

A Plan for
TOTTENHAM



This plan has been produced in partnership with the Tottenham Taskforce

Members:

- Cllr Alan Strickland - Chair of Tottenham Taskforce and Cabinet Member for Regeneration
- Cllr Claire Kober, Leader of Haringey Council
- Cllr Bernice Vanier, Cabinet Member for Communities
- Sir Stuart Lipton, Mayor of London's Tottenham Champion
- David Lammy, MP for Tottenham
- Fiona Fletcher-Smith, Executive Director Development and Environment Greater London Authority
- Paul Head, Principal of the College of Haringey, Enfield and North East London (CHENEL)
- Andrew Campling, Chair of Haringey Business Board
- Paul Finch, Chair of Design Council Commission for Architecture and the Built Environment
- Tony Travers, London School of Economics
- Brian Boylan, Chairman, Wolff Olins
- Matthew Girt, Head of Strategic Development, Diocese of London



Foreword by the Leader of the Council

We share the sense of urgency held by the people who live and work in Tottenham to see the area transformed. We are determined to work with partners, businesses and local residents to build back a better Tottenham after the riots which devastated our community.

We have made progress since the riots of August 2011, but we are determined to see this progress accelerate over the coming months and years so that our words are matched by action.

This document sets out how we will increase the pace of Tottenham's transformation for the better. It is rightly an ambitious programme of change. We have to ensure that we set the bar high. My commitment is to do all that we can to deliver against our ambition.

The plan focuses on:

- Maximising economic growth, jobs, investment, enterprise and new business in Tottenham
- Bringing forward high quality housing
- Making Tottenham a successful and attractive place to live and work

We know that part of realising Tottenham's potential lies in enabling its young people to succeed. This enterprise needs to be matched with opportunity. This dynamism,

aligned with excellent transport infrastructure and developable land, provides a once in a life time opportunity to transform Tottenham. This plan outlines how together we can seize this opportunity.

It is critical we continue to build confidence in Tottenham as a place for all to invest in. Working with the Mayor of London we have secured the commitment of almost £1bn of investment through major developments in Northumberland Park and Tottenham Hale.

Along with the Mayor, we will be investing £40m on a range of programmes that will create high quality public spaces, provide more flexible workspaces to encourage business and entrepreneurship, transform the retail offer and create a new civic heart of Tottenham.

In order for us to realise our ambitions for Tottenham, all of us - whether we live, work, visit or invest in the area - need to share a determination to succeed. I hope that when you look at this plan you will share the ambition, and that you will share in the joint effort needed to deliver a better Tottenham for all.

Cllr Claire Kober
Leader – Haringey Council



Foreword by the Mayor of London

Tottenham is full of potential. It is an area of the capital which is brimming with opportunity and ripe for investment, but not to the detriment of the local people and businesses who have made it the hub of entrepreneurialism and creativity that it is. I want to see the area regenerated with the support of the people who live and work there, which I know is the ambition of the council too.

This is why I am working very closely with the London Borough of Haringey. I hope to see a real change in the area with more people in jobs, young people trained to go out and seek work both locally and further afield in the capital, and inject investment, create growth and build housing in the area.

This Plan for Tottenham is an important document describing our aspirations for the area and where it is going. It is a vision to make Tottenham a better place for everyone.

I know that the people of Tottenham are proud of their neighbourhood and I look forward to watching the area flourish.

A handwritten signature in white ink, which appears to be 'Boris Johnson', written in a cursive style.

Boris Johnson
Mayor of London

Tottenham

This map shows Tottenham within its existing context – excellent transport connectivity, green spaces and waterways, key development schemes and opportunities for improvement.

LEGEND

Opportunity areas ■

- A Northumberland Park
- B Tottenham Hale
- C Seven Sisters

Key sites ■

- 1 Tottenham Hotspur Football Club development
- 2 Wards Corner
- 3 Hale Village
- 4 Apex House
- 5 Marsh Lane
- 6 Post Office site (530-536 High Road)
- 7 St Ann's
- 8 Hale Wharf
- 9 Lawrence Road
- 10 Ashley Road South
- 11 Brook House
- 12 700-702 High Road
- 13 Carpetright
- 14 7-8 Bruce Grove

Tottenham Green cultural assets ■

- 15 Tottenham Town Hall
- 16 Leisure Centre/Library
- 17 CHENEL
- 18 Bernie Grant Centre

Key employment areas ■

- 19 Rangemoor
- 20 South Tottenham
- 21 Brantwood Road
- 22 Garman Road

Infrastructure and public realm improvements ■

- 23 Tottenham Green improvements
- 24 Tottenham Hale gyratory
- 25 Bruce Grove heritage and public realm improvements
- 26 Tottenham Hale bus station and public realm improvements
- 27 Stadium approach

Transport

- Victoria Line





23 mins to Liverpool St
White Hart Lane

30 mins to Stansted

Bruce Castle Museum

639 Enterprise Centre

Northumberland Park

Bruce Grove

DOWN LANE PARK

Tottenham Hale

10 mins to Stratford

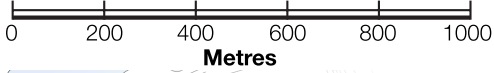
Seven Sisters

Seven Sisters

Markfield Bear Engine Museum

10 mins to Kings Cross

20 mins to Liverpool St



Our ambition for Tottenham:

'A place everyone is proud to be part of'

Historically, Tottenham has always been a desirable and successful location. Its flourishing high street, a wide range of quality housing and plenty of employment opportunities created a successful place that attracted people from all over the world. Now it will again be a successful place, playing a key role as a growth hub within London's economy.

Whilst there are challenges that need to be addressed, Tottenham already has a lot going for it. The waterfront and open spaces of the Lee Valley Park, Premier League football at Tottenham Hotspur Football Club, the proximity to the City and the West End and the historic high street mean that it is already well placed to be a residential, leisure and business destination. Confidence in the area continues to increase - the club's decision to invest over £430m in their stadium led development scheme, alongside the significant continuing development at Tottenham Hale, means that total investment is already approaching £1bn.

Our plan is to redefine Tottenham into a series of distinct, yet complementary, places that draw on their own strengths and competitive advantages. Places like Northumberland Park, Tottenham Green, Seven Sisters and Tottenham Hale will become destinations in their own right with much more focused retail and leisure offers.

We will make Tottenham better for everyone. We will ensure that current residents benefit fully from new development and investment. This will include clear targets for local jobs and training opportunities from S106 agreements and public sector procurement contracts. There will be more high quality housing with better housing choices. We will prioritise enterprise, growth and attracting new businesses to the area. Tottenham will be clean and attractive with a better range of high quality public open space, shops and activities that will encourage residents to stay in the area and attract new visitors.

We know that our vision is dependent upon ongoing private sector investment that brings forward development and business growth of the highest quality and that complements the area's character and heritage. While this regeneration journey is starting against a backdrop of economic downturn and reduced public sector resources, we are confident that this vision is realisable. We are committed to using our own assets, buildings and powers as flexibly as possible to support regeneration. We will press our public and community sector partners to do the same.

“This plan sets out an ambitious and deliverable vision for making Tottenham better for everyone. As the Mayor of London’s Tottenham champion, I have been incredibly impressed by the energy and enthusiasm of the local community to see positive change and improvement, and the commitment from the Council and the Mayor of London to get on and deliver this.”

