CHAPTER 17: MUSWELL HILL NEIGHBOURHOOD



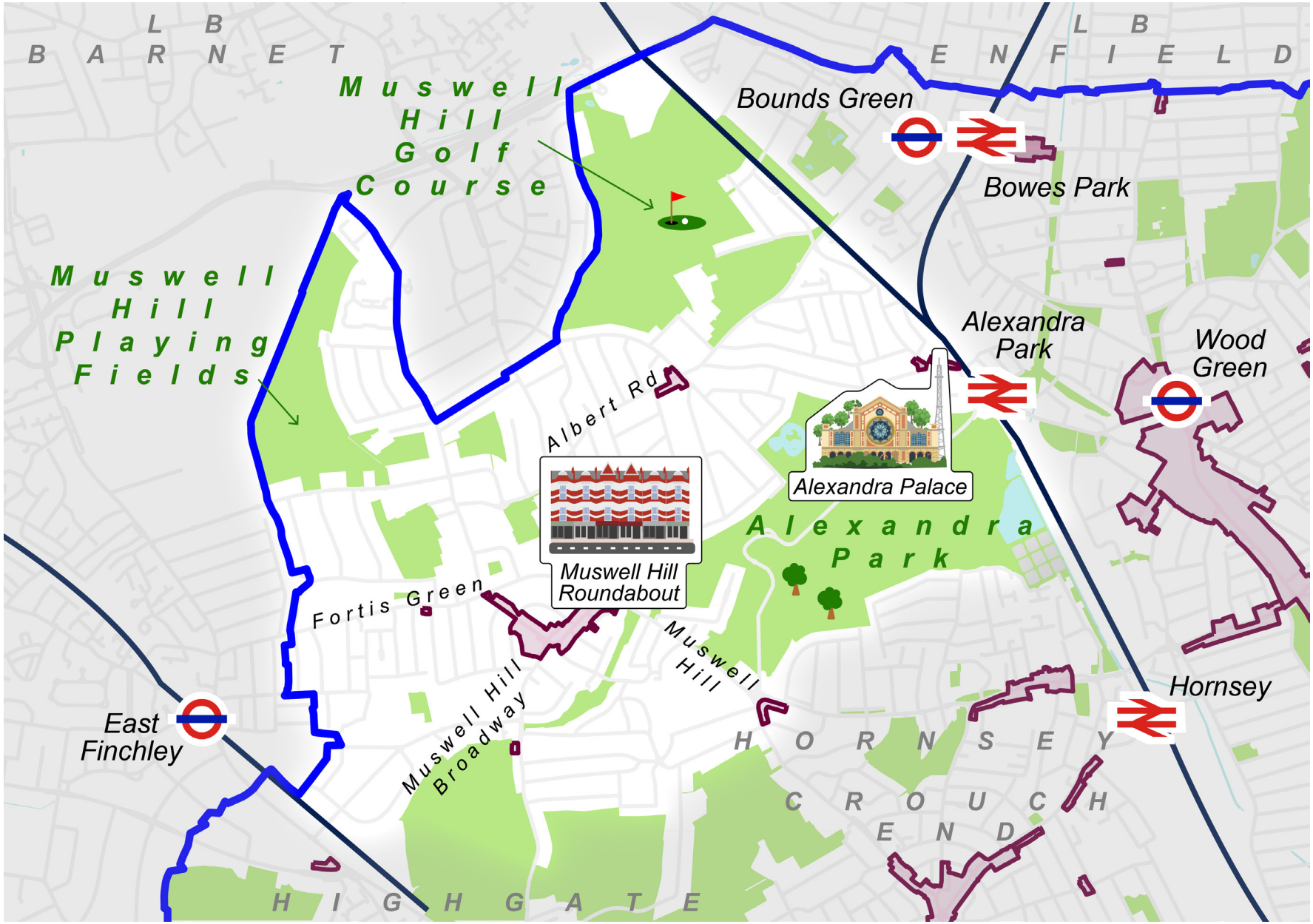


FIGURE 184 | Muswell Hill Neighbourhood Map

Neighbourhood Context

Location

17.01 A historic neighbourhood located in the north-west of the borough of Haringey, Muswell Hill is one of the highest points in London. Sitting at around 105-110m above sea level, the area forms the eastern part of London's 'Northern Heights' and has long been renowned for its fine views over the capital. Neighbouring areas include Highgate, Hornsey and Crouch End to the south, and Bounds Green and Wood Green to the east. Muswell Hill also shares a borough boundary with the London Borough of Barnet, with the neighbourhood of East Finchley situated to the west. Southgate and Friern Barnet also lie to the north, largely beyond the North Circular which physically divides the two areas.

History

17.02 The earliest records of settlement in the area date from the 12th century when the Bishop of London granted the land to an order of nuns and a chapel was built on the site named 'Our Lady of Muswell'. The name Muswell is believed to originate from a natural spring or well (the "Mossy Well"). The River Moselle, which has its source in Muswell Hill and Highgate, derives its name from the neighbourhood.

17.03 It was not until the end of the 19th century that Muswell Hill started to change from a village to a denser, suburban pattern. This was spurred by the opening in 1873 of Alexandra Palace. Development was further driven by the arrival of the branchline railway in the 1870s, which provided connecting services to Finsbury Park and Kings Cross stations for commuters.

17.04 Most of the town centre was created between the mid-1890s and the start of the First World War. The current street pattern was set out in the early 20th century when elegant Edwardian retail parades and connecting residential streets were constructed.

Economy & Town Centres

17.05 The main centre in the neighbourhood is Muswell Hill District Centre which has a vibrant shopping scene concentrated along Fortis Green Road and Muswell Hill Broadway. Independent boutique traders are mixed with well-known brands, artisanal delis, as well as thriving cafes and gastropubs that provide plenty of choice for locals and visitors alike.

17.06 The neighbourhood boasts numerous local events which help to foster a sense of community and belonging. Farmers' markets, community fairs and cultural festivals, including year-round events at Alexandra Palace, are just a few examples of the activities that bring residents together as well as drawing visitors to the area. The grade II listed art deco Everyman cinema provides another exceptional leisure attraction for locals.

17.07 There are potential opportunities to further improve the public realm and overall pedestrian and shopping experience through the activation of and improvements to the rear mews of the main high street.

Connectivity

17.08 Muswell Hill is less connected than other neighbourhoods in the borough, with no underground stations located in the neighbourhood. The closest rail transport node is Alexandra Palace railway station, located to the east of Alexandra Park on the eastern boundary of the neighbourhood.

17.09 Public transport is mostly provided through several bus routes which connect Muswell Hill to Wood Green, Finsbury Park and into central London.

17.10 The Broadway is heavily trafficked, especially around Muswell Hill Roundabout where a bus terminal is located. The roundabout, once the site of the village pond, is an important and historic focal point at the junction of five main roads, but now dominated by traffic and parked buses.

Landmarks, culture and heritage

17.11 The neighbourhood is home to the iconic Alexandra Palace, designed as the 'people's palace' to provide entertainment and recreation for the masses. In 1900 an Act of Parliament placed the Place and associated park in public ownership so it could remain a palace of public resort and recreation forever. Today the palace and park are run by a charity and welcome millions of visitors each year.

17.12 Muswell Hill is a notably intact example of an Edwardian suburban development. The town centre is based on roads that form three sides of a square: Fortis Green Road, Muswell Hill Broadway and the extension of the Broadway into Colney Hatch Lane. At each junction is a church: United Reformed, Church of England, Methodist, and Roman Catholic.

17.13 The neighbourhood's townscape is very influenced by the distinctive local topography, with curved streets following the contour lines of the hill, producing a varied street scene and longer distance views. Muswell Hill is home to the only Strategic View of St Paul's cathedral in the borough, which is viewed from the terrace at Alexandra Palace.

17.14 Today, the neighbourhood has three Conservation Areas. The District Centre and residential streets to the north, fall within Muswell Hill Conservation Area. Alexandra Palace and Park falls within the Alexandra Palace and Park Conservation Area, and the Rookfield Conservation Area covers the Rookfield estate – a distinctive suburban Edwardian estate.

Green & Blue Infrastructure

17.15 The neighbourhood has significant expanses of open land to the north, east, south and west in the form of Muswell Hill Golf Course, Alexandra Palace Park, Highgate Wood and Coldfall Wood. The latter three are publicly accessible and provide significant amenity and support high levels of biodiversity. However, with the exception of Parkland Walk, the heavily urbanised centre of the neighbourhood lacks publicly accessible green space. Muswell Hill District Centre contains only very limited areas of open space.

17.16 There are no street trees on the main shopping streets in the neighbourbood but there are large mature street trees along the principal roads leading to and from the centre: Muswell Hill Road, Colney Hatch Lane, Tetherdown, Pages Lane and Fortis Green. Most of the residential streets have street trees, principally London planes, many of which were planted when the streets were laid out, and front garden hedges and shrubs that contribute to a generally green setting.

Muswell Hill Vision

Muswell Hill in 2042 will be enhanced as a flourishing historic Edwardian neighbourhood and its heritage assets and fine views over London will have been preserved and further celebrated.

