CHAPTER 11: WOOD GREEN NEIGHBOURHOOD



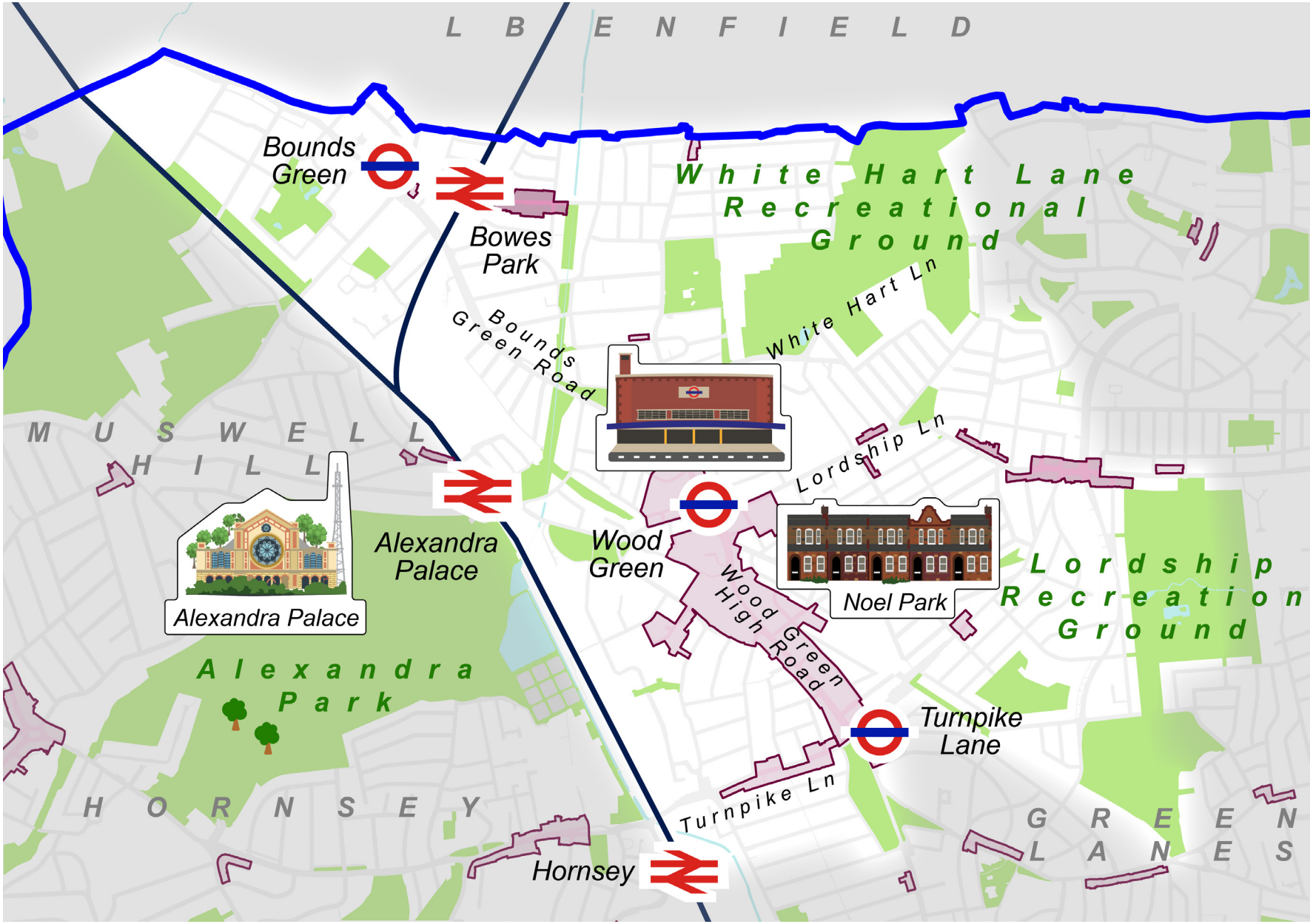


FIGURE 79 | Wood Green Neighbourhood Map

Neighbourhood Context

Location

11.01 The Wood Green neighbourhood is located the central northern part of the borough. It is bounded to the west by the Great Northern railway line and to the north by the North Circular (A406) and boundary with London Borough of Enfield. The Turnpike Lane corridor forms its southern boundary while the large open spaces of Lordship Lane Recreation Ground and the New River sports grounds help define its eastern edges.

History

11.02 Wood Green started off as a small hamlet at the base of Tottenham Wood in the 13th century. It is centred on a route into Central London, leading to the site of what is now Smithfield market. In the 17th century the New River was constructed through the area as part of a large-scale project to bring fresh water to London from the Hertfordshire area.

11.03 The road pattern that exists today was laid out at the beginning of the 19th and 20th centuries, with the establishment of the railway network (Great Northern rail line, Palace Gates line, and later the Piccadilly tube line) bringing factories and homes to the area. These are still visible today in the form of Victorian housing, included large areas of terraced workers cottages, such as the Noel Park estate, but also with some grander villas and semi-detached properties.

11.04 While the industrial areas in the north and west of the neighbourhood continued to renew themselves for principally employment uses, the second wave of development in Wood Green stemmed from the closure of the Palace Gates rail line, local governmental changes, and the advent of the car as a mode of transport. New, ambitious projects were commissioned, with the office buildings along Station Road, Shopping City (now the Mall), Bury Road Car Park, and the Sandlings housing estate being examples of large developments built in the second half of the 20th century. Most recently major residential-led development has been taking pace on the site of the former Clarendon gas works with the in-progress neighbourhood known as Alexandra Gate.

Connectivity

11.05 The neighbourhood is well served by public transport. It contains three Piccadilly Line underground stations at Bounds Green, Wood Green and Turnpike Lane, providing a high frequency service to the West End. In addition, Bowes Park, Alexandra Palace and Hornsey railway stations offer regular services to Moorgate via Finsbury Park, Highbury & Islington and Old Street. There are 12 bus routes operating on Wood Green High Road. Services west and east go along Lordship Lane, Turnpike Lane, Station Road, and Westbury Avenue, intersecting the High Road at the two tube stations.

11.06 There is potential for Crossrail 2 to be introduced into the area in the future and two routes through the neighbourhood have been proposed to this effect. Land has been safeguarded for this purpose, however, currently Crossrail 2 is not committed to or funded by the government.

11.07 Vehicular traffic is heavy along Wood Green High Road, which typically carries 30,000 vehicles a day. Lordship Lane, Turnpike Lane and Station Road also carry high flows. This creates significant transport pressure at the junctions at either end of the Wood Green High Road.

Town Centres

11.08 Wood Green is identified as a Metropolitan Centre in the London

Plan, one of only 13 across London. In keeping with this, it serves a wide catchment for a range of shopping and other retail services. The focus of this is Wood Green High Road which includes a mix of period terraced retail properties, as well as the more modern indoor shopping mall. Together these provide a range of retail premises providing significant opportunities for a mix of retail businesses including national retailers, smaller local chains, independent traders, and market stallholders. To the south of the neighbourhood is a more local shopping offer at Turnpike Lane.

Landmarks, culture and heritage

11.09 There are 12 Listed Buildings in the neighbourhood and four Conservation Areas. The former Gaumont Cinema, which has a traditional stone and brick frontage fronting Wood Green High Road is Grade II* listed and has a particularly significant interior. St. Michael's Church, the Obelisk within Trinity Gardens, the War Memorial in King George VI Memorial Garden, and 7&9 Bounds Green Road are also important parts of the neighbourhood's historic environment. The tube stations at Wood Green and Turnpike Lane are part of a series of stations designed by Charles Holden for the Piccadilly Line and make a major contribution to the area's character.

11.10 The heart of the neighbourhood is Wood Green Metropolitan Centre centred around Wood Green High Road and the Wood Green Shopping Mall. Wood Green Cultural Quarter lies to the west, with Bounds Green Industrial Estate, Bowes Park and Myddleton Road local centre to the north, White Hart Lane and Lordship Lane in the northeast, including New River Sports complex, Lordship Lane shops, and White Hart Lane Recreation Ground, the Noel Park estate and Downhills Park to the east and Turnpike Lane Local Centre to the south.

Green & Blue Infrastructure

11.11 The most prominent open spaces in this Neighbourhood are White Hart Lane Recreation Ground and the New River Sports complex, the latter of which is a major leisure facility. Wood Green Common and Ducketts Common, both located close to the Town Centre, are open spaces of a significant scale. Nightingale Avenue, King George VI Memorial, Crescent and Trinity Gardens, along with the New River reserve and former rail line stretching between Station Road and Park Avenue create a contiguous network of green spaces in the north of the area. Other smaller, but locally significant, open spaces in the Wood Green area include Russell Park and Belmont Recreation Ground.

11.12 The New River and (culverted) Moselle River both run through the area. While the New River is visible in part, the Moselle is not visible, and its alignment, while influencing land use patterns above ground, is not easily identifiable by visitors to the area.`

You told us



Wood Green Voices

FIGURE 80 | Wood Green Voices Logo

Responses from Wood Green Voices

11.13 As part of a new approach to placemaking, the Council carried out a Wood Green Voices engagement process in 2022 aiming to give a range of local people the opportunity to have their say on Wood Green as it is today and their ambition for what it could be like in the future. The Council subsequently adopted Shaping Wood Green setting out a vision for what Wood Green could become. The document includes 6 themes based on engagement feedback. Key engagement feedback for each theme is summarised below:

Theme 1 Making Wood Green a welcoming place: Communities want a Wood Green where people of all ages can enjoy spending time in their neighbourhood and where the public spaces people see around them are clean and well maintained. Many people feel unsafe or unwelcome as they move around Wood Green – especially young people, and especially after dark. Litter and waste made by some people makes it hard for everyone else to fully enjoy their surroundings or take pride in where they live.

Theme 2 Culture at the heart of Wood Green: Wood Green should be a place where culture and creativity are woven into its fabric. Residents want to see more events and venues where they can enjoy music, performances and celebrate their diverse heritage and multicultural identity.

Theme 3 Putting the green in Wood Green: Residents love Wood Green's parks and green spaces but would like them to be improved – and for Wood Green's streets to be greener.

Theme 4 Living well: Wood Green already has many services and facilities nearby but the quality, mix and accessibility needs improving to give more of residents the support they need for a good life, day-to-day, on their doorstep.

Theme 5 North London's town centre for all: Wood Green is a popular well-established place to shop and eat but like other town centres it needs to adapt to changing trends in how people are shopping and using their high streets. Wood Green needs more diverse community, cultural and civic anchors. A health hub, a leisure centre, a higher education institution and a cultural anchor would all help make Wood Green a richer destination to learn, socialise and to enjoy leisure and cultural activities. Many residents would like to see more opportunities to inject further colour and character into our public realm, making buildings and public spaces attractive and enjoyable places to spend time - to play, watch performances or just eat a sandwich.

Theme 6 An economy to benefit everyone: Everything the Council does should create real benefits for local people. The Council must work in collaboration with partners and always involve local people in progressing the vision for the area.

Wood Green Vision

Wood Green in 2042 will have delivered on the aspirations set out in Shaping Wood Green and will have been strengthened as the economic and cultural heart of North London. It will be a vibrant community hub, providing a wealth of services and experiences for locals and visitors alike. Residents, businesses, and local partners will be proud of their neighbourhood, having worked together to enhance it based on their shared aspiration.

New development will have delivered a range of cultural, community, leisure, and retail activities, supporting a more resilient economy that offers a diversity of experiences. This includes an enhanced Cultural Quarter, that builds on its industrial heritage and supports local creative industries through the provision of affordable workspaces. 4,500 quality new homes will have been delivered for new residents and existing communities with a focus on mixed-use redevelopment schemes helping to increase footfall and spend in the neighbourhood.

The Council, developers, businesses, and local communities will have worked together to expand and enhance the public realm, creating spaces for relaxing, socialising, public art, community events and activities. These spaces will be inclusive, reflecting the diversity of users and the unique character of Wood Green. More positive cultural and community activities will make spaces feel safer and more welcoming, alongside improved lighting and other crime prevention through urban design techniques.

New cultural and social infrastructure facilities will have been delivered, including a redeveloped library, new leisure provision including swimming, and enhanced health hubs. Opportunities for a new higher educational institution to complement the centre will have been pursued. The nighttime economy will have been expanded and diversified as a key attractor and driver of economic growth.

Existing deficiencies in access to green spaces will have been addressed by improving connections to nearby parks, such as Alexandra Palace Park, and by taking opportunities to enhance and create pocket parks throughout the neighbourhood. New development will have taken all opportunities to deliver green infrastructure throughout the public realm, contributing to a new Green Loop and improving the neighbourhood's attractiveness in a way that addresses the climate and biodiversity crises.

The High Road and Turnpike Lane will have been enhanced to avoid it being experienced as a crowded thoroughfare. This includes providing more spaces to rest and relax, improving shopfronts and facades, and developing new safe and vibrant laneways to add depth to the High Road. New connections will be created to better link the town centre and cultural quarter with surrounding residential areas and through into Hornsey.



Policy WGN1: Wood Green Neighbourhood

A. The Council will support development proposals which contribute to the Wood Green Vision and the aspirations set out in Shaping Wood Green.

B. The neighbourhood will deliver at least 4,500 new homes over the plan period and deliver a significant uplift in jobs with development prioritised within the Wood Green Opportunity Area and following Placemaking Focus Areas:

Transform
Wood Green Central
Hollywood Green and Central High Road
Wood Green Cultural Quarter
The Mall and High Road Central
Enhance
High Road North and Myddleton Road
White Hart Lane and Lordship Lane
Station Road and Commons
Turnpike Lane Corridor
Wood Green High Road and Terraces
Bounds Green Industrial Estate

Table 51 | Placemaking Focus Areas in Wood Green

C. Development proposals must strengthen the important role and function of Wood Green as a Metropolitan Centre and contribute more widely to the neighbourhood's economic performance and resilience.

D. Development proposals should protect and strengthen the cultural, creative and economic contribution of the Wood Green Cultural Quarter as a key creative industries cluster, enhancing its attractiveness and potential as a cultural destination.

E. Proposals should contribute to a more welcoming, safe, and green public realm should be created. This will be achieved by:

(1) development creating new, high quality public spaces, particularly within the Opportunity Area, to address local deficiencies, serve a growing population, and deliver on the ambitions of the Wood Green Public Realm Framework.

(2) development adhering to The Wood Green and Turnpike Lane Design Manual including preferred materials for the design of frontages and public realm proposals

(3) requiring supporting measures which improve feelings of safety, particular in the evening and nighttime.

(4) encouraging and supporting positive uses of public realm for the community

(5) introducing green infrastructure, including parks and pocket parks, into the public realm, and taking opportunities taken to enhance local biodiversity.

F. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include contributing to the ambitions of the Wood Green Public Realm Framework to deliver:

(1) East-west connections from Noel Park to Alexandra Palace Park, through the Metropolitan Centre and Cultural Quarter, identified as the Wood Green Cultural Corridor.

(2) A new north-south connection from the Civic Centre through to Parkland Road and the Wood Green Library, as part of a

wider, enhanced Green Loop.

(3) Step free access to Underground stations

(4) Additional secure cycle parking hubs close to Wood Green, Turnpike Lane, Alexandra Palace and Bounds Green stations.

G. The Council will continue to advocate for delivery of Crossrail 2 and the transformational benefits it would bring to the Wood Green neighbourhood. Where proposals are subject to Crossrail 2 safeguarding, they should set out short to medium term development opportunities and improvements that support placemaking aspirations, while not compromising delivery of Crossrail 2, and the long-term optimisation of the sites if Crossrail 2 proceeds.

H. A new distinctive urban form should be created in the neighbourhood, reflecting the status of the Metropolitan Centre.

Supporting text

Placemaking Strategy

11.14 Wood Green will experience a significant level of change over the next 15 years, reflecting its designation as an Opportunity Area in the London Plan and the fact that it contains the greatest proportion of Transform Areas in the borough. This chapter sets out a clear and ambitious vision for the future of Wood Green. It should be read together with Shaping Wood Green, which articulates how the Council will work with its partners to deliver this vision.

11.15 Most homes will be accommodated in Placemaking Focus Areas where there is good access to public transport and services, facilities and amenities, particularly in and around the Wood Green Metropolitan Centre and along key corridors.

Metropolitan Centre

11.16 The London Plan 2021 designates Metropolitan Centres which it defines as centres which serve wide catchments which can extend over several boroughs. Wood Green has a strong town centre offer; however, it falls short of its potential, particularly given its status as the North London's only Metropolitan Centre. New development provides an opportunity to address this, establishing a higher density urban form, increasing the amount and diversity of uses, and providing an expanded and activated public realm linking the Centre and wider neighbourhood.

11.17 A key aim is to expand and diversity the centre's night time economy. The Wood Green Night Time Economy Study (2025) sets out a series of recommendations to help achieve this and which the policies in this plan seek to help deliver. There are opportunities to expand night time uses within both the Metropolitan Centre and the Cultural Quarter, via night markets and events and at key sites such as The Mall and Wood Green Library.

Cultural Quarter

11.18 The Wood Green Cultural Quarter contains one of London's key creative industry clusters, with an established 'maker' economy. New development should bolster this role, retaining and growing existing businesses and attracting new creative enterprises to support the cluster. This should form the foundation of an exciting destination on the doorstep of the Metropolitan Centre, with complementary cultural and edge-of-centre uses and pedestrian and cycling linkages through to the Alexandra Palace Cultural Quarter.

Public realm

11.19 A significantly expanded public realm is required to support a growing resident and visitor population within the Opportunity Area. Development should activate the public realm with adjacent active land uses and public realm infrastructure to support a range of activities including markets, outdoor dining, socialising, performances, play and public art.

11.20 Safety has been identified as a high priority in the neighbourhood and particularly at night and within the Metropolitan Centre. Special attention should be paid to designing proposals which enhance feelings of safety and implement Designing Out Crime principles. Developments should be focused on encouraging positive uses and activities throughout the day and into the evening to ensure there are eyes on the street and avoid opportunities for anti-social behaviours to establish. Evening and night-time uses are especially important within town centres.

11.21 Parts of Wood Green face deficiencies in access to public open spaces. New development should support the creation of new parks and enhancement of existing parks to facilitate the establishment of an accessible network of public open spaces.

Connectivity

11.22 Wood Green's central location and prominent role within the borough make it a nexus for connectivity and movement. There is an opportunity to leverage the scale of development anticipated within the Opportunity Area to dramatically improve safe and easy movement for pedestrians and cyclists and address current challenges in east-west connectivity across the neighbourhood.

11.23 The Cultural Corridor will improve physical and perceptual connections between three key cultural hubs; the Metropolitan Centre, Wood Green Cultural Quarter and Alexandra Palace Cultural Quarter. It will also serve to provide safer and easier access to the open spaces of Alexandra Palace Park for a growing Wood Green population. There are also opportunities to enhance pedestrian and cycle connections to the east, through Noel Park, linking through to Woodside Park and Lordship Recreation Ground.

11.24 The new north-south link will help to provide an alternative activated and pedestrian-oriented route to the west of the High Road, connecting the key civic facilities and spaces around an enhanced Wood Green library to a renewed Civic Centre. It will form part of a wider Green Loop, linking together and expanding several green spaces and putting the 'green' back into Wood Green. There are opportunities for the north-south link to be extended both southwards towards Turnpike Lane and northwards along the path of the New River and towards White Hart Lane Recreation Ground and the New River sports grounds.

11.25 Cycle and pedestrian facilities have been improved in recent years as part of public realm enhancements to the town centre. However, much better access by cycle and foot into and through the area is needed to support sustainable development. Wood Green and Turnpike Lane stations serve a large catchment,

particularly to the east of Wood Green High Road. The establishing of new cycle hub facilities, including bike storage, repair, and refreshment facilities will encourage a bike-to-rail mode of travel.

11.26 The accessibility of buildings and services is also essential to enhance the civic role, and attractiveness as a Metropolitan Centre. The Council will work with TfL to investigate the feasibility of achieving step free access to stations within this area, and to improve level access to buses. Development proposals should utilise the Wood Green Accessibility Audit recommendations to achieve inclusive access.

Urban form

11.27 The area in and around Wood Green Metropolitan Centre is one of the most appropriate areas in the borough for taller and tall buildings. It is important that careful consideration is given to the location and design of taller and tall buildings, considering impacts on heritage, strategic and local views, microclimate and how they interact with the public realm.

11.28 Proposals for taller and tall buildings should demonstrate how they contribute to a cohesive and coherent skyline. There is the potential for several landmark tall buildings to be established, reflecting the status of the centre.

Policy WGN2: Wood Green Metropolitan Centre

A. In addition to complying with Town Centre, High Street and Shop policies TC1 to TC8, proposals in Wood Good Metropolitan Centre will be required to:

(1) Direct larger format comparison retail uses to the Primary Shopping Area. Redevelopment in the Primary Shopping Area should seek to cater to larger format stores.

(2) Retain or re-provide smaller retail units within existing terraces for the benefit of smaller businesses.

(3) Demonstrate positive effects on the range and diversity of town centre activities and uses, cultural offer, and mix of positive activities and uses in the evening and night-time.

B. The Council will support the creation of an office and workspace hub in and around the Metropolitan Centre.

Supporting text

11.29 There is a strong desire from residents and visitors for a greater range of services and activities, particularly retail, leisure and dining options and a more vibrant evening and night-time economy supported by additional cultural venues.

11.30 The Council seeks to retain a retail heart to the Metropolitan Centre within the Primary Shopping Area through provision of larger floorplate retail units to attract and support larger format retail, including national comparison retailers.

11.31 The terraces along Wood Green High Road play a vital role in supporting independent traders and small and medium sized enterprises (SMEs), balancing the larger retail presence within the Primary Shopping Area. This policy aims to preserve and enhance these terraces, many of which have heritage values and

make a strong contribution to local character. The Council will seek to protect their continued use for independent traders and SMEs and encourage their expansion into the upper floors of the terraces.

11.32 Wood Green has a low number of cultural facilities compared to some other Metropolitan Centres in London. The Council will therefore support the improvement, retention and/ or reprovision of existing cultural facilities, and encourage the provision of new cultural facilities in appropriate locations. The town centre's leisure offer should be available to all sectors of the local and wider community throughout the day. The strengthening of the night-time economy is a priority, given Wood Green's identification as an area of regional or subregional significance for the night-time economy. Proposals that deliver night-time economy uses whilst managing impacts upon amenity will be supported and new residential elements should be located and designed to enable rather than undermine the centre's role in providing an evening and night-time offer.

11.33 The centre's connectivity, size and status and recent changes in ways of working make it an appropriate location for employment floorspace, and an affordable alternative to Central London. To realise this potential, developments should, subject to viability and demand, provide high quality employment spaces, with sufficient infrastructure to attract business, including a high-quality public realm, greater leisure offer, and excellent internet connectivity. Employment spaces should be designed to be flexible, able to adapt to a range of potentially changing occupants.

11.34 The greatest opportunity for a step-change in employment floorspace provision will be along Wood Green High Road and Station Road, particularly close to Wood Green Underground Station.

11.35 The most appropriate locations for market spaces may be on new pedestrianised routes running off the High Road and in proximity to the market with the Mall, and in accordance with the Council's Market Strategy. Applications for market uses will have to demonstrate how the market will contribute to the vibrancy of Wood Green overall, and how they will interact favourably with traders on adjacent town centre frontages.

Policy WGN3: Wood Green Cultural Quarter

A. The Wood Green Cultural Quarter will be transformed via mixed-use redevelopment, including residential uses. To protect and strengthen the economic, cultural and creative offering and contribute more generally to placemaking, development proposals within it should:

(1) Deliver an appropriate mix of uses having regard to relevant employment designations and site allocations

(2) Complement and enhance the existing creative industry ecosystem

(3) Maximise the delivery of employment uses, with a strong focus on workspace to support the creative industries

(4) Provide adequate yard space, access and servicing to enable the proper functioning of new creative workspaces.

(5) Where affordable employment space is required, prioritise this for the creative industries, with a preference for unit sizes of 50-500sqm

(6) Prioritise delivery of cultural consumption facilities to complement the hub of creative industries and help establish it as a destination.

(7) Help deliver a high-quality public realm, creating a clear sense of place within the Cultural Quarter, drawing on its use, activity and industrial heritage.

Supporting text

11.36 As the Cultural Quarter undergoes transformation via mixed-use redevelopment, the Council aims to protect and strengthen its economic, cultural and creative offering. In order to do this, proposals must accord with relevant site allocations to ensure an appropriate mix of uses is delivered, including maximising employment uses on designated employment land, alongside complementary town centre and residential uses. The Council requires that workspace will make up key elements of redeveloped sites to protect and strengthen the rich creative ecosystem that has emerged organically.

11.37 Development proposals should support and expand the cluster of creative industry uses by increasing the amount of available workspace at differing unit sizes and a range of price points. Evidence from the Council's Employment Land Study (2021) and Haringey Workspace Study (2023) show that employment floorspace, including co-working, start-up, and grow-on space are forecast to be in significant demand over the plan period. Workspace to accommodate these types of use can take the form of light industrial units, studios, office space, serviced offices and co-working space. These typologies could be in converted existing buildings or built anew as part of mixed-use developments and will be created principally in the Cultural Quarter area.

11.38 In accordance with relevant employment policies, there will be a requirement to provide affordable employment space on certain redeveloped sites and also to engage with existing businesses on the site including engaging with them at an early stage, seeking to retain them on site where desired and possible, implementing effective transitional arrangements and providing support for any businesses that cannot be incorporated to relocate off site.

11.39 Affordability will continue to be a key issue, with Wood Green

offering a price-advantageous location when compared to Central London, but with excellent amenity and connections to Central London. Affordable workspace delivered should support the incubation of small and medium sized businesses. New affordable space will support new business growth, and appropriate move-on space will be created to ensure that as far as possible the jobs created by new firms are retained in the local area. It is important that the sizes of new development reflect the spatial needs of firms who will use them. Small units therefore may be suitable.

11.40 The area has the potential to support the provision of a many new homes. The Agent of Change principle will be strictly applied to ensure that new residential uses are introduced and designed in a way that does not undermine the economic, cultural, and social functioning of the Cultural Quarter. The Council will strongly resist the cumulative reduction of policy compliant workspace provision.

11.41 Part of the vision for the Cultural Quarter is that it will become a cultural destination, with new spaces for cultural consumption, such as art galleries, complementing and showcasing the cultural production that already exists. The introduction of new cultural consumption infrastructure should not undermine the functioning of the Metropolitan Centre as the primary cultural and town centre destination.

