

HIGH ROAD WEST REGENERATION PROPOSALS

MASTERPLAN INFORMATION PACK

Summary of the High Road West Masterplan Framework
& Proposals for White Hart Lane Station.

September 2014



For secure tenants living on the Love Lane Estate the consultation process and information within this document will satisfy the requirements of section 105 of the Housing Act 1985.



Dear resident,

This booklet sets out a summary of the detailed plans for positive change in High Road West that show how we can achieve your priorities and make the area a better place to live and work.

These designs build on consultation last year on three potential options for change, each showing how we could use the £430million new Spurs stadium as a catalyst for greater things – like better housing, more job opportunities and a safer, greener community.

The vast majority of you told us you supported plans for a new public square at the heart of the community, and the expanded designs in this booklet show how it could really bring the area to life as a place to hold outdoor events, relax and visit a first-class library and learning centre.

Surrounding this new square, we could build more than 1,200 modern, high-quality houses and flats – with bigger and better homes at a social rent for all secure council tenants on the Love Lane Estate and a fair deal for leaseholders and private tenants.

With a brand new park, new space for local entrepreneurs to start up businesses and huge improvements to White Hart Lane Station, the future of High Road West could be a place that helps every family have the best chances to fulfill their potential.

Thank you for your enthusiasm and the wealth of ideas and comments you've shared at the drop-in events, fun days and public meetings we've held during the last year. It's been great to meet so many of you and hear your views, and we've spent the last year fine-tuning plans based on what you said you wanted.

This could mean big and exciting changes, so it's really important you read through this pack and share your thoughts on these final plans by filling in the feedback form, visiting our website or coming to our consultation events at The Grange Community Hub on White Hart Lane.

Best wishes,

Councillor Alan Strickland

Cabinet Member for Regeneration and Housing

Have your say by:

- Reading this consultation pack and completing and returning your feedback form using the freepost envelope
- Visiting the exhibition to view proposals and give feedback at the Grange Community Hub, 32-34a White Hart Lane, N17 8DP
- Visiting Coombes Croft Library to view proposals and give feedback
- Visiting www.haringey.gov.uk/highroadwest to view proposals and complete an online feedback form
- Writing a letter to Sarah Lovell, Area Regeneration Manager, 7th Floor, River Park House, Wood Green, N22 8HQ
- Emailing feedback to sarah.lovell@haringey.gov.uk

What is the High Road West Masterplan?

A masterplan is a technical document for an area that shows potential street layouts, public spaces, the amount of housing and where key buildings could be.

Developing a masterplan for High Road West is the best way to ensure we can bring the changes you have told us you want to the area, including more high-quality housing; better job and employment opportunities; tackling crime and anti-social behaviour, and improving community and leisure facilities.

This booklet is a summary of the full Masterplan Framework document for the High Road West area (shown on the map opposite) designed to show you the key changes and design principles of any future development.

If agreed, the masterplan could form part of the Tottenham Area Action Plan – a planning document that will help set the rules for any planning applications in Tottenham.

You can view the full High Road West Masterplan Framework by:

- Logging onto the council's High Road West website: www.haringey.gov.uk/highroadwest
- Viewing a copy of the document at Coombes Croft Library, High Road, N17 8AD
- Viewing a copy of the document at the Grange Community Hub, 32-34A White Hart Lane, N17 8DP
- Viewing a copy of the document at River Park House, 225 High Road, 6th Floor, River Park House, Wood Green, N22 8HQ



Map of the High Road West area.

The story so far

We've worked closely with local residents, businesses and planning and design experts Arup to develop the High Road West Masterplan, based on your ideas and feedback from previous consultations during the last few years.

What's happened so far?

Spring 2012	Arup was appointed to help Haringey Council develop the High Road West Masterplan
Spring – Autumn 2012	A series of consultation events were held to gain a better understanding of residents and businesses' ambitions for the area. These included a design workshop and a project with young people in the area.
April – June 2013	<p>A six-week consultation was held on a series of options for the future of High Road West.</p> <p>Feedback and ideas from the earlier consultation were used to develop three options for change, with each option building on plans for a new open space linking the High Road to a revamped White Hart Lane Station. More than 435 feedback forms were received in response from the community during this consultation.</p>
October 2013	<p>The High Road West consultation report was presented to Haringey Council's Cabinet.</p> <p>The Cabinet approved plans to develop a comprehensive masterplan based on the community's feedback and agreed further consultation should take place with local residents and businesses.</p>
October 2013 February 2014	<p>A five-month consultation was held on Tottenham's Future.</p> <p>This consultation gathered more than 3,700 responses from Tottenham residents, shaping the council's Strategic Regeneration Framework – a 20-year-plan to bring improvements.</p> <p>In north Tottenham, many residents, businesses and community leaders attended Community Liaison Meetings to discuss the key issues for the future of the area.</p>
February July 2014	<p>A series of consultation events were held to help shape the masterplan for High Road West.</p> <p>We held design workshops and one-to-one meetings with residents and local business owners, as well as a trip to a similar regeneration scheme in Hackney.</p>

What you have told us you want in the future and how the plan has responded

We've singled out some of the most important issues many people raised in consultations, workshops and meetings during the last few years.

Here's how the masterplan suggests changes to address your key concerns:

1. Better-quality housing and more housing choice

YOU SAID

You want better-quality housing and more choice. You also want all homes to have open space and access to facilities – particularly for children – and think that homes should not be built in high-rise towers.

WE DID

The masterplan provides 1,200 new homes. There will be a mix of housing types (including houses, flats and maisonettes) and tenures to meet people's housing requirements at all stages in their lives, in particular for families. This will create a mixed and balanced community. All homes will have access to private open space – such as gardens, balconies or shared courtyards.

There are a limited number of taller buildings and these will not be for families or affordable housing.

2. A safer and more attractive place to live and work

YOU SAID

You want a safe and attractive environment to live and work in, as many of you do not currently feel safe in the area, especially at night.

WE DID

The masterplan sets out how new open spaces and a network of streets could ensure that it is easy and safe to walk or cycle through High Road West. There will be better lighting, CCTV and streets that are designed with safety in mind.

A new outdoor performance space and cafés, bars and restaurants mean there could be much more activity in the area, with pedestrian routes feeling safer and more secure.

3. More leisure facilities and activities for young people

YOU SAID

You want more leisure facilities and activities for young people.

WE DID

The masterplan proposes a new sports centre with facilities for young people and children, built in a lively new public open space. A new Community Hub will include a library and learning centre, with plenty of opportunities for young people to find out more about how to find work or set up their own business.

4. New community facilities

YOU SAID

You said that you want more and better-quality community facilities, such as new health services.

WE DID

The new community hub will put new facilities at the heart of High Road West, with a new library, learning and education centre and space for residents to hold events.

There will also be a brand new, modern health centre and community crèche, with a focus on providing better healthcare for people living in High Road West.

5. An improved High Road with a wider retail offer

YOU SAID

You want to see a thriving High Road with a broader range of shops, particularly independent traders. Many people complained about the amount of betting shops and takeaway outlets, and said there should be more cafés and restaurants.

WE DID

The masterplan sets out how Tottenham High Road should be the place where local people are able to do their weekly shopping, with a better range of businesses and new space for entrepreneurs to start their own firms.

Improvements to shop fronts and how the High Road looks and feels will make it more welcoming to shoppers, with a range of new retail units in the White Hart Lane railway arches, providing space for new businesses and existing traders to expand into.

6. More job and training opportunities for local people

YOU SAID

There is a need for more job and training opportunities for local people, and more needs to be done to attract new businesses to the area.

WE DID

The masterplan sets out how High Road West could become a new leisure and sports destination for north London, attracting new businesses around Moselle Square and a revamped White Hart Lane Station in particular. There will be new workspaces behind the shops on the High Road, which will allow existing businesses to expand and provide space for new start-up businesses. There will also be improvements to some existing workspaces.

7. Better quality and more open space

YOU SAID

It is clear that you want more better-quality public spaces, with plenty of green open space for use by the community, with safe play areas for children.

WE DID

The masterplan sets out how the amount of public space could be doubled – with the large Moselle Square and Peacock Gardens park creating a new community heart where families can spend quality time and have fun.

Open space could be what the new High Road West is known for, with relaxing areas outside the revamped White Hart Lane Station and along the road.

The vision of the future High Road West

We've used all of your feedback to create a vision of what High Road West could be like if the masterplan is approved.

High Road West could be a fun, green and safe place to live and work, with a range of modern, high quality homes that meet the needs of residents and offers more choice to get on the housing ladder.

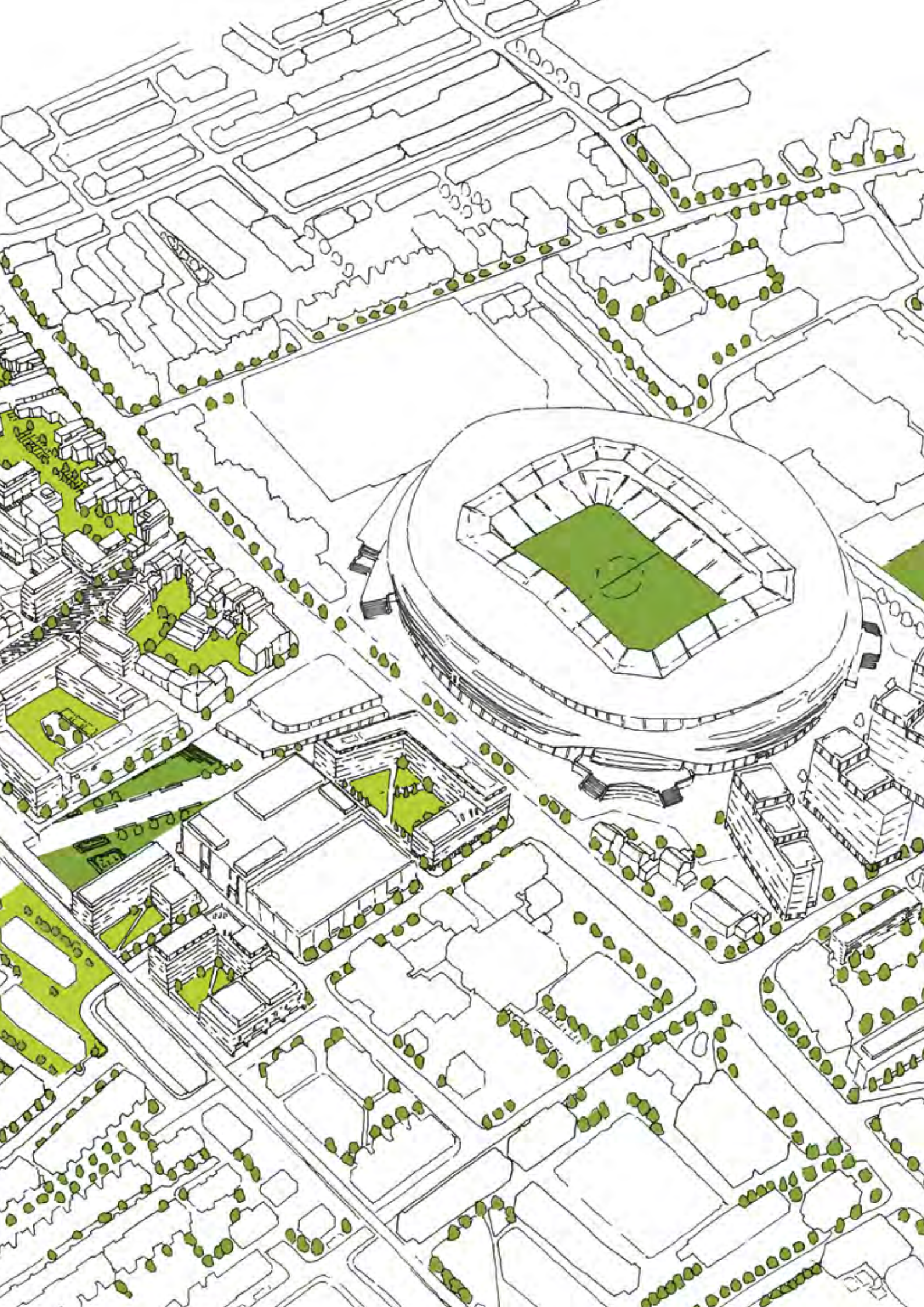
Families and young people will have first class facilities to use, with ample green space, plenty of places to relax and spend time, and an interesting mix of shops and businesses that allow residents to do their shopping while providing long lasting job opportunities for local people.

What will change?

- A new landscaped open space at Moselle Square, with a new library, learning and enterprise centre, open outdoor events space and new cafes, bars and restaurants
- A brand new park, Peacock Park, at the heart of a new residential neighbourhood to the north of the High Road, with children's play space, a free to use outdoor gym, as well as green quiet space to enjoy
- 1,200 new high quality homes, including houses and flats for every secure council tenant on the Love Lane Estate
- A safer, more accessible White Hart Lane Station, with improved train services and a modern entrance to the south, onto a new station forecourt
- An improved High Road with better pedestrian space, as well as a wider mix of shops and businesses to meet all your weekly shop needs locally
- Space for start up businesses to grow, with modern purpose built units, more help to get on the jobs ladder and support for entrepreneurs

To create this vision the High Road West Masterplan sets out a number of principles. These have been summarised and grouped into six themes and are detailed on the next pages.





Theme 1: Design

What will the future High Road West look like?

To bring the changes you've told us you want to see, we've come up with a list of key changes to High Road West that need to happen.

Key principles of change:

- High Road West should have new neighbourhoods and areas – each with their own identities and characters, with different things to do and visit
- A new residential neighbourhood should be created north of White Hart Lane, where new high-quality, modern homes will be built
- A new community heart for High Road West should be built south of White Hart Lane, with new public space and community and leisure facilities. This should be a place that the community can make their own, with space for local events and performances, as well as a destination that will attract visitors and be full of activities
- New pedestrian and cycle routes should make it easier to walk or ride north to south and east to west, making High Road West a safer and more welcoming place to be
- Taller buildings should be placed near to the railway to reduce overshadowing of neighbouring buildings. The heights of buildings will decrease towards the High Road.
- Larger buildings should be located near to the new Tottenham Hotspur stadium
- Important and high-quality heritage buildings should be enhanced where they make a positive contribution to the High Road West area
- High-quality materials, such as brick, should be used throughout all new buildings



A map showing the new plan for High Road West with new key areas



Peacock Gardens
A new residential area with new homes and a large park in the north



Peacock Mews
New business space behind the High Road



White Hart Lane
A new improved White Hart Lane with attractive new public space



High Road
A new improved High Road with shop front and public space improvements



Moselle Square
A new public square surrounded by leisure and community facilities and cafés and restaurants

Theme 2: Housing

A range of housing to support a mixed community

You have told us that you want better-quality homes and more housing choice, with a wider mix of houses, flats and maisonettes, and better support for young people to get on the housing ladder.

The masterplan sets out how every family in High Road West can live in a high quality home that meets their needs in a safe residential neighbourhood.

The key principles of change:

- High Road West should offer at least 1,200 new homes of a different mix, types and tenure
- The existing socially rented homes on the Love Lane Estate should be rebuilt to a high quality and to modern standards for existing residents.
- New homes should be built along traditional street patterns, linked by a network of open and green spaces
- All new homes should have access to private open space (gardens, balconies or shared courtyards)
- All housing should meet new standards* on the size and layout of different rooms, storage and private outdoor space; as well as privacy, daylight and sunlight and environmental sustainability**
- All new homes should be within easy reach of public transport***
- Residential parking should be provided within 100m of the front door, either on street or in "under home" car parks

* London Housing Design Guide (LHDG)

** Code for Sustainable Homes

*** Guidelines set by the Mayor of London for public transport accessibility levels.



Images showing what new housing could look like



Theme 3: Business

A place for business to thrive

You've told us you want High Road West to be a place that supports existing traders, encourages new businesses and provides more opportunities for people to find long-lasting employment. You also want space for start-up businesses that would help more people develop their own business.

