CHAPTER 7:

NORTH TOTTENHAM NEIGHBOURHOOD



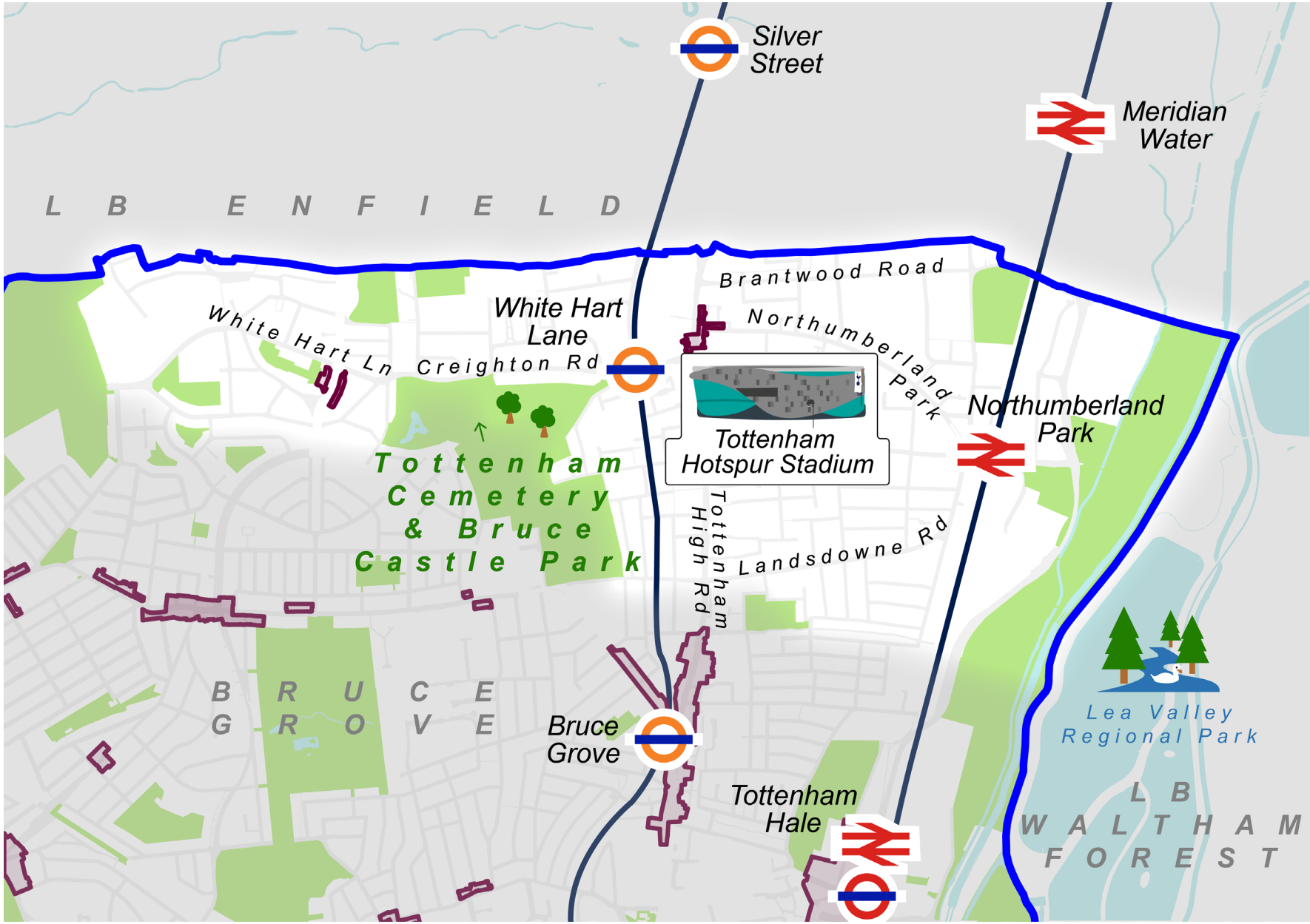


FIGURE 05 | North Tottenham Neighbourhood Map

Neighbourhood Context

Location

7.01 The North Tottenham neighbourhood is in the north-east of the borough. The London borough of Enfield lies to the north including the major regeneration site of Meridian Water to the north east and the River Lea provides a natural boundary with Waltham Forest to the east. Its residential suburbs blend into the Bruce Grove and Wood Green neighbourhoods, with Bruce Castle Park and Cemetery and the New River sports grounds helping to define these boundaries. The intersection of Tottenham High Road with Lansdowne Road/ Lordship Lane marks the southern entrance into North Tottenham from the Bruce Grove neighbourhood.

History

7.02 North Tottenham's history stretches back thousands of years. The High Road follows the path of an ancient Roman Road (known as Ermine Street). By the 16th century Tottenham was a popular rural retreat for city merchants, many of whom had mansions along the High Road. Daily coach services, omnibuses, the opening of what are now White Hart Lane and Northumberland Park stations, and reduced workers' fares to London in the 19th century made Tottenham more attainable and accessible for the middle and working class, allowing for the development of Victorian and Edwardian terraced houses. The end of the century saw then local amateur football club, Tottenham Hotspur, move to its present location.

7.03 During the interwar years the neighbourhood experienced suburban development in remaining open land to the west, facilitated by the construction of Great Cambridge Road, and the establishment of industrial estates in the east. In the 1960s, a period of intense housing redevelopment brought about the construction of many of the neighbourhood's large estates, including Love Lane, Altair House and the Northumberland Park Estate.

7.04 By far the most notable recent development has been the new world-class Tottenham Hotspur Stadium, which was completed in 2019.

Connectivity

7.05 Two railway lines serve North Tottenham – the Weaver Line on the London Overground and the West Anglia Main Line. In recent years, significant investments have been made to the two stations which fall within the neighbourhood. In 2019 work completed on a major upgrade to White Hart Lane Station on the Weaver Line which included new station entrances and step free access to the platforms. The same year, upgrade works completed to Northumberland Park Station on the West Anglia Line, with a new pedestrian bridge with accessible ramps alongside triple tracking of the line itself to allow for more frequent trains. New, higher capacity rolling stock is now operational on both lines and there is a future possibility of high frequency services on the Weaver Line.

7.06 Tottenham High Road and Great Cambridge Road are identified as priority routes for bus interventionsby Transport for London (TfL) in the **TfL Bus Action Plan**. Funding has been received for a new bus lane along the High Road. Cycle Superhighway 1 was completed in 2019 and has recently been extended into Enfield.

7.07 Public transport accessibility varies within the neighbourhood, with high accessibility around the High Road and Northumberland Park Station, and low accessibility in the suburban areas in the west of the neighbourhood and industrial land to the east.

7.08 North Tottenham has several busy arterial roads (Tottenham High Road, Watermead Way, and Great Cambridge Road), and the West Anglia Railway Line, which can inhibit east-west walking and cycling movement through the neighbourhood.

Economy & Town Centres

7.09 North Tottenham contains the largest proportion of designated industrial land in the borough. It supports a wide variety of activities from logistics and storage to construction retail, food and fashion manufacturing, and vehicle repair, with a high concentration of jobs filled by Haringey residents. The land is well connected, with easy road links to the North Circular to the north, southward into Central London via the A10 and in the case of the eastern industrial areas, the West Anglia Main Line.

7.10 Tottenham Hotspur Football Club (THFC) is a large employer and the jobs it supports and the activities which take place at the Tottenham Hotspur Stadium make a major contribution to the borough's economy.

7.11 Tottenham High Road North local centre, on the High Road, is the largest town centre in the neighbourhood. Planned development on both the High Road West and Tottenham Hotspur Stadium site allocations are anticipated to significantly increase the retail and leisure offer in the area, alongside new commercial and education uses and homes. The centre's retail units are occupied by a number of independent operators, with a high proportion of hot food takeaways, betting shops and convenience stores. There are also several food and beverage outlets in this area which are linked to the activities that take place at the Tottenham Hotspur Stadium.

7.12 Smaller local centres on Park Lane and Great Cambridge Road serve communities to the east and west.

Landmarks, culture and heritage

7.13 Tottenham Hotspur Stadium is a defining feature of the North Tottenham landscape and an internationally famous sporting destination, with a local history dating to 1882. Today the facility hosts not only some of the world's biggest sporting events, including football and non-football event, but also international artists like Lady Gaga, Beyonce and Guns N'Roses.

7.14 North Tottenham retains the best surviving 19th century townscape section of the High Road (around the Tottenham High Road local centre), with a high concentration of listed buildings, including some particularly outstanding Georgian buildings and a range of Victorian buildings.

7.15 North Tottenham's wealth of heritage is not just limited to the High Road. There is evidence of human use of the waters of the River Lea back through pre-history. Its waters were used to transport food and goods for thousands of years, while its marshes and fields provided rich pastureland. Today the area retains several key structures associated with historical use of the river, such as Stonebridge Lock. Unfortunately, much of this amazing history is not easily visible or accessible to the public. The area was home to Walter Tull, one of Britain's first black footballers and widely considered the first African-Caribbean mixed heritage man to be an infantry officer in the British Army. Killed in action at the Battle of the Somme, a plaque commemorating him was erected in 2014 at his former home on Northumberland Park Road.

Green and blue infrastructure

7.16 The majority of the neighbourhood is comprised of flat level terrain, reflective of its Lee Valley location. Elevation rises towards the north-west of the neighbourhood, the ridge of Devonshire Hill providing views to the south. The Moselle River runs through Tottenham Cemetery, before disappearing into a culvert eastward along White Hart Lane then south along the High Road.

7.17 The eastern edge of the neighbourhood sits within the Lee Valley Regional Park. This large natural expanse offers great recreational opportunities but is not used by as many residents as it could be, being separated by the railway line and unwelcoming industrial

areas. More accessible natural and open space is provided through Tottenham Cemetery and Bruce Castle Park, the latter sitting just outside the neighbourhood boundary.

7.18 Tree canopy coverage is particularly low in Northumberland Park (around 16%), with coverages rising in the less dense western suburbs (around 22%).

You told us

Responses from Tottenham Voices

FIGURE 06 | Tottenham Voices Logo

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

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

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

7.21 The Tottenham Voices Engagement Summary sets out the following feedback for North Tottenham specifically:

- There is a need to ensure that homes, communal areas and green spaces on the Northumberland Park estate are better maintained and repaired where necessary.
- There is an opportunity for the Northumberland Park Resource Centre to be a local hub for arts.
- There is an opportunity to expand on the delivery of play zones and to provide gyms that feel safer and more welcoming to women and girls.
- Crime and gang related issues are impacting on young people.
- More can be done to ensure local residents benefit from the jobs and opportunities on offer at Tottenham Hotspur and its stadium.

North Tottenham Vision

North Tottenham in 2042 will have delivered on the aspirations set out in Shaping Tottenham and will be an international sports, culture, and leisure destination, with a proud local identity, thriving town centres, residential neighbourhoods, and places of production. A clear legacy will have been secured from Tottenham's hosting of the European Football Championships in 2028 and there will have been a significant uplift in jobs with the opportunity identified in the London Growth Plan fully maximised.

New development will have delivered a range of new uses and associated investment will have helped address inequities experienced in the neighbourhood and strengthened the local community. Placemaking will have been delivered in collaboration with local communities and businesses.

A significant number of new high-quality affordable homes will have been delivered to address local needs including as part of the transformation of High Road West and the area around the Tottenham Hotspur Stadium. A resident-led approach to investment and development in Northumberland Park Estate will have delivered many new and improved affordable homes alongside significant placemaking improvements.

North Tottenham Local Centre will have been transformed into an expanded District Centre led by new and enhanced leisure and cultural uses. It will contribute to a thriving North Tottenham Cultural Quarter, with new and enhanced social and cultural infrastructure anchored by Tottenham Hotspur Stadium and a new landmark community centre at High Road West. The delivery of new visitor accommodation will enhance the neighbourhood as a destination and help maximise the positive contribution from visitors.

Development will have strengthened local centres and provide new and enhanced community hubs throughout the neighbourhood, including at the new Selby Centre and within Northumberland Park Estate. There will be more local opportunities for positive social interaction, and improved access to everyday needs and services.

Heritage-led placemaking along and around the High Road will have protected and enhanced its historic value, preserving the village feel within the North Tottenham Conservation Area and improving its attractiveness as a destination.

Development will have helped to address deficiencies in access to good quality open spaces, including provision of a new park through the High Road West scheme, the planting of more street trees and enhanced connections through to Lee Valley Regional Park.

The neighbourhood's large industrial areas will have been intensified and modernised to be significantly more sustainable and to provide increased local employment opportunities. Public realm and connectivity improvements will enable these areas to better integrate into surrounding neighbourhoods.

