

TOTTENHAM HALE 2025 DCF VISION & NEXT STEPS

“ London’s next great new neighbourhood, Tottenham Hale will be a destination where people can easily access the open spaces and waterways of the Lee Valley Regional Park whilst enjoying a range of retail, leisure and business opportunities. The Hale will feel like a new town centre with an attractive network of streets and public spaces.

Through transport improvements, master planning and targeted promotion, key sites will be made ready for major new investment.” (The Tottenham Strategic Regeneration Framework, SRF)

The strategy for delivering this vision for Tottenham Hale including ambitious home and job targets as set out in the Area Action Plan (AAP) is focussed on creating a new district centre around Tottenham Hale Station. The District Centre Framework (DCF) shows what this might look like if the AAP policies are adopted including what sort of buildings could be built.

This document has described a number of supporting strategies which will improve the streets and spaces, green and open spaces and has set out an approach to working with the local communities on ideas which could grow into bigger projects.

The council is working towards a pre submission consultation draft of the AAP, for more information please visit: www.haringey.gov.uk/localplan

The District Centre Framework and supporting strategies will be available soon. The documents can be found at: www.haringey.gov.uk/tottenhamale

If you have any comments or suggestions please contact the Tottenham Hale Regeneration team on:

✉ tottenhamregeneration@haringey.gov.uk
☎ | 020 8489 4562



Potential view of Broad Lane



Potential view of the District Centre



Potential view of the Paddock

* These images provide an interpretation of how the Tottenham Hale District Centre and supporting strategies could be achieved and are for illustrative purposes only.

TOTTENHAM HALE UPDATE NOVEMBER 2015

Haringey Council want Tottenham Hale to be London’s next great neighbourhood – a bustling new centre with an international transport hub, new homes and thousands of job opportunities. In this document you will find information on proposed plans for improving Tottenham Hale.

Emerging Plans

The strategies described in this update are:

01 | The District Centre Framework: a new centre for Tottenham Hale that will be a place to meet, socialise, work, and shop as well as access important services such as healthcare.

02 | Streets and Spaces Strategy: improving streets and public spaces around Tottenham Hale, to make them safer, user friendly and inviting.

03 | Green and Open Spaces Strategy: improving and connecting the green and open spaces in the area from the Lea Valley through to the High Road.

04 | Test Projects: there are lots of changes planned for Tottenham Hale and most of the change will take place over a long period. Test projects, also known as meanwhile projects, are projects that can be set up in the short-term, with the local community.



View of Bream Close from Ferry Lane Bridge



Cycling on the River Lea

If you have any comments on these strategies please email them to tottenhamregeneration@haringey.gov.uk Once all the feedback has been collated a final report will be published in early 2016.

Please visit the Haringey website for more details: www.haringey.gov.uk/tottenhamale



Free exercise classes at the Tottenham Hale Information Days in June 2015

01

TOTTENHAM HALE

THE DISTRICT CENTRE FRAMEWORK AND AREA ACTION PLAN

The council has prepared a Tottenham-wide Area Action Plan (AAP) with ambitious housing and job targets. The District Centre Framework (DCF) shows one approach to how homes and jobs could be delivered in Tottenham Hale. All responses submitted as part of the February Local Plan consultation, which included the AAP, have been reviewed and the updated AAP will be consulted on shortly. The Plan and all supporting documents can be found at: www.haringey.gov.uk/localplan

Tottenham Hale has many assets. Transport links to the rest of London and beyond are excellent. The Lee Valley Regional Park is a short walk away from Tottenham Hale station and is a major leisure and community resource. There is a diverse and tight-knit local community who are passionate about the future of the area. Tottenham Hale is emerging as a location of choice for a growing community of creative industries and an area where there is a real opportunity to create new homes and jobs.

Tottenham Hale was designated as a Housing Zone by the Mayor of London in February 2015. The area was awarded £44 million to help deliver new homes and jobs, improve the local environment and links to the Upper Lea Valley.



Tottenham Hale District Centre Framework Area
 01 | Down Lane Park
 02 | Tottenham Hale Underground Station
 03 | Retail Park