11.42 It is also critical that the redeveloped urban realm in the Cultural Quarter is of a high quality. This will help to ensure that the new workspace can be successfully marketed including the provision of adequate servicing and yard space. The public realm should be designed so that cultural consumption including events can utilise the space, including through widening of the pavements along Coburg and Caxton Roads at the heart of this area through the proposed new east-west improved link.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

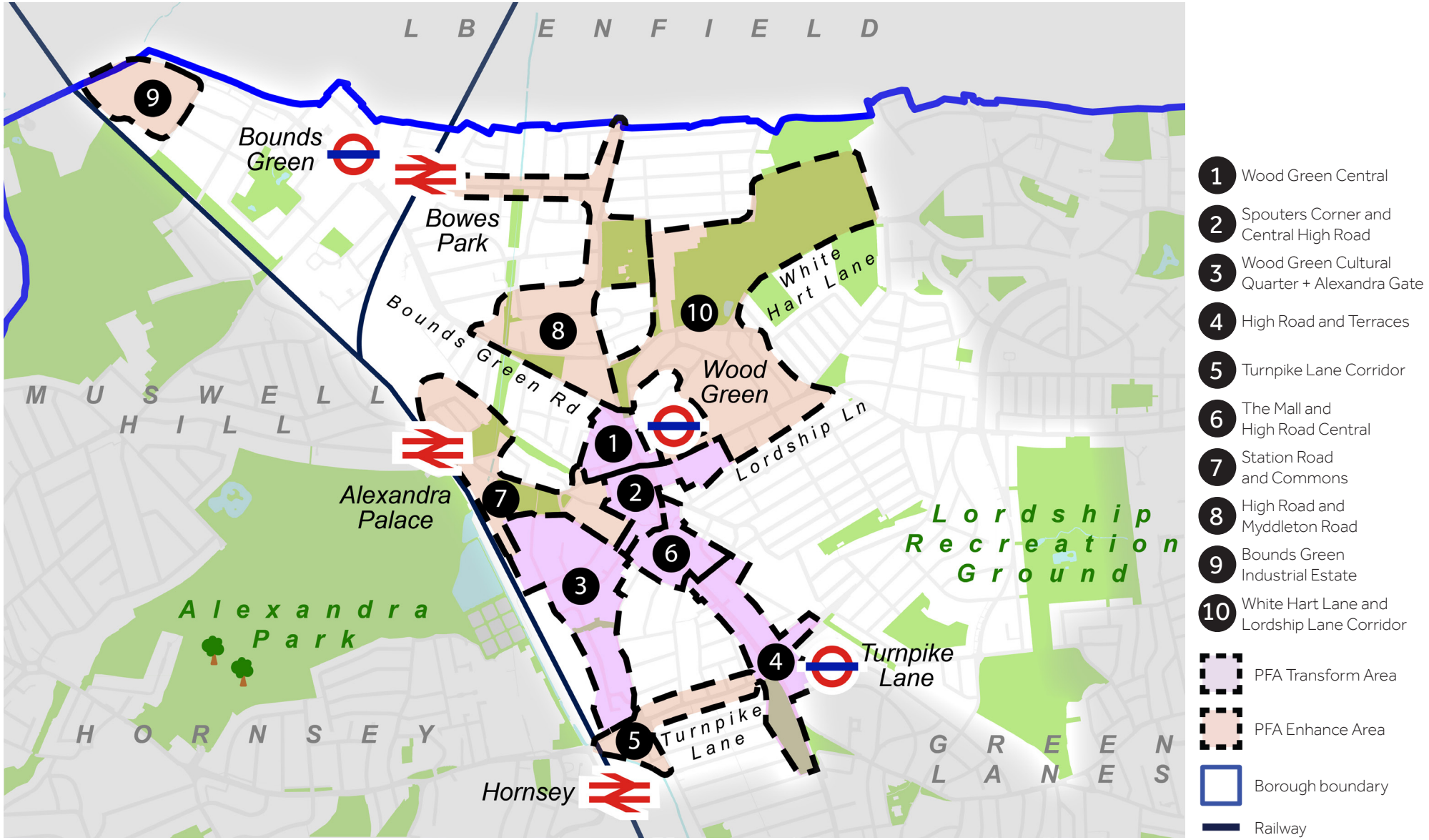


FIGURE 81 | Map of Placemaking Focus Areas in Wood Green

WG PFA1: Wood Green Central

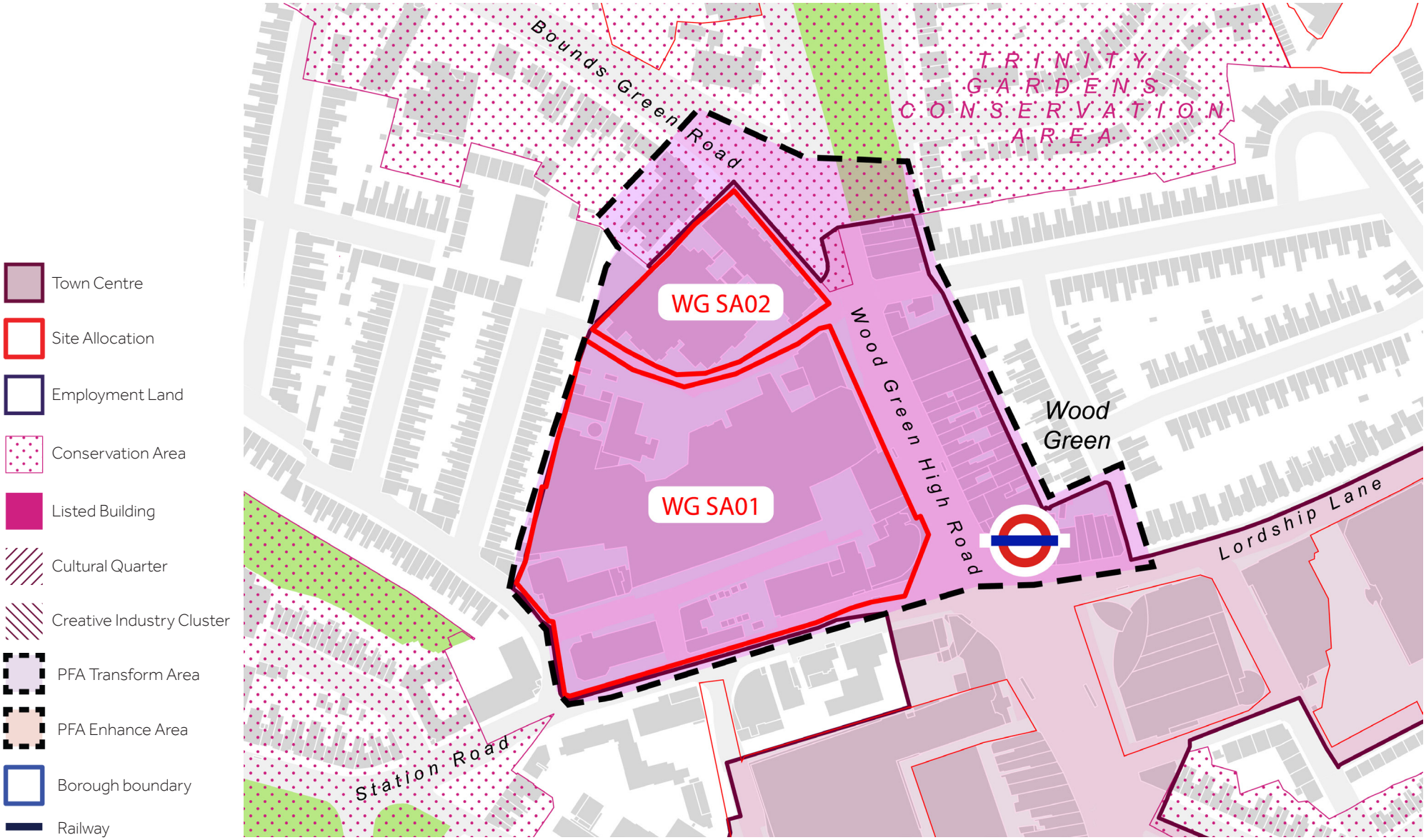


FIGURE 82 | Map of Placemaking Focus Area WGPFA1: Wood Green Central

Strategy

11.43 Wood Green Central will be transformed into a vibrant mixed-use quarter leveraging its excellent location, and attractiveness for employment floorspace including workspace, and other main town centre uses. Exceptionally designed mid-rise and tall buildings will reinforce Wood Green's status as a Metropolitan Centre and provide a range of town centre uses and new homes to add to the centre's vibrancy. A new urban structure will welcome those coming out of Wood Green Station into an expanded, enhanced and green public network, lined with cafes, restaurants, and other leisure uses, stretching along and behind the High Road and Station Road.

11.44 This strategy will be implemented through adherence to Policies WGN1-3, the site allocations outlined below, and the following initiatives:

- → Deliver a greater and more diverse mix of uses by:
  - Redeveloping and intensifying the Wood Green Central and Green Ridings House sites to deliver a mixed-use quarter, with generous workspace provision.
  - Supporting new cultural, leisure and evening economy uses
  - Supporting residential uses above ground floor level, once provision of town centre uses has been maximised
- → Create a welcoming and distinctive gateway at Wood Green Underground Station by:
  - Establishing a cluster of tall and taller buildings facing the station entrance
  - Undertaking transport and public realm interventions to improve the entrance to Wood Green from the Underground Station and creating a more pedestrian and cycling friendly environment. This includes investigating and pursuing feasible junction modernisation at the High Road/ Station Road intersection.
  - Improving the provision of secure public cycle parking.
  - Creating a network of new and improved public spaces, enhanced by generous green infrastructure, to support a vibrant working and living quarter.
- → Establish a new network of lanes west of the High Road to expand the Metropolitan Centre street front. This includes:
  - A new north-south route forming part of a wider green loop connecting Station Road to Bounds Green Road, providing views towards St Michael's Church in accordance with the Wood Green Public Realm framework principles
  - New east-west links across the collection of sites
- → Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations in WGPFA1

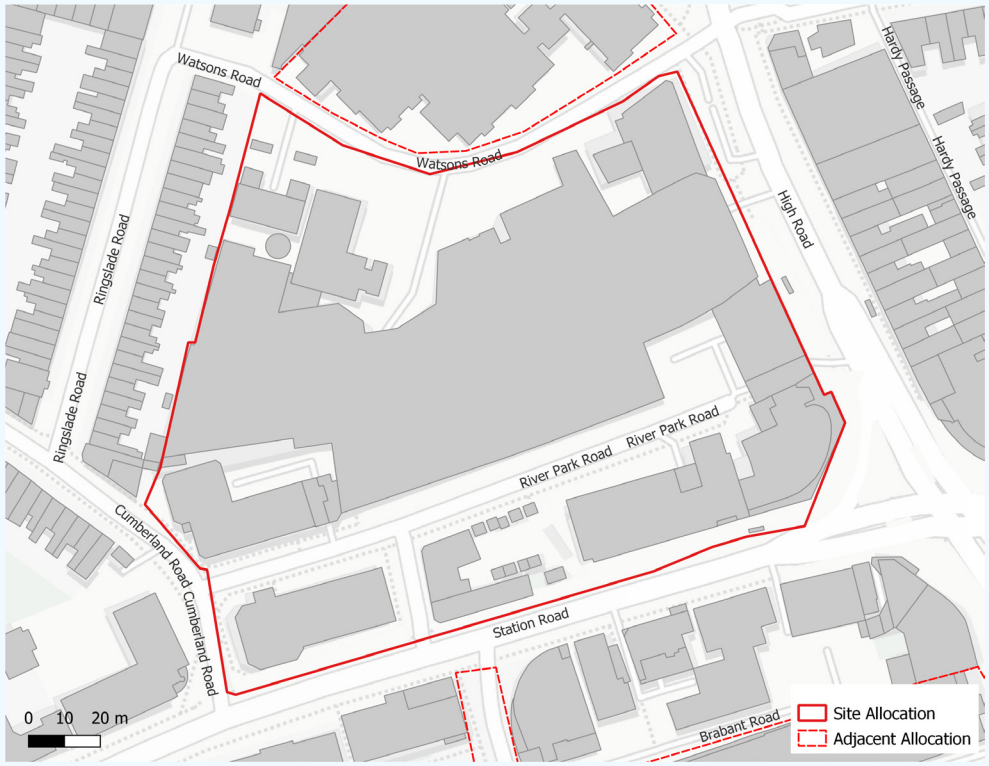


FIGURE 83 | Map of Site Allocation WGSA01

WG SA01: Wood Green Central

Site Information	Details
Address	Wood Green Bus Garage and ancillary buildings, High Road, N22 Ashley House Business Centre, High Road, River Park House, Alexandra House, 48 Station Road, 40 Cumberland Road, 5 River Park Road (Blue House Yard)
Area (ha)	2.2
PTAL	6
Planning designations	Wood Green Central PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Archaeological Priority Area: Tier 2 Adjacent to Grade 2 Listed Wood Green Station Area suitable for tall buildings
Relevant permissions	None
Indicative capacities	900 homes, 16,000 sqm Class E, ancillary Class F1/F2
Phasing	2027-2041
Ownership	Public and Private

Table 52 | WGSA01 Site Allocation Details

Proposal

Redevelopment of several land holdings, including the existing Council offices, to create a new mixed-use precinct. A new urban form will be established, with landmark tall buildings and a vibrant, green and welcoming public realm, with development acting as a catalyst for wider transformation within Wood Green. During redevelopment phases there should be a meanwhile strategy to activate the site with town centre and cultural uses, including pop up and temporary markets.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to:
  - Cover the entire site.
  - Align and demonstrate early engagement with development on the Green Ridings House site to ensure delivery of a holistic public realm strategy, securing the north-south green link.
- The site is a Crossrail 2 Area of Surface Interest and early consultation with TfL will be required.
- There is a substation in the top NW corner of the Arriva Site which will need to be considered in liaison with UK Power Networks and re-provided.
- Wood Green Bus Garage is a key infrastructure asset within Wood Green and a significant local employer. This asset should be re-provided within the borough so that no loss of services to the Borough result from the re-development.

Land uses and activities

Existing land uses:

- Council offices, bus garage, business centre

Acceptable land uses are:

- Residential:
  - Predominant typology should be for conventional Class C3 residential
  - Provision of purpose-built student accommodation and large-scale purpose-built shared living maybe acceptable as an ancillary component of the overall development mix
- Town Centre uses
  - The allocation should deliver circa 16,000 sqm of town centre and employment floorspace with priority given to office and workspace subject to demand and viability
  - Active uses should be located on the ground floor adjacent to the public realm, in particular along Station Road, the High Road, new north south route and around public squares.
  - Community and cultural uses should be provided at ground floor level. Reprovision should be made for existing creative businesses in Blue House Yard either within the allocation or at an alternative location in Wood Green secured.

Built form, character and heritage

- Comprehensive redevelopment is appropriate as the existing buildings are of limited architectural merit and do not meet market demands for high-quality workspace.
- Given the site's connectivity and location within the Metropolitan Centre a new higher density urban form should be established, providing for significant new commercial and residential floorspace.
- Development should facilitate the creation of individual buildings to enable an expanded and activated public realm
- This allocation is in an area where tall buildings may be appropriate. Heights should be mediated from a peak at corner of High Road and Station Road down to Ringslade Road.

- Proposals should preserve and enhance the significance of the nearby heritage assets and their settings including the Wood Green Common Conservation Area, the Grade II listed Wood Green Underground Station and St Michael and All Angels Church.
- Proposals should enhance existing views and create new views of the Church of St Michael and All Angels and Wood Green Underground Station.

Movement and public realm

- 2,500 sqm of public square(s) and open space, excluding roads and footpaths should be delivered on these sites, activated through adjoining town centre uses, split proportionately between Arriva Bus Garage and Station Road Offices. This should include a central green square, bordered by active frontages and spill out, with the capacity for activation, markets and events, in accordance with the principles of the Wood Green Public Realm Framework.
- The site should function as the 'welcome mat' of Wood Green, with frontages onto the High Road and Station Road to be active into the evening and night time
- East west pedestrian connection with active frontages, new surfacing, street greening and doorstep play provision should be provided throughout the site.
- Active street corners with spill out, greening, level pedestrian crossing to Cumberland Road and improvements to existing planting should be prioritised
- Wayfinding to Alexandra Palace from the station and along Station Road could be incorporated along the Station Road frontages.
- A reduction of levels and barriers along Station Road will be expected at the south western corner of this site to improve pedestrian experience
- A north-south pedestrian and cycle route should be delivered through the site in accordance with the principles of the Wood Green Public Realm Framework, helping to complete the Wood Green Loop.

Environment and sustainability

- New green infrastructure should be provided throughout the public realm, particularly along the north-south route and within the public square/s.
- Given the scale of development and importance of public realm provision, strong focus should be given to designing proposals which support a comfortable microclimate.
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA02: Green Ridings House

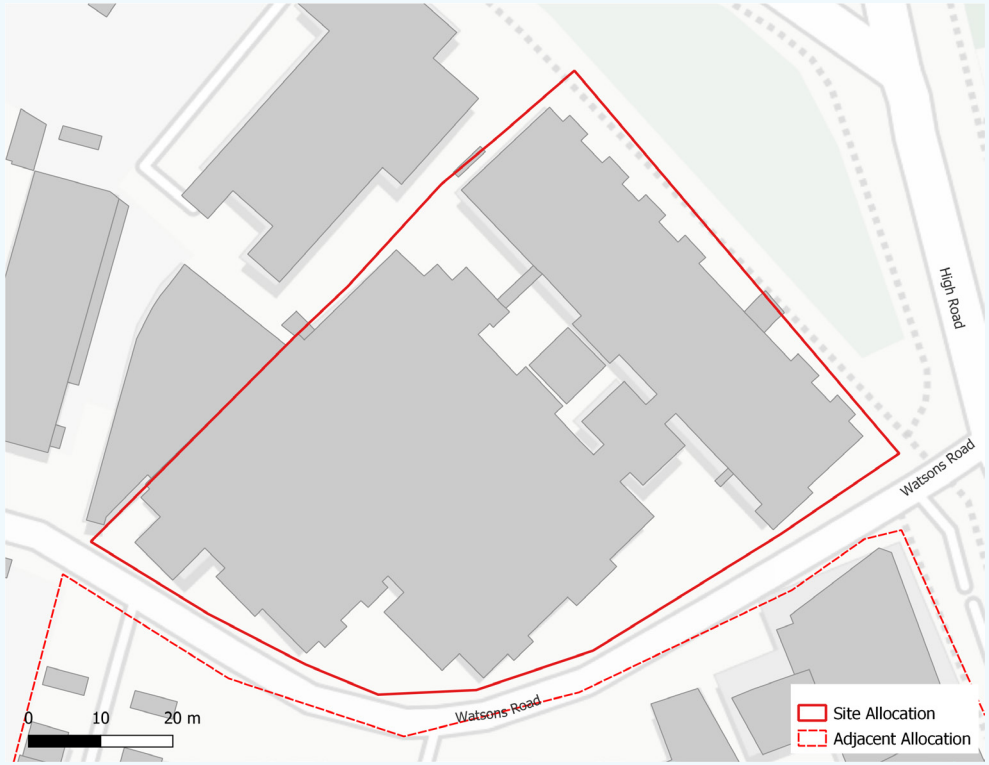


FIGURE 84 | Map of Site Allocation WGSA02

Site Information	Details
Address	Green Ridings House, High Road, Wood Green, N22 8HR
Area (ha)	0.51
PTAL	6a
Planning designations	Wood Green Central PFA: Transform Wood Green Opportunity Area Wood Green Metropolitan Centre Adjacent to Grade 2 Listed St Michaels Church Adjacent to Trinity Gardens Conservation Area Area suitable for tall buildings
Relevant permissions	None
Indicative capacities	150 homes, 2,225 sqm Class E
Phasing	2032-2036
Ownership	Private

Table 53 | WGSA02 Site Allocation Details

Proposal

Redevelopment of the telephone exchange to provide new jobs and homes as part of a wider mixed-use of the Wood Green Central. Development will contribute to a new public realm network and enhance the site's relationship with nearby green spaces and the surrounding historic environment.

Masterplanning, engagement and delivery

- A masterplan is required to demonstrate alignment with development on the Wood Green Central site to ensure delivery of a holistic public realm strategy, securing a north-south green route as part of the wider Green Loop.
- The site is a Crossrail 2 Area of Surface Interest and early consultation with TfL will be required.

Land uses and activities

Existing land use:

- Telephone exchange (Sui generis)

Acceptable land uses include:

- Residential (Class C3)
- Employment and Town Centre
    - Proposals should support the creation of a mixed-used commercial quarter.
    - Town centre floorspace should be provided, prioritising the provision of office and workspace.
    - Active ground floor uses should be directed to key public realm routes and street frontages.

Built form, character and heritage

- Heights should be at the highest to the southern end of this site, stepping down to the north and west adjacent to designated heritage assets and lower density residential streets.
- Development should facilitate the creation of individual buildings to enable an expanded and activated public realm
- Proposals should preserve and enhance the significance of the Trinity Gardens Conservation Area, nearby listed buildings (7 & 9 Bounds Green Road and the Church of St Michael and All Angels (Grade II listed)) and their setting.
- Proposals should enhance existing views and create new views of the Church of St Michael and All Angels.

Movement and public realm

- The public realm to the north of the site, opposite St Michael's Church should be enhanced and expanded to form a pocket park.
- Activation of the Watsons Road street corner with planting and spill out space should be incorporated into the site's redevelopment
- A north-south pedestrian and cycle route should be delivered through the site in accordance with the principles of the Wood Green Public Realm Framework, helping to complete the Green Loop.

Environment and sustainability

- New green infrastructure should be provided throughout the public realm, particularly along the north-south route and within the expanded pocket park, retaining the existing mature trees.
- Given the scale of development and importance of public realm provision, strong focus should be given to designing proposals which support a comfortable microclimate.
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG PFA2: Spouters Corner and Central High Road

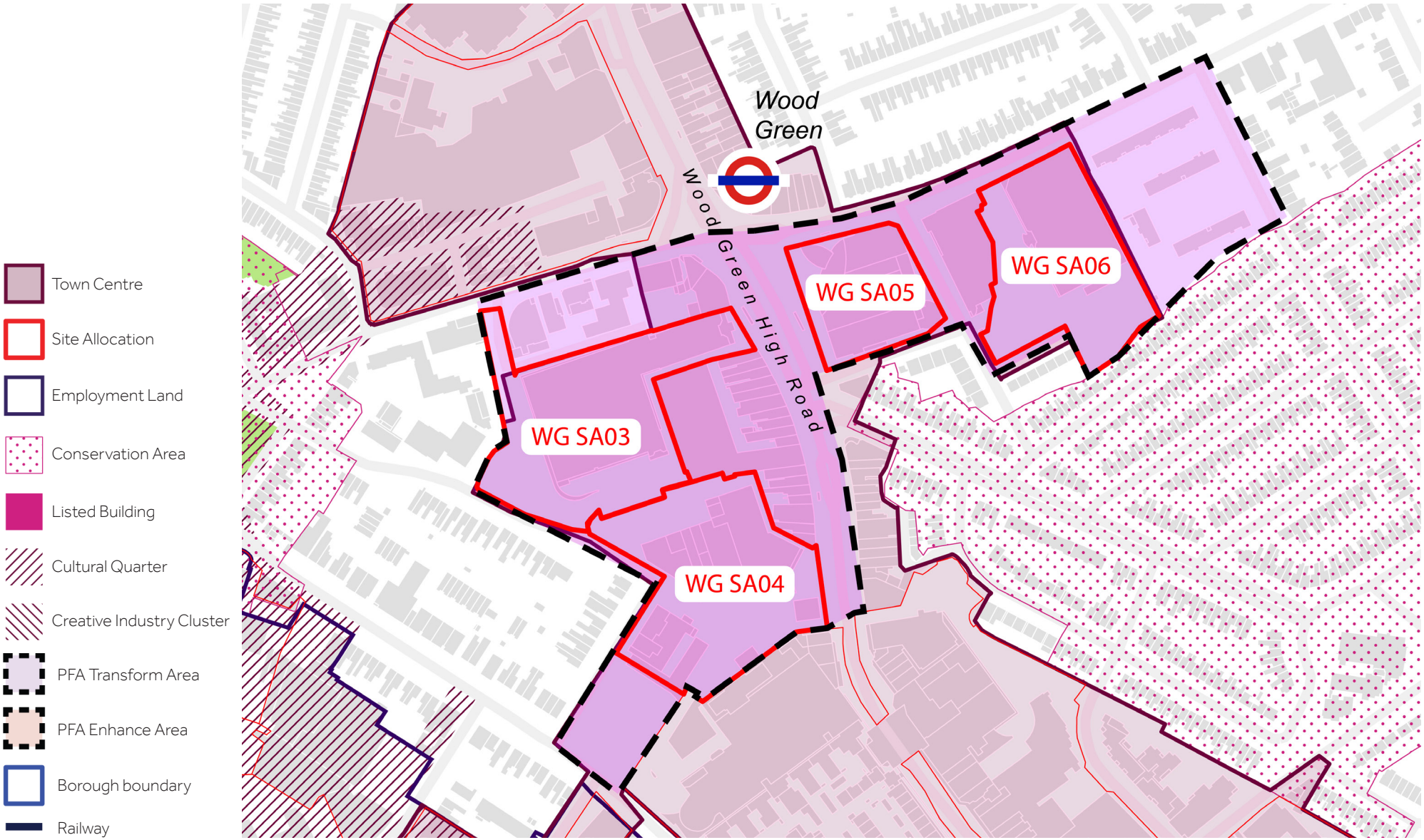


FIGURE 85 | Map of Placemaking Focus Area WGPFA2: Spouters Corner and Central High Road

Strategy

11.45 The Spouters Corner and central High Road area will be transformed to establish a vibrant leisure and retail destination within the Metropolitan Centre. Redevelopment of key sites will provide for new cultural, community and leisure uses. These will be complemented by a greater range of retail, food and beverage and evening economy offerings, particularly along the terraces and site allocations of the High Road and Station Road. The area will be connected by an expanded network of pedestrian streets, with new public squares including outdoor dining spaces and bustling markets, providing new linkages through to the Cultural Quarter to the west and Wood Green Central to the north.

