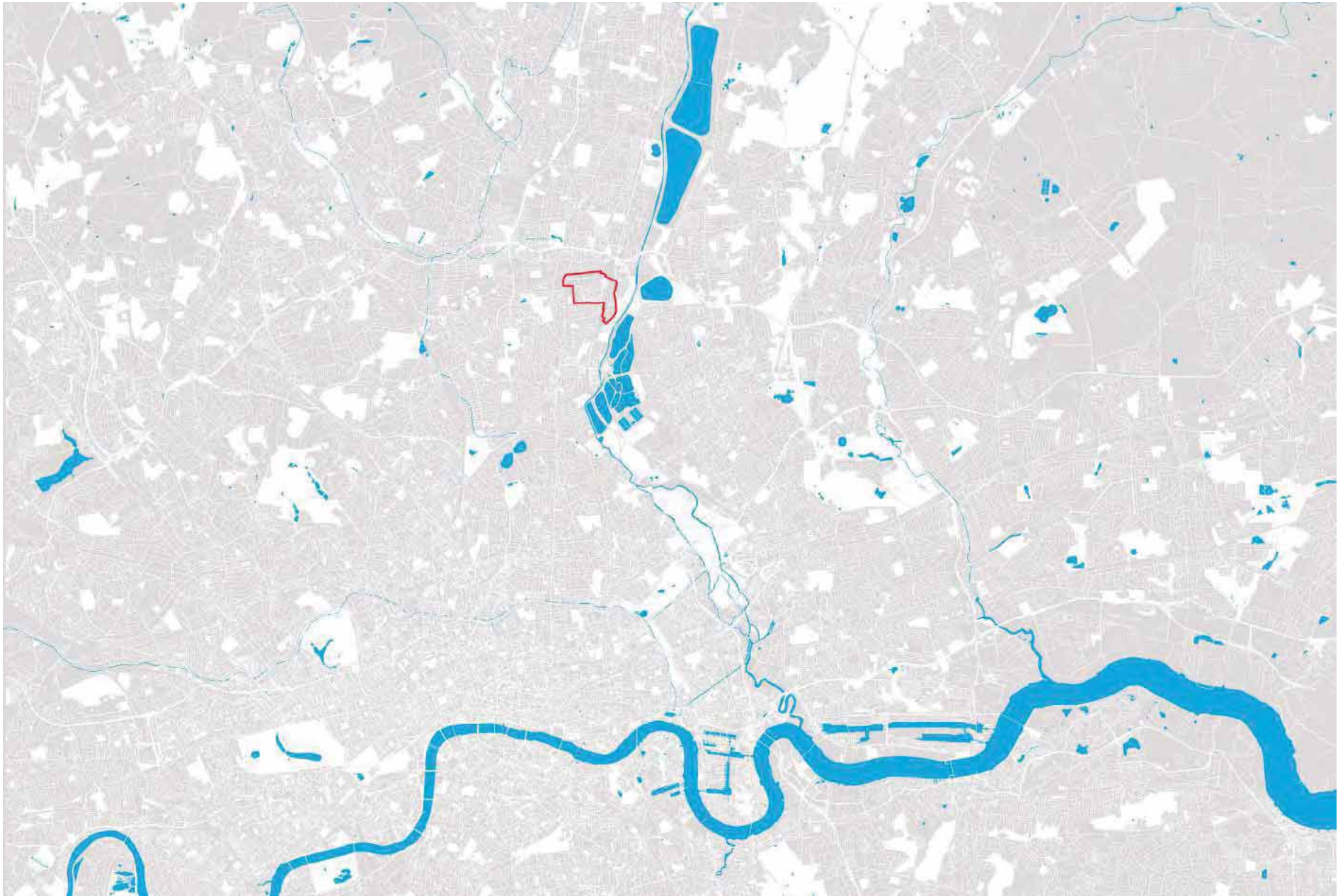




fletcher priest architects london + köln + riga

NORTHUMBERLAND PARK
STRATEGIC FRAMEWORK
REPORT

FEBRUARY 2015



fletcher priest architects
london + köln + rīga

Contents

1.0 INTRODUCTION

- 1.1 Foreword
- 1.2 Background

2.0 CONTEXT

- 2.1 Location and existing/emerging context
- 2.2 History
- 2.3 Northumberland Park today
- 2.4 Key challenges

