DRAFT LOCAL PLAN CONSULTATION WEBINAR

DESIGN AND HERITAGE

26 November 2025



AGENDA

1	**Introduction to the Draft Local Plan** (5mins)
2	**Chapter 18: Design** (10mins)
3	**Chapter 19: Heritage** (10mins)
4	**How to respond** (5mins)
5	**Q&A** (30mins)

WHAT IS THE LOCAL PLAN?

Main document used to determine planning applications in Haringey

DOES DO

- Set a vision for the kind of places we want to live, work, and spend time in
- Plan for future growth and infrastructure needs
- Allocate land for housing, jobs, shops, and green spaces
- Include requirements /guidelines for ensuring high-quality, sustainable development
- Protect heritage sites and the natural environment

DOESN'T DO

- Fund or deliver new developments
- Cover the management of Council services *i.e. street cleaning, housing tenancies, street parking and LTNs*
- Make decisions on delivery of schools, hospitals or transport projects
- Set Council tax or budgets

Haringey LONDON

WHY A NEW LOCAL PLAN?

Requirement to review Local Plan every 5 years

Existing suite of documents adopted 2017

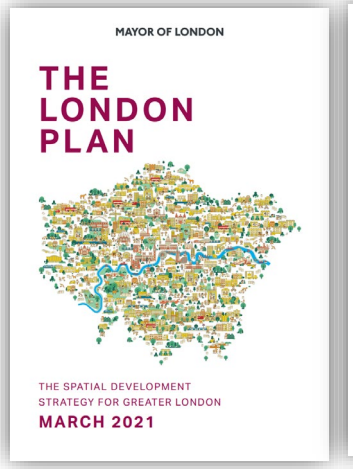
A lot has changed since then:

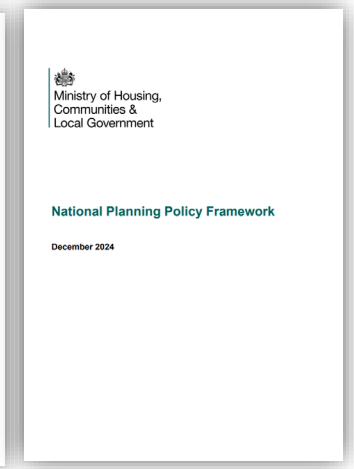
- Changes to national policy and legislation
- Adoption of a new London Plan
- Council declaration of a climate emergency
- Housing crisis
- Growing focus on health and wellbeing



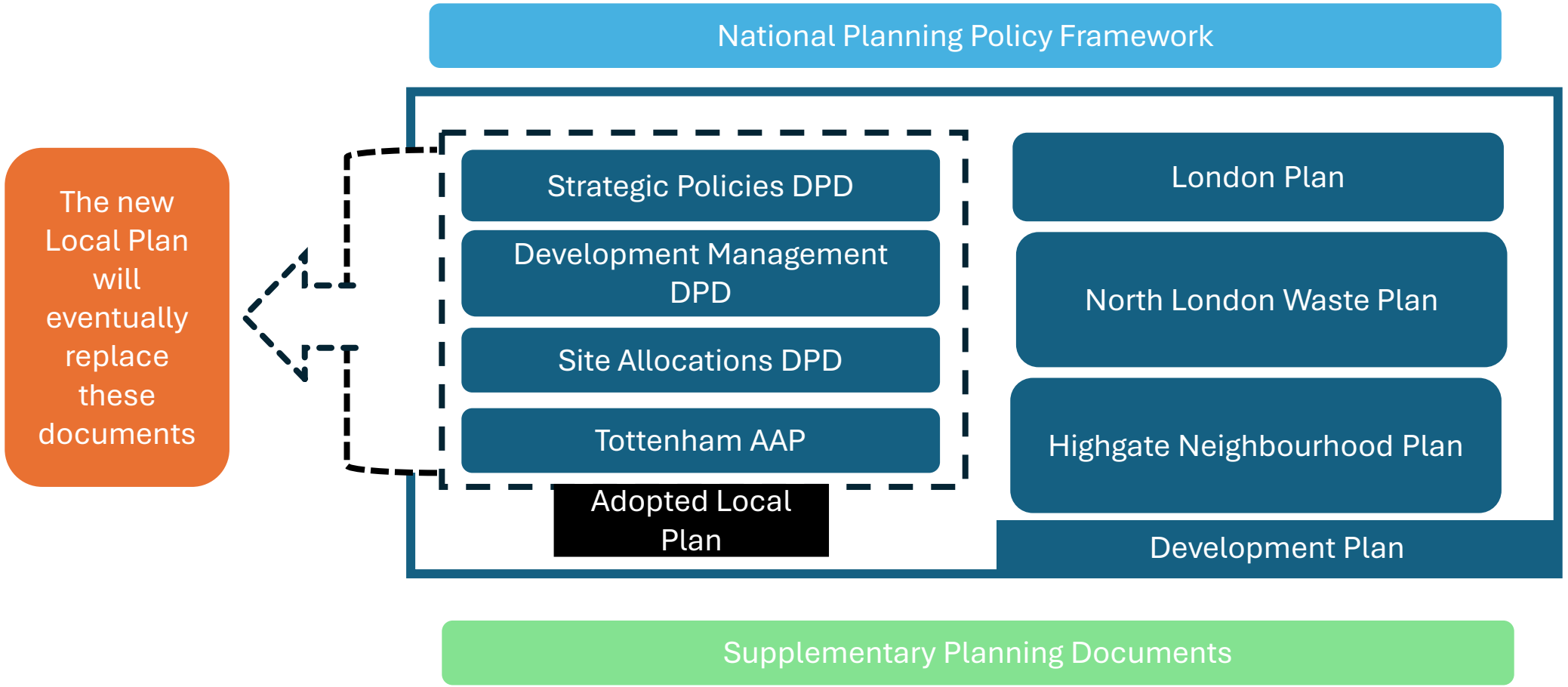
Key opportunity to:

- Consolidate existing suite of documents
- Deliver on exciting opportunities such as being London Borough of Culture 2027
- Help address ongoing challenges such as the homelessness crisis

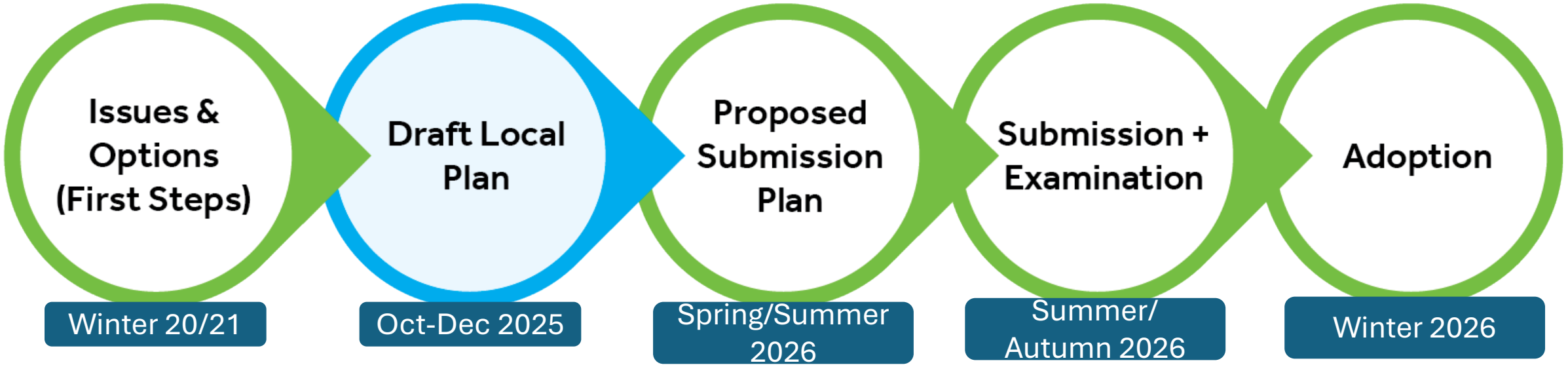




WHAT WILL BE REPLACED?



CREATING A NEW LOCAL PLAN



STRUCTURE OF THE DOCUMENT

SPATIAL VISION

The Narrative

PLACEMAKING FRAMEWORK FOR HARINGEY

The objectives, priorities and approach

SPATIAL STRATEGY

The mapped strategy for delivery

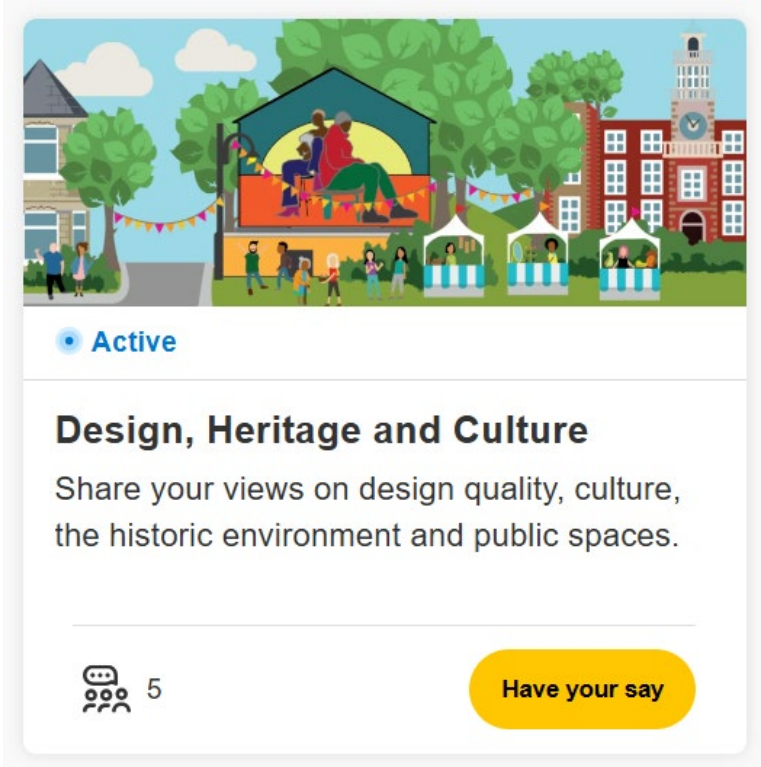
(PART 1)

NEIGHBOURHOOD CHAPTERS (PART 2)

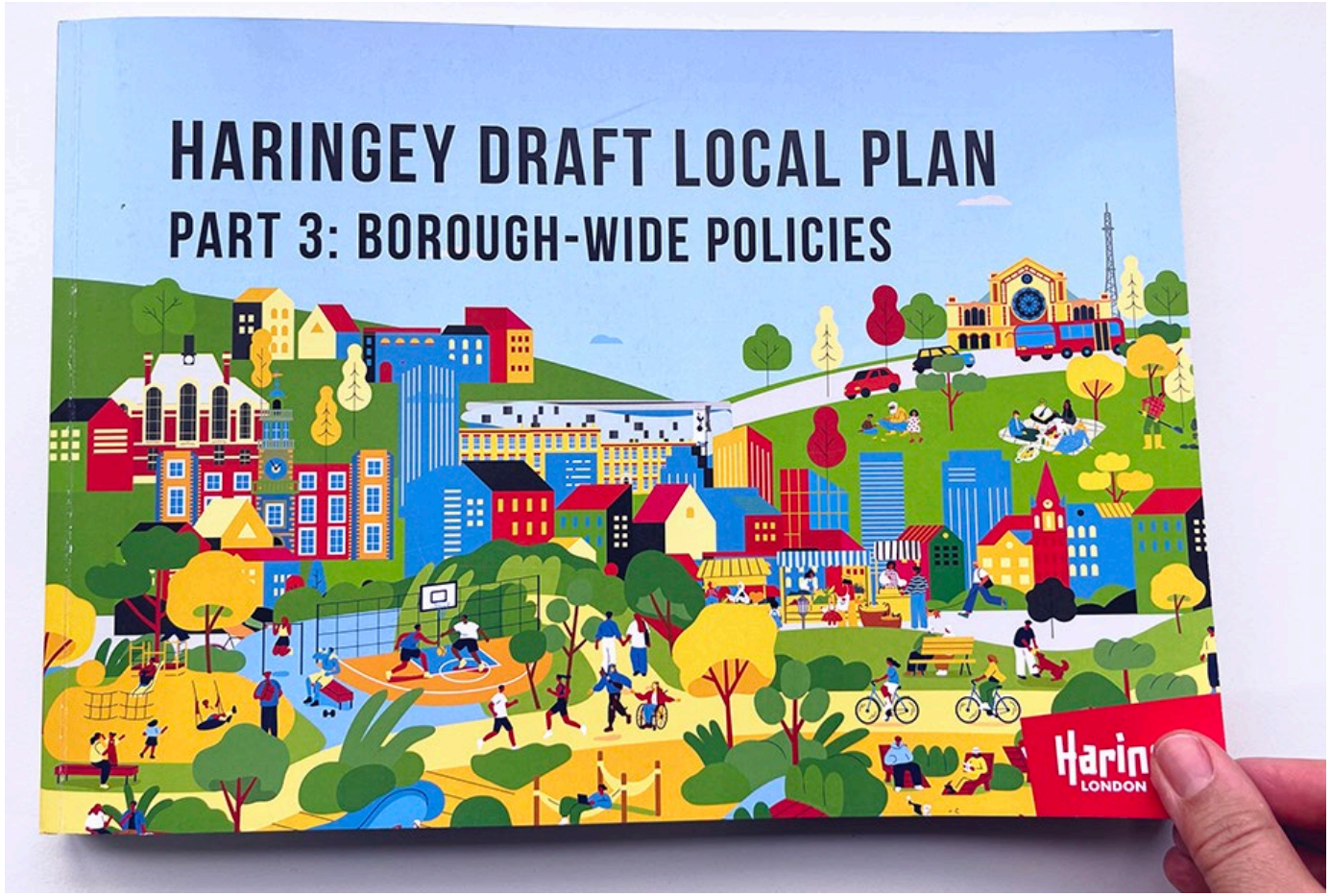
BOROUGH-WIDE CHAPTERS (PART 3)

TODAY'S SESSION: BOUROUGH-WIDE POLICIES

HARINGEY DRAFT LOCAL PLAN



Click on the image above to visit the 'design, heritage and culture section of the website



BOROUGH-WIDE CHAPTERS COVERED IN TODAY'S SESSION



Policies to deliver **high-quality development** that contributes positively to the distinctive character and amenity of Haringey

Includes **Haringey Design Principles** building on existing Haringey Design Charter



Policies to **conserve the significance of the borough's heritage assets** including listed buildings, conservation areas and archaeology

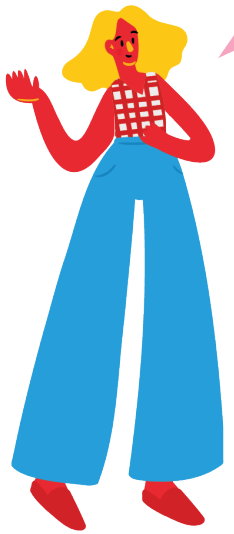
Includes **new Haringey Conservation Charter**

CHAPTER 18: DESIGN



DESIGN
YOU TOLD US

Summary of feedback gathered during our New Local Plan First Steps Engagement in 2020



- Inclusive engagement key to achieving good design
- Participants expressed support for enhancing local identity through public art, street lighting, and creative interventions.
- Suggestions included holding public design competitions for high-profile developments to encourage innovation and community engagement
- There was strong support for sustainable design and exploring opportunities for reusing existing buildings
- Calls for a borough-wide design strategy to ensure that new tall buildings respond well to Haringey's existing character.

DESIGN

KEY EVIDENCE AND POLICY CONTEXT

Summary of key evidence and policies that have informed the proposed draft policies

- The London Plan sets a definition for tall buildings that is based on local-context and is plan-led. Policy D9 sets a minimum baseline as follows:
    - **A tall building should be 'no less than 6 storeys or +18m measured from ground to uppermost story floor level'**
- We undertook an urban character assessment based on the London Plan methodology to identify locations potentially appropriate for tall buildings and to consider local views and character
- **Our local views topic paper identifies locally important views that should be protected, ensuring that new development preserves and enhances local character**



DESIGN

THE DRAFT LOCAL PLAN PROPOSES

Summary of proposed policy approach set out in this chapter of the Draft Local Plan

- Proposals must take a design-led approach, responding to local character & needs
- Tall buildings must meet design quality standards & will only be permitted in specific locations

All proposals must meet the following Haringey Design Principles:

- ✓ Prioritise climate resilience
- ✓ Respond positively to context
- ✓ Provide a healthy environment
- ✓ Support inclusion and diversity
- ✓ Connect communities
- ✓ Be integrated and functional
- ✓ Be zero-carbon
- ✓ Be designed to last



EXAMPLE DRAFT POLICY:

POLICY D1 HARINGEY DESIGN PRINCIPLES

A. **All proposals must achieve good design and contribute to the distinctive character and amenity of the local area. The Council will support proposals developed through a design-led approach which are consistent with the following design principles:**

- ✓ Prioritise climate resilience
- ✓ Respond positively to context
- ✓ Provide a healthy environment
- ✓ Support inclusion and diversity
- ✓ Connect communities
- ✓ Be integrated and functional
- ✓ Be Zero Carbon
- ✓ Be designed to last

B. **Proposals must be designed in accordance with adopted design guides and/or codes, where these apply.**

CHAPTER 18: DESIGN

KEY POLICIES

This chapter includes the following proposed draft policies:

- POLICY D1: HARINGEY DESIGN PRINCIPLES
- POLICY D2: DESIGN-LED APPROACH AND DELIVERING DESIGN QUALITY
- POLICY D3: INCLUSIVE DESIGN
- POLICY D4: PUBLIC REALM
- POLICY D5: ACTIVE STREET FRONTAGES AND SHOPFRONTS
- POLICY D6: ARTIFICIAL LIGHTING AND MANAGING NOISE POLLUTION
- POLICY D7: ADVERTISEMENTS AND TELECOMMUNICATIONS
- POLICY D8: MASTERPLANS AND SITE ASSEMBLY
- POLICY D9: VIEWS
- POLICY D10: TALL AND MID-RISE BUILDINGS
- POLICY D11: HIGH QUALITY HOUSING
- POLICY D12: WASTE STORAGE
- POLICY D13: RESIDENTIAL EXTENSIONS
- POLICY D14: BASEMENTS AND LIGHTWELLS
- POLICY D15: MANAGING IMPACTS OF CONSTRUCTION



EXAMPLE DRAFT POLICY:

POLICY D10 TALL AND MID-RISE BUILDINGS

The policy sets out criteria regarding:

- ✓ Visual impact
- ✓ Relationship to the public realm
- ✓ Mitigating microclimate impacts
- ✓ Amenity in tall and mid-rise buildings; and
- ✓ Demonstrating design quality

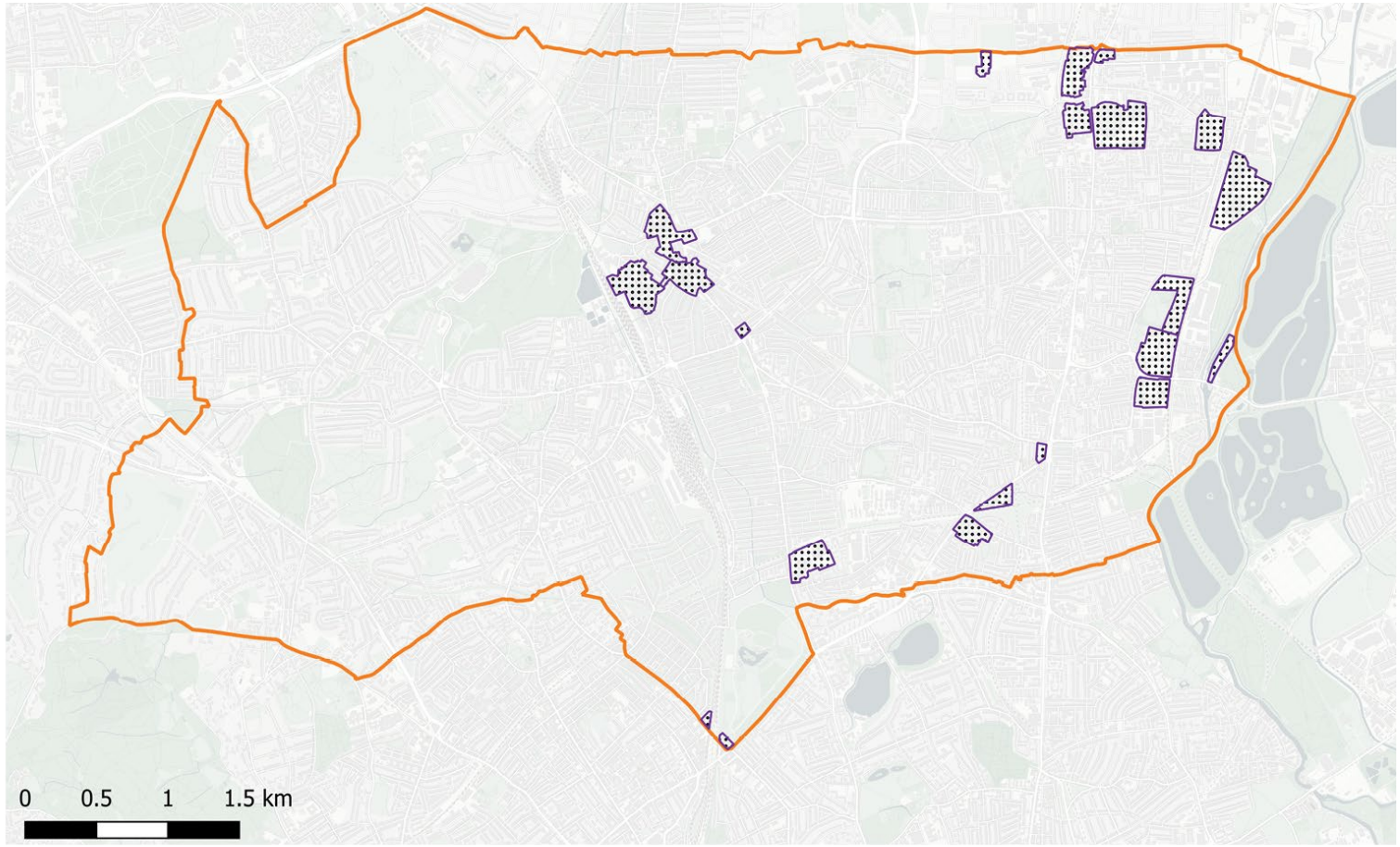
We are working closely with the GLA to ensure an aligned approach

Haringey's tall building definition

- At least 30m high, measured from ground to floor level of uppermost storey
- Only supported in locations identified as suitable on policy map, and having regard to **Haringey's Tall Buildings Study**

Mid-rise buildings:

- +18m and less than 30m high. Locations suitable for mid-rise buildings will be considered on a case by case basis



Map of locations potentially appropriate for tall buildings

EXAMPLE EVIDENCE:

VIEWS TOPIC PAPER

The topic paper will be published this week and will set out:

- ✓ Where proposed protected local views are located
- ✓ Provide an up-to-date photograph of the view
- ✓ Provide a description of why the view is considered to be of merit and how new development needs respond to the local view to ensure it is preserved and enhanced



EXAMPLE TEXT: VIEW REFERENCE 3

***Viewing Location**: Residential area at junction between Ferme Park Road and Ridge Road, with pavements.*

***The View**: This viewpoint provides a clear, elevated view of Alexandra Palace and parkland, framed by two storey residential housing on either side. The overall composition is well balanced, with minimal detractors in the foreground. The foreground drops away from the viewer towards the middle ground which features a mix of three storey development alongside ...*

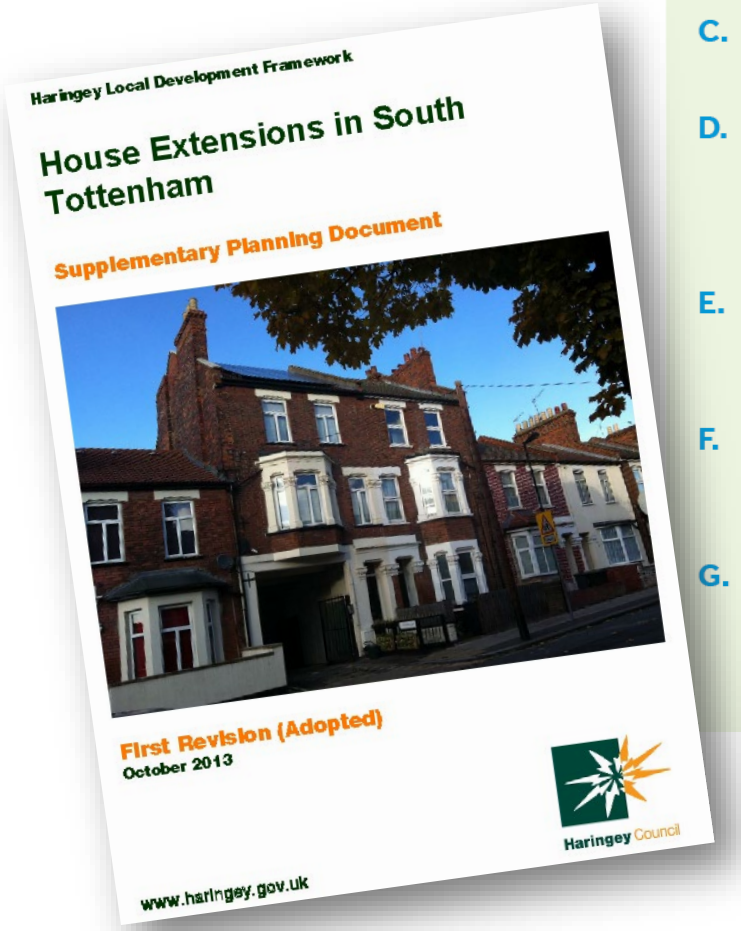


EXAMPLE DRAFT POLICY:

DESIGN CODES

Design Codes approach

1. Focus on submitting New Local Plan, due to limited resource.
2. Include hook for borough-wide codes in new Local Plan ‘Haringey Design Principles’.
3. Develop borough-wide codes after New Local Plan is submitted



Policy D13: Residential Extensions

A. The Council will support extensions and alterations to existing residential building where this maintains or improves the character of the area and does not result in harm to the amenity of neighbouring residents, existing and future occupiers, and the built and natural environment.

