CHAPTER 9: SEVEN SISTERS AND SOUTH TOTTENHAM NEIGHBOURHOOD



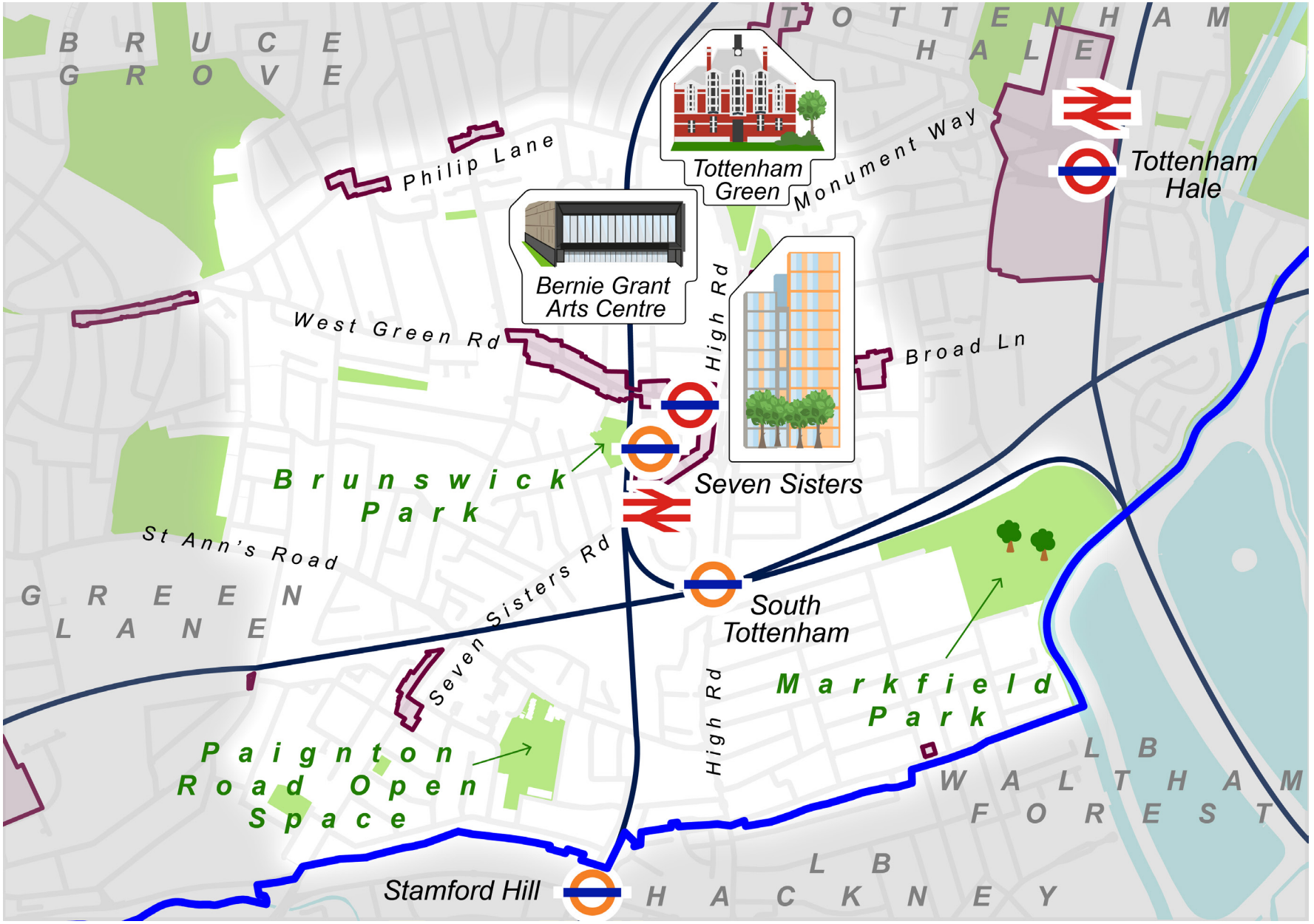


FIGURE 39 | Seven Sisters and South Tottenham Neighbourhood Map

Neighbourhood Context

Location

9.01 The Seven Sisters & South Tottenham neighbourhood lies in the south east of the borough. It is centred along the High Road with the High Cross intersection and the St Ignatius Catholic Church serving as key landmarks to the north and south respectively. To the north the neighbourhood meets Bruce Grove, to the east it blends into Tottenham Hale, to the south lies Stamford Hill in the London Borough of Hackney and to the west the West Green Road Memorial Garden, Chestnuts Recreation Ground and the Warehouse Living District signal entry into the Green Lanes neighbourhood.

History

9.02 Tottenham High Road has long been an important north-south route, following the route of the original Roman road connecting the Roman city of Londinium (London) to the military centres at Lincoln and York. What is now Tottenham Green, was the original main settlement in the medieval parish of Tottenham. The name 'Seven Sisters' comes from a ring of trees that have stood at Page Green for hundreds of years. Much mystery surrounds the trees and why they were growing at this spot.

9.03 By the 16th century several affluent Londoners had set up country retreats in Tottenham, and by the 17th century an early settlement had emerged at Page Green, just off the High Road. The construction of Seven Sisters Road in 1833 connected Tottenham to Holloway, opening up the countryside along it for new development.

9.04 As Tottenham grew, there was demand for new shops and public buildings, many of which were built along the High Road between 1850 and 1900, including the Tottenham Fire Station (1905) and Tottenham Town Hall (1904-5) on the Green.

9.05 After the war, a number of large housing estates replaced the Victorian terraces which had been damaged or were considered slums. More recent changes to the built environment over the last decade have come through mixed use and residential redevelopment of formerly commercial units along Lawrence Road and the completion of Apex Gardens in 2020, a new Build to Rent development containing the neighbourhood's tallest building.

Connectivity

9.06 Seven Sisters is one of the most connected areas in the borough, benefitting from exceptional public transport links including London Underground, Overground, and numerous bus routes. This strategic connectivity positions the neighbourhood as a key gateway into Tottenham and a vital node within the wider London transport network. Many visitors to Tottenham Hotspur Stadium events come and exit via the Seven Sisters transport interchange. The impact of large crowds needs to be carefully managed but high levels of footfall provides important opportunities for town centre uses and the wider economy to thrive.

9.07 Tottenham High Road, Seven Sisters Road and Philip Lane are all identified as priority routes for bus interventions in TfL's Bus Action Plan. Cycle Superhighway 1 was completed in 2019, connecting the neighbourhood south to the City of London and north to Enfield.

Economy & Town Centres

9.08 Seven Sisters/West Green Road District Centre sits at the heart of the neighbourhood at the intersection of the three of its main roads (the High Road, West Green Road and Seven Sisters Road). It is a popular and well-used centre with excellent transport links and well known for its multi-cultural, independent shops which serve the diverse local community and attract visitors from beyond the borough.

9.09 Smaller local centres are located along the Broad Lane, Seven Sisters Road and Philip Lane.

9.10 The neighbourhood has one designated Locally Significant Industrial Site (LSIS), Rangemoor Road, located east of the High Road and south of Broad Lane. It also houses two of the four designated creative industry clusters within the Tottenham Creative Enterprise Zone.

Landmarks, culture and heritage

9.11 Tottenham Green contains many of the neighbourhood's landmarks, community and cultural facilities and key historic buildings, and remains the civic heart of Tottenham. Its cultural and community facilities include the Bernie Grant Arts Centre, which delivers innovative black-led creative programming, Marcus Garvey Library and Tottenham Leisure Centre, Tottenham Town Hall, and several educational institutions, the largest of which being the Tottenham campus of Capital City College (formerly The College of Haringey, Enfield and North East London).

9.12 Tottenham Green itself provides the area with a sense of openness rarely experienced elsewhere within the Tottenham High Road Historic Corridor and hosts the monthly Tottenham Green Market.

9.13 The Seven Sisters area is renowned for having residents from a range of Latin American backgrounds. This is particularly evident at the Seven Sisters Market, otherwise known as the famous 'Latin Village', which has its longtime home in Wards Corner, a historic former department store. The market has a strong role in Tottenham's identity and history and has a unique economic, social and cultural value for Latin Americans across London and the diverse communities that live and work in Tottenham.

9.14 Other key landmarks include St Ignatius Catholic Church at the corner of the High Road and St Ann's Road, the Snail Mural, visible from Seven Sisters Road, and the Markfield Beam Engine and Museum, a Grade II listed engine hall which was part of the Markfield Sewage Treatment Works.

Green and blue infrastructure

9.15 The neighbourhood only has one large open space, Markfield Park, but Downhills and Chestnuts Park are just outside its boundaries to the west and there is the major expanse of the Lee Valley Regional Park a short distance to the east.. Other notable green spaces in the neighbourhood include Paignton Road Open Space, Brunswick Park, Tewkesbury Road Open Space and Tottenham Green, which is the most prominent.

9.16 The rail corridors running east/west and north/south through Seven Sisters also serve as important ecological corridors, containing Sites of Importance for Nature Conservation (SINCs) and contributing to the area's green infrastructure. These corridors are closely linked to nearby parks such as Markfield Park and Paignton Road Open Space, which also contain SINCs. This plan proposes the designation of part of Brunswick Park as an additional SINC.

9.17 The River Lea runs along the eastern boundary of the neighbourhood with London Borough of Waltham Forest. Its tow path is part of the National Cycleway Network and the Lee Valley Walking Route. The Moselle and Stonebridge Brooks flow into the River Lea at Markfield Park, having been culverted through most of their journey through Haringey.

You told us



FIGURE 40 | Tottenham Voices Logo

Responses from Tottenham Voices

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

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

- Tottenham does best at the things that make London a wonderful place to live. Diversity, creativity and vivacity
- Community makes people feel positive about Tottenham today including its richness and cohesiveness
- Tottenham is home to fantastic culture and does well at celebrating this
- People love having access to parks like Bruce Castle Park and the wilder landscapes of Tottenham Marshes and the Lea Valley
- There is a strong desire for Tottenham to be safer, cleaner and more pleasant 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

The Tottenham Voices Engagement Summary sets out the following feedback for Seven Sisters and South Tottenham specifically:

- There is a need to make the most of existing cultural assets such as Bennie Grant Arts Centre
- Seven Sisters Station is considered dangerous by young people with West Green Road/Tottenham High Road junction seen as especially problematic.
- The High Road is very car-dominated, especially around Tottenham Green, which makes this a less appealing place to linger and emphasises it as a thoroughfare rather than a centre.
- The area would benefit from a more accessible and navigable transport infrastructure with step-free, clearly marked walking and cycling routes and rationalised bus stops at Seven Sisters.

Seven Sisters and South Tottenham Vision

Seven Sisters and South Tottenham in 2042 will have delivered on the aspirations set out in Shaping Tottenham. It will be the cultural gateway to Tottenham, where people come to enjoy, learn, and partake in its famous international food offer, world-class events and activities, vibrant evening economy and celebrated histories.

Development and change within the neighbourhood will have embraced and accentuated its positive characteristics, including its culture and creativity, heritage, connectivity, and diversity. Meanwhile uses and longer-term development at Seven Sisters Station and Wards Corner will have enabled the Seven Sisters/West Green Road District Centre and its surrounds to support a wider range of activities and services both during the day and in the evenings. The centre will be a community and cultural hub, with a strong sense of place, enabled in part through public realm improvements and the restoration of built heritage. Seven Sisters Market will be revitalised, enhancing the area's reputation as a regional destination for international food.

Tottenham Green will remain the historic and civic heart of Tottenham, as well as a key Cultural Quarter providing access to a wide range of cultural, leisure, community and educational opportunities. Conservation-led development, public realm improvements, and innovative meanwhile uses will support more community, sport, cultural and creative activities, and provide high-quality spaces for play, socialisation, and relaxation.

New affordable workspaces will be provided at Gourley Triangle, Tottenham Green, and around Bernard Road, strengthening existing creative industry clusters. These will be integrated into the wider neighbourhood, increasing the visibility of Tottenham's strong creative industry sector.

Development will deliver new homes and jobs and have provided more usable green spaces to address existing deficiencies, better frontages onto main roads, and improved connections to green spaces and key destinations. More efficient use will have been made of existing social infrastructure while leveraging opportunities to re-use and/or redevelop redundant social infrastructure to best address local needs.

Seven Sisters Station will be fully accessible (step-free), with station public realm and wayfinding improvements creating a much more welcoming arrival point into Tottenham and on a key route to the Tottenham Hotspur Stadium. New and improved crossings will make it easier and safer to get across major roads. A clear legacy will have been secured from Tottenham's hosting of the European Football Championships in 2028.

Pedestrians and cyclists will have been prioritised over vehicles, with major interventions aimed at tackling the impact of the High Road. A network of healthy streets, active squares, and green spaces will connect neighbourhoods, supporting local parades like Broad Lane and providing spaces for community gatherings and events.



Policy SSN1: Seven Sisters and South Tottenham Neighbourhood

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

B. The neighbourhood will deliver at least 1200 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 / Enhance
Seven Sisters and St Ann's Corridor
Enhance
Seven Sisters District Centre
Tottenham Green
Broad Lane, Page Green Terrace and Rangemoor Industrial Estate
South Tottenham
West Green Road (east)

Table 21 | Placemaking Focus Areas in Seven Sisters and South Tottenham

C. Development in the Seven Sisters/ West Green Road District Centre should build on its strengths, while broadening its offer to cement its position as a regional destination and a vibrant cultural gateway to Tottenham. To achieve this:

(1) A wider and more extensive range of active town centre uses will be sought including new evening and night-time economy uses which build on the centre's accessibility and existing food and beverage offer.

(2) Seven Sisters Market must be retained and enhanced.