Close collaboration with the London Borough of Enfield will have helped to leverage investment from large-scale development in the wider area, including at Meridian Water and Joyce Avenue and Snell's Park Estate, supporting significant improvements to the walking, cycling and public transport network.



Policy NTN1: North Tottenham Neighbourhood

A. The Council will support development proposals which contribute to the North Tottenham Vision and the aspirations set out in Shaping Tottenham and the London Growth Plan.

B. The neighbourhood will deliver at least 4,000 new homes over the plan period and deliver a significant uplift in jobs with development prioritised within the Upper Lee Valley Opportunity Area and following Placemaking Focus Areas:

Transform
North Tottenham Central
Transform/ Enhance
Northumberland Park and Park Lane
Enhance
North-East Tottenham
North Tottenham High Road
White Hart Lane East
Selby Centre and Queen Street
White Hart Lane Central

Table 1 | Placemaking Focus Areas in North Tottenham

C. The Council will support new and expanded town centre uses which help facilitate the transformation of the existing North Tottenham Local Centre into a designated District Centre and bolster the North Tottenham Cultural Quarter and the existing leisure offer provided that such proposals do not impact the vitality and viability of nearby town centres. Proposals for retail uses which exceed 400sqm gross must be supported by a Retail Impact Assessment showing the impact on nearby centres both within and outside the borough.

D. Proposals should reinforce the North Tottenham Cultural Quarter as an international culture, sports, leisure and education destination whilst also providing local-scale cultural facilities to create a cohesive, inclusive and accessible cultural hub. The Council will support the further use and development of Tottenham Hotspur Stadium as a word class visitor destination where this is demonstrated to have positive impacts for local communities and businesses and does not cause unacceptable harm to the amenity of local residents.

E. Proposals should enhance and optimise North Tottenham's designated industrial land for employment uses to support more jobs, in a way that enhances its functionality, character and integration with surrounding areas.

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

(1) take a conservation-led placemaking approach along the Tottenham High Road corridor.

(2) adopt a proactive approach to securing the long-term future of the neighbourhood's 'heritage at risk' assets.

(3) better reveal, interpret and present the neighbourhood's rich archaeological heritage.

G. Development must contribute to a clear, well-designed and managed public realm network. It must also support an improved perception of safety in the neighbourhood and be able to manage the impact of large crowds on event dates at the Tottenham Hotspur Stadium and elsewhere.

H. New and improved social infrastructure should be provided to

improve access to integrated support services and community spaces, increasing their prominence in the neighbourhood.

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

(1) providing safer and easier crossings over busy arterial roads and the West Anglia railway line.

(2) enhance and extending the cycle network, capitalising on investment in Cycle Superhighway 1.

(3) support the provision of car-club bays to address gaps in coverage.

(4) improve the management of traffic and crowd flows on event days.

J. Development proposals should deliver and contribute to, where appropriate, strategic improvements to the accessibility of green and open spaces. These include:

(1) an enhanced pedestrian and cycling Greenways Route linking Bruce Castle Park, across the High Road to Lee Valley Regional Park.

(2) a new local park on the High Road West allocation.

Supporting text

Placemaking strategy

7.22 There is a key opportunity to deliver enhancement and transformation within the North Tottenham neighbourhood to further capitalise on its strengths as well as to address the significant challenges it faces. The neighbourhood will experience a significant level of change over the next 15 years, reflecting its location within the Lea Valley Opportunity Area, the aspirations of the Council and other stakeholders to upgrade and expand its existing culture, leisure and visitor offer to enhance its status as an international destination, and significant enhancement and transformation opportunities on key strategic site allocations at High Road West, Tottenham Hotspur Stadium, Northumberland Park Estate and the Selby Centre.

7.23 It is important that development and investment is planned and delivered to provide significant benefits for the local community, which has some of the highest levels of need in the borough. This chapter sets out a clear and ambitious vision for the future of North Tottenham.

7.24 Most new homes will be accommodated in accessible and connected areas near Tottenham High Road and close to White Hart Lane and Northumberland Park stations, where high density development is more appropriate. The redevelopment of High Road West will make a crucial contribution to this, providing over 2,600 additional homes as part of a new urban neighbourhood.

District Centre

7.25 The scale of development anticipated justifies the elevation and expansion of North Tottenham Local Centre to a District Centre to support a growing local and visitor population. The boundary of the centre has been expanded to include the north part of the

Tottenham Hotspur Stadium allocation and parts of the High Road West allocation.

7.26 The focus of the North Tottenham District Centre should be on providing cultural, leisure and community uses (including ancillary cultural contributors such as restaurants and cafes), supporting the North Tottenham Cultural Quarter. Convenience retail, services and workspaces are also encouraged in addition to smaller scale comparison retail.

7.27 Retail impact studies are not usually required for developments within designated town centres. However, given the proximity of both Angel Edmonton and Bruce Grove District Centres, and in particular the objective for Bruce Grove District Centre to enhance its role as the retail heart of Tottenham, these will be required for larger applications for retail uses to ensure that what is proposed serves to complement and strengthen rather than undermine the vitality and viability of nearby District Centres.

Cultural Quarter

7.28 The London Growth Plan recognises Tottenham as an internationally significant visitor destination, anchored by a major cultural venue in the Tottenham Hotspur Stadium. The stadium hosts international concerts and a range of sporting events including football, American football (NFL), rugby, boxing, alongside conferences, exhibitions and other activities. Continued development around the stadium site, alongside the transformation of High Road West on the opposite side of the High Road provides an opportunity to establish a wider Cultural Quarter, pulling together complementary social and cultural infrastructure and showcasing the area's heritage, sporting and music legacies, and the wealth of creative production that occurs across Tottenham.

Industrial Land

7.29 North Tottenham has existing sectoral strengths in food production and manufacturing and fashion manufacturing, with the potential to grow music, performance and visual arts leveraging off investment in the North Tottenham Cultural Quarter.

7.30 Many industrial areas are adjacent to areas of transformation, both in Haringey and in Enfield. Development should help develop a stronger sense of place, showcasing industrial activities and, where appropriate, attracting visitors to sample products.

Heritage

7.31 In recent years there has been concerted effort from the Council and key stakeholders such as Tottenham Hotspur Football Club to restore and enhance heritage assets in the neighbourhood. However, a number of North Tottenham's heritage assets, including the North Tottenham Conservation Area, are identified as 'heritage at risk'. Development provides an opportunity to enhance and celebrate the areas heritage assets and secure their long-term future.

7.32 The area around the High Road contains some of the area's most important heritage assets but also some of the best opportunities for development, which is why it is essential that the approach to development is grounded in an excellent understanding of and strategy for conservation and enhancement of the historic environment.

Public Realm

7.33 Residents in North Tottenham have some of the lowest levels of feeling safe in the borough, both during the day and at night. A key challenge is the poor layout of parts of the neighbourhood, particularly its estates, with many routes feeling unsafe and confusing to navigate. Proposals should seek to address this

through public realm enhancement, for example improved lighting, or transformation by restructuring routes to feel safer. Contributions may be sought to support local community safety measures.

7.34 A strategic approach to the public realm is required, offering a clear and easily navigable network that provides for a range of activities. Given the comparatively young population in this neighbourhood there should be a strong focus on providing activities for children and young people.

7.35 Development should encourage the local community to take greater pride and ownership in the public realm. It is important that public space is clearly identified as being public and kept accessible to residents at all times. The neighbourhood experiences high visitor numbers on event days. Public realm should be designed and managed to encourage use and activation on non-event days and avoid and minimise any negative which can arise from large crowds, such as noise, litter and anti-social behaviour.

Social Infrastructure

7.36 The North Tottenham community has significant needs and depends on a variety of social infrastructure and services. Although the area has many social infrastructure facilities, they are not always easily accessible or equipped to cater to local needs. New development should enhance or re-provide social infrastructure in a way that makes them a more prominent and accessible part of the urban landscape and allows them to be more effectively used to support a diverse and growing community and foster social integration. This includes considering how spaces complement wider provision, including across the borough boundary in Enfield.

Connectivity

7.37 A high proportion of traffic collisions take place on North Tottenham's busy arterial roads (Tottenham High Road, Watermead Way, and Great Cambridge Road), and other key routes (Willoughby Lane, White Hart Lane, Creighton Road, Brantwood Road and Northumberland Park Road). The Council will deliver and support transport interventions that address this severance and improve the safety of the street network.

Green Spaces

7.38 Large parts of North Tottenham lack sufficient access to district, local and smaller open spaces. In addition to the establishment of a new local scale open space within the High Road West allocation, development proposals, particularly for larger development sites, should support the creation of new and enhancement of existing open spaces.

7.39 The Greenways Route should be enhanced to better connect the historic Bruce Castle Park with the wild landscapes of the Lee Valley, improving access to large open spaces and nature and providing a high-quality pedestrian and cycle connection between Northumberland Park Station and the North Tottenham Cultural Quarter.

Policy NTN2: North Tottenham Cultural Quarter

A. The North Tottenham Cultural Quarter will be transformed via mixed use redevelopment. To secure its long-term reputation as an international visitor destination and ensure it capitalises on the area's strengths and delivers opportunities for residents and local businesses, development proposals within it should:

(1) Provide cultural infrastructure to support sports, recreation, education, art, music, and performance.

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

(3) Establish the Cultural Quarter as an evening and night-time entertainment destination by providing a wide range of evening and night-time entertainment activities and delivering high-quality, creative and heritage-sensitive lighting.

(4) Address low rates of cultural engagement in North Tottenham.

(5) Provide cultural meanwhile uses to sustain a vibrant atmosphere during and after the construction period of development.

(6) Help deliver a vibrant, inclusive and cohesive public realm, providing for a range of community and cultural activities and establishing a strong and distinct identity for the Cultural Quarter.

(7) Accommodate community and cultural uses within heritage assets, where this would enhance heritage value.

(8) Support cultural infrastructure with ancillary uses including food and beverage, retail and visitor accommodation.

(9) Contribute to a strong cultural eco-system, strengthening relationships between cultural assets and providers.

Supporting text

7.40 The Council recognises the immense opportunity presented by existing, planned and potential cultural infrastructure in North Tottenham. This policy sets a high-level strategy for realising this opportunity.

7.41 The neighbourhood has a strong sporting legacy, being the home of Tottenham Hotspur Football Club. In addition to the stadium which hosts a range of international and national sporting events, there are a number of local sporting facilities, including the nearby Tottenham Community Sports Centre, school facilities and, further afield, Coles Park Stadium and the Fredrick Knight Sports Ground. New development and public realm, particularly on undeveloped parts of the stadium site, provide an opportunity to deliver a wider range of play, recreation and sporting activities, enhancing existing provision and the Cultural Quarter's reputation for sports and recreation.

7.42 Tottenham also has a strong and well-development music scene, with a range of music-related assets. The international scale of the stadium, which already attracts global artists such as Beyonce and Bad Bunny, could be complemented with local rehearsal and performance spaces, cultivating local talent, attracting regional and international artists, and expanding the cultural destination offer.

7.43 An element of creative workspace should be provided within the Cultural Quarter to complement cultural consumption uses and support the creative industries. Where appropriate, creative production should be made visible to the public to support the vibrancy of the Cultural Quarter and showcase the wider creative production that occurs across the wider Tottenham Creative Enterprise Zone.

7.44 The mix of existing uses, presence of the stadium, and accessibility of the Cultural Quarter is an appropriate location for evening and night-time entertainment. It is important that such uses are

appropriately managed to minimise impacts on local communities. Comprehensive development of key parts of the Cultural Quarter provides an opportunity to better design and manage evening and night-time economy venues and uses to ensure adequate management and mitigation of adverse effects. The Council will strongly support the establishment and protection of grassroots music venues and LGBTQ+ venues which have been in decline and are under pressure from development across London.

7.45 North Tottenham has some of the lowest rates of cultural engagement in the borough. Development proposals should seek to improve access to cultural production and consumption for the local community. This could include providing access to cultural spaces and activities, programming events in public spaces, providing heritage interpretation or public art, and designing and managing cultural spaces so they are accessible, and their use is optimised.



7.46 The Council will support provision for meanwhile uses that support the vibrancy of the Cultural Quarter. These uses will be particularly important in helping to establish the Cultural Quarter as a destination over time, with the opportunity to leverage upcoming cultural events, notably Haringey's term as the London Borough of Culture in 2027 and Tottenham Hotspur Stadium's hosting of the UEFA European Football Championships in 2028.

7.47 A vibrant and inclusive public realm will be crucial to the success of the Cultural Quarter. It should feel cohesive, accessible to local communities and be activated throughout the day and the week, not just on event days.