Sir Stuart Lipton,
Mayor of London’s Tottenham Champion

When we realise these opportunities the level of change will truly transform Tottenham. By 2025, there will be:

- Up to 10,000 new high quality homes
- Over 5,000 new jobs created or accessed with almost a million square feet of employment and commercial space added
- A new leisure destination in Northumberland Park, serviced by a new White Hart Lane station and improved public realm that enhances the local high street and becomes a genuine year round destination
- A new civic hub and excellent open space at Tottenham Green
- A new gateway to Seven Sisters
- A revamped station at Tottenham Hale, suitable for an international transport and growth hub

Tottenham will be an outstanding place to live, work, visit and stay.



**Tottenham Town Hall,
Tottenham Green**



Tottenham Now

Location and context

Tottenham is part of the London Borough of Haringey, situated in central north London. With a population of over 90,000, making up around 40% of Haringey's total, it has high public land ownership and low land values. It is defined along its eastern boundary by the Lee Valley reservoirs and to the west by the urban centres of Finsbury Park, Green Lanes and Wood Green.

Tottenham is a key strategic growth area within the Upper Lee Valley Opportunity Area and the London-Stansted-Peterborough growth corridor. It is well connected by road and rail to the City and the West End of London. Tottenham's economic geography is based upon various centres of economic activity on the transport corridor of the High Road (A1010) which connect Tottenham and the M25, the City and central London. These centres include the Tottenham Hotspur stadium in Northumberland Park (where planning consent has recently been granted for a £430m leisure and mixed use development scheme), the retail heart of the High Road at Bruce Grove and the gateway to Tottenham at Seven Sisters in the south.

Transforming Tottenham is a strategic priority for Haringey Council and it is an essential component of our overall vision for shaping 'one borough with one future'. We are committed to tackling the inequalities that exist across the borough and driving forward regeneration in Tottenham will play a huge role in addressing these and supporting our vision for building a better society in Haringey.

Our ambitions to increase enterprise and employment, promote more high quality housing and home ownership and investing in making Tottenham a successful and attractive place are not happening in isolation. Our Local Development

Framework (LDF) and Housing Strategy provide the policy and strategic framework to make this happen.

Exploiting the opportunities

Tottenham offers some exceptional opportunities, including sites that are ready for development now, miles of open spaces and river frontage, excellent transport infrastructure and commitment to investment and regeneration from the Council, Mayor of London and central government.

The 2012 GVA / Centre for Cities 'Evolving London: Future Shape of the Capital' report identified this area as one of the ten areas to watch for major development activity over the next ten years.

Tottenham is extremely well positioned to become a new centre for growth in north London. Just one stop away from Stratford and 20 minutes away from Liverpool Street and the City, we anticipate demand for high quality housing and flexible workspace in an attractive setting. The West End is only 12 minutes away and Tottenham Hale is the first London interchange for the millions of visitors entering the UK from Stansted Airport (only 30 minutes away). It is anticipated that the preferred route option for Crossrail 2 will connect Seven Sisters and Tottenham Hale with Hackney, central London and beyond. Its location, sites, connectivity and young entrepreneurial population means that it can offer business growth in key growth sectors, including green technologies, manufacturing, creative industries, social media and logistics.

Embedded within our approach is a determination to exploit opportunities from the low carbon economy for Tottenham. Council led development will be used to support high profile low carbon demonstrator projects. In partnership with neighbouring boroughs, a clear vision and investment plan for low carbon infrastructure, as well as the completion of a decentralised energy network for the Upper



Lee Valley (ultimately connecting to the Olympic Park), will support our ambitions for low carbon economic growth, jobs creation and business competitiveness.

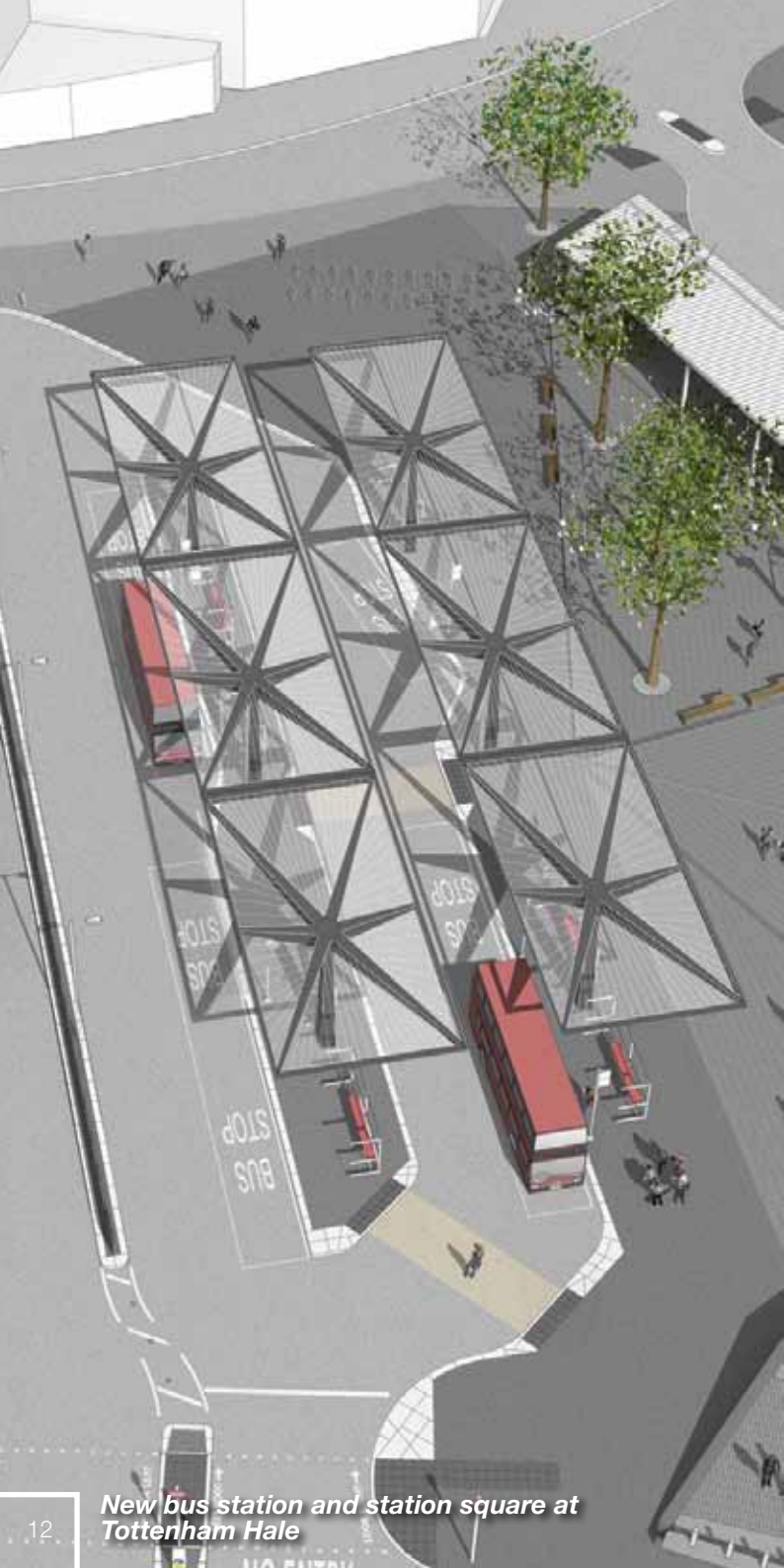
To realise positive change in Tottenham we will create the conditions for growth to occur.

In February 2012, the Council's Planning Committee unanimously approved Tottenham Hotspur Football Club's plans to invest £430m in a new stadium led development scheme in Northumberland Park. This facility will bring in over a million visitors a year to the area and is the first phase of ambitious plans to transform Northumberland Park into a leisure destination for north London, creating thousands of new jobs and homes.

Whilst this regeneration journey takes place against a backdrop of economic downturn and reduced public sector resources, we are confident that the transformation of Tottenham is realistic and realisable. We will take active, practical steps to be business and investment friendly – this includes making speedy planning decisions, as well as using our own assets, buildings and powers as flexibly as possible to support regeneration. We will work with our public and community sector partners to take the same flexible approach. The Mayor of London is fully committed to delivering regeneration in Tottenham and we are jointly investing £41m as seed corn funding to pump prime further investment in the area. We are determined to take advantage of innovative funding streams, such as Tax Increment Financing, to kick start the infrastructure investment that is crucial to bringing forward regeneration







We will support and drive regeneration opportunities through these four key areas of change:

Northumberland Park – through a new master plan and investment framework for the area we will encourage the development of a mixed use leisure destination, including new housing choices and transport infrastructure improvements.

Tottenham Hale – this 39 hectare site provides the opportunity for a comprehensive range of uses, supported by a refreshed Tottenham Hale Master Plan to deliver a new urban centre, 4,000 new jobs, high class transport hub and connectivity improvements with Tottenham Green, Seven Sisters and the High Road.

New bus station and station square at Tottenham Hale

Tottenham Green and Seven Sisters – existing arts, leisure and civic uses will be complemented by restaurants, cafes and bars at the Green to turn it into a fun ‘Heart of Tottenham’, with comprehensive mixed use redevelopments and creative industries supported at Seven Sisters. An Asset Management Plan for Tottenham Green and Seven Sisters will be put in place to lift the quality of the environment, underpin new developments at Wards Corner and Apex House and revitalise the streetscape.

The High Road – high quality mix of retail and leisure uses will be encouraged along with intensification of sites where they enhance the historic High Road setting. A High Road Improvement Plan to revitalise the whole of the High Road and create identifiable and distinctive retailing and leisure centres at Bruce Grove, Seven Sisters and North Tottenham will support this.

Whilst this plan emphasises the physical changes that will be happening in Tottenham, it is just as focused on achieving the investment and change that will improve the quality of life for everybody through new jobs and enterprises, more high quality housing and the creation of strong neighbourhoods throughout Tottenham.



Newlon housing scheme, Tottenham Green



Tottenham's Future

Extensive consultation with residents, businesses and potential investors has provided us with a clear picture of what is required to drive change. You have told us you want to see:

- A stronger local economy
- More high quality housing
- Excellent public spaces and transport
- Confident communities

In order to deliver these outcomes we have developed a clear, five point plan for change through to 2025.

Working with residents, businesses and investors, we will:

1. Transform Northumberland Park into north London's premier leisure destination with new high quality housing and improved transport options
2. Create a fun, civic heart at Tottenham Green and turn Seven Sisters into an impressive gateway into Tottenham
3. Promote Tottenham Hale as a new centre for growth, exploiting excellent transport connections
4. Consolidate and revitalise the retail experience on the High Road
5. Improve the quality of life for everyone – encourage investment, jobs, economic growth, quality housing and strong neighbourhoods

Northumberland Park

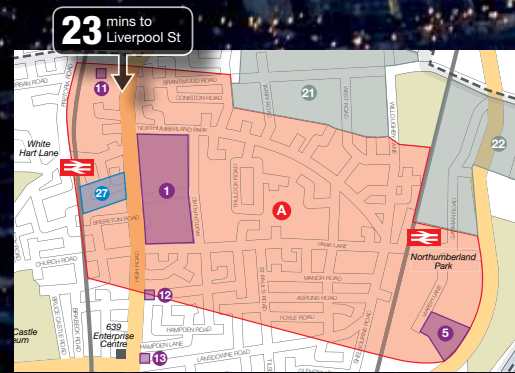
A leisure destination
for North London

Looking to the future – Northumberland Park in 2025

We will transform Northumberland Park into a premier location for leisure activities, high quality housing, increased employment opportunities for local residents, improved public space and better transport options.

Northumberland Park's regeneration will be spearheaded by Tottenham Hotspur's stadium led development scheme which will create a leisure destination for north London. This £430m investment will create over 800 jobs, 285 new homes, major modern retail facilities, high quality office space and community facilities. It will attract over a million visitors to the area each year and create an international standard sports and events venue. The new stadium development will also be the catalyst for wider change in the area.

Bringing forward this change means establishing Northumberland Park as a desirable place to live and work. New residential development will focus on promoting home ownership to create a better balance of housing in the area. Existing housing will be refreshed providing new homes for residents. Guided by an exciting master plan, change in Northumberland Park will proceed through phased redevelopment.



LEGEND

Opportunity areas

A Northumberland Park

Key sites

- 1 Tottenham Hotspur Football Club
- 5 Marsh Lane
- 11 Brook House
- 12 700-702 High Road

Key employment areas

- 21 Brantwood Road
- 22 Garman Road

Infrastructure and public realm improvements

- 27 Stadium approach

An aerial night-time rendering of the Tottenham Hotspur Stadium and its surrounding development. The stadium is the central focus, illuminated from within, showing the pitch and stands. The stadium's exterior is dark blue with 'TOTTENHAM HOTSPUR' and the club crest visible. To the right, a modern multi-story residential or commercial building with green roofs is shown. The surrounding urban area is filled with various buildings, streets, and lights, creating a vibrant cityscape.

"We are committed to Tottenham and excited about its future. Working in partnership with the Council, we believe that our major investment can genuinely support the transformation of Northumberland Park into one of London's most exciting regeneration areas."

Daniel Levy, Chairman Tottenham Hotspur FC

The new Spurs stadium will be a catalyst for wider area change



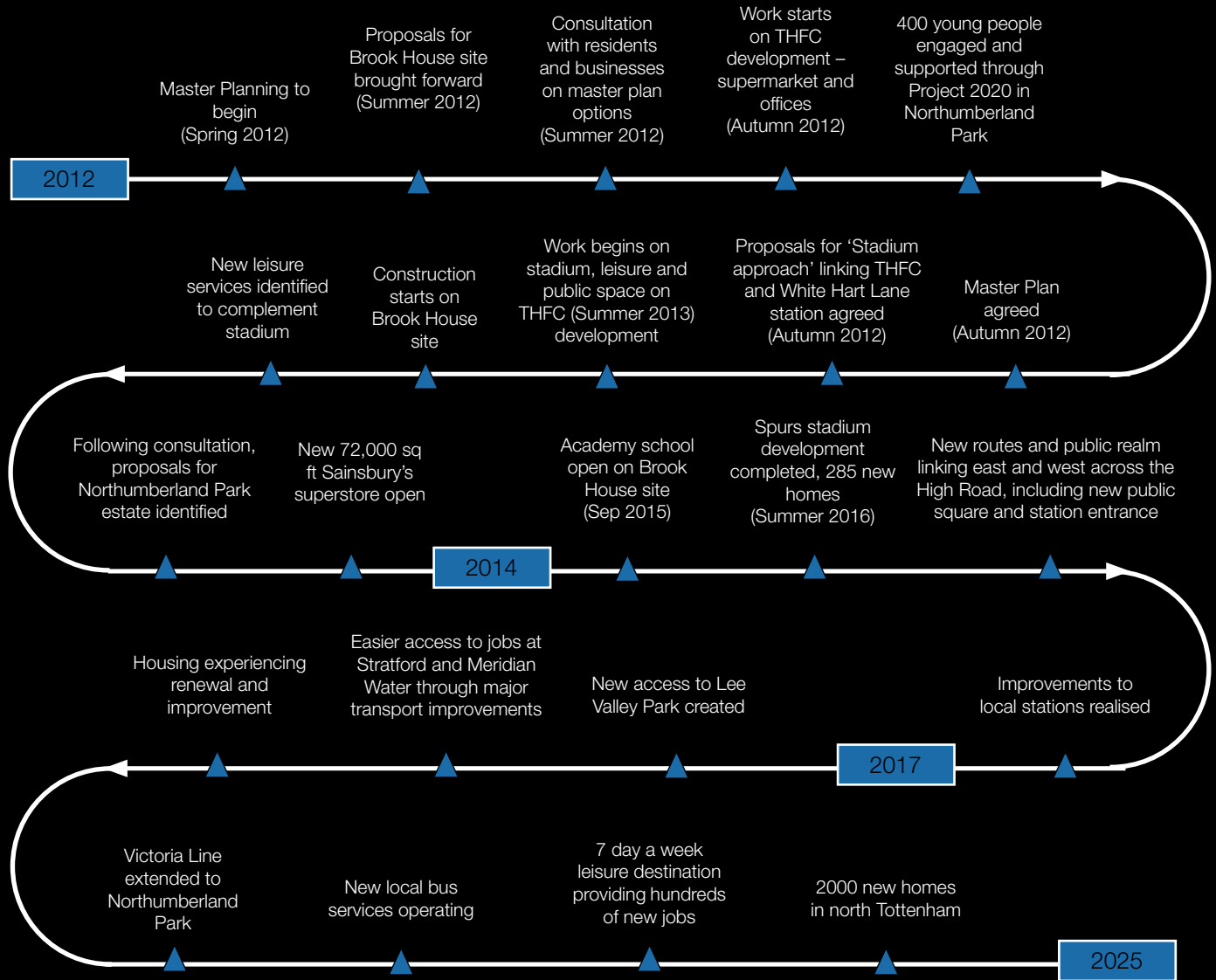


Complementing the stadium development, the area west of the High Road will see comprehensive change. This will begin with new housing, a school and other community uses at the Brook House site, new public space linking White Hart Lane station with the stadium and new routes through to Bruce Castle Park. Following local consultation, the next phase will see the comprehensive improvement of the Northumberland Park estate. Underpinning the creation of these new neighbourhoods will be new public spaces and the development of new access points to the open spaces of the Lee Valley Park to genuinely draw it into everyday life in Tottenham.

Transport connectivity will be improved through close partnership working with Transport for London and Network Rail. There is potential for a Victoria Line extension to Northumberland Park, increased services on the West Anglia line, improvements to Northumberland Park station, a new White Hart Lane station and better local transport options connecting up local neighbourhoods.

Achieving this change is realistic and realisable. There is a high concentration of public sector owned land in the area. We will explore all options, including using our assets to work with a long term delivery partner, for using this land flexibly to bring forward the comprehensive regeneration of the area. This investment, along with a range of other social and economic programmes identified within this plan, will lead to a transformation of the area and transformed life chances for local people. Change in the area will be phased and we are determined to develop a consultation approach that will ensure the community genuinely owns the plans for change.

Achieving our ambitions for Northumberland Park



Tottenham Green and Seven Sisters

A civic heart and
stunning gateway

Looking to the future – Tottenham Green and Seven Sisters in 2025

Tottenham Green will be enhanced, promoted and transformed into the heart of public and civic life in Tottenham. It will become a destination of choice for local residents and visitors with restaurants, cafes and bars creating a real sense of fun and excitement in the area. It will be linked to a stunning new gateway into Tottenham that will be developed at Seven Sisters.


Tottenham Green is the largest public space on the High Road and is surrounded by significant leisure, cultural and educational assets – CHENEL, Tottenham Town Hall, the Holy Trinity Church, Tottenham Green Leisure Centre, the Marcus Garvey Library, Bernie Grant Arts Centre and the Tottenham Enterprise Centre. This already desirable area will be turned into the civic heart of Tottenham. Following £1.5m investment, the Green itself will be transformed into a high quality public space suitable for markets, events and community activities, alongside a newly improved leisure centre. The Council will also commit itself to working with other public bodies to create a public service hub in the area.





Proximity to central London, community leisure facilities and sites for development make this a compelling investment opportunity.

Seven Sisters Regeneration Project



“Seven Sisters is the gateway to Tottenham and an important local centre. We are confident that our investment will deliver exciting and transformational change for the residents and businesses of south Tottenham, acting as the catalyst for further improvement in the area.”

David Walters, Development Director
Grainger PLC

By 2025, Tottenham Green and Seven Sisters will be the ideal place in London for people to live, work and have fun .

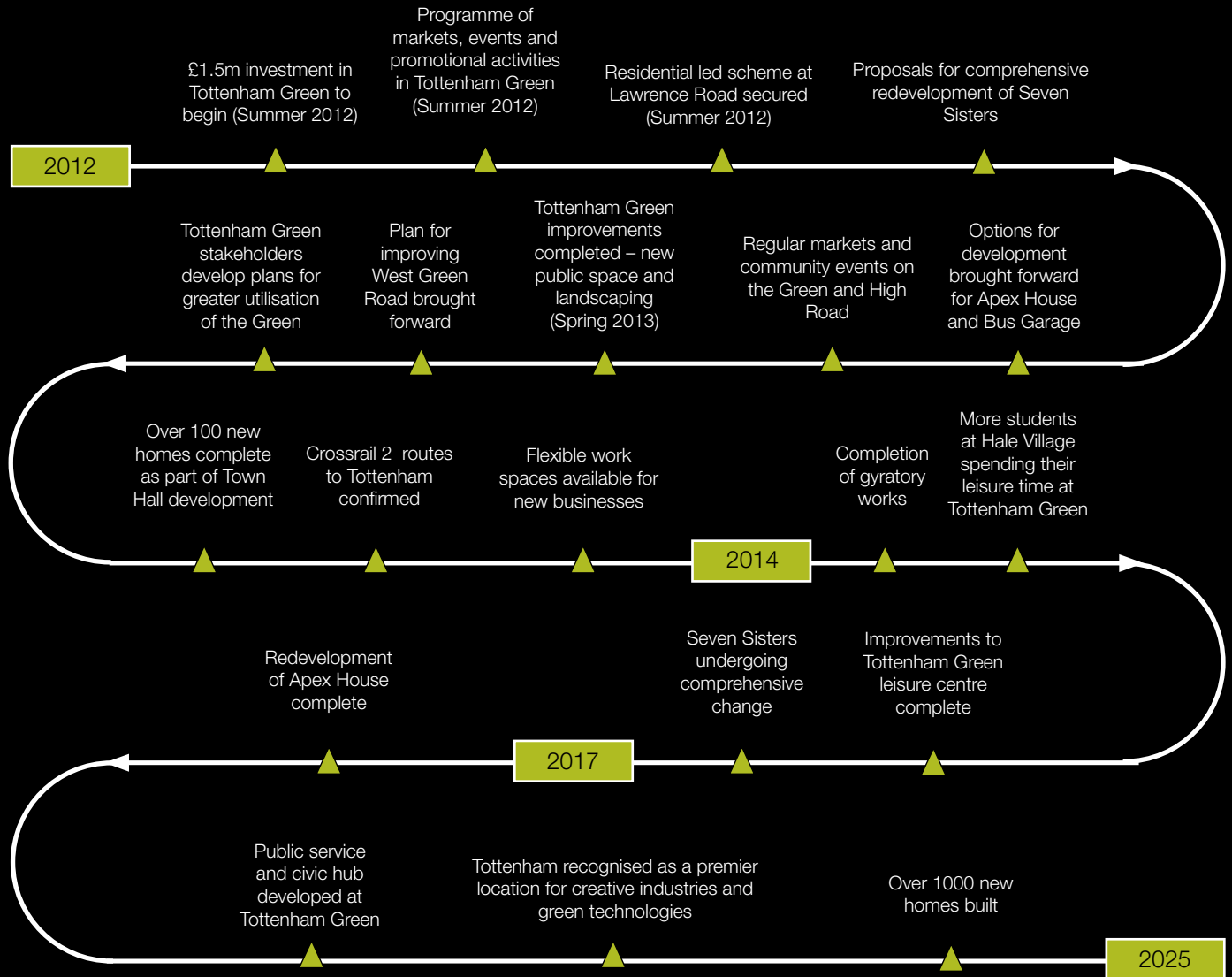
Following improvements to local amenity from the removal of the gyratory system, the area will become a more desirable location for those seeking to work or study in central London whilst enjoying the full range of leisure and recreational activities that Tottenham Green offers. Development briefs will be brought forward for key sites in the area, including the bus garage and Apex House.