(3) Proposals for the amalgamation of individual shopfronts will be resisted to preserve the historic streetscape rhythm and encourage the retention of smaller units to support opportunities for independent traders.

(4) Small floor plate commercial units will be sought near Seven Sisters Station to create activity, vibrancy and security and provide space for independent traders.

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

(1) strengthen the sense of enclosure along its key corridors and protect and enhance the views and vistas of townscapes and landmarks offered throughout the neighbourhood.

(2) conserve and enhance the homogenous and coherent character of its urban terraces

(3) retain, store, and reinstate the locally distinctive features of historic shopfronts and facades.

E. Proposals should enhance and optimise the neighbourhood's employment and industrial land to support more jobs, bolster the local creative economy, and improve its amenity and appeal. Development should support the growth of creative industry clusters and build on sectoral strengths, while enabling a diversification of uses, including, where appropriate, residential uses.

F. Proposals should take a holistic approach to the development, activation and enhancement of Tottenham Green Cultural Quarter as the civic heart of Tottenham.

G. To tackle overcrowding and provide for additional habitable accommodation for large families, the Council will support proposals for house extensions in South Tottenham in line with

the House Extensions in South Tottenham Supplementary Planning Document and subsequent design codes the Council brings forward relating to such development.

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

(1) addressing the severance caused by the car-dominated environment of the High Road and Seven Sisters Road and by the many railways in the neighbourhood

(2) working with Transport for London (TfL) to establish Seven Sisters Station as a welcoming and attractive gateway into Tottenham, addressing congestion and providing inclusive, step-free access.

(3) enhancing the quality of the public realm and supporting management of large crowds on event days at the Tottenham Hotspur Stadium and elsewhere.

(4) new and enhanced cycle infrastructure, building on investment in Cycle Superhighway 1.

I. Proposals should contribute to a more prominent, safe and activated public realm, and enhancement of the area's green and blue infrastructure. This includes:

(1) enhancing the functionality, accessibility, and overall user experience of the existing public realm.

(2) preserving and enhancing the heritage and cultural value of Tottenham Green, while supporting its continued public use and appreciation.

(3) maintaining and enhancing the character of the neighbourhood's major roads as tree-lined corridors while taking opportunities to enhance greenery and address air pollution

(4) addressing deficiencies in access to public open space by taking opportunities to creating new pocket parks

(5) supporting measures which improve feelings of safety, particularly along the High Road corridor and outside Seven Sisters Station

Supporting text

Placemaking strategy

9.19 Seven Sisters will experience moderate to high change over the next 15 years, particularly along key road corridors. Short-, medium- and long-term development and placemaking initiatives within and around Seven Sisters District Centre, will be crucial in helping to stitch together the varied urban environments within the neighbourhood to create a strong sense of place.

9.20 This chapter sets out a clear and ambitious vision for the future of Seven Sisters. It should be read together with Shaping Tottenham, which articulates how the Council will work with its partners to deliver this vision.

Seven Sisters/ West Green Road District Centre

9.21 To complement the existing strong convenience retail offer and support a more vibrant town centre, the Council will seek to secure a greater range uses, including comparison retailer, culture, leisure, and evening and night-time economy uses.

9.22 The return of a permanent Seven Sisters Market in this area is important to delivering the needs and aspirations of the borough's existing communities, particularly residents from a range of Latin American backgrounds, and ensuring that the existing multicultural strengths of the area are sustained in the future.

9.23 Development within the District Centre should allow for the retention of existing independent businesses while providing additional space to attract new independent businesses. Proposals

for refreshing and restoring the shopping frontages are supported, as is retention of the generally small floorplate shops.

9.24 There is an opportunity for the District Centre to attract visitors travelling to and from the North Tottenham Cultural Quarter and Tottenham Hotspur Stadium. The Stadium's hosting of the European Football Championships in 2028 provides a chance to deliver a powerful legacy for the whole of Tottenham including in Seven Sisters.

9.25 The centre has a good multi-cultural food offer, with a specialism in Latin food, which is part of its regional appeal as a destination. The Council will support proposals which build on this local strength.

Character and heritage

9.26 Seven Sisters has a wealth of heritage assets which contribute positively to the area. Key listed assets include the grand civic buildings in Tottenham Green and local landmarks like St Ignatius Church and St Ann's Church. Non-designated assets include the West Green Road shops within the District Centre, and the characterful industrial buildings that front Seven Sisters Road within Gourley Triangle.

9.27 The Council will work positively with landowners and applicants to sustain and enhance the special character of the Clyde Circus Conservation Area to remove its Heritage at Risk status.

Industrial and employment land

9.28 Many of the buildings within the neighbourhood's designated and undesignated employment land are low-density, in poor condition, and do not contribute positively to the streetscape. Industrial intensification and, where appropriate, mixed-use development present opportunities to deliver high-quality employment floorspace, create more local jobs, and support the growth of the creative industries sector, including through the provision of affordable creative workspace.

9.29 Development should follow a coordinated or masterplanned approach to optimise outcomes and strengthen existing creative industry clusters within the neighbourhood and their connections with nearby clusters—namely the Harringay Warehouse Living District to the west and Markfield and Fountayne Roads to the east.

Tottenham Green Cultural Quarter

9.30 Tottenham Green boasts a rich array of cultural and community facilities and there are opportunities for these to maximise their collective impact. There is a significant opportunity to strengthen the area's identity as a cultural ecosystem through future development and placemaking interventions in line with Policy SSN2.

House Extensions in South Tottenham

9.31 The Council recognises that many families in South Tottenham have much larger family sizes than average and has therefore adopted a House Extensions in South Tottenham Supplementary Planning Document (SPD) to support residents to deliver additional habitable accommodation while at the same time ensuring extensions are high-quality and do not adversely affect the character of the area. Upon adoption of the New Local Plan, the Council will review the existing SPD to ensure that it is still fit for purpose including the three standard types of house extension and the boundary which the SPD relates to. As part of this, the Council will engage local communities and consider options for a potential replacement design code.

Connectivity

9.32 The full potential of the neighbourhood's connectivity has not yet been realised. Heavily trafficked roads and railway lines create

physical and perceptual severance, limiting safe and convenient movement for pedestrians and cyclists. The street network is often confusing, with poor wayfinding and fragmented connections between key destinations.

9.33 These issues hinder access between important local destinations, including the Tottenham Cultural Quarter, Seven Sisters Station, and the creative industry clusters at Gourley Triangle and Rangemoor Road industrial estate. As a result, the neighbourhood can feel disjointed and difficult to navigate, despite its transport advantages.

9.34 Development and placemaking interventions present a significant opportunity to rebalance road space in favour of a safer, more inclusive, and sustainable transport system. Proposals should improve walking and cycling infrastructure, particularly across major roads, to reduce severance and enhance safety.

9.35 Developments should strengthen wayfinding and legibility, enabling intuitive movement between key destinations, fostering a more coherent and connected walking and cycling network ,and securing strategic connections including between Tottenham Green and Seven Sisters District Centre, and from the High Road through to Markfield Park and Lee Valley Regional Park.

9.36 A key opportunity lies in working with Transport for London to transform Seven Sisters Station into a welcoming and attractive gateway. The station currently experiences overcrowding during peak hours and event days, and lacks inclusive, step-free access. Development should support short- and medium-term improvements to the station environment, while safeguarding the long-term potential of Crossrail 2 for more transformational placemaking.

Public Realm

9.37 Seven Sisters benefits from a varied public realm, comprising open spaces, streets, and civic areas that—while modest in scale—hold significant potential to become more vibrant, better connected, and well-used parts of the neighbourhood. Spaces such as Tottenham Green, the Tropical Garden on West Green Road, and Brunswick Park are all very different in character but offer unique opportunities to enhance local identity, civic life, and wellbeing.

9.38 In some areas, however, the public realm is constrained by poor spatial relationships with surrounding built form, which can limit visibility, accessibility, and perceptions of safety. Rear-facing boundaries and inactive frontages reduce natural surveillance and weaken the connection between buildings and public spaces. Development and placemaking interventions offer a valuable opportunity to address these challenges. Minor enhancements—such as improved lighting, more active uses, and better wayfinding—can significantly improve how spaces are experienced and navigated. More substantial interventions, including reconfiguring public realm layouts, activating underused edges, and introducing sensitive infill development, can help create a more coherent, welcoming, and inclusive public realm that better supports community life and responds to the area's evolving needs.

Green and Blue spaces

9.39 The Council will support proposals which enhance and expand areas of ecological value and improve access to nature. This includes strategic connections to the Lee Valley Regional Park.

9.40 The Council will also seek to maintain and enhance the character of the neighbourhood's main roads—including Tottenham High Road, Seven Sisters Road, and Broad Lane—as tree-lined corridors that contribute positively to its character, including that of its conservation areas. Preserving and introducing green infrastructure along these routes will help improve environmental quality and support healthier streetscapes.

9.41 These corridors are currently affected by poor air quality, with two Air Quality Focus Areas identified around high-traffic roads. Greening interventions can play a vital role in mitigating air as well as noise pollution.

Policy SSN2: Tottenham Green Cultural Quarter

A. The Tottenham Green Cultural Quarter will be enhanced holistically as the civic and cultural heart of Tottenham. To achieve this, development proposals within it should:

(1) Preserve the special interest of its many listed buildings and their setting.

(2) Help sustain existing community and cultural uses and consolidate and improve access to them.

(3) Deliver new and enhanced community and cultural uses, and uses that are cultural contributors, such as restaurants, bars and cafes.

(4) Enhance Tottenham Green itself and the wider public realm network with opportunities maximised for outdoor events and activities.

Supporting text

9.42 Tottenham Green boasts a rich array of cultural and community facilities and there are opportunities for these to maximise their collective impact. There is a significant opportunity to strengthen the area's identity as a cultural ecosystem through future development and placemaking interventions. A coordinated approach—achieved through collaborative working between the Council and local cultural and community groups and institutions—will be essential to unlocking this potential.

9.43 The historic environment is a defining feature of the Cultural Quarter's character and appeal. Development proposals should seek to better reveal and activate these heritage assets, celebrating the area's long and diverse history. Enhancing public understanding and appreciation of Tottenham Green's historic significance will help reinforce its role as a cultural destination.

9.44 A strategic approach to the development and use of the public realm is vital to the success of the Cultural Quarter. Tottenham Green, as the principal open space along the Tottenham High Road Corridor, should be transformed into a safer, more inclusive, and well-used space that reflects and supports Tottenham's diverse and creative communities. Tottenham Green should be better connected to the spaces behind Town Hall Approach Road, including spaces between cultural and community assets. These underused and often disjointed areas have the potential to support more social and cultural activity and strengthen links to the Cultural Quarter.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

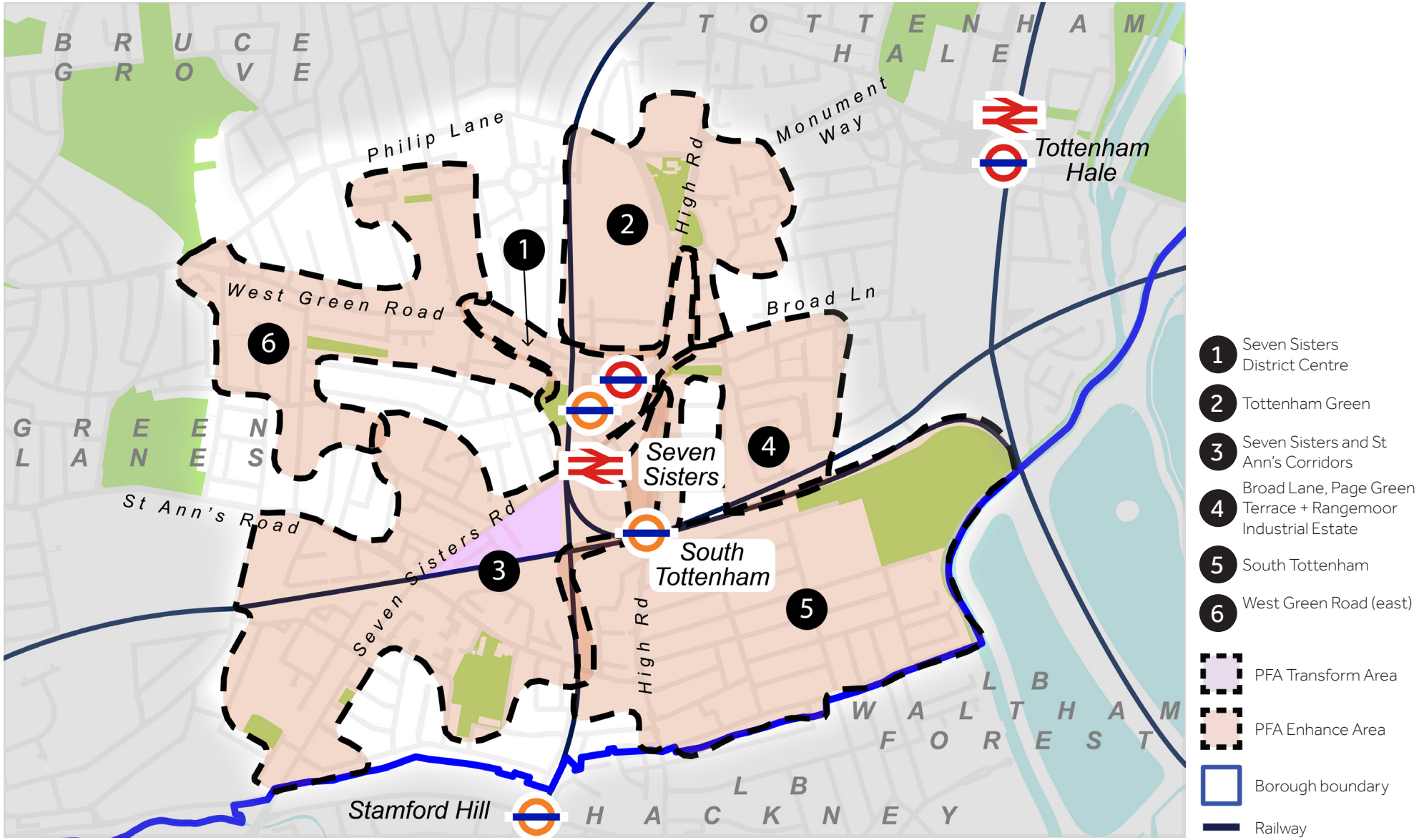


FIGURE 41 | Map of Placemaking Focus Areas in Seven Sisters and South Tottenham

SS PFA1: Seven Sisters District Centre

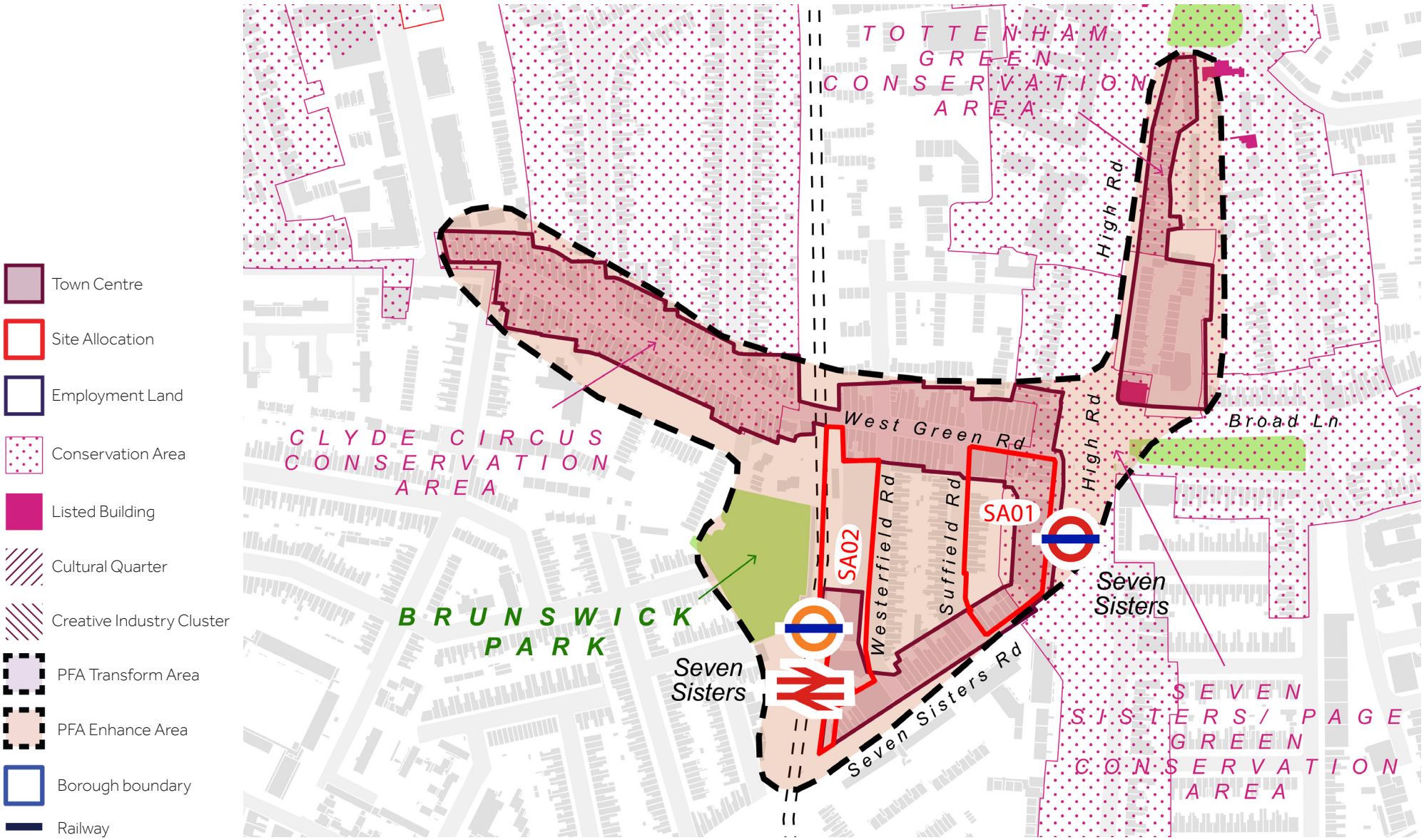


FIGURE 42 | Map of Placemaking Focus Area SSPFA1: Seven Sisters District Centre

Strategy

9.45 The Seven Sisters/West Green Road District Centre will be the vibrant cultural gateway to Tottenham. Development and placemaking interventions will make it feel like a more coherent centre, with a strong sense of place that draws on its strengths, including its accessibility, heritage, diverse and independent retail and food offer. The centre will be anchored by a permanent Seven Sisters Market and community hub at Wards Corner, delivering on the ambitions of the Wards Corner Community Plan and providing a long-term home for the Latin Village, a focal point for Latin Americans in Haringey and attracting visitors from London and beyond.

9.46 Development will have helped to capitalise on the opportunity to attract visitors travelling to and from other parts of Tottenham for major sporting and cultural events and activities such as North Tottenham Cultural Quarter and the Tottenham Hotspur Stadium.

9.47 A more welcoming, green, safe, and easy to navigate public realm will encourage people to spend more time in the centre and facilitate a greater range of social and cultural activities. Improvements to transport infrastructure will help address overcrowding and ensure it is safe and easy to access and move around the centre, whether you are walking, wheeling, cycling, or taking public transport.

9.48 The potential future delivery of Crossrail 2 offers an opportunity for more transformational change within the centre. Given the uncertainty around delivery of Crossrail 2, this strategy recognises the importance of meanwhile and temporary uses in enhancing the centre and its offer.

9.49 This strategy will be implemented through adherence to Policy SSN1, the site allocations outlined below, and the following initiatives.

- Pursuing a joined-up approach to the enhancement of Seven Sisters District Centre, so that it looks and functions more like a coherent, traditional town centre and relates positively to its surrounding context on both sides of the High Road.
- Delivering a new vision for Wards Corner, which celebrates the rich heritage of the site. This will require working with residents, businesses and partners to bring forward a permanent market with the community at heart.
- Delivering a better visitor experience in advance of being London Borough of Culture and hosting international events such as the Euro 2028 Football Championships, with Seven Sisters Station a key arrival point. This includes improving the public realm, providing wayfinding, and enhancing the visitor offer such as cafes, restaurants, bars and music venues.
- Safeguarding Crossrail 2 land while encouraging meanwhile and temporary activities that positively activate the town centre.
- Supporting a wider range of town centre uses in accordance with Policy SSN1.
- Preserving, enhancing and celebrating the historic environment and the unique character of the West Green Road shops through:
    - Targeted building and shop front/signage improvements consistent with the enhancement of the character, heritage and townscape attributes of the area alongside new development.
    - Ensuring proposals respond positively to the wider setting of the Tottenham High Road Historic Corridor and opportunities to consolidate and enhance views into the corridor and improve the function of this PFA as a gateway into the corridor.
    - Bring heritage assets such as Wards Corner and the old Barclay's Bank into more active use.

- Pursuing a co-ordinated approach to the creation of a high-quality public realm. Proposals and placemaking interventions should:
    - Complement the historic environment and celebrate the cultural diversity and history of the area.
    - Provide safe and well managed public spaces that encourage people to relax, eat, and socialise rather than just pass through.
    - Address anti-social behaviour through positive activation and stewardship of space.
    - Take opportunities to introduce greenery into the centre and minimise noise and air pollution.
    - Improve access to and community use of Brunswick Park, alongside ecological enhancements, as one of the few nearby open spaces in the area.
- Improving ease of movement to, from and within the area and the accessibility of transport infrastructure. This includes:
    - Decluttering the public realm
    - Taking opportunities to extend narrow pavements.
    - Working with TfL to make Seven Sisters Station step-free.
    - Providing more and better quality public cycle parking
    - Improving walking and cycling movements across busy surrounding streets: the High Road, West Green Road, Broad Lane and Seven Sisters Road.
    - Improving the relationship between different modes of transport, particularly cycling and pedestrian movements.
    - Advocating for improvements to the station entrances and the public transport experience.

Site Allocations in SS PFA1



FIGURE 43 | Map of Site Allocation SSSA01

SS SA01: Wards Corner

Site Information	Details
Address	Wards Corner Site, High Road, London N15
Area (ha)	0.71
PTAL	6a-6b
Planning designations	Seven Sisters District Centre PFA: Enhance Partially within Seven Sisters/ Page Green Conservation Area Locally Listed Buildings (227 High Road and 3-7 West Green Road) Partially within Seven Sisters District Centre Partially within Primary Shopping Area Partially within Flood Zone 3 (Surface Water) Archaeological Priority Area Tottenham Creative Enterprise Zone Area suitable for tall buildings
Relevant permissions	HGY/2023/0075 (temporary outdoor food and retail market) HGY/2019/2315 (not implemented) Other (various)
Indicative capacities	100 homes, 6400sqm town centre uses, 200sqm community space
Phasing	2027-2036
Ownership	Public and Private

Table 22 | SSSA01 Site Allocation Details

Proposal

Holistic development of this site to ensure it stays the vibrant heart of the town centre, anchored by a permanent market, community space, and affordable retail that supports independent businesses, and a diverse mix of town centre uses, in keeping with the Wards Corner Community Plan. Development will restore and celebrate the site's heritage, enhancing its role as a gateway into Tottenham and providing a focal point for the Latin community. A high-quality public realm will enable a wide range of activities, creating a welcoming and inclusive space for all.

Masterplanning, engagement and delivery

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

- → Cover the entire site allocation, demonstrating how proposed development complements the remainder of the site.
- → Be flexible and phased, accommodating both meanwhile and long-term uses, while safeguarding future infrastructure.
- → Ensure that this site delivers a high quality and coordinated development appropriate for the location which is a key gateway into Tottenham and maximises placemaking benefits for the area.
- → Ensure the reprovision of the existing market on site and include a temporary home for the market while the proposal is being built out.
- → Include a meanwhile use strategy for the continued activation of the site as the heart of the town centre throughout the development process.
- → Be in keeping with the principles of the approved Wards Corner Community Plan, or a subsequent approved update of the plan.

Early engagement with Transport for London is required to optimise the contribution of the site to the adjacent public realm and connections to Seven Sisters Station. Consideration will need to be given to the safeguarding requirements and future implications of Crossrail 2.

Comprehensive and collaborative engagement will be required with local community groups and businesses given the site's prominent location and high community value.

Land uses and activities

Existing land uses are:

- → Retail and residential

Acceptable land uses are:

- → Town Centre uses:
  - → A mix of commercial, cultural, community, and workspace uses should be provided, with a focus on affordability and supporting local employment.
  - → A permanent market should be delivered with small, affordable retail units suitable for independent traders.
  - → Active ground floor uses required along West Green Road, High Road, and Seven Sisters Road frontages to strengthen the town centre.
  - → Meanwhile uses required that activate the site and benefit local enterprise, including pop-ups, events, and creative programming.
- → Community uses
  - → Community space is required to support the functioning of the site as a community hub.
- → Residential uses
  - → Above ground floor residential (use class C3) as part of mixed-use development

Built form, character and heritage

- The site is within the Seven Sisters/ Page Green Conservation Area and any development should enhance its setting and appearance. The locally listed former Wards department store should be restored and enhanced to create a strong sense of place and signal entry into the historic High Road.
- The strong sense of enclosure, rhythm and character along West Green Road should be preserved and enhanced.
- This site is identified as being in an area suitable for tall buildings. This should only occur through a comprehensive masterplan and should respect Apex Gardens as the centrepiece of the skyline. Any tall buildings should:
    - Contribute positively to wayfinding and orientation and a coherent future skyline for Seven Sisters centred on Apex House.
    - Respond positively to the Seven Sisters & Page Green Conservation Area, associated statutory and locally listed buildings, and the unique character of the West Green Road shops.
    - Avoid adverse impacts on locally significant views.

Movement and public realm

- Development must ensure a high-quality public realm is secured on all frontages and that it is designed appropriately to demarcate an important arrival point into Tottenham. The public realm should provide spaces that encourage people to dwell and socialise, facilitate easier movement and access to nearby transport infrastructure, and engage positively with nearby uses, drawing people into the Seven Sisters Market.
- The site is on the route of Cycle Superhighway 1, and public cycle parking should be provided as part of any scheme.

Environment and sustainability

- Proposals should implement and/or contribute to improvements in local air quality and noise pollution and optimise the provision of green infrastructure.
- The site is within Flood Zone 2 with small parts of its edges within 3a (surface water).
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include a Cool Space.

SS SA02: Seven Sisters Station and Westerfield Carpark



FIGURE 44 | Map of Site Allocation SSSA02

Site Information	Details
Address	Land and buildings west of Westerfield Road, London N15 5LD
Area (ha)	0.66
PTAL	6a
Planning designations	Seven Sisters District Centre PFA: Enhance Partially within Seven Sisters District Centre Adjacent to locally listed buildings Partially within Flood Zone 2 and Flood Zone 3 (Surface Water) Partially within Critical Drainage Area Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2017/0802
Indicative capacities	Temporary uses: 2,000 sqm town centre and employment uses
Phasing	2027-2041
Ownership	Public

Table 23 | SSSA02 Site Allocation Details

Proposal

The site previously had permission for its temporary use for up to 7 years for the installation of modified shipping containers to provide mixed use workspace, retail, bar / food, events, performances and green spaces. There is a long-term opportunity for comprehensive redevelopment, including station redevelopment, leveraging the potential delivery of Crossrail 2.

Masterplanning, engagement and delivery

A masterplan is not required for short to medium term meanwhile uses.

A masterplan will be required for any permanent development of the site. It will need to ensure that the site delivers high quality, cohesive and coordinated development appropriate for the location which is a key gateway into Tottenham and maximises placemaking benefits for the area.

Early engagement with Transport for London and Network Rail will be required to optimise the contribution of the site to the adjacent public realm and connections to Seven Sisters Station. Consideration will need to be given to the safeguarding requirements and future implications of Crossrail 2.

Land uses and activities

Existing land uses are:

- Office and station infrastructure, car park

Acceptable land uses are:

- Residential (Class C3)
    - Residential uses are acceptable as part of long-term comprehensive development
- Town centre and employment uses
    - Development should provide active ground floor uses wherever possible and town centre uses on the northern and southern tips of the site to fully activate key routes. Meanwhile uses—such as pop-ups or creative workspaces—are encouraged in the short term, especially within or near the railway arches.
    - Workspace, particularly creative workspace, is strongly supported.

Built form, character and heritage

- An active frontage onto Seven Sisters Road should be created with town centre uses located here.
- Development must respond sensitively to the surrounding context, particularly the residential character of Westerfield Road and the locally listed buildings on Seven Sisters Road.
- The site is in an area where mid-rise buildings are appropriate, when brought forward as part of comprehensive long-term redevelopment. In general, massing should be carefully articulated to reduce visual impact and maintain a human scale. Taller elements may be considered where they mark key corners or improve legibility, provided they are justified through townscape analysis.
- Proposals must demonstrate high architectural quality, using materials, detailing, and colour palettes that reflect and enhance the local character. Façades should be well-proportioned and visually interesting, with active frontages that contribute to a lively and safe public realm. The design should support a distinct identity for the site while integrating with the wider town centre
- Development should explore opportunities to reuse and activate the railway arches for community, cultural, or commercial uses that enhance permeability and vibrancy. Proposals should also safeguard

and, where feasible, deliver improved connections across the railway line, including potential links to Brunswick Park and enhanced access to Seven Sisters Station.

Movement and public realm

- A high-quality, inclusive, and welcoming public realm must be delivered as part of the site's development.
- Landscaping, lighting, and layout should promote safety, permeability, and community interaction.
- Where appropriate to the location and scale of development, proposals should contribute to addressing overcrowding at Seven Sisters Station and improving inclusive access, including step-free access. Development should also seek to enhance connectivity across the railway line—such as potential links to Brunswick Park and the provision of additional station entrances—where feasible and deliverable.
- A transport assessment must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, with particular consideration given to inclusive access to the District Centre.
- Part of the site is located over the path of the Victoria Underground Line.

Environment and sustainability

- Existing mature trees should be retained and integrated into the design.
- Proposals should pursue opportunities to create green corridors that link with existing open spaces, including Brunswick Park and the railway embankments, to support ecological connectivity.
- The site is within Flood Zone 2
- The site has a high heat risk. Development should prioritise the use of urban cooling measures and include a Cool Space.

SS PFA2: Tottenham Green

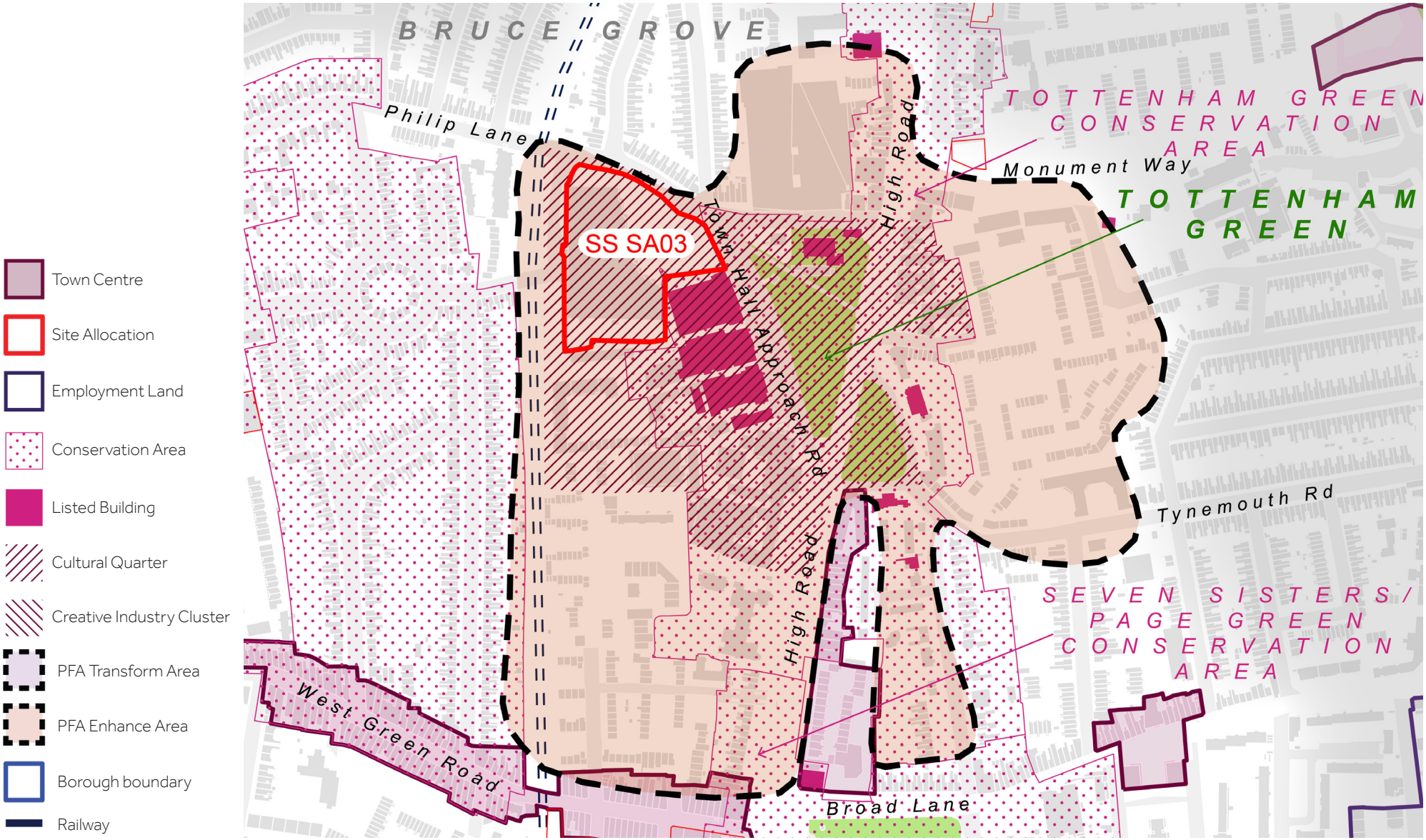


FIGURE 45 | Map of Placemaking Focus Area SSPFA2: Tottenham Green

Strategy

9.50 Tottenham Green will be enhanced as a cohesive and vibrant Cultural Quarter, rooted in its identity as the civic heart of Tottenham. The area's cultural strengths, including its grand historic buildings, educational institutions, community and leisure facilities, and creative industries will be brought together through coordinated placemaking. A renewed focus on collaboration between cultural institutions and the Council will help unlock the full potential of the area, creating a dynamic and inclusive destination that reflects the diversity and creativity of Tottenham's communities.

9.51 Public realm improvements will play a central role in connecting its assets, enhancing accessibility, enabling and encouraging more cultural activities, and complementing the indoor cultural activities. Tottenham Green itself will be activated with a wider range of cultural and community activities, including more markets, festivals, and youth programming, creating a safer environment and reinforcing its role as the historic and social centre of the area. Heritage buildings will be restored and celebrated, and underused sites reimagined to support creative workspaces and community uses. Together, these interventions will create a welcoming, well-connected, and culturally rich environment that strengthens local identity, creative innovation and supports long-term social and economic vitality.

9.52 This strategy will be implemented through adherence to Policies SSN1 and SSN2, the site allocation outlined below, and the following initiatives.

- Supporting the Tottenham Green Cultural Quarter as the civic heart of Tottenham, and to provide a wide-ranging offer including the Tottenham Green Market area, restaurants, cafes, workspaces, community and cultural consumption venues that complement the historic and civic function of the Green.
- Developing the area as a hub of innovation and enterprise, leveraging the presence of several educational institutions, including the Capital City College (Tottenham Centre) and the successful SME community around the Tottenham Green Enterprise Centre.
- Bringing the old Tottenham Green nursery back into use as creative workspace.
- Improving building frontages, including shopfronts, along the eastern side of the High Road and northern side of Philip Lane.
- Expanding the range of activities provided for on the Green, including more events, markets and infrastructure for children and young people.
- Conserving, enhancing and celebrating the area's heritage assets and their setting. This includes:
    - Redevelopment or retrofit of underused sites that are negative contributors to the special character of the conservation area and its wider setting.
    - Improving public access to and appreciation of buildings, in line with their historical civic function.
- Taking a cohesive and co-ordinated approach to public realm and landscape design, particularly along and behind Town Hall Approach. This should provide a suitable setting for the frontage of listed buildings, and a series of activated and connected public spaces.
- Enhancing pedestrian and cyclist access to Tottenham Green, including safer links between both sides of the Green, improved connections to Clyde Circus and additional public cycle parking infrastructure.
- Enhancing the prominence of the Bernie Grant Arts Centre.
- Taking a strategic approach to wayfinding and place marketing of the area.
- Implementing additional designing out crime measures to address

issues around safety and perceptions of safety in the area.

- Consolidating and enhancing views into the High Road and strengthening the sense of character and place:
    - The view along Town Hall Approach Road and from the Green towards the listed buildings
    - The view along the High Road looking towards the High Cross monument. Threshold views at the junction with main Roads such as Philip Lane and Monument Way.
- Taking a strategic approach to the lighting of buildings and public spaces to improve safety, celebrate and enhance the prominence of heritage assets and curate a cohesive night-time aesthetic for the Cultural Quarter.

Site Allocations in SS PFA2

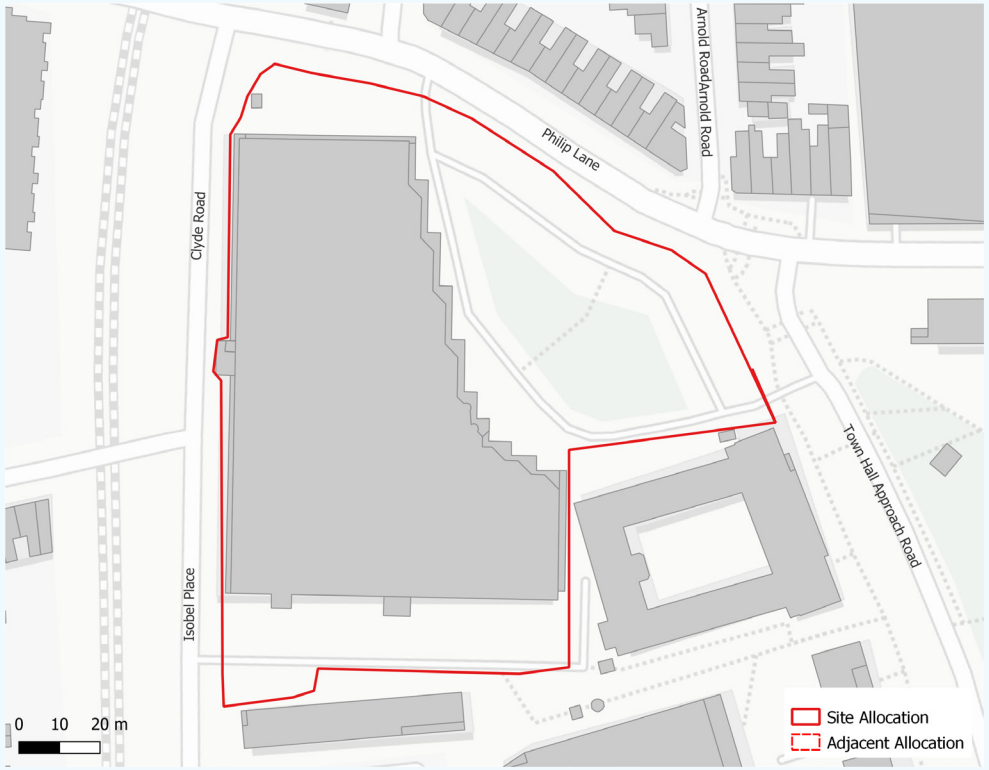


FIGURE 46 | Map of Site Allocation SSSA03

SS SA03: Tottenham Green Leisure Centre & Marcus Garvey Library

Site Information	Details
Address	1 Philip Lane, N15 4JA
Area (ha)	1.41
PTAL	5-6a
Planning designations	Tottenham Green PFA: Enhance Partially within Tottenham Green Conservation Area Adjacent to Clyde Circus Conservation Area Adjacent to statutory listed buildings Tottenham Green Cultural Quarter Partially within Archaeological Priority Area Tottenham Creative Enterprise Zone
Relevant permissions	None
Indicative capacities	Replacement leisure and community/library facilities plus 200 homes
Phasing	2027-2041
Ownership	Public

Table 24 | SSSA03 Site Allocation Details

Proposal

The site offers a longer-term opportunity to redevelop Tottenham Green Leisure Centre and Marcus Garvey Library to provide enhanced and sustainable community, library and leisure services alongside new homes and other new uses. Development will make more efficient use of this under-utilised site whilst ensuring no net loss of social infrastructure. It will also deliver a range of other public benefits including public realm enhancements, new walking and cycling connections and an improved relationship to nearby heritage assets and contribution to the wider Tottenham Green Cultural Quarter.

The Council has recently made a major investment in site and at the current time no decisions have bene taken regarding the long-term future of the site. The library and leisure centre are valued community assets and the Council will consider a full range of options to improve and sustain the provision of community and leisure services from this location, including retrofit, infill, and redevelopment and reprovision. Any future proposals of the Council will be shaped through extensive engagement with the community and guided by our commitment to supporting locality-based provision that meets the needs of residents now and in the future.

Masterplanning, engagement and delivery

A masterplan will be required for comprehensive redevelopment of the site. It will need to:

- Ensure that this site delivers conservation-led cohesive and coordinated development which responds to its prominent location and role within the Tottenham Cultural Quarter.
- Create welcoming public spaces that encourage gathering, events, and informal recreation, complementing indoor community uses.
- Establish new pedestrian and cycle connections through the site to improve permeability and expand the active public realm west of Town Hall Approach Road.
- Include a strategy for the continuation of community and leisure services and continued activation of the site as a key part of the Cultural Quarter throughout the development process.

Comprehensive and collaborative engagement with local community groups and businesses will be required given the site's prominent location and high community value.

Land uses and activities

Existing land uses are:

- Leisure centre
- Library
- Surface level car park
- Community facilities

Acceptable land uses are:

- Replacement library and leisure centre
    - The library and leisure centre must be re-provided as part of any comprehensive redevelopment proposal
- Community and culture
- Workspace, particularly creative workspace to support the Cultural Quarter
- Residential
    - Residential (class C3) will be acceptable

Built form, character and heritage

- Respect and enhance the setting of the adjacent conservation areas and nearby statutory listed buildings, particularly the adjacent Ambitious College (former Tottenham County School), ensuring new development responds positively to local heritage assets.
- Reinforce and extend the established building line along Tottenham Green to create a coherent and dignified street frontage. This may be achieved through redevelopment or infill development on the car park.
- Promote high-quality architecture that reflects the civic and historic importance of the site and its context and contributes positively to the townscape.
- Ensure scale and massing are sensitive to surrounding heritage and residential context, with opportunities for landmark elements that aid legibility and placemaking, particularly along Philip Lane
- Respect historic views and townscape features, ensuring new development responds to the area's architectural rhythm, materials, and detailing.
- Building heights should be in keeping with the civic buildings along Town Hall Approach Road, with care taken not to detract or dominate. Building heights should rise towards the west of the site, along the railway line, in keeping with the apartments on Isobel Place.

Movement and public realm

- Enhance connectivity by creating new pedestrian and cycle routes through the site, linking Tottenham Green to Clyde Circus, and providing more connectivity to and behind Town Hall Approach, connecting Tottenham Leisure Centre to the Bernie Grant Arts Centre, Tottenham Enterprise Centre, and Isobel Place.
- There are opportunities to redevelop part or all of the existing car park, subject to a comprehensive transport assessment and appropriate mitigations. This should improve the street frontage and reinforce the established building line to the south, contributing to a more active and welcoming edge to Tottenham Green. Any redevelopment on the car park must mitigate impacts on inclusive access to community and leisure services.
- Deliver a series of high-quality public spaces along the street frontage and within the site, supporting informal gathering, cultural activity, and improved permeability.
- Prioritise active travel through improved infrastructure, including cycle parking, widened pavements, and legible wayfinding.
- Provide active frontages along key pedestrian routes—particularly Town Hall Approach Road, Philip Lane, Clyde Road, and key internal routes—ensuring buildings overlook these spaces to enhance natural surveillance, encourage street-level activity, and improve perceptions of safety.

Environment and sustainability

- Retain and extend the existing line of mature trees along Town Hall Approach and Philip Lane, reinforcing the site's green character and contributing to local biodiversity and urban cooling.
- Deliver new green infrastructure to connect the ecological corridor along the railway line to Tottenham Green.

SS PFA3: Seven Sisters and St Ann's Corridors

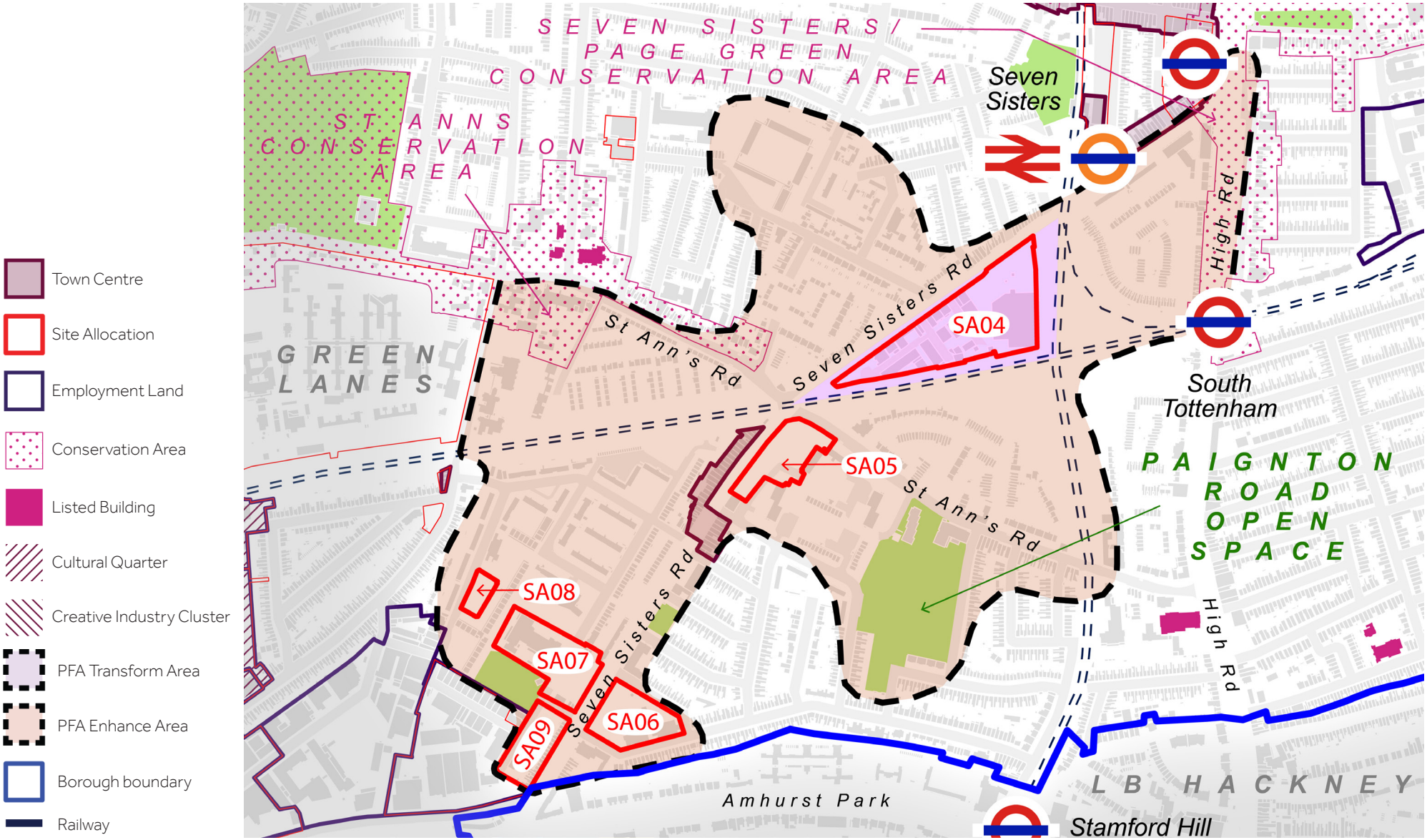


FIGURE 47 | Map of Placemaking Focus Area SSPFA3: Seven Sisters and St Ann's Corridor

Strategy

9.53 The Seven Sisters Road and St Ann's Road Corridors will be enhanced and transformed to provide more homes, jobs and more accessible and high-quality community infrastructure in a way which draws on their existing character and strengths.

9.54 Comprehensive redevelopment of the Gourley Triangle will create a new residential neighbourhood and reinforce the area's role as a hub for creative industries. Along the wider Seven Sisters and St Ann's corridor area, sensitive intensification, infill and redevelopment will contribute to a more coherent and enclosed streetscape, enriched with greenery, improved lighting and wayfinding, and a network of new public and semi-public spaces.

9.55 This transformation will be underpinned by a coordinated strategy of public realm improvements, the retrofit and renewal of community infrastructure, and the celebration of the area's layered heritage — including its industrial past. Community assets will be reimagined as more accessible, flexible, and prominent spaces that better serve local needs.

9.56 This strategy will be implemented through adherence to Policy SSN1, the site allocations outlined below, and the following initiatives:

- Supporting a diverse mix of industrial, creative, and community uses across the area.
    - Strengthening the creative industry cluster at Gourley Triangle and pursuing opportunities to extend the provision of workspace along the corridors.
    - Encourage flexible workspace typologies that accommodate start-ups, social enterprises, and cultural production, particularly in textiles, media, and design.
- Enhancing Seven Sisters Road as a tree-lined urban boulevard with a better pedestrian environment, improved crossings, and new cycle infrastructure.
- Advocating for and delivering safer crossings at the St Anns/ Seven Sisters Road intersection in collaboration with TfL.
- Improving street legibility and connectivity, addressing confusing layouts and blocked or excessive through-routes via wayfinding and public realm realignment.
- Safeguarding opportunities for new connections across railway lines.
- Improving connections into the Warehouse Living District to better integrate it with surrounding areas.
- Ensuring active frontages on all public streets and spaces to promote natural surveillance and vibrancy.
- Creating new public open space at Gourley Triangle to address local gaps in access to public open space.
- Improving the relationship between buildings and open spaces, encouraging new or redeveloped buildings to front onto public open spaces.
- Addressing inefficient use of open spaces within housing estates to support community activities and improve safety.
- Making landmarks more prominent through improved wayfinding, new street patterns, and strengthened views.
    - Key landmarks include:
        - The Triangle Centre
        - The Snail Mural
        - Stamford Hill Telephone Exchange (locally listed)
- Deliver new social infrastructure and make more efficient use of, and improved access to, existing assets, including the re-use, infill, or redevelopment of discontinued school sites to provide for homes, public realm, workspace and community uses.

Site Allocations in SS PFA3

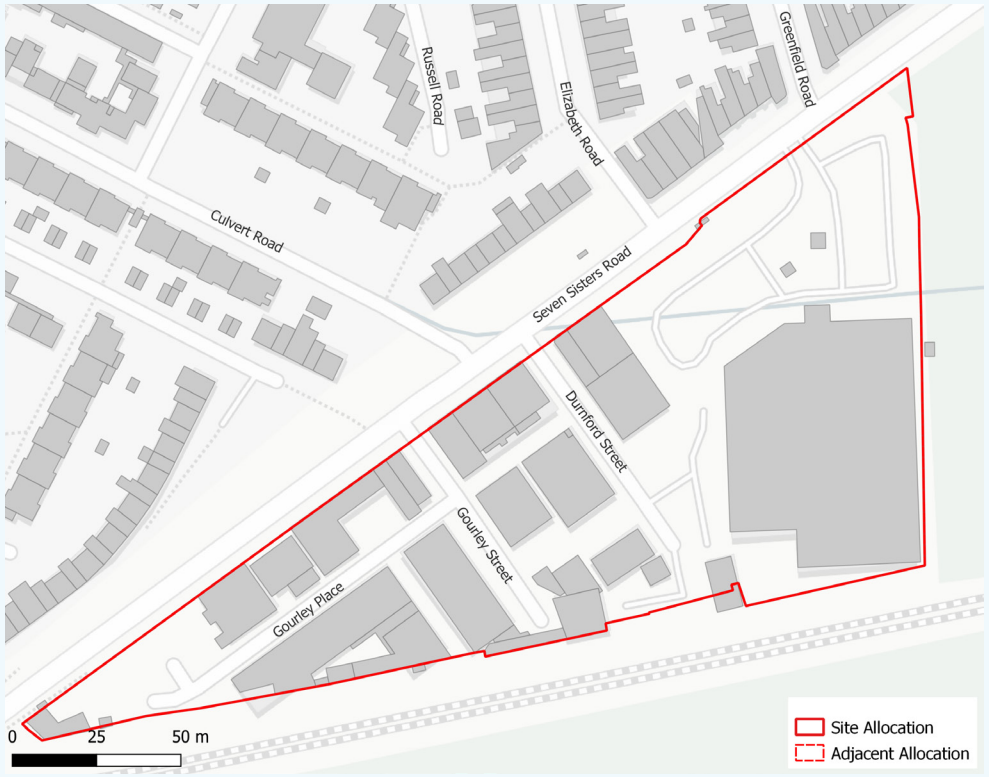


FIGURE 47 | Map of Site Allocation SSSA04

SS SA04: Gourley Triangle

Site Information	Details
Address	Land South of Seven Sisters Road extending west of the Mainline Railway and East to the junction of Seven Sisters Road and St. Ann's Road
Area (ha)	2.02
PTAL	4-6a
Planning designations	Seven Sisters and St Ann's Corridor: Transform Adjacent to SINC borough grade II: Tottenham Railsides Adjacent to Ecological Corridor Suitable for Tall Buildings Creative Industry Cluster Tottenham Creative Enterprise Zone Flood Zone 2 and 3 (Surface Water) and partially within Flood Zone 3 (Fluvial) Critical Drainage Area Area suitable for tall buildings
Relevant permissions	
Indicative capacities	450 homes, 12,000sqm floorspace
Phasing	2032-2041
Ownership	Public and Private

Table 25 | SSSA04 Site Allocation Details

Proposal

The site presents a major opportunity for comprehensive redevelopment to grow and enhance the creative industry cluster within the Tottenham Creative Enterprise Zone, while delivering a substantial number of new homes in an accessible location close to Seven Sisters Station. It will become a vibrant new residential neighbourhood that integrates living, working, and cultural activity. A new public open space will be created to address local deficiencies and support community wellbeing. The development will establish a distinctive sense of place, rooted in creativity, inclusion, and high-quality design.