The masterplan sets out how High Road West could provide new work and retail space to help more local people to get jobs, along with new workspaces for new businesses and enterprise as well as a better, more attractive High Road with a wider mix of shops.

Key principles of change:

- New leisure businesses should be located between the revamped White Hart Lane station and the High Road.
- Ground floor units around the new Moselle Square should provide opportunities for food and beverage outlets; supporting the existing businesses on the High Road
- New retail units should be built to reinforce the role of the High Road as a place where residents do their shopping, while the shop fronts and the look and feel of the High Road should be improved
- White Hart Lane Station's railway arches should be developed to create new workspaces, as well as retail and food and beverage opportunities
- New workspace should be created behind the High Road
- Parking for businesses and their customers should be provided in a dedicated modern multi storey car park
- Existing workspaces should be gradually improved to allow existing businesses to expand and create space for local entrepreneurs to start their own companies
- Existing industrial businesses should be relocated to suitable sites within Haringey



Image of a new improved High Road



Image of new business space, Peacock Mews, behind the High Road

Theme 4: Open Space

A neighbourhood defined by open space

You've told us you want more better-quality open space which can be used by the community with safe, modern play areas for children and facilities for young people – including a large new community park.

The masterplan sets out how public space should be doubled, with a large new community park and public square – with space for community events and activities.

Key principles of change

- A large new public open space, called Moselle Square, should be created, becoming the new heart of High Road West – with space for local events and activities and new leisure and community facilities
- A purpose built pedestrian route should connect the revamped White Hart Lane Station and Tottenham High Road
- A new high quality public forecourt should be created in front of the new station entrance and the railway arches
- A new public space will be created on White Hart Lane that provides a setting for existing listed buildings
- A beautiful new public park, called Peacock Park, should be created at the heart of the new residential neighbourhood north of White Hart Lane, including new children's play areas and sport and community facilities
- Private landscaped courtyards within residential buildings should provide children's play areas for residents
- Community growing areas should be provided in the community park and in rooftop gardens to help more people grow their own food and plants
- Biodiversity should be enhanced in High Road West with 'living' roofs and walls covered in plants
- New streets to provide better links to existing open space outside of the masterplan area (Lea Valley Park and Bruce Castle Park)





Peacock Park

Northumberland Park



White Hart Lane



Moselle Place

Park Lane

Key

- Study Area
- Peacock Park
- Public Realm Improvements
- Moselle Square
- Semi Private Courtyards
- Potential for Rooftop Gardens
- Behind the High Road
- The High Road

Theme 5: Community Benefits

An area rich in community resources

You told us that you want more community facilities and activities for young people, including places to socialise and have fun. You also told us that you wanted better health and educational facilities.

The masterplan sets out how High Road West should be a place that offers the opportunity for everybody to be a part of the community with first-class facilities to enjoy, learn and be healthy.

Key principles of change:

- A community hub should be built at the heart of High Road West, where Moselle Square meets the High Road.
The hub should provide:
 - A new library
 - Learning and enterprise space
 - Access to council services
 - Community meeting and activity space
 - A community cafe
- A wide range of new community resources should be provided throughout High Road West, including:
 - A new community crèche
 - Improved education opportunities for children and young people through a new school at Brook House and improvements to Northumberland Park School, in addition to the Tottenham University Technical College which opened in September 2014
 - A new purpose built health facility on the High Road providing a new home for a GP surgery
 - A community sports hall



Image looking from the new White Hart Lane Station showing what the large new community hub and community space in Moselle Square could look like.



Theme 6: Transport and Movement

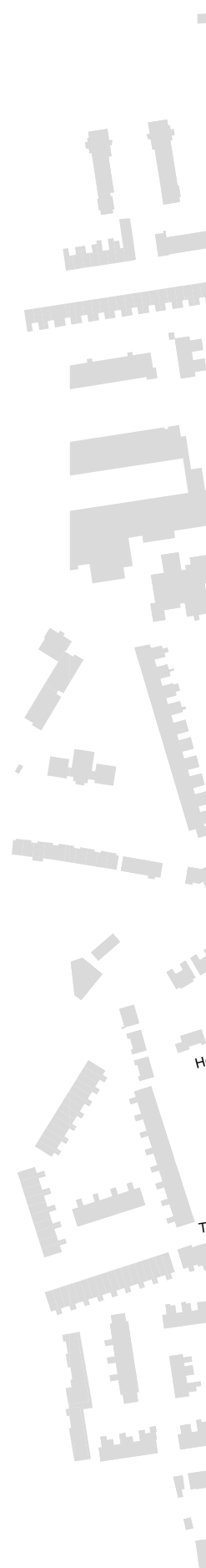
A fully-connected community

You have told us that you want an area that is safe and easy to walk in and around, and that you want to see an improvement in transport connections to High Road West. You have also shown support for the idea of having a new White Hart Lane Station.

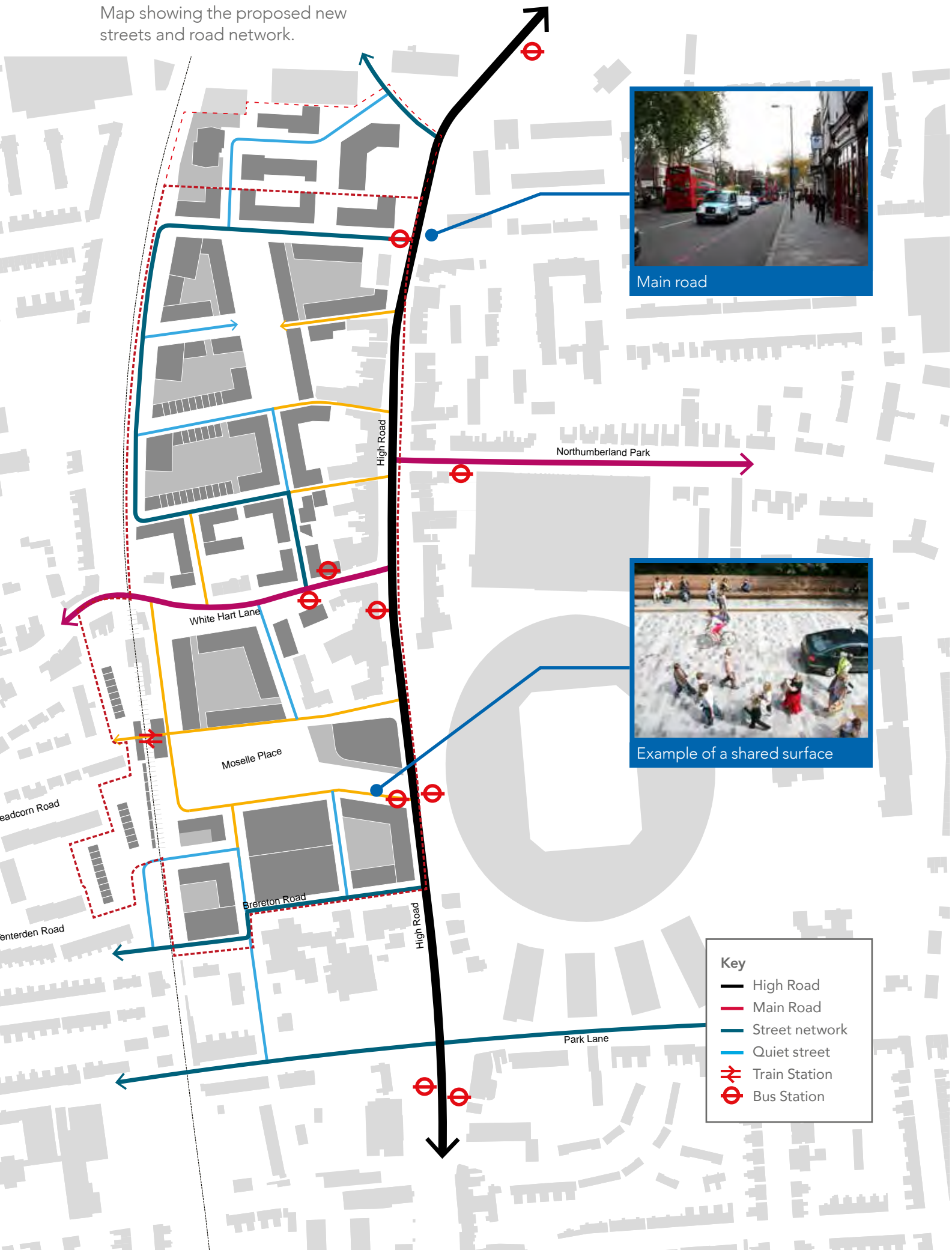
In the future the High Road West community could be well-connected, with new safe routes for pedestrians and cyclists and better public transport accessibility. A new White Hart Lane Station would provide a welcoming gateway to the area with a new station forecourt.

Key principles of change

- High Road West could be fully connected into the rest of Tottenham, with new streets making it easier to get from east to west and from north to south
- Traffic speeds in the area could be reduced by new traffic calming measures, such as widening roads and introducing on street parking
- Cycling could be encouraged through new cycle routes and safe cycle storage
- Bus stops could be improved by integrating into the high quality public realm
- Haringey Council will continue to seek improved public transport
- Car Parks that are well lit and safe will provide residents' parking, as well as on street parking
- Parking for the commercial and leisure businesses and their customers will be provided in a dedicated modern multi storey car park



Map showing the proposed new streets and road network.



Main road



Example of a shared surface

Key

- High Road
- Main Road
- Street network
- Quiet street
- ⊘ Train Station
- ⊙ Bus Station



A new White Hart Lane Station

As part of improving the public transport connections for High Road West, Haringey Council has been working closely with Transport for London (TfL) and the Greater London Authority (GLA) to improve White Hart Lane Station. In 2013 we shared with you our initial ideas and these have been developed by architects Landolt+Brown to include moving the entrance of White Hart Lane Station.

What are the plans for White Hart Lane Station?

The main station entrance will be moved south so that it is located close to Moselle Square; forming a link between the station and the High Road. There will also be a link to Penshurst Road and bus stops on White Hart Lane.

The new station will be:

- safe, secure and provide step free access from the ticket hall to the platforms
- a better and more accessible station for local residents and businesses
- easy to use with information and ticket facilities in one central location
- designed with flexible capacity to cater for visitors and football supporters in a more efficient way
- designed to include secure cycle parking

What are the plans for the arches?