New development will have been shaped by local communities, businesses and other stakeholders.

Muswell Hill District Centre will continue to be a vibrant place with a strong sense of community with well-supported independent businesses that meet the everyday needs of local people. Opportunities will have been taken to deliver pedestrian friendly mews developments and to enhance and restore traditional shop fronts and shopping parades along Muswell Hill Broadway and Fortis Green Road. Vehicular dominance will have been reduced in the centre and greater priority given to the pedestrian and cyclists reducing congestion and improving air quality and accessibility.

Conservation-led placemaking will have celebrated local identity by reflecting Muswell Hill's rich history and diverse communities in the public realm, enhancing a sense of place and belonging.

Development will have reinforced the green character of Muswell Hill by delivering additional greening including in key locations such as the District Centre. A collaborative approach will have been taken to enhancing green spaces and connections to them so the whole community can enjoy their amenity.

Alexandra Palace will have further strengthened its position as a landmark heritage asset and a leisure and cultural venue of national importance. The historic park and palace will be well preserved and the Grade II listed palace building will have been removed from Historic England's 'heritage at risk' register. Wayfinding will be improved between Alexandra Palace and key locations such as Wood Green.



Policy MHN1: Muswell Hill Neighbourhood

A. The Council will support development proposals which contribute to the Muswell Hill Vision.

B. The neighbourhood will deliver at least 250 new homes over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas

Enhance
Muswell Hill District Centre (East)
St James' Church Junction
Pinkham Way

Table 123 | Placemaking Focus Areas in Muswell Hill

C. Muswell Hill's rich built heritage should be preserved, enhanced and celebrated. To achieve this, proposals should:

(1) preserve and enhance the established positive character of Muswell Hill's historic streets and landscapes;

(2) adopt a proactive approach to securing the long-term future of Alexandra Palace.

D. Proposals should enhance the Alexandra Park Cultural Quarter as a unique historic, cultural and leisure destination through a sustainable, heritage-led approach to new development.

E. Development should protect, enhance and celebrate the strategic view from Alexandra Palace to St Paul's Cathedral as well as both designated and non-designated local views.

F. Ground floor conversions from commercial to residential use in Muswell Hill District Centre will be resisted.

G. Development proposals should reinforce Muswell Hill's green character and contribute to a clear, well-designed and managed public realm network, enhancing strategic connections to surrounding green spaces and providing accessible and visible pedestrian connections to the Parkland Walk.

H. Development proposals should deliver and contribute to strategic improvements in connectivity. These include:

(1) improved north/south connections between Highgate and Muswell Hill;

(2) enhanced cycle routes throughout the District Centre; and

(3) safer and easier pedestrian and cycle crossings round Muswell Hill roundabout.

Supporting text

Placemaking strategy

17.17 Muswell Hill is a culturally and architecturally rich neighbourhood, with distinctive topography providing fine views over London and vibrant independent businesses clustered around Muswell Hill Broadway and Fortis Green Road. This chapter sets out a clear and holistic vision to protect and enhance the neighbourhood's special character and culture. New development will strengthen and not detract from the neighbourhood's identity with most new homes being accommodated in accessible and connected areas within, or Close to, Muswell Hill District Centre.

Built heritage and views

17.18 Muswell Hill has a high concentration of buildings and landscapes with heritage significance and most of the neighbourhood falls within one of five Conservation Areas. Alexandra Palace is grade II listed and is a historic London landmark and cultural asset. Proposals should take a conservation-led approach to placemaking, in accordance with local Conservation Area Appraisal and Management Plans. Proposals should preserve

and enhance the established positive character of Muswell Hill's historic streets and landscapes. The Council will take a proactive approach to securing the long-term future of Alexandra Palace, having regard to its current position on Historic England's Heritage at Risk Register.

17.19 While Muswell Hill's rich historic built environment presents constraints on new development, it also provides some opportunities and the Council will support proposals where they respect the character and context of the area, in accordance with relevant conservation and design policies. Opportunities are identified in the District Centre to deliver high-quality mews style developments that enhance local character whilst delivering new homes and uses.

17.20 The neighbourhood's historic townscape is influenced by the distinctive local topography, with curved streets following the contour lines, producing a varied street scene combined, in some instances, with longer distance views.

17.21 As the highest point in the borough, and one of the highest in London, the neighbourhood is home to several significant views. New development is expected to protect local views and enhance viewing locations to improve enjoyment of, and inclusive access to, these historic local views.

Town Centres

17.22 The vibrancy of the District Centre and the multitude of services, facilities, and experiences it provides make a significant contribution to the area's character, including to the historic character of the Muswell Hill Conservation Area. Muswell Hill's historic shopping parades blend a mix of Edwardian architectural styles and details to create impressively long and architecturally cohesive street frontages. It is important that these are protected and where possible enhanced. In some locations the heritage significance of the original shop fronts has been harmed through more recent poor-quality shop fronts which have obscured original features and eroded the unity and consistency of the shopping parade. Where shop fronts have retained original components, they make a strong contribution to the architectural character and urban design quality of the street scene. Proposals incorporating traditional shop fronts that enhance existing street character and restore original features will be supported.

17.23 Ground floor conversions from commercial to residential use in Muswell Hill's local centre will be resisted. as town centre uses contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community.

Public realm and green & blue infrastructure

17.24 A key focus in the Muswell Hill neighbourhood is to reinforce its green character and deliver a clear, well-designed and managed public realm network. The shopping parades in Muswell Hill's town centre are notably lacking in street trees. To reduce the urban heat island effect and improve air quality, all new public realm and improvements to existing public realm should incorporate greenery and street trees wherever possible, creating new local 'green links' and 'pocket parks'. Much of the open space in the neighbourhood is on the edges of the neighbourhood therefore opportunities should be taken to provide more accessible and visible pedestrian connections to the Parkland Walk which runs through the centre of the neighbourhood and to enhance routes more generally to the many excellent but more peripheral green spaces.

Connectivity

17.25 A priority for this neighbourhood is to improve pedestrian and cyclist safety and reduce air pollution in the District Centre. Proposals should support and have regard to the Council's

Walking and Cycling Action Plan which sets out future planned improvements to walking and cycling routes in the neighbourhood, including along Muswell Hill Road.

Policy MHN2: Alexandra Park and Palce Cultural Quarter

A. The Alexandra Park and Palace Cultural Quarter will be enhanced as a unique historic and cultural destination through a sustainable, heritage-led approach to new development that strengthens its positive economic, cultural and creative contribution to the borough. To achieve this, development proposals within it should:

(1) Support and enhance the cultural, heritage, nature and leisure functions of Alexandra Park and Palace.

(2) Be sensitively designed to preserve and enhance the Grade II listed Alexandra Park and Palace and its setting.

(3) Deliver an appropriate mix of uses that reinforce the area's role as a regional and national cultural and visitor destination.

(4) Maximise opportunities for cultural production and consumption

(5) Enhance green infrastructure and biodiversity, maintaining Alexandra Park as a vital green space for Haringey and London.

(6) Improve accessibility and connectivity, including public transport, pedestrian and cycle links to Wood Green, Muswell Hill and surrounding areas.

(7) Contribute to the delivery of a high-quality public realm that reflects the historic and cultural significance of the area and supports inclusive and diverse outdoor cultural programming and outreach.

Supporting text

17.26 The Alexandra Park and Palace Cultural Quarter is centred around Alexandra Palace and its surrounding parkland, a landmark destination of regional and national significance. The Council supports the Alexandra Park and Palace Charitable Trust's 10-year vision (2023–2033) to secure the long-term sustainability of the site as a leading cultural, heritage and leisure destination.

Alexandra Park and Palace Vision and Goals

17.27 The Trust's vision is built around the following themes:

- Sustainability at the Core: Promoting environmental and financial sustainability, including climate resilience and reduced reliance on public utilities.
- Heritage and Restoration: Protecting and restoring heritage assets, including bringing derelict spaces back into use (29% of the Palace building remains derelict)
- Green Infrastructure: Enhancing biodiversity and safeguarding Alexandra Park as a vital green space.
- Community Engagement: Inspiring and engaging diverse communities through inclusive programming, providing a range of opportunities for people to enhance their wellbeing
- Innovation and Collaboration: Partnering with research institutions, universities, creatives, artists and community organisations, acting as a convenor and catalyst for creative partnerships in the Borough.
- Learning and Skills Development: Supporting lifelong learning and career development through real-world, creative, and heritage-focused skills training
- Cultural Destination: Expanding cultural production and consumption to establish a year-round heritage and

entertainment destination.

- → Economic and Social Impact: Supporting jobs and enterprise to strengthen the local and London-wide economy.
- → Resilience and Adaptability: Ensuring agility in response to changing conditions.
- → Inclusive Access: Improving physical and digital access for all visitors.
- → Unified Identity and Cause: Creating a compelling narrative to unify stakeholders and boost fundraising.

17.28 Development proposals must contribute to this vision by enhancing the area's cultural offer and improving the visitor experience. This includes the creation of long-term partnerships and tenancies which align and contribute to the charity's vision, to advance well-being and learning in North London through engagement with cultural programming, green space and heritage.

17.29 The Council recognises the importance of Alexandra Palace as a working heritage asset and will support development that sustains and enhances its use, creates new sustainable revenue streams to raise funds needed to maintain the site, while ensuring that the historic character and openness of the parkland is preserved. Proposals should be informed by the Alexandra Palace Conservation Management Plan, associated Gazeteer and relevant heritage guidance.

17.30 Improved access and connectivity are key to realising the area's potential. Development should contribute to better public transport, pedestrian and cycle links, particularly to Wood Green and Muswell Hill, and support inclusive access for all visitors.

17.31 The public realm should be designed to accommodate cultural events and outdoor programming, reinforcing the area's identity as a cultural quarter. Development must also ensure that new uses are compatible with existing cultural, heritage and leisure activities, applying the Agent of Change principle to avoid conflicts.

17.32 The Council will resist proposals that undermine the cultural, heritage or leisure functions of the area.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

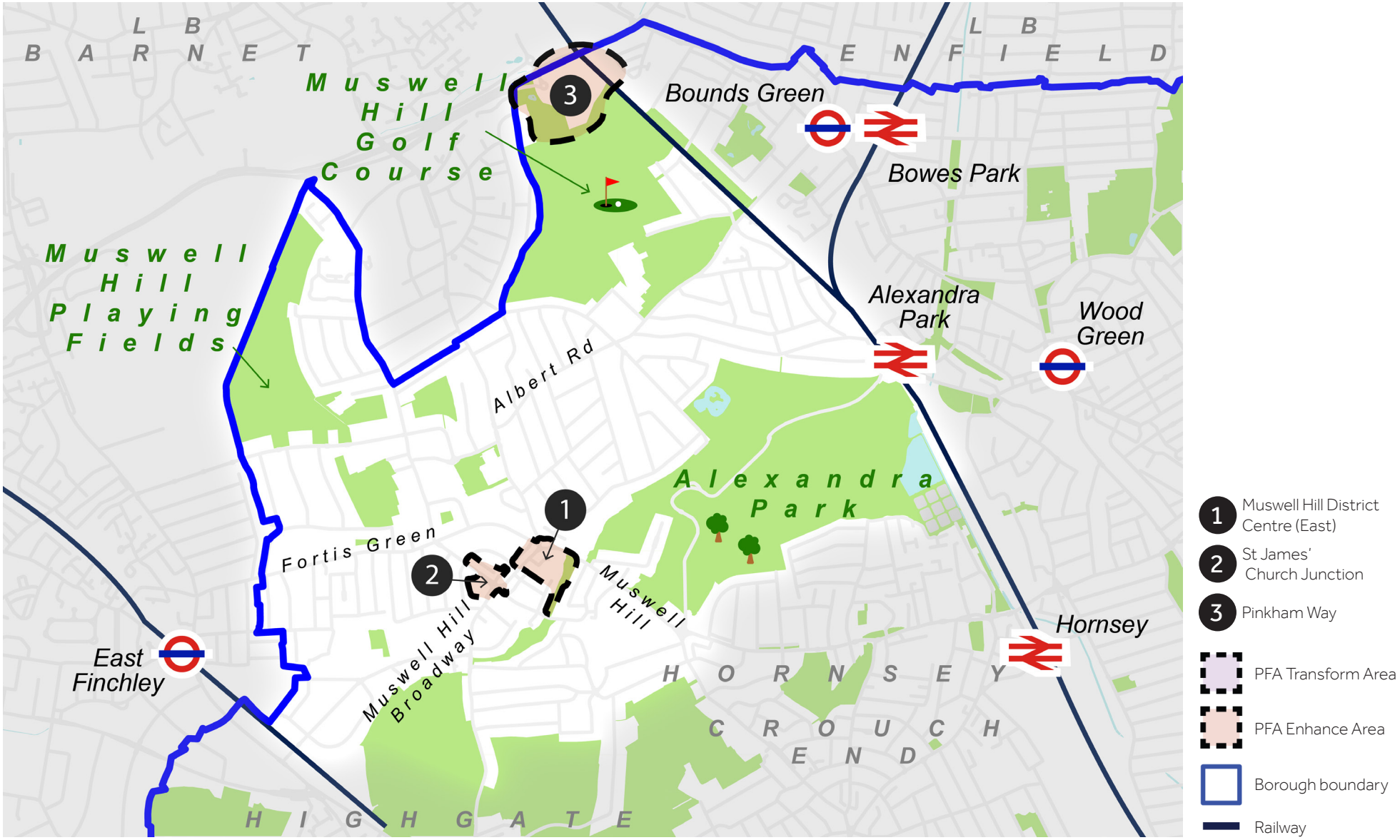


FIGURE 185 | Map of Placemaking Focus Areas in Muswell Hill

MH PFA1: Muswell Hill District Centre (East)

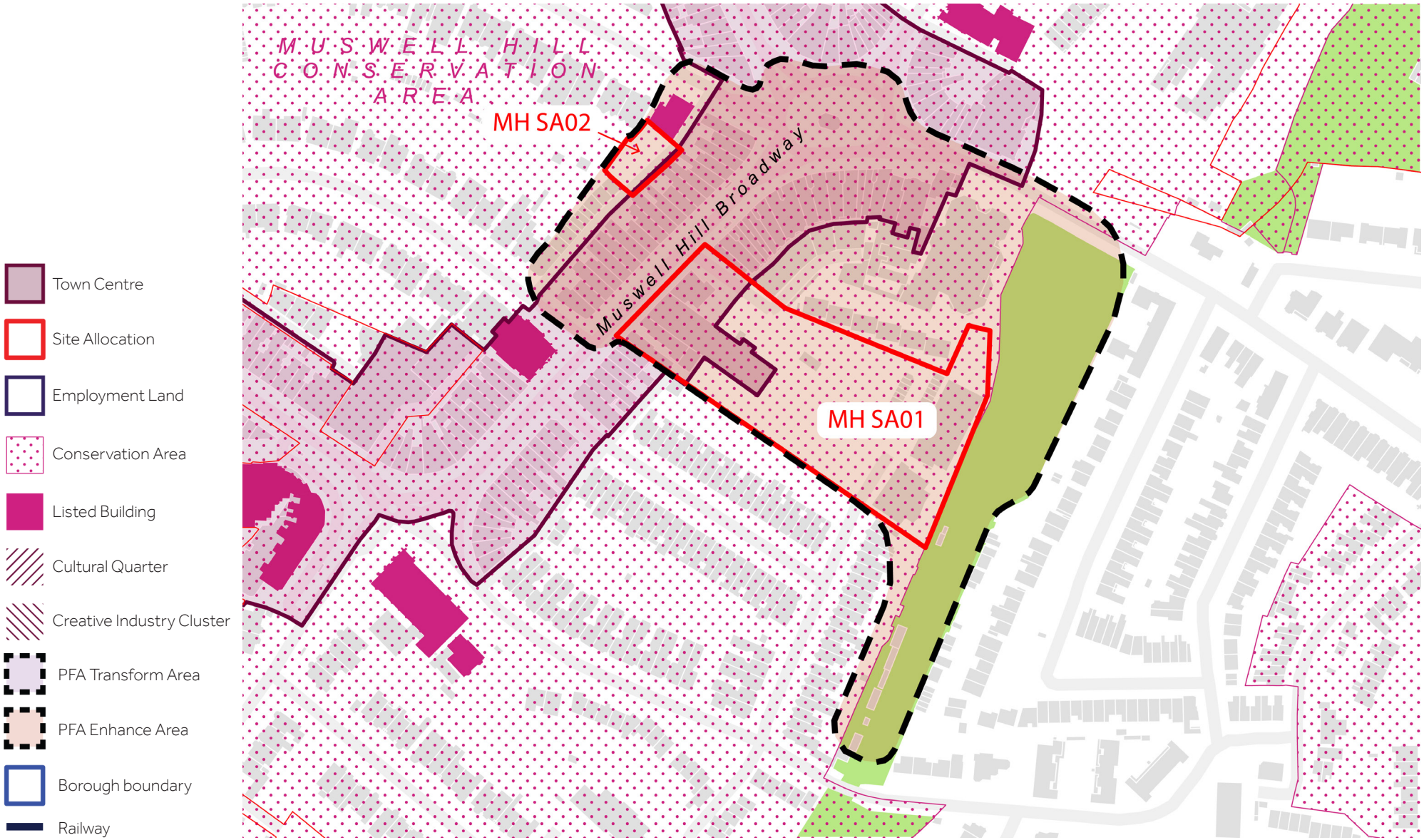


FIGURE 186 | Map of Placemaking Focus Area MHPFA1: Muswell Hill District Centre (East)

Strategy

17.33 This eastern part of Muswell Hill District Centre will be enhanced through new development on back land sites to Muswell Hill Broadway, expanding and supporting the District Centre at ground floor while providing new homes above. This will take the form of a vibrant network of mews that adds to local character and enhances Muswell Hill Conservation Area. Public access to green space will be improved, including improved access and wayfinding to the Parkland Walk and Alexandra Palace. Muswell Hill Broadway will be enhanced by restoring the continuity of traditional shop fronts and parades and creating a more 'pedestrian-friendly' town centre. More street trees, soft landscaping and outdoor seating will be provided in the public realm to enhance green character and climate resilience.

17.34 The heritage significance of the area will be celebrated through taking a conservation-led approach to public realm improvements, working collaboratively with community stakeholders to embed a sense of place and local identity while preserving and enhancing the character of the Conservation Area.

17.35 This strategy will be implemented through adherence to Policy MHN1, the site allocations outlined below, and the following initiatives:

- Enhancing and restoring traditional shop fronts along Muswell Hill Broadway, particularly numbers 120-140;
- Revitalising Avenue Mews, providing mixed-use infill development with affordable workspace, community and town centre uses, alongside public realm improvements;
- Replacing surface carparks with enhanced mixed-use town centre mews development, retaining community uses where they already exist;
- Improving access and wayfinding to Parkland Walk;
- Improving wayfinding to Alexandra Palace and Park;
- Exploring the potential relocation of the roundabout bus station and improving pedestrian crossings from and to it;
- Increasing shared surface and pedestrianised zones as part of new development;
- Working with local artists and community groups to create community-led public art that celebrates Muswell Hill's cultural heritage and sense of identity; and
- Providing more street trees, soft landscaping and outdoor seating in the public realm to build climate resilience.
- Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations in MHPFA1

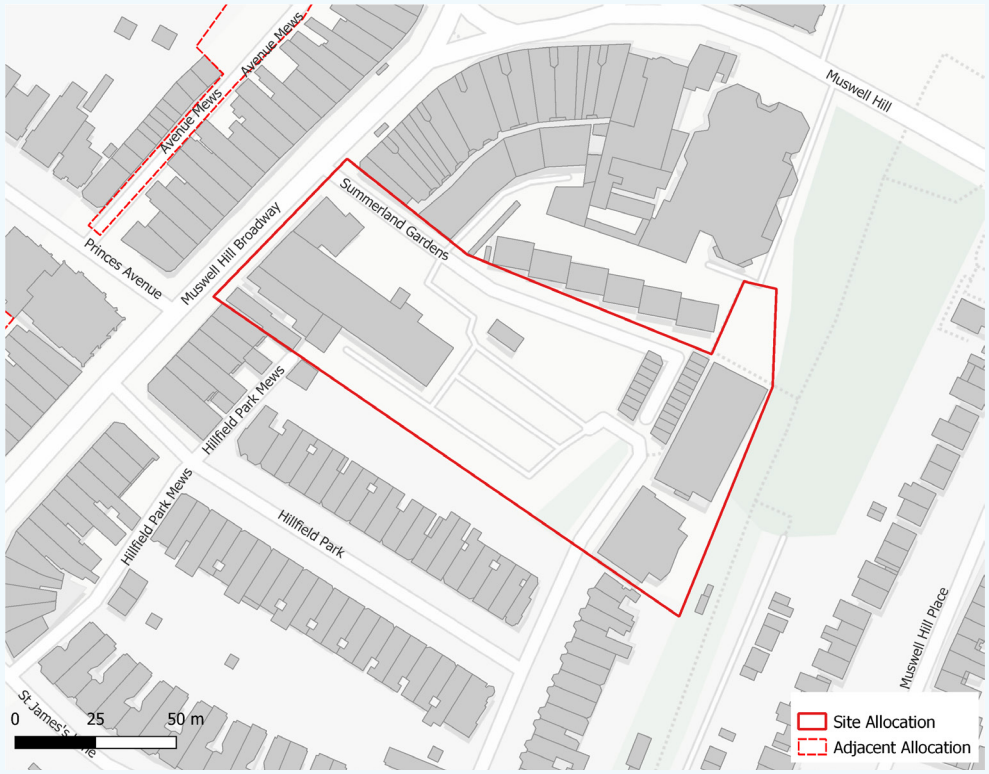


FIGURE 187 | Map of Site Allocation MHSA01

MH SA01: Summerland Gardens Car Park

Site Information	Details
Address	Summerland Gardens Car Park, Muswell Hill, London N10 3QN
Area (Ha)	1.1ha
PTAL	4
Planning designations	Muswell Hill Conservation Area Adjacent to Parkland Walk nature reserve Muswell Hill District Centre Critical Drainage Area Tier 2 Archaeological Priority Area
Relevant permissions	None
Indicative capacities	50 homes, 1,000sqm Class E (GIA)
Phasing	2032-2036
Ownership	Public and Private

Table 124 | MHSA01 Site Allocation Details

Proposal

There is potential on the surface car park for the creation of new pedestrianised mixed-use mews development with town centre uses at ground floor and residential accommodation above. The existing community centre and associated gardens should be retained.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Applicants should demonstrate proactive early engagement with local stakeholders including:

- Local businesses including the gym, supermarket and retail businesses within the allocation
- Muswell Hill Centre community centre
- Friends of the Parkland Walk
- Neighbouring landowners

Land uses and activities

Existing land uses:

- Council owned surface car park
- Community centre
- Gym
- Marks & Spencer supermarket and various ground floor town centres on Muswell Hill Broadway

Acceptable land uses are:

- Residential (Class C3)
- Town centre and employment uses (Class E)
- Community and cultural uses

Built form, character and heritage

- New development to the rear carpark site should be subservient in height to the buildings on Muswell Hill Broadway, creating a new mews and yards that preserve and enhance the character of the Conservation Area.
- Existing shop fronts at nos. 120-140 Muswell Hill Broadway have been negatively impacted by previous inappropriate extensions and additions. Opportunities should be taken to improve the shop fronts to preserve and enhance the character of the Conservation Area.
- The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

Movement and Public Realm

- Proposals should consider the need to retain some level of general needs car parking.
- Proposals should enhance the overall quality of the public realm so it contributes positively to the Conservation Area and should also enhance wayfinding and improve access to Parkland Walk through the site.

Environment and Sustainability

- Proposals should provide a new publicly accessible green space and protect and enhance the nature conservation value of the adjacent SINC
- The site is within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application

MH SA02: 107 Avenue Mews



FIGURE 188 | Map of Site Allocation MHSA02

Site Information	Details
Address	107 Avenue Mews, Muswell Hill, London N10 3NN
Area (Ha)	0.06ha
PTAL	4
Planning designations	Muswell Hill Conservation Area Muswell Hill District Centre Muswell Hill Library Grade II Listed Building Tier 2 Archaeological Priority Area
Relevant permissions	None
Indicative capacities	5 homes, 80sqm Class E (GIA)
Phasing	2027-2031
Ownership	Public and Private

Table 125 | MHSA02 Site Allocation Details

Proposal

The site is suitable for mixed-use infill development providing affordable workspace, community and town centre uses, alongside new homes and public realm improvements.

Masterplanning, engagement and delivery

A masterplan is not required for this site, however proposals should demonstrate meaningful engagement with Muswell Hill Library, local businesses, landowners and residents

Land uses and activities

Existing land use:

- Vacant land on Avenue Mews to rear of Muswell Hill Library

Acceptable land uses are:

- Town Centre and Employment (Class E) Class E (town centre)
- Residential on upper floors (Class C3)
- Community and culture

Built form, character and heritage

- New development in Avenue Mews should be subservient in scale to the buildings on Muswell Hill Broadway, enhancing its character as a mews and yards and preserving the character of the Conservation Area.
- The site lies within an Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

Movement and public realm

- There is potential to create a new public space to the rear of the library.
- Proposals must ensure adequate access for services, waste
- Proposals must enhance safety of pedestrians along Avenue Mews

Environment and sustainability

- Development should protect adjacent mature trees and increase greenery within this urbanised part of Muswell Hill

MH PFA2: St James' Church Junction

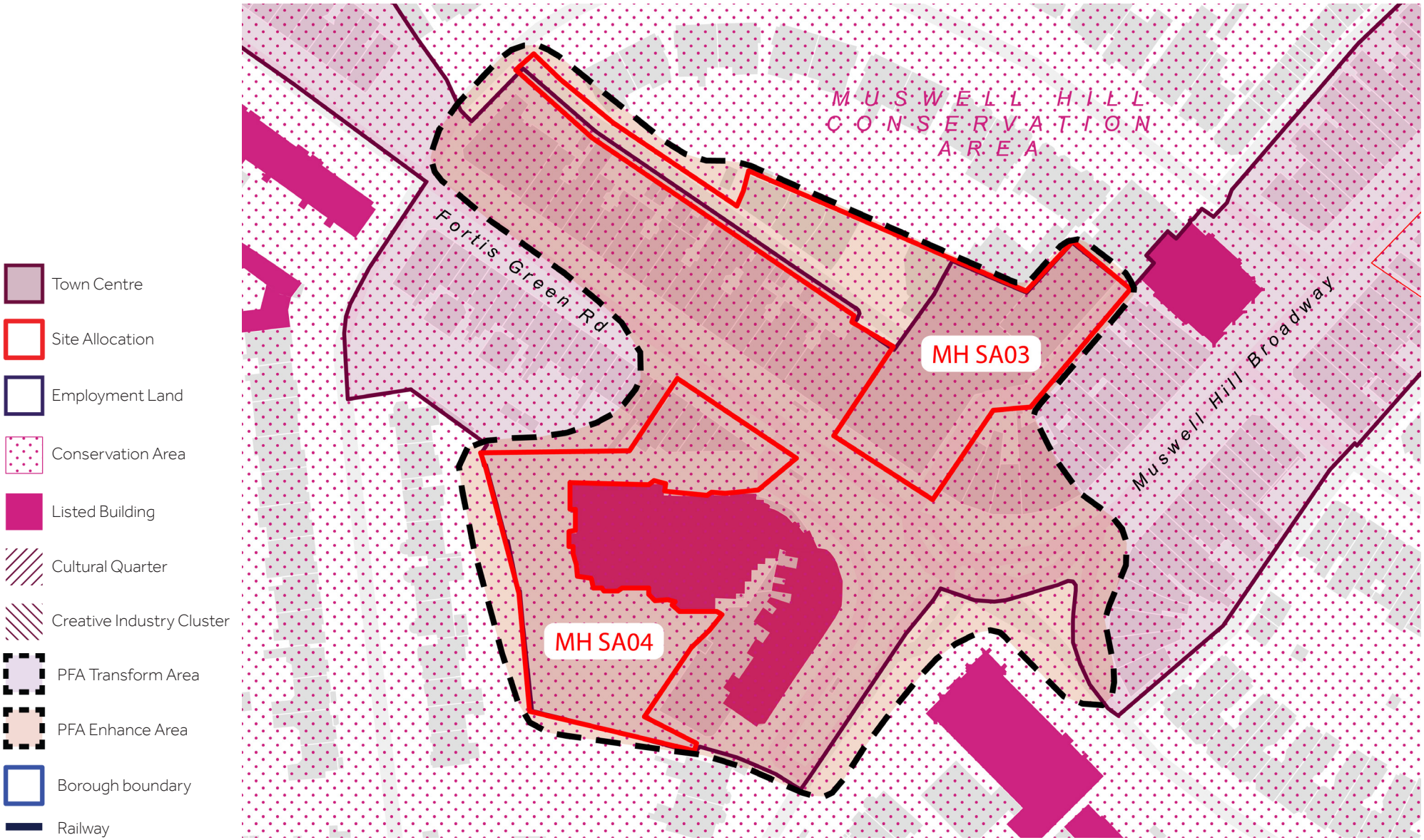


FIGURE 189 | Map of Placemaking Focus Area MHPFA2: St James' Church Junction

Strategy

17.36 St James' Church junction will be enhanced, improving the public realm network of mews and places located behind the main high streets of Muswell Hill Broadway and Fortis Green Road, removing 'dead ends' and providing continuous active frontages at ground floor level through the local centre.

17.37 Biodiversity will be increased in the public realm, including through providing street trees and soft landscaping in from of the arts cinema, enhancing green character and strengthening climate resilience in the local centre.

17.38 The special character and historic significance of the Muswell Hill Conservation Area will be preserved and enhanced through restoring and unifying traditional shop fronts on Fortis Green Road.

17.39 This placemaking strategy will be implemented through adherence to Policy MHN1, the site allocations outlined below, and the following initiatives:

- → Creating new mixed-use mews development with town centre uses and continuous active frontages at ground floor, delivering new homes while enhancing the vibrancy of the local centre;
- → Reducing surface carparks in the town centre, making best use of available land;
- → Creating a 'pedestrian-friendly' network of mews development to further enhance the town centre;
- → Improving access and wayfinding to Parkland Walk;
- → Providing a greener, climate resilient and attractive public realm in front of the cinema and St James' church.
- → Restoring and unifying traditional shop fronts on Fortis Green Road

Site Allocations in MHPFA2

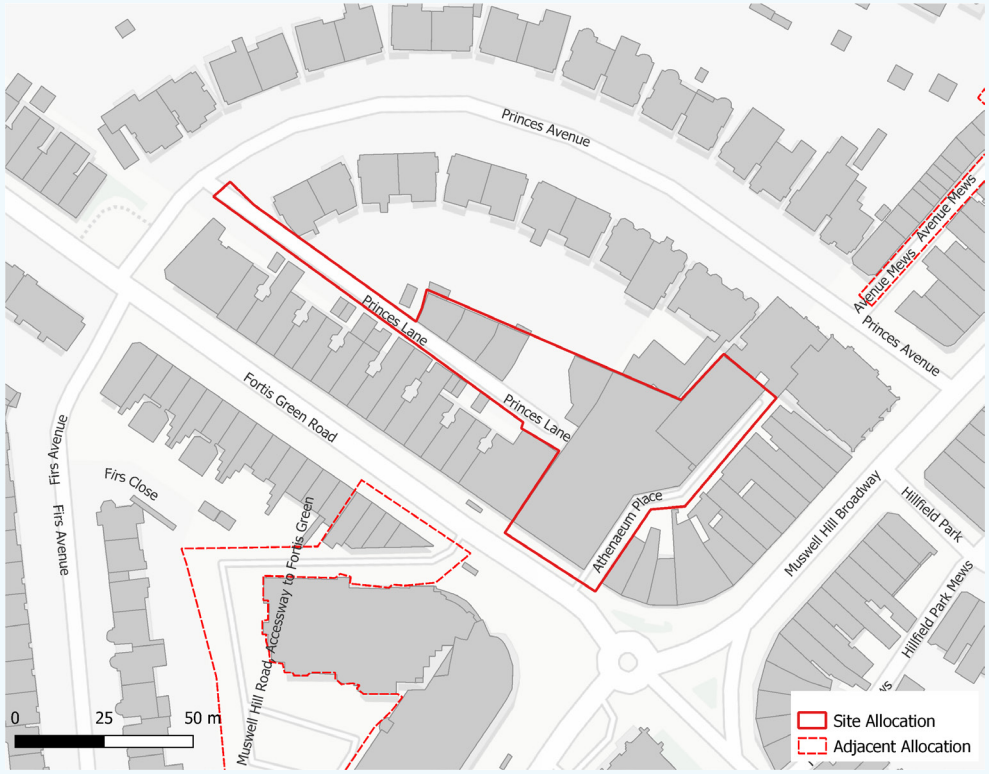


FIGURE 190 | Map of Site Allocation MHSA03

MH SA03: Muswell Hill Sainsburys and Princes Lane Mews

Site Information	Details
Address	Princes Lane, Muswell Hill, London N10 3LU
Area (Ha)	0.38ha
PTAL	4
Planning designations	Muswell Hill Conservation Area Muswell Hill District Centre
Relevant permissions	N/A
Indicative capacities	30 homes, 300sqm Class E (GIA)
Phasing	2037-2041
Ownership	Private

Table 126 | MHSA03 Site Allocation Details

Proposal

Potential to deliver additional homes and commercial space on backland making more efficient use of land in this valuable town centre location and providing continuous active frontages and improved public realm.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Early, proactive engagement is required with:

- The supermarket operator
- Adjacent local businesses, including on Princes Mews
- Existing residents, particularly those housed above the supermarket on Fortis Green Road.

Land uses and activities

Existing land use:

- Supermarket with residential above front section on Fortis Green Road
- Employment
- Substation

Acceptable land uses are:

- Employment
- Residential
- Town centre uses

Movement and public realm

- There is potential to significantly improve the 'dead-end' Atheneum Place road which is a detractor to the local area, by creating a through-route with active frontages providing a safer public realm.
- Proposals should provide access to improved amenity for existing residents of the site

Built form, character and heritage

- Proposals must preserve and, where possible, enhance the character of the Muswell Hill Conservation Area and its setting.
- New development to the rear of the site should be subservient in scale to the buildings along Fortis Green Road.

Environment and sustainability

- Development should deliver additional greening and biodiversity within this heavily urbanised part of Muswell Hill

MH SA04: Muswell Hill Car Park and 5-7 Fortis Green Road

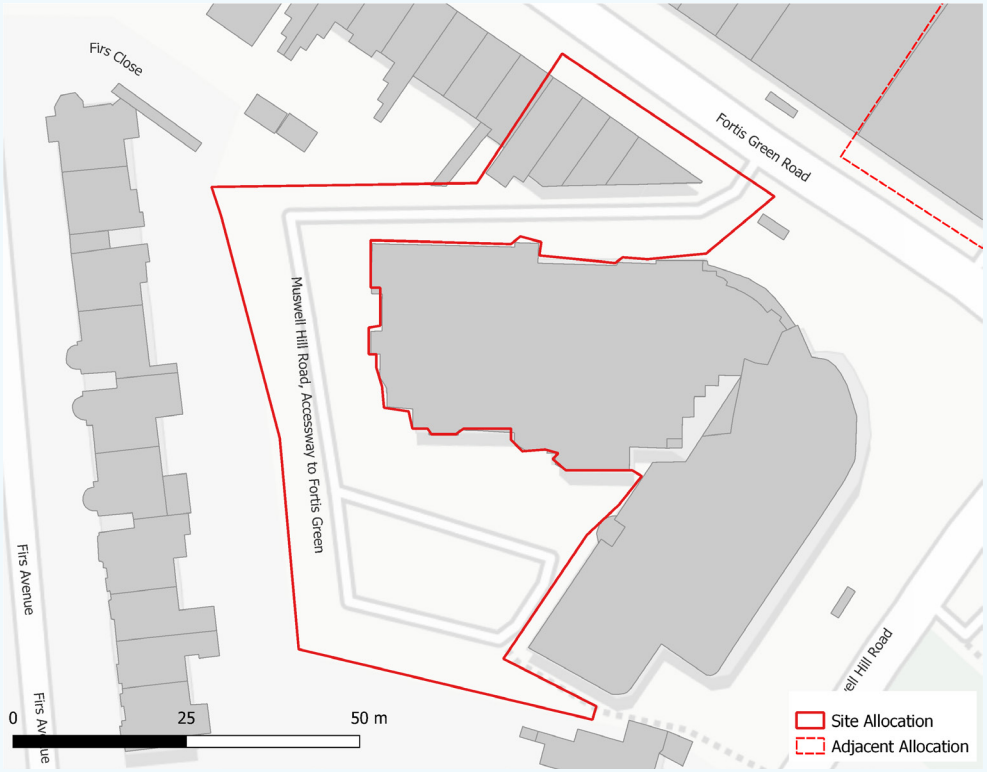


FIGURE 191 | Map of Site Allocation MHSA04

Site Information	Details
Address	105C Muswell Hill Rd, Muswell Hill, London, N10 3HS
Area (Ha)	0.3 ha
PTAL	4
Planning designations	Muswell Hill Conservation Area Muswell Hill District Centre Partially within Flood Zone 3 (Surface Water)
Relevant permissions	N/A
Indicative capacities	15 homes, 450 sqm Class E GIA
Phasing	2032-2036
Ownership	Private

Table 127 | MHSA04 Site Allocation Details

Proposal

Potential to partially replace the existing surface carpark with infill residential development and provide town centre uses at street level along Fortis Green Road, enhancing the existing shopping parade.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Applicants are required to engage proactively with:

- The Everyman cinema
- Local businesses including at 5-7 Fortis Green Road
- Local residents

Land uses and activities

Existing land use:

- Surface level carpark
- Retail, café, takeaway restaurant
- Services access to adjacent cinema

Acceptable land uses include:

- Town centre uses (Class E)
- Residential (Class C3)

Movement and public realm

- There is a lot of hard landscaping in front of the cinema which does not optimise beneficial use of the public realm. More greening and biodiversity should be introduced to mitigate urban heating and provide more sustainable drainage measures in this location.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Muswell Hill Conservation Area and its setting.
- Proposals must preserve and enhance the character of the Grade II* listed cinema on the adjacent site and its setting
- Proposals should not exceed the height of adjacent properties on Muswell Hill Road

Environment and sustainability

- Public realm improvements should include street trees and provide outdoor seating to support the resilience of the town centre during hot weather.
- A biodiversity net gain is required on the site
- The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.

MH PFA3: Pinkham Way

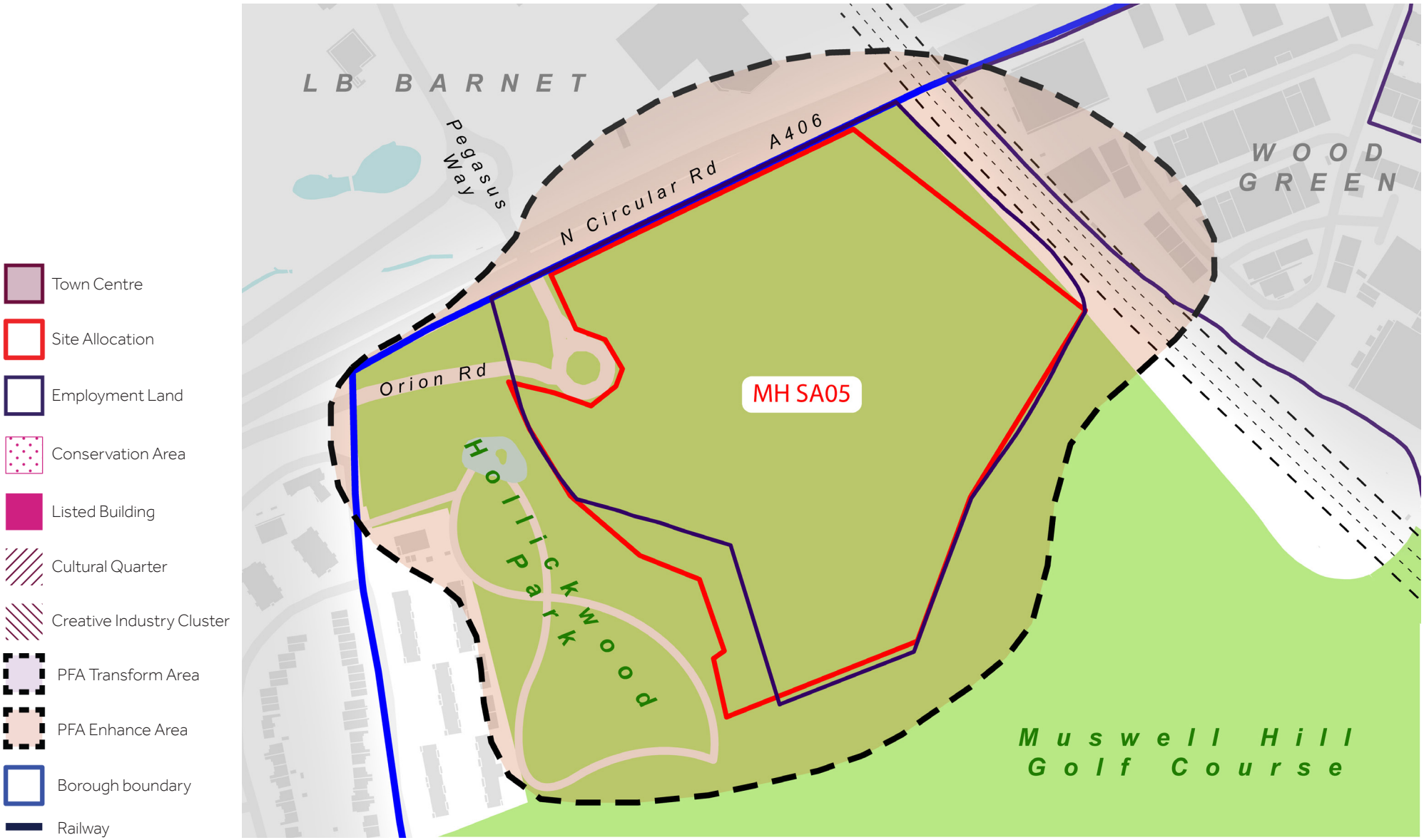


FIGURE 192 | Map of Placemaking Focus Area MHPFA3: Pinkham Way

Strategy

17.40 The Pinkham Way PFA comprises the Former Frier Barnet Sewage Works site allocation, surrounding public realm and Hollickwood Park, with potential to include nature restoration, new and enhanced publicly accessible open space and enhanced north/south connectivity to New Southgate station and the wider neighbourhood.

17.41 It will be enhanced through new waste/employment generating uses to provide additional jobs and contribute to an improved local environment. Given the site's location by the A406, logistics and distribution type floorspace may be appropriate but where such uses are delivered it is expected this will be alongside other types of employment floorspace supporting higher job densities.

17.42 This strategy will be implemented through adherence to Policy MHN1, the site allocation outlined below, and the following initiatives:

- Early, proactive engagement with nearby landowners and other local businesses to identify and pursue opportunities for more comprehensive masterplanned redevelopment that enables greater optimisation of its potential. Key stakeholders include:
  - London Borough of Barnet (who own part of the site)
  - London Borough of Enfield (who are enhancing New Southgate town centre to the north)
  - Businesses in the adjacent Bounds Green Industrial Estate WGPFA9 (refer to Wood Green Neighbourhood Policies for further information)
  - Local residents and communities
- Taking opportunities to enhance and expand the ecological corridor/ Significant Ecological Area alongside the railway line.
- Exploring the potential to deliver nature restoration and deliver new publicly accessible open space
- Prioritising new logistics and distribution floorspace to meet local demand for these uses.
- Contributing to the provision of affordable workspace within the neighbourhood.
- Delivering improvements to walking and cycling access, alongside public realm improvements and north/south connections to New Southgate in Enfield. The A406 currently presents a barrier for pedestrian and cycle connectivity to the north and the railway line prevents connectivity to the east of the PFA. Masterplanned comprehensive redevelopment could facilitate improved north/south connectivity in coordination with the London Borough of Enfield.