Tottenham Green and Seven Sisters will be more closely connected to each other by improved public space along the High Road and pro-active management of the environment. To make this connectivity real, the public space will be activated with commercial and community activities to ensure it is well used and busy.

Seven Sisters will be a gateway to Tottenham and the High Road – a gateway that is well designed, well used and well cared for. The comprehensive redevelopment of Wards Corner will bring 40,000 sq ft of much improved retail space, including space for the re-provision of the Seven Sisters market, up to 196 new homes and excellent public spaces. A key part of the Seven Sisters gateway will be an opportunity for a new residential led development at Apex House as well as a more focused retail offer in the area that draws in West Green Road more effectively and complements the emerging plans for Lawrence Road to the west.

The wider Seven Sisters area has an array of light industrial premises that are suitable for a range of growth sectors – green technologies, creative industries and logistics in particular. These premises will be developed into flexible, high quality work spaces that encourage new businesses to locate and grow here.

Achieving our ambitions for Tottenham Green and Seven Sisters



Tottenham Hale

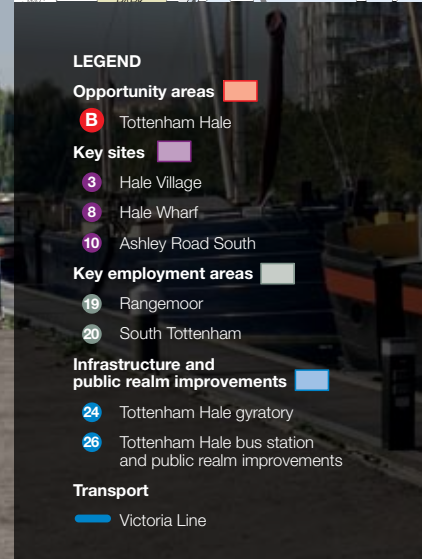
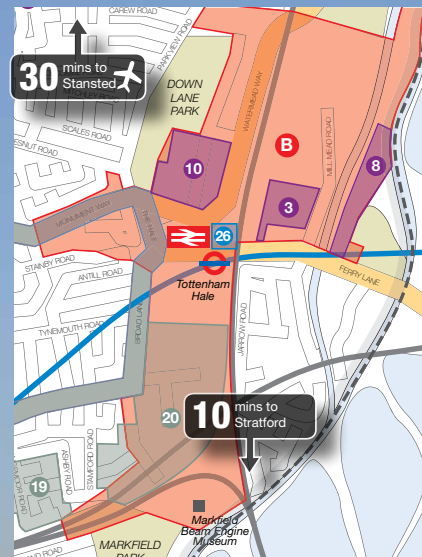
A new centre for growth

Looking to the future – Tottenham Hale in 2025

The Hale will become a new town centre and deliver 4,000 new jobs, 5,000 new homes and a wide range of community and commercial services. It will use its proximity to Stratford and Europe to become a significant centre for growth in north London and the Lee Valley corridor.

Guided by a new master plan for the area, we intend to build on the existing half a billion pound Hale Village development scheme to create a new town centre and growth hub for north London. Once completed, the Hale Village scheme will provide over 1,200 homes, over 1,000 students units, new community facilities and improved routes into Lee Valley Park.

Hale Wharf will become a high profile landmark development to showcase the waterfront location. It will be residential led (up to 300 units) with a mix of retail, leisure and workspace on lower floors of the highest design quality. The adjacent areas of Ashley Road and Broad Lane will attract new businesses, particularly those investing in low carbon technologies, skills and services.





RENAISSANCE

The ambitious Hale Village scheme is starting the Hale's journey to becoming a new town centre and growth hub



Hale Village, Tottenham Hale



A new station at Tottenham Hale will enhance its status as a transport hub for north London – capitalising on its location in the north London growth corridor and its proximity to Stratford and Europe. As well as being an attractive office location, it will also provide access to jobs and markets for local residents and businesses located in the expanding Hale town centre. This will be further enhanced by increased capacity on the West Anglia Line and the expected designation of Tottenham Hale and Seven Sisters as Crossrail 2 stations.

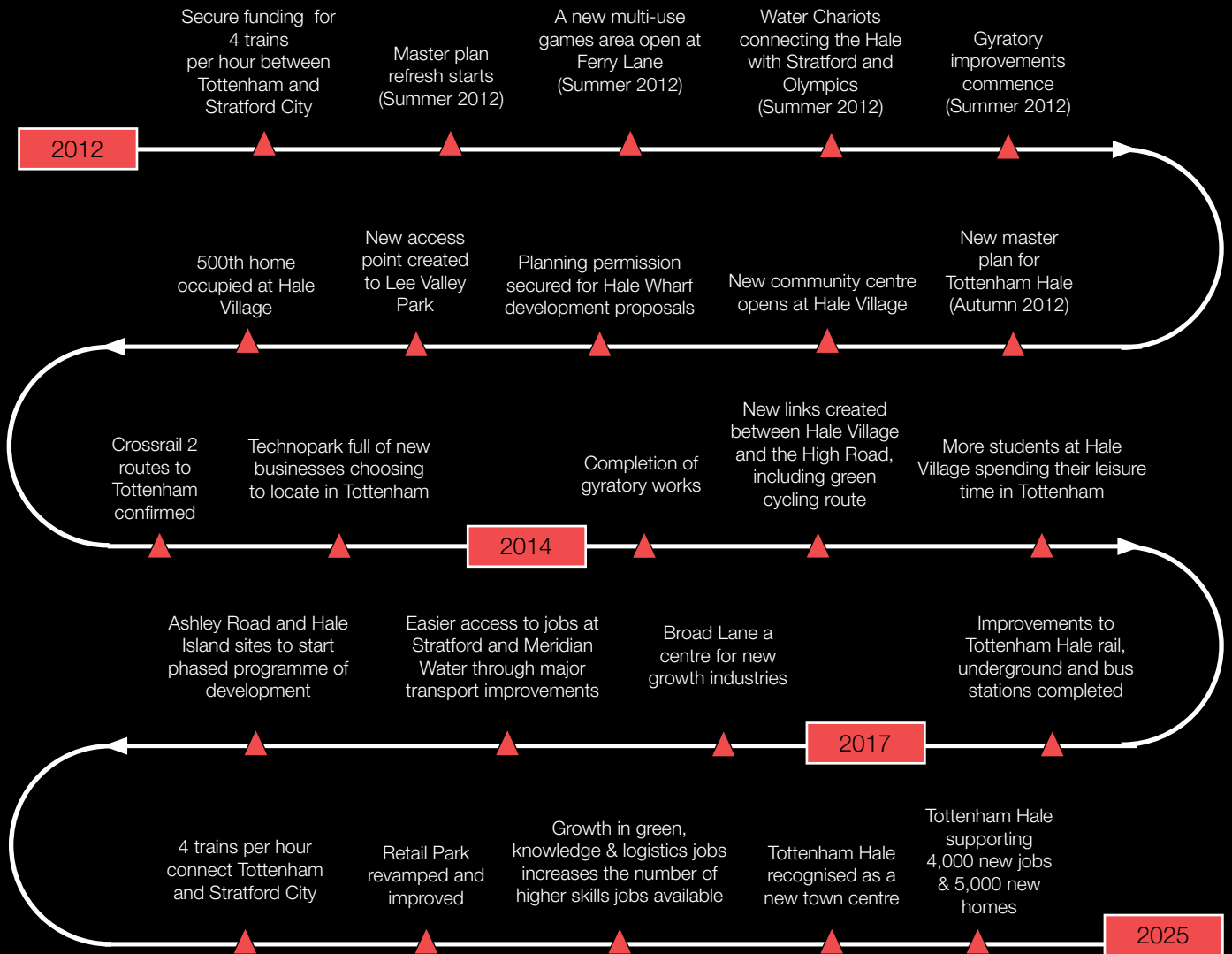
Connections between the Hale and the High Road will be improved significantly. There will be new green links, pedestrian and cycling improvements, improved legibility and the reversion of the gyratory to two way traffic. This will unlock development opportunities between the Hale and the High Road. Monument Way itself will be transformed from a fast moving transport route into a local road with enhanced green space and public realm providing improved access to and from nearby neighbourhoods.

The River Lea and Lee Valley Regional Park are fantastic assets. They will be properly exploited through improved access to the river frontage and to the park; this will bring significant benefits to The Hale and increase the area's attractiveness. A new Water Chariots boat service will start to provide direct connections between Tottenham Hale and Stratford on the River Lea.

“Lee Valley Estates and our partners have already invested over £300m in our Hale Village scheme. We are committed to Tottenham and look forward to working with the Council and Mayor of London to see the area reach its full potential”

Michael Polledri, Chairman of Lee Valley Estates

Achieving our ambitions for Tottenham Hale



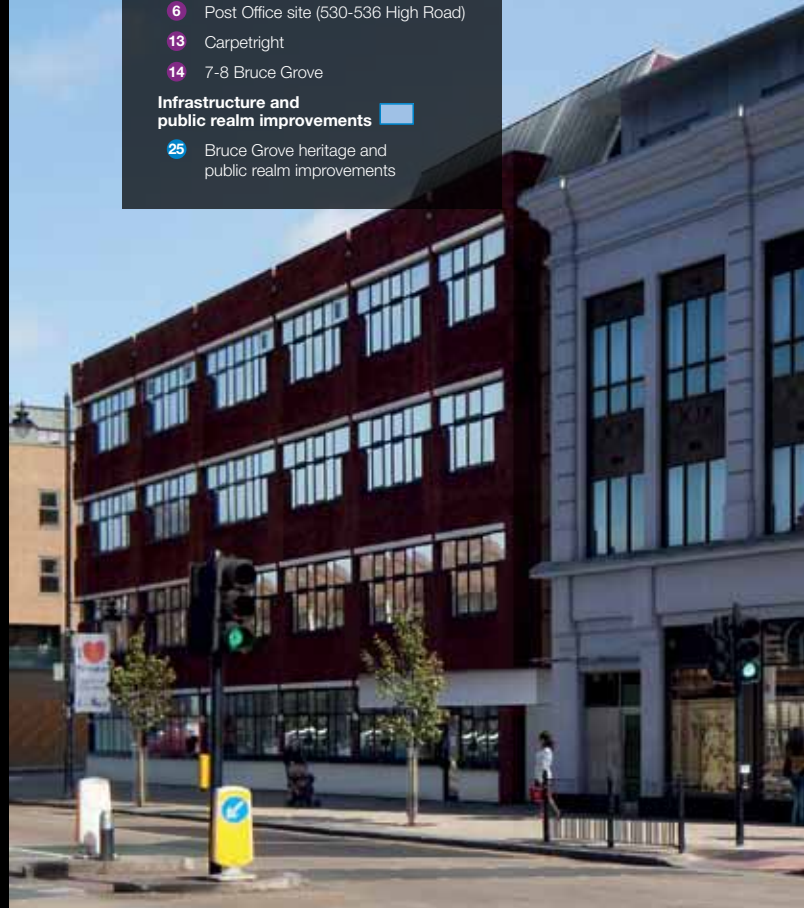
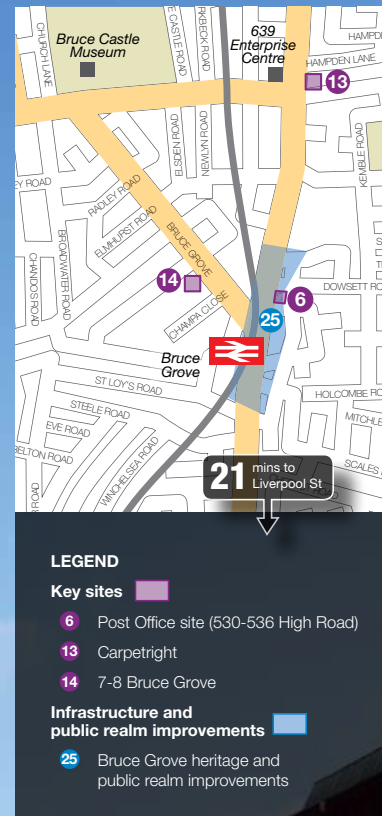
Revitalise the
High Road

Looking to the future – the High Road in 2025

The High Road is at the heart of business and community life in Tottenham. It will be enhanced and revitalised as a beautiful and historic high street, will attract new businesses and services and will flourish as a retail destination, focusing its retail and leisure offer in key locations.

The High Road will become home to more brand names, high quality independents and leisure providers that are attracted to the sense of place and excitement being created on the High Road. The High Road will be a fun and welcoming place for all – we will continue to invest to improve the public realm and deliver new work spaces that encourage urban markets, ‘pop up’ activities and opportunities for local enterprise and training.

A revitalised High Road will have fewer retail units and the centres of commercial activity will be consolidated around Northumberland Park, Bruce Grove and Seven Sisters / West Green Road. There will be greater residential intensification of underused or vacant sites to improve the long term sustainability and viability of the High Road. Lower quality outlets will be replaced by high quality businesses that make a positive contribution to the local area.