3.0 VISION

- 3.1 The place
- 3.2 Homes
- 3.3 Open space
- 3.4 Connectivity
- 3.5 Community

4.0 POTENTIAL REGENERATION STRATEGIES

- 4.1 Infill and improvement
- 4.2 Phased renewal opportunities
- 4.3 Comprehensive redevelopment

5.0 CONSULTATION AND ENGAGEMENT

- 5.1 Summary of the consultation process
- 5.2 What we have been told
- 5.3 Key Principles for Change
- 5.4 How feedback has been addressed

6.0 STRUCTURING PRINCIPLES

7.0 EDUCATION PROVISION

- 7.1 Existing and planned provision
- 7.2 Education site areas/ policy and practice

8.0 EMPLOYMENT LAND

- 8.1 Existing and planned provision

9.0 DEVELOPMENT CAPACITY SCENARIOS

- 9.1 Process and assumptions
- 9.2 Scenario 1: Minimal intervention
- 9.3 Scenario 2: Redevelopment of the school plot
- 9.4 Scenario 3: Greater intervention
- 9.5 Scenario 4: Maximum intervention

10.0 CONCLUSIONS

- 10.1 Conclusions and next steps

REFERENCES

1.0

INTRODUCTION

1.1 Foreword

1.2 Background



1.1 Foreword - LB Haringey

Delivering growth, regeneration and improvement to Northumberland Park is a key priority for the Council and it forms a central part of their regeneration plans for Tottenham. The Tottenham Strategic Regeneration Framework (SRF), which was adopted by the Council's Cabinet in March 2014, identifies the area as a place that has huge potential for new homes and jobs and states that it is a priority for the Council to attract the type of investment that will transform opportunities for local people.

Why is Northumberland Park an important area for growth, regeneration and improvement?

There are three key reasons why the Council is focusing on Northumberland Park:

- The need for new homes locally
- The area's potential to deliver these new homes and jobs
- Improving opportunities and the quality of life for local people

The need for new homes locally

At least 42,000 new homes are required in London each year to meet the current demand for homes. Currently only approximately 29,000 new homes are being built each year. A lack of housing supply means that homes become ever more expensive to buy or rent, waiting lists for homes from the Council or Registered Providers become longer and people are forced to live in overcrowded conditions or rent from a poor quality landlord. Local people deserve the opportunity to own or rent a home that can meet their needs, whatever their circumstances.

Locally, the population in the Northumberland Park ward is expected to increase by almost 4000 people over the next 15 years. Meeting this new demand, as well as the existing demand, for high quality, affordable new housing requires new homes to be built locally.

Northumberland Park's potential to deliver new homes and jobs

There are a number of reasons why Northumberland Park provides a great opportunity for new homes and jobs for local people and new communities.

The availability and ownership of land – A large proportion of the land in Northumberland Park is in the Council's ownership. This includes Council homes, local schools and community centres. This means the Council can exercise a significant amount of control over the future direction of change in the area (beyond its normal planning responsibilities) and can ensure that development benefits existing communities and leads to more opportunities for local residents and businesses.

Also importantly, most of the housing estates in this area were designed and built in the 1950's and 1960's and the design of these estates do not make the most effective use of the space nor encourage thriving, sustainable neighbourhoods. The current density of housing in Northumberland Park is also much lower than could comfortably be accommodated. We believe that through redesigning and redeveloping some of the Council's housing estates, there is an opportunity to create much more attractive neighbourhoods, with more high quality homes for a range of communities.

A great location

Northumberland Park has a number of advantages that could be maximised to fully realise the area's potential. It is close to a busy London High Road, next to two major regeneration and investment programmes at High Road West and the £ 400 m Tottenham Hotspur FC development and close to the open spaces and waterways of the Lea Valley Park. Northumberland Park is also receiving investment in transport services which means it is becoming more connected to the major growth areas of Stratford, The City, central London and Stansted Airport (four trains per hour will stop at Northumberland Park station from 2018). To the west of Northumberland Park, improvements to the Seven Sisters – White Hart Lane line are anticipated when taken over by London Overground in 2015, including significant investment in White Hart Lane station.

Crossrail 2 – we believe that the plans for Crossrail 2 (due to be published in 2015) will include a new station and services stopping at Northumberland Park. This will mean that Northumberland Park has a 'tube' type train frequency (up to 26 trains per hour) connecting it with destinations all over London. The arrival of Crossrail 2 will mean that Northumberland Park is one of the best connected places in north London and will be a catalyst for investment and opportunities for local people.

Investment in Tottenham – regeneration and change is happening throughout Tottenham. At Tottenham Hale, thousands of modern homes have been built at Hale Village (and thousands more are planned), the unpopular one-way road gyratory has been removed, and major investment will bring a new Tube, rail and bus station.

In North Tottenham, adjacent to Northumberland Park, there are plans at High Road West for 1,200 new high-quality homes, more open spaces and better community facilities. The Tottenham Hotspur FC stadium development has delivered one of London's largest superstores and a new University Technical College. Further phases will deliver a new 56,250 stadium, new leisure and entertainment facilities and new homes. Securing investment and regeneration in Northumberland Park is the next logical step in the delivery of the overall Tottenham regeneration programme.

Planning – The Northumberland Park area is a designated 'Area of Change' within Haringey Council's Local Plan (adopted March 2013) and is therefore anticipated to provide a substantial number of new homes and jobs over the next 15 years. The planning status of Northumberland Park is also being updated through the development of the Tottenham Area Action Plan (AAP). The policies within the AAP are being informed by the development of this Strategic Framework.

Improving opportunities and the quality of life for local people

In Haringey and across London, the quality of life and economic opportunities continue to improve for most people. However, in a number of important respects, this isn't the case if you are a resident living in the Northumberland Park neighbourhood.

There have been previous attempts to deliver regeneration in Northumberland Park – this included a Single Regeneration Budget programme in the early 2000's as well as programmes targeting worklessness, gangs and troubled families. As the indices below show, these programmes, which failed to tackle physical, economic and social regeneration in a holistic manner, appear to have had little effect in improving the quality of people's life chances in Northumberland Park.

Health and well-being – Life expectancy in Northumberland Park is 76 years for a man and 83.8 years for a woman. The life expectancy in Haringey as a whole for a man is 79.4 and 83.8 for a woman. Furthermore, there is significant inequality in life expectancy between the west and east of Haringey. A male living in Crouch End can expect to live for 82.6 years (almost 7 years longer than a man in Northumberland Park) and a woman in Highgate 87.3 years (3.5 years longer).

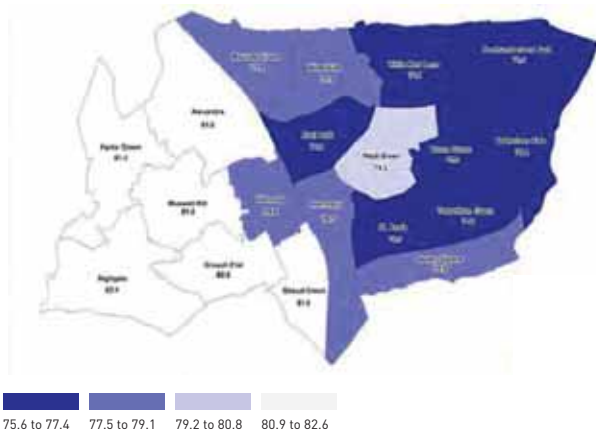


Figure 1: Male life expectancy 2008-2012 (GLA)

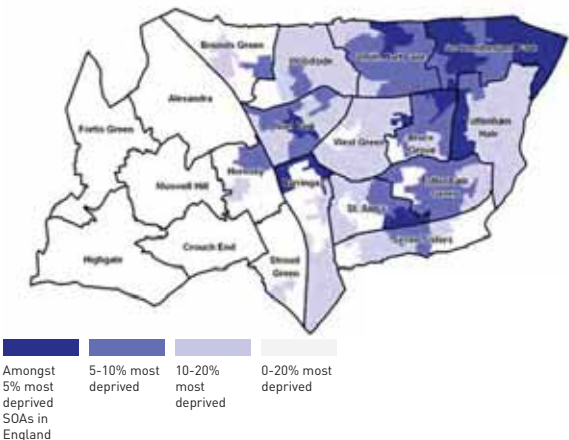


Figure 2: Indices of Multiple Deprivation in Haringey (CLG)

Childhood obesity (and health outcomes in general), are a major challenge in Northumberland Park. Over 17.9% of children in reception classes are classified as obese which is the highest level in Haringey.

Deprivation – Northumberland Park ranks as one of the most deprived wards in the country. Four super output areas (SOAs) in Northumberland Park rank amongst the 1,000 most deprived SOAs in England and all of the ward is in the most deprived 10% of the UK.

Jobs and employment – 15% of households in Northumberland Park with dependant children have no adult in work. This is the highest level in Haringey. The proportion of residents who have never worked or who are long term unemployed in Northumberland Park was 6.7% in 2011 (up from 5.3% in 2001). This is also the highest proportion in Haringey.

Unemployment in general continues to be a major issue in Northumberland Park with 10.3% of 16-74 year olds stating in the 2011 Census that they are unemployed (this could constitute various different out of work benefits). This is compared to 8.3% in Haringey and 7.3% in London.

Income - At £22,193 per annum, average household incomes for residents on the Northumberland Park estate are below that of Tottenham as a whole, and around £20,000 less than the borough as a whole and around £10,000 less than the average household income for London. These low wages act as a barrier to home ownership and limit residents' housing options.

Crime is also an issue on the estate. 219.5 crimes were reported per 1,000 tenancies on the estate during 2010/11 compared with a borough average of 109.3.

Education – 29% of residents in Northumberland Park have no qualifications at all. The Haringey average is 18%. 20% of Northumberland Park residents have Level 4 qualifications or above (i.e. a degree) – this is the lowest proportion in Haringey.

Housing conditions – 37% of houses in Northumberland Park are over occupied (up from 32% ten years ago). The Haringey average is 28.5%.*

*Note: All information in this chapter was received from Haringey Council, 2014.



Figure 3: Aerial image of the study area Google maps 2014)

1.2 Background

Fletcher Priest Architects and George Cochrane were appointed in June 2014 by the London Borough of Haringey to produce a Strategic Masterplan Framework for the Northumberland Park Estate and surrounding areas and sites.

The strategic framework aims to establish Key Principles for Change and parameters for any potential improvement or redevelopment of Northumberland Park to inform the Tottenham Area Action Plan (AAP).

As such, the scope of the project has been:

- To help provide greater understanding for the Council about development potential (in terms of housing numbers, social infrastructure requirements and financial viability issues) in Northumberland Park
- To develop 'Key principles for change'
- To help establish the foundations of community engagement and participation in the Northumberland Park area

To illustrate and test the above, the strategic masterplan framework sets out a range of scenarios for the estate and surrounding areas to achieve a high quality and sustainable mixed use residential led development that creates a new, vibrant mixed tenure neighbourhood.

The Council is committed to bringing long-term regeneration and change to Tottenham.

The Tottenham Strategic Regeneration Framework (SRF) was approved by Cabinet on the 18th March 2014. Informed by the Tottenham's Future community consultation, it set out the intention to undertake estate renewal in Northumberland Park. The SRF also set out a clear level of ambition for Northumberland Park, namely: "to be transformed into a mixed and sustainable community where people want to live, work and visit. It will retain its diverse north London character and have a strengthened community identity. The neighbourhood will be known for its mix of urban and landscape settings, with improved access to both a busy London high street and the abundant open spaces of the Lea Valley Park."

The starting point for the SRF is the ambition that by the age of twenty, a child born in Tottenham today has a high quality of life and access to the same level of opportunity that is at least equal to the best in London. The SRF sets out seven strategies that will guide the Tottenham programme going forward:

- World-class education and training - including new schools, better access to apprenticeships and more Tottenham young people attending university
- Improved access to jobs and business opportunities - attracting major investment and encouraging local business growth to boost employment
- A different kind of housing market - improving existing homes and building new, high quality homes to meet demand at a range of prices and tenures

- A fully connected community with even better transport links – continuing to improve rail, tube and bus links, including making the case for Crossrail 2, as well as opening up Tottenham to more walking and cycling routes
- A strong and healthy community – improved healthcare facilities, reduced crime and strong social networks for young people
- Great places – putting Tottenham's character and heritage centre-stage while creating better public spaces to meet, shop and have fun
- The right investment and high quality development – building partnerships and securing money to achieve these priorities with a focus on high quality design

These strategies have formed the base for the Key Principles for Change set out in this report as well as the AAP.

2.0

CONTEXT

2.1 Location and existing/ emerging context

2.2 History

2.3 Northumberland Park today

2.4 Key challenges

2.1 Location and existing/emerging context

The sites forming the Northumberland Park Estate and surrounding areas are situated within the Northumberland Park ward of Haringey in the east of the borough.

The immediate context is expected to change significantly in the near future. This includes large scale mixed use developments on adjacent and nearby land as well as significant transport investments improving the public transport connectivity.

The north of the Estate is bounded by the Brantwood Road and Tariff Road industrial estates, immediately to the north of the industrial estates is the Haringey / Enfield borough boundary and the Central Leaside / Meridian Water regeneration area in Enfield, where a recently adopted masterplan identifies the opportunity for up to 5,000 new homes.

To the east of the estate is the Tottenham Hale branch of the West Anglia Main Line, Northumberland Park bus and rail stations and the Victoria Line depot. Stansted Airport and Cambridge are accessible along this line via Tottenham Hale. Funding has been agreed to deliver a new four trains per hour service between Northumberland Park, Tottenham Hale and Stratford by 2018 and further frequency and capacity improvements are anticipated along this line, including the delivery of Crossrail 2.

The southern boundary of the estate is formed by Park Lane and traditional street networks consisting predominantly of two storey semi detached and terraced houses built from the late 1890's to the 1910's (with some late additions).



Figure 4 : Location plan

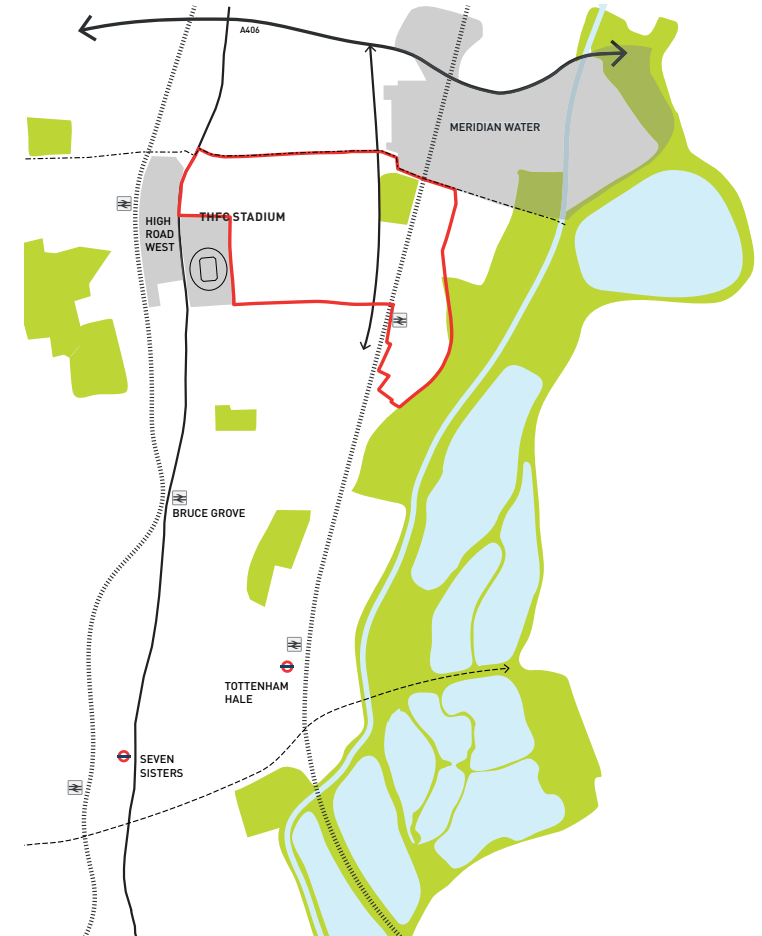


Figure 5 : Emerging context and the wider landscape

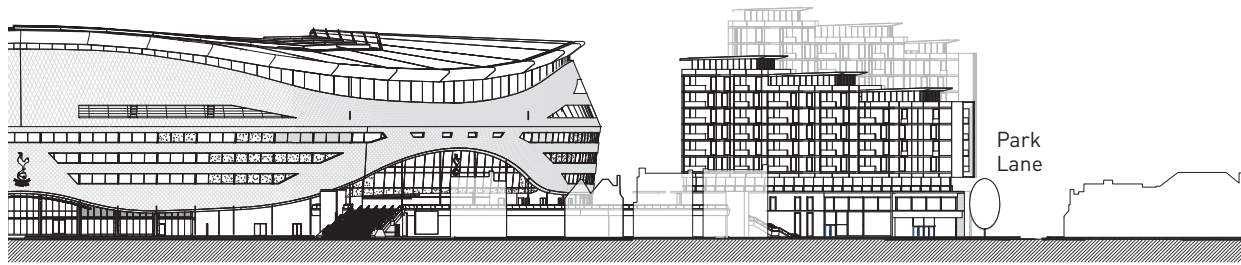


Figure 6: Section from the consented THFC 2011 planning application

To the west of the proposed masterplan area are the Tottenham Hotspur Football Club stadium, Tottenham High Road and the emerging High Road West regeneration scheme. THFC has consent for a comprehensive redevelopment of the existing site, including a new 56,250 seat stadium, housing and a hotel on Worcester Avenue as well as a proposed public square. As part of this redevelopment a new Sainsbury food store opened on Northumberland Park in 2013.

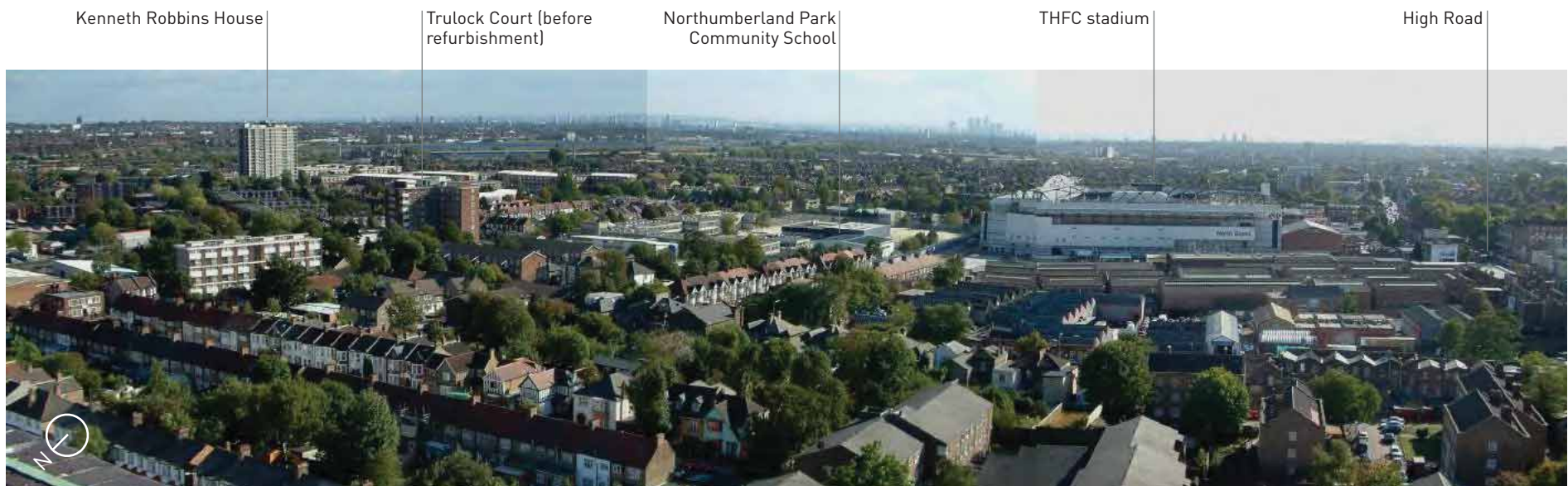


Figure 7: