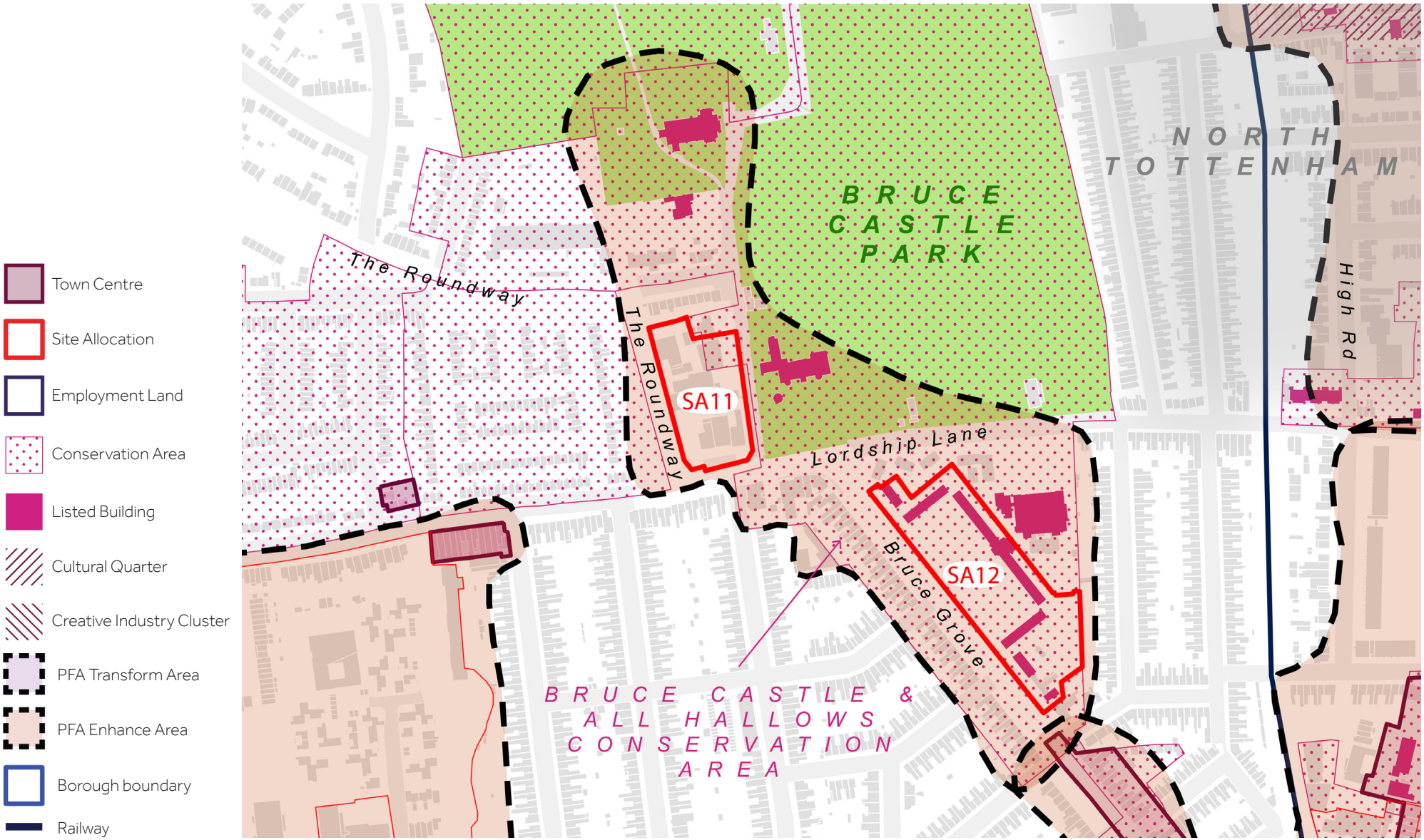


FIGURE 74 | Map of Placemaking Focus Area BGPFA2: Bruce Castle Historic Quarter

Strategy

10.39 Bruce Castle and Bruce Castle Park are two of Haringey's most treasured landmarks. Today they are home to the Bruce Castle Museum and Archive and offer a range of community, cultural and leisure activities.

10.40 Future development in this area will help protect and enhance the historic environment, making it easier for people to appreciate, access and enjoy everything the area has to offer. This includes introducing new, complementary uses and an improved public realm in and around Bruce Castle

10.41 This strategy will be implemented through adherence to Policy BGN1, the site allocation outlined below, and the following initiatives.

- Preserve and enhance the character of the Bruce Castle and All Hallows Conservation Area and Peabody Cottages Conservation Area and the setting and significance of listed and locally buildings. The Council will work positively and proactively with Historic England to secure the future of assets on the national 'heritage at risk' register.
- Ensure that new development complements and enhances the area's historic character.
- Support a range of community and cultural uses for buildings within Bruce Castle Park where this will support greater engagement with heritage, result in the preservation of the historic buildings and can take place without loss of character or causing harm to the buildings' significance.
- Restore the historical character of the locally listed shops and public house on the south side of Bruce Grove. Proposals and uses for the shops which better activate the public realm, relate positively to Bruce Castle and enable the removal of car parking, which currently detracts from the conservation area, such as retail and food and beverage uses, will be supported.
- Support landscape improvements to the Drapers Alms Houses and the reinstatement of historically accurate timber windows and doors, front boundary walls and consolidating detracting clutter in front yards along Bruce Grove, to enhance their role in connecting the historic town centre with Bruce Castle.
- Support public realm and transport improvements within the area to:
  - Enhance the setting and appreciation of and access to Bruce Castle as a local landmark and heritage asset.
  - Improve the ease and safety of pedestrian and cycle movements, particularly at the roundabouts and along Cycle Superhighway 1.
  - Create a more engaging public realm around the Bruce Grove/ Lordship Lane roundabout.
  - Reduce street clutter that detracts from the heritage assets.
  - Reduce air pollution, particularly at the Bruce Grove/ Lordship Lane intersection which is identified as an air quality hotspot.
- Provide new active workspace and retail uses near the main entrance to Bruce Castle to support its role as a cultural destination.

Site Allocations in BGPFA2



FIGURE 75 | Map of Site Allocation BGSA11

BG SA11: The Roundway

Site Information	Details
Address	58-62 Lordship Lane, 311-315 The Roundway and 12 Church Lane, Tottenham N17
Area (Ha)	0.59ha
PTAL	2-4
Planning designations	Bruce Castle Historic Quarter PFA: Enhance Flood Zone 2 and partially Flood Zone 3a Adjacent to the Bruce Castle Conservation Area and Peabody Cottages Conservation Area Adjacent to listed buildings Adjacent to locally listed buildings
Relevant permissions	HGY/2022/0967
Indicative capacities	30 additional homes to those already completed, 150sqm employment uses
Phasing	2032-2036
Ownership	Private

Table 46 | BGSA11 Site Allocation Details

Proposal

Continuation of the mixed-use development of the existing low-density employment uses to provide replacement employment floorspace and new homes. The site is in a prominent location at the northern end of Bruce Grove where it connects with the Roundway and Lordship Lane. Conservation-led development is required to enhance the setting of Bruce Castle and Bruce Castle Park.

Development has been completed on the majority part of the site allocation under planning permission HGY/2022/0967, providing 76 new homes, new employment floorspace, landscaping and a new pedestrian route between The Roundway and Church Lane.

Masterplanning, engagement and delivery

A masterplan was agreed through planning permission HGY/2022/0967 setting out how the sites adjacent to the recently developed part of the site could be developed. As such a new masterplan is not required.

There is a substation in the south west corner of the site which will need to be considered in liaison with UK Power Networks and retained or re-provided.

Land uses and activities

Existing land uses are:

- Petrol station and car wash facility, vehicle garage and electrical substation

Acceptable land uses include:

- Employment
- Residential

Built form, character and heritage

- The site is adjacent to the Bruce Castle and All Hallows Conservation Area and the Peabody Cottage Conservation Area. Development proposals must preserve or enhance the character of the conservation area and the significance and setting of existing heritage assets, including the Grade I listed Bruce Castle and Tower (local landmarks).
- A detailed heritage based urban design appraisal should be carried out prior to any future development proposals to establish agreed principles regarding acceptable height, scale and massing that should form part of any development brief for the site.
- The prominent location of the south eastern part of the site allocation lends itself to the creation of a visible architectural landmark, marking the entrance and setting of Bruce Castle. It could act as a 'wayfinder' for the heritage assets nearby. This should be achieved by virtue of its design rather than height and should be such that it is not intrusive to the setting of Bruce Castle or its grounds.
- Heights should be limited adjacent to the nursery and the existing houses to the north of the site.
- New development should attempt to continue the street frontages on all sides and should respect the scale of terraces within the Peabody Estate Conservation Area.