The proposal is to use the council owned land in front of the existing arches to create space for a range of different uses, including:

- **A community growing project**

In the short term, space will be provided for a temporary community garden and growing project in front of the arches for residents to grow plants, fruit and vegetables.

- **New workspace**

In the longer term, new glass fronted workspaces / studios will be provided in front of the arches, adjacent to the new station ticket hall. These will create opportunities for local enterprise and provide valuable employment.

What are the plans for the new public space?

A new public space will be created outside of the station linking the new station with Moselle Square, creating an attractive gateway to High Road West and North Tottenham.

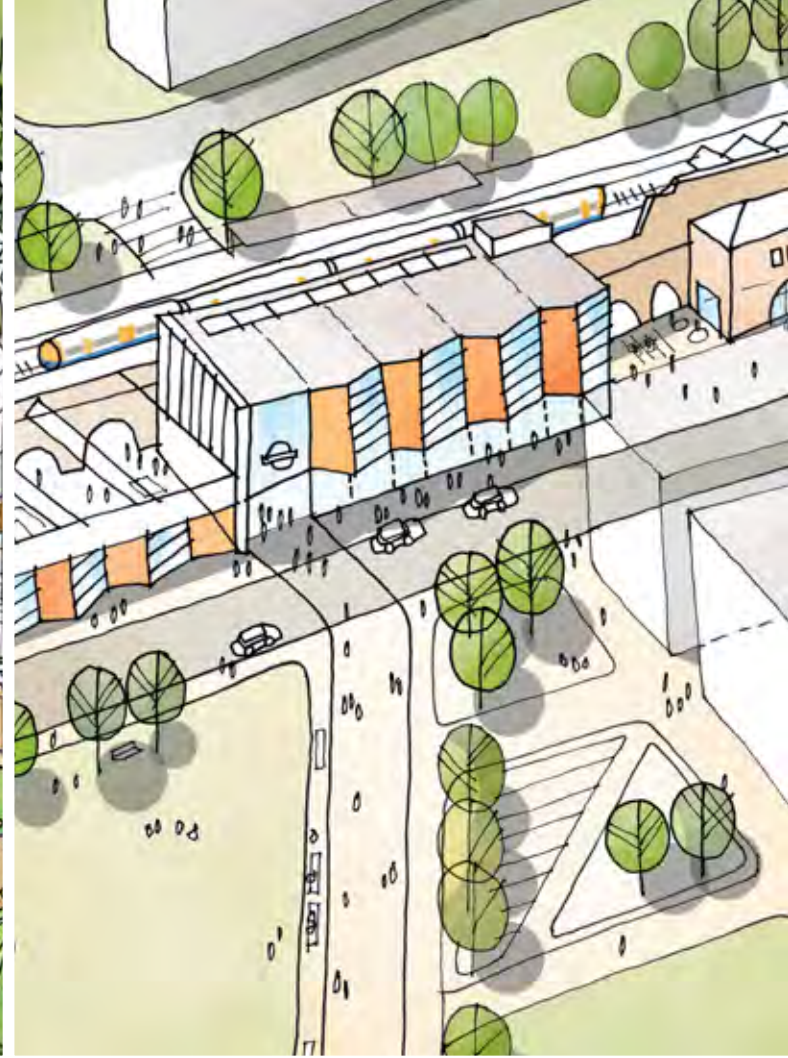
The new station forecourt will:

- ensure that a strong link is retained with White Hart Lane for access to bus stops and local businesses
- provide outside seating and external space for any new cafe located in the historic station building
- be safe with improved lighting and landscaping
- provide cycle parking facilities

Phasing and next steps for White Hart Lane Station

Currently the council, GLA and TfL are working to secure the funding required for this project and when funds are secured a planning application will be submitted. It is hoped this will be in mid 2015. The aim is for a new station to be fully operational in advance of the opening of the new Tottenham Hotspur stadium.

The community gardening project could be started in advance of the new station being built.



High Road West's new places

Station Square - Moselle Square

Moselle Square could be a new landscaped high-quality public space, which will be the community heart of the future High Road West. It will be place full of activities and events, and a destination for residents and visitors. It will become the new welcoming gateway into north Tottenham.

1 A safe and welcoming gateway to North Tottenham

A new White Hart Lane Station could be a major gateway into High Road West. The new design will improve capacity and safety, providing a new entrance and station forecourt that leads to Moselle Square. The station will be designed to cater efficiently for a large number of visitors on match days.

2 The Community Hub

The new Community Hub could be a focal point for the community, crossing both the square and the High Road. This large modern building will provide a range of facilities and resources for the community, including a new library, learning and enterprise centre, community activity and meeting space, and cafés. The hub will have external space and direct access to the amphitheatre and public area in front of the building.

3 Outdoor community and public events space

The square will have a designated area for community events. This includes a large amphitheatre directly outside the new Community Hub, where community activities and events can take place throughout the year. The square will also include a space for public events, which could include having an outdoor ice rink in the winter, viewing large sporting events and pop-up activities.

4 New cafés, bars and restaurants

A mix of new cafés, bars and restaurants could surround the square, which would have external seating areas to create a welcoming and relaxing place.



5 Leisure uses

New leisure facilities such as a cinema and community sports hall could be located in the square, in addition to the new Tottenham Hotspur stadium development.