Hale Village



High Cross Estate

THE DISTRICT CENTRE FRAMEWORK AND AREA ACTION PLAN

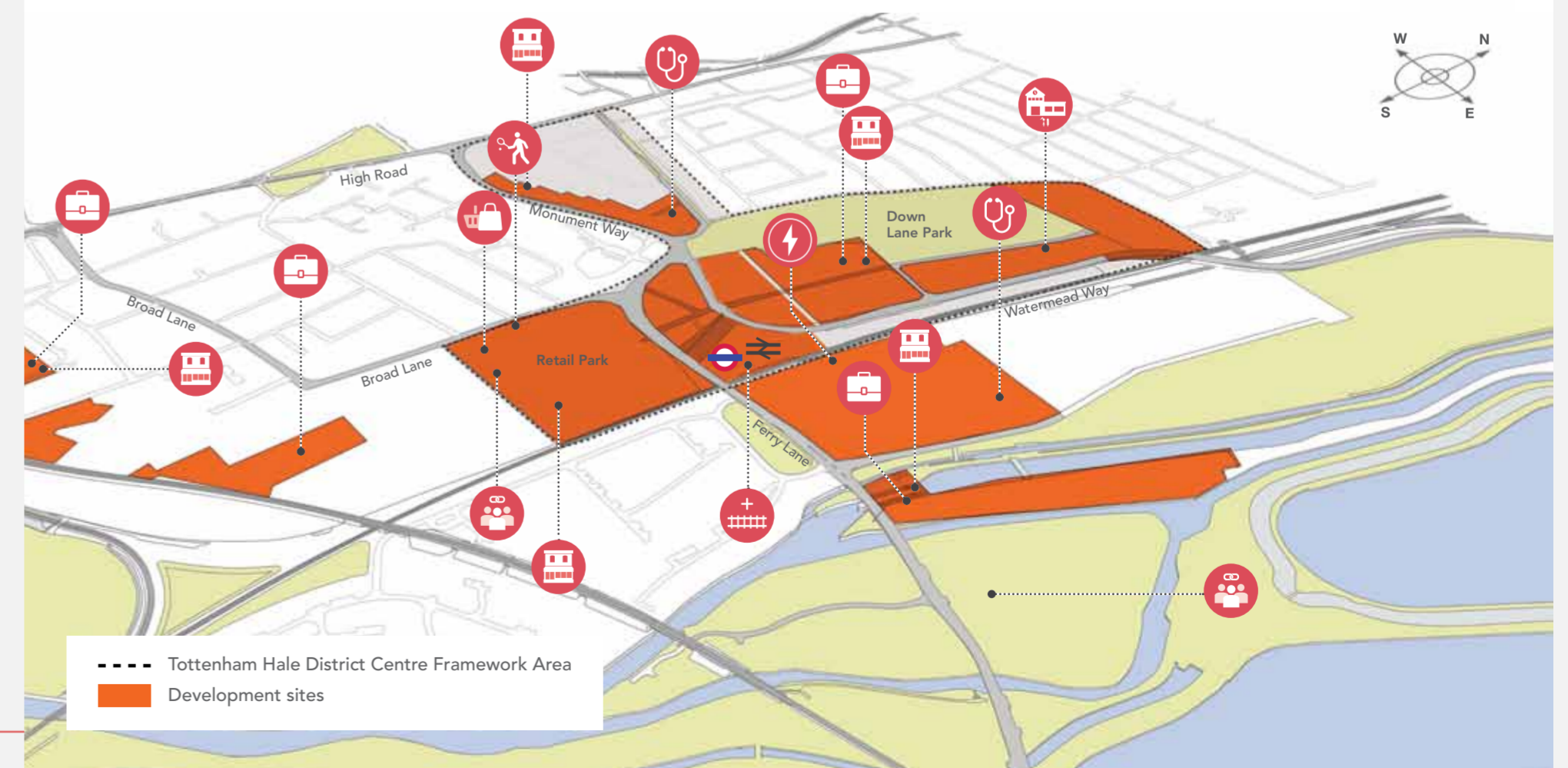
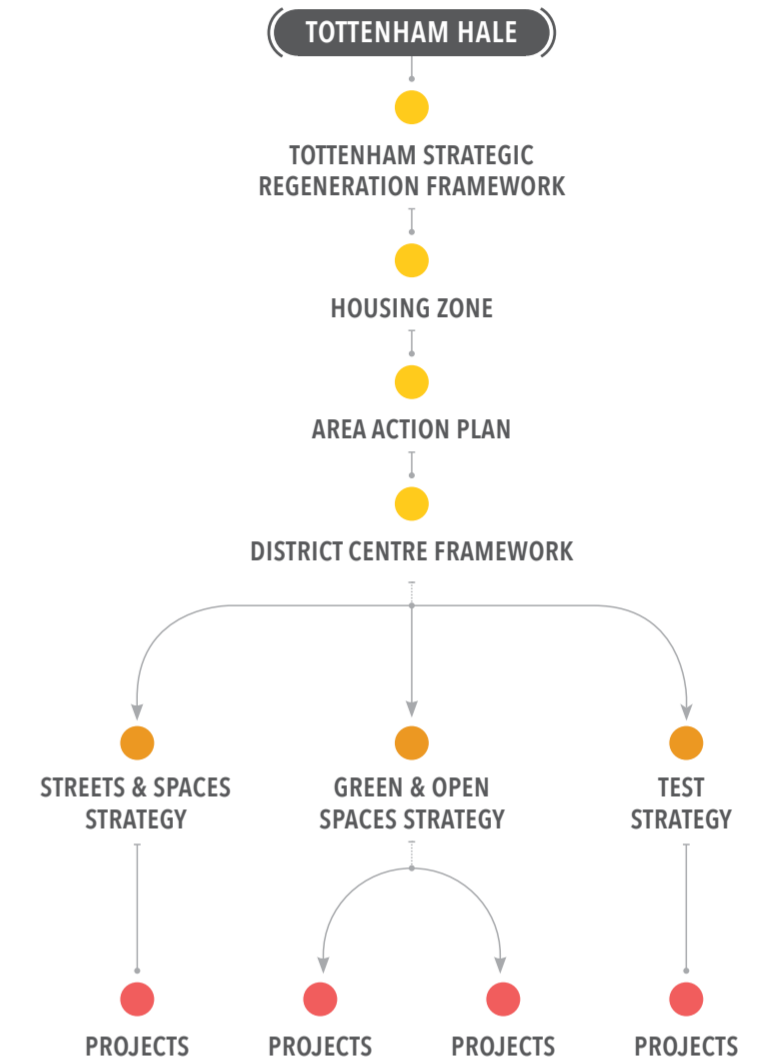
The Tottenham Hale District Centre Framework (DCF) is a strategy that will help deliver a new centre for Tottenham Hale and enhance what is already great about the area.