Masterplanning, engagement and delivery

A masterplan is required for this site. It should:

- Cover the entire site, ensuring development is brought forward comprehensively to maximise the placemaking opportunity.
- Demonstrate how development can come forward in a phased and flexible manner across land parcels, including those under separate ownership. Phased development should incorporate meanwhile uses to maintain site activation, support local enterprise, and test future uses.
- Prioritise the enhancement of the local creative industry cluster by:
    - delivering an uplift in creative workspace, including a mix of unit sizes and types to support a diverse ecosystem of makers, designers, and cultural producers.
    - create a strong sense of place and destination rooted in the area's industrial heritage and creative identity, with active ground floors, public art, and spaces for cultural programming.
    - including a strategy for the retention, relocation, and reintegration of existing creative businesses, ensuring continuity of occupation and minimising displacement.

There should be early engagement with Network Rail and Transport for London to address impacts on adjacent rail infrastructure, and the opportunity to create a cycle lane along Seven Sisters Road.

Given the scale of development, a robust engagement strategy must be demonstrated, including with local residents, businesses, and underrepresented groups.

Land uses and activities

Existing land uses are:

- Light industrial, creative workspace, retail, and residential.

Acceptable land uses are:

- Employment uses:
    - Development should achieve an uplift in the existing employment floorspace.
    - The site is an identified creative industry cluster and the Council will seek to optimise the provision of creative workspace.
    - Provide a mix of flexible unit sizes to support a range of creative, cultural, light industrial, and knowledge economy businesses.
    - Prioritise affordable workspace, particularly for existing businesses and local start-ups, with a focus on fashion, design, and making.
    - Support the development of a creative industry cluster within the Tottenham Creative Enterprise Zone (CEZ), including shared facilities such as meeting rooms, cycle storage, and a café.
    - Encourage meanwhile uses that activate the site and support

local enterprise, including pop-ups, events, and creative programming.

- Ensure workspace is designed to accommodate a variety of occupiers, including those requiring higher floor loadings, ventilation, and adaptable layouts.

- Community uses:
  - Provide community space to support the site's role as a creative and social hub.
  - Ensure spaces are inclusive, accessible, and adaptable to a range of uses, including education, training, and cultural activities
- Residential uses
  - Class C3 uses are acceptable
  - Design must ensure that residential uses are appropriate alongside proposed and existing employment uses having regard to the agent of change principle threatened

Built form, character and heritage

- The site is identified as potentially suitable for tall buildings (30m+), subject to careful design and integration with the surrounding context.
- Any tall buildings should be located towards the south and east of the site, adjacent to the railway embankments, with building heights stepping down towards Seven Sisters Road to respect the scale of existing development and mature trees along the frontage.
- Development should seek to retain the characterful industrial buildings along Seven Sisters Road. The design of the site should reflect its industrial heritage and creative identity, using robust materials, and incorporating vertical extensions to retained buildings where appropriate.
- Development should create a varied and legible townscape, with active frontages, articulated massing, and a strong relationship between buildings and public realm.

Movement and public realm

- A new, legible, and pedestrian-focused internal street network must be delivered across the site. This network should prioritise walking, wheeling and cycling while also accommodating the loading, servicing, and yard access needs of employment uses—particularly those in the creative industries.
- A new small local park must be incorporated into the scheme to address local deficiencies in access to open space. This space should be publicly accessible, well-landscaped, and integrated with the wider public realm strategy.
- Proposals should take opportunities to widen the footpath along Seven Sisters Road, which is currently too narrow to accommodate safe and comfortable pedestrian movement.
- Early engagement with Transport for London is required to deliver strategic improvements to the cycle network along Seven Sisters Road, ensuring safe and continuous cycling infrastructure that connects with the wider network.

Environment and sustainability

- • Development should protect and enhance the adjacent Site of Importance for Nature Conservation (SINC) and ecological corridor along the railway corridor
- • Development should integrate nature into the wider site and provide greening along Seven Sisters Road

SS SA05: Frederick Messer House



FIGURE 48 | Map of Site Allocation SSSA05

Site Information	Details
Address	Land adjacent to (south of) the junction of Seven Sisters Road and St Ann's Road, London N15
Area (ha)	0.63
PTAL	4-5
Planning designations	Seven Sisters and St Ann's Corridor PFA: Enhance Tottenham Creative Enterprise Zone Adjacent to Site of Nature Conservation Adjacent to locally listed building: Woodberry Tavern Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Water) Critical Drainage Area Area suitable for tall buildings
Relevant permissions	HGY/2024/3315
Indicative capacities	66 Homes
Phasing	2027-2031
Ownership	Public

Table 26 | SSSA05 Site Allocation Details

Proposal

Infill residential development on amenity land delivering new homes, enhanced public realm, and a more enclosed and active street frontage along Seven Sisters Road and St Ann's Road in accordance with extant planning permission.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Development should be brought forward in a comprehensive and coordinated manner and contribute to improved permeability, amenity, and safety in accordance with the extant planning permission.

Land uses and activities

Existing land uses are:

- Amenity land/undesignated open space

Acceptable land uses are:

- Residential

Built form, character and heritage

- Proposals should improve the urban grain and street frontage along Seven Sisters Road and St Ann's Road.
- Development should respond positively to the surrounding context, including the locally listed Woodberry Tavern and the varied scale of nearby buildings.
- Mid-rise buildings are appropriate where justified through a design-led approach.

Movement and public realm

- A new east–west pedestrian link must be delivered through the site, connecting Seven Sisters Road to the estate and improving access to Paignton Road Open Space.
- Public realm improvements should include tree planting, seating, doorstep play, and defensible space for ground floor homes.

Development should deliver improvements to play areas and other open spaces within the Sir Frederick Messer Estate informed by discussions with estate residents.

Environment and sustainability

- Retain and enhance the existing mature trees along Seven Sisters and St Ann's Roads
- Improve existing landscaping within the estate and make this more accessible and attractive
- The northern and eastern edges of the site are within Flood Zones 2 and 3
- The site is in a Source Protection Zone



FIGURE 49 | Map of Site Allocation SSSA06

SS SA06: Former Stamford Hill Primary School

Site Information	Details
Address	Berkeley Rd, London N15 6HD
Area (ha)	0.67
PTAL	3
Planning designations	Seven Sisters and St Ann's Corridor PFA: Enhance Tottenham Creative Enterprise Zone Adjacent to locally listed building: Woodberry Down Baptist Church Partially within Flood Zone 3 (Surface Water) Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	N/A
Phasing	N/A
Ownership	Public

Table 27 | SSSA06 Site Allocation Details

Proposal

In February 2020, the Council approved a proposal to amalgamate Stamford Hill Primary School with Tiverton Primary School, resulting in the closure of Stamford Primary School from August 2020. To date, no decision has been taken on the future use of the site and at the appropriate point the Council will consider options for its future use. To change the use of the site would require written consent from the Secretary of State for Education. A more detailed site allocation will be prepared at the next stage of plan-making if required to provide additional clarity on the site's future.



FIGURE 50 | Map of Site Allocation SSSA07

SS SA07: Tiverton Primary School

Site Information	Details
Address	Pulford Rd, N15 6SP
Area (ha)	0.94
PTAL	2-3
Planning designations	Seven Sisters and St Ann's Corridor PFA: Enhance Tottenham Creative Enterprise Zone Adjacent to designated open space: Tewkesbury Road Open Space Partially within Flood Zone 3 (Surface Water) Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	N/A
Phasing	N/A
Ownership	Public

Table 28 | SSSA07 Site Allocation Details

Proposal

In April 2025, the Council took the decision to close Tiverton Primary School from 31 August 2025 with displaced pupils transferring to other local schools. To date, no decision has been taken on the future use of the site and at the appropriate point the Council will consider options for its future use. To change the use of the site would require written consent from the Secretary of State for Education. A more detailed site allocation will be prepared at the next stage of plan-making if required to provide additional clarity on the site's future.

SSSA08: Land in front of 2-24 Tiverton Road



FIGURE 51 | Map of Site Allocation SSSA08

Site Information	Details
Address	2-24, Tiverton Road, N15 6RS
Area (ha)	0.15
PTAL	2
Planning designations	Seven Sisters and St Ann's Corridor PFA: Enhance Tottenham Creative Enterprise Zone Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	17 Homes
Phasing	2027-2032
Ownership	Public

Table 29 | SSSA08 Site Allocation Details

Proposal

Infill development of underutilised amenity and car parking land to deliver new homes, better activate the street and support an enhanced public realm and landscape.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Development should be brought forward in a comprehensive and coordinated manner, with reference to any future estate-wide masterplanning for the Tiverton Estate.

Proposals should demonstrate how the scheme integrates with the wider estate, does not impede realistic opportunities for more comprehensive development that could secure greater placemaking benefits, and contributes to improved permeability, amenity, and safety.

Land uses and activities

Existing land uses are:

- Car parking/amenity land/undesignated open space

Acceptable land uses are:

- Residential uses

Built form, character and heritage

- Building heights of 3 to 4 storeys are appropriate.
- Development should respect the surrounding 4–5 storey residential context and maintain appropriate separation distances to neighbouring buildings.
- Development should provide active frontages, particularly to Tiverton Road and new or enhanced public realm/ shared spaces.

Movement and public realm

- Improve pedestrian connections to adjacent green spaces and local amenities, including the Tewkesbury Open Space and the local shops on Moreton Close.
- Development must provide enhanced and usable public realm that is well integrated with the wider public realm network and feels open to the wider public, particularly the wider estate.
- There is an opportunity to reduce traffic on the internal streets to the north, south and west of the site, creating shared spaces that can act as an extension to the usable and enhanced public realm provided on the site.
- A Transport Assessment must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access

Environment and sustainability

- Existing trees should be retained wherever possible, with any losses mitigated through replacement in the nearby public realm.

SS SA09: Seven Sisters and Tewkesbury Road



FIGURE 52 | Map of Site Allocation SSSA09

Site Information	Details
Address	341-379 Seven Sisters Road, 6-46 Tewkesbury Rd, N4
Area (ha)	0.54
PTAL	3-5
Planning designations	Seven Sisters and St Anns Corridor PFA: Enhance Adjacent to locally listed building: Woodberry Down Baptist Church Critical Drainage Area Tottenham Creative Enterprise Zone
Relevant permissions	None
Indicative capacities	60 homes, 490sqm employment
Phasing	2032-2041
Ownership	Public

Table 30 | SSSA09 Site Allocation Details

Proposal

Redevelopment of existing buildings to deliver new high-quality homes and commercial floorspace and create a higher quality streetscape on Tewkesbury Road that complements the adjacent Harringay Warehouse District.

Masterplanning, engagement and delivery

A masterplan is required to support comprehensive and coordinated development, ensure new and existing uses are complementary and that servicing, access and public realm and appropriately considered and addressed.

Land uses and activities

Existing land uses are:

- Employment
- Residential

Acceptable land uses are:

- Employment uses
    - Employment uses should be provided on the ground floor
- Residential
    - Residential is appropriate for upper floors

Built form, character and heritage

- The terrace fronting Seven Sisters Road should be retained and improved.
- Buildings will continue to present active frontages onto Seven Sisters Road but servicing should be accessed from Overbury and Tewkesbury Rds.