The High Road -
attractive historic and
open for business



New Carpetright building



Tottenham High Road



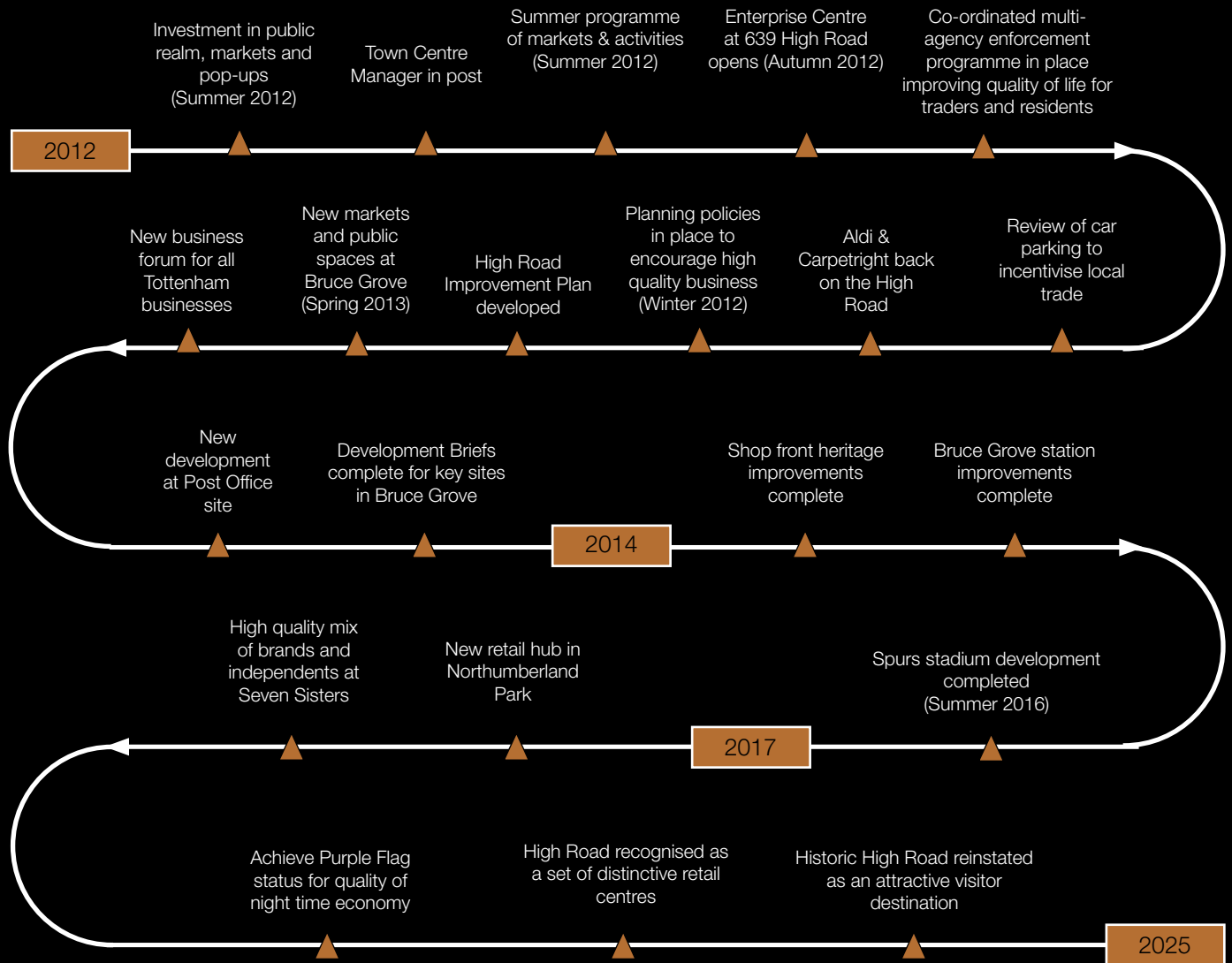
Through improvements that smooth the flow of traffic and provide better amenity for pedestrians and cyclists, as well as a strong enforcement approach that tackles quality of life issues and delivers visual improvements, the High Road will be made a more pleasant and appealing place for residents and visitors, as it develops into a thriving shopping and leisure environment. Local businesses will play an active part in delivering this ambition to restore the High Road to its historic glory through doing more to improve the appearance of their premises and their surrounding environment.

As a first step, we welcome back businesses such as Carpetright destroyed in the riots. As investment in Tottenham continues we expect to see more new developments that respect the heritage of the High Road. Development briefs will be prepared for key High Road sites to guide this change and provide confidence to investors. The Council will use its own land to promote development and enterprise, offering subsidised rentals and encourage other public sector organisations to do the same.

“The series of regeneration proposals now envisaged would make a big contribution to helping Tottenham rediscover its strengths as well as addressing its weaknesses. These sorts of locally rooted projects will be important in establishing aspirations for a better future.”

Paul Finch, Chair of Design Council Commission for Architecture and the Built Environment

Achieving our ambitions for the High Road



Improve the quality of life
for everyone - encourage
investment, jobs, economic
growth, quality housing and
strong neighbourhoods

We recognise that achieving our vision for Tottenham requires delivering much more than just physical change. Creating a successful place also means delivering investment, jobs, economic growth, more high quality housing and strong neighbourhoods – these are the key ingredients for making Tottenham better for everyone.

Investment, Jobs and Enterprise

Delivering the sustainable transformation of Tottenham requires refocusing the area as a natural location for new growth sectors and higher quality businesses. Tottenham has the transport connectivity, young population and the sites to attract business investment. Many of these sites are in Council ownership and with supportive local policies in place (including a commitment to develop flexible, high quality work space) business and enterprise growth will underpin the regeneration of Tottenham.

Tottenham and the Upper Lee Valley will become known as a location for green investment, technologies and jobs. The market for retrofitting in north London is expected to be around £1bn over the next 10 years and create around 1000 new jobs. The Council is committed to retrofitting its properties and becoming a green deal provider as part of its ambitions to become one of London's greenest boroughs – we will create the conditions for within which green businesses can flourish.

The area around Seven Sisters will become a focal point for the growth of creative industries in Tottenham. Through an imaginative and supportive approach, we will work with these industries to ensure they are provided with the type of workspace which will enable them to succeed.

There are opportunities for modern manufacturing, logistics and new media firms to take advantage of the growth potential in the area. As well as exploring options to support business investment through financial and fiscal means, a light touch regulatory approach and successful jobs programme that is supporting jobs creation in strategic growth sectors will make Tottenham an attractive business location.

We will exploit economic growth potential in other areas too – north of Tottenham at Meridian Water in Enfield and at Stratford City, as well as wider opportunities from Tottenham's location in the Upper Lee Valley and London-Stansted-Cambridge-Peterborough growth corridors. Through more frequent transport connections and commitment from all partners to equip local people with the necessary skills, a range of employment opportunities will be open to local residents.

We are committed to seeing more employment in the local area through physical regeneration and development – we will be clear in challenging developers to create jobs as part of investment in Tottenham. In 2012, we will invest over £5m with our partners and the private sector to create hundreds of jobs, apprenticeships and training opportunities in Tottenham.

More high quality housing

New residential development will be high quality, well designed, built to high sustainability standards and make a positive contribution to the area's character and heritage. As a growing and developing destination, Tottenham will require a mix and balance of housing to support the area's potential - underpinning this will be a much stronger promotion of home ownership options in new schemes.

As importantly, existing housing will be renewed and enhanced. Investment in public housing in Tottenham will lead to estates being renewed with more housing options and better public realm. Existing private housing will be higher quality and suitable for a mix of communities through the adoption of proactive policies and controls that ensure the highest standards.



Hale Village, Tottenham Hale



Strong neighbourhoods

Developing Tottenham as a successful place means improving confidence in the area and establishing it as a place people choose to live and work. We will utilise the area's already high quality built heritage and fantastic open spaces, and ensure that Tottenham is an attractive and vibrant place that is clean, safe, well designed and with a variety of opportunities for all, and young people and families in particular. There will be a continued focus on greening Tottenham – improving access to, and the quality of, existing open spaces as well as incorporating new green spaces and links throughout new developments.

People will feel safe and secure. This comes with having a job and living in a good quality house but it also means the Police and Council working together to develop a highly visible Police and enforcement presence – taking a no nonsense approach to issues that impact on people's quality of life. This will ensure that businesses and new residents have the confidence to invest and become stakeholders in Tottenham's future.

Creating a place to live means there are opportunities for active living available to all. Having a young population means focusing particularly on young people and families. Starting with the relaunch of 10 Bruce Grove, there will be a much stronger set of services, many led and delivered by community consortiums, providing activities, positive experiences and skills for young people.