THE AREA ACTION PLAN HAS A TARGET OF 5,000 HOMES AND 4,000 JOBS IN TOTTENHAM HALE.

The strategy for delivering the ambitious home and job targets is focussed on creating a new district centre around Tottenham Hale station. The DCF provides guidance on what this might look like including what sort of buildings could be built e.g. low rise or high rise buildings and where they could be built.

The three supporting strategies for improving the physical environment in Tottenham Hale (Streets and Spaces, Green and Open Spaces and 'Test' projects) are explained in this document.

- EMPLOYMENT
- RETAIL
- TRANSPORT IMPROVEMENT
- LEISURE
- SCHOOL WITH SPORTS FACILITY
- COMMUNITY
- GP PRACTICE
- MIXED USE
- ENERGY CENTRE



District Centre Framework and potential development sites

COMMUNITY PRIORITIES



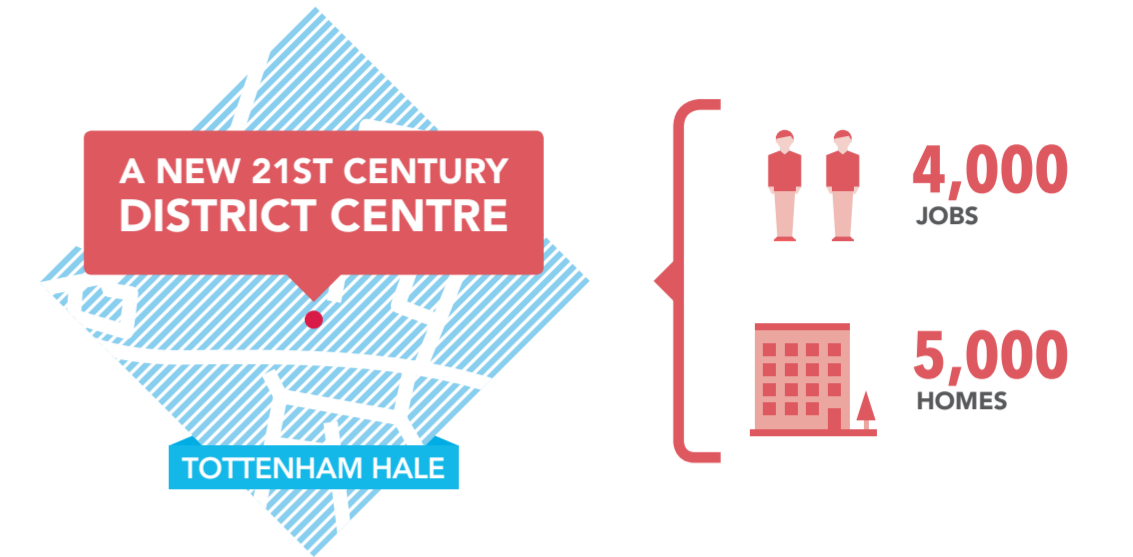
FIVE THEMES

- 01 | A REVITALISED HEART**
A place with a range of shops and leisure options where people enjoy spending time.
 - 02 | AN AFFORDABLE 21ST CENTURY NEIGHBOURHOOD OF CHOICE**
A mix of affordable and market homes to rent and buy. The social and community infrastructure to support a growing community.
 - 03 | A WELL CONNECTED CENTRE**
Well-connected and accessible spaces, promoting walking and cycling.
 - 04 | A NETWORK OF GREEN AND OPEN SPACES**
High quality, green and open spaces, which are well managed/maintained, clean and safe.
 - 05 | A WORKING CENTRE**
A good place to start up and grow businesses and create jobs. A mix of job types at varying skill levels.
- We've asked residents, businesses, landowners and other stakeholders about what is important in Tottenham Hale (see above) and five clear themes have emerged. These themes are central to the development of the new District Centre.
- 01 |** Tottenham Hale needs a revitalised 'heart' and a proper centre - a place where people can meet, work and spend their leisure time.
 - 02 |** The centre needs to be affordable to support the local people that already live here but also attract new families and businesses. There needs to be adequate health, education and cultural facilities.
 - 03 |** The centre needs to be well connected with safe streets and high quality shared public spaces. The existing green and open spaces should be easily accessible for all.
 - 04 |** The new District Centre will sit on the edge of a fantastic range of green spaces and waterways including the Lee Valley Regional Park and the Paddock. Existing parks and a range of smaller 'greens' add to the quality of life of locals and visitors.
 - 05 |** The centre will need to support a range of workspaces from offices to creative business and it should provide good services including doctors surgeries, dentists, spaces for the community and schools in good quality buildings.