7.48 Cultural quarters are successful when a strong cultural ecosystem is established. Proposals should contribute positively to the existing and planned cultural offer. The Council encourages the building of relationships between cultural institutions not just in the Cultural Quarter but in the wider areas, this includes schools, creative industries in nearby industrial areas, sporting and religious facilities.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

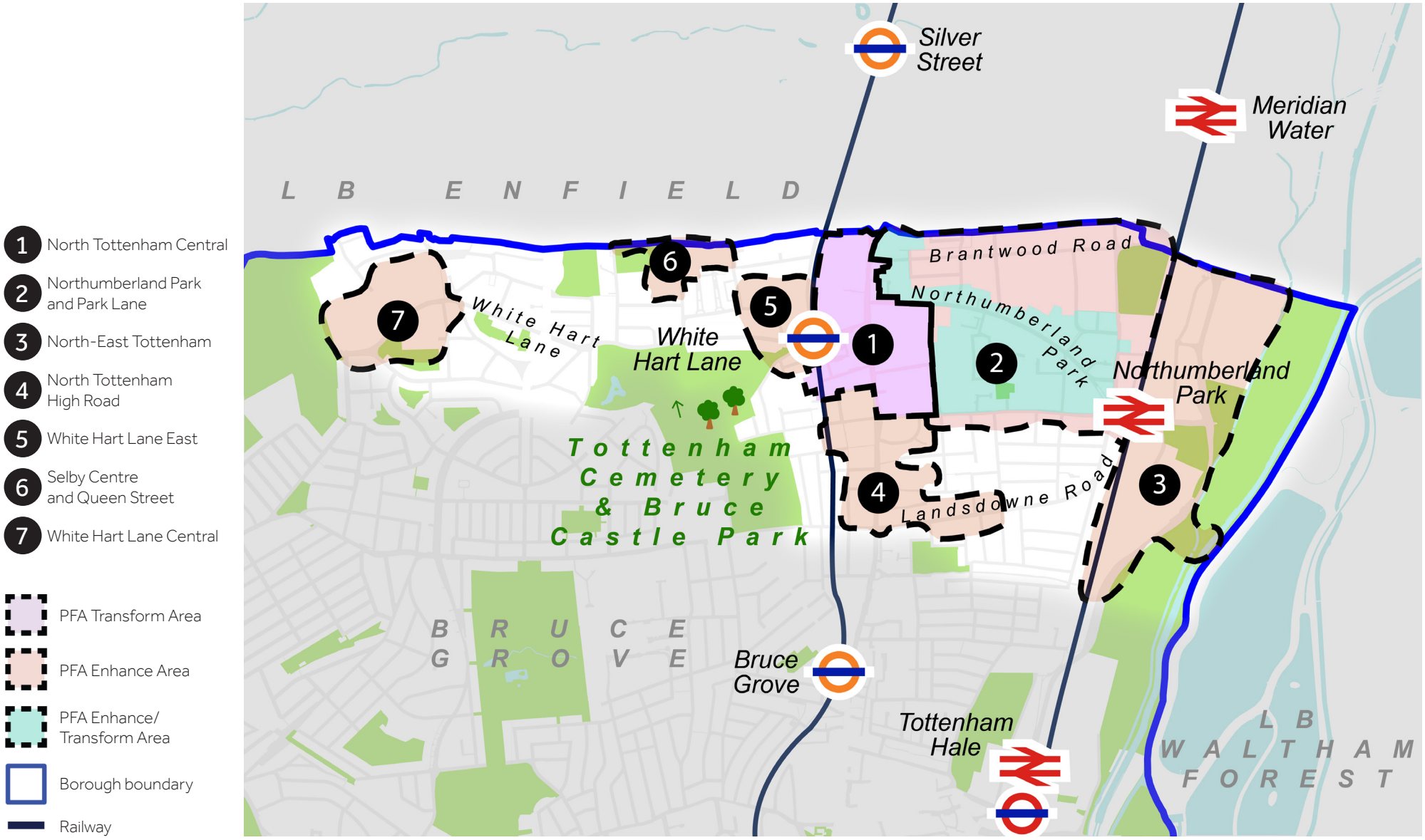


FIGURE 07 | Map of Placemaking Focus Areas in North Tottenham

NT PFA1: North Tottenham Central

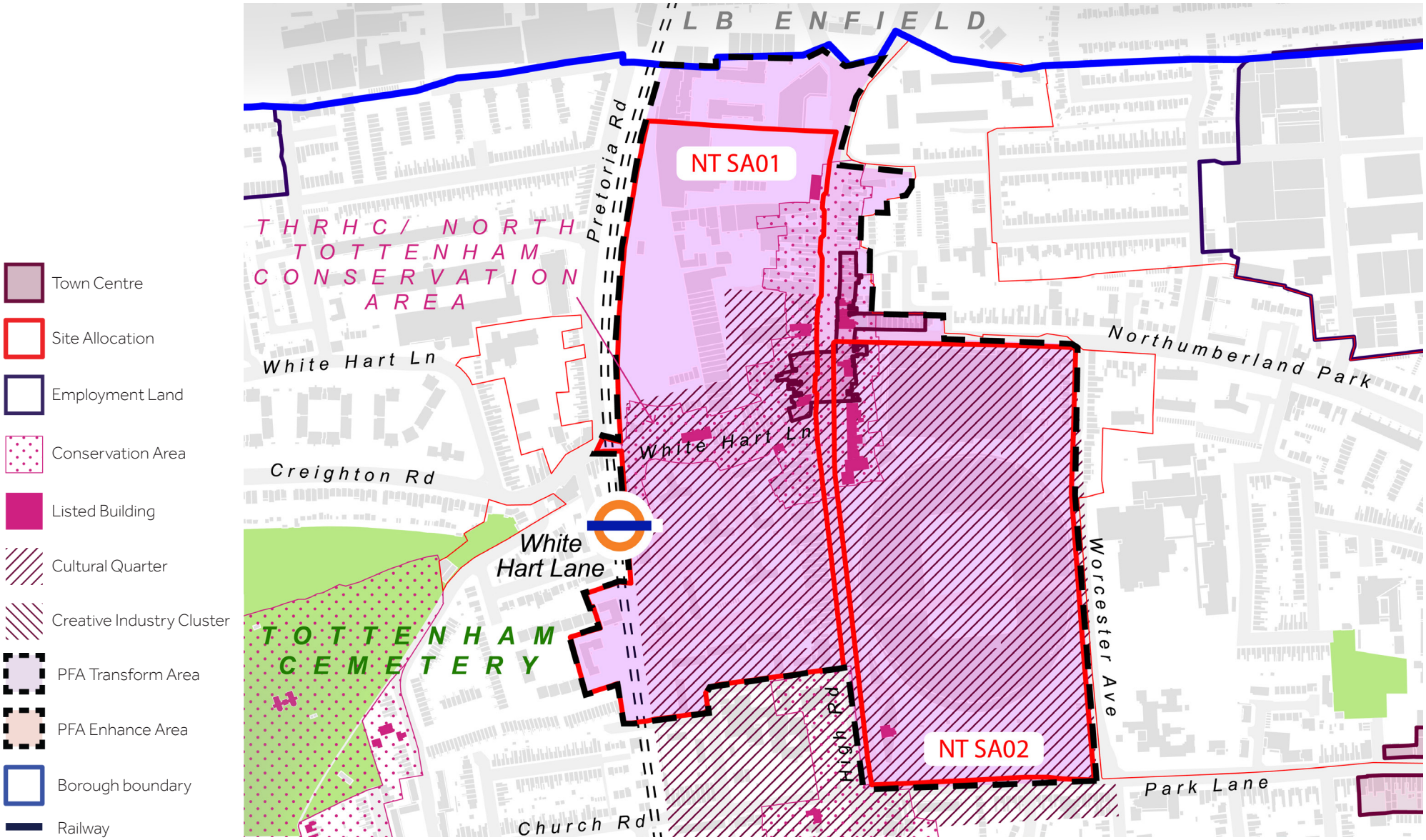


FIGURE 08 | Map of Placemaking Focus Area NT PFA1: North Tottenham Central

Strategy

7.49 The centre of North Tottenham will be transformed to reflect its status as an internationally significant destination. Transformation will be driven by comprehensive redevelopment of the High Road West site allocation and completion of the remaining elements of the Tottenham Hotspur Stadium site allocation. These will deliver new and improved public realm, green spaces, and social and cultural infrastructure, as well as a substantial number of new jobs and homes, establishing a new high density urban neighbourhood around a vibrant District Centre.

7.50 Strong emphasis will be placed on creating a coherent network of public spaces and providing cultural and social infrastructure and other town centre uses to support social integration and a rich civic life.

7.51 This strategy will be implemented through adherence to Policies NTN1-2, the site allocations outlined below, and the following initiatives.

- Working strategically and collaboratively with key stakeholders, including the London Borough of Enfield having regard to major planned development across the borough boundary within Enfield's Place Area at Angel Edmonton and Meridian Water.
- Capitalising on the opportunities offered by Tottenham Hotspur Stadium hosting the 2028 European Football Championships including the establishment of fan zones during the tournament, driving local and strategic transport improvements, and opportunities to secure a positive and lasting legacy
- Capitalising on the opportunities offered by Haringey being the London Borough of Culture in 2027.
- Establishing an emerging and expanded District Centre led by new and enhanced leisure, cultural and education uses.
- Establishing the North Tottenham Cultural Quarter, comprised of:
  - The stadium and a new landmark cultural/community facility as anchoring the cultural offer.
  - Large public spaces to accommodate events and activities, including a new public square and local park on High Road West and an enhanced public south podium square next to the stadium.
  - A restored, enhanced and sensitively lit historic streetscape along the High Road and White Hart Lane, with historic buildings housing community and cultural activities, where appropriate.
  - A series of laneways either side of the High Road at Peacock Yards and Northumberland Terrace, supporting a range of cultural production and consumption activities. These areas have the potential to facilitate the development of an cultural, arts and music focused ecosystem. Where appropriate, creative production should be made visible to the public to support the vibrancy of the Cultural Quarter.
- Conserving and enhancing the character of the North Tottenham historic townscape, including:
  - The continuous line of historic buildings either side of the High Road.
  - The sequence of public spaces along and behind the High Road and how they relate positively to heritage assets.
  - The sense of scale experienced along the High Road, ensuring that new development does not overly dominate the buildings.

- Retaining and restoring shopfronts of architectural and historic merit. Others should be restored to original designs wherever possible.
- Sensitive internal and external lighting of historic buildings to elevate the presence of key buildings.

→ Providing easy, clear and safe connections for pedestrians and cyclists, including:

- Accommodating large visitor flows from White Hart Lane and Northumberland Park Station and Tottenham High Road.
- Ensuring the public realm is designed and managed to mitigate and avoid issues of noise, litter, crime and anti-social behaviour.
- Rebalancing the provision of road space in favour of pedestrians, cyclists and public transport in accordance with Haringey's Walking and Cycling Strategy and emerging Kerbside Strategy.

→ Signalling and enhancing threshold points into the areas, including:

- The Weavers Overground Line bridge over White Hart Lane.
- Tottenham High Road, where the historic townscape is bookended by the statutory listed 867 & 869 High Road and the locally listed pub, 'The Coach & Horses'.
- The intersection of Worcester Avenue and Park Lane.