B. Design should respect the character, setting, context and the form and scale of the existing building and any neighbouring buildings, including the quality and size of gardens.

C. Proposed extensions should be subordinate to the existing building and must not overdevelop the site.

D. The amenity of the occupiers of adjacent properties should not be unacceptably prejudiced with harm to neighbouring residents minimised including to loss of daylight/sunlight, loss of outlook or by creating an unacceptable sense of enclosure

E. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and associated guidance.

F. Extensions should not harm the character and amenity of private spaces, including rear gardens, and should not harm existing natural habits or trees.

G. Proposals for residential extensions should be in accordance with design codes or supplementary planning documents where appropriate, including the South Tottenham House Extensions Supplementary Planning Document

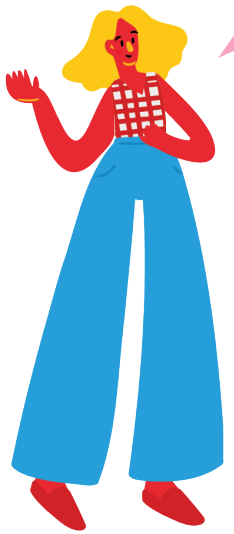
CHAPTER 19: HERITAGE



HERITAGE

YOU TOLD US

Summary of feedback gathered during our New Local Plan First Steps Engagement in 2020



- People expressed strong support for the continued protection and enhancement of Haringey's historic environment
- Built heritage is valued for the character and sense of identity it provides, the beauty it contributes and the stories it tells about the borough's past
- Feedback called for stronger protection for Haringey's historic parks and landscapes
- There were calls for up-to-date design guidance on the impact of development on local views
- We should prioritise saving heritage assets that Historic England has identified as being 'at risk'

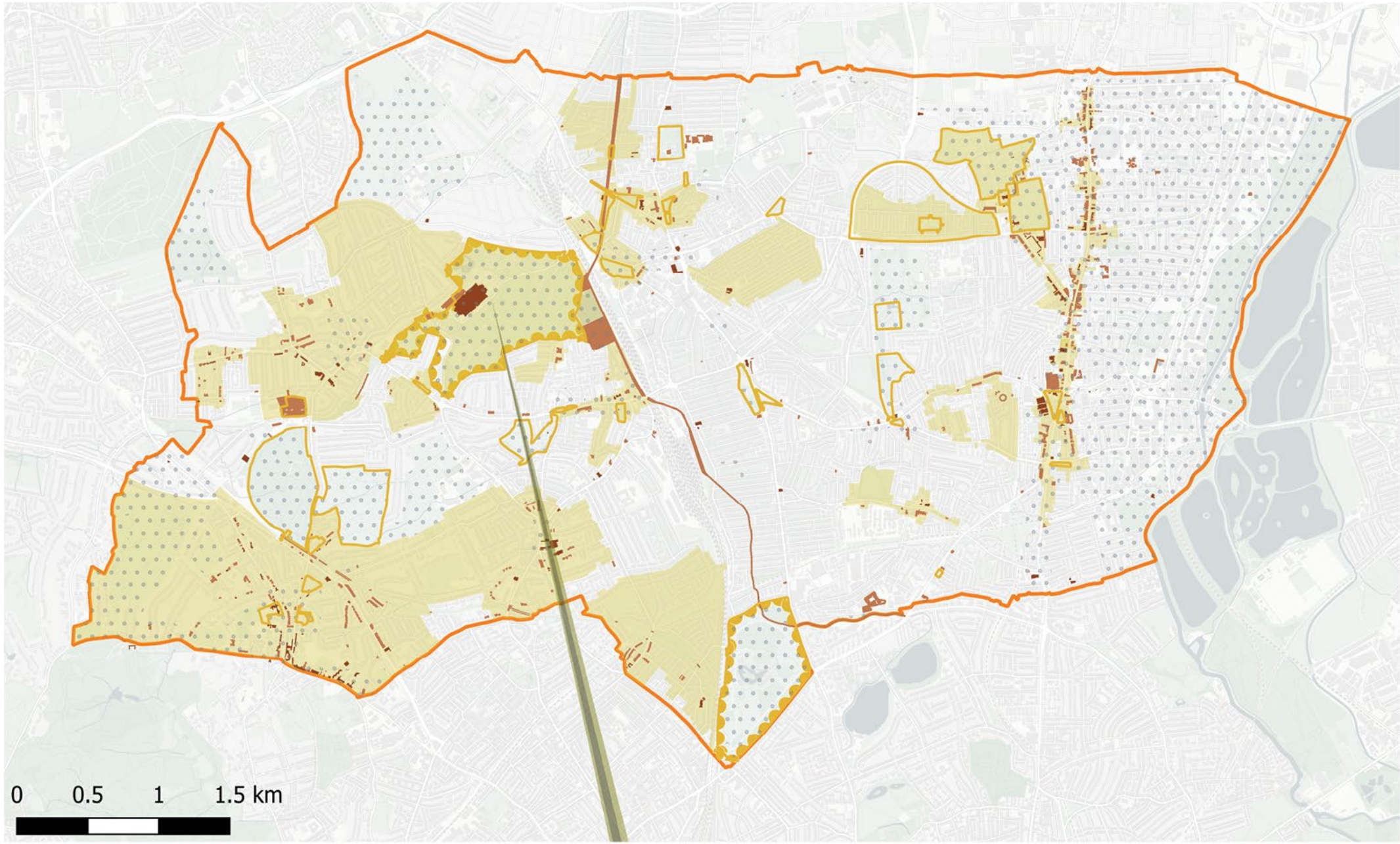
HERITAGE

OUR EVIDENCE SAYS

Summary of key evidence gathered that has informed the proposed draft policies

- The Council has reviewed its Archaeological Priority Areas (APAs) in a new study that was partly funded by Historic England.
- The study identified 8 new APAs (a total of 30) which if adopted would mean 34% of the borough falls within an APA, requiring assessment during planning.
- The Council is working to update Haringey's Conservation Area Appraisal Management Plans (CAAMPs).