6 Paved walkway from White Hart Lane Station to the High Road

A paved pedestrian boulevard could provide a direct link from the station to the High Road. On match and event days this boulevard would accommodate a large number of visitors.



Peacock Gardens

North of White Hart Lane, a new residential neighbourhood with open space at its centre could be created, with a large community park called Peacock Park.

A long strip of beautiful green space, Peacock Park could provide a place for quiet relaxation, as well as a range of different outdoor sports and play space, and room for community activities and growing schemes.

Our vision for Peacock Park is a safe, inviting public space, designed with local people in mind, and that is well-used by the community living around it.

These gardens could be shared by the residents, with play facilities for young children. The new residential buildings could contain a range of two-storey family-sized maisonettes and two, three, and four-bed apartments.

Surrounding the park, within Peacock Gardens, will be rows of modern terraced homes could be set around a landscaped courtyard gardens, above 'under-home' parking.



- **A park for quiet relaxation**

The park should be a place where events can take place and community facilities are based, but should also be designed with day-to-day use in mind – somewhere you can go for a picnic and take the dog for a walk.

- **Children’s play space**

The park should provide a range of high-quality secure play space for children and young people that will be maintained to a high standard.

- **Fitness areas**

Increasingly parks are used for exercise and fitness, and Peacock Park should provide opportunities for running, an adventure playground and outdoor gym equipment, as well as multi-use sports facilities.

- **Community growing area**

Peacock Park should have an area where the community can grow plants and food so that green fingered families can get growing.

- **Cafes and restaurants**

The eastern side of the park will be lined with new cafes and shops with outside seating space – increasing the safety of the area and providing more places to eat and drink.

Image of Peacock Park in Peacock Gardens



The High Road and White Hart Lane

The High Road will be an attractive shopping destination for local people and visitors. With a broader mix of shops, including small independent chains, larger high street chains and a large new Community hub, the High Road will offer a wider range of goods and services that will better serve the local community and attract new visitors.

White Hart Lane will be enhanced with an attractive new open space, transport improvements and new shops and cafes.

The High Road will be enhanced through a programme of improvements to refurbish the existing Victorian building stock returning these shops to their Victorian glory and promoting the character of these properties. Improvements to paving, lighting and street furniture will also enhance the attractiveness

A new public space on White Hart Lane will provide an attractive setting for the listed Old Station Master's House and the Grange building with seating and play areas. There will also be improvements to transport with enhanced bus stops, a cycle lane and improvements to the layout to ensure White Hart Lane is easier and more attractive for pedestrians to use. A range of new shops and cafes will also be provided on the southern side of White Hart Lane.

An image showing the High Road





An image showing new improvements to White Hart Lane



Will I be affected?

To build a better High Road West and bring the changes you've told us you want to see, a number of properties would need to be acquired and demolished to allow for new buildings, more homes, improved community and leisure facilities and plenty of open space.

The Love Lane Estate

297 properties on the Love Lane Estate would be demolished, including:

- Ermine House, Charles House, Moselle House, 2-32 Whitehall Street, 3-89 Whitehall Street, 4-18 Brereton Road, 2-28 Orchard Place, 9-39 White Hart Lane, and Kathleen Ferrier Court.

All secure council tenants on the Love Lane Estate would be able to move to new high-quality homes built in the High Road West area and continue to pay a social rent. Haringey Council aims to phase the regeneration so that residents move once, from their current property directly into their new home.

731- 759 Tottenham High Road

The masterplan aims to retain as many High Road properties as possible. However, some properties would be demolished to ensure that improved community facilities, modern retail units and new homes can be delivered. The businesses in these properties will need to be relocated. Haringey Council aims to move these businesses to suitable alternative premises within or near to High Road West and will work closely with individual traders to find a solution that works.

6a-30 and 44-50 White Hart Lane

The businesses and homes in these properties will need to be relocated. The Council aims to relocate these businesses/homes within or near to High Road West and will be working with each individual owner to find suitable relocation solutions.

Businesses in Peacock Industrial Estate, Chapel Place, the Carberry Enterprise Centre and the Goodsyard Businesses in the old Sainsbury's site

To allow for new housing, Peacock Park and modern workspaces to be built, these business properties would need to be acquired by Haringey Council, which would aim to relocate these businesses within the borough and will be working with each individual traders to find a solution that works.

Guides for Love Lane residents and businesses who are affected by the regeneration proposals have been produced. These guides set out Haringey Council's commitments to providing support and fair compensation for those affected. These guides can be found online at www.haringey.gov.uk/highroadwest

Equalities Impact Assessment

An assessment of the Masterplan on the equalities groups in the High Road West area has been undertaken. This assessment identifies that the majority of the principles within the masterplan will have a positive impact on the equalities groups. However, further detailed information on the equalities groups is required and will be obtained through this consultation. The Equalities Impact Assessment can be found on line www.haringey.gov.uk/highroadwest or can be requested by contacting Sarah Lovell on sarah.lovell@haringey.gov.uk or calling 0208 489 2025.

How will we deliver the new High Road West?

You have told us that you would like the community to be kept together and for the disruption to residents and businesses to be minimised.