Site Allocations in NT PFA1

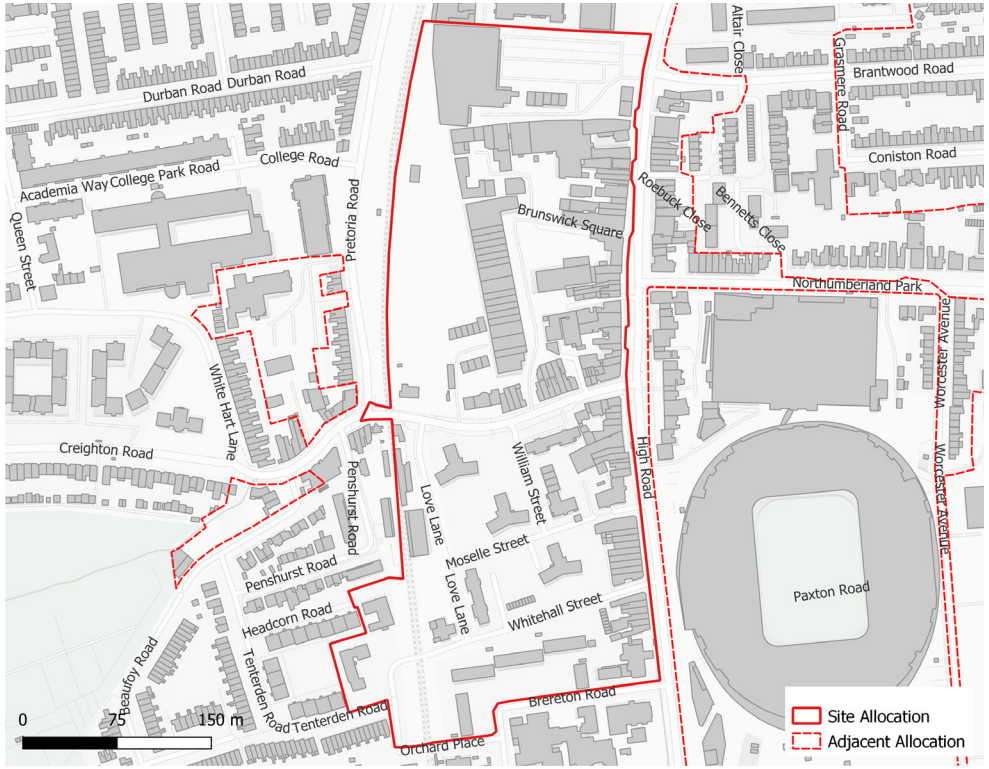


FIGURE 09 | Map of Site Allocation NT SA01

NT SA01: High Road West

Site Information	Details
Address	High Road West, N17
Area (ha)	10.8
PTAL	4-5
Planning designations	North Tottenham Central PFA: Transform North Tottenham Conservation Area Listed buildings: 7, 32, 34 &34a White Hart Lane and 797 &799, 819 & 821 and 867 & 869 High Road Tottenham Locally listed buildings: Whittington Road Archaeological Priority Area Blue ribbon network Partially within Ecological corridor Partially within Flood Zone 2 and Flood Zone 3(Surface Water) Critical Drainage Area
Relevant permissions	APP/Y5420/W/21/3289690 HGY/2021/3175 (Hybrid) HGY/2022/0563 (Full) HGY/2023/2306 (Full) HGY/2024/0692 (Full)
Indicative capacities	2,900 homes, 20,000sqm town centre uses (Class E, Class F and Sui Generis), 4,000 industrial uses (Class B)
Phasing	2027-2041
Ownership	Public and private

Table 2 | NTSA01 Site Allocation Details

Proposal

High Road West will be transformed through comprehensive masterplanned development to help establish an expanded emerging District Centre and a Cultural Quarter within a new urban residential neighbourhood accommodating over 2,600 new homes, including a large portion of affordable homes. Alongside a new high-quality, walkable public realm and street network, development will deliver significant new infrastructure. This includes a public square, local park, landmark cultural/community facility and health centre.

Several planning permissions have been given for this site, the most comprehensive of which is a hybrid planning permission (HGY/2021/3175) for the demolition of existing buildings and the creation of a new mixed used development with up to 2,929 new homes, commercial, office, retail and community uses, new public park, public square and other landscaped public realm and pedestrian and cycle routes.

There are separate planning permissions for various parcels within the overall allocation including a residential led mixed-use combined scheme for The Goods Yard, The Depot, 36 & 44-52 White Hart Lane and 867-879 High Road.

Masterplanning, engagement and delivery

A masterplan has been prepared for the entire allocation site related to the extant planning permission HGY/2021/3175.

The site must be brought forward in a comprehensive and co-ordinated manner to best optimise the placemaking opportunity. The Council will, where appropriate, support land assembly to enable comprehensive redevelopment of the site to deliver placemaking aspirations.

Having regard to expected delivery timeframes and the scale of the scheme, the viability position will need to be kept under review to ensure the scheme remains deliverable and that public benefits continue to be maximised.

Due to the size of the site and scale of development envisaged, a phasing strategy must be provided to avoid, mitigate and remedy the effects of the works on the nearby communities.

Development should accord with the principles set out in the most up-to-date Council-approved masterplan.

Given the scale of transformation envisaged, a comprehensive meaningful engagement process, which builds on the substantial engagement to date, should be followed in keeping with the Placemaking Approach and the Haringey Deal.

Land uses and activities

Existing land uses:

- Residential (including Love Lane Estate)
- Employment (including Peacock Industrial Estate and Carbery Enterprise Park).
- Town centre uses.
- Community uses (including Whitehall & Tenterden Community Centre and Coombes Croft Library).

Acceptable land uses are:

- Residential.
- Predominant typology should be Class C3 residential.
- In 2021 a resident ballot approved the principle of redevelopment of the Love Lane Estate. As part of the Council's Love Lane Landlord Offer, existing secure and non-

secure tenants living on the estate at the time of the ballot will be offered new social rented council homes on the site, and assistance will be provided for resident leaseholders to remain in the area.

- Purpose-built student accommodation will be acceptable as an ancillary component of the overall residential development mix. Student accommodation has already been granted planning permission within parts of the allocation area at 'Printworks' 819-829 High Road (HGY/2023/2306) and 807 High Road (HGY/2024/0692).
- Large-scale purpose-built shared living will be acceptable as an ancillary component of the overall residential development mix.

- Town Centre, Leisure, Education and Employment uses.
  - A significant increase in town centre and employment floorspace is required to support the establishment of an expanded District Centre. This includes reprovision of employment floorspace as either town centre or employment floorspace.
  - The confirmed boundaries of the District Centre within the allocation must be agreed with Council officers and set out in the masterplan. The District Centre should include properties around the public square and along White Hart Lane and the High Road.
  - A significant uplift in town centre uses should support the establishment of an expanded emerging District Centre, with active ground floor uses around the public square, along White Hart Lane and the High Road.
  - A range of town centre and employment uses should be provided to meet local needs and enhance the area as a destination, including leisure and education, providing seven day a week activity during the day and in the evenings.
  - High quality workspace should be provided, with priority given to creative industry workspace to support the Cultural Quarter. There are opportunities to locate workspace in areas behind the High Road, north of White Hart Lane, and underneath the railway arches.
  - Cultural consumption uses and uses which are cultural contributors should be provided to support the Cultural Quarter.
- Community uses
  - Social infrastructure should be provided to support the needs of the local community. This includes:
    - The reprovision of existing social infrastructure lost as part of the development.
    - A new landmark cultural/community facility facing onto the public square, helping to activate the public realm and designed to accommodate a range of community and cultural activities.
    - A new health centre. There should be early engagement with the NHS to establish the requirements of this facility.
    - Public toilets.
- Meanwhile uses
  - A Meanwhile Use Strategy will be required.

Built form, character and heritage

- Where development is likely to impact heritage assets, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- In undertaking a conservation-led approach to development, proposals should set out a strategy for optimising the positive contribution of heritage assets to:

i. the economic vitality of the emerging District Centre and the Cultural Quarter

ii. local character and distinctiveness

iii. social inclusion and the use of historic buildings and spaces, such as The Grange, to bring people together.

- Conservation-led design guidance should be provided for detailed planning applications, particularly those elements directly impacting on heritage assets.
- Development proposals should improve the setting of many heritage assets through the sensitive redevelopment of negatively contributing buildings and establishment of a more complementary public realm and urban form.
- The allocation is in an area where tall buildings are appropriate. In line with the extant planning permission, building heights should fall towards the more sensitive heritage context along the High Road and White Hart Lane, with height rising towards the railway line. The approach to height and massing should be informed by an analysis of its contribution to North Tottenham's existing and emerging skyline, particularly when observed from key viewpoints.
- Proposals should address the cumulative effect of the emerging wider cluster of tall buildings in North Tottenham and the need to establish a cohesive skyline.
- Larger commercial and leisure buildings should be located within close proximity to the new public square, linking the station to the stadium.
- Development proposals should ensure the landmark cultural/ community facility achieves exceptional design quality. A design competition should be used to encourage innovative and high-quality architectural solutions.
- Cear building frontages must be established along the High Road and White Hart Lane.

Movement and public realm

- A significant net increase in high quality public space and private amenity space should be provided, including:
    i. A large new community park (minimum 0.53ha) to address existing deficiencies in access to open space.

    ii. A new public square (minimum 0.35ha), connecting White Hart Lane Station and Tottenham High Road. It should enable a range of community and cultural activities seven days a week, during the day and evenings, as well as allow for spectator movement on event days.
- A legible and cohesive network of streets should be created, prioritising active travel and connecting seamlessly into the surrounding area. Development proposals should:
    i. Significantly improve east-west pedestrian and cycling connectivity, including the strategic Greenways route to the Lee Valley Regional Park.

    ii. nvestigate and, where feasible, deliver or otherwise safeguard opportunities for a new connection across the railway to Pretoria Road.

Environment and sustainability

- The site is within a Critical Drainage Area and central and eastern parts of the site are within Flood Zones 2 and 3a (surface water).
- The Moselle runs in a culvert underneath the site and there should be consultation with the Environment Agency in this regard.
- The site has a high heat risk. Development proposals should prioritise the use of urban cooling measures and include a Cool Space.
- Opportunities should be pursued to enhance and expand the

ecological corridor that runs along the railway line.

- Proposals should support mitigation of and improvement to local air quality and noise pollution.
- On land formerly in industrial use, studies should be undertaken to understand what potential contamination there is prior to any development taking place. This site is partially within a groundwater Source Protection Zone and therefore any development should consider this receptor.

NT SA02: Tottenham Hotspur Stadium

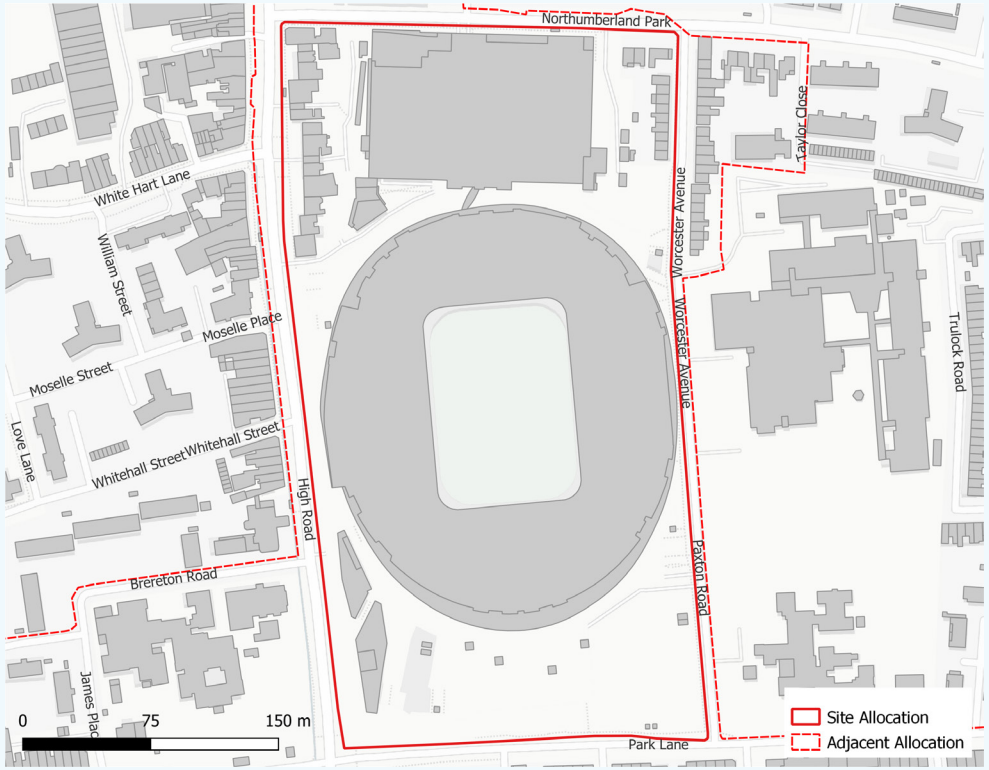


FIGURE 10 | Map of Site Allocation NT SA02

Site Information	Details
Address	748 High Road, Tottenham, London, N17 OAP
Area (ha)	9.31
PTAL	4-5
Planning designations	Central North Tottenham PFA: Transform Partially within North Tottenham High Road Conservation Area Listed buildings: 744 (Warmington House), 774 (now demolished), 790 (Dial House)792, 794, 796 (Percy House – including the forecourt walls and railings), 798, 800, 802, 808 and 810 High Road Locally Listed Buildings: 814 High Road (Former Barclays Bank) Archaeological Priority Area: Tier 2 and 3 Partially within emerging District Centre Cultural Quarter Partially within Flood Zone 2 and Flood Zone 3(Surface Water)
Relevant permissions	HGY/2015/3000 (Hybrid) plus numerous amendments and reserved matters applications
Indicative capacities	585 homes, 10,600sqm community and cultural uses, 3,000sqm employment uses, and 16,700 sqm hotel uses
Phasing	2027-2037
Ownership	Private

Table 3 | NTSA02 Site Allocation Details

Proposal

The Tottenham Hotspur Stadium site will continue its transformation as an international visitor destination, anchoring the North Tottenham Cultural Quarter and underscoring Tottenham Hotspur Football Club's long association with the London Borough of Haringey.