STRATEGY

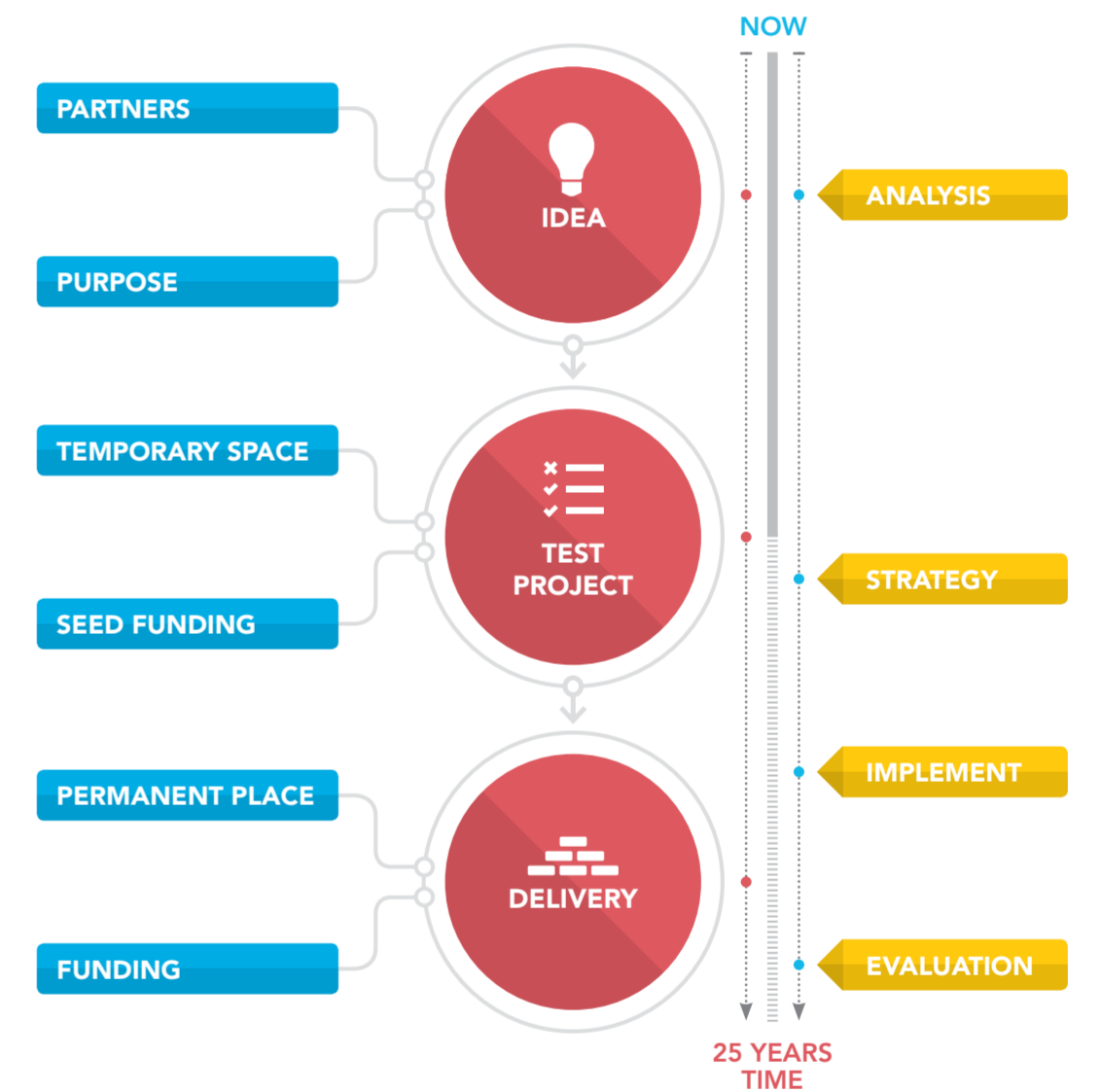
A new District Centre will mean a lot of changes in Tottenham Hale. This will need to be co-ordinated through council policies and planning guidance, especially the Tottenham Area Action Plan.

It is important any plans are shaped by local residents and businesses and build on local knowledge and initiatives.



In addition to our long term plans, we want to work with local stakeholders to test ideas for projects which build on Tottenham Hale's strengths. Beginning with a strong idea, a test project will need to bring together partners and agree a common purpose. If this is agreed and resources can be found, we will then work together to move into a test phase using small amounts of funding and/or resources (e.g. in a temporary space if it's a physical project). If the project has demonstrated it is successful and sustainable, we will work with partners to take it to the next level where it can stand on its own two feet without support.

This allows for great ideas to be trialled and for skills to be developed through the test phase. To get a sense of the sorts of projects we have in mind, see section 04 on Test Projects.



TOTTENHAM HALE CONSULTATION EVENT



Tottenham Hale consultation event

02 STREETS & SPACES PLACES TO LIVE

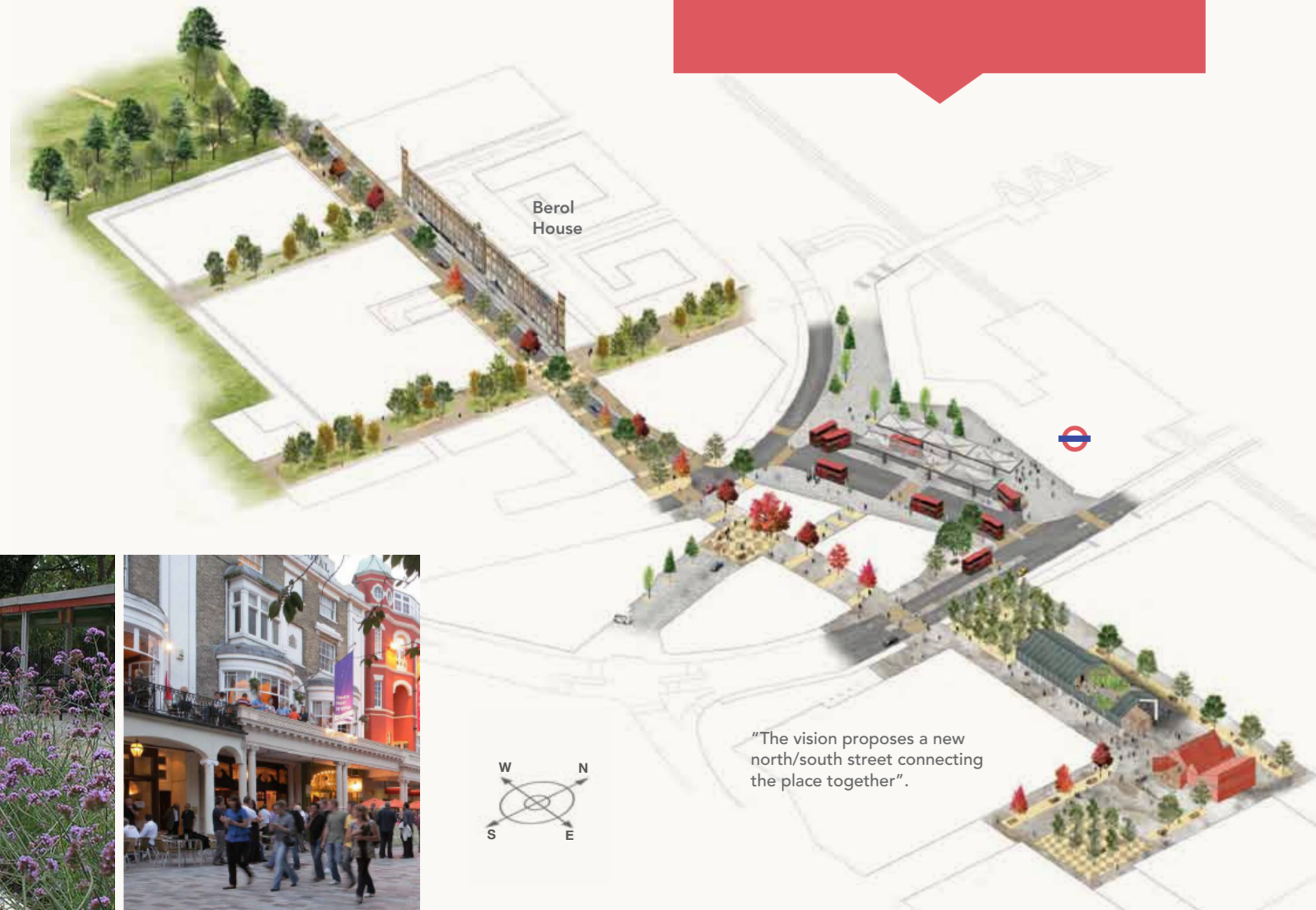
OBJECTIVES

- Create a safe and attractive network of pedestrian and cycle routes
- Reduce the dominance of cars and traffic
- Encourage opportunities for community activity
- Deliver an easily maintained public realm
- Introduce street planting, trees and landscaping



CHALLENGES

- 01 | Dominance of cars and traffic
- 02 | An area in transition with vacant buildings
- 03 | Poor quality disconnected pedestrian and cycle routes
- 04 | Allowing for a potential Crossrail 2 station in the future
- 05 | Few spaces for community activity
- 06 | Limited street planting and poor connections to the Lea Valley.



"The vision proposes a new north/south street connecting the place together".

Artistic impression of Ashley Road extending through the new District Centre



Examples of well designed streets

SUMMARY STREETS & SPACES

THE VISION

The District Centre will only work properly if safe and usable pedestrian and cycle routes are created. The Streets and Spaces Strategy suggests linking Ashley Road and the Retail Park with a new street. There will be a generous and safe network of pedestrian and cycle routes with a series of new quality public spaces.

We can calm the traffic by creating pedestrian friendly environment. There will be new controlled crossings, narrowed roads, wider and less cluttered footways and more street activity.

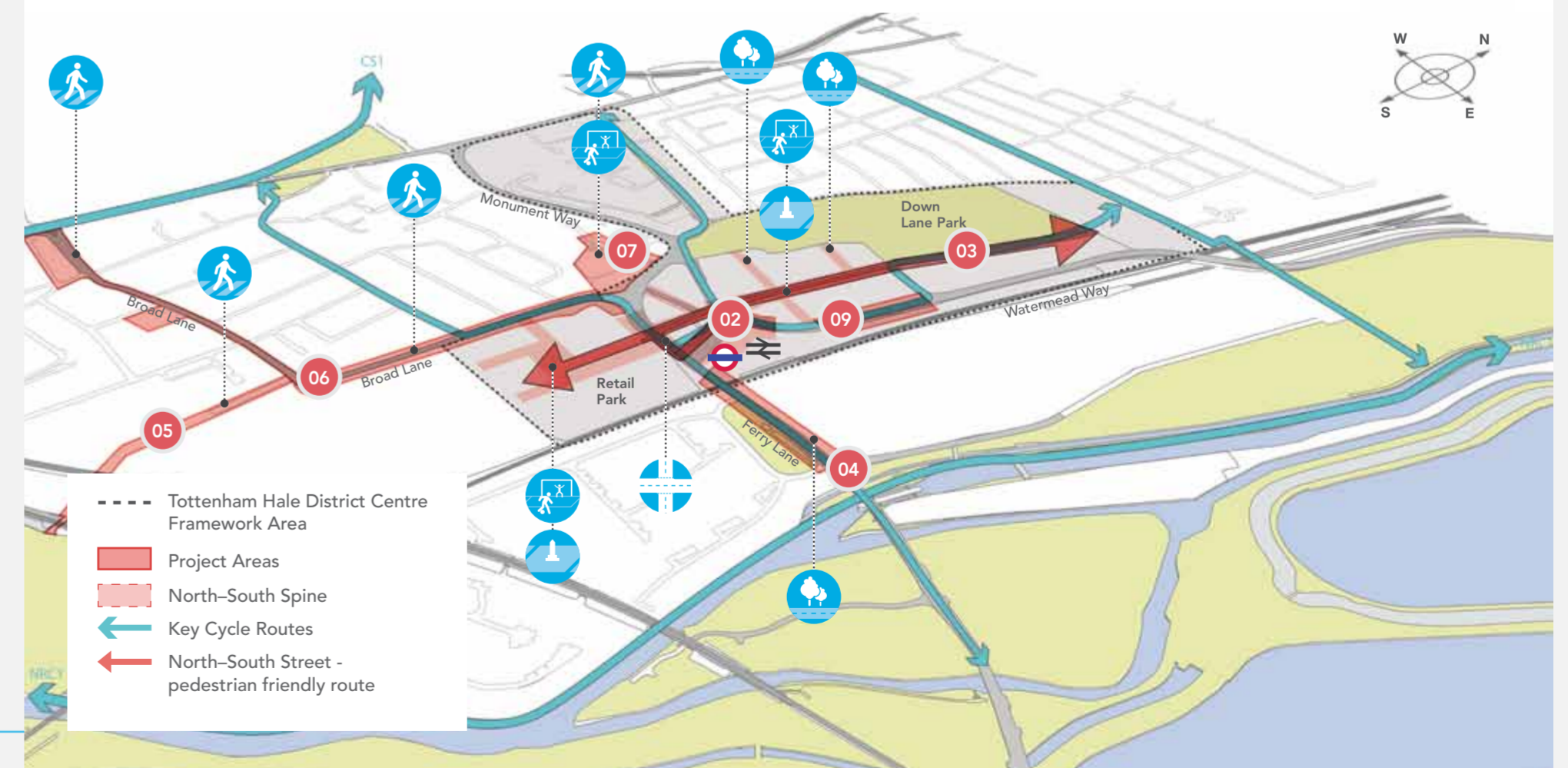
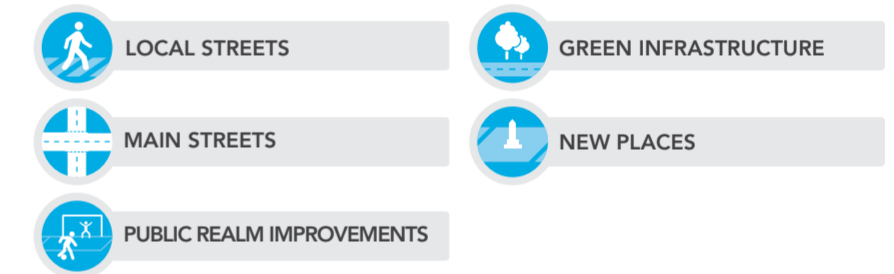
There will be tree lined streets and planting with green spaces within the new centre. The strategy proposes new integrated water features (supporting sustainable drainage) and landscaping.

Materials for the streets and squares will draw upon existing industrial and river heritage. The aim is to create a new network of routes with character and colour, reflecting the areas fantastic assets.

PROJECTS LIST

- 01 | Cycle Network / Strategy
- 02 | Station Square
- 03 | North - South Street including Ashley Road
- 04 | Ferry Lane / Forest Road
- 05 | Markfield Road
- 06 | Broad Lane
- 07 | High Cross Estate improvements
- 08 | Legible London wayfinding strategy
- 09 | Watermead Way

The Cycle Super Highway 1 is already under construction and other improvements to the cycle network are due to commence next year. Legible London signage is also due to be installed next year to make way finding easier. We are seeking further funding for the other projects which have been identified.



Streets & Spaces Strategy

03 GREEN & OPEN SPACES PLACES TO BREATHE

OBJECTIVES

- Enhance access to nature and the Lea Valley with improved routes and new bridges
- Bring the natural qualities of the Lea Valley into the area (trees, plants and water)
- Planting new trees
- Invest in the Paddock and reinforce its historic role in the Lea Valley
- Invest in Down Lane Park to boost sports provision and enhance the park's wildlife
- Keep the Lea Valley wild and green



CHALLENGES

- 01 | Lack of east/west connections and poor access to the Lea Valley
- 02 | Some open spaces need investment
- 03 | Poor quality public realm, pedestrian and cycling routes
- 04 | Lack of visibility of the Lower Lea Valley and its landscapes
- 05 | Ecologically sensitive development.



Artistic impression of what Ferry Lane could look like in the future, showing the Ferry Boat Inn in the distance.

SUMMARY GREEN & OPEN SPACES

THE VISION

The vision is to improve and protect our existing green spaces and make it easier to get to the Lea Valley with new and improved connections.

The Lea Valley Regional Park will be made accessible and visible through increased signage; tree planting; the use of tree-lined routes and raised viewing areas. Green connections from the Lea Valley Park to the town area should encourage more wildlife.

There are a number of valued landscape features that reflect the natural, historic and industrial heritage of Tottenham Hale. These features should be protected and enhanced when considering the impact of new developments on these landscapes.

A series of new bridges will be important in developing the new east and west routes. Existing routes across the railway line at Ferry Lane and the Park View Road Underpass will also be improved. Down Lane Park is seen as a key open space which could be given SINC status (Sites of Importance to Nature Conservation) to protect it as a major asset.

PROJECTS LIST

- 01 | Chesnut Road
- 02 | Down Lane Park
- 03 | The Paddock
- 04 | Tottenham Marshes
- 05 | New bridges
- 06 | Park View Road Underpass
- 07 | Stoneleigh Road
- 08 | Dowsett Road, Scales Road, Mafeking Road

A number of projects are already funded and will be delivered over the next 2-3 years, including 3 bridges which will connect into the Lee Valley Regional Park along with improvements to Chesnut Road. The council is working to identify funding sources for other projects including improving the Park View Road Underpass and investment in The Paddock.

	IMPROVED GREEN LINKS		IMPROVED FACILITIES
	EDUCATIONAL FACILITY		SAFEGUARD ECOLOGY
	NEW GREEN LINKS		ACTIVATE SPACE



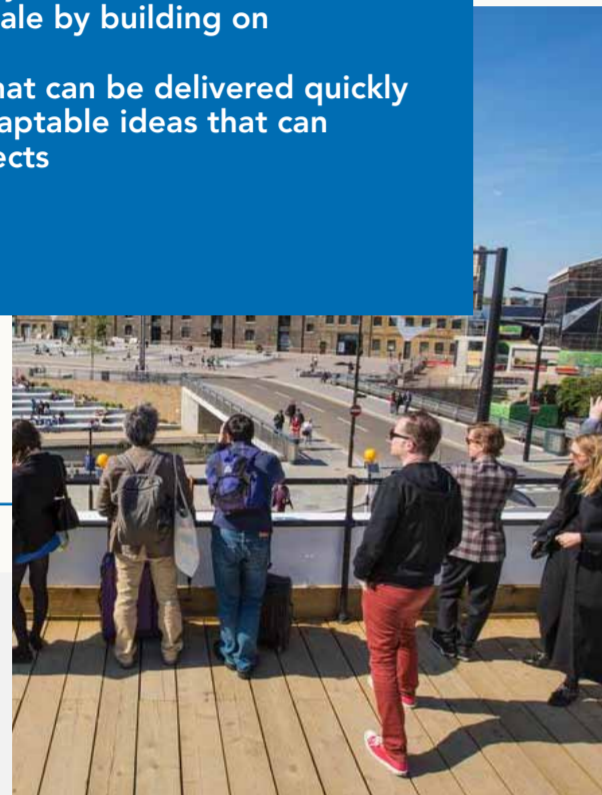
Green and Open Spaces Strategy

04

TEST PROJECTS SMALL PROJECTS WHICH COULD START SOON

OBJECTIVES

- Respond to local needs: support the community including existing groups, organisations and businesses to deliver projects
- Celebrates Tottenham Hale by building on local strengths
- Identify small projects that can be delivered quickly
- Find imaginative and adaptable ideas that can inform longer term projects



CHALLENGES

- 01 | Identifying partners to support the community to deliver sustainable projects including finding funding
- 02 | Successful projects will need strong partnerships
- 03 | Ensuring projects are accessible for everyone
- 04 | The legacy of projects should be carefully considered.



Beavertown Brewery moved to Tottenham Hale in 2014 having started out as a micro brewery in Hackney in 2011.

SUMMARY TEST PROJECTS

THE VISION

The Test Projects Strategy has identified small-scale projects that could be set up in Tottenham Hale in the next few years. They are an opportunity to explore things residents and businesses would like to see ahead of the longer term regeneration.

Feedback received from engagement events in June showed that people want to see more things happening - more leisure, recreation, entertainment and cultural offers - to help animate the area and celebrate Tottenham Hale.

A number of themes for possible projects have been identified including food and drink production, improving public spaces, green and environmental projects, creative and cultural initiatives.

Some projects are already being delivered and Haringey Council is looking for partners to work with to deliver more projects in the coming years.

The following projects are currently being explored further or are already underway.

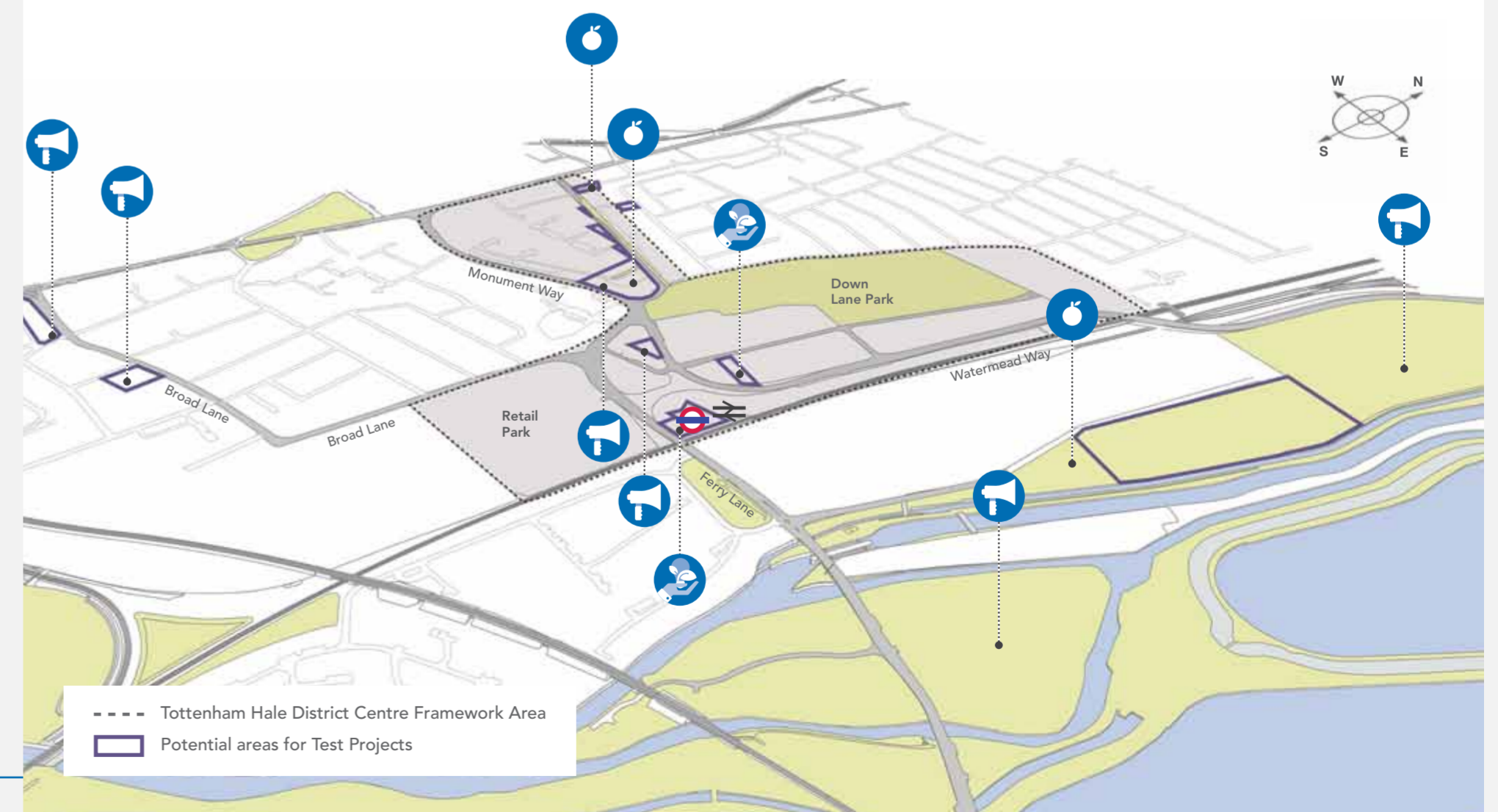
PROJECTS LIST

- 01 | Ashley Road / Rift - Theatre Project
- 02 | Broad Lane Gateway Project - Public Space
- 03 | Community Projects Incubator
- 04 | Tottenham D.O.C - Made in Tottenham
- 05 | Food Truck Rodeo - Local Market
- 06 | Test Bed Expo - Exploring Sustainable Design
- 07 | Station Square Pop-up at Tottenham Hale station
- 08 | Signage 2020 - Hoarding Project

RIFT at 5 Ashley Road is already open and there is funding for the Station Square Pop Up and the Broad Lane Gateway Project to start next year. Signage 2020, hoarding around building sites and signage to keep everyone updated, will be installed with each new development.

PROJECT INCUBATION
 POTENTIAL LOCATIONS
 DESIGN COMMISSIONS

We would like to hear from you:
If you have any ideas for projects or would like to get involved, please contact:
tottenhamregeneration@haringey.gov.uk



Test Projects Strategy