Site Allocations in MHPFA3



FIGURE 193 | Map of Site Allocation MHSA05

MH SA05: Former Friern Barnet Sewage Works

Site Information	Details
Address	Former Friern Barnet Sewerage Works, Pinkham Way, N10 2EY
Area (Ha)	9.15ha
PTAL	1
Planning designations	Metropolitan Open Land SINC Grade 1 SINC Grade 2 Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water) Historic landfill site Historic sewerage works and water treatment Local Employment Area Priority Area for Waste Management (North London Waste Plan) Adjacent to a Tier 3 Archaeological Priority Area
Relevant permissions	N/A
Indicative capacities	N/A
Phasing	2027-2041
Ownership	Public

Table 128 | MHSA05 Site Allocation Details

Proposal

This site is allocated for employment in the Haringey Local Plan 2017 and is identified as a Priority Area for new waste management facilities in the North London Waste Plan. The site has the potential to accommodate waste and employment generating uses and it is therefore proposed to continue with the existing policy approach. Due to the number of designations affecting it, only a proportion of the overall site area will be suitable for development. Site footprint should be minimised having regard to identified constraints.

The North London Waste Plan sets out that the site may be appropriate for the following waste facility types: recycling, composting (including indoor/in-vessel composting), and waste transfer. The Area Profiles which accompany the North London Waste Plan contain detailed information about environmental and amenity issues facing the site and which would need to be overcome through any planning application.

Masterplanning, engagement and delivery

A masterplan is required for this site which will need to have regard to the North London Waste Plan and address identified development constraints. The site has significant biodiversity value and potential contamination issues therefore development and design must be sensitive and considered.

Early, proactive engagement with local stakeholders is required, including:

- The London Borough of Barnet, who own part of the site
- Local community groups, including the Pinkham Way Alliance
- The London Borough of Enfield, particularly in relation to potential improved north-south connectivity to New Southgate
- Local residents and communities including those who engaged extensively in the preparation of the North London waste Pan

Land uses and activities

Existing land use:

- Vacant land (former sewage treatment works)

Acceptable land uses are:

- Waste management facilities (acceptable typologies are listed in the NLWP)
- Employment (Class E or Class B2/B8)

Movement and public realm

- The site benefits from an existing vehicular access but the local environment is poor for pedestrians and cyclists and development should contribute to its improvement

Built form, character and heritage

- Development should be of a high-quality design which responds appropriately to the local context.
- The location of new development should take the opportunity to create an appropriate buffer zone between new uses and nearby sensitive receptors, including residential properties.

Environment and sustainability

- Approximately 76% of the site lies within Flood Zone 1, approximately 12% within Flood Zone 2 and approximately 12% within Flood Zone 3a. The location of new development will be assessed against the flood risk criteria of the NPPF and Local Plan policies with the objective of avoiding development on land that is at risk of flooding by directing development away from areas of high risk (whether existing or future). In this regard a site-specific flood risk assessment would be required

for any development on this area.

- The north and eastern end of the site has substantially revegetated over time, and has trees and other important habitats. An appropriate ecological survey will be required to identify significant ecological features to retain or replace. Consideration should be given to the designation and management of appropriate areas of habitat to be retained and enhanced.
- Development proposals should protect and enhance the nature conservation value of the area and secure a biodiversity net gain. Net gain should be delivered outside the areas at risk of flooding (Zone 2 and 3), be on land that is not identified as having priority species or habitats. suitably buffered from the ecological corridor to the east of the area, and subject to up-to-date Biodiversity and Wildlife surveys.
- Mitigation measures should include continued habitat connectivity with the adjacent green spaces and ecological corridor along the railway embankment that needs to be retained and enhanced.
- Development should ensure that, wherever possible, existing trees of value are retained in line with Policy G6.
- The site is currently overgrown and non-native invasive species are present. This would need to be removed by a suitably qualified contractor prior to development taking place.
- The land is contaminated and fly tipping is evident – decontamination is required.
- Proposals should preserve and enhance the nature conservation value of the SINC and explore opportunities to deliver new publicly accessible open space

Alexandra Palace and other Site Allocations in Muswell Hill



FIGURE 194 | Map of Site Allocation MHSA06

MH SA06: Alexandra Palace

Site Information	Details
Address	Alexandra Palace, Alexandra Palace Way, London N22 7AY
Area (Ha)	11.86 ha
PTAL	1-2
Planning designations	Alexandra Palace Conservation Area Metropolitan Open Land SINC Borough Grade I Local Nature Reserve (part) Grade II Listed Building (Alexandra Palace) Grade II Listed Park and Garden of Special Historic Interest (Alexandra Park) Strategic Viewing Corridor Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water) Critical Drainage Area Tier 2 Archaeological Priority Area
Relevant permissions	N/A
Indicative capacities	N/A
Phasing	2026-2041
Ownership	Public

Table 129 | MHSA06 Site Allocation Details

Proposal

Alexandra Palace is a landmark building and destination of national significance with panoramic views over both the borough and Haringey. It will be enhanced as a unique historic and cultural entertainment venue through a sustainable, heritage-led approach. This will help support it to play a key part in Haringey being London Borough of Culture in 2027 and to continue its long history for hosting large-scale concerts and shows, world-class cultural and sporting events, exhibitions, festivals, theatre, ice skating, and more.

Proposals for Alexandra Palace and its surrounding parkland should support the long-term legacy of the estate through:

- building climate resilience, including by:
  - Maximising opportunities to transition to renewable energy generation;
- safeguarding a 'green lung' for London, including by:
  - Supporting nature conservation;
- protecting heritage assets, including by:
  - Prioritising conservation and infrastructure repair, using sustainable methods
- restoring derelict spaces, including by:
  - Adopting an adaptive reuse approach to restoration, bringing underused spaces back into use;
- providing inclusive entertainment & culture for all, including by:
  - Supporting artists to showcase their talents and reach new and diverse audiences;
- protecting the Alexandra Palace archives and sharing local stories in innovative ways, including by:
  - Delivering new, environmentally sustainable archive facilities and enabling access to wider range of people;
  - providing facilities that support creative engagement events and workshops; and
  - creating a great place to work by providing an inclusive working environment.

Masterplanning, engagement and delivery

Subject to the level of development proposed, a masterplan may be required for this site.

Land uses and activities

Existing land uses:

- Entertainment, leisure and cultural venue
- Historic park

Acceptable land uses are:

- Cultural use
- Leisure uses
- Community uses
- Complementary commercial uses

Specific opportunities include:

- Renovating the northeast corner of the Palace for office, workspace or community and related uses.
- Retrofitting interventions to reduce the estate's impact on the environment and reducing reliance on fossil fuels
- Renewing and upgrading existing community-led spaces, to enhance learning experiences and skills development opportunities
- Enhancements and improvements to existing food and beverage facilities where this complements the original structure, and opportunities for new facilities within the eastern end of the building

- The historic BBC offices have extant permission to be bought back to use as a visitor experience; revised proposals to enhance this to include a combination of publicly accessible space and commercial studio space and related uses to ensure their renovation and long-term financial sustainability would be appropriate.
- The south-western tented structure (the Panorama Room) needs replacement – there is potential to secure the future of the space via a sensitive but modern replacement that reflects the existing design and uses appropriate materials
- There is flexibility for provision of further complementary uses and enabling development within the western part of the site. This includes visitor and leisure facilities which could help deliver financially sustainable uses.
- The existing vacant building in the park's southeastern corner is previously developed land and there is opportunity for refurbishment or replacement structures, subject to the Council's Metropolitan Open Land policy

Movement and public realm

- Proposals should support improved accessibility to Alexandra Park and Palace.

Built form, character and heritage

- The park and main building are Grade II listed. Proposals must ensure a heritage-led approach that preserves and enhances the historic significance of the heritage assets and their setting. Alterations or new development should be sensitively designed and should not harm the historic fabric of existing buildings.
- The height and form of any new enabling development to the main building should be subordinate to the original façade and contained within the existing structure.
- The site lies within an Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

Environment and sustainability

- The site is partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water). It is also within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.
- The site lies partially in a Source Protection Zone. Development proposals will be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.



FIGURE 195 | Map of Site Allocation MHSA07

MH SA07: Muswell Hill telephone exchange

Site Information	Details
Address	6-8 Grand Avenue, Muswell Hill, London N10 3AY
Area (Ha)	0.26ha
PTAL	2
Planning designations	Muswell Hill Conservation Area
Relevant permissions	N/A
Indicative capacities	15 homes
Phasing	2032-2036
Ownership	Private

Table 130 | MHSA07 Site Allocation Details

Proposal

This former telephone exchange building is suitable for conversion to residential development with potential for modest extensions to create additional accommodation.

Masterplanning, engagement and delivery

A masterplan is not required for this site. Proposals should demonstrate meaningful engagement with neighbouring residents.

Land uses and activities

Existing land use:

- Former telephone exchange

Acceptable land uses are:

- Employment
- Residential (Class C3)

Movement and public realm

The site is accessed from Grand Avenue.

Built form, character and heritage

The building should be sensitively converted to new residential accommodation with potential for modest extension. Proposals must preserve, and where possible enhance, the character of the Muswell Hill Conservation Area and its setting.