In 2015 planning permission was given for the demolition and comprehensive phased redevelopment of the stadium and Tottenham Experience (now complete), a new sports centre, community uses, offices, housing and a health centre, together with streets, public and private open spaces.

With the world class stadium completed, remaining development will strengthen the Cultural Quarter by providing a range of culture and leisure activities, community infrastructure and a hotel to accommodate visitors. It will also contribute over 500 new homes; increasing footfall and supporting local businesses. Alongside these uses, an enhanced and expanded public realm will create an inclusive and vibrant atmosphere for residents and visitors throughout the day, week and year, on event days and non-event days.

The Council will continue to work collaboratively with the Football Club, taking a vision-driven and strategic approach to optimising placemaking benefits for the neighbourhood and wider area and respecting the operational needs of the Football Club.

Masterplanning, engagement and delivery

The development of the site is already supported by a comprehensive masterplan which was agreed as part of the original planning permission to redevelop the stadium. this site.

Land uses and activities

Existing land uses are:

- Stadium hosting a variety of sports including football, American football, boxing rugby, karting as well as concerts and other events
- Education
- Retail (including a large supermarket)
- Cultural (including 'The Tottenham Experience')
- Community provision

Acceptable land uses are:

- Residential uses
    - In addition to new dwellings (use class C3), the site is suitable for a hotel
- Town Centre, Education, Cultural and Employment uses
    - Priority should be given to the provision of a significant amount of cultural consumption, production and ancillary cultural contributor uses to establish the Cultural Quarter, in line with extant planning permissions. The mix of uses should ensure seven day a week activity, on match and non-match days.
    - The Council will seek to maximise local employment outcomes on this site.
- Community uses
    - New high quality, inclusive community facilities should be provided, including a new health centre.

Built form, character and heritage

- The stadium and associated public realm is of a high-design quality and several listed buildings have already been brought back into positive

use as part of the development

- Future development should also be of high quality design ensuring that development responds positively to the context and provides active frontages to the High Road and Park Lane.
- Future development should continue to make positive use of heritage assets and respond positively to the heritage context
- Where development is likely to impact heritage assets, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- The allocation is an area where tall buildings are appropriate consistent with various tall buildings already granted planning permission.
- Tall buildings should relate positively to the surrounding public realm, respecting and enhancing the human-scale experience at the ground floor level. Proposals must be supported by high quality public realm and greenery and landscaping and provide a positive human scale experience for pedestrians and cyclists
- Tall buildings should be located towards the centre and south of the area, stepping down in height to relate to the scale of Trulock Road and Park Lane.
- Regard should be had to the cumulative effect of the emerging wider cluster of tall buildings in North Tottenham and the need to establish a cohesive skyline.
- The approach to height and massing should be informed by an analysis of its contribution to North Tottenham's existing and emerging skyline, particularly when observed from key viewpoints.

Movement and public realm

- Development proposals should provide:
- High quality, publicly accessible and activated spaces within the site on non-match days that complement other public realm/spaces in the area and link with key existing and future walking and cycling routes in the locality.
- New high quality public spaces, with a net increase in the amount of publicly accessible urban realm.
- An improved physical and operational interface across Worcester Avenue to the Northumberland Park placemaking focus area to the east, and the High Road to the High Road West site allocation to the west, to support placemaking objectives for those areas.

Environment and sustainability

- Through development and the management of events and activities at the stadium positive impacts on residents and businesses must be maximised and the negative impacts must be minimised and mitigated
- The site is within a Critical Drainage Area and partially within Flood Zones 2 and 3 (Surface Water).
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include a Cool Space.
- Proposals should support mitigation of and improvement to local air quality and noise pollution.
- Part of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

NT PFA2: Northumberland Park and Park Lane

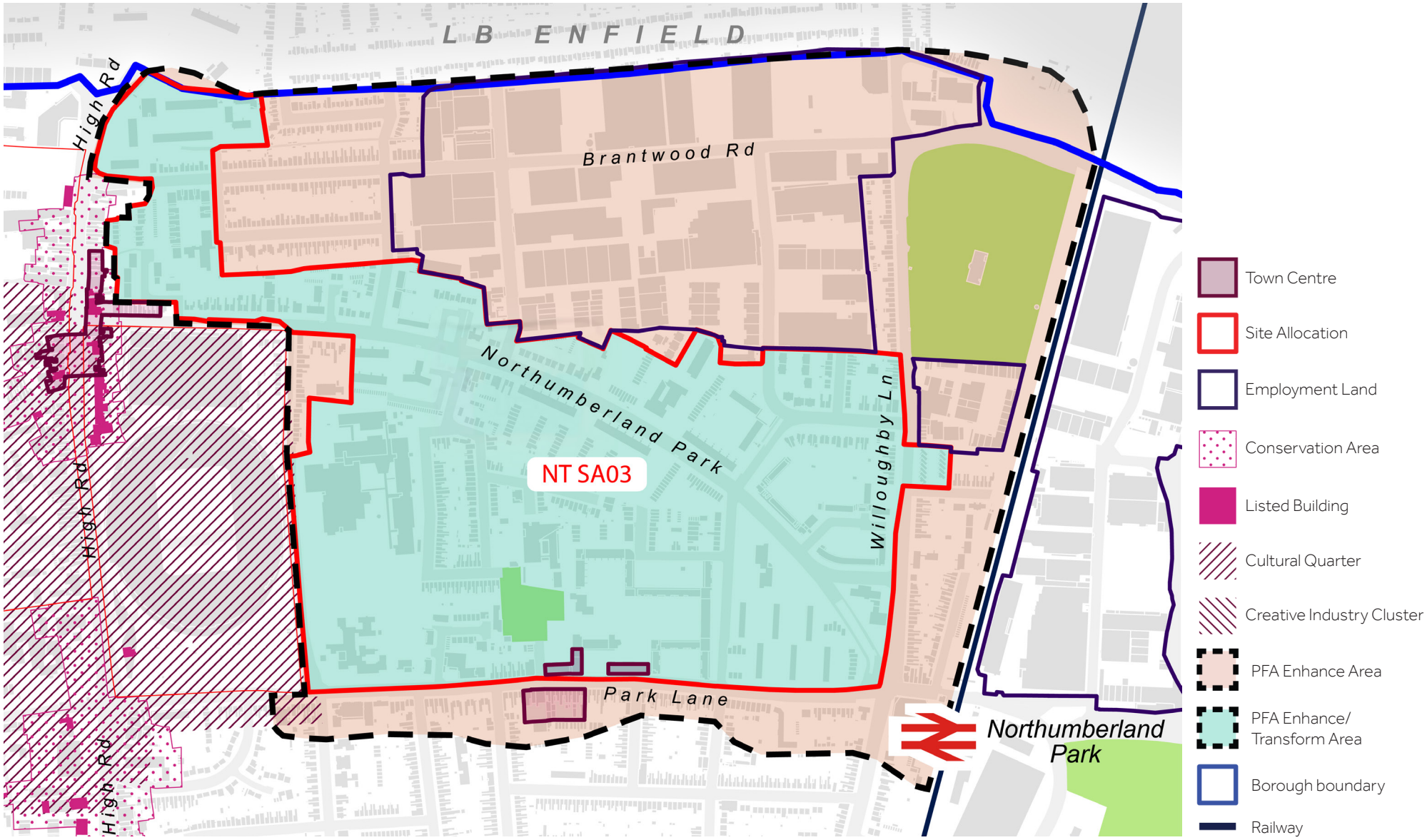


FIGURE 11 | Map of Placemaking Focus Area NT PFA2: Northumberland Park and Park Lane

Strategy

7.52 The Northumberland Park area will be enhanced and, in places, transformed to create a welcoming, healthy, connected and vibrant neighbourhood that provides residents and businesses with services and opportunities to support them to live fulfilled lives. Much of this change will come through the resident-led masterplanned development of the Northumberland Park estate. At present the area experiences conditions linked to high levels of socioeconomic disadvantage, poor connectively and safety and issues with the housing stock. There are many public spaces with limited purpose and low levels of use.

7.53 Development provides an opportunity to create a more socially inclusive neighbourhood, celebrating the cultures and diversity of local communities and creating a place where residents feel proud, to live, safe to play and where visitors feel welcomed.

7.54 As part of the wider transformation of North Tottenham there may be opportunities for comprehensive development of part of this area alongside the Tottenham Hotspur Stadium site. This could provide opportunities for significant investment, enhanced community and cultural facilities via alternative provision and a better overall use of land.

7.55 The Council will work together with landowners, developers and businesses to support the intensification of the Brantwood Strategic Industrial Land and Willoughby Lane Locally Significant Industrial Site for employment uses, leveraging their strategic location within the Productive Lee Valley. Their sense of place and relationship with surrounding residential areas will be improved, attracting more visitors, particularly on Stadium event days, to see and taste what is being produced.

7.56 This strategy will be implemented through adherence to Policies NTN1, the site allocation outlined below, and the following initiatives.

- Working strategically and collaboratively with key stakeholders, including the London Borough of Enfield, to ensure enhancement/ transformation complements and is complemented by development within this Placemaking Focus Area, adjacent Placemaking Focus Areas and across the borough boundary within Enfield's Urban Place Area at Meridian Water.
- Creating a community heart on Park Lane, enhancing the buildings, shops and services to better serve the local community; making the street greener and safer; and improving wayfinding to the Lea Valley and the High Street.
- Providing safer, clearer and better-connected streets and routes through the estate and enabling better integration between the residential and industrial areas.
- Delivering new and improved council homes, including new family homes, for Northumberland Park residents. Existing homes will be improved where required and new homes will be delivered on identified sites for infill and other sites which will improve the overall layout and safer routes across the estate.
- Taking a strategic and co-ordinated approach to the provision and enhancement of social infrastructure. The neighbourhood contains a number of community facilities; however many are not fit for purpose, are hidden away, and don't feel connected.
    - Contributing to improvements in transport infrastructure, including:
    - Working with Transport for London and Network Rail to further improve connections over the railway and the station itself at Northumberland Park Station.
    - Working with London Borough of Enfield to improve the strategic east-west cycle connection from Meridian Water to White Hart Lane

- Improving Park Lane as a key a primary east-west pedestrian and cycle route, with generous green infrastructure provision and wayfinding signalling its role in connecting residents and visitors to the open spaces of the Lee Valley.

- Enhancing the industrial estates through more co-ordinated and, where appropriate, masterplanned development.
  - Addressing poor access, circulation and parking for goods vehicles. This includes enabling more sustainable transport options for businesses.
  - Improving broadband and energy infrastructure provision.
  - Creating a strong sense of place through wayfinding and improvements to the public realm, particularly at gateways into the estates.
  - Preserving and enhancing industrial heritage where it exists, such as the front elevation of the Triumph Trading Estate.
  - Addressing high crime rates by engaging with the Metropolitan Police and implementing designing out crime principles.
  - Where possible, reducing the size of blocks or considering breaks in between blocks to increase permeability and create new accesses if opportunities to connect walking and cycling routes exist.