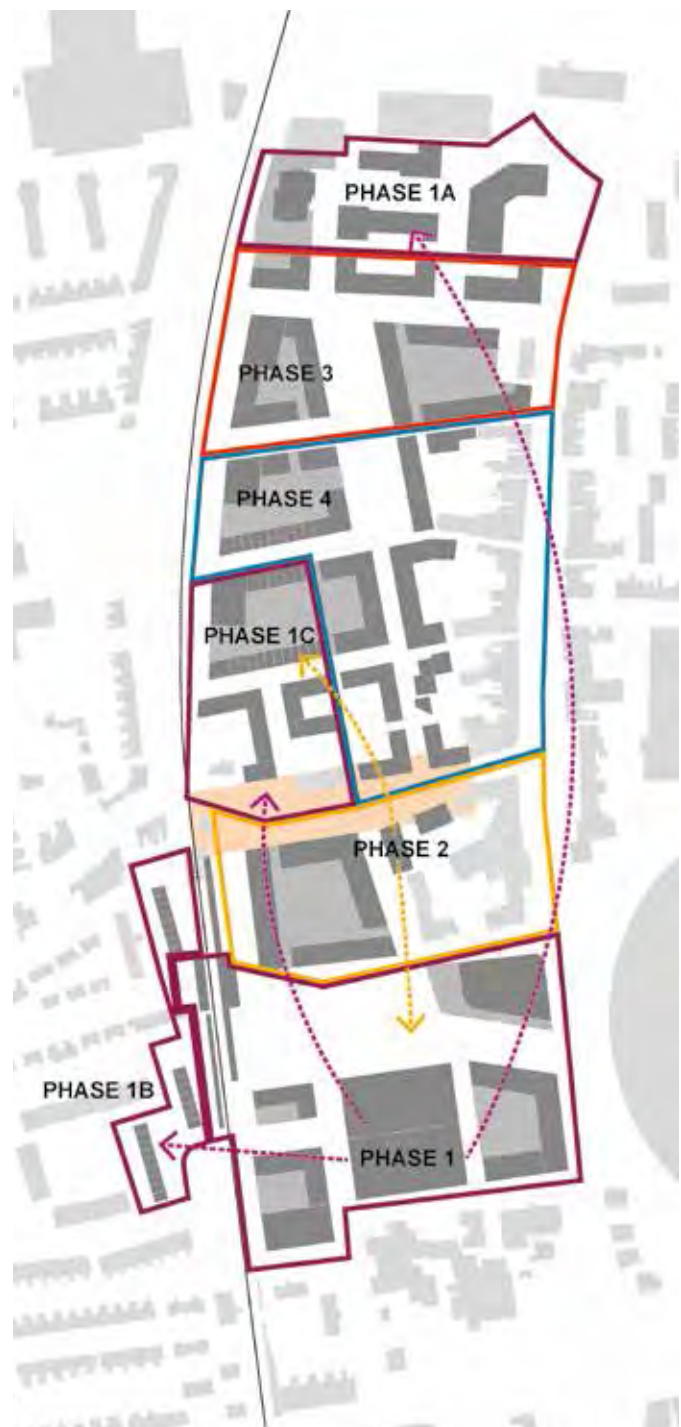
The masterplan sets out how the community could be kept together by gradually bringing improvements during a 15-year period. This plan would be designed so that each quarter of the new High Road West is finished before the next one is started – so that the area doesn't feel like it is in a constant state of upheaval and disruption.

This plan is subject to change, but we've set out some key promises to residents:

- Disruption to local residents and businesses should be minimised and allow the neighbourhood to flourish during the development process
- Each phase of building work should be large enough to allow neighbours to move together and keep their sense of community
- Love Lane Estate residents should be able to move directly from their current home into a new home in a new development
- Empty or vacant land earmarked for development should be used in a creative way that benefits local people – such as temporary gardens, art installations or community events

The proposed four phases of building a new High Road West could be:

1. Phase 1 – New homes will be built in on the old Cannon Rubber factory site in phrases 1A and 1B. This will be followed by the construction of Moselle Square
2. Phase 2 will finalise construction of Moselle Square and will provide improvements to White Hart Lane
3. Phase 3 follows on the former Sainsbury's site to start building Peacock Gardens residential neighbourhood
4. Phases 4 completes Peacock Gardens and the area behind the High Road



Indicative Phasing Plan

Next Steps

Thank you for taking the time to read the proposals for your area.

We hope that you have been able to visit one of the public events at the Grange or have looked at the website.

We are very interested in your views about the principles that inform the Masterplan Framework for High Road West and the proposals for White Hart Lane Station.

A Feedback Form is included in this information pack and is available at all the public events. It can also be completed on line at www.haringey.gov.uk/highroadwest.

The feedback from this consultation will be analysed and reported before the end of the year for Haringey Council to decide whether to agree the masterplan.

If the masterplan is agreed, it will be included within an Area Action Plan. There will be consultation on the plan in late 2014 and early 2015.

Regeneration on this scale is a long-term process and as a result can be frustrating in terms of the time it takes. However, there have already been some positive changes in the area, such as the new Sainsbury's store in Northumberland Park and the new 222 new homes being built in the north of the masterplan area, on the old Cannon Rubber site. There are also plans for the proposed new Tottenham Hotspur Stadium.

For further information:

If you would like to find out more on the regeneration process, please look at our website www.haringey.gov.uk/highroadwest or contact Sarah Lovell, Area Regeneration Manager on Sarah.Lovell@haringey.gov.uk or call 020 8489 2025.

Visit us during one of the drop-in sessions at the Grange Community Hub, visit the website at www.haringey.gov.uk for date and times.



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