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Listed Building
Locally Listed Building
Locally Listed Building Curtilage
Registered Parks and Gardens
Conservation Area
Archaeological Priority Areas
Strategic View: Viewing Corridor
Strategic View: Wider Setting Consultation Area
Borough Boundary

HERITAGE

THE DRAFT LOCAL PLAN PROPOSES

Summary of proposed policy approach set out in this chapter of the Draft Local Plan

Protect and enhance the borough's heritage, including by:

- Supporting conservation-led placemaking and the reuse of historic buildings;
- Requiring Heritage Impact Statements for proposals affecting heritage assets;
- Resisting demolition of buildings that contribute positively to Conservation Areas;
- Requiring archaeological assessments in areas of known or potential archaeological interest; and
- Encouraging the interpretation and celebration of heritage through design and public engagement



EXAMPLE DRAFT POLICY:

POLICY HE1 BUILT HERITAGE CONSERVATION CHARTER

Conservation Charter

A. All proposals affecting heritage assets must conserve the significance of those heritage assets, including any contribution made by their setting. The Council will support proposals which achieve this and;

- ✓ are informed by a robust assessment of the significance of affected heritage assets
- ✓ invest in conservation-led area placemaking, using the historic environment as the basis for good design and positive change
- ✓ bring heritage assets at risk back into beneficial use
- ✓ increase inclusive access to the historic environment
- ✓ support climate change mitigation and adaptation
- ✓ promote high-quality architecture, streets and open spaces which positively complement the historic environment.

Heritage Impact Statements

B. All proposals impacting a designated or non-designated heritage asset must submit a Heritage Impact Statement.

KEY POLICIES

This chapter includes the following proposed draft policies:

- **POLICY HE1: BUILT HERITAGE CONSERVATION CHARTER**
- **POLICY HE2: LISTED BUILDINGS**
- **POLICY HE3: REGISTERED PARKS AND GARDENS**
- **POLICY HE4: CONSERVATION AREAS**
- **POLICY HE5: NON-DESIGNATED HERITAGE ASSETS AND ARCHAEOLOGY**