Site Allocations in NT PFA2

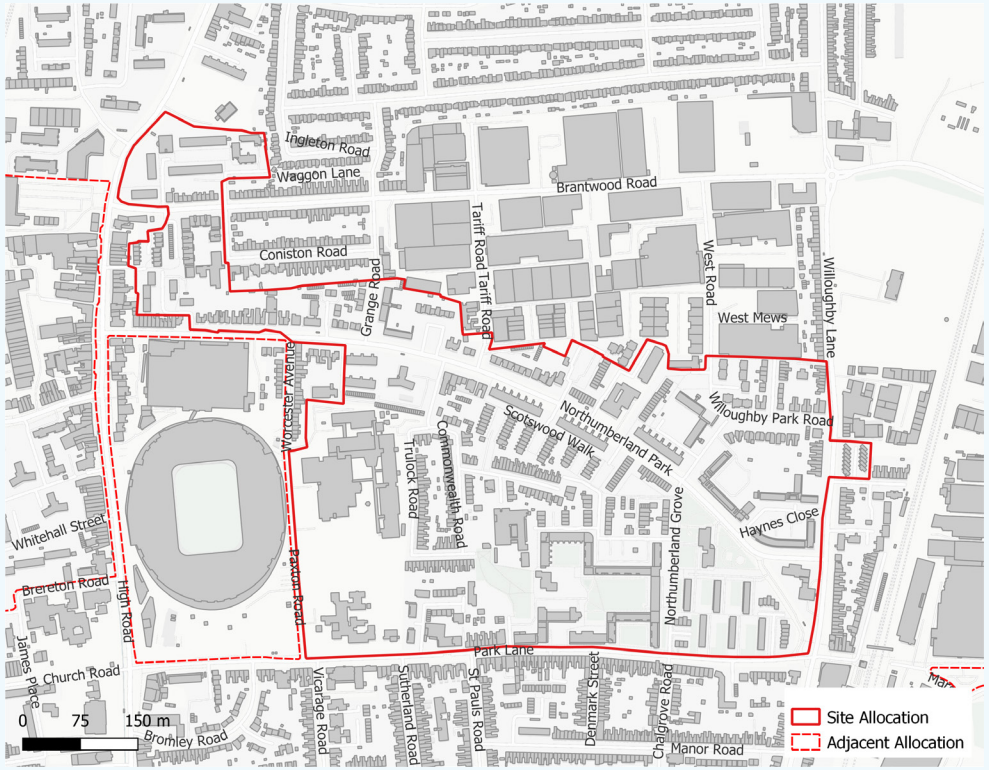


FIGURE 12 | Map of Site Allocation NT SA03

NT SA03: Northumberland Park Estate

Site Information	Details
Address	Northumberland Park Estate Area, Tottenham, N17
Area (ha)	32
PTAL	3-5
Planning designations	Northumberland Park PFA: Enhance/ Transform Locally listed buildings Flood Zone 2 Critical Drainage Area Archaeological Priority Area
Relevant permissions	None
Indicative capacities	500-1000 homes, new town centre and employment uses
Phasing	2027-2041
Ownership	Public and Private

Table 4 | NTSA03 Site Allocation Details

Proposal

Northumberland Park Estate will be enhanced and/or transformed through a resident-led placemaking approach, in accordance with the Haringey Deal. In the short to medium term, development will provide new homes on infill sites and town centre uses on Park Lane, a safer and better-connected public realm, and new and improved community infrastructure. In the long term, and subject to public engagement, there is the potential to secure significant placemaking benefits, including delivery of 500 to over 1000 new homes, through redevelopment of parts of the estate.

Masterplanning, engagement and delivery

- A masterplan is required for this site. It will need to:
  - Cover the entire allocation
  - Support and deliver the aspirations set out in the Local Plan, Shaping Tottenham, the Community Placemaking Plan, Northumberland Park Homes and Spaces Plan, and future Council adopted strategic placemaking documents.
  - Set out a phased an approach to enhancement and/or transformation of the estate.
  - Involve a well-qualified and cross-disciplinary masterplan team with estate regeneration and community engagement expertise and local representation.
  - A comprehensive and meaningful engagement process should be followed throughout the planning and development of the site, in keeping with the Placemaking Approach and the Haringey Deal.
  - The site should be brought forward in a comprehensive and co-ordinated manner to best optimise the placemaking opportunity. The Council will, where appropriate, support land assembly to enable comprehensive redevelopment of the site to deliver placemaking aspirations.
  - Development proposals should not compromise future feasible transformational development that would secure significantly greater placemaking outcomes, subject to community engagement.

Land uses and activities

Existing land uses are:

- Predominantly housing with ancillary commercial and community uses.

Acceptable land uses are:

- Residential
  - A range of use class C3 housing types and tenures should be provided to support a diverse community, prioritising the delivery of family housing to address local housing need and issues of overcrowding and accessibility.
  - Development should improve the quality of existing homes, retaining good housing stock where appropriate, particularly family homes.
- Town centre and employment uses
  - New ground floor workspaces may be introduced to positively activate the public realm, support local businesses, and provide employment, learning and training opportunities.
  - Town centre uses should be provided within the Park Lane Local Centre, ensuring active ground floor uses. Reconfiguration of the Local Centre boundary may be proposed as part of the masterplan where this would help deliver placemaking aspirations.
- Community uses
  - Community infrastructure should be enhanced to meet

current and future needs. Redevelopment, re-location and co-location of infrastructure will be supported where this helps to deliver placemaking aspirations in accordance with the masterplan.

Built form, character and heritage

- Community buildings should be made more prominent and oriented to engage with and better support the public realm. The Northumberland Park Neighbourhood Resource Centre is an important community asset which currently relates poorly to both Park Lane and Somerford Grove.
- Historic buildings, including the villas along Northumberland Park and the pub at 102 Northumberland Park should be retained and used to enhance the character of the area.
- The allocation is an area where tall buildings are appropriate.
- Tall buildings should be directed towards the following areas:
    - The east of the site, where there is an existing tall building (Kenneth Robbins House) and greater accessibility to Northumberland Park Station
    - Close to the Tottenham Hotspur Stadium, where there is greater transport accessibility and a planned cluster of tall buildings on the Tottenham Hotspur Stadium site allocation.
    - Altair Close, where there is an existing tall building (Stellar House), high public transport accessibility and a planned cluster of tall buildings nearby through the Joyce and Snells Park Estate development in Enfield.
- Moderate height may be used to articulate Park Lane Local Centre, while respecting the prevailing scale of development and the human scale of Park Lane.
- Development north of Brantwood Road, around Alastair Close, should help to articulate a graduated change in character and scale from the historic North Tottenham townscape to a more modern, higher density urban character.
- Buildings should have clearly defined fronts, backs, entrances and private and public spaces to create a safer environment.

Movement and public realm

- A safer, clearer and more connected public realm and street network should be established, improving walking and cycling routes both within the estate and to surrounding areas. This includes removing unneeded alleys and creating safer, well-lit routes, with passive surveillance throughout the estate.
- Existing east-west routes should be enhanced, including utilising Park Lane as a pedestrian and cycle friendly route linking Tottenham High Road, the existing Park Lane Local Centre, Northumberland Park Station and the Lee Valley Regional Park.
- The public realm and street network should be designed and managed to minimise vehicular traffic and manage parking and crowds to benefit residents and support local businesses. This includes directing crowd flows along the key routes of Park Lane and Northumberland Park rather than through the estate.
- Somerford Grove should be enhanced, expanded and made more visible to support a wider range of play and recreational activities for the area's diverse residents.
- Tottenham Hotspur Stadium is a local landmark and development proposals should consider opportunities to enhance views of the stadium, particularly from Somerford Grove, to create a sense of place.
- New and improved pocket parks and play spaces should be provided throughout the estate to support the area's young population. Priority locations include Thornley Close, Trulock, Stellar House and Kenneth Robbins House.

- The masterplan should preserve opportunities to connect the South Podium of the stadium to the heart of the Northumberland Park neighbourhood.

Environment and sustainability

- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include a Cool Space.
- Parts of the site are within Flood Zone 2, 3a (surface water) and a Critical Drainage Area.
- Development should support greening, an increase in tree canopy cover and incorporate opportunities for residents to engage in food growing activities.

NT PFA3: North-East Tottenham

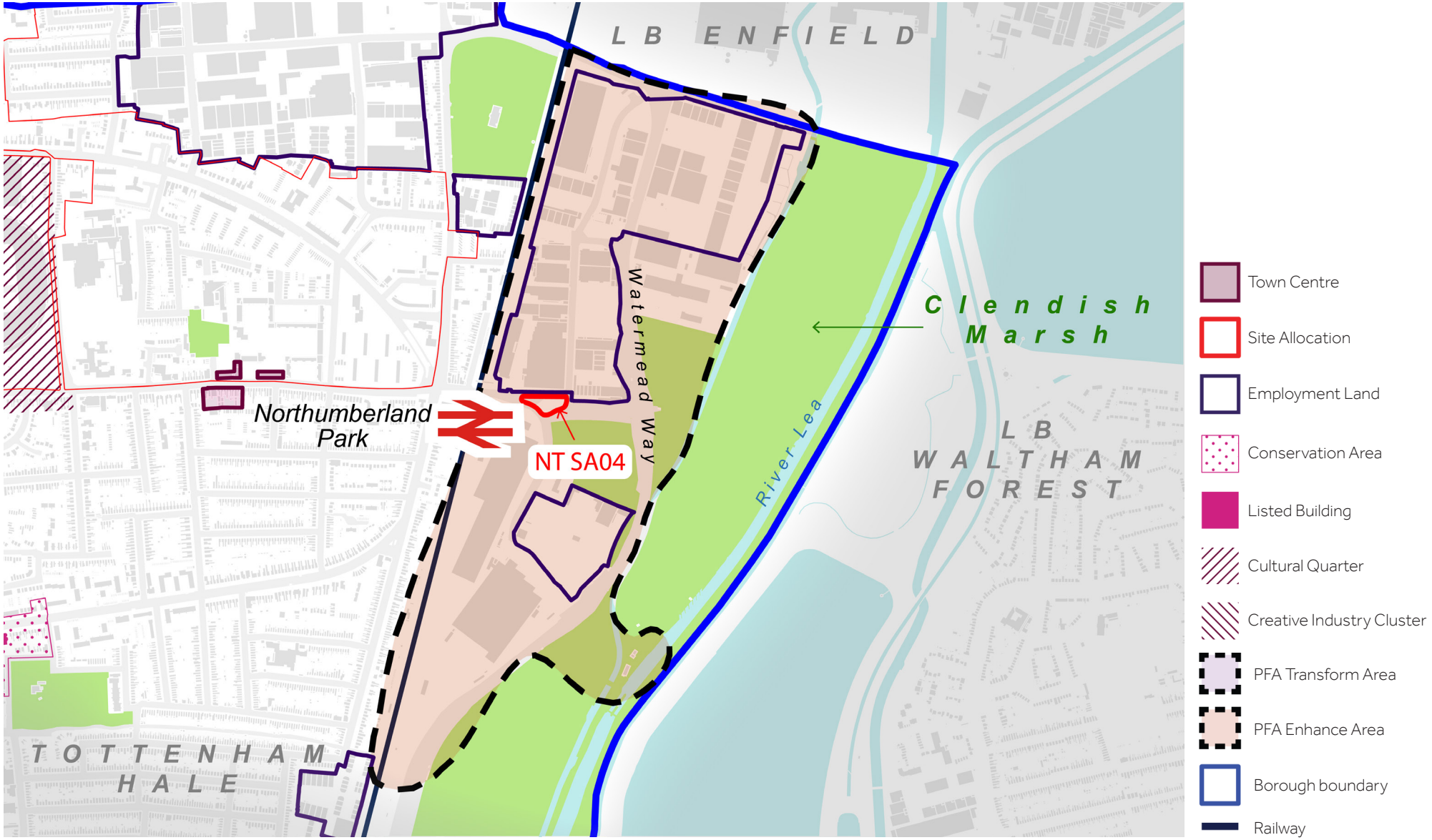


FIGURE 13 | Map of Placemaking Focus Area NT PFA3: North-East Tottenham

Strategy

7.57 The Council will work together with landowners, developers and businesses to support the enhancement and co-ordinated intensification of the North East and Marsh Lane Strategic Industrial Land for employment uses, leveraging its strategic location within the Productive Lee Valley.

7.58 Development will support improved connections with Lee Valley Regional Park, Northumberland Park to the east and the new residential neighbourhood at Meridian Water to the north.

7.59 This strategy will be implemented through adherence to Policy NTN1, the site allocation outlined below, and the following initiatives.

- → The Council will support ancillary uses where they support and do not compromise the functioning of the industrial areas. Uses with more public footfall, and those supporting employees such as a small local café serving workers or food retail that is ancillary to wholesale production should be directed to the street front along Marigold Road and the Garman Road.
- → Contributing to an improved streetscape and walking and cycling connections along Garman Road, connecting through to Meridian Water. Active frontages should be provided along Garman Road and Marigold Road in particular.
- → Contributing to wayfinding to key destinations such as Meridian Water, Industrial Estates and transport connections.
- → Supporting sectoral strengths in food and beverage manufacturing
- → Respecting the area's rich industrial heritage by retaining buildings and features that contribute positively towards its industrial character.
- → The Council will support the enhancement of development of Stonebridge Lock as a visitor node based around the existing Waterside Centre.