Movement and public realm

- Recent development of the majority of the allocation will improve local connectivity to and from Bruce Castle Park via a new east-west pedestrian route.
- To mitigate the impacts of the development, proposals for the remaining land parcels may be required to make contributions to Bruce Castle Park and to improve access to it
- Proposals should contribute to cycleway improvements, particularly along Church Street, which is part of Cycle Superhighway 1.

Environment and sustainability

- → Development should protect existing mature trees on the edge of the site
- → The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.

BGSA12: The Drapers Almshouses



FIGURE 76 | Map of Site Allocation BGSA12

Site Information	Details
Address	The Drapers Almshouses, Edmansons Close, Bruce Grove, London, N17 6XD
Area (Ha)	1.17 ha
PTAL	2-4
Planning designations	Bruce Castle Historic Quarter PFA: Enhance Listed (Grade II) Bruce Castle Conservation Area Adjacent to further listed buildings Adjacent to locally listed buildings Flood Zone 2 and partially Flood Zone 3a
Relevant permissions	Current planning and listed building consent applications: HGY/2022/4319 & HGY/2022/4320
Indicative capacities	N/A
Phasing	2027-2031
Ownership	Private

Table 47 | BGSA12 Site Allocation Details

Proposal

Conservation-led restoration, retrofit and redevelopment to secure the long-term future of this important site containing statutory listed buildings and locally listed park and gardens and to enhance its contribution to the Bruce Castle Conservation Area and local community.

There are current applications for this site for alterations and extensions to existing almshouses to create new homes and the demolition of the existing laundry building and 1970s infill building and replacement with a new apartment building.

Masterplanning, engagement and delivery

A masterplan is not required but a comprehensive and conservation-led approach must be taken to proposals as part of securing the long-term future of the site.

Land uses and activities

Existing land uses are:

- Residential (including specialist older persons' and affordable housing) and
- Community (currently vacant)

Acceptable land uses include:

- Community use and cultural uses.
  - Proposals must retain and restore the chapel for community or cultural uses.
- Residential
  - New residential development will be permitted on this site to help secure the long-term future of the site and protect the range of community benefits it currently provides.

Built form, character and heritage

- A detailed heritage appraisal should be carried out prior to any future development proposals to establish agreed principles regarding acceptable height, scale, massing and landscaping
- Existing original almshouses should all be retained and development located in areas identified as less sensitive to change. The frontage of the buildings should be restored and their appreciation enhanced.
- Opportunities for new houses and flatted blocks are limited to space to the rear of the existing almshouses.

Movement and public realm

- Proposals should include improvement to the front courtyard in keeping with its heritage values and should consider how landscaping interacts with the Bruce Grove frontage, offering enhanced views of the heritage assets.

Environment and sustainability

- Proposals should enhance biodiversity on the site in a manner that does not undermine heritage values.