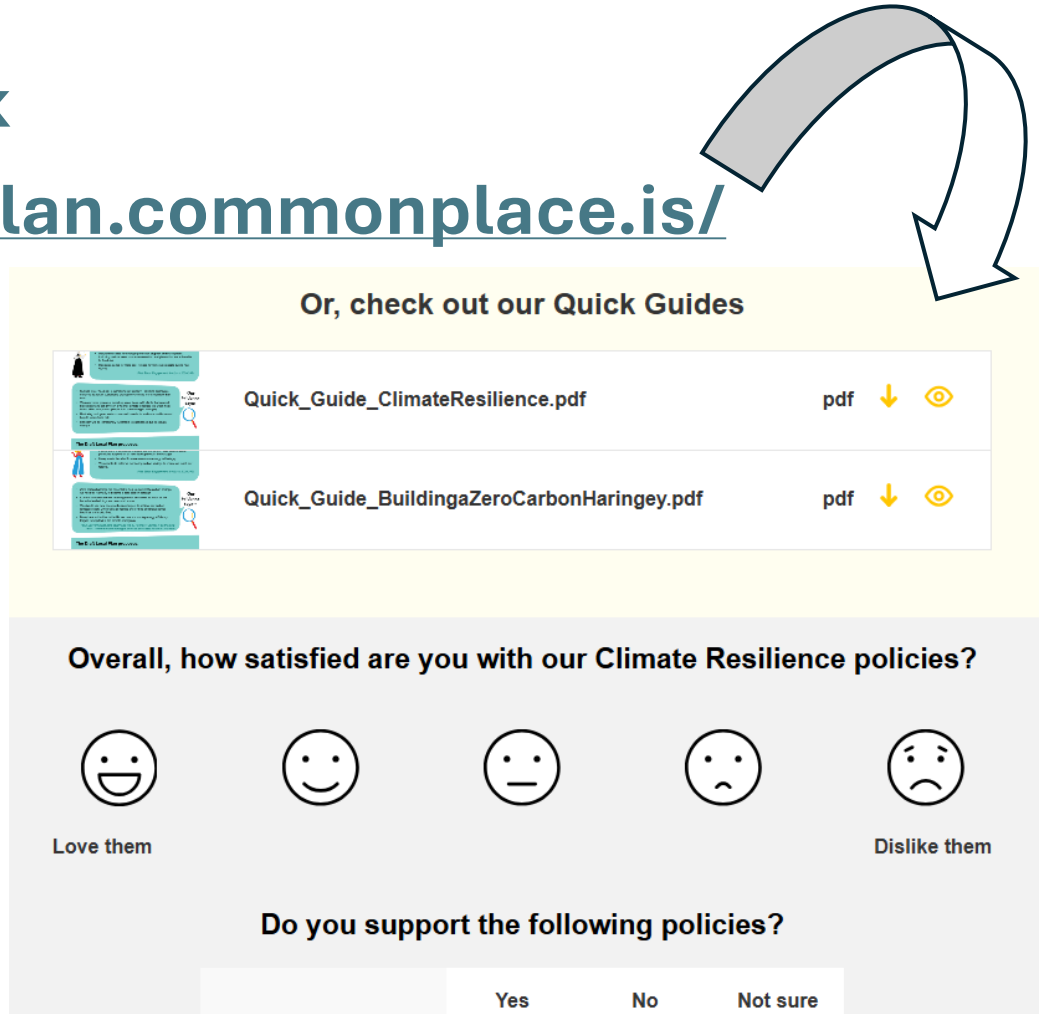


HOW TO RESPOND

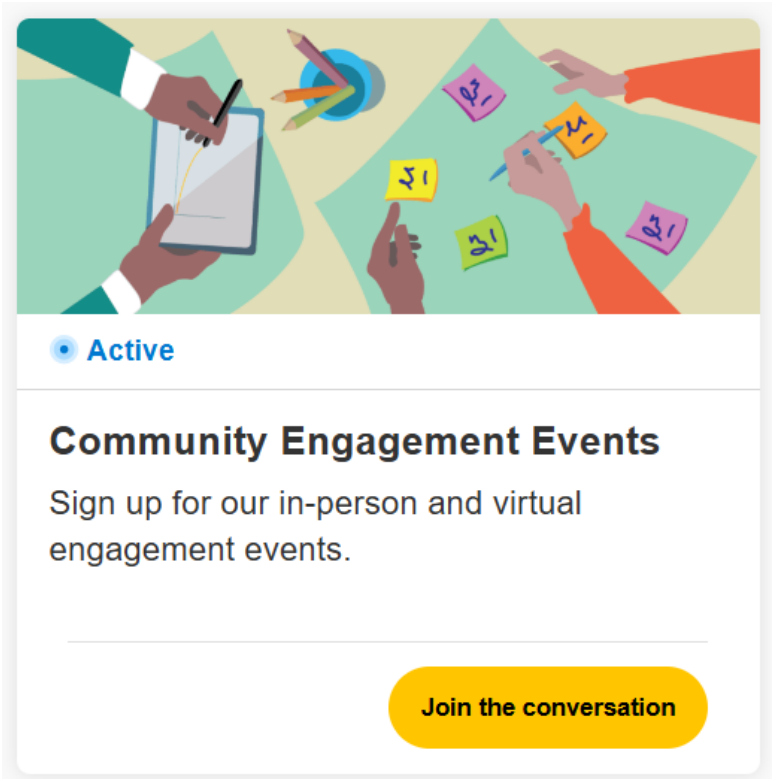
- **EMAIL:** newlocalplan@haringy.gov.uk
- **WEBSITE:** https://haringeynewlocalplan.commonplace.is/
- **IN-PERSON:**



Paper surveys are available at our drop-in sessions across the borough



NEW EVENTS HAVE BEEN ADDED!



Click the image above to visit our events programme webpage

Draft Local Plan Events Programme

Sign up for our online and in-person engagement events below. We will be adding more events across the borough as they are confirmed. Look forward to seeing you there!

Date	Time	Event	Venue
11 Nov	12 - 1 pm	Introduction to the Draft Local Plan Webinar	Online
11 Nov	12 - 5 pm	People's Day Event	Tottenham Green Leisure Centre
12 Nov	3 - 7 pm	Shaping Wood Green and Draft Local Plan Drop-In	Wood Green Library
15 Nov	12 - 3 pm	Wood Green Mall Draft Local Plan Stall	Wood Green Mall
18 Nov	6 - 7:30 pm	Wood Green and Green Lanes Draft Local Plan Webinar	Online
19 Nov	5-7pm	Haringey Business Forum Event	Metro Bank, 136A High Road, Wood Green
20 Nov	1 - 2 pm	Spatial Strategy and Housing Draft Local Plan Webinar	Online19
24 Nov	6 - 7:30 pm	Crouch End and Muswell Hill Draft Local Plan Webinar	Online
25 Nov	12 - 1 pm	Bruce Grove and Seven Sisters Draft Local Plan Webinar	Online
25 Nov	5:30 - 6:30 pm	Community Workshop: Shaping Wood Green and the Draft Local Plan	Alexandra Gate Community Centre
26 Nov	1 - 2 pm	Design and Heritage Draft Local Plan Webinar	Online
26 Nov	6 - 7:30 pm	Culture and Social Infrastructure Draft Local Plan Webinar	Online
27 Nov	1 - 2 pm	Stroud Green and Hornsey Draft Local Plan Webinar	Online
27 Nov	6 - 7:30 pm	North Tottenham & Tottenham Hale Draft Local Plan Webinar	Online
28 Nov	1 - 2 pm	Employment, Town Centres, and High Streets Draft Local Plan Webinar	Online
1 Dec	6 - 7:30 pm	Highgate Draft Local Plan Webinar	Online

Q&A

EMAIL: **newlocalplan@haringey.gov.uk**
WEBSITE: **haringeynewlocalplan.commonplace.is**

CONSULTATION CLOSES ON 19 DECEMBER 2025