Site Allocations in NT PFA3

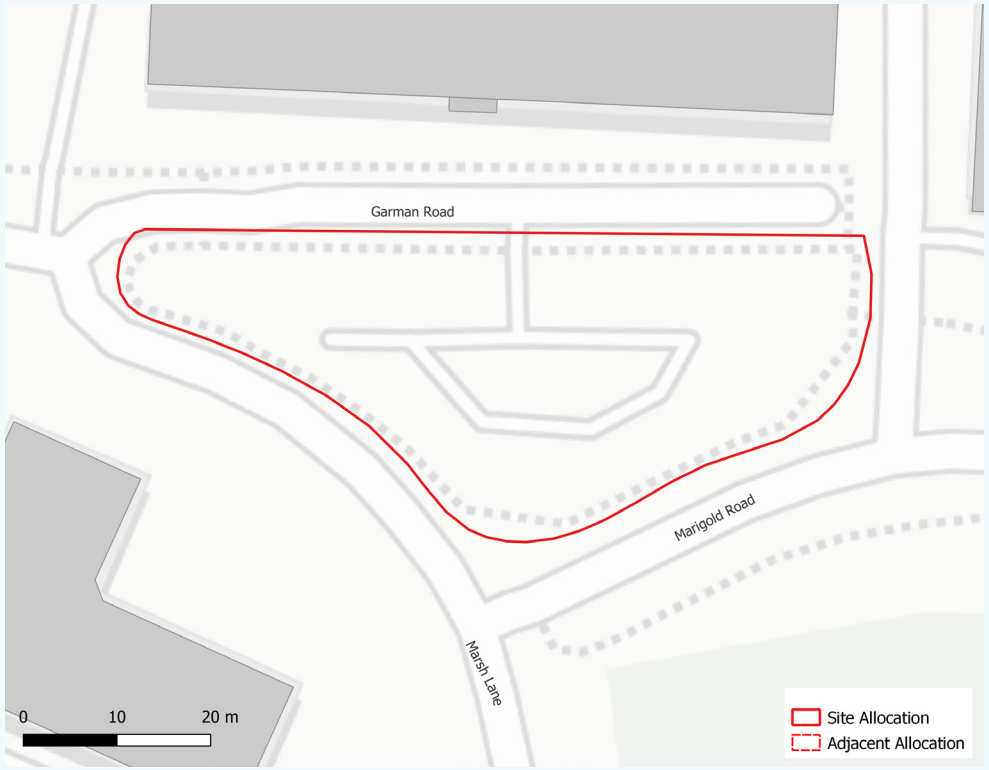


FIGURE 14 | Map of Site Allocation NT SA04

NT SA04: Junction of Marigold Road/ Garman Road/Marsh Lane

Site Information	Details
Address	Junction of Marigold Road/Garman Road/ Marsh Lane,
Area (ha)	0.18
PTAL	4
Planning designations	Adjacent to Strategic Industrial Location Adjacent to Lee Valley Regional Park Adjacent to Critical Drainage Area Flood Zone 2 and Flood Zone 3 (Surface Water) Archaeological Priority Area
Relevant permissions	None
Indicative capacities	N/A
Phasing	2027-2031
Ownership	Public

Table 5 | NTSA04 Site Allocation Details

Proposal

Delivery of temporary accommodation on Council-owned car park at Marigold Road/Garman Road/Marsh Lane.

Masterplanning, engagement and delivery

A masterplan is not required for the temporary use of the site.

The site has future potential for comprehensive development alongside larger sites to the north and south.

Land uses and activities

Existing land uses are:

→ Surface level car park

Acceptable land uses are:

→ Temporary accommodation subject to evidence the site provides a suitable living environment and is served by sufficient supporting infrastructure given location in an or predominant employment uses

Built form, character and heritage

→ Development must ensure a high-standard of amenity for the intended occupiers of the accommodation

Movement and public realm

→ Development must have safe and suitable access and not given rise to adverse effects to the safe movement of pedestrians, cyclists and vehicles

Environment and sustainability

→ Development should deliver improvements to the public realm and greening as part of ensuring a high-quality residential environment.

→ Existing street trees should be protected

NT PFA4: North Tottenham High Road

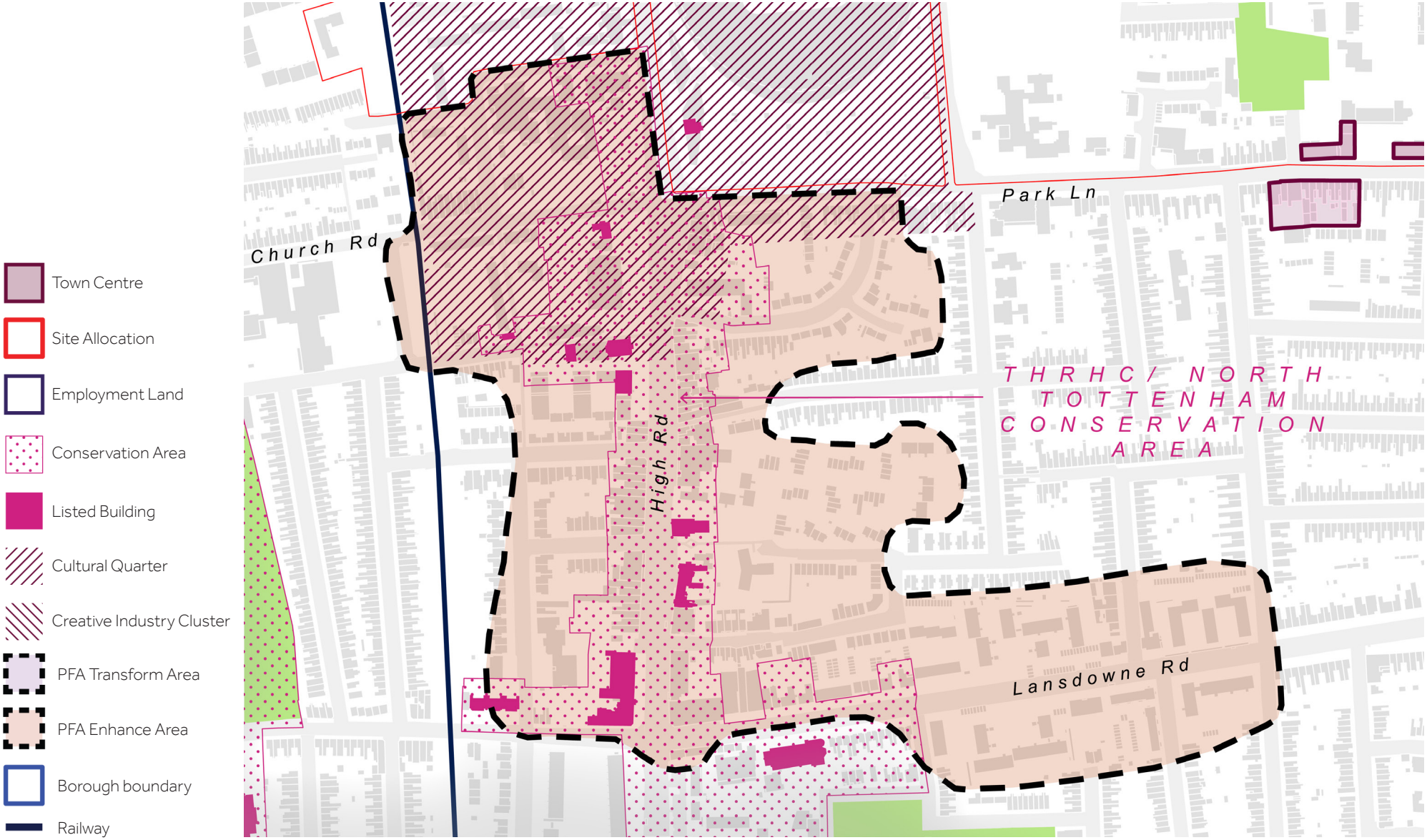


FIGURE 15 | Map of Placemaking Focus Area NT PFA4: North Tottenham High Road

Strategy

7.60 Development and placemaking interventions will enhance this area's historic character and its role as the southern gateway into North Tottenham and the North Tottenham Cultural Quarter. Restored historic frontages, a pedestrian and cycle friendly public realm, and range of active workspace and high street uses will create a safe, engaging and welcoming high street environment with a strong sense of place.

7.61 Lansdowne Road will be enhanced through a mix of infill and redevelopment, securing new homes and employment space, providing active frontages and an improved public realm.

7.62 Further from the High Road, there are opportunities for retrofit, infill and, where appropriate, redevelopment to address poor residential street frontages and improve east-west connections through to the high street.

7.63 This strategy will be implemented through adherence to Policies NTN1-2, and the following initiatives:

- Preserving and enhancing the historic environment by:
  - Retaining and restoring shopfronts of architectural and historic merit. Others should be restored to original designs wherever possible.
  - Sensitive internal and external lighting of historic buildings, taking opportunities to use lighting to elevate the presence of key buildings.
  - Replacing visually intrusive solid metal roller shutters with more heritage appropriate security measures.
  - Discouraging the painting of brickwork on historic buildings.
- Better revealing the significance of the Whitbred's Brewery complex.
- Signalling and enhancing threshold points into the areas, including:
  - The southern entrance to the Cultural Quarter, marked by Tottenham Baptist Church, Tottenham Community Sports Centre and the widening of the High Road public realm north of Bromley Road.
  - The entrance into the North Tottenham neigbhourhood at the intersection of the High Road, Lordship Lane and Lansdowne Road, bookended by the Enterprise Centre and the former LCS department store (636 & 638 High Road)
- Better activating the green space outside Tottenham Community Sports Centre as part of the public realm.
- Enhancing the pedestrian and cycling experience along the High Road and improving wayfinding.
- Pursuing opportunities to better activate the railway arches. They could accommodate creative industry workspace to support the Tottenham Creative Enterprise Zone.

NT PFA5: White Hart Lane East



FIGURE 16 | Map of Placemaking Focus Area NT PFA5: White Hart Lane East

Strategy

7.64 This area contains the Haringey Irish Centre and Wedge Centre which both host a range of community organisations and services. There is an opportunity to reconfigure or re-provide community provision in the area to better meet local needs. This can be done while integrating new homes, retail and workspace to foster a more vibrant edge-of-centre character. Opportunities will be taken to activate the public realm, leveraging development to enhance existing open spaces. Development will serve to enhance the built character of the area, better celebrating local landmarks and improving street fronts. The area sits on the edge of the North Tottenham Cultural Quarter. There should be a co-ordinated approach to the provision of cultural infrastructure so that it complements the wider offer, both in the Cultural Quarter and at the nearby re-provided Selby Centre.

7.65 This strategy will be implemented through adherence to Policy NTN1, the allocations outlined below, and the following initiatives.

→ Supporting development which re-provides and enhances the community facilities in the area, making them more accessible, intensifying their use, and, where appropriate, leveraging them to activate the public realm.

→ Bringing the Railway Tavern, a local landmark, back into use. To support its viability there may be opportunities to relocate nearby community uses into the building.

→ Improving the street front along White Hart Lane and Creighton Road, with a preference for historic shopfronts on the ground floor.

→ Improvements to the public realm, including the creation of new public space and the widening of narrow footpaths. The path of the Moselle should be referenced in the design of the public realm.

→ Working with Network Rail and other landowners to better use the land around the Electricity Substation on Penshurst Road and the railway arches.

→ Improving the usability of the open space at the corner of Creighton Road and White Hart Lane.

Site Allocations in NT PFA5



FIGURE 17 | Map of Site Allocation NT SA05

NT SA05: North of White Hart Lane

Site Information	Details
Address	1-6 White Hart Terrace, 74-80 White Hart Lane Haringey Irish Cultural & Community Centre, Pretoria Road, Tottenham, London N17
Area (ha)	1.03
PTAL	4-5
Planning designations	White Hart Lane East PFA: Enhance Partially within Flood Zone 2 and 3 (Surface Water)a Critical Drainage Area Archaeological Priority Area
Relevant permissions	None
Indicative capacities	100 homes, 1000sqm employment, 2000sqm community
Phasing	2032-2037
Ownership	Public and Private

Table 6 | NTSA05 Site Allocation Details

Proposal

Masterplanned comprehensive residential-led mixed-use development with re-provided and enhanced community facilities and workspaces to support the Cultural Quarter. The development of the Haringey Irish Centre site will create new pedestrian routes, public realm and enhance the edge-of-centre character of the White Hart Lane frontage.

Masterplanning, engagement and delivery

A masterplan is required for this site. It will need to consider sensitive neighbouring uses, such as the school.

Applicants should engage with Haringey Sixth Form College to identify opportunities to establish a new pedestrian east west link between Pretoria Road and White Hart Lane.

Land uses and activities

Existing land uses are:

- Community, employment

Acceptable land uses are:

- Community and cultural uses
    - The existing community space in the Haringey Irish Centre should be re-provided through redevelopment.
    - Re-provided community uses could be re-located onto the White Hart Lane frontage to enhance their visibility.
- Residential
- Town centre & employment uses
    - Employment floorspace should be re-provided or increased.
    - Workspace should be provided to meet local demand, with priority given to creative industry workspace to support the Cultural Quarter.
    - Active ground floor uses should be provided along the White Hart Lane frontage.

Built form, character and heritage

- The height of development should respect the neighbouring terraced houses on Pretoria Road and White Hart Lane, with taller elements more appropriate towards the centre and northern end of the site.
- Building heights along the White Hart Lane should be in keeping with the buildings on the southern side of White Hart Lane.
- Enhanced active frontages should be re-provided along White Hart Lane to maintain its High Street character.