Environment and sustainability

Development should protect existing trees within and adjacent to the site and deliver further greening to further complement local character

MH SA08: Royal British Legion Hall



FIGURE 196 | Map of Site Allocation MHSA08

Site Information	Details
Address	Royal British Legion Hall, Muswell Hill Rd, Muswell Hill, London N10 3NG
Area (Ha)	0.32 ha
PTAL	2
Planning designations	Muswell Hill Conservation Area Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	20 homes plus replacement community facility
Phasing	2032-2041
Ownership	Private

Table 131 | MHSA08 Site Allocation Details

Proposal

The site is suitable for new residential development alongside re-provision and enhancement of the existing community facility.

Masterplanning, engagement and delivery

A masterplan is not required for this site. Proposals should demonstrate meaningful engagement with neighbouring residents.

Land uses and activities

Existing land use:

- Community facility

Acceptable land uses are:

- Community/cultural uses
- Existing community uses should be re-provided as part of any residential proposal
- Residential (Class C3)
- Older person's accommodation (Class C2)

Movement and public realm

It must be demonstrated that safe and suitable access can be secured to the site for pedestrians, cyclists and vehicles.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the Muswell Hill Conservation Area and its setting
- Height, scale and massing must respect the local context including surrounding residential properties

Environment and sustainability

- Development must protect existing mature trees on and adjacent to the site
- The site is within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.

MH SA09: Farrer Mews



FIGURE 197 | Map of Site Allocation MHSA09

Site Information	Details
Address	Farrer Mews, London N8 8NE
Area (Ha)	0.74ha
PTAL	2
Planning designations	Adjacent to Conservation Area Local Centre (Priory Road and Park Road) Adjacent to Archaeological Priority Area Partially within Flood Zone 3 (Surface Water) Critical Drainage Area Priory Road & Park Road Local Centre
Relevant permissions	None
Indicative capacities	15 homes, 500 sqm GIA employment
Phasing	2032-2041
Ownership	Public and Private

Table 132 | MHSA09 Site Allocation Details

Proposal

Enhance the Priory Road and Park Road local centre through retention of existing shopping parade and residential above on the main high streets with improved public realm incorporating street trees and soft landscaping. Replacement of low-rise garages and temporary structures along Farrer Mews with high-quality residential infill and public realm improvements throughout the mews, providing shared surface landscaping and improving the pedestrian experience through the mews. New development in the mews should be subservient in scale and height to the main buildings on Park Road and Priory Road.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Land uses and activities

Existing land use:

- Town centre
- Residential
- Parking and services access
- Employment (various small businesses including pest control, leather repair works, garages and mechanic)

Acceptable land uses are:

- Employment (Class E)
- Residential (Class C3)
- Town centre uses

Movement and public realm

Proposals should take the opportunity to enhance the public realm throughout the local centre and the mews, including through:

- Street trees and biodiversity improvements
- High-quality shared surface paving to the mews

Built form, character and heritage

- The development should be of a high-quality design which responds appropriately to the local context including the setting of the adjacent Muswell Hill and Alexandra Park Conservation Areas.
- Traditional shop fronts should be retained and restored, enhancing the character of the local centre.

Environment and sustainability

- A biodiversity net gain is required on the site.
- The site is partially within Flood Zone 3 (Surface Water). It is also within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.

MH SA10: Woodridings Court



FIGURE 198 | Map of Site Allocation MHSA10

Site Information	Details
Address	Woodridings Court, Crescent Road London N22 7RX
Area (Ha)	0.54ha
PTAL	3-5
Planning designations	Adjacent to Ecological Corrdior Critical Drainage Area
Relevant permissions	HGY/2022/2354 HGY/2024/3339 (Under consultation)
Indicative capacities	At least 33 homes
Phasing	2027-2031
Ownership	Public

Table 133 | MHSA10 Site Allocation Details

Proposal

Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of at least 33 new homes in four and five storey buildings alongside a range of linked improvements to Woodridings Court.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use:

- Residential
- Car parking

Acceptable land uses are:

- Residential (Class C3)
- In line with the extant permission Development should reinstate the former tenant room in the existing building will improve it as a community room for the existing and new residents. The caretaker's room within the existing building should also be refurbished.

Movement and public realm

- Proposals should improve primary pedestrian access from the existing main entrance of Woodridings Court and deliver new and enhanced soft and hard landscaping and play space including enhancement of existing communal amenity space.

Built form, character and heritage

- Proposals should avoid any material harm to neighbouring amenity in terms of a loss of sunlight and daylight, outlook, or privacy, and in terms of excessive noise, light or air pollution.
- The amenity of future residents of the proposed accommodation must be safeguarded, particularly in respect to noise impact from the adjoining railway.
- Buildings of 4 to 5 storeys will be acceptable in line with the extant planning permission

Environment and sustainability

- The scheme should introduce new native planting including trees and areas for growing food and communal horticulture.

MH SA11: Crescent Mews

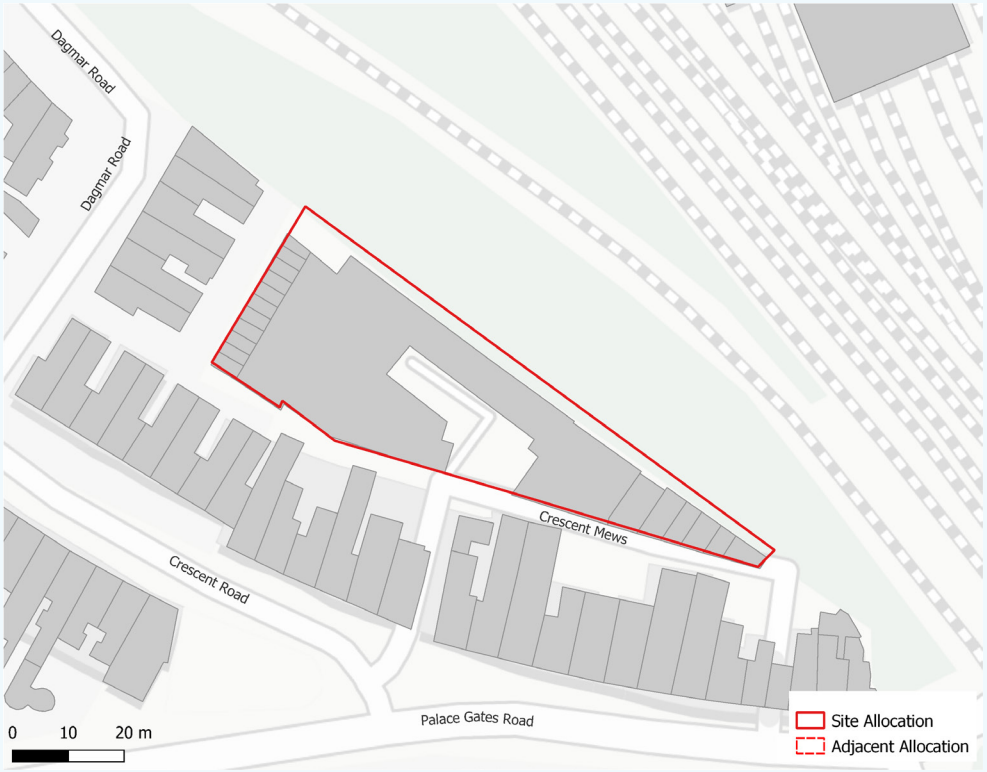


FIGURE 199 | Map of Site Allocation MHSA11

Site Information	Details
Address	1-6 Crescent Mews, N22 7GG
Area (Ha)	0.23 ha
PTAL	3
Planning designations	Non-designated employment site Critical Drainage Area Area at risk of Surface Water Flooding Adjacent to Local Centre Adjacent to Ecological Corridor
Relevant permissions	HGY/2019/1183 HGY/2025/1712 (under consultation)
Indicative capacities	At least 30 homes
Phasing	2027-2031
Ownership	Private

Table 134 | MHSA11 Site Allocation Details

Proposal

Demolition of existing poor condition commercial buildings and redevelopment of the site to provide at least 30 new homes and a new paved and landscaped lane at the front of the development with street lighting.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use:

- Commercial

Acceptable land uses are:

- Residential (Class C3)

As determined through the extant planning permission, the land/buildings is no longer suitable for continued employment and the loss of non-designated employment floorspace is therefore acceptable.

To offset the loss of non-designated employment floorspace the development should pay a compensatory financial contribution towards employment related initiatives.

Movement and public realm

- Development should provide new paving and new street lighting for the mews as a part of a comprehensive public realm strategy.
- The development should be serviced in perpetuity by private refuse collection in line with the extant permission.

Built form, character and heritage

- Proposals for 3 and 4 storeys will be acceptable in line with the extant planning permission

Environment and sustainability

- Given the previous use of the site potential contamination must be fully explored and suitably mitigated if present.
- The site is partially within Flood Zone 3 (Surface Water). It is also within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.
- Development must not give rise to harm to the adjacent ecological corridor and should protect adjacent trees.