11.46 This strategy will be implemented through adherence to Policy WGN1 and 2, the site allocations outlined below, and the following initiatives:

- → Attracting uses that support its role as a leisure and retail destination, leveraging redevelopment on key sites to provide new retail, leisure and cultural anchors, including an improved library and civic offer.
- → Creating the start of a Wood Green Cultural Corridor which will form an expanded and enhanced east-west connection for pedestrian and cyclists linking the High Road and the Cultural Quarter, including a new east-west connections running from Gladstone Mews to Mayes Road / Coburg Road and with improved street layouts creating more space for shoppers and visitors
- → Enhancing the area's public realm through:
  - Seeking improvements to the setting of the listed Gaumont cinema, with a focus on how the contribution to the centre of the existing large blank facades can be improved through redevelopment of adjacent sites.
  - remodelled public realm spaces at Spouters Corner and the Library activated by commercial and leisure uses
  - An enhanced area of footway to the south of Wood Green Station to reduce pressure on pedestrian traffic in and out of the station and waiting at pedestrian crossings.
  - Improved wayfinding upon station exit.
  - Taking opportunities to create new and expand existing market spaces
- → Creating a welcoming and distinctive gateway at Wood Green Underground Station by:
  - Undertaking transport and public realm interventions to improve the entrance to Wood Green from the Underground Station and creating a more pedestrian and cycling friendly environment. This includes investigating and pursuing feasible junction modernisation at the High Road/ Station Road intersection.
  - Improving the provision of secure public cycle parking.
- → Creating a distinctive gateway to the Cultural Quarter at the Library site adjacent to the Mall that also marks the entrance to this leisure and retail focused component of the High Road by:
  - Establishing a safe and inclusive public realm, including a new public space with a free speech area between the Library site and the Mall to create access through from Wood Green Library site to the cultural quarter
  - Enabling the creation of a replacement public square to aid in delivering transformational change of the area
  - Improved cyclist and pedestrian experience along passageway adjacent to the library through the widening of the passage, lighting and new surfacing.
- → Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations in WGPFA2

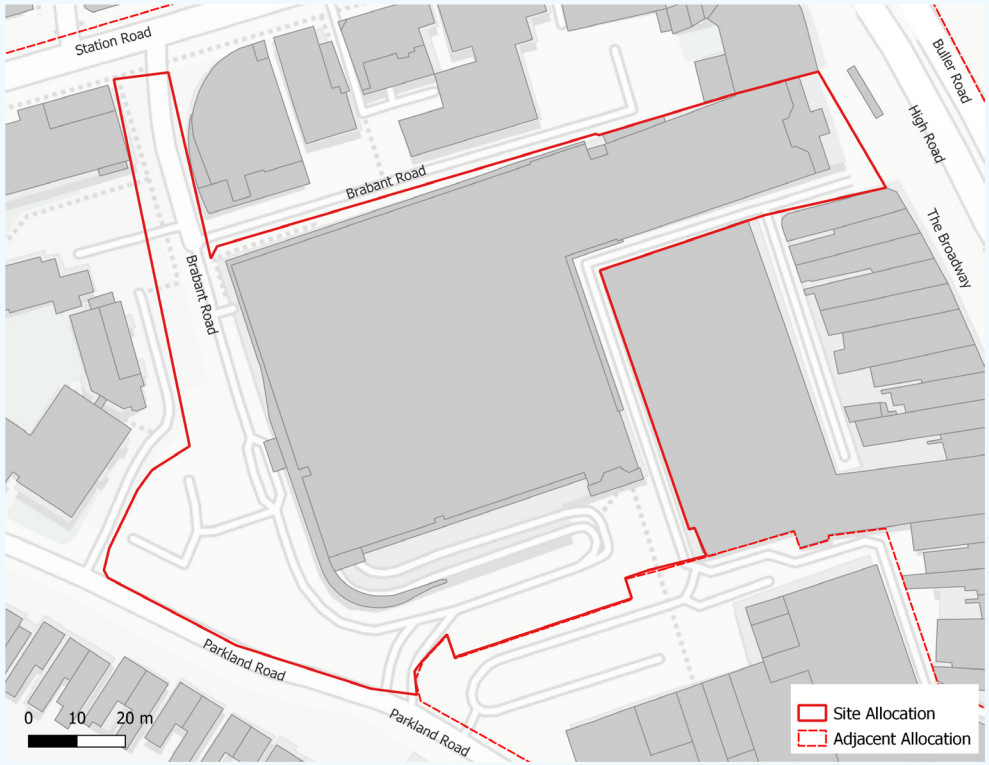


FIGURE 86 | Map of Site Allocation WGSA03

WG SA03: Morrisons Wood Green

Site Information	Details
Address	Morrison's, Wood Green High Road, N22 6DS
Area (ha)	1.13
PTAL	6a
Planning designations	Spouters Corner and Central High Road PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Partially within Archaeological Priority Area Tier 2 Area suitable for tall buildings
Relevant permissions	None
Indicative capacities	260 homes. 5,500 sqm Class E
Phasing	2032-2036
Ownership	Private

Table 54 | WGSA03 Site Allocation Details

Proposal

Redevelopment to provide a mix of uses including residential, leisure, commercial and employment floorspace. Development will enable the creation of a high-quality public realm, with new east-west and north-south links, and a new local park

Masterplanning, engagement and delivery

- A masterplan is required to align and demonstrate early engagement with development on the Wood Green Library site to ensure delivery of a holistic public realm strategy, securing the north-south link and connections back to the High Road.

Land uses and activities

Existing land use:

- Supermarket

Acceptable land uses are:

- Residential (Class C3)
- Town Centre
  - A replacement supermarket should be delivered, subject to market demand
  - Other town centre uses are appropriate on this site and should be provided at ground floor level along all frontages, with cafes, restaurants and leisure uses situated along the new routes through the site to the rear
  - Cultural, leisure and community uses will be supported

Built form, character and heritage

- Development should facilitate the creation of individual buildings to enable an expanded and activated public realm
- Adjacent to listed building: Gaumont Cinema - Development should conserve or enhance the significance of the Heritage Asset, which has been identified as Heritage at Risk.
- This site lies beneath protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle, this view should be preserved through this site.
- The site is identified as suitable for a tall building(s). Taller elements should be located in the north-east of the site, with reduced heights towards the residential terraces on Parkland Road and the historic terraces along the High Road

Movement and public realm

- Establish a new public park in the west of the site, based around the existing mature trees, in accordance with the principles of the Wood Green Public Realm Framework.
- A new pedestrian route from the High Road through to the new local park should be created, activated with town centre uses, seating, greenery and instinctive wayfinding to create a welcoming space, in accordance with the principles of the Wood Green Public Realm Framework.
- Enhancements to the public realm should be created at the front of this site, leveraging the existing mature trees and new green infrastructure as well as instinctive wayfinding to create a gateway to the new pedestrian route.
- Facilitate a re-alignment of Brabant Road to form a new north-south Green Link connecting the Wood Green Library site through to the Civic Centre, prioritising pedestrians and cyclists in accordance with the principles of the Wood Green Public Realm Framework.
- The public realm should connect into wider networks on the Wood Green Library site, creating a system of activated lane perpendicular to and behind the High Road.

- Vehicular access to Brabant Road should be maintained as part of a shared surface stretch of the north south link for servicing only

Environment and sustainability

- Proposals should provide a substantial increase in green infrastructure to address deficiencies in the Metropolitan Centre and preserve the mature trees in the rear carpark.
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA04: Wood Green Library

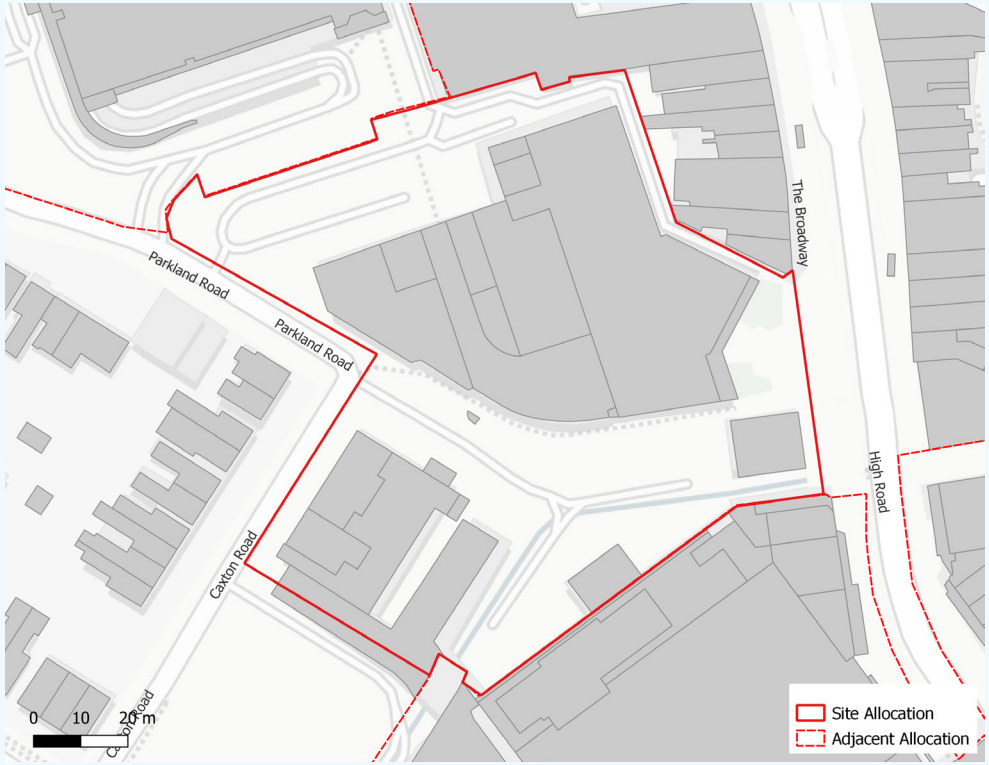


FIGURE 87 | Map of Site Allocation WGSA04

Site Information	Details
Address	Wood Green Library and Shopping Centre, Wood Green High Road; 6-10 Caxton Road; 185 High Road; and service yard 5 of The Mall, Wood Green, N22 6XD
Area (ha)	1.09
PTAL	6a
Planning designations	Spouters Corner and Central High Road PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water) Area suitable for tall buildings
Relevant permissions	None
Indicative capacities	200 homes. 6,800 sqm Class E, Class D and Class F (Leisure and Community)
Phasing	2032-2036
Ownership	Public and Private

Table 55 | WGSA04 Site Allocation Details

Proposal

Redevelopment to provide a greater density and diversity of uses, including an enhanced cultural, community and evening economy offer.

A significantly expanded and open public realm will be delivered, enabling a wide range of community and cultural activities. It will be a nexus for wider connections in Wood Green, drawing people from the High Road and facilitating east-west connections to Alexandra Park via the Cultural Quarter, and a north-south Green Link to the Civic Centre.

The library and community facilities must be re-provided on site, or elsewhere within Wood Green Metropolitan Centre.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to be informed by engagement with landowners of The Malls and Morrisons to ensure delivery of a holistic public realm strategy, securing the north-south link and connections back to the High Road.
- Community organisations and users of the community facilities should be engaged and help shape development and re-provision.

Land uses and activities

Existing land uses:

- Library, Indoor Market and Shops (Class E)
- Wood Green Faith Community Centre and Mosque

Acceptable land uses are:

- Re-provided community uses
- Residential (Class C3)
- Town Centre, Employment and Leisure:
  - Town centre uses should be provided on ground floor and first floor to facilitate an active Metropolitan Centre environment with active frontages.
  - A Replacement library and community facilities must be secured either on site, or elsewhere within Wood Green Metropolitan Centre
  - The customer service centre within the site will need to be re-provided on site, or at another location within the Metropolitan Centre.
  - A replacement 'free speech area' should be secured in the public realm.
  - Cultural infrastructure and contributors such as food & beverage outlets should be directed towards this site as a key cultural cluster.

Built form, character and heritage

- Adjacent to listed building: Gaumont Cinema - Development should conserve or enhance the significance of this Heritage Asset, which has been identified as Heritage at Risk.
- Development should facilitate the creation of individual buildings to enable an expanded and activated public realm
- This site lies beneath protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle. Development should be carefully designed to protect these views
- The site is suitable for both a replacement library, and new leisure facilities to serve the centre of the borough.
- Movement and public realm
- A new public square should be created to act as the cultural and civic heart of the Metropolitan Centre fronted by active uses, and with greening, seating and the capacity for events.
- Development should facilitate the creation of a network of activated

laneways behind the High Road, in accordance with the principles of the Wood Green Public Realm Framework.

- → Potential activation of the Mall's north-eastern flank should be considered in designing the east-west route at this site
- → Infrastructure to activate the public realm, including for provision of temporary markets and outdoor dining should be provided, particularly in the new public square.
- → Water features within the public realm could be provided to reference the flow of the Moselle.
- → A new or improved cyclist and pedestrian experience along the passageway adjacent to the library linking to Caxton Road and the Cultural Quarter should be delivered as part of the east-west cultural corridor link, in accordance with the principles of the Wood Green Public Realm Framework.

Environment and sustainability

- → The site is partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water). A Flood Risk Assessment should accompany any planning application.
- → Enhanced tree planting around the perimeter of this site should help address a deficiency in canopy cover in this part of the borough, and help provide shading for the public realm
- → The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA05: Spouter's Corner

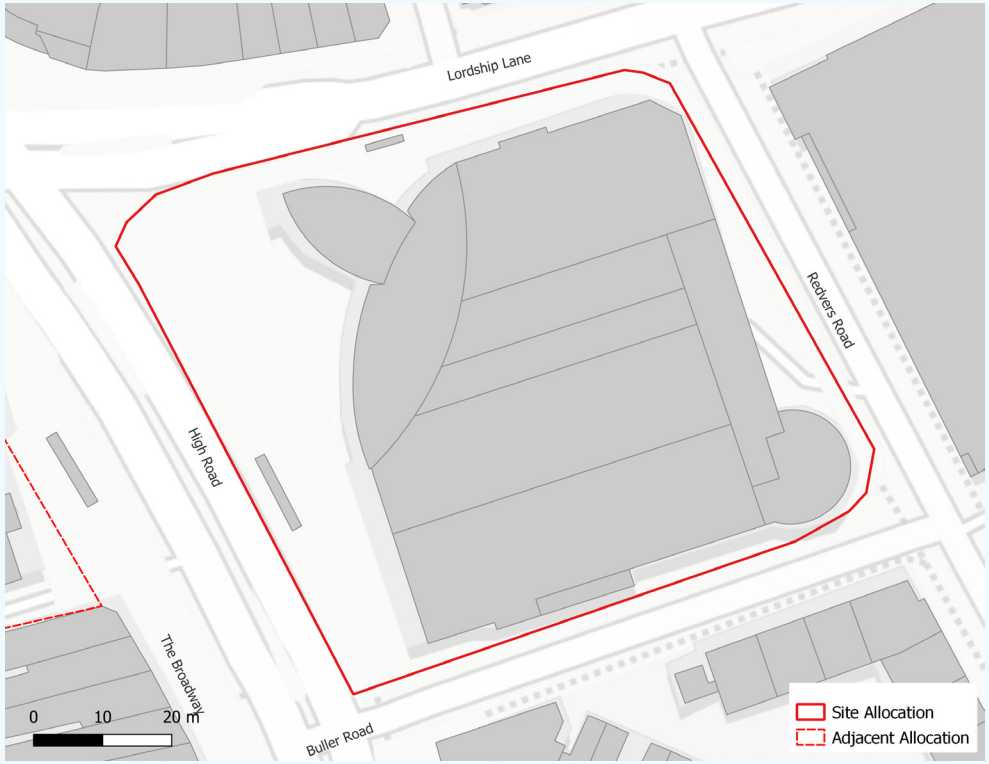


FIGURE 88 | Map of Site Allocation WGSA05

Site Information	Details
Address	Spouter's Corner, 180 Wood Green High Road, Wood Green, N22 6EJ
Area (ha)	0.63
PTAL	6a
Planning designations	Spouters Corner and Central High Road PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Transport proposal: Crossrail 2 area of surface interest for a worksite Adjacent to Grade II listed Wood Green Underground Station Adjacent to Noel Park Conservation Area Part in Archaeological Priority Area Tier 2 Area suitable for tall buildings
Relevant permissions	
Indicative capacities	145 homes, 4,600 sqm Class E, Class F1/F2
Phasing	2027-2036
Ownership	Private

Table 56 | WGSA05 Site Allocation Details

Proposal

Redevelopment to provide a mixed-use development, with replacement leisure, town centre and employment uses acting as key cultural anchor for the Metropolitan Centre. A new higher density urban form will be provided, framing the Wood Green/ Lordship Lane junction together with the Wood Green Corner sites. and Lordship Lane drawing visitors into the

area. A re-imagined and enhanced Spouter's Corner will contain an activated public plaza along Wood Green High Road

Masterplanning, engagement and delivery

- A masterplan is required
- Consultation with TfL will be required to understand the requirement to preserve bus standing behind this development, and to understand the potential future requirements of the development of Crossrail 2.

Land uses and activities

Existing land uses:

- Cinema, Town Centre (Class E) uses

Acceptable land uses:

- Residential (Class C3)
- Town Centre and Leisure
  - Town Centre uses are appropriate on this site and must provide active frontages at ground floor level. There should be an emphasis on replacement leisure provision to meet evidenced demand for such uses. Multi storey commercial development will be supported.
  - The ground floor of the Lordship Lane frontage of the building could be a suitable location for a cycle hub linked to Wood Green Underground Station and proposals that incorporate one are encouraged

Built form, character and heritage

- Development should be set back from Wood Green High Road to create a new, enhanced plaza at the entrance to Wood Green.
- This site lies partly beneath protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle. These views should be preserved through this site
- Part of the site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations
- Development should respect the scale of the terraced developments on Gladstone Avenue
- Adjacent to listed building: Wood Green Underground Station - Development should conserve or enhance the significance of the Heritage Asset.

Movement and public realm

- New development should mark the entrance to Wood Green Underground Station and framing views down the High Road
- Establish an improved plaza fronting onto Wood Green High Road. The busy High Road should be appropriately screened from the plaza to mitigate noise and air pollution impacts where possible.
- The public space should be adequately sized to enable outdoor seating, performance space, and circulation, and be activated by commercial and leisure uses
- Improved bus stops on the High Road frontage and Lordship Lane should be explored as part of the public plaza improvements

Environment and sustainability

- Enhanced tree planting around the perimeter of this site should help address a deficiency in canopy cover in this part of the borough, and help provide shading for the public realm
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA06: Mecca Bingo

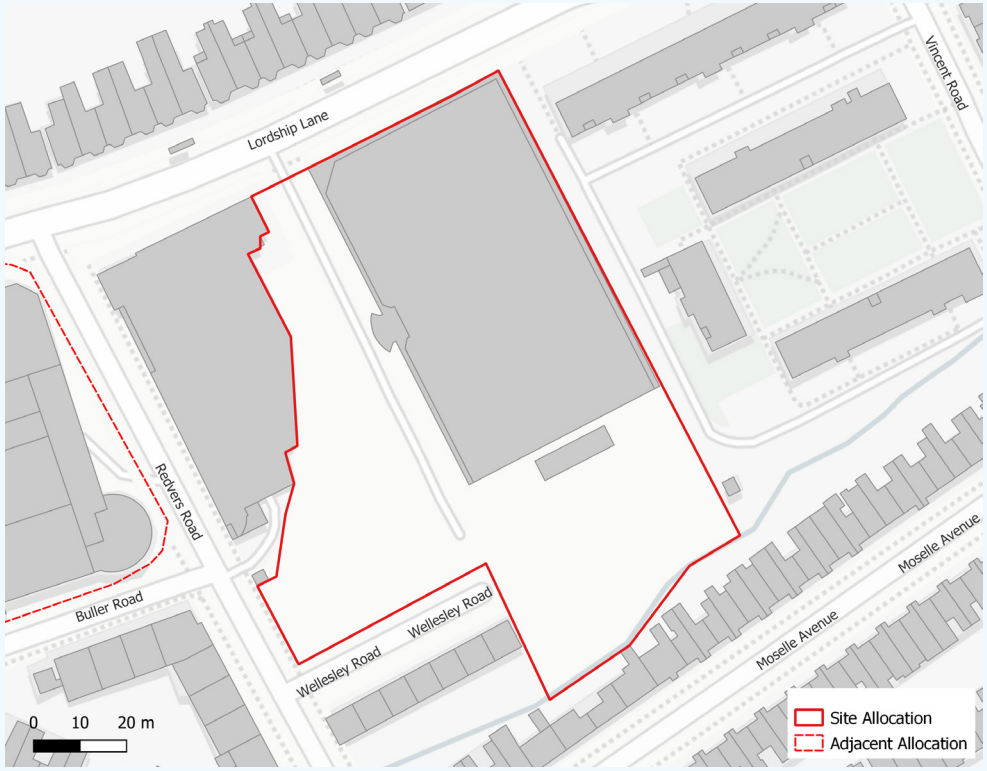


FIGURE 89 | Map of Site Allocation WGSA06

Site Information	Details
Address	707-725 Lordship Lane, Wood Green, London, N22 5JY
Area (ha)	0.85
PTAL	6a
Planning designations	Spouters Corner and Central High Road PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Adjacent to Noel Park Conservation Area
Relevant permissions	HGY/2024/0450 - Permission for 623 student bedrooms and 77 affordable homes over four buildings rising to nine storeys with 799 sqm flexible commercial floorspace.
Indicative capacities	632 Student bedrooms, Class C3 –77 homes, 800sqm Class E
Phasing	2027-2031
Ownership	Private

Table 57 | WGSA06 Site Allocation Details

Proposal

Comprehensive redevelopment of former bingo hall for employment, leisure and community uses, with student accommodation above, and social housing to the rear including a new public realm and small park in accordance with Planning Permission HGY/2024/0450

Masterplanning, engagement and delivery

- N/A. Site under construction in accordance with planning permission.

Land uses and activities

Existing land uses:

- Site currently vacant following demolition of former bingo hall

Acceptable land uses are:

- Residential (Class C3 and Purpose Built Student Accommodation)
- Town Centre
  - Town centre uses are appropriate on this site providing active frontages at ground floor level, along Lordship Lane.

Built form, character and heritage

- The alignment of Wellesley Road should be extended, with residential uses provided on the southern side of the road.
- This site lies outside of protected view corridors, and is suitable for heights up to those permissioned
- The height of development in the south of the site should be respectful of the existing properties on Moselle Avenue and Wellesley Road
- Adjacent to Noel Park Conservation Area – the principles of the Lordship Lane Character Area should be used to guide any alternative development on this site
- Given the Bingo use provided a form of community activity, proposals should incorporate alternate leisure and community floorspace

Movement and public realm

- New development should enhance the public realm in this area by providing a new north south route through this site and incorporate appropriate landscaping and areas of public open space to complement the commercial uses and provide space for residents to enjoy

Environment and sustainability

- The site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network in the local area
- Any alternative scheme should explore opportunities to de-culvert the Moselle River which runs under part of the site.
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG PFA3: Wood Green Cultural Quarter and Alexandra Gate

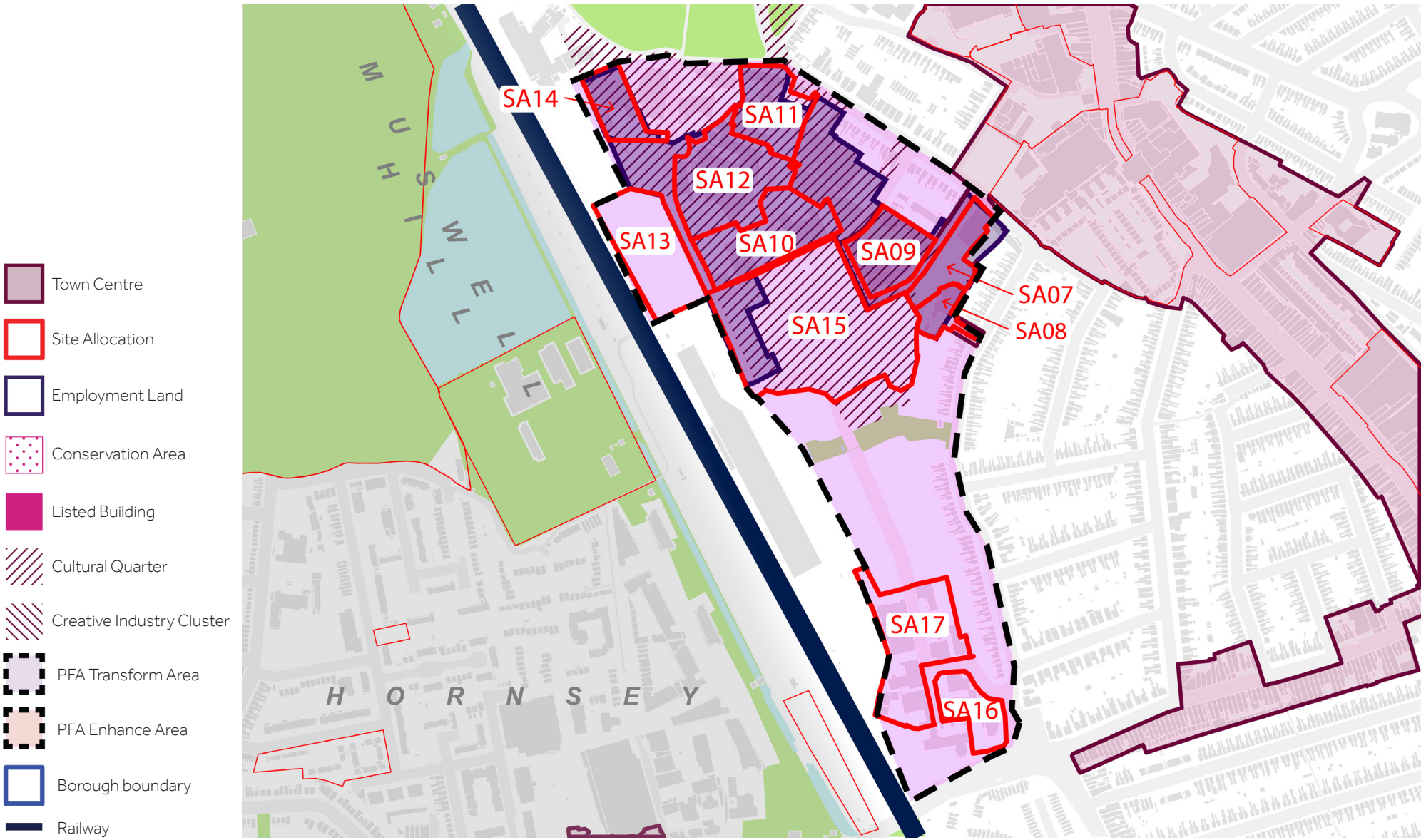


FIGURE 90 | Map of Placemaking Focus Area WGPFA3: Wood Green Cultural Quarter and Alexandra Gate

Strategy

11.47 Transformation of the Cultural Quarter will build on its strong ecosystem of creative businesses. Employment-led mixed-used development will provide an exciting mix of new workspaces, cultural infrastructure and town centre uses. A significantly improved high-quality public realm network will deliver a clear east-west route through from the Metropolitan Centre, drawing visitors into this vibrant creative community, currently hidden away, and linking it to the open spaces and Cultural Quarter at Alexandra Palace. New linkages to opens spaces, particularly to Alexandra Palace Park, will help address Wood Green's deficiency in access to open space.

11.48 The Cultural Quarter will be complemented by the completion of Alexandra Gate comprising predominately residential development at Clarendon Square and employment-led mixed used development at the southern end of Clarendon Square, providing new workspace, community uses and retaining existing businesses.