Movement and public realm

- Redevelopment should pursue, where appropriate, opportunities to:
    - Enhance and expanded public realm along the White Hart Lane frontage to complement the community facility, enable tree planting and/or provide for outdoor dining.
    - Create a small public square around the existing mature tree on White Hart Lane.
- Proposals should demonstrate how they have sought to engage with Haringey Sixth Form College to establish new east-west pedestrian route across the northern part of the site, linking White Hart Lane and Pretoria Road. This route should be safeguarded.
- A north-south pedestrian route, linking the southern section of White Hart Lane to Pretoria Road should be established.

Environment and sustainability

- The site is within a Critical Drainage Area and central and eastern parts of the site are within Flood Zones 2 and 3a (surface water).

- → The Moselle runs in a culvert underneath the White Hart Lane. Development will require consultation with the Environmental Agency.
- → The site has a high heat risk. Development should prioritise the use of urban cooling measures and include a Cool Space.
- → This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network and seek to prioritise/ secure connection to existing or planned future DE networks.
- → Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

NT SA06: Wedge House



FIGURE 18 | Map of Site Allocation NT SA06

Site Information	Details
Address	1-6 White Hart Terrace, 74-80 White Hart Lane Haringey Irish Cultural & Community Centre, Pretoria Road, Tottenham, London N17
Area (ha)	1.03
PTAL	4-5
Planning designations	White Hart Lane East PFA: Enhance Partially within Flood Zone 2 and 3 (Surface Water)a Critical Drainage Area Archaeological Priority Area
Relevant permissions	None
Indicative capacities	100 homes, 1000sqm employment, 2000sqm community
Phasing	2032-2037
Ownership	Public and Private

Table 7 | NTSA06 Site Allocation Details

Proposal

Mixed-use redevelopment and/or retrofit to re-provide community and employment uses, alongside new homes. Development provides an opportunity to enhance the White Hart Lane frontage and provide new public realm and green infrastructure.

Masterplanning, engagement and delivery

Proposals should demonstrate they have considered the feasibility of optimising the use of the site through retrofit and expansion of Wedge House.

Early engagement with the Environment Agency is required.

Land uses and activities

Existing land uses are:

- ndustrial (Class B), employment (Class E), community (Class F)

Acceptable land uses are:

- Residential
  - Residential elements should be located on the upper floors
- Employment uses
  - Active ground floor uses should be provided along the White Hart Lane frontage, east of Beaufoy Road to signal an edge of centre character.
  - Employment floorspace should be re-provided or increased.
  - Workspace should be provided to meet local demand, with priority given to creative industry workspace to complement the nearby Cultural Quarter and enable the re-provision of existing uses.
  - Employment uses should be provided on the lower floors.
- Community (Class F)
  - Existing community uses should be re-provided.

Built form, character and heritage

- Development height should respect the single and double storey duplex and terrace houses to the north and west. There is capacity for some modest additional height at the corner of Beaufoy Road and White Hart Lane, where Wedge House currently sits.
- Development should preserve and enhance the setting of nearby heritage assets, including the Tottenham Cemetery Conservation Area.
- Redevelopment on 65A White Hart Lane should be in keeping with height and character of the buildings opposite and the Railway Pub to the east, enhancing setting of the pub and views towards it as a local landmark.
- Active frontages should be provided along White Hart Lane and Beaufoy Road.

Movement and public realm

- There is an opportunity expand the public realm at the corner of Beaufoy Road and White Hart Lane to complement the community and employment uses on the site and provide green infrastructure.

Environment and sustainability

- The Moselle, a designated 'main river' runs through the site. Environmental permits are required for works on or in proximity of a 'main river'.
- Proposals should pursue opportunities, where feasible, to daylight the River Moselle.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking

place.

- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include a Cool Space.
- This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network and seek to prioritise/ secure connection to existing or planned future DE networks.
- The site is within a Critical Drainage Area and central and eastern parts of the site are within Flood Zones 2 and 3a (surface water).

NT PFA6: The Selby Centre and Queen Street

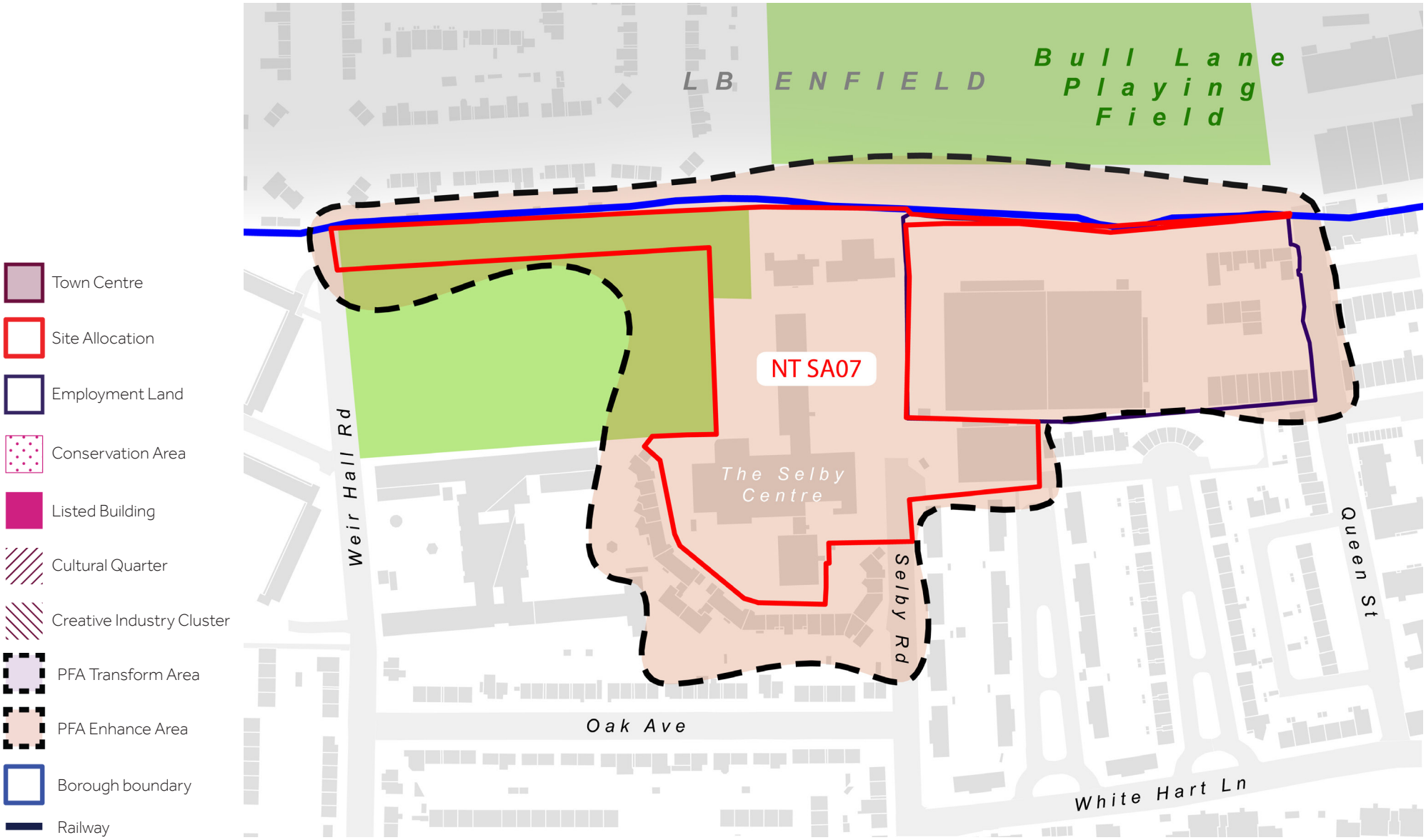


FIGURE 19 | Map of Placemaking Focus Area NT PFA6 The Selby Centre and Queen Street

Strategy

7.66 This area will be enhanced to support the redevelopment of the Selby Centre, allowing for delivering new homes alongside the reprovision and enhancement of community and recreational facilities. Walking and cycling links will be improved to support safety and increase access to community facilities. The intensification of the Queen Street Locally Significant Industrial Site will enable the delivery of more modern, low-carbon workspaces and support local job growth.

7.67 This strategy will be implemented through adherence to Policy NTN1, the allocation outlined below, and the following initiatives.

- → Delivery of a new mixed use, sustainable neighbourhood at the Selby centre, including around 200 new council homes
- → Re-providing accessible and high-quality community and recreational facilities in the area to deliver social, economic and educational benefits
- → Enhancing walking and cycling connections to social infrastructure, and along the newly extended Cycle Superhighway 1.
- → Contributing to the provision of affordable workspace within the neighbourhood.
- → Providing for and encouraging the use of more sustainable modes of transport, including within the Locally Significant Industrial Site.

Site Allocations in NT PFA6



FIGURE 20 | Map of Site Allocation NT SA07

NT SA07: The Selby Centre

Site Information	Details
Address	Selby Centre, Selby Lane, N17
Area (ha)	2.2
PTAL	1b-3
Planning designations	Open Space (part) Adjacent to Locally Significant Industrial Site Adjacent to Critical Drainage Area
Relevant permissions	HGY/2024/2851
Indicative capacities	200 homes, 100sqm employment space (Class E)
Phasing	2027-2031
Ownership	Public

Table 8 | NTSA07 Site Allocation Details

Proposal

Comprehensive mixed-use redevelopment of the Selby Centre, together with linked development on the adjacent Bull Lane Playing Field in the London Borough of Enfield to create a new urban village, anchored by the reprovision and enhancement of community, cultural, open space and

sporting facilities with a new Selby Centre at the heart of the community.

The Selby Urban Village project is a single project being jointly taken forward by Haringey, Enfield Council and the Selby Trust. It involves the transfer of land uses from one borough to the next i.e. the demolition of the Selby Centre community facility in Haringey.

Masterplanning, engagement and delivery

Development will be underpinned by the holistic masterplan and delivery strategy agreed as part of planning permissions for both the Haringey and Enfield parts of the site.

Land uses and activities

Existing land uses are:

- Selby Centre comprising a mix of Class E, F1 and F2 Uses
- Car parking

Acceptable land uses are:

- Residential uses subject to re-provision of the Selby Centre on adjacent land in Enfield (Bull Lane Playing Fields)

The masterplan for the urban village provides for the linked rejuvenation of Bull Lane Playing Fields in Enfield via construction of a new build replacement Selby Centre, a new sports changing pavilion, a Multi-Use Games Area (MUGA), a 3G football pitch, two padel courts, new grass junior football pitches, two cricket pitches and batting nets and other related formal and informal sport, leisure and play facilities.

The masterplan also provides for, subject to funding, a potential new sports hall building within Enfield to replace the existing Selby Sports Centre in Haringey.

Built form, character and heritage

- The scale of the site enables the establishment of a higher density urban form which should relate positively to adjacent residential areas.
- Height of 4-6 storeys are acceptable in line with the extant planning permission
- Development should ensure an appropriate interface with the adjacent Locally Significant Industrial Site currently occupied by Booker Wholesale

Movement and public realm

- Development should improve local access to the site and the new community centre and enhanced Bull Lane Playing Fields and create stronger links and connections through the site to
- Proposals should support the creation of new and enhanced east-west pedestrian and cycling connections from Weir Hall Road to Queen Street and a new north-south route from Selby Road to the Bull Lane Playing Fields.

Environment and sustainability

- Development should be supported by a landscaping strategy to integrate the proposed development into the existing street grid whilst greening the site through the retention of several existing trees, planting new ones, and delivering new landscaped open spaces

NT PFA7: White Hart Lane Central



FIGURE 21 | Map of Placemaking Focus Area NT PFA7 White Hart Lane Central

Strategy

7.68 This area will be enhanced to modernise and intensify employment uses within the Locally Significant Industrial Sites, building on recent high-quality development such as SEGRO. Development will support improvements to walking and cycling, particularly along White Hart Lane, alongside public realm enhancement, the provision of more active frontages and high-quality landscaping. The Council will support opportunities to optimise use of the Coles Park Stadium site as part of the wider recreational offer in the area.

7.69 This strategy will be implemented through adherence to Policy NTN1 and the following initiatives.

- → Supporting intensification of employment uses and the provision of more modern and sustainable facilities and transport modes. Large-format industrial uses are considered more appropriate, taking advantage of good road connectivity.
- → Contributing to the provision of affordable workspace within the neighbourhood.
- → Requiring active frontages and improved landscaping along White Hart Lane to create a more welcoming and attractive environment.
- → Delivering improvements to walking and cycling access, particularly along White Hart Lane.
- → Supporting the continued and enhanced provision of recreation and community facilities in the wider area.
- → Ensuring development contributes to placemaking by integrating industrial, recreational, and residential functions cohesively.