BG PFA3: Broadwater Farm

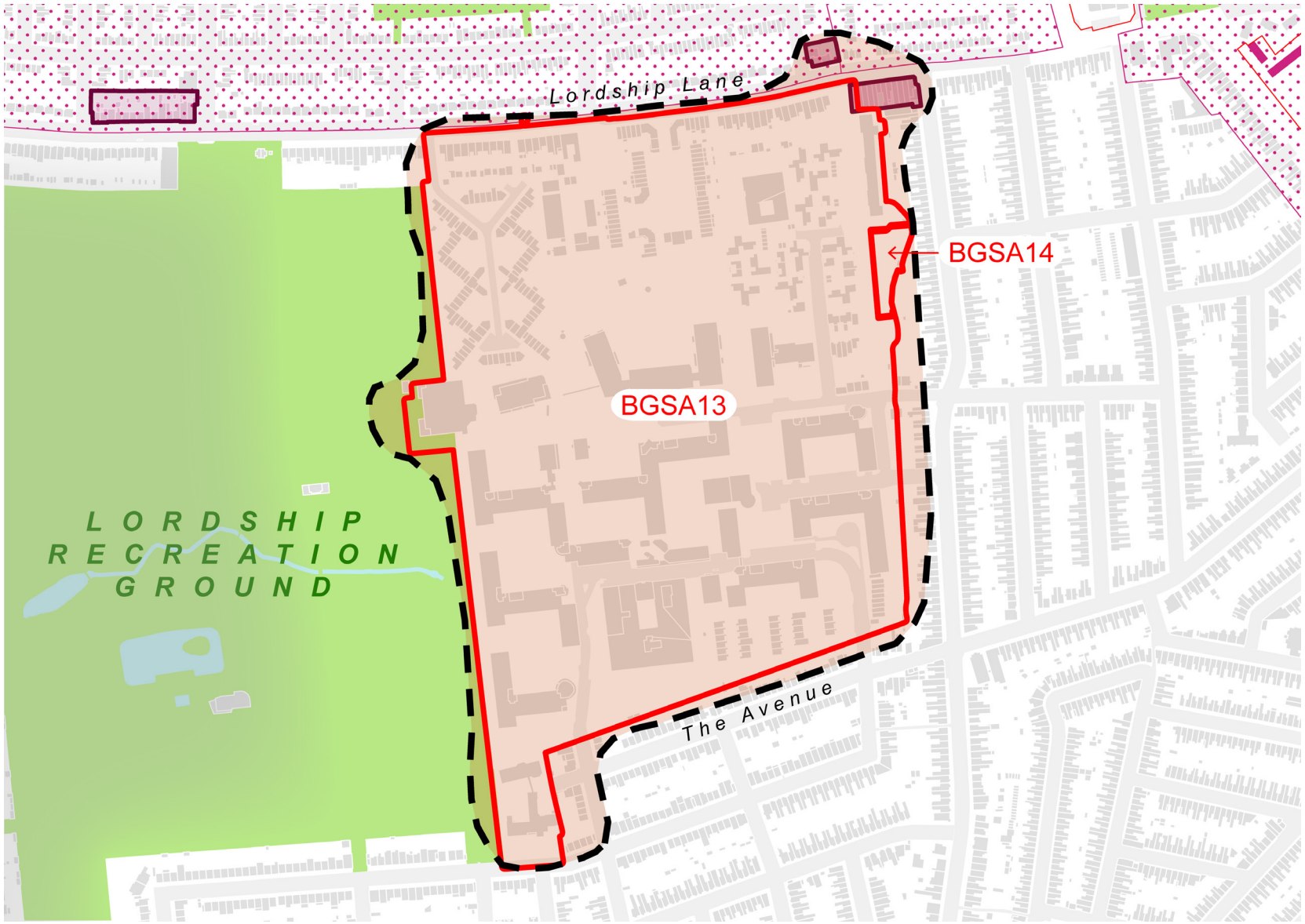


FIGURE 77 | Map of Placemaking Focus Area BGPFA3: Broadwater Farm

Strategy

10.42 Broadwater Farm Estate and its surrounds will be enhanced in collaboration with its community to be a safe, welcoming neighbourhood. The area will be a lively place, with high quality homes, affordable workspaces and improved open spaces and facilities supporting a strong sense of community and creating opportunities for residents to play, work and socialise.

10.43 This strategy will be implemented through adherence to Policy BGN1, the site allocation outlined below, and the following strategic objectives.

- Redefine the character of existing streets to encourage active travel and make better connections to the wider area. Streets should be clear routes that are defined by the buildings connecting key destinations.
- Improve the character of the estate, creating a greener, more sustainable and friendly environment. Open spaces should feel safe and welcoming.
- Retain the historic significance of the statutory listed mosaic mural previously located at Tangmere Block.
- Activate and improve the ground floor experience. Existing facilities should be improved and some re-located in new buildings.
- Improve the sense of arrival to the estate. New buildings should relate to the estate character and that of surrounding streets. The size and layout of new buildings should aid wayfinding and address security.
- Existing and new homes should have access to safe and secure communal entrances, bins and bike stores. All homes must be designed to be comfortable, and thermally efficient. New developments should provide more family homes on the Estate in response to housing need.
- Enhance the quality and appearance of shopfronts, their forecourts, and adjacent public realm along Lordship Lane.
- Help to meet housing needs for the Gypsy, Roma and Traveller Community through the provision of pitches at Brookside Green.