Movement and public realm

- Improved east-west access should be delivered from Seven Sisters Road to Overbury and Tewkesbury Roads for pedestrians and cyclists
- Public realm should be substantially enhanced along Tewksbury Road with a coordinates strategy put in place for parking, servicing and waste management

Environment and sustainability

- Development should take opportunities to deliver multi-functional greening along Tewksbury Road

SS PFA4: Broad Lane, Page Green Terrace and Rangemoor Industrial Estate

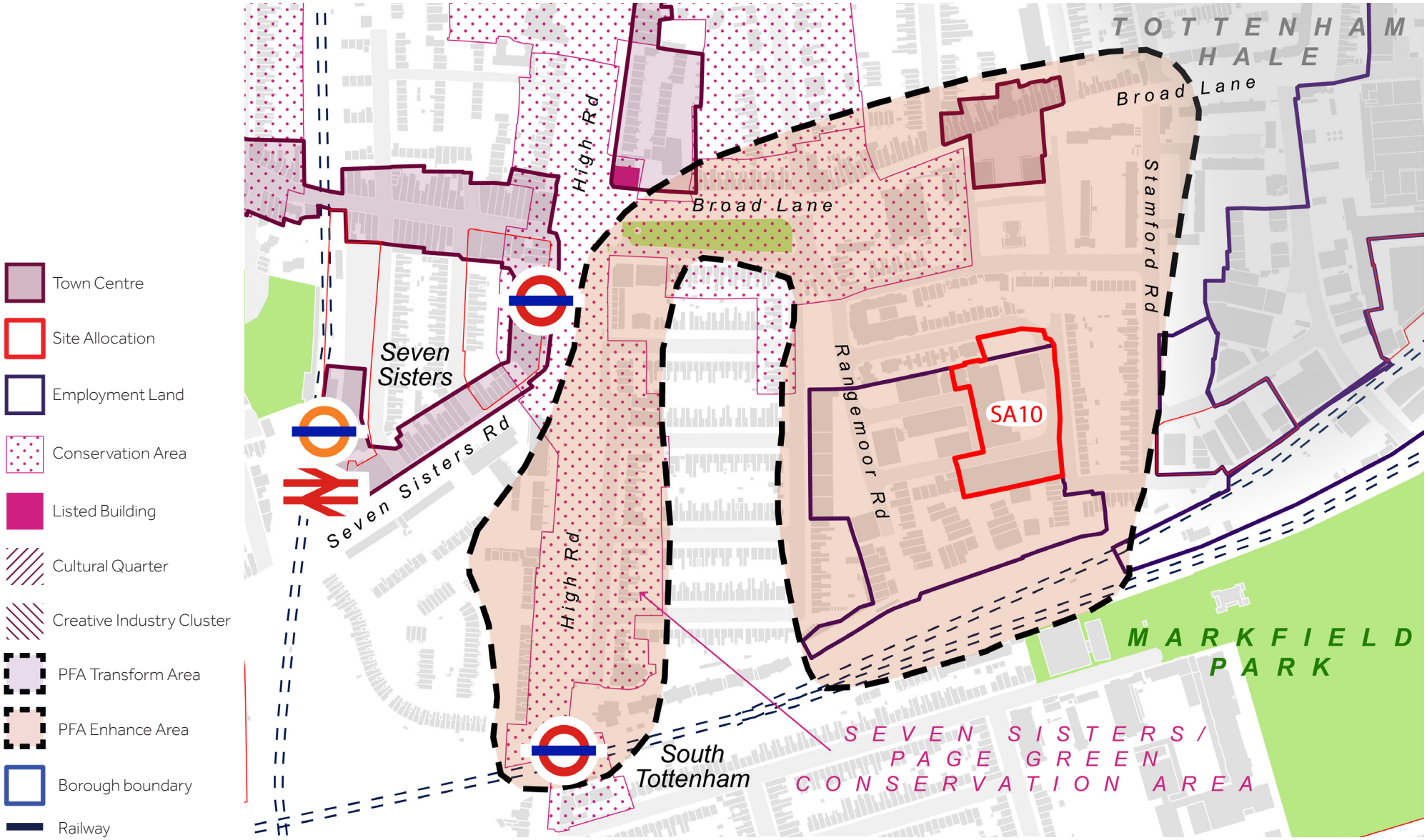


FIGURE 53 | Map of Placemaking Focus Area SSPFA4: Broad Lane, Page Green Terrace and Rangemoor Industrial Estate

Strategy

9.57 Development and placemaking interventions in this area will help to strengthen and make more visible the valued activities and features of this varied urban environment. This includes the vibrant independent businesses within the Rangemoor Industrial Estate, with sectoral strengths in food & beverage and the creative industries; the historic green spaces of Page Green Common and Page Green Terrace, and the tree lined Broad Lane corridor with its mix of local shops.

9.58 A key strategic objective is to improve connections between the distinct sub-areas within this Placemaking Focus Area through enhanced wayfinding and public realm improvements. There is also a need to address the severance caused by Broad Lane and the High Road, which currently hinder access to nearby destinations such as Seven Sisters District Centre and Tottenham Green.

9.59 This strategy will be implemented through adherence to Policy SSN1, the site allocation outlined below, and the following initiatives.

- → Optimising opportunities to create new jobs and expand employment floorspace by taking a cohesive and co-ordinated approach to the redevelopment of the Rangemoor Road Locally Significant Industrial Site (LSIS), and adjoining Bernard Works site allocation.
- → Supporting and growing sectoral strengths in food & beverage production and the creative industries within the Rangemoor Road Industrial Estate. This includes securing and expanding the provision of affordable workspace to support the area's designation as a creative industries cluster.
- → Enhancing the area as a destination through wayfinding and the provision of ancillary, complementary uses such as cafes and exhibition spaces that showcase the area's sectoral strengths.
- → Delivering a network of green spaces, pocket parks and other green infrastructure to create a green link between Seven Sisters District Centre and Markfield Park through the Rangemoor Road LSIS.
- → Improving the cycle infrastructure along Broad Lane and providing safer and easier pedestrian and cycle connections across Tottenham High Road and Broad Lane
- → Celebrating and restoring historic green spaces: Page Green Terrace and Page Green Common.

Site Allocations in SS PFA4

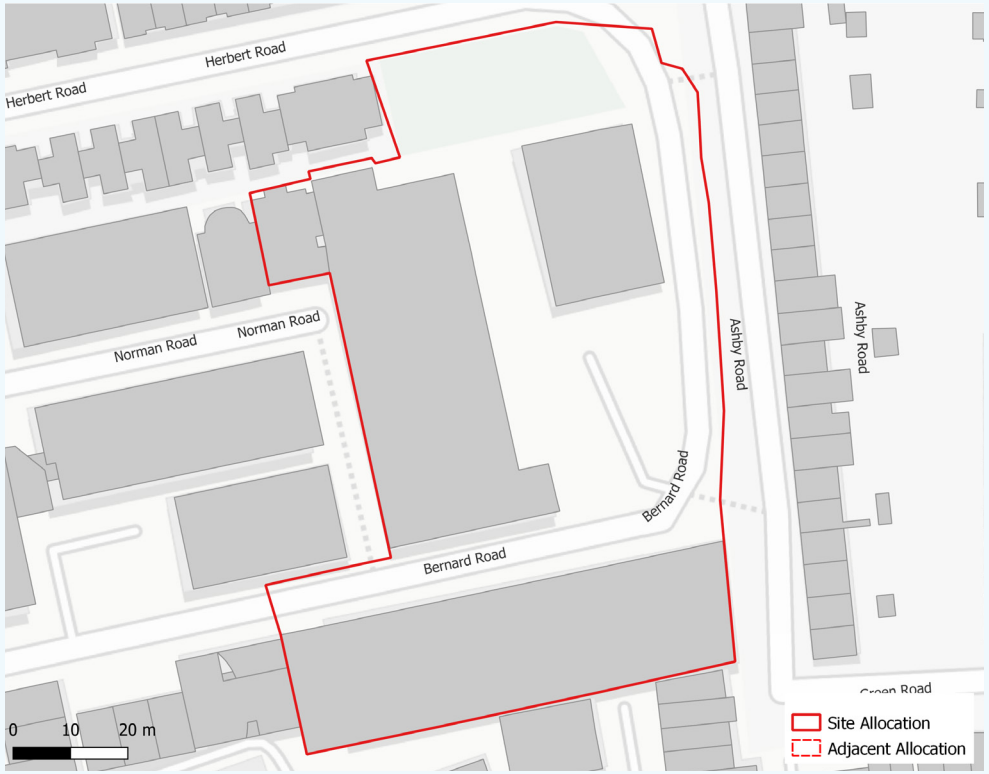


FIGURE 54 | Map of Site Allocation SSSA10

Site Allocation: SS SA10: Bernard Works

Site Information	Details
Address	Bernard Works, Bernard Road & 19 Bernard Road, N15
Area (ha)	0.07
PTAL	5
Planning designations	Broad Lane, Page Green Terrace and Rangemoor Industrial Estate PFA: Enhance Local Employment Area Creative Industry Cluster Partially within Flood Zone 3 (Surface Water) Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2017/3584 HGY/2021/2160
Indicative capacities	110 homes, 5500sqm employment uses
Phasing	2027-2031
Ownership	Public and Private

Table 31 | SSSA10 Site Allocation Details

Proposal

Comprehensive redevelopment of existing industrial and commercial buildings to deliver a mixed-use, employment-led scheme that enhances the creative and residential offer. The development will provide employment floorspace, affordable workspace, and new homes,

alongside improved public realm and permeability. Development will support the growth of the creative industry cluster and contribute to the objectives of the Creative Enterprise Zone (CEZ).

There are two extant planning permissions for a total of 110 homes across two sites together with high-quality commercial and affordable workspace. The planning permission has been implemented but substantive construction works have not yet begun.

Masterplanning, engagement and delivery

Existing planning permission HGY/2017/3584 took a master planned approach to development considering additional land parcels plus the wider employment area. Any subsequent proposals within the allocation should have regard to this masterplan or otherwise be supported by another agreed masterplan.

Land uses and activities

Existing land uses are:

- Office
- Light industrial
- Amenity land

Acceptable land uses are:

- Employment uses
    - The quantum of dedicated employment floorspace should be maximised through any development.
    - The site is within a creative industry cluster and should provide workspace to support the creative industries, including affordable workspace
- Residential uses
    - Residential uses will be permitted to optimise the delivery of new employment floorspace

Built form, character and heritage

- Mid-rise buildings are appropriate for this site, with heights stepping down towards existing residential areas to respect local character.
- Taller buildings are acceptable in the southeast corner, subject to high-quality design and minimal impact on heritage assets.
- The architectural language should reflect the industrial and residential context, using varied brick tones and robust materials.
- The scheme must preserve and enhance the setting of nearby heritage assets, including the Page Green/Seven Sisters Conservation Area.
- Active frontages should be provided to the street and new public park

Movement and public realm

- A new public park should be provided alongside Bernard Road.
- Development proposals should facilitate an enhanced public access route from Page Green Road along the archways, with the opportunity to extend this through to through to Markfield Road.
- Pedestrian access should be retained from the site to Page Green Road.
- Improved streetscape is required with the existing homes on Ashby Road.

Environment and sustainability

- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.

SS PFA5: South Tottenham

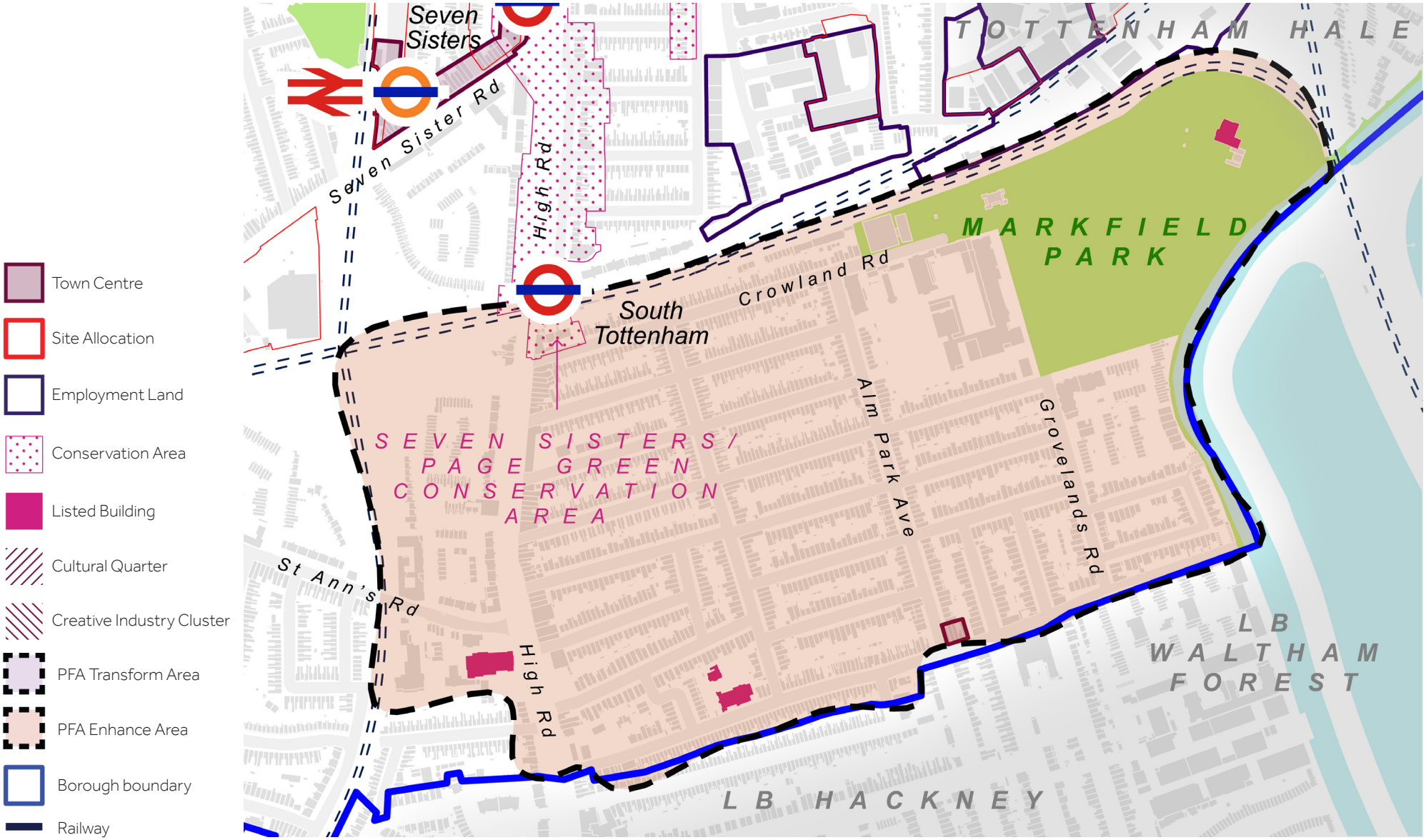


FIGURE 55 | Map of Placemaking Focus Area SS PFA5: South Tottenham

Strategy

9.60 South Tottenham will be enhanced through gentle intensification and limited redevelopment and infill to meet the needs of its residents. Opportunities exist along the High Road corridor for development that better frames and encloses the streetscape and provides a more attractive and active street frontage. The area will continue to provide for residential extensions through the House Extensions in South Tottenham Supplementary Planning Document (SPD), helping to address local need for larger family homes.

9.61 This strategy will be implemented through adherence to Policy SSN1 and the following initiatives.

- Enhance access to and recreational use of Markfield Park through improved entrances, signage, and active frontages.
- Upgrade the canal towpath to improve safety, accessibility, and connectivity for pedestrians and cyclists.
- Explore opportunities to daylight sections of the Moselle Brook to enhance biodiversity, climate resilience, and public realm quality.
- Preserve and frame key views of St Ignatius Church to reinforce its role as a local landmark and orientation point.
- Collaborate with Network Rail to transform railway overpasses into welcoming gateways through lighting, public art, and streetscape improvements.
- Support the extension and adaptation of family homes in line with the House Extensions in South Tottenham SPD to meet local housing needs.
- Investigate the potential to expand the area covered by the House Extensions in South Tottenham SPD through a future design code to ensure consistent, high-quality development.
- Providing for new or improved community and educational facilities, including faith facilities and places of worship. These should be directed towards:
  - existing social or community facilities with surplus space
  - new purpose-built premises along the High Road corridor
  - conversions of existing non-residential buildings; or
  - conversions of residential buildings in areas or streets characterised by a mixture of uses.

SS PFA6: West Green Road (east)



FIGURE 56 | Map of Placemaking Focus Area SS PFA6 West Green Road (east)

Strategy

9.62 The West Green Road Corridor will be reinforced through a mix of infill, redevelopment, and public realm enhancements, creating a cohesive and vibrant urban streetscape defined by its tree-lined character and complementary mix of built forms. As people move through the corridor, they will experience a rich sequence of visual and spatial moments—from the busy, dense West Green Road shops in the District Centre, to the medium-density mixed-use environment of Lawrence Road, and through to the historic and open setting of the West Green Memorial Garden, that together with its surrounding uses functions as a hub for the community.

9.63 This strategy will be implemented through adherence to Policy SSN1, the site allocations outlined below, and the following initiatives:

- → Complete the transformation of Lawrence Road into medium-density, mixed-use neighbourhood set either side of a tree-lined avenue
- → Preserve and enhance the historic character of the West Green Memorial Garden while supporting employment-led or mixed-use development to the south that activates the area with improved frontages and new uses.
- → Improve the character, layout and safety of post-war estates by enhancing pedestrian and cycle permeability, optimising green spaces for recreation, biodiversity and sustainable drainage, and repurposing undercroft garages for active uses.
- → Promote sensitive infill development by identifying and utilising underused sites for new housing or mixed-use schemes that respect local character and contribute positively to placemaking.
- → Enhance Clyde Road as a key east-west active travel route.

Site Allocations in SS PFA6

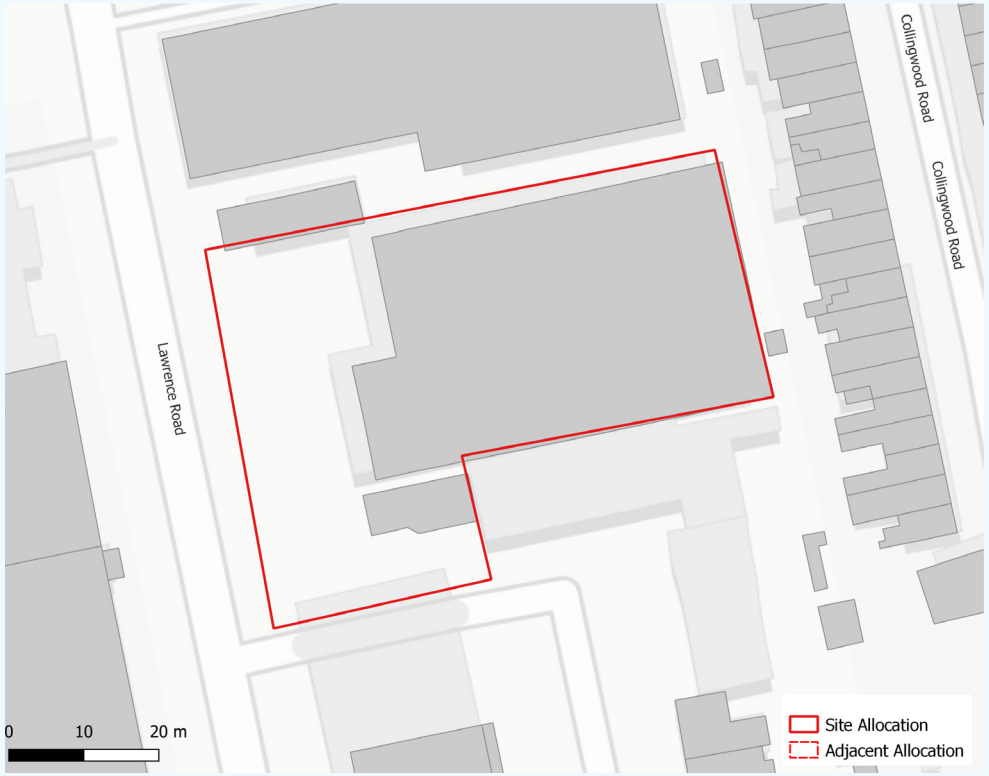


FIGURE 57 | Map of Site Allocation SSSA11

SS SA11: 30-48 Lawrence Road

Site Information	Details
Address	30-40 Lawrence Road, N15
Area (ha)	0.29
PTAL	3-5
Planning designations	West green Road (east) PFA: Enhance Tottenham Creative Enterprise Zone
Relevant permissions	HGY/2024/1456 (withdrawn)
Indicative capacities	30 homes, 2000sqm employment uses
Phasing	2027-2032
Ownership	Private

Table 32 | SSSA11 Site Allocation Details

Proposal

Mixed-use or employment-led development that delivers increased employment floorspace and job opportunities, with the potential for new homes above active ground floor employment uses.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land uses are:

- Industrial/ Office

Acceptable land uses are:

- Employment uses
    - Employment floorspace should be re-provided at ground floor level. The Council will support the provision of new creative industry workspace within the CEZ.
- Residential uses
    - Residential uses are appropriate on upper floors.

Built form, character and heritage

- Mid-rise buildings are appropriate for this site, with heights stepping down towards the terraced houses to the east.
- While taller development is suitable on the Lawrence Road frontage due to the deep setbacks from the street, new development must not create a canyon-like effect on the street

Movement and public realm

- Development should support improvements to the nearby public realm, including establishing Clyde Road as a key east-west pedestrian and cyclist route.

Environment and sustainability

- The existing street trees are a strong asset to the streetscape and should be protected.

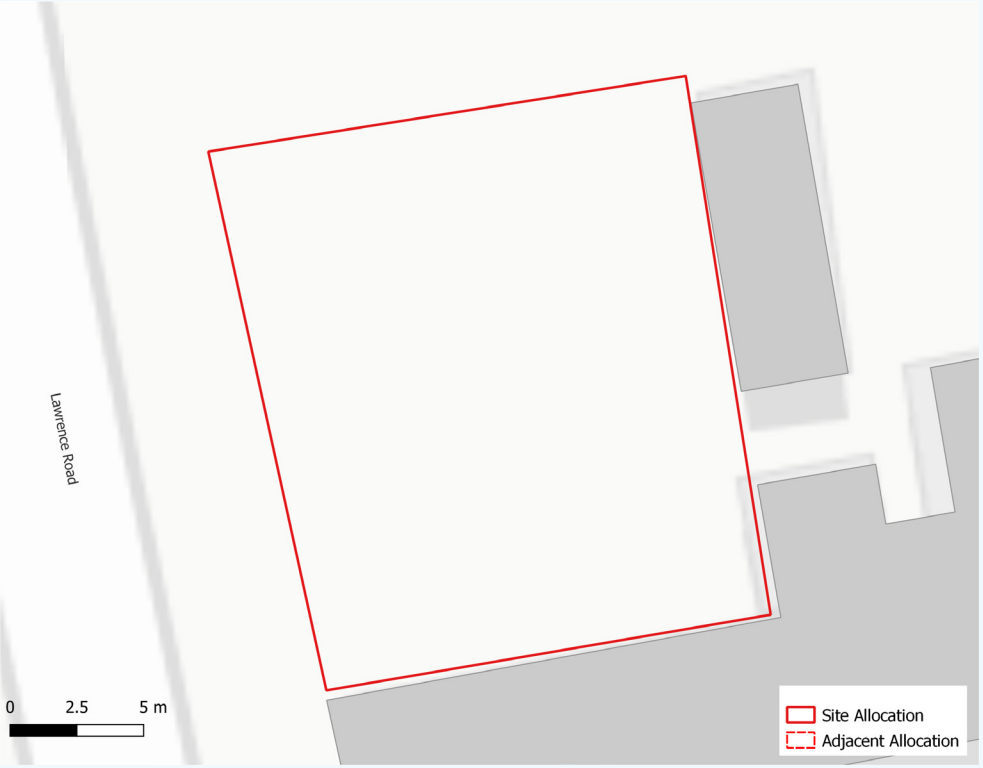


FIGURE 58 | Map of Site Allocation SSSA12

SS SA12: Corner of Lawrence Road and Clyde Road

Site Information	Details
Address	Corner of Lawrence Road and Clyde Road, N15
Area (ha)	0.04
PTAL	3
Planning designations	West Green Road Corridor PFA: Enhance Adjacent to Clyde Circus Conservation Area Tottenham Creative Enterprise Zone
Relevant permissions	N/A
Indicative capacities	TBC
Phasing	2027-2031
Ownership	

Table 33 | SSSA12 Site Allocation Details

Proposal

Modest residential development on surface level car park

Masterplanning, engagement and delivery

A masterplan is not required for this site but prior engagement is required with adjacent residents and occupiers.

Land uses and activities

Existing land uses are:

→ Surface level car park

Acceptable land uses are:

→ Residential uses (class C3)

Built form, character and heritage

→ Development must respond positively to adjacent residential accommodation and not cause unacceptable harm to privacy via overlooking

→ High quality design is required having regard to the prominent corner location of the site and the opportunity to provide a more positive gateway into the Clyde Ci

Movement and public realm

→ Development should support improvements to the nearby public realm, including establishing Clyde Road as a key east-west pedestrian and cyclist route.

Environment and sustainability

→ The existing street trees are a strong asset to the streetscape and should be protected.

SS SA13: 17 and 23 South Grove

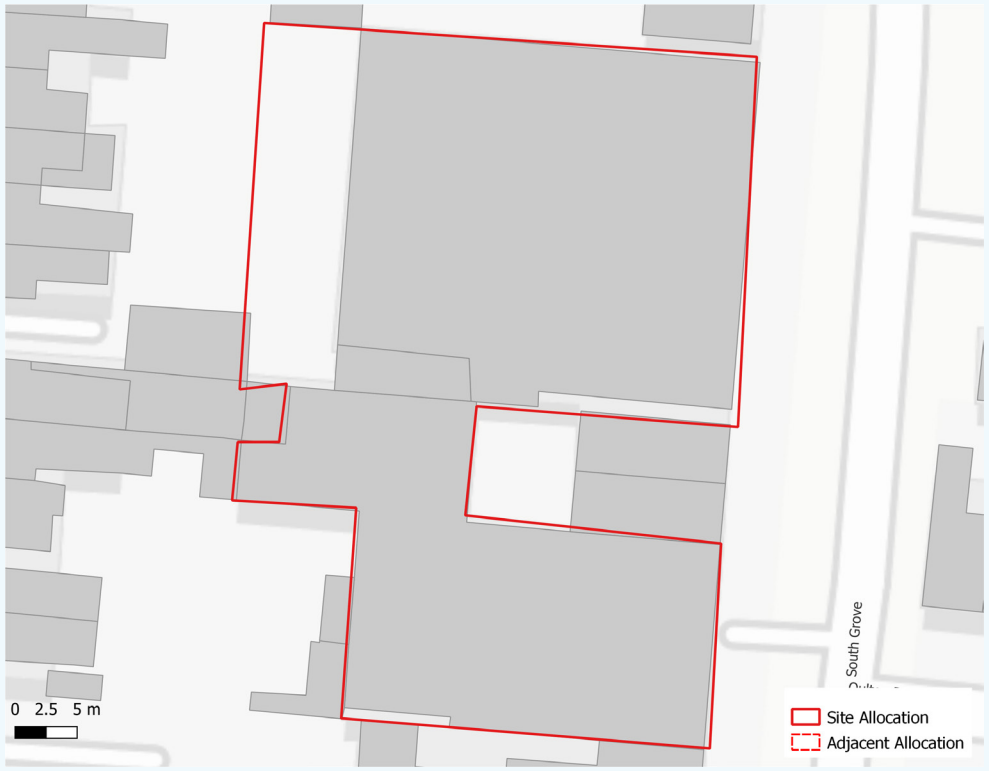


FIGURE 59 | Map of Site Allocation SSSA13

Site Information	Details
Address	17 and 23 South Grove, N15 5QG
Area (ha)	0.17
PTAL	2
Planning designations	West Green Road Corridor PFA: Enhance Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	TBC
Phasing	2027-2031
Ownership	

Table 34 | SSSA13 Site Allocation Details

Proposal

Mixed-use or employment-led development that delivers increased employment floorspace and job opportunities, with the potential for new homes above active ground floor employment uses.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land uses are:

- Light industrial

Acceptable land uses are:

- Employment uses
  - Employment floorspace should re-provided at ground floor level.
  - Employment uses should be compatible with surrounding residential context.
- Residential uses

Built form, character and heritage

- Development should provide active frontages to South Grove Road.
- Heights of 2-4 stories are appropriate, with care required to avoid impacts on surrounding residential uses.

Movement and public realm

- Development should reduce the amount of parking provided, the length of crossovers and improve the adjacent public realm.

Environment and sustainability

- Development should delete greening/new street trees along South Grove