11.49 This strategy will be implemented through adherence to Policy WGN1-3, the site allocations outlined below, and the following initiatives:

- → Introducing new employment, cultural, town centre and town centre uses to support the Cultural Quarter as a key cultural and employment destination.
  - Active uses, in particular evening and night-time economy uses and cultural consumption infrastructure, should be directed towards Coburg Road and Brook Road as routes within the Cultural Corridor linking the Metropolitan Centre through to Alexandra Palace.
  - Cultural anchors, such as cultural or educational institutions, should be attracted to the area to boost footfall and enhance its profile.
  - Delivery of affordable workspaces to support and enhance the existing creative economy
- → Employment-led mixed-used development at the southern end of Clarendon Road will help to support and complement activities within the Cultural Quarter and establish a southern gateway through to this Placemaking Focus Area.
- → Establishing a vibrant public realm network to complement creative activities and facilitate social, economic and physical connections. This includes:
  - Establishing a new public square within the Clarendon Square allocation.
  - Creating a new north-south pedestrian and cycling connection from Mary Neuner Road through to Mayes Road.
  - Strengthening the east-west connections along Coburg and Brook Roads, with a significantly improved public realm that supports cultural, evening and night-time economy uses and contains generous green infrastructure, including significant tree planting along this route.
  - Strengthening Western/ Mary Neuner/ Clarendon Roads as a calm, tree-lined north-south route through to Turnpike Lane.
  - Re-allocation of road space away from on-street car parking to deliver widened pedestrian and cycle routes, street greenery, and bus route infrastructure to support a higher footfall environment resulting from new development.
  - Contributing towards improvements to Alexandra Palace Park, the New River Path and Penstock Tunnel to enhance the important recreational asset and to ensure safe and attractive connections to the cultural, leisure and recreation opportunities at Alexandra Palace and Alexandra Palace Park.
  - Creative design, use and management of the public realm and yard space to provide space for cultural events and activities

and facilitate connections between businesses in the area, strengthening and building ties within the creative ecosystem.

- Establishing a new higher density urban form, building on and showcasing the area's character.
  - Heights within this area should rise towards the southern edge of Coburg Road, stepping down to the Wood Green Common Conservation Area to the north and the terraces along Mayes Road and Hornsey Park Road to the east and south.
  - The design of buildings and spaces within the Cultural Quarter should respond to its industrial heritage, preserving and enhancing key landmark buildings, such as Chocolate Factory 1 and 2, and creating new opportunities to appreciate them from the public realm.
  - Developments should protect and enhance the significance of its built heritage. There are opportunities to embrace the former Duke of Edinburgh Pub and Cambridge House on Mayes Road as gateways into the Cultural Quarter.
  - Proposals should be designed to signal and showcase the creative activity going on inside the Cultural Quarter. This could be achieved through the creation of shared public realm/ outdoor workspace, use of transparent glazing, and creative lighting.
- Taking steps to reduce air pollution. The southern part of the PFA is within an Air Quality Hotspot.

Site Allocations in WGPFA3

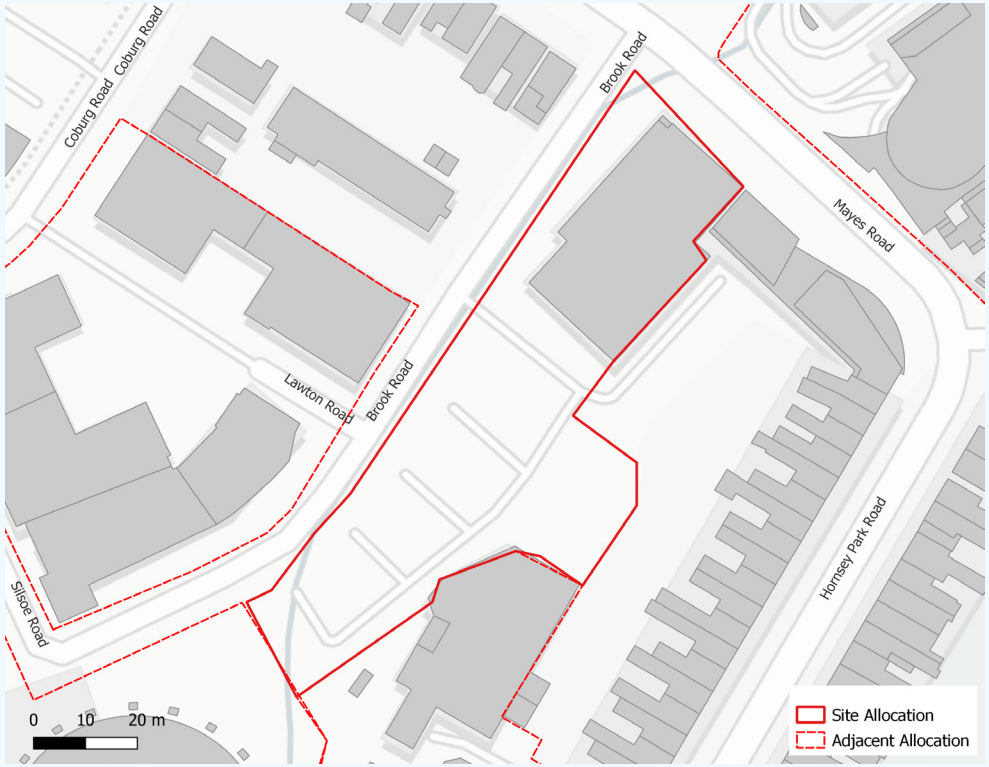


FIGURE 91 | Map of Site Allocation WGSA07

WG SA07: Iceland

Site Information	Details
Address	Iceland, 59 Mayes Road, Wood Green, N22 6TN
Area (ha)	0.4
PTAL	4
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Local Employment Area Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water) Area suitable for tall buildings
Relevant permissions	HGY/2017/2886 - comprehensive mixed-use scheme of up to 9 storeys with commercial, retail and community uses at ground floor
Indicative capacities	161 homes, 2,207 sqm Class E
Phasing	2027-2031
Ownership	Private

Table 58 | WGSA07 Site Allocation Details

Proposal

Redevelopment of the existing Iceland building to provide a high-density, employment-led mixed-use development. Commercial and/or community/cultural ground floor uses will activate the street front, facilitate connections into the Cultural Quarter and Alexandra Gate and help blend the Cultural Quarter with the Metropolitan Centre to the east.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to align and demonstrate early engagement with masterplanned development on the Land to the rear of Hornsey Park Road and Alexandra Park Gate sites to secure an optimum north south pedestrian connection through this site

Land uses and activities

Existing land use:

- Supermarket

Appropriate land uses are:

- Residential (Class C3)
- Town Centre
  - Town Centre uses should be provided at ground floor to activate the street frontage, with a preference for retail, food & beverage, or workspace.
  - Development should result in a net increase in employment floorspace
- Community
  - Community and cultural uses appropriate uses at ground floor level, including a potential new NHS facility subject to need/its requirements

Built form, character and heritage

- Development should preserve and enhance the protected local view corridor from Alexandra Palance to Lordship Recreation.
- The tallest element of any scheme should be centred towards the middle of Mayes Road frontage and along Brook Road, with heights dropping down adjacent to the two storey residential homes to the south-east along Hornsey Park Road.

Movement and public realm

- New public realm should be created at the front of this site at the corner of Brook Road and Mayes Road, signalling a key gateway through to the Cultural Quarter. This could include wayfinding and seating.
- Development should provide for a new pedestrian and cyclist connection from Hornsey Park Road through the Land to the rear of Hornsey Park Road site to Brook Road and into the north-south pedestrian routh along the eastern boundary of the Alexandra Park Gate site which connects to the Clarendon Road Play Area
- Development should facilitate an improved public realm along Mayes Road and Brook Road, including new and improved pedestrian crossings in accordance with the principles of the Wood Green Public Realm Framework.

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water). A Flood Risk Assessment should accompany any planning application.
- The Moselle runs in a culvert along the north edge of the site. Opportunities for de-culverting should be explored.
- Green infrastructure, including trees, should be provided alongside the Brook Road and Mayes Road street front.
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA08: Rear of Hornsey Park Road



FIGURE 92 | Map of Site Allocation WGSA08

Site Information	Details
Address	157 – 159 Hornsey Park Road, N8 0JX
Area (ha)	0.20
PTAL	4
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Local Employment Area Partially within Flood Zone 2 and Flood Zone 3 (Fluvial) The Moselle River runs in a culvert along the north edge of the site Local Viewing Corridor to Alexandra Palace from Lordship Rec and Bruce Castle
Relevant permissions	HGY/2024/0466 - erection of two buildings to provide residential units and Class E floorspace; landscaping and a new pedestrian route
Indicative capacities	32 homes, 97sqm Class E
Phasing	2027-2031
Ownership	Private

Table 59 | WGSA08 Site Allocation Details

Proposal

Redevelopment for a higher density mixed-use scheme, reflecting its town centre location, and providing a new pedestrian route connecting Hornsey Park Road with Brook Road.

Masterplanning, engagement and delivery

- A masterplan is not required but an optimum north south pedestrian connection should be secured through this site.

Land uses and activities

Existing land uses:

- Light industrial uses (Class B2)

Appropriate land uses are:

- Residential (Class C3)
- Town Centre and Employment
  - Town Centre uses are appropriate on this site, with a preference for workspace for the creative industries and small to medium enterprises or office space.

Built form, character and heritage

- Height of new buildings where they back onto the residential properties on Hornsey Park Road should be considered carefully to respect their residential amenity.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Lordship Rec. Development should be designed to protect this view.
- New development along the new east-west route should frame the space creating a positive and safe town centre feel along its length.

Movement and public realm

- New development should enhance the public realm in this area by providing a new north south route through this site and incorporate appropriate landscaping to connect through to the Clarendon Square
- The east-west linkage should be as straight as possible between Wood Green High Road and Clarendon Square

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Fluvial). A Flood Risk Assessment should accompany any planning application.
- The Moselle runs in a culvert along the north edge of the site. Opportunities for de-culverting should be explored.
- New street trees should be provided on this site and green the new route through to Clarendon Square
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA09: Bittern Place

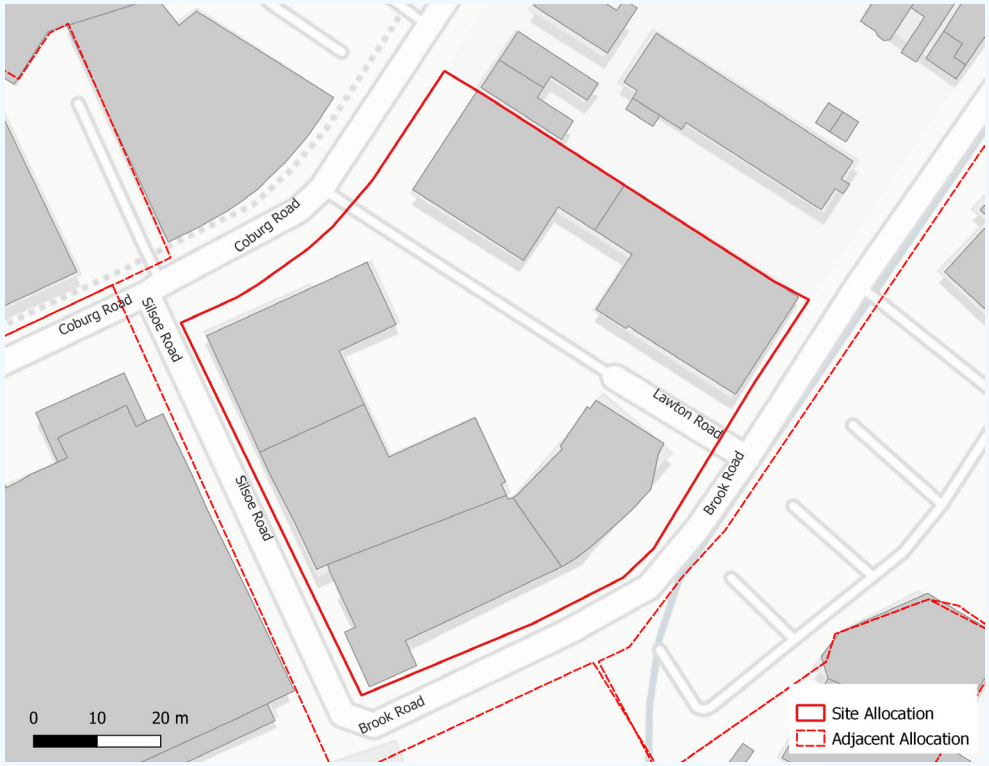


FIGURE 93 | Map of Site Allocation WGSA09

Site Information	Details
Address	Bittern Place, Coburg Road, Wood Green, N22 6TP
Area (ha)	0.53
PTAL	6a
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Local Employment Area Local Viewing Corridor to Alexandra Palace Partially within Flood Zone 2 and Flood Zone 3 (Fluvial) Area suitable for tall buildings
Relevant permissions	
Indicative capacities	180 homes, 4,500sqm Class E
Phasing	2027-2031
Ownership	Public and Private

Table 60 | WGSA09 Site Allocation Details

Proposal

Employment-led mixed-use development of a prominent corner site to provide a greater density of town, workspace and residential uses, extending the Metropolitan Centre into the Cultural Quarter. Development will help to activate the public realm, particularly strategic east-west connections along Coburg and Brook Roads.

Masterplanning, engagement and delivery

- A masterplan is not required but engagement with existing businesses on site should be undertaken to understand and cater to relocation requirements on site where there is a desire to return post-re-development

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g) / B2.

Appropriate land uses on this site are:

- Residential (Class C3)
- Commercial and Cultural:
    - Town Centre and Cultural uses, with an emphasis on leisure, food and drink, office, light industrial and research and development are appropriate on this site as it is within Wood Green Metropolitan Centre and to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood
- Proposals should be mixed-use, employment-led development with replacement yard space suitable for light industry or last mile delivery businesses

Built form, character and heritage

- Heights should be limited to avoid interrupting the designated viewing corridor from Alexandra Palace from Downhills Park Road. Development should be designed to ensure this view is carefully managed.
- Taller elements are appropriate to the west of the site, away from adjacent residential houses on Mayes Road which will continue to be an important local residential street
- Active frontages which address the public realm will be provided around all edges of the Coburg Road, which forms the key east-west link through the area.
- Development should enhance the setting of the neighbouring former Duke of Edinburgh pub and Chocolate Factory 2 buildings

Movement and public realm

- Improvements to the public realm along Coburg Road should be secured, in accordance with the principles of the Wood Green Public Realm Framework, alongside a public route through the site running north south.
- Adequate yard space should be incorporated into the scheme to provide for the needs of modern business and industry

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Fluvial). A Flood Risk Assessment should accompany any planning application.
- Additional tree planting should be secured to address a canopy cover deficiency in this area, and to enhance the east-west route on Coburg Road
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA10: Mallard and Kingfisher Place

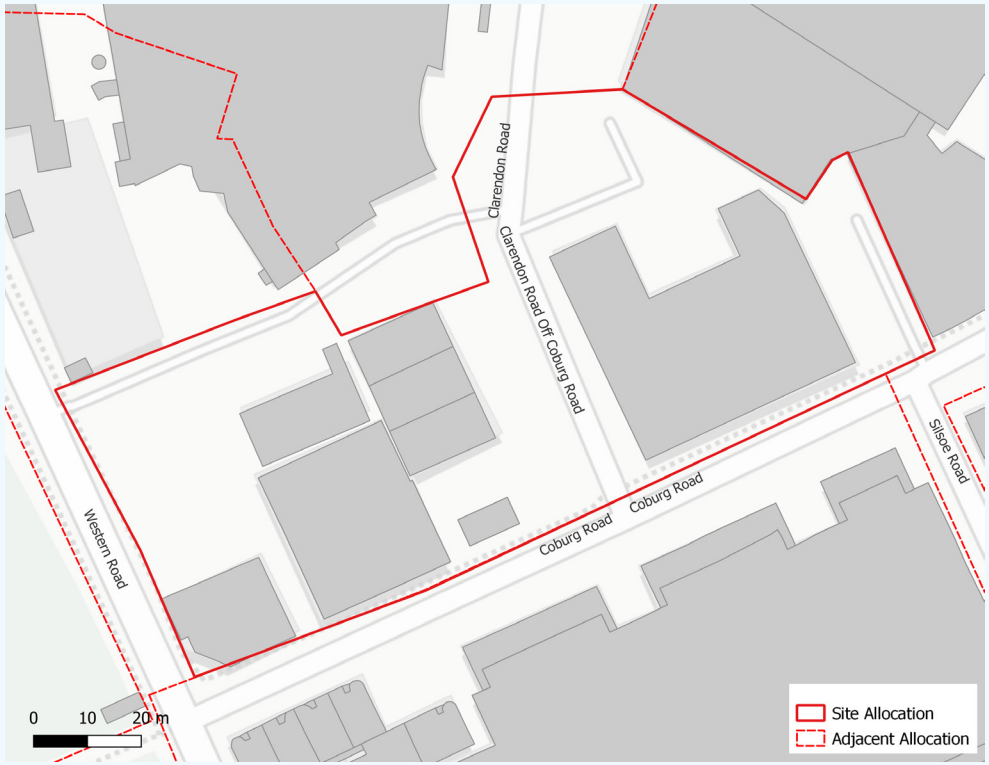


FIGURE 94 | Map of Site Allocation WGSA10

Site Information	Details
Address	Mallard and Kingfisher Place, Coburg Road, N22 6XF
Area (ha)	0.83
PTAL	4
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Opportunity Area Local Employment Area Wood Green Cultural Quarter Local Viewing Corridor to Alexandra Palace Partially within Flood Zone 2 and Flood Zone 3 (Surface Water) Area suitable for tall buildings
Relevant permissions	
Indicative capacities	190 homes, 8,000sqm Class E
Phasing	2027-2031
Ownership	Public

Table 61 | WGSA10 Site Allocation Details

Proposal

Redevelopment to provide a greater density and mix of employment, workspace and residential uses, supporting the Cultural Quarter. Active frontages and uses, and a dramatically improved public realm will create dynamic, creative environment along Coburg and Clarendon Road, as part of the strategic east-west cultural corridor.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to cover both of these sites to optimise site capacity and help establish a new frontage onto Coburg Road
- The employment quantum may be delivered predominantly on either Kingfisher or Mallard Place, but active frontages will be required on all Coburg Road ground floor elevations

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g)) / B2.
- Community and Education Use (Use Class F1)

Appropriate land uses on this site are:

- Residential (Class C3)
- Employment and Cultural:
  - Employment uses should be provided including affordable and creative workspace, alongside cultural facilities to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood
  - Proposals should be mixed-use, employment-led development and not result in a reduction in employment floorspace

Built form, character and heritage

- The site is within the Wood Green Cultural Quarter and is suitable for developments incorporating affordable and creative workspace, alongside cultural facilities – therefore appropriate yard and servicing space will be required on Kingfisher Place.
- The Chocolate Factory 2 and former Duke of Edinburgh pub are important local assets in the area, and will remain and contribute to the active frontages along this route, new development should complement these assets
- Active frontages to both sides of Clarendon Road will be required, which will demonstrably contribute to the cultural character of the area
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to ensure this view is carefully managed
- New development at the junction of Western and Coburg Roads should mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel

Movement and public realm

- Improvements to the public realm along Coburg Road should be secured, alongside a public route through the site running north south, in accordance with the principles of the Wood Green Public Realm Framework.
- The site fronts onto Coburg Road which is part of a new east-west connection through Wood Green, establishing an easily navigable pedestrian and cycling link from Wood Green High Road to Alexandra Palace via the Penstock foot tunnel, in accordance with the principles of the Wood Green Public Realm Framework.
- A new, high quality public realm should be created at the centre of

the Cultural Quarter around Clarendon Road to the north of the site in conjunction with WG SA 14. A Public Realm Strategy which engages with the wider redevelopment of the area including how this site interfaces with Clarendon Square and Guillemot Place will be required

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Tree planting should be maximised along Coburg Road to enhance the green pedestrian link to Alexandra Palace
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA11: Guillemot Place

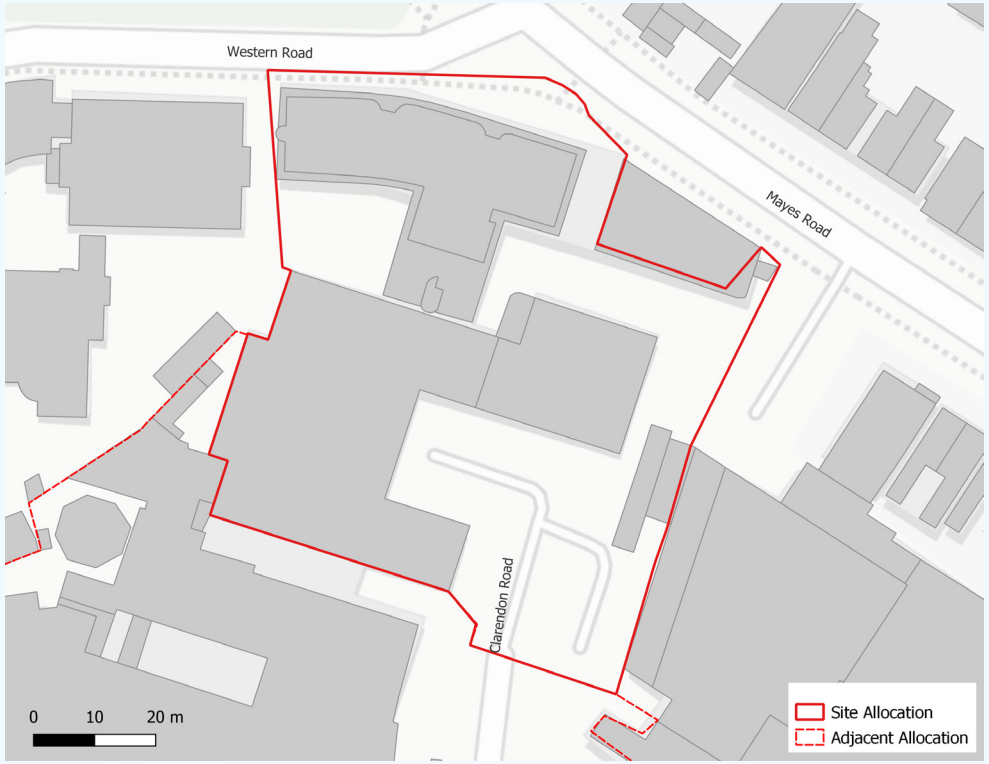


FIGURE 95 | Map of Site Allocation WGSA11

Site Information	Details
Address	Haringey Job Centre, Mayes Road, and Guillemot Place, N22 6XJ
Area (ha)	1.2
PTAL	5
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Opportunity Area Local Employment Area Wood Green Cultural Quarter Wood Green Common Conservation Area (part) Local Viewing Corridor to Alexandra Palace Archaeological Priority Area Tier 2 Partially within Flood Zone 2 and Flood Zone 3 (Surface Water) Partially within area suitable for tall buildings
Relevant permissions	
Indicative capacities	160 homes, 4,500m Class E
Phasing	2027-3032
Ownership	Public and Private

Table 62 | WGSA11 Site Allocation Details

Proposal

The site contains old industrial and warehousing buildings in a good location within the Wood Green Cultural Quarter, and Local Employment Area. The site is suitable for comprehensive employment-led redevelopment enhancing the Wood Green Cultural Quarter, including creation of a new north south link between Clarendon Road and Wood Green Common, creating mixed use development.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to cover both Guillemot Place and the Job Centre site, to optimise site capacity and help establish a new north south route through to Wood Green Common at the interface of Guillemot Place and Haringey Job Centre. Provision for the route must be made in each land parcel.
- Quanta of residential and employment uses on each land parcel should be proportionate to their overall site size

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g) / B2.

Acceptable land uses:

- Residential
- Employment:
    - Employment uses should be provided including affordable and creative workspace, alongside cultural facilities to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood
- Proposals should be mixed-use, employment-led development and not result in a reduction in employment floorspace
- Affordable workspace will be sought of the same typologies as existing on this site
- A replacement Job Centre should be provided or an alternative location in Wood Green secured.
- Adequate yard space should be re-provided to support the cultural and workspace typologies delivered on this site

Built form, character and heritage

- The site is within the Wood Green Cultural Quarter and is suitable for developments incorporating creative workspace, alongside cultural facilities
- Part of the site is located within Wood Green Common Conservation Area and any development should make a positive contribution to the setting of the Conservation Area, in particular the locally listed Alexandra Primary School, and 109 Mayes Road
- Adjacent to Locally Listed Buildings (Cambridge House on 109 Mayes Road, and former Duke of Edinburgh Public House on 83 Mayes Road)
- Massing should be informed by developments at the Chocolate Factory
- This site is within a viewing corridor of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle, and the new local view from Wood Green High Road, and development should be designed in such a way as to complement these views

Movement and public realm

- An extension of Clarendon Road, from its current cul-de-sac, through the site, as a pedestrian and cycling route, linking the Cultural Quarter with Wood Green Common must be established
- A new, high quality public realm as part of the north-south link

should be created that will act as the focal point for the Cultural Quarter on this the site in combination with the Chocolate Factory, in accordance with the principles of the Wood Green Public Realm Framework.

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Additional tree planting should be secured to address a canopy cover deficiency in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA12: Chocolate Factory

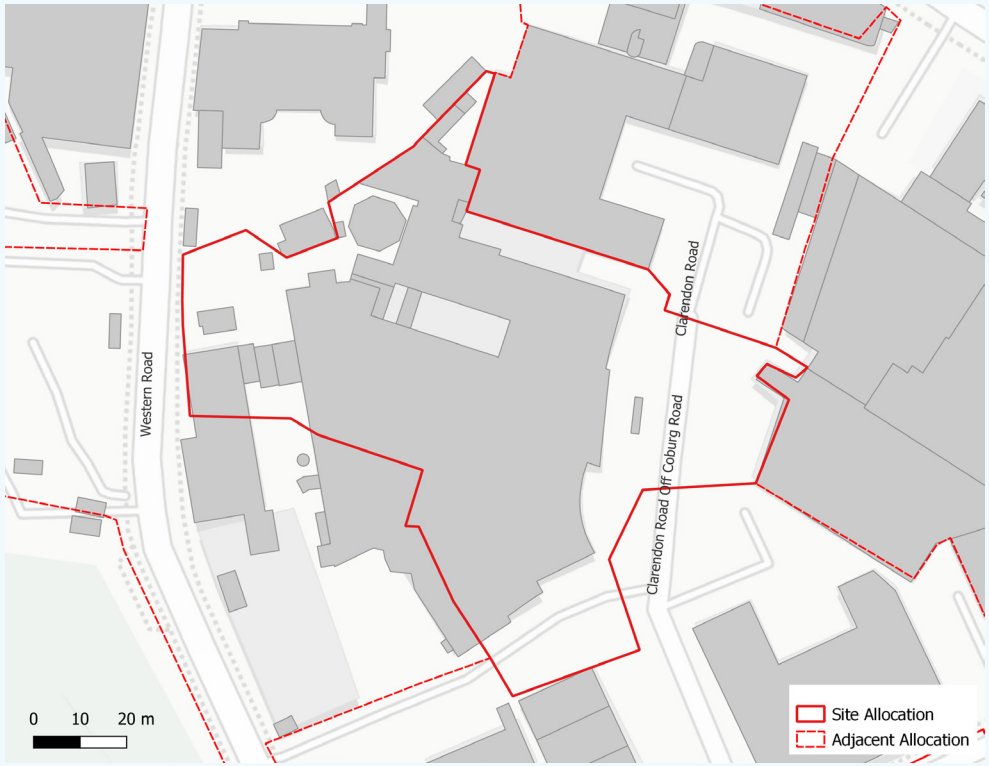


FIGURE 96 | Map of Site Allocation WGSA12

Site Information	Details
Address	Chocolate Factory, 1-3 Clarendon Rd, and John Raphael House, Wood Green, N22 6XJ
Area (ha)	1.4
PTAL	4
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Local Employment Area Wood Green Opportunity Area Local Viewing Corridor to Alexandra Palace Flood Zone 3 (Surface Water)
Relevant permissions	HGY/2017/3020
Indicative capacities	150 homes (80 homes have already been delivered on this site), 10,657sqm Class E/D
Phasing	2027-2031
Ownership	Private

Table 63 | WGSA12 Site Allocation Details

Proposal

Redevelopment with extensions to the existing Chocolate factory to create a mixed use development with new homes, commercial, employment and community uses, new public realm, and replacement and enhanced affordable workspace.