Site Allocations in BGPFA3

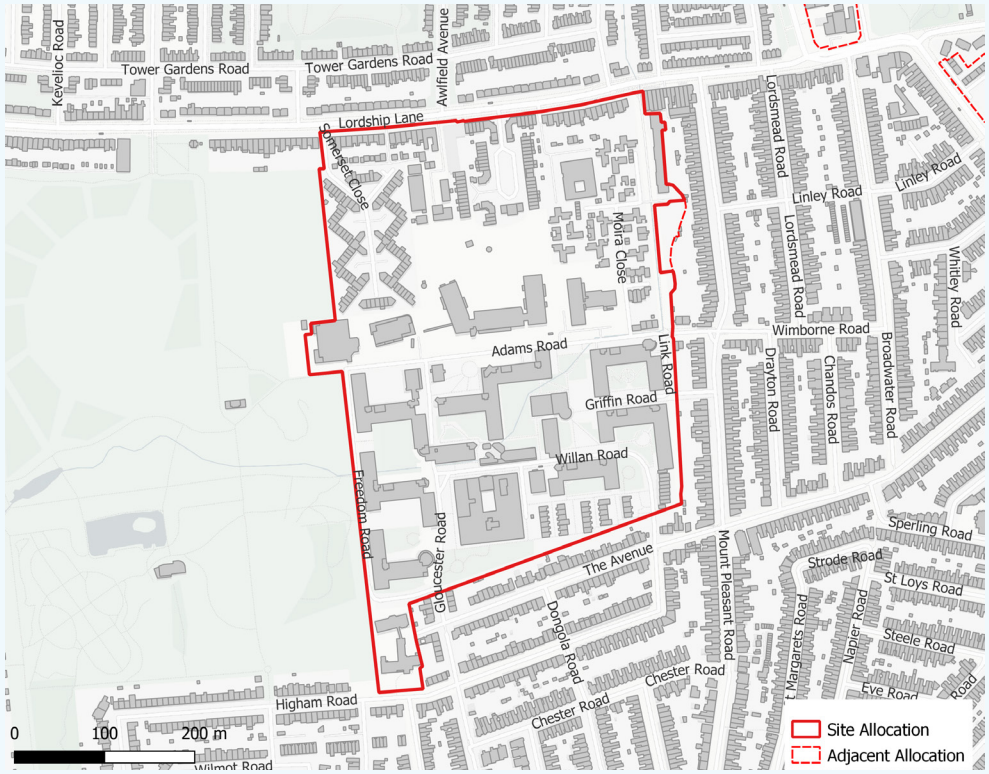


FIGURE 78 | Map of Site Allocation BGSA13

BG SA13: Broadwater Farm

Site Information	Details
Address	Broadwater Farm housing estate, N17
Area (Ha)	18.63ha
PTAL	1b-3
Planning designations	Bruce Grove: Broadwater Farm PFA: Enhance Partially within Metropolitan Open Land: Lordship Recreation Ground and Downhills Park Archaeological Priority Area (Tier 3: The River Moselle and Surrounds) Blue ribbon network Partially within Flood Zone 2 and Flood Zone 3 (Surface Water and Fluvial) Adjacent to SINC local: Lordship Recreation Ground and Downhills Park Adjacent to Conservation Area: Tower Gardens Adjacent to Local Centre: Lordship Lane East
Relevant permissions	HGY/2022/0823 HGY/2024/3522
Indicative capacities	294 (gross), 52 (net) 1,282sqm community, employment and retail uses
Phasing	2027-2031
Ownership	Public and Private

Table 48 | BGSA13 Site Allocation Details

Proposal

Retrofit, redevelopment and placemaking improvements to provide new and improved homes, better infrastructure, and an enhanced and expanded public realm in a way that builds on the area's positive qualities and strong sense of community.

As part of its commitment to bring about the most wide-reaching improvements to the estate since it was built over 50 years ago, the Council has secured planning permission for the demolition of the existing Tangmere, Northolt, Stapleford North, enterprise centre, medical centre and energy centre buildings and erection of 294 new homes (net gain of 52 homes) for Council Rent in a mix of houses and flats within buildings ranging from two to nine storeys in height. 1,282sqm of non-residential uses would also be provided in the form of a wellbeing hub, a replacement enterprise centre and a retail unit. This follows a resident ballot in early 2022 when residents of the estate voted in favour of the Council's proposals for the estate.

Subject to further engagement, there remains potential for additional retrofit and redevelopment within Broadwater Farm Estate per the Haringey Characterisation Study and Tall Buildings Study Part 1.

Masterplanning, engagement and delivery

Development should proceed in accordance with the Broadwater Farm Urban Design Framework or any replacement Council-approved masterplan.

Given the scale of transformation envisaged, a comprehensive early and meaningful engagement process should be followed.

Land uses and activities

Existing land uses:

- Residential and social infrastructure

Acceptable land uses include:

- Residential
  - Where redevelopment occurs, existing social rented council homes should be re-provided, alternative accommodation offered for secure tenants, and assistance provided for resident leaseholders from Broadwater Farm Estate to remain in the area.
  - A mix of housing tenures and types should be provided to meet the diverse needs of Haringey's communities and facilitate social integration, with a strong focus on providing family housing.
- Employment, community and cultural uses
  - Existing employment, community and cultural uses should be re-provided and, where appropriate, re-located and improved to better address streets and outdoor spaces.
  - New employment, community and cultural uses will be supported along key frontages, in particular Adams Road and at key intersections on Willan Road, where need is evidenced and active uses at ground level and passive surveillance are provided.

Built form, character and heritage

- Active frontages should be maximised within the estate, with active uses provided on the ground floor on key street frontages.
- Ground floor uses and activation should be introduced in the undercrofts at key locations to better define street frontage.

Movement and public realm

- A clear street hierarchy should be established, with improved connections to the surrounding local network, particularly to key destinations including local schools, Children's Centre, Community Centre, retail units, Lordship Recreation Ground, Lordship Lane, Philip Lane and Bruce Grove.

- A series of new and enhanced shared and public spaces should be provided, equipped with improved play facilities and generous green infrastructure.
    (1) A new Community Park should be created in the heart of the estate
    (2) Public realm interventions should improve the relationship with surrounding social infrastructure and open space assets, including the community centre, schools, wellbeing hub and Lordship Recreation Ground
- Pedestrians should be prioritised on existing streets through footway improvements and rationalised parking layouts.
- Cycle routes should be established through the site, connecting to Cycle Superhighway 1 and key destinations including Lordship Recreation Ground, Lordship Lane, Bruce Grove District Centre, and Philip Lane.
- Development proposals should increase access to bus stops on Lordship Lane and the W4 bus stop within the estate. The Council will advocate for the delivery of two-way buses on the W4 route.
- Development proposals should reduce car dominance, consolidating parking and vehicular routes to allow for more pedestrian quiet streets.

Environment and sustainability

- The site is partially within a Critical Drainage Area, Flood Zones 2 and 3 (surface water and fluvial).
- The Environmental Agency should be consulted regarding impacts on the culverted Moselle Brook which runs underneath the site. Development should seek to safeguard future possibilities for deculverting.
- The site has a high heat risk. Development proposals should prioritise the use of urban cooling measures and include a Cool Space.
- Development should mitigate and where possible improve local air quality and the noise environment.

BG SA14: Brookside Green



FIGURE 79 | Map of Site Allocation BGSA14

Site Information	Details
Address	Brookside Green, N17 6HZ
Area (Ha)	0.16 ha
PTAL	2
Planning designations	Bruce Grove: Broadwater Farm PFA: Enhance Partially within Flood Zone 2 and 3 (Fluvial and Surface Water) Partially within Critical Drainage Area Adjacent to Blue Ribbon
Relevant permissions	Current planning and listed building consent applications: HGY/2022/4319 & HGY/2022/4320
Indicative capacities	2 pitches
Phasing	2027-2032
Ownership	Public

Table 49 | BGSA14 Site Allocation Details

Proposal

Provision of two new permanent gypsy and traveller pitches as part of a new site at Brookside Green to support the borough's Gypsy, Roma and Traveller Community.

Masterplanning, engagement and delivery

A masterplan is not required.

Proposals should be subject to early and meaningful community engagement

Land uses and activities

Existing land uses:

- Amenity land/open space

Acceptable land uses include:

- Gypsy and traveller pitches

Built form, character and heritage

- The layout of the site, associated facilities and landscaping, must be well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities
- The site should have appropriate boundary walls and fences to maintain the security and privacy of occupiers and adjacent residential properties

Movement and public realm

- Safe and suitable access will be required for the vehicular route into the site
- It must be demonstrated that the site will have no adverse traffic impacts

Environment and sustainability

- Existing mature trees should be retained and protected
- New planting and landscaping should be introduced
- The site is partially within a Critical Drainage Area

Other site allocations in Bruce Grove

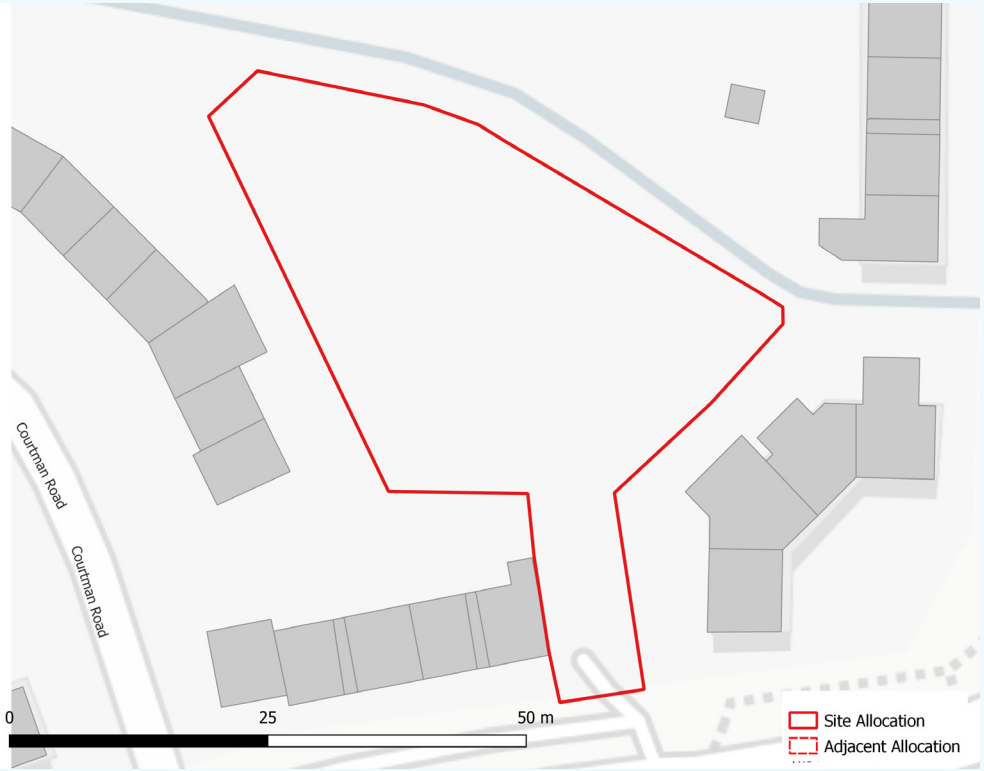


FIGURE 80 | Map of Site Allocation BGSA15

BG SA15: Rear of the Roundway

Site Information	Details
Address	Rear of 167 Roundway, N17
Area (Ha)	0.15ha
PTAL	3
Planning designations	Critical Drainage Area Flood Zone 3 (Surface Water)
Relevant permissions	N/A
Indicative capacities	3 pitches
Phasing	2027-2031
Ownership	Public

Table 50 | BGSA15 Site Allocation Details

Proposal

Provision of three new permanent gypsy and traveller pitches as part of a new site at the rear of 167 Roundway to support the borough's Gypsy, Roma and Traveller Community.

Masterplanning, engagement and delivery

A masterplan is not required.

Proposals should be subject to early and meaningful community engagement

Land uses and activities

Existing land uses:

- Temporary modular homes

Acceptable land uses include:

- Gypsy and traveller pitches

Built form, character and heritage

- The layout of the site, associated facilities and landscaping, must be well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities
- The site should have appropriate boundary walls and fences to maintain the security and privacy of occupiers and adjacent residential properties

Movement and public realm

- Safe and suitable access will be required for new vehicular routes into the site
- It must be demonstrated that the site will have no adverse traffic impacts
- Opportunities should be explored to deliver improvements to the pavement and cycle path alongside the site

Environment and sustainability

- Existing mature trees should be retained and protected
- New planting and landscaping should be introduced
- The site is partially within a Critical Drainage Area