Starting the journey



Key actions between 2012 – 2014

2012

- **Launch Summer 2012 programme** of markets, events and promotional activities
- Recruit a **dedicated Town Centre Growth Manager** working with businesses to improve the local business environment and encourage investment
- Invest in the **Credit Union** to promote affordable credit and a culture of savings
- **Relaunch and extend services at 10 Bruce Grove** as a hub for youth opportunities and positive activities for young people in Tottenham.
- **80 extra police officers in place**, focusing on the High Road and other key areas
- Develop intelligence led **'Inspector Clusters'** in Tottenham targeting resources on crime hotspots and delivering community priorities

Attractive and historic, Tottenham High Road

- Complete **'Roadmap for Tottenham'** delivery plan in partnership with community stakeholders to identify how communities can support and jointly own the regeneration priorities
- **Open Enterprise Centre** at 639 High Road to support new business growth and access to jobs
- Utilise **the Opportunity Investment Fund** to fill vacant commercial sites and promote temporary uses
- **Work in partnership** with the Prince's Charities and other third sector organisations to deliver programmes in schools
- **Ensure 'safe by design'** principles in all new developments and review existing schemes where appropriate
- Deliver improvements to over **1,800 Council homes** in the Tottenham area during 2012/13.
- **Create 325 jobs and support 600 people into work** through the Jobs for Haringey programme
- Publish a 30 year business plan for Council housing that will set out ambitions for **estate regeneration and improvement**
- Work with portfolio landlords to **improve the standards of private sector rental housing**
- **Introduce strong controls** to prevent further conversions and clustering of Houses in Multiple Occupation (HMOs)
- Intervene proactively to **bring empty properties back into use**
- **Promote Tottenham** as the location of choice for business growth with own investment brand
- Develop investment plan for **low carbon infrastructure** across Upper Lee Valley
- **Develop a charter for excellence in design** to drive up the quality of new housing developments
- Complete review into Council's commercial property portfolio to ensure it delivers **high quality, flexible work space** that will support business incubation and growth

2014



River Lea and Lee Valley Park, Tottenham Hale

How we will
deliver this plan

The Council and the Mayor of London are committed to achieving this vision for Tottenham – the transformation of Tottenham is a strategic priority for both.

We are being supported on this journey by the ‘Tottenham Taskforce’; made up of private sector experts and representatives of the GLA and Haringey Council this group is advising the regeneration programme for Tottenham and using its knowledge and contacts to make investment and regeneration happen right now.

Proposals are currently being developed to ensure a transparent, accessible and legitimate delivery mechanism for the Tottenham Plan with clear buy in from residents, businesses and investors to drive the vision for the future.

As identified above, local residents, businesses and investors are key in bringing forward much of the regeneration activity outlined in this document – we will ensure they are close partners on this transformation journey for Tottenham. A detailed Delivery Plan setting out the key actions and deliverables, alongside resources and ownership, is being developed with our partners and stakeholders and will be published in Autumn 2012.







Coppermill Heights at Hale Village, Tottenham Hale

Tottenham
in 2025

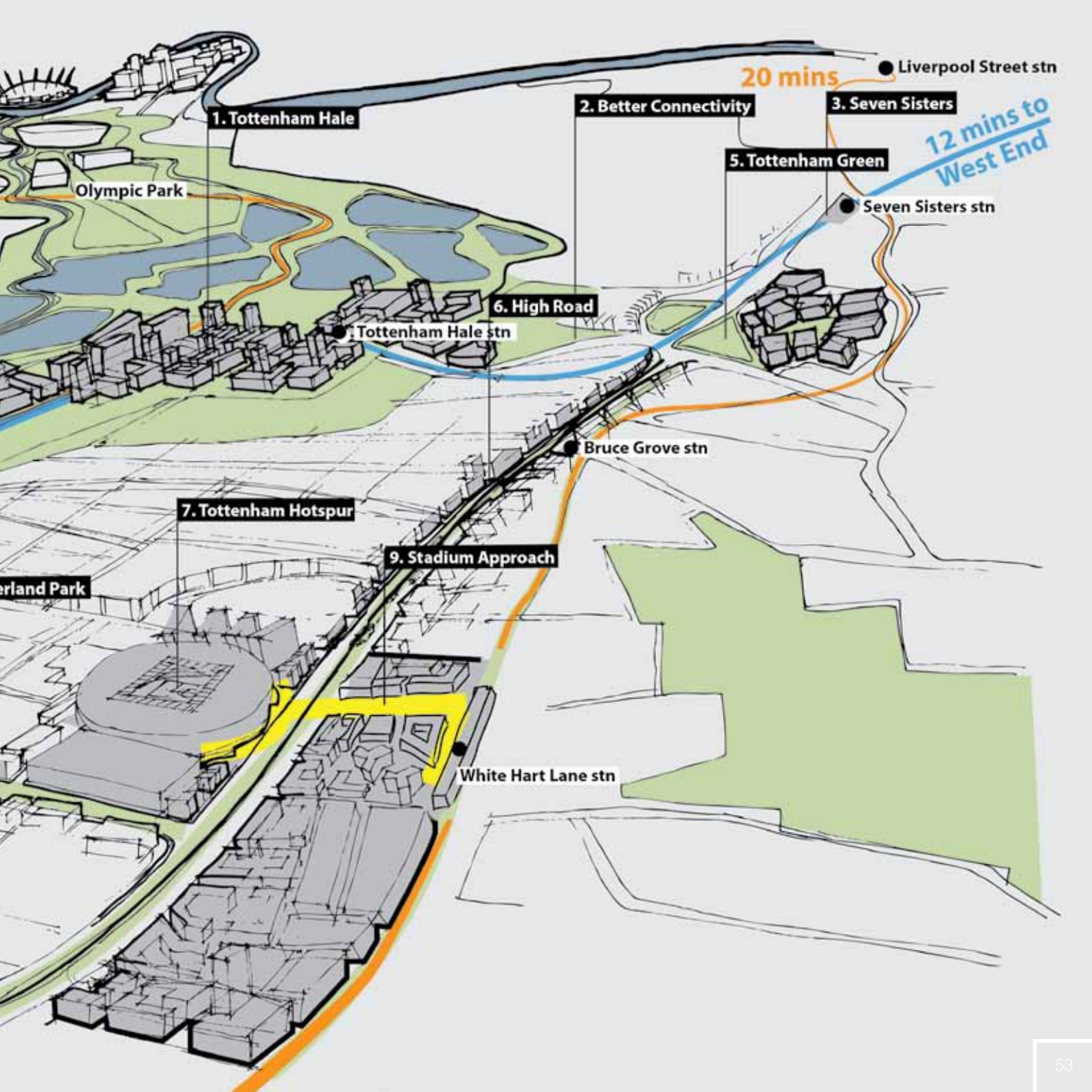
Tottenham - towards 2025

This image of Tottenham (looking down the High Road from the north) illustrates some of the key proposals for change for Tottenham through to 2025.

Proposals for change

1. Tottenham Hale - high quality offices, 4,000 new jobs, 5,000 new homes at this major transport hub
2. Better Connectivity - more routes and green links connecting the Hale with Tottenham Green and High Road
3. Seven Sisters - attractive southern gateway, mixed use development (600 jobs, 196 new homes) and new retail centre
4. West Anglia Main Line - more capacity and enhanced connection to Stratford and London
5. Tottenham Green - the cultural heart of Tottenham
6. High Road - attractive, historic and open for business
7. Tottenham Hotspur Football Club - new stadium, retail and residential (285 homes)
8. Northumberland Park - access to Lea Valley with green route
9. Stadium Approach - new station entrance and enhanced public realm





Contact

For more information about the regeneration plans for Tottenham, as well as opportunities for investment, please visit:

www.haringey.gov.uk/rebuildingtottenham

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