Masterplanning, engagement and delivery

- Any alternate development proposals will be required to be accompanied by a masterplan. It will need to:
  - Cover both this site and the adjacent Guillemot Place site, to optimise site capacity and help establish a new north south route through to Wood Green Common at the interface of Guillemot Place and Haringey Job Centre.

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g) / B2.

Acceptable land uses are:

- Residential
- Employment floorspace:
  - Employment uses should be provided including affordable and creative workspace, alongside cultural facilities to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood
- Proposals should be mixed-use, employment-led development and not result in a reduction in employment floorspace

Built form, character and heritage

- Adjacent to Wood Green Common Conservation Area and development should positively enhance its setting
- The original Chocolate Factory building is to be retained
- Heights of up to 18 storeys are appropriate as per the planning permission. Any revised application should revisit heights in assessing potential harm upon the protected viewing corridor

Movement and public realm

- Public realm should be provided in accordance with the planning permission quanta and principles
- Provision for the north south route linking Clarendon Road with Wood Green Common must be secured, in accordance with the principles of the Wood Green Public Realm Framework.
- Better east-west connectivity through the site, as secured in the planning permission linking Western Road with Clarendon Road should be delivered

Environment and sustainability

- The site is within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Additional tree planting should be secured to address a canopy cover deficiency in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA13: Land adjacent to Coronation Sidings

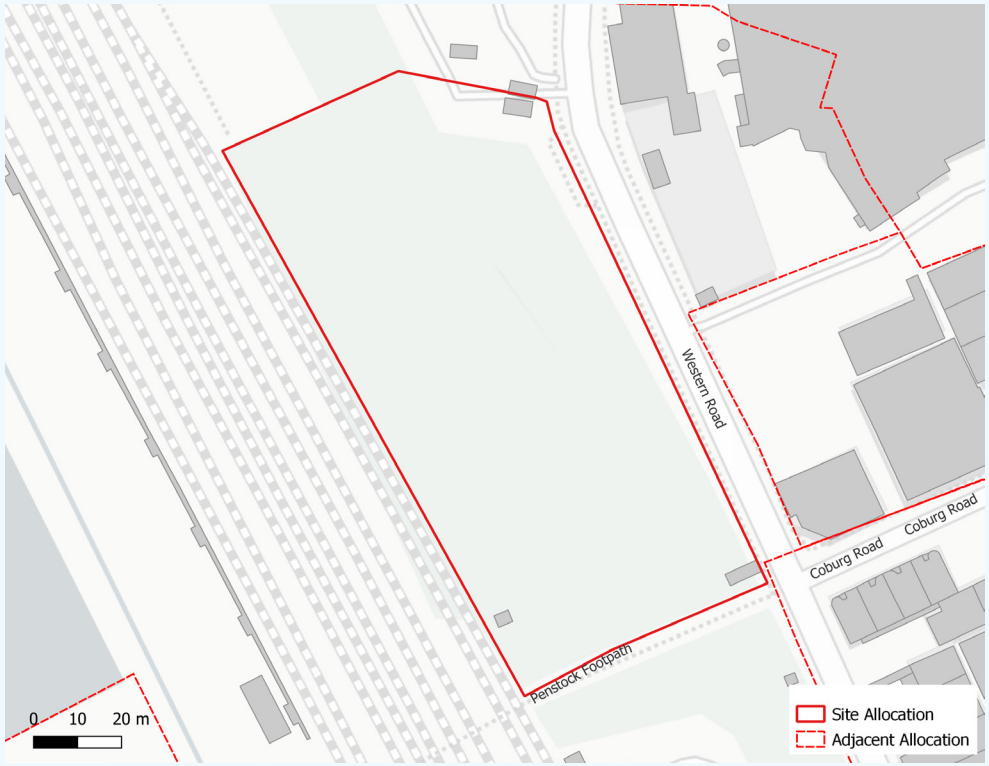


FIGURE 97 | Map of Site Allocation WGSA13

Site Information	Details
Address	Land adjoining Western Road, the Penstock foot tunnel, and the Great Northern Rail Line, Wood Green, N22 6UB
Area (ha)	0.9
PTAL	3
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Local Employment Area Wood Green Opportunity Area Partially within Flood Zone 3 (Surface Water) Wood Green Cultural Quarter Local Viewing Corridor to Alexandra Palace Ecological Corridor Area suitable for tall buildings
Relevant permissions	None
Indicative capacities	180 homes, 3,020sqm Class E/B
Phasing	2037-2041
Ownership	Private

Table 64 | WGSA13 Site Allocation Details

Proposal

Mixed use development of this mostly vacant land to provide new employment floorspace at ground level and an improved public realm, creating a more prominent, safe, activated and attractive route through to the Penstock Foot Tunnel. Significant green infrastructure should be provided to enhance the ecological corridor running alongside the railway line and preserve Western Road's character as a tree-lined green route.

Masterplanning, engagement and delivery

- A masterplan is required
- Engagement with Network Rail will be necessary given the adjacent railway and Hornsey Depot

Land uses and activities

Existing land use:

- Vacant land with temporary storage use

Acceptable land uses are:

- Residential
- Employment
- Industrial, workspace, research and design, and office uses are appropriate on this site given its employment land designation and its location away from neighbouring sites
- The site lies on the edge of the cultural quarter and so is also suitable for developments incorporating affordable and creative workspace, alongside cultural facilities

Built for, character and heritage

- The site marks the gateway to the Penstock Tunnel through to Alexandra Palace. Enhancements should be delivered that complement the public realm improvements to the tunnel itself.
- Local Viewing Corridor to Alexandra Palace should not be interrupted. Heights will be constrained by the impact on long views of Alexandra Palace from Downhill Park Road.
- Development should mark the corner of Western Road and the Penstock path
- Development at the corner of Western Road and the Penstock path should complement the development across Western Road to the west. A taller element could be designed in such a way to be visible from Alexandra Palace Park, acting as a way marker, while respecting the setting of the Park

Movement and public realm

- A new frontage to the Penstock path should be created, increasing passive surveillance of the path and the entrance to the tunnel
- Penstock Path will become part of the new east west route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- Development contributions for a dedicated cycle and pedestrian crossing of Western Road into Coburg Road should be secured
- Consideration should be given to retention of the mature trees fronting onto Western Road, while ensuring that new buildings face onto, and are accessed from Western Road.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- The site is currently part of a north-south ecological corridor running along the rail line. While accepting that the quantum of corridor in this area will be reduced, the impact of development will need to be identified and mitigated to ensure that the function of the corridor is protected through the development. At present the

land is not considered to be positively contributing to the principles of the corridor, and any future development should ensure a positive contribution to the corridor

- Biodiversity Net Gain should prioritise habitats and species that will complement those in the Ecological Corridor
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA14: Quicksilver Place

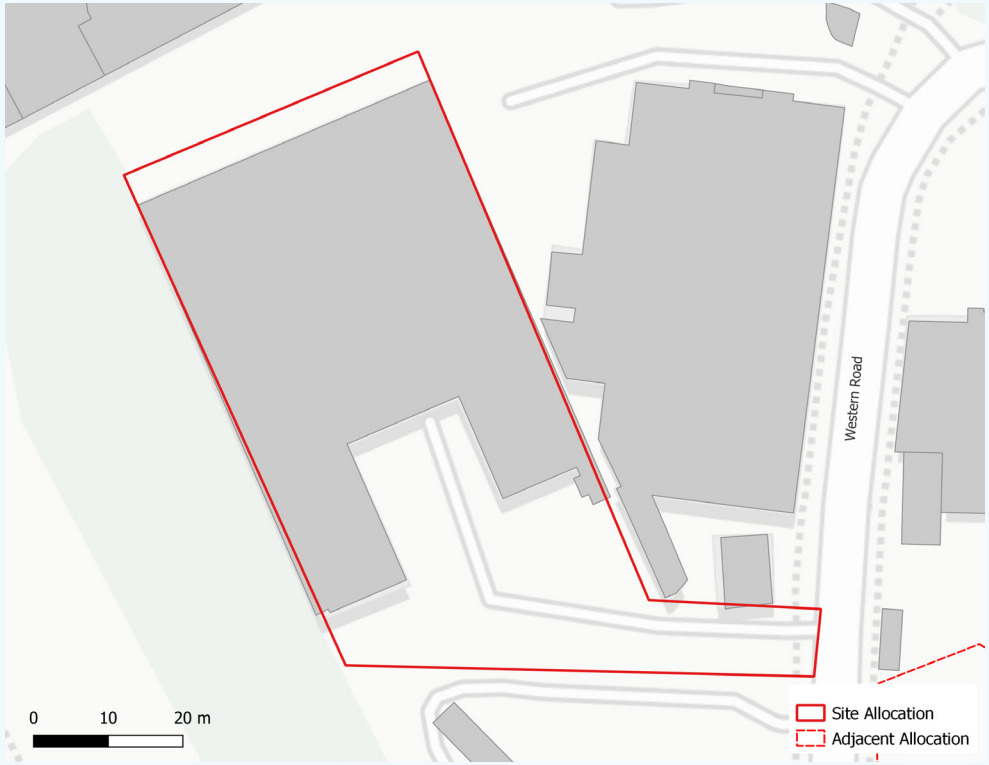


FIGURE 98 | Map of Site Allocation WGSA14

Site Information	Details
Address	Quicksilver Place, Car Park, Western Road, Wood Green, N22 6UH
Area (ha)	0.3
PTAL	4
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Local Employment Area Wood Green Opportunity Area Wood Green Cultural Quarter Local Viewing Corridor to Alexandra Palace Partially within Flood Zone 3 (Surface Water) Adjacent designation: Wood Green Common Conservation Area
Relevant permissions	None
Indicative capacities	100 homes, 1650 sqm Class E/B
Phasing	2032-2036
Ownership	Public

Table 65 | WGSA14 Site Allocation Details

Proposal

Redevelopment which increases employment floorspace alongside delivering residential uses on the site and addresses the needs of the emergency services to secure an intensified and optimal use of land within the Opportunity Area, and further the creation of a new mixed-use destination at the edge of the Cultural Quarter

Masterplanning, engagement and delivery

- A masterplan is not required
- The amenity of users of Heartlands High School should be considered through any design
- Engagement with the Metropolitan Police as to the service's needs will need to be undertaken, and replacement facilities secured either on-site or in the vicinity as dictated by need.

Land uses and activities

Existing land use:

- Car park and Police base (Sui Generis)

Acceptable land uses are:

- Commercial and Industrial:
  - Industrial, workspace , research and design, and office uses are appropriate
- Residential:
  - The site lies on the edge of the cultural quarter and so is suitable for developments incorporating affordable and creative workspace, alongside cultural facilities

Built form, character and heritage

- This site is not considered suitable for a tall building due to the potential impact on long views of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle
- The development should be designed in such a way that it contributes positively to the setting of Wood Green Common, and other buildings within the Conservation Area, in particular it should be designed to complement the characterful Decorium centre

Movement and public realm

- Access for the parking of vehicles in relation to any maintained patrol base will be necessary to meet operational requirements.
- A separate pedestrian and cycle access to the north of the site linking to the new river path should be explored.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Additional tree planting should be secured to address a canopy cover deficiency in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA15: Clarendon Square

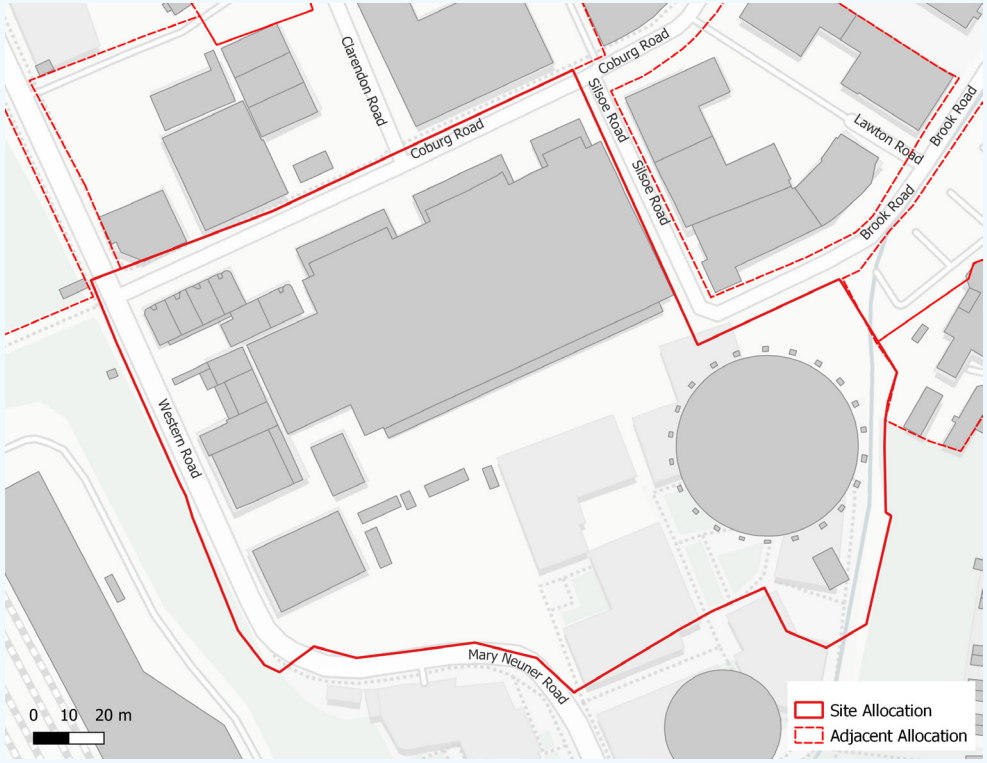


FIGURE 99 | Map of Site Allocation WGSA15

Site Information	Details
Address	Land at Former Clarendon Gas Works, Clarendon Road, Hornsey Park Road, Mayes Road, Clarendon Road, N22 6TZ
Area (ha)	2.54
PTAL	4-6
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Opportunity Area Wood Green Cultural Quarter Local Employment Area (part) Partially within Flood Zone 2 and Flood Zone 3 (Surface Water) Area suitable for tall buildings
Relevant permissions	HGY/2009/0503
Indicative capacities	750 homes, 2,500sqm Class E/D/F
Phasing	2027-2031
Ownership	Ownership

Table 66 | WGSA15 Site Allocation Details

Proposal

Comprehensive masterplanned mixed use redevelopment to create a new destination within Wood Green, including new employment floorspace, new homes, and a new public square with ancillary retail and employment uses, a decentralised energy hub, community uses, and establishing a new north-south and east-west connections through the area.

Masterplanning, engagement and delivery

- The first 2 phases of the overall scheme are completed with phase 3 currently underway. A masterplan is required for remaining phases. It will need to:
  - Cover both this site and the adjacent land to the rear of Hornsey Park Road, to optimise site capacity and help enhance the new east-west route along Coburg Road, and north south continuing along Clarendon Road with public open spaces secured in line with the planning permission
- Development of higher densities on land parcels still to come forward may be appropriate subject to an area-wide masterplan showing how the development delivers on the design and amenity secured through the planning permission, would not interrupt protected views, and does not compromise co-ordinated development on the other land parcels within the allocation, and on surrounding sites.

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g) / B2.
- Ancillary Class E (b)

Acceptable land uses are:

- Employment uses
- Residential
- Area suitable for affordable and creative workspace, alongside cultural facilities
- As per the permission, replacement employment floorspace should be provided and should seek to maximise the quanta permissioned in the outline permission.

Built form, character and heritage

- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to protect this view
- View of the site from Alexandra Palace & Park should be considered in any design. Development should address the Park across the rail line on upper levels where it will be visible from within Alexandra Palace Park.

Movement and public realm

- New public realm has been created. Further improvements to the new north south route along Mary Neuner Way should be secured
- An improved route for pedestrians and cyclists will be established along Coburg Road along with Mallard, Kingfisher and Guillemot Places. Part of this will be the principal new East-West Route through Wood Green, establishing an easily navigable pedestrian and cycling link from Wood Green High Road to Alexandra Palace via the Penstock foot tunnel, in accordance with the principles of the Wood Green Public Realm Framework. This route should be sufficiently wide to accommodate a range of activities and events throughout the year and development should be set back to allow this, and provide enhancements to the public realm interfacing onto this key route

- Provision for a new bus route, including a new bus stop on Mary Neuner Way will be required.

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Adjacent to Ecological Corridor. Development proposals should protect and enhance the nature conservation value of the site
- The site is a former gas works and industrial site and land must be remediated as necessary.
- Additional tree planting should be secured to address a canopy cover deficiency in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA16: Clarendon Road Gateway

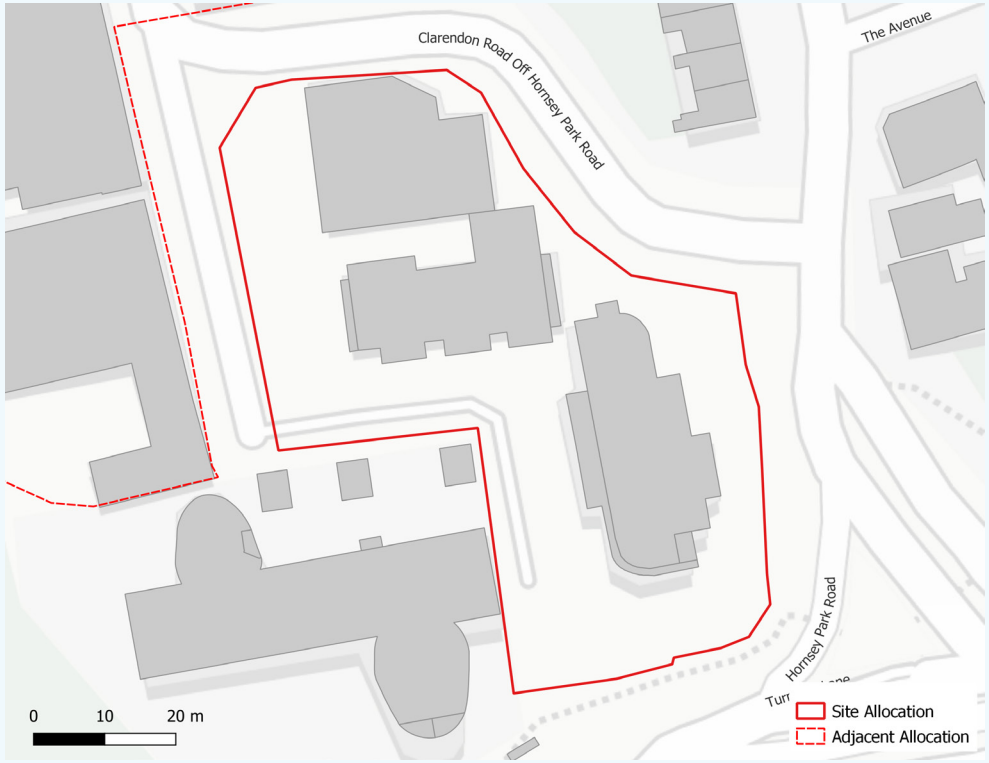


FIGURE 100 | Map of Site Allocation WGSA16

Site Information	Details
Address	African Caribbean Cultural Centre, Clarendon Recovery College and Jessica Buttons, 9; 30-36 Clarendon Road, N8 0DJ
Area (ha)	0.4
PTAL	4
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Opportunity Area Partially within Flood Zone 3 (Surface Water) Ecological corridor on the adjacent railway embankment
Relevant permissions	HGY/2022/3846
Indicative capacities	130 homes, 4,000 sqm Class E /F2
Phasing	2027-2031
Ownership	Public and Private

Table 67 | WGSA16 Site Allocation Details

Proposal

Redevelopment for the creation of new mixed use development including community, employment and residential uses, and to complement the development at Clarendon Square to the north. Planning permission has been granted at Jessica Buttons, 30-36 Clarendon Road for a 51 unit mixed use redevelopment (HGY/2022/3846). The redevelopment of this area which is currently of a mixed character that includes a mix of community, employment and residential uses can help establish a more coherent urban form, improved public realm, and modern community and employment floorspace.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to cover the African Caribbean Cultural Centre, Clarendon Recovery College and Jessica Buttons buildings and include a more coherent network of roads and pedestrian and cycle routes to increase connectivity to Turnpike Lane and Mary Neuner Road
- Engagement with the West Indian Cultural Centre and Clarendon Recovery College will be required, and replacement floorspace secured on site or in the vicinity unless there is no longer a need for these facilities.

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g) / B2.
- Community Use (Class F2)

Acceptable land uses are:

- Residential
- Commercial
- Industrial, workspace, research and design, and office uses are appropriate
- Community:
    - Opportunities should be explored to collaborate with existing community facilities providers in the area to improve the overall level of service. Replacement community facilities for the West Indian Cultural Centre should be secured if required

Built form, character and heritage

- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations
- Heights should be restricted where they interface with the properties on Hornsey Park Road
- The design and massing of any development should reference and complement the permitted scheme at 30 Clarendon Road

Movement and public realm

- Improvements to the new north south route along Mary Neuner Way/Clarendon Road should be secured including the provision of landscaping and trees to enhance this key north-south route
- Provision for a new bus route, including a new bus stop on Mary Neuner Way/Clarendon Road, may be required
- Increased permeability through the site will be sought, with a public realm designed to mitigate the development from the busy intersection of Turnpike Lane and Hornsey Park Road.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Adjacent to Ecological Corridor, Development proposals should protect and enhance the nature conservation value of the site
- Additional tree planting should be secured on the perimeter of this site to address a deficiency in canopy cover in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA17: Clarendon Road South

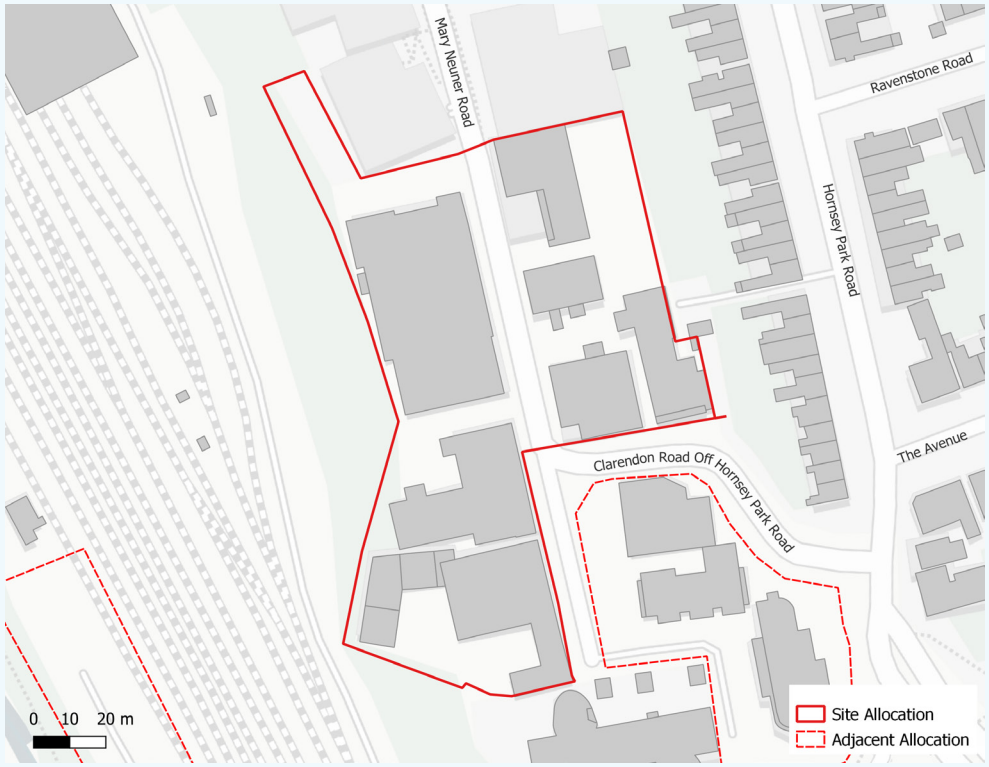


FIGURE 101 | Map of Site Allocation WGSA17

Site Information	Details
Address	19-33 and 50 Clarendon Road, Civica Election Service, Hertie, Virgin Group and London Alevi Community Centre, N8 0DD
Area (ha)	1.08
PTAL	4-6a
Planning designations	Wood Green Cultural Quarter and Alexandra Gate PFA: Transform Wood Green Opportunity Area Wood Green Cultural Quarter Partially within Flood Zone 3 (Surface Water) Adjacent to Ecological Corridor
Relevant permissions	HGY/2024/2279 Demolition of existing buildings and delivery of a new co-living development and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision.
Indicative capacities	150 homes. 4,000sqm Class E
Phasing	2027-2036
Ownership	Public and Private

Table 68 | WGSA17 Site Allocation Details

Proposal

The site is currently of a mixed character that includes community, employment (including election services) and residential uses. There is potential for the site to be used more intensively for the creation of new mixed use development including community, employment and residential uses, and to complement the development which is expected to take place on the adjacent sites to the east of Clarendon Road. The retention and expansion of election services and community uses within this area is supported.

Masterplanning, engagement and delivery

- A masterplan is required. It will need to cover all land parcels within this allocation to ensure optimum site capacities can be achieved, with a proportionate split of employment and residential quanta.
- Engagement with the elections services operations is necessary to allow for their continued secure functioning on a 24hour basis.
- There are existing community uses on site, and engagement with them, including the Alevi Centre, will be essential to inform appropriate development options.

Land uses and activities

Existing land uses:

- Light and general Industrial Uses (Use Class E (g) / B2.

Acceptable land uses are:

- Retention and enhancement of existing community uses e.g. the Alevi Centre
- Residential:
  - Provision of circa 150 new homes with ancillary provision of 220 co-living bedspaces per the existing planning permission for 25-27 Clarendon Road
- Employment:
  - Industrial, workspace, research and design, and office uses are appropriate on this site with a preference for workspace, office and community uses to support placemaking
- Adequate replacement yard space should be provided to cater for the industrial, and workspace floorspace

Built form, character and heritage

- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations
- The design of buildings should reference the recently completed developments at Clarendon Square
- Residential uses should be appropriately screened and insulated from adjacent ongoing business uses. The agent of change principle will apply.

Movement and public realm

- Improvements to the new north south route along Mary Neuner Way/Clarendon Road should be secured including the provision of landscaping and trees to enhance this key north-south route
- Provision for a new bus route, including a new bus stop on Mary Neuner Way/Clarendon Road, may be required including safer pedestrian crossings
- Appropriate traffic/parking arrangements will be required having regard to existing patterns of traffic within the local area
- Environment and sustainability
- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- Close attention in the design of this site should be had to the impact

of the railway embankment on future occupants of the site.

- → Improvements to the adjacent ecological corridor should be sought, with Biodiversity Net Gain habitats on site complementing those found within the ecological corridor
- → Additional tree planting should be secured on the perimeter of this site to address a deficiency in canopy cover in this area
- → The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG PFA4: High Road and Terraces

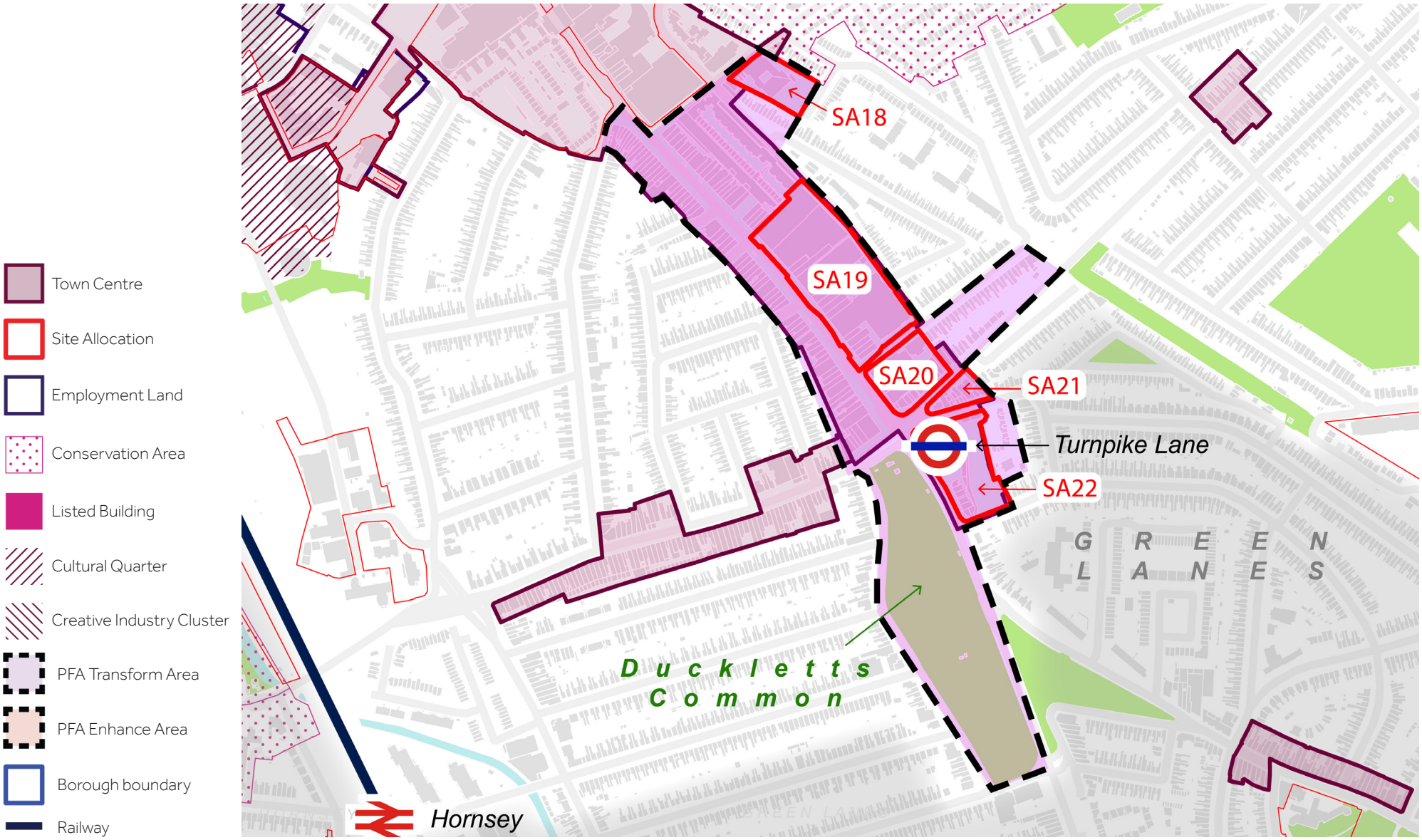


FIGURE 102 | Map of Placemaking Focus Area WGPFA4: High Road and Terraces

Strategy

11.50 Transformation of the eastern side of the High Road through significant redevelopment opportunities will introduce a greater density and mix of uses, while positively responding to the character of the historic retail terraces on the western side of the High Road. New activated laneways running perpendicular to the High Road will both enhance its connectivity and expand the frontage of the Metropolitan Centre.

11.51 This strategy will be implemented through adherence to Policy WGN1 and WGN2, the site allocations outlined below, and the following initiatives:

- Supporting the continued transformation of the eastern side of the High Road to deliver new mixed use commercial floorspace and an improved urban environment through:
  - Redevelopment of key sites including the Sainsbury's site and former BHS and adjacent sites to improve the public realm, expand the range of town centre uses available in the area and provide active ground floor frontages
  - Delivering opportunities for new lanes running east-west between Bury Road and the High Road, and ensuring ground floor uses are created that make use of the pedestrianised urban realm in front of their active frontages
  - using car parks for more productive uses including cultural and leisure activities, and exploring the potential for additional housing on these sites
  - Establishing active frontages on the laneways running off the High Road in this area. High quality public realm will be created which will help to attract users to spend time in these new "off the High Road" locations.
  - Support for uses that are open in the day and also into the evening to bolster the centre's evening economy
- Enhancement of the western side of the High Road to:
  - Preserve the terraces of individual smaller shop units within the area as identified as 'The Terraces' to retain the historical terraced frontages to Wood Green High Road, to preserve the streetscape rhythm and to preserve opportunities for independent traders.
  - Residential uses will be resisted above shop frontages, to preserve office units, as well as storage and ancillary spaces for the retail units, and to help encourage uses that open later into the evening to locate in this area
- Bolster community and other uses within this area of Wood Green by providing space for new cultural activities including replacement floorspace for existing community facilities and youth clubs if affected by redevelopment
- Increase the permeability of the area and the depth of the town centre through:
  - Creating and enhancing connections throughout Wood Green, including new laneways to create permeability along the east side of the High Road to Bury Road, new east west connections to link the High Road and cultural quarter areas and improving street layouts and creating space for shoppers and visitors
  - Improvements to the small open space at the corner of Whymark Avenue and the Sandlings to optimise the cycle and pedestrian route, open space quality, and address issues of public safety
  - Setting back of retail frontages to create greater circulation space on the High Road to improve the urban realm on Wood Green High Road
  - Laneways off the High Road should continue to make provision for market stalls
  - Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations in WGPFA4



FIGURE 103 | Map of Site Allocation WGSA18

WG SA18: Salvation Army

Site Information	Details
Address	Salvation Army, Lymington Avenue, Wood Green, N22 6JA
Area (ha)	0.33
PTAL	6a
Planning designations	High Road and Terraces PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Noel Park Conservation Area Adjacent designations: Grade II listed Church of St Mark
Relevant permissions	None
Indicative capacities	74 homes, 1,470 sqm Class E/F2
Phasing	2032-2036
Ownership	Private

Table 69 | WGSA18 Site Allocation Details

Proposal

There is opportunity to intensify this site, while replacing the existing community use, deliver new town centre or employment floorspace, and homes on the site and create new routes through the site with active frontages, enhancing the commercial offer of the Metropolitan Centre and linking in with the proposed laneways off the eastern side of the High Road.

Masterplanning, engagement and delivery

- A masterplan is not required

Land uses and activities

Existing land uses:

- Place of worship and community use (Use Class F1)

Acceptable land uses:

- Community:
  - Replacement community facilities for the Salvation Army should be provided if required
- Residential:
- Town Centre:
  - Town Centre uses are appropriate

Built form, character and heritage

- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to protect this view
- Heights should be restricted along residential interfaces, and have entrances that present onto the street
- Views from the Noel Park Estate should be considered in the design of development on this site
- Development should complement the buildings in the Noel Park Estate Conservation Area to the north of the site.
- Grade II listed Church of St Mark. Development should conserve or enhance the setting of this Heritage Asset.

Movement and public realm

- Development should contribute to the creation of a new Laneway off Lymington Avenue, with active frontages along their length linking to the Sandlings entrance
- An enhanced public realm will be sought at the front of this site on Lymington Avenue

Environment and sustainability

- Additional tree planting should be prioritised on this site to address deficiencies in canopy cover in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA19: 16-54 Wood Green High Road



FIGURE 104 | Map of Site Allocation WGSA19

Site Information	Details
Address	16-54 Wood Green High Road, N22 6BQ (excluding 44-46)
Area (ha)	1.57
PTAL	6a
Planning designations	High Road and Terraces PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Crossrail 2 Safeguarding Partially within Flood Zone 2 Archaeological Priority Area Tier 2
Relevant permissions	The site has two planning permissions at the former BHS (HGY/2018/3145) and M&S buildings (HGY/2018/1472), with the development known as Icon Heights at the former M&S - 42-44 High Road now complete.
Indicative capacities	105 homes, 3,000sqm Class E
Phasing	2027-2037
Ownership	Private

Table 70 | WGSA19 Site Allocation Details

Proposal

The site has planning permission at the former BHS and M&S buildings, with the development known as Icon Heights at 42-44 High Road now complete. The remaining buildings along this frontage are suitable for comprehensive redevelopment for mixed use development consisting of town centre uses at ground and first floor level, with residential above.

Masterplanning, engagement and delivery

- A masterplan is required. 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.
- Part of the site is safeguarded for Crossrail 2.16-40 High Road is in the safeguarding limits subject to consultation and 16-26 High Road is an area of surface interest
- Piccadilly Line runs in a shallow tunnel through this area – consultation with TfL and Crossrail will be required

Land uses and activities

Existing land uses:

- Town Centre Uses (Use Class E)

Acceptable land uses are:

- Residential (Use Class C3)
- Town Centre
  - Town Centre uses are appropriate with a preference for retail uses and, provision of larger floorplate retail units aimed at national comparison retailers
  - New employment floorspace will be supported on this site above ground floor including office or co-working SME office typologies.
  - Cultural or leisure uses will be supported

Built form, character and heritage

- There is an opportunity to improve the High Road frontage, introduce a fine graining of the site to introduce new town centre uses off the High Road through the introduction of new Laneways, and increase residential and employment uses.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to protect this view
- Heights of buildings at the rear of the site should be sympathetic to the residential properties on the east side of Bury Road
- A podium level fronting onto Wood Green High Road may be suitable to respect the character of the terraced properties on the eastern side of Wood Green High Road as delivered at 42-44 High Road.
- Building lines should be set back at ground floor level to increase space for circulation along Wood Green High Road, through having a wider pavement width
- The Victorian shopping parade immediately north of the site on Wood Green High Road should be retained and enhanced by this site's development
- A materials palette should be used that complements the terraces opposite on Wood Green High Road, and the Noel Park Conservation Area.

Movement and public realm

- New lanes should be created running east-west off the High Road. These should have town centre frontages at ground floor level, and are suitable as zones to help improve Wood Green's evening economy. One or two new laneways should be created through

comprehensive development on this site.

- New development should increase the amount of circulation space available on the pavements fronting Wood Green High Road.
- New development should deliver improvements to Bury Road consistent with the Wood Green Public Realm Framework

Environment and sustainability

- The site is partially within Flood Zone 2. A Flood Risk Assessment should accompany any planning application.
- A piling statement will be required prior to any piling taking place due to Piccadilly line tunnels.
- Additional tree planting should be secured along the High Road and Bury Road Frontages to address a deficiency in canopy cover in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA20: Land between Westbury and Whymark Avenue

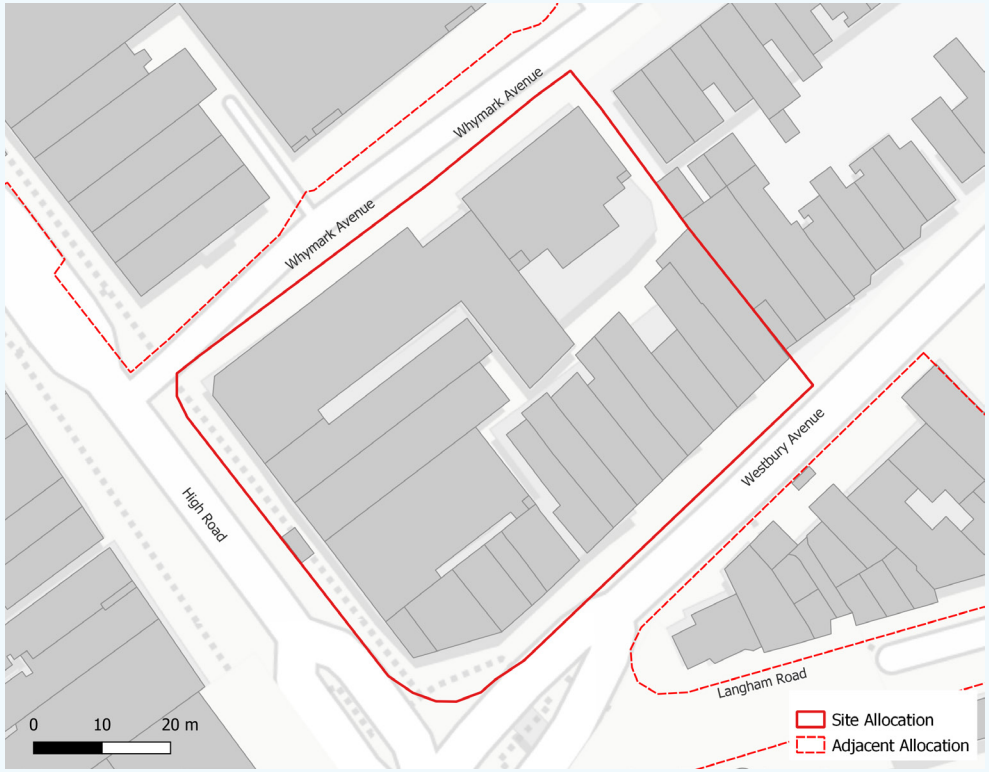


FIGURE 105 | Map of Site Allocation WGSA20

Site Information	Details
Address	Land between Westbury Avenue, Whymark Avenue, and the High Road, Wood Green, N22 6BX
Area (ha)	0.46
PTAL	6b
Planning designations	High Road and Terraces PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Partially within Flood Zone 3 (Surface Water) The site lies in a groundwater Source Protection Zone Adjacent designation: Grade II listed Turnpike Lane Underground Station Area suitable for tall buildings
Relevant permissions	None
Indicative capacities	120 homes, 1,000 sqm Class E
Phasing	2037-2041
Ownership	Private

Table 71 | WGSA20 Site Allocation Details

Proposal

Redevelopment of this collection of buildings to provide an improved entrance to the town centre delivering new town centre uses, an improved public realm, and new employment and residential floorspace, in line with a site-wide masterplan

Masterplanning, engagement and delivery

- A masterplan is required. 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 allocation
- Due to the Piccadilly Line running shallow through this site TfL should be consulted as part of any planning application on site.
- All of the site is safeguarded for Crossrail 2 and is in the safeguarding limits subject to consultation zone.

Land uses and activities

Existing land uses:

- Town Centre Uses (Class E)
- Residential

Acceptable land uses are:

- Residential
- Town Centre
    - Town Centre, specifically retail and café, restaurants or drinking establishments are appropriate
    - New employment floorspace will be supported on this site including office or co-working SME office typologies.

Built form, character and heritage

- A taller building marking the gateway to Wood Green from Turnpike Lane tube station will be supported but should preserve or enhance the setting of the listed station.
- A podium level fronting onto Wood Green High Road may be suitable to respect the character of the terraced properties on the eastern side of Wood Green High Road.
- Height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue to preserve the amenity of adjoining terraced residential properties
- The frontage to the High Road needs to create a high-quality active frontage. The opportunity for additional town centre uses at first floor level should also be explored
- Whilst the existing buildings on site have limited aesthetic or historic value, any new buildings should enhance the setting of the adjacent listed buildings including responding positively to the adjacent Grade II listed Turnpike Lane Underground Station to the south

Movement and public realm

- Building should be set back at ground floor level to increase space for circulation along Wood Green High Road, while also providing active frontages.
- Opportunity should be considered to enable an improvement to the cycle network between Wood Green and the south/west at the junction of The Sandlings and Whymark Avenue. There may be an opportunity to improve the existing small open space open space at the junction of The Sandlings and Whymark Avenue
- The urban realm around Turnpike Lane station should be of a high quality, and new development should enable this as it occupies a key gateway location into Wood Green

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- A piling statement will be required prior to any piling taking place
- Additional tree planting should be secured along the High Road and Whymark Avenue Frontages to address a deficiency in canopy cover in this area
- The site lies partially in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

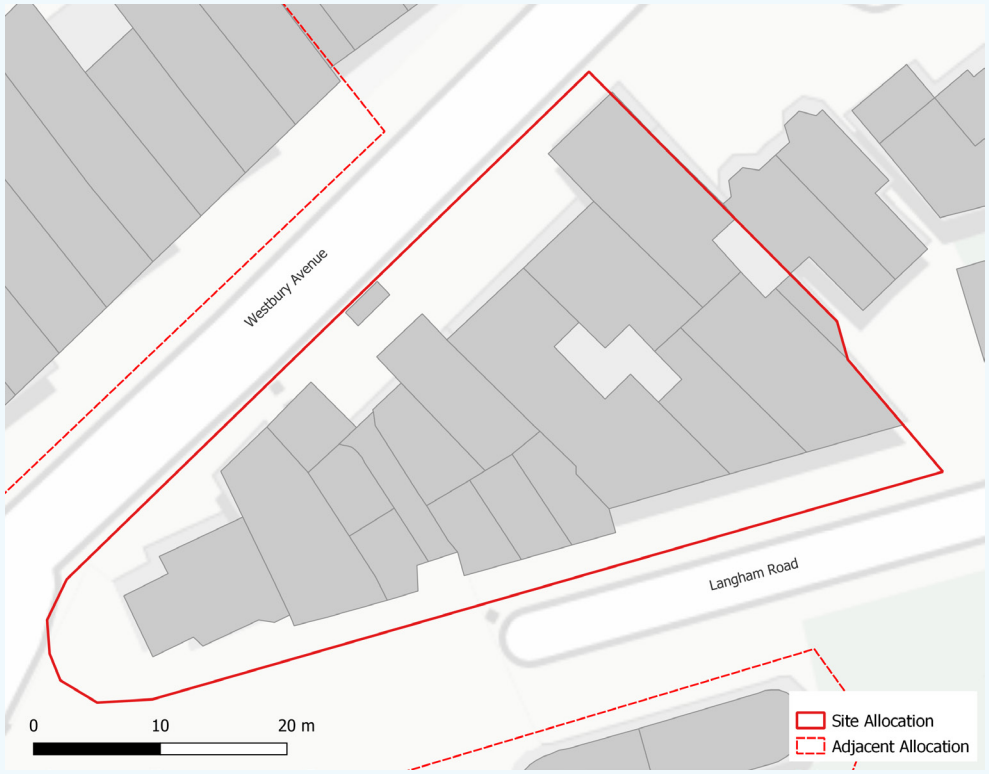


FIGURE 106 | Map of Site Allocation WGSA21

WG SA21: Turnpike Lane Triangle

Site Information	Details
Address	Triangular piece of land between Westbury Avenue, Langham Road, Turnpike Lane, N22 6BS
Area (ha)	0.16
PTAL	6b
Planning designations	High Road and Terraces PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Partially within Flood Zone 3 (Surface Water) Adjacent designation: Grade II listed Turnpike Lane Underground Station
Relevant permissions	None
Indicative capacities	40 homes, 200sqm Class E
Phasing	2032-2036
Ownership	Private

Table 72 | WGSA21 Site Allocation Details

Proposal

This site is ideally located to create a positive impression of Wood Green upon arrival at Turnpike Lane station. Redevelopment could create a mix of town centre and residential uses, to create an improved gateway to the town centre with the potential to realise Turnpike Lane as a multi-modal transport hub.

Masterplanning, engagement and delivery

- A masterplan is required. 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
- Due to the Piccadilly Line running shallow through this site TfL should be consulted as part of any planning application on site.
- Part of the site at 278 Langham Road is safeguarded for Crossrail 2 and is in the safeguarding limits subject to consultation zone.

Land uses and activities

Existing land uses:

- Town Centre Uses (Class E)
- Residential (Class C3)

Acceptable Uses are:

- Residential:
- Town Centre:
  - Town Centre uses, specifically retail and café, restaurants or drinking establishments are appropriate
  - New workspace will be supported on this site including office or co-working SME office typologies.

Built form, character and heritage

- Development should preserve or enhance the setting of the listed station.
- This site should provide a distinctive new building when exiting Turnpike Lane station. Subject to environmental and architectural justification, a high quality, taller building with a sleek appearance will be supported
- Heights should be restricted at the interface with the residential buildings to the east on Langham Road and Westbury Avenue

Movement and public realm

- The ground floor of the Westbury Avenue frontage of the building could be a suitable location for a secure cycle hub linked to Turnpike Lane station.
- New high quality urban realm should be secured between the new building and Turnpike Lane station
- This site should contribute to providing an important node on the borough's cycling network by enabling a connection from Frome Road through the bus station, and Duckett's Common towards Hornsey and the West of the borough

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- A piling statement will be required prior to any piling taking place.
- Additional tree planting should be secured along the High Road and Graham Road Frontages to address a deficiency in canopy cover in this area

WG SA22: Turnpike Lane Station

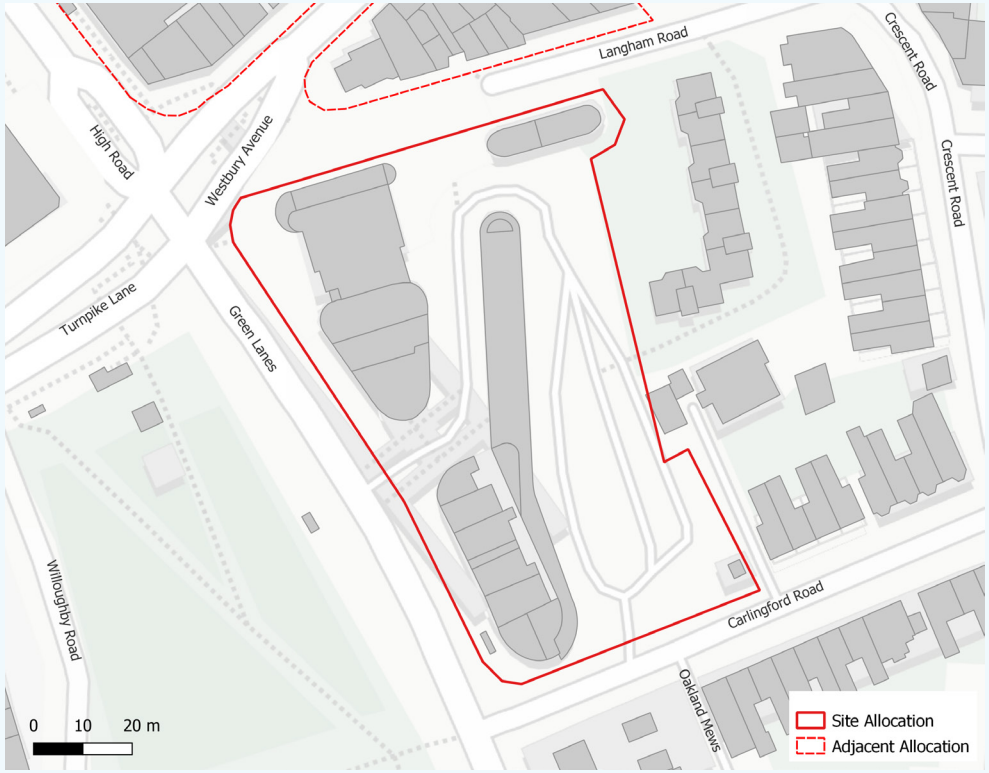


FIGURE 107 | Map of Site Allocation WGSA22

Site Information	Details
Address	Turnpike Lane Station and Bus Stand, N15 3LA
Area (ha)	0.68
PTAL	6b
Planning designations	High Road and Terraces PFA: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Partially within Flood Zone 3 (Surface Water) Grade II listed Turnpike Lane Underground Station
Relevant permissions	None
Indicative capacities	85 homes, 1,670sqm Class E
Phasing	2032-2036
Ownership	Public

Table 73 | WGSA22 Site Allocation Details

Proposal

Turnpike Lane station is a Grade II Listed building hosting a Piccadilly Line Underground station and shops fronting onto Green Lanes. TfL have identified the bus standing section of the site as an opportunity for intensification. Redevelopment could be achieved on this site to create new town centre, employment and residential uses, and improve the multimodal transport function of Turnpike Lane tube and bus station. Re-provision of the bus station in consultation with TfL and their operational requirements is required.

Masterplanning, engagement and delivery

- Bus standing and stops to meet operational demand will be required.
- The site is safeguarded for Crossrail 2, and is in the safeguarding limits subject to consultation zone and area of interest for surface works. Turnpike Lane station has been identified as a potential station on Crossrail 2
- Due to the Piccadilly Line running shallow through this site, and the bus station, TfL should be consulted as part of any planning application on site.

Land uses and activities

Existing land uses:

- Town Centre Uses (Class E)
- Bus station

Acceptable land uses are:

- Residential
- Town Centre:
    - Town Centre uses with a preference for retail and food and beverage uses are appropriate
- New employment floorspace will be supported including office or co-working SME office typologies.

Built form, character and heritage

- The Grade II listed Turnpike Lane Underground Station should be retained, and its setting respected through any design.
- Due to the close proximity to listed buildings, this site is unlikely to be suitable for tall or taller buildings, subject to other design considerations
- Heights should be restricted at the interface with the residential buildings to the east on Crescent and Carlingham Roads.

Movement and public realm

- The quality of urban realm facing onto Westbury Road should be improved.
- This site should contribute to providing an important node on the borough's cycling network by enabling a connection from Frome Road through the bus station, and Duckett's Common towards Hornsey and the West of the borough
- Replacement or alternative bus stops and associated facilities including standing will need to be provided in accordance with TfL operational requirements
- The provision of a secure public cycling facility at the ground floor frontage of this site should be explored.

Environment and sustainability

- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.
- A piling statement will be required prior to any piling taking place.
- Additional tree planting should be secured along the High Road Frontages to address a deficiency in canopy cover in this area

WG PFA5: Turnpike Lane Corridor

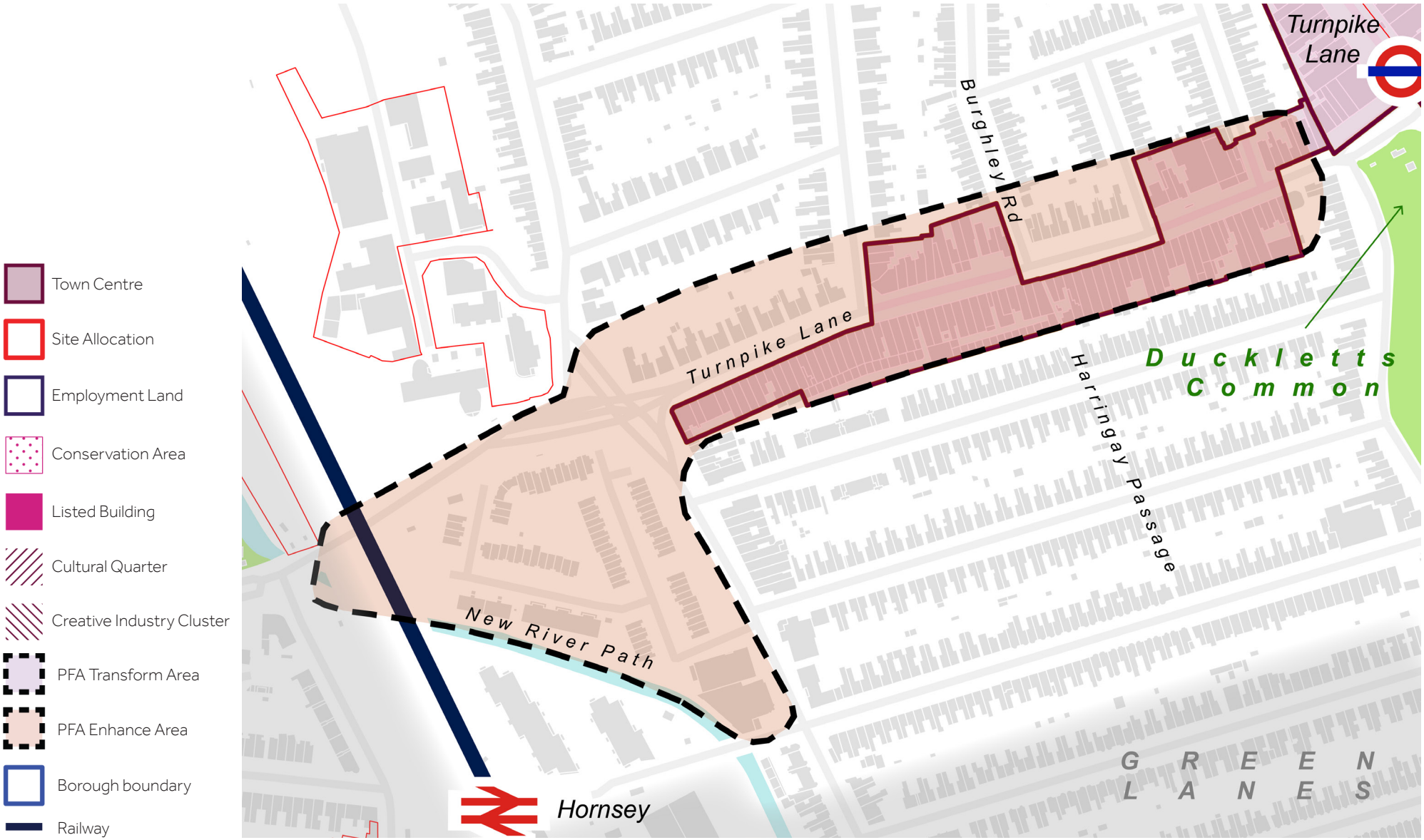


FIGURE 108 | Map of Placemaking Focus Area WGPFA5: Turnpike Lane Corridor

Strategy

11.52 Development and placemaking interventions along Turnpike Lane Corridor will enhance its character as an eclectic shopping corridor and food destination, and its role as an important link between the east and west of the borough building on public realm work already underway through the Turnpike Lane Improvement Plan including:

- → Improving the junction on the western end of Turnpike Lane to enhance safety, walkability and accessibility
- → Added street greenery at Burghley and Waldegrave Road junctions terraces
- → Installing cycle parking at Vernon and Waldegrave Road junctions to support active travel

11.53 This strategy will be implemented through adherence to Policy WGN1, and the following initiatives:

- → Delivery of improved public realm, open spaces and pedestrian environment to make Turnpike Lane a more appealing destination, through:
  - Delivering on the Turnpike Lane Improvement Plan designs for a unique visual identity and wayfinding system that will be integrated into public realm improvements through engraved artwork set into granite slabs at key locations, guiding pedestrians and reinforcing Turnpike Lane's distinctive character
  - Further improving Duckett's Common as a local open space asset
  - Establishing an improved entrance to Wood Green from the south/east/ west at Duckett's Common & Turnpike Lane station.
  - Improved pedestrian connection linking the Harringay Ladder to Burghley Road, to enhance the pedestrian route to Wood Green High Road.
  - Improved cycle access, including provision of a new cycle parking facility to serve the significant catchment east of Turnpike Lane station
  - Consolidation of public realm furniture and options to improve and rationalise frontages on the north side including removal of redundant vehicle crossovers Securing enhancements to the vitality of the centre by working with businesses to deliver improvements to Turnpike Lane shop frontages to create a more coherent street scene through the shopfront improvement programme focused on the entrances to Turnpike Lane to help make the street more welcoming for residents, commuters and shoppers
- → Supporting a more coherent frontage along the north side of Turnpike Lane through redevelopment or extension proposals
- → Taking steps to reduce air pollution. The western part of the PFA is within an Air Quality Hotspot.

WG PFA6: The Mall and High Road

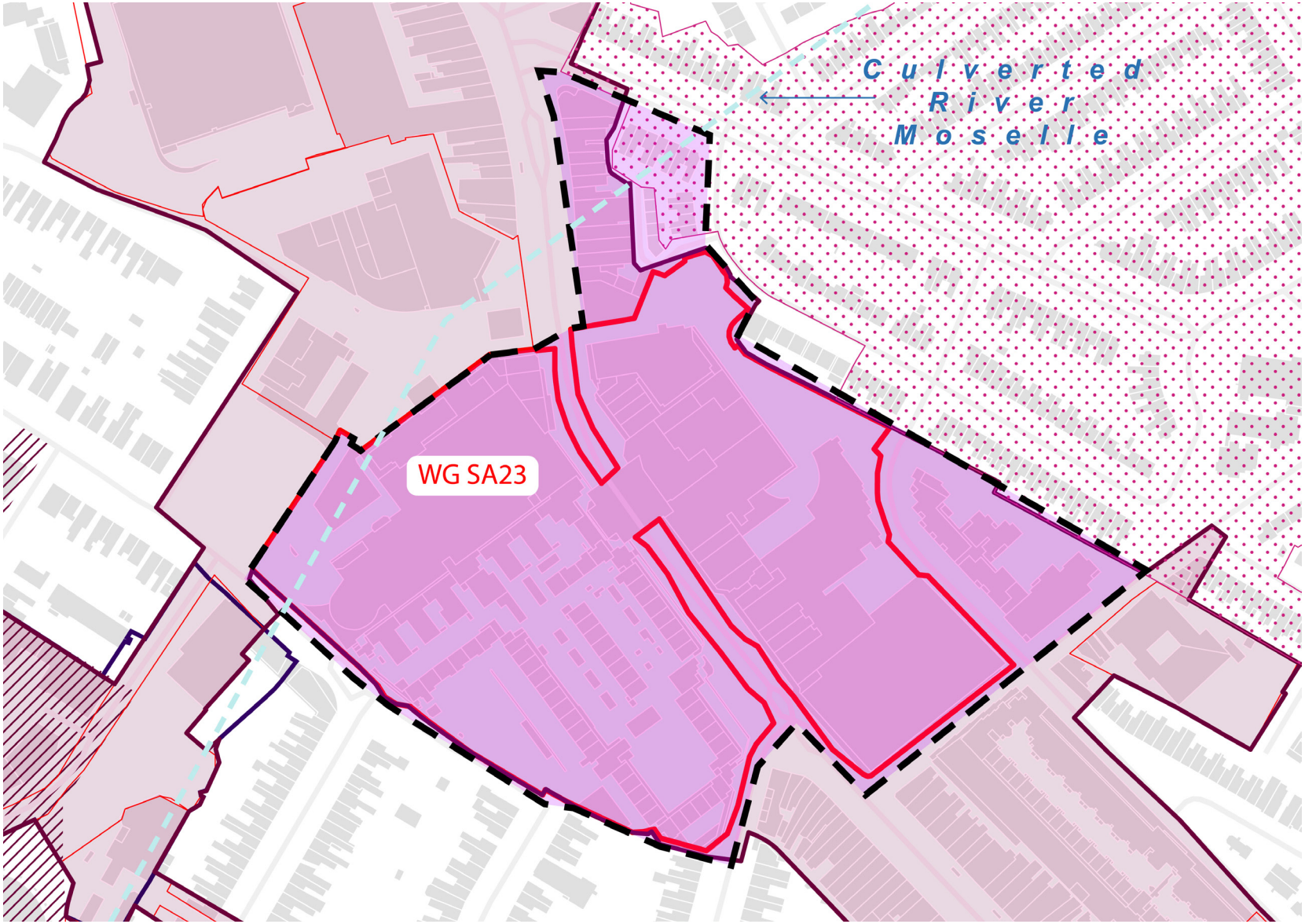


FIGURE 109 | Map of Placemaking Focus Area WGPFA6: The Mall and High Road

Strategy

11.54 The Mall's transformation will strengthen its role as the retail heart of the Metropolitan Centre. Land use, development and placemaking improvements in the short, medium & long term will improve pedestrian and cycle linkages to the surrounding street networks, provide a higher quality public realm with more green infrastructure, attractive street frontages, and a range of town centre uses, prioritising its retail offer.

11.55 Longer term comprehensive redevelopment of the Mall presents an exciting opportunity to establish a new higher-density built form and street network, accommodating a significant uplift in town centre uses as well as new homes.

11.56 This strategy will be implemented through adherence to Policy WGN1 and WGN2, the site allocations outlined below, and the following initiatives:

- → Strengthen the attractiveness and role of the Metropolitan Centre through:
  - Prioritising and marketing available units for core comparison retailing within the larger units in the Mall and adjacent sites to bolster the Primary Shopping Area.
  - Re-purposing of spare capacity on the roofs of the existing car parks for leisure and cultural uses
  - Provision of expanded and rejuvenated market spaces within the Mall and within expanded public realm spaces.
  - Delivering smaller scale infill developments on vacant and underutilised land around the periphery of the Mall to enhance the commercial offer the centre and deliver new homes above.
  - Supporting comprehensive redevelopment of the Mall subject to preparation of a supplemental plan
- → Improving the sense of place and public realm by:
  - Creating both new and improved inclusive public realm including aiding improvements to the open space by the Library and delivery of a new town square or significant piece of public realm through rationalisation of service yards to create access through from Wood Green Library site to the cultural quarter and improved links through the Penstock Tunnel to Alexandra Palace Park
  - Additional planting, seating and activation of public space outside the Mall
  - Investigating the potential to celebrate the Moselle River (culverted at present) which runs underground to the northern end of this area.
  - Removal of the bridge at the Mall, and improvements to the urban realm around this stretch of Wood Green High Road to create a more pedestrian focussed environment.
- → Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations in WGPFA6



FIGURE 110 | Map of Site Allocation WGSA23

WG SA23: The Mall

Site Information	Details
Address	The Mall, Wood Green High Road, N22 6DS
Area (ha)	4.22
PTAL	6a
Planning designations	The Mall and High Road Central: Transform Wood Green Metropolitan Centre Wood Green Opportunity Area Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water) Adjacent to Noel Park Conservation Area
Relevant permissions	None
Indicative capacities	Uplift of at least 100 homes Uplift of at least 2,000sqm Class E/F/D
Phasing	2027-2041
Ownership	Private

Table 74 | WGSA23 Site Allocation Details

Proposal

The Mall represents the focal point of the Wood Green Metropolitan Centre. Opportunities to improve the public realm around this building will be supported, and limited infill developments will be supported on potential surplus service yard plots, car parks and underutilised land by Gladstone Mews.

Masterplanning, engagement and delivery

- Should there be future potential for a comprehensive redevelopment scheme forward, the Council will produce a Supplementary Plan with input of key stakeholders and communities consulted on separately.
- Proposals should demonstrate how they would not frustrate the wider redevelopment of the Mall in the future.

Land uses and activities

Existing land uses:

- Town Centre Uses (Class E)
- Residential (Class C3)
- Car parking
- Suis Generis Uses including Cinema and Takeaways

Acceptable land uses are:

- Town Centre and Leisure
  - Proposals that deliver comparison retail space should be prioritised, supporting the site's role as a key anchor for the Metropolitan Centre within the Primary Shopping Area.
- Residential
  - New homes are appropriate
- New employment floorspace will be supported including office, co-working, and other small-medium enterprise office typologies.
- Opportunities to expand and enhance the prominence of the existing market onto Caxton Road, in alignment with development around Caxton Square development should be considered.

Built form, character and heritage

- The eastern side of the Mall lies adjacent to a Conservation Area and development should positively enhance its setting
- Use of redundant car parking spaces is encouraged for leisure and cultural uses, including pop up bars, cinema or entertainment spaces

Movement and public realm

- The quality of urban realm facing onto the High Road should be improved. Proposals that improve the frontages to the High Road, including opening up and glazing frontages will be supported
- The pedestrian link between the High Road and Parklands Road adjacent to this site is identified as being a key site for a new public square. Any proposals on the service yard adjoining this should aid in the delivery of this public realm and key east-west link, and must be masterplanned in conjunction with the adjacent Library site.
- The public realm along Gladstone Mews should be improved, with a better east-west linkage secured including active frontages where possible.
- Activation and delivery of a new pedestrian route should be delivered behind Caxton Square running parallel with Caxton Road and joining up Mayes Road with a new public square between the Mall West and the Wood Green Library site, in accordance with the principles of the Wood Green Public Realm Framework.
- Proposals to remove the bridge over the High Road and create a level pedestrian crossing to join the two sides of the mall will be supported.

- Greater open space for circulation should be created in order to make this section of the High Road a more pleasant place to visit.
- A finer-grain street layout should be established which enables greater permeability through the area

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water). A Flood Risk Assessment should accompany any planning application.
- The Moselle River runs in a culvert under the north-eastern corner of this site and has been identified as being in a potentially poor condition.
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG PFA7: Station Road and Commons

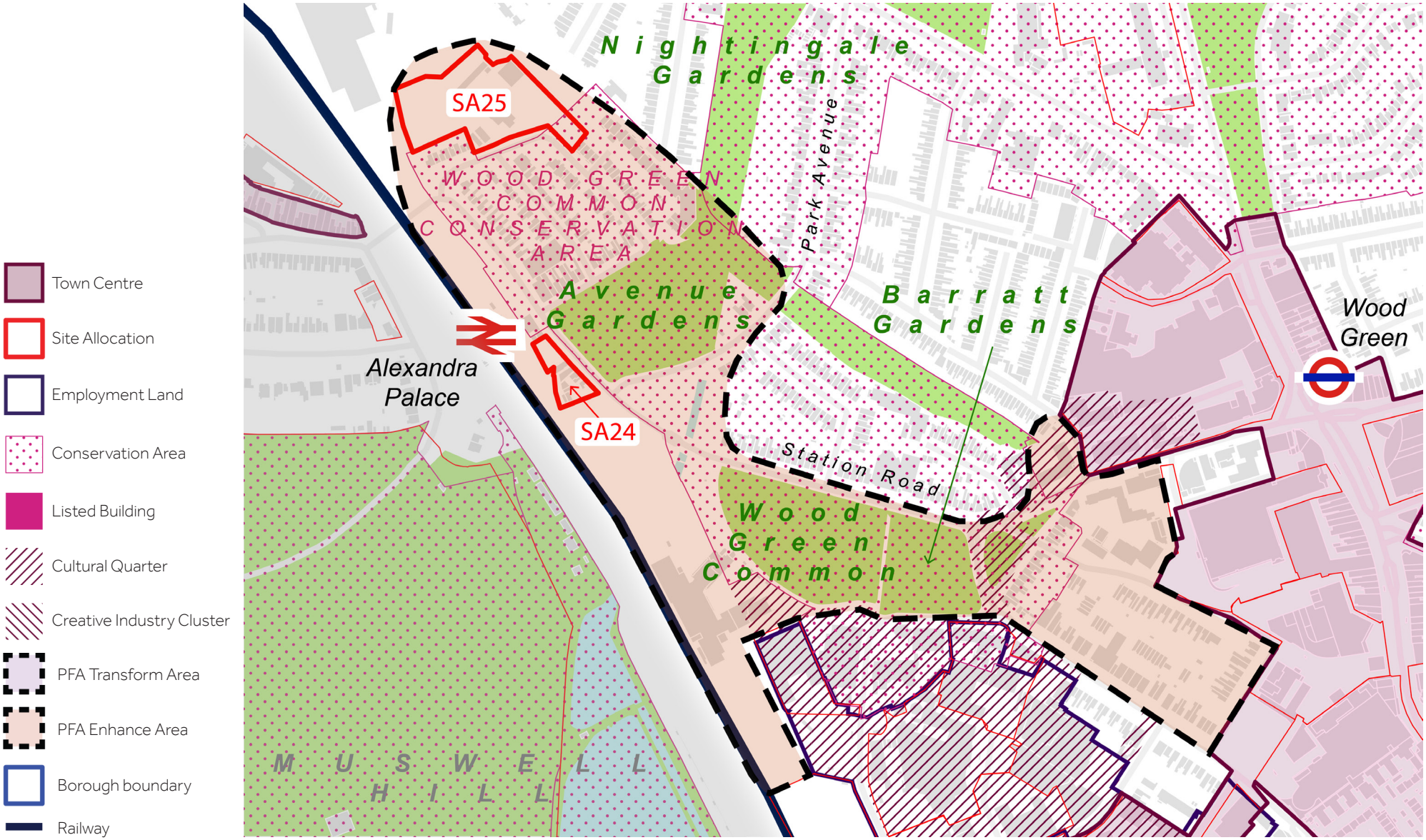


FIGURE 111 | Map of Placemaking Focus Area WGPFA7: Station Road and Commons

Strategy

11.57 Development and placemaking interventions in the Station Road and Commons area will enhance its strong heritage value and generous green spaces, providing a more activated and attractive environment connecting the Metropolitan Centre and Cultural Quarter through to Alexandra Palace Station and Muswell Hill.

11.58 This strategy will be implemented through adherence to Policy WGN1 and WGN2, the site allocations outlined below,and the following initiatives:

- → Improving the nature conservation corridor running along the alignment of the disused Palace Gates rail line between Station Road and Wood Green Common at Park Avenue
- → Continue to enhance Wood Green Common and Barrett Gardens, as key local recreational assets, and seek better integration with Caxton Gardens
- → Creation/enhancement of town centre uses and street scene along Station Road heading west to Mayes Road, creating a new "arm" to the town centre providing a range of active uses on the route between Wood Green Underground and Alexandra Palace Station, and supporting additional commercial and employment uses on sites in the vicinity of Alexandra Palace station
- → Enhancing the public realm and entrance to the area at Alexandra Palace Station including supporting proposals for improved pedestrian and cycle crossing and station enhancements across the railway
- → Supporting development that enhances the Wood Green Common Conservation Area
- → Enabling a new pedestrian and cycle north-south link between the Cultural Quarter and the southern end of Wood Green Common to be established

Site Allocations in WGPFA7

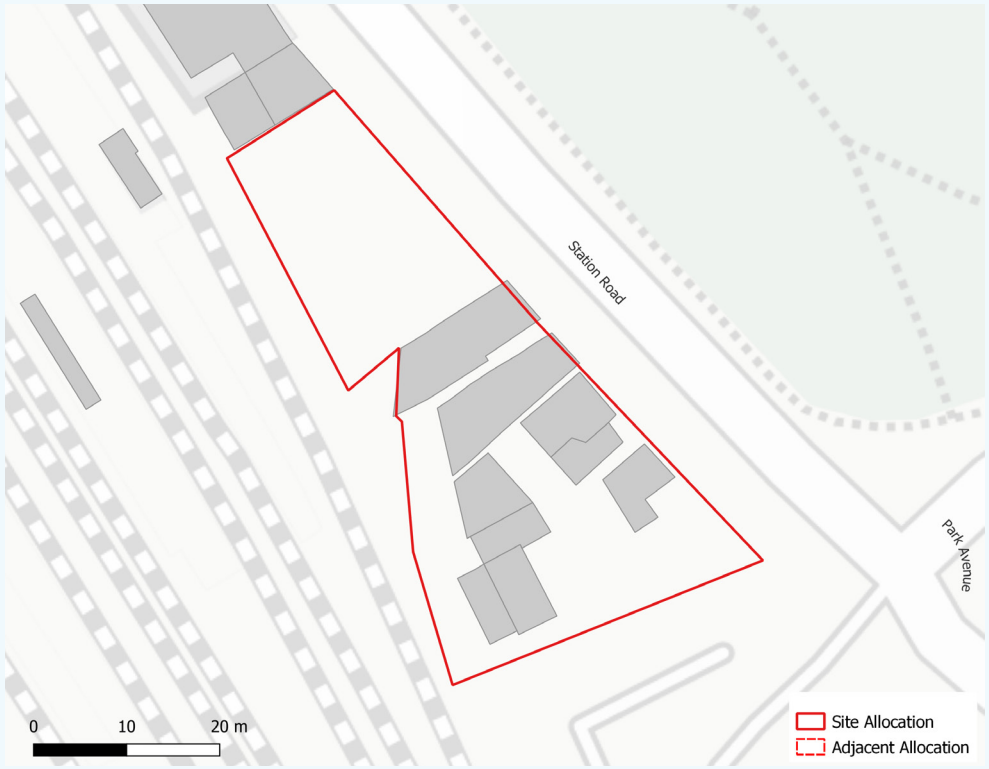


FIGURE 112 | Map of Site Allocation WGSA24

WG SA24: 143-145 Station Road

Site Information	Details
Address	143-145 Station Road and adjacent land
Area (ha)	0.15
PTAL	5
Planning designations	Station Road and Commons: Transform Wood Green Opportunity Area Flood Zone 1 Adjacent Wood Green Common Conservation Area Crossrail 2 Safeguarding Zone and Area of Surface Interest Potential land contamination due to former use
Relevant permissions	None
Indicative capacities	26 Homes 100sqm Class E
Phasing	2027-2032
Ownership	Private

Table 75 | WGSA24 Site Allocation Details

Proposal

Redevelopment to provide for a higher density mixed-used redevelopment scheme Subject to removal of Crossrail 2 safeguarding, this site is suitable for more intensive use to provide for a mixed-use redevelopment scheme creating a more attractive and activated streetscape next to Alexandra Palace Station with employment or commercial floorspace at ground floor level. Meanwhile commercial uses or temporary residential accommodation in temporary buildings will be supported until the safeguarding issue can be resolved.

Masterplanning, engagement and delivery

- The site is subject to Crossrail 2 safeguarding. Early engagement with both Crossrail 2 and Network Rail will be necessary due to the site's proximity to Alexandra Palace Station and mainline railway

Land uses and activities

Existing land uses:

- Town Centre Uses (Class E)
- Community Use (Class F2)

Acceptable land uses are:

- Residential:
  - Residential uses are appropriate on the site
- Commercial:
  - Commercial uses including small scale shops, cafes or bars are appropriate on this site providing active frontages at ground floor level, along Station Road.
- Infrastructure:
  - Secure cycle parking associated with the adjacent train station will be supported as a ground floor use on this site

Built form, character and heritage

- Heights towards the south-western corner of the site adjoining the railway line should form the tallest elements of any scheme
- The site currently negatively impacts on the adjacent Wood Green Common Conservation Area and its setting. Development should enhance the historic significance of the conservation area and its setting, including that of the adjacent Alexandra Palace Station and Starting Gate Public House which are of particular architectural and historic note.

Movement and public realm

- New development should enhance the public realm in this area and seek to improve the site's relationship with the adjacent Alexandra Palace Station such as by providing additional circulation space for pedestrians as well as contributing to improving crossing over the railway line to Bedord Road/Alexandra Palace Way

Environment and sustainability

- Development should protect existing mature trees including those on the western boundary adjoining the railway
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA25: Land to the rear of Bridge Road

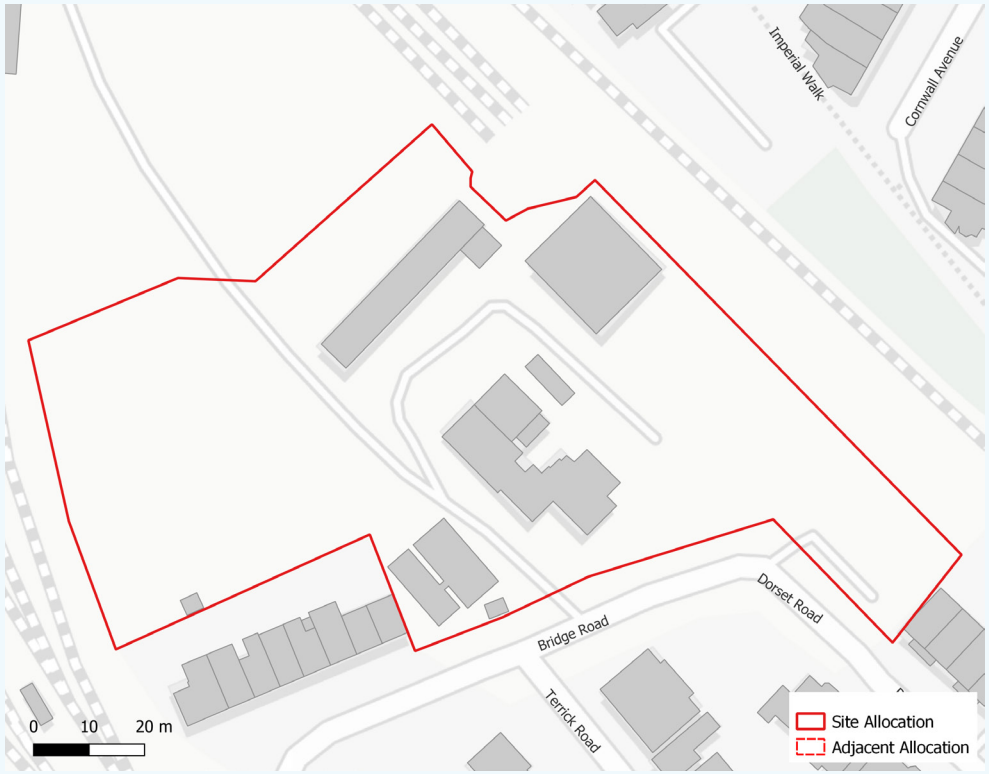


FIGURE 113 | Map of Site Allocation WGSA25

Site Information	Details
Address	Land to rear of Bridge Road, N22 7SN
Area (ha)	0.88
PTAL	5
Planning designations	Station Road and Commons: Transform Flood Zone 1 Adjacent to Wood Green Common Conservation Area Adjacent to Locally Listed Buildings at 1-15 Bridge Road Ecological Corridor
Relevant permissions	
Indicative capacities	162 homes 1,260 sqm Class E / B
Phasing	2027-2031
Ownership	Private

Table 76 | WGSA25 Site Allocation Details

Proposal

Comprehensive redevelopment to provide an increase in employment floorspace, with the potential for this to occur as part of an employment-led mixed-use development.

The site benefits from excellent public transport accessibility and is within 100m of the Crescent Road Local Shopping Parade.

Masterplanning, engagement and delivery

- Comprehensive redevelopment of the site relies on securing adequate access and parking for Network Rail operations on the adjacent depot. Early engagement with Network Rail is required to ensure retention and improvements, if necessary, to the access road to meet their operational needs.

Land uses and activities

Existing land uses:

- General Industry (Use Class B2)
- Storage and Distribution (Class B8)

Acceptable land uses are:

- Employment:
  - Office, research and development and light industrial) are appropriate and should seek to provide active frontages at ground floor level.
  - Other employment uses may be appropriate subject to an appropriate relationship with adjacent residential properties
- Residential
  - Residential uses are appropriate

Built form, character and heritage

- Development should preserve and enhance the historic significance of the adjacent Wood Green Common Conservation Area and nearby locally listed buildings on Bridge Road, and their settings.
- Taller buildings may be suitable towards the rear of the site adjacent to the depot.

Movement and public realm

- New development should incorporate appropriate landscaping and areas of public open space to complement the commercial uses and provide space for residents to enjoy.

Environment and sustainability

- There may be land contamination on this site due to previous uses. Applications should be accompanied by a land contamination study.
- The site includes an Ecological Corridor. Proposals should enhance this corridors biodiversity value, and planting and landscaping should prioritise these habitats and species
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG PFA8: High Road North and Myddleton Road

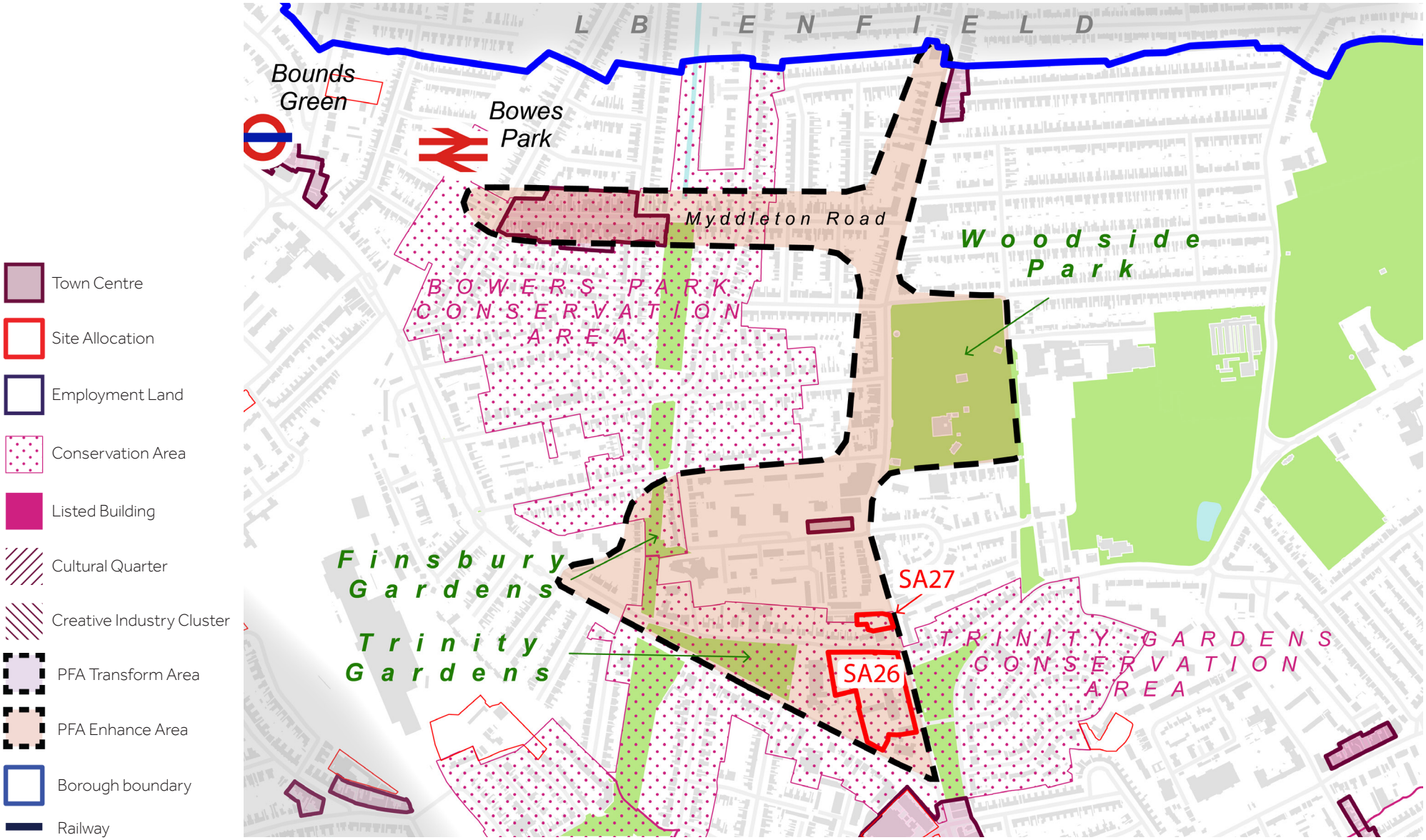


FIGURE 114 | Map of Placemaking Focus Area WGPFA8: High Road North and Myddleton Road

Strategy

11.59 The area to the north of Wood Green Metropolitan Centre will be enhanced to celebrate its civic history. This includes through restoration and expansion of the Grade II Listed Civic Centre and improved connections to, and enhancements of, its many historic parks and gardens. Infill and redevelopment opportunities will help to create a more active and attractive streetscape, particularly along the High Road and within local centres.

11.60 Development and re-use of buildings, alongside public realm improvements will strengthen Myddleton Road's character as a unique local high street, providing a mix of active town centre uses on the ground floor, driving down vacancy rates and enabling restoration of its historic shopfronts.

11.61 This strategy will be implemented through adherence to Policy WGN1, the site allocations outlined below, and the following initiatives:

- → Leveraging the large number of community, cultural and civic facilities around Crescent Gardens and Trinity Gardens to establish a civic hub using the restored Civic Centre, with new employment and Council functions, as a catalyst. This could be further enabled through public realm and connectivity improvements.
- → Enhancing the vitality of key local shopping centres through:
  - Restoration and continued use of ground floor premises for town centre uses, community or employment uses in Myddleton Road Local Centre and other designated local shopping parades.
  - Utilising infill and redevelopment opportunities along the High Road north of Wood Green Metropolitan Centre and within Myddleton Road to improve the relationship of development with the street, and deliver active frontages and inclusive access to all commercial units within local shopping parades alongside improved cycle and delivery parking.
  - Along the High Road, opportunities should be explored for more comprehensive development with neighbouring properties.
- → Improving the area's open spaces and connectivity to nature, including:
  - Building upon the success of Myddleton Road Community Garden to deliver further enhancements to the public realm, including opportunities to activate the open space and improve safety along the New River Path.
  - Enhancement of public parks and civic spaces including Trinity Gardens, Finsbury Gardens and Woodside Park, specifically in delivering biodiversity enhancements and other priorities of the Woodside Park management plan.
  - Maximising tree planting on development sites and on the public realm to address deficiencies in canopy cover in this part of Wood Green.

Site Allocations in WGPFA8

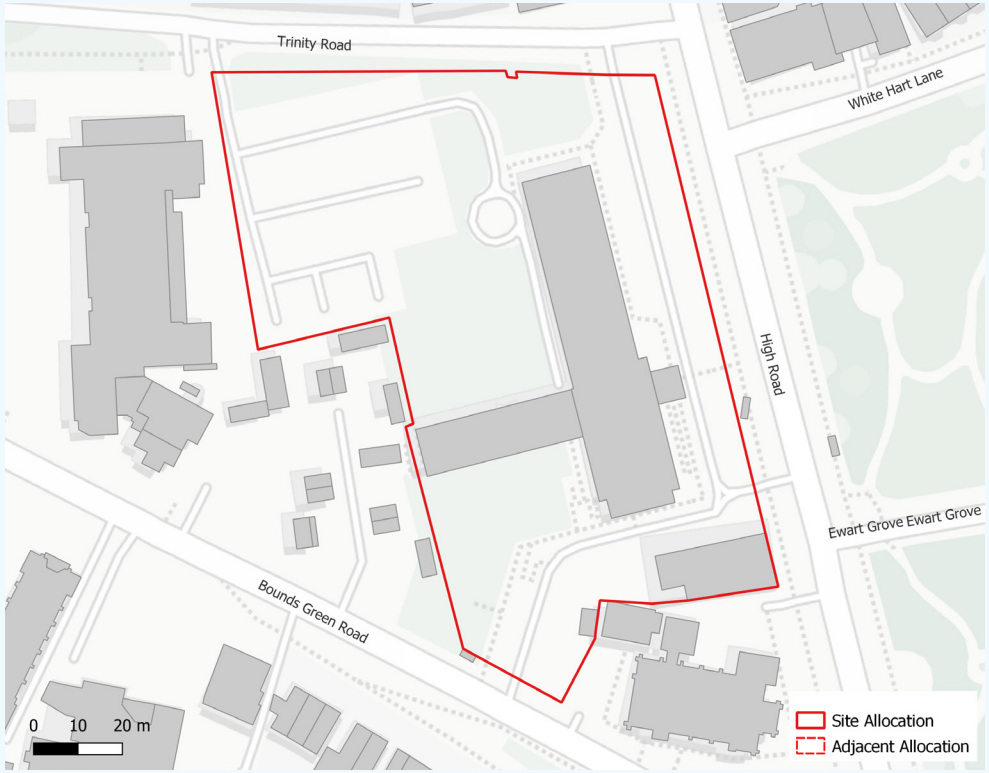


FIGURE 115 | Map of Site Allocation WGSA26

WG SA26: Civic Centre

Site Information	Details
Address	Haringey Civic Centre, High Road, Wood Green, N22 8HF
Area (ha)	1.09
PTAL	6a
Planning designations	High Road North and Myddleton Road: Transform Wood Green Opportunity Area Grade II Listed Building Trinity Gardens Conservation area Partially within Critical Drainage Area
Relevant permissions	HGY/2023/1044 - refurbishment and extension of the Civic Centre to provide a three-storey building and 2x two-storey links
Indicative capacities	4,400m sqm of Class E / F floorspace
Phasing	2027
Ownership	Public

Table 77 | WGSA26 Site Allocation Details

Proposal

Conservation-led extension and refurbishment of the Grade II listed Civic Centre for a mix of employment, community and cultural uses.

Planning permission has been granted for the refurbishment and extension of the Civic Centre with work underway to deliver this.

Masterplanning, engagement and delivery

- → N/A permissioned scheme is under construction

Land uses and activities

Existing land uses

- → Civic Centre Offices (Class E/F1)

Acceptable land uses include:

- → Town Centre and Employment Uses
  - This site should deliver an increase in high-quality civic and office floorspace
- → Community and Cultural Uses (Class F1/F2)
  - Community use of the civic spaces is supported

Built form, character and heritage

- → The Civic Centre is a Grade II Listed Building. Development should conserve or enhance the significance of this heritage asset and its setting.
- → Development should preserve and enhance the significance of the Trinity Gardens Conservation Area and its setting.
- → Development should preserve and enhance the significance of nearby heritage assets and their settings

Movement and public realm

- → New civic spaces at the front of the site must be created to enhance the public realm fronting the High Road and enhance the setting of this listed building.
- → Improved connections and linkages to Crescent Gardens and Trinity Gardens should be explored, helping to better activate these valued and historically significant public spaces.

Environment and sustainability

- → The site is partially within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.
- → The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG SA27: Wood Green Timber Yard

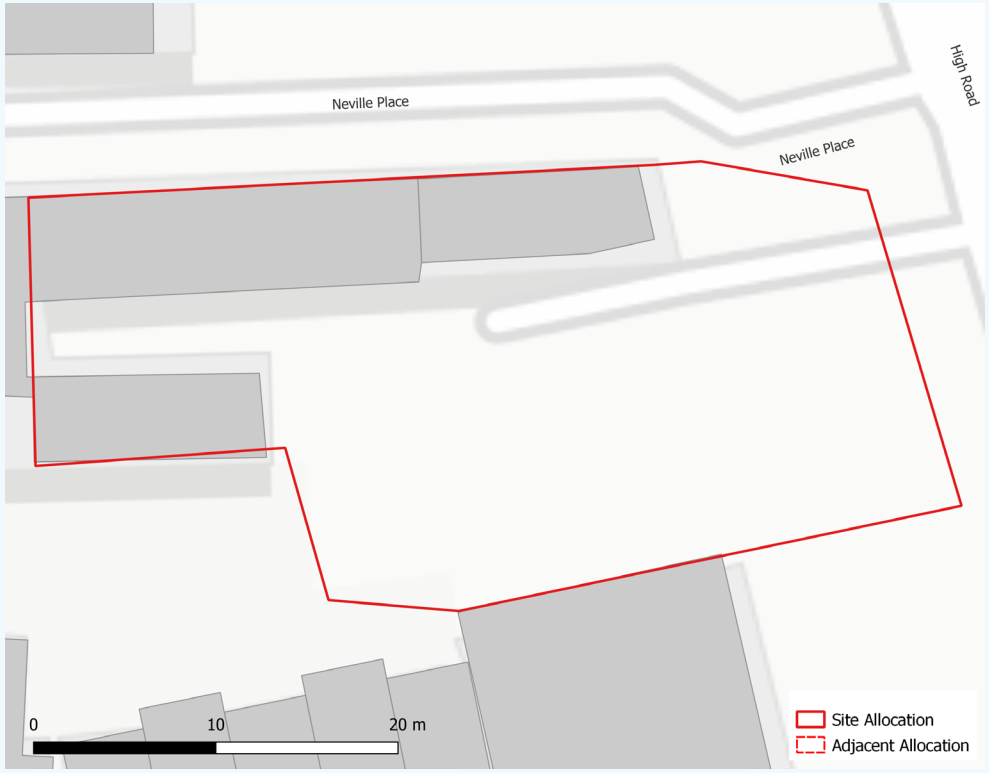


FIGURE 116 | Map of Site Allocation WGSA27

Site Information	Details
Address	Timber merchants, 289-295 High Road, Wood Green, N22 8HU
Area (ha)	0.09ha
PTAL	6a
Planning designations	High Road North and Myddleton Road: Transform Wood Green Opportunity Area Trinity Gardens Conservation area Critical Drainage Area Adjacent to Locally Listed Building at 287 High Road
Relevant permissions	None
Indicative capacities	28 Homes, 250sqm Class E
Phasing	2027-2031
Ownership	Private

Table 78 | WGSA27 Site Allocation Details

Proposal

Redevelopment of the site to provide a mixed use development with employment floorspace at ground floor and residential development above.

Masterplanning, engagement and delivery

- A masterplan is not required

Land uses and activities

Existing land uses

- Storage and Distribution (Class B8)

Acceptable land uses include:

- Employment Uses:
  - This site should deliver employment floorspace at ground floor level, with a priority for workspace, office or research and development typologies to complement the adjacent Civic Centre redevelopment
- Residential
- Community and Cultural Uses (Class F1/F2)

Built form, character and heritage

- The adjacent 287 High Road is locally listed, and the site is in proximity to the Grade II Listed Civic Centre. Development should conserve or enhance the setting of these heritage assets.
- Development should preserve and enhance the significance of the Trinity Gardens Conservation Area and its setting.
- Heights will need to respect the prevailing three storey buildings immediately adjacent.

Movement and public realm

- New public ream at the front and to the side of the site must be created to enhance the public realm fronting the High Road and onto Neville Place and enhance the setting of adjacent locally listed building.
- An enhanced pocket park should be established in Neville Place, adjoining the established amenity green space on site.

Environment and sustainability

- The site is within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.
- Tree planting should be prioritised on the High Road frontage to address canopy deficiency in this area
- The site lies in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

WG PFA9 Bounds Green Industrial Estate

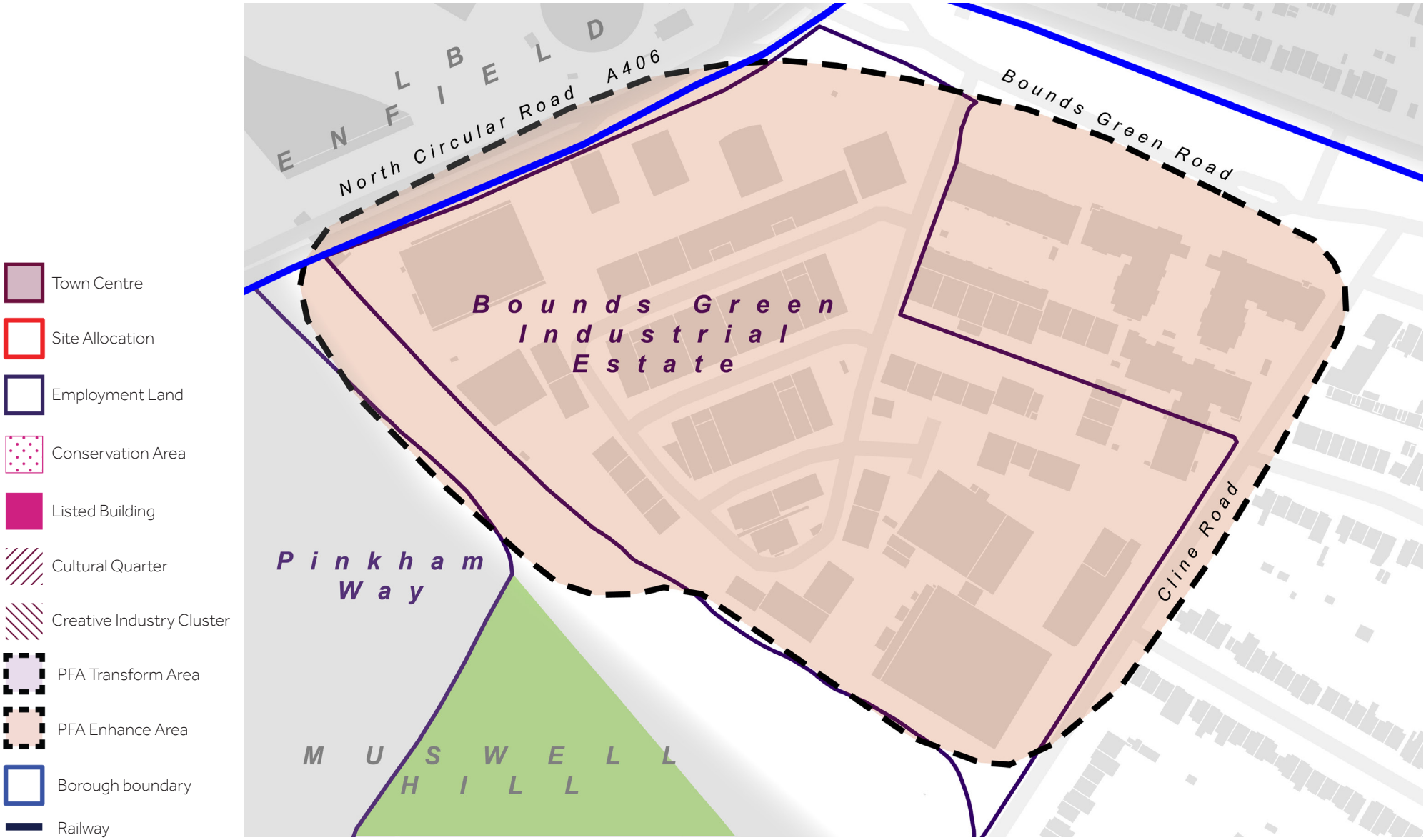


FIGURE 117 | Map of Placemaking Focus Area WGPFA9: Bounds Green Industrial Estate

Strategy

11.62 The Bounds Green Industrial Estate is a Locally Significant Industrial Site. It will be enhanced to provide additional jobs through intensification and multistorey development, helping to meet the significant demand for industrial and employment premises in the borough. Affordable workspace should form a component of new employment floorspace. Given the site's location by the A406, logistics and distribution type floorspace may be appropriate but where such uses are delivered it is expected this will be alongside other types of employment floorspace supporting higher job densities.

11.63 This strategy will be implemented through adherence to Policy WGN1, and the following initiatives:

- → Early engagement with nearby landowners and businesses to identify and pursue opportunities for more comprehensive masterplanned redevelopment that enables greater optimisation of development potential.
- → Taking opportunities to enhance and expand the ecological corridor/ Significant Ecological Area alongside the railway line.
- → Prioritising new logistics and distribution floorspace to meet local demand for these uses.
- → Contributing to the provision of affordable workspace within the neighbourhood.
- → Delivering improvements to walking and cycling access, alongside public realm improvements through the industrial estate linking in with the surrounding residential properties on Cline Road.

WG PFA10: White Hart Lane and Lordship Lane Corridors

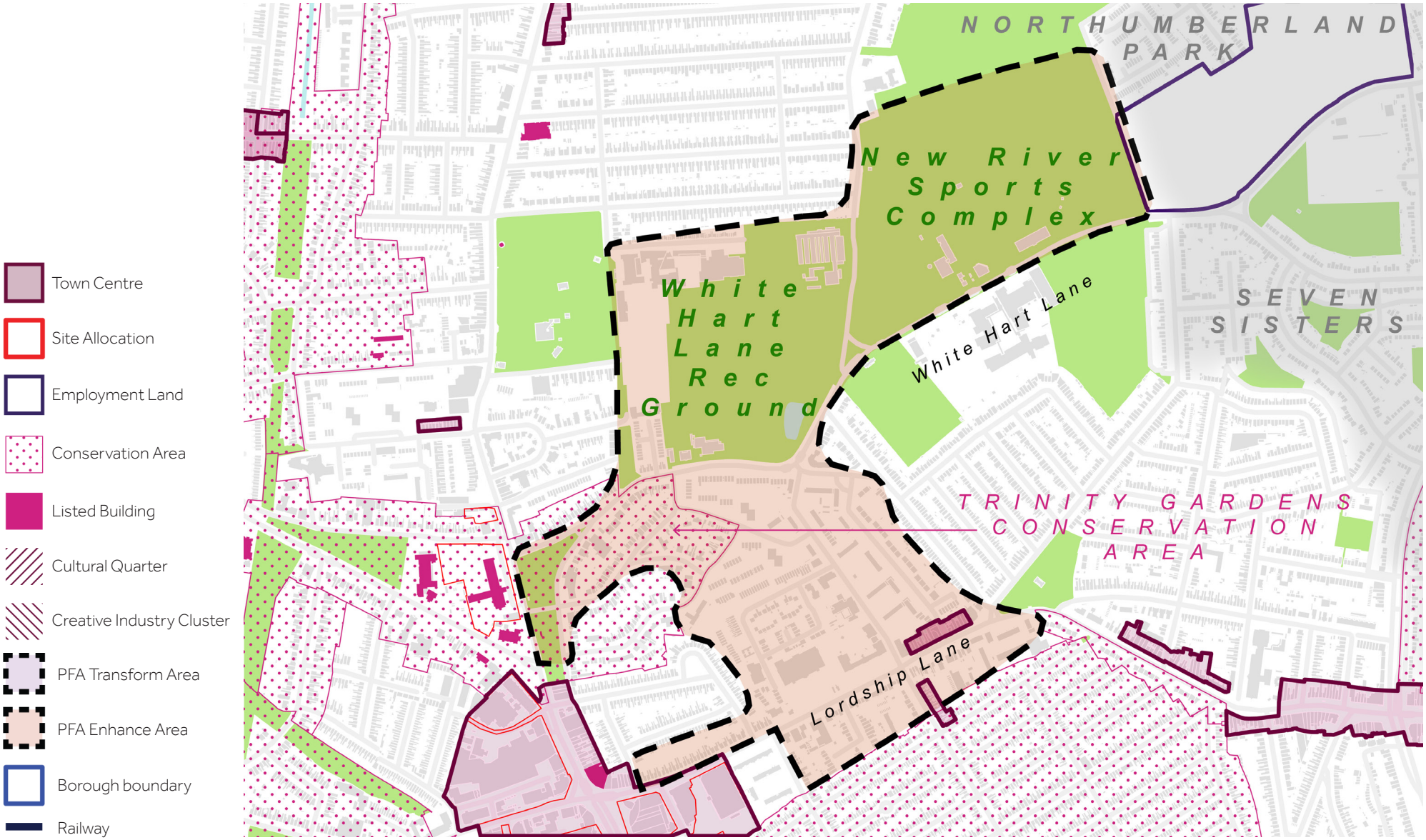


FIGURE 118 | Map of Placemaking Focus Area WGPFA10: White Hart Lane and Lordship Lane Corridors

Strategy

11.64 The White Hart Lane and Lordship Lane Corridors will be enhanced to improve the quality, offer and usability of its extensive green spaces, sports, recreation and community facilities. Incremental development, including estate improvements, will provide opportunities to create more attractive street fronts, strengthen the character of key corridors, enhance pedestrian, cycling and public transport connections, and provide a more coherent movement network.

11.65 This strategy will be implemented through adherence to Policy WGN1, and the following initiatives:

- → Improving the area's open spaces and connections to nature, including:
  - Enhancements to the public realm along Lordship Lane and White Hart Lane. There are opportunities to provide better wayfinding to key destinations such as the New River sports complex and Wood Green Crown Court, alongside enhanced green linkages
  - Improvements to the quality of White Hart Lane Recreation Ground and Woodside Park including new play and recreation facilities
  - Delivery of enhanced cycling and walking routes heading east to Tottenham along White Hart Lane and Lordship Lane, including segregated cycle lanes.
- → Enhancing the leisure and community offer through:
  - Delivery of the Wolves Lane Market Garden City for food growing, distribution, employment and skills development
  - Support for new or enhanced sporting and leisure facilities at New River Sports complex.
  - Support for sensitive infill or development of existing estate land where improved open space, street fronts, movement networks, and amenities for existing residents can be delivered.
  - Development and placemaking improvements should take opportunities to improve views to and appreciation of the Wood Green Crown Court, a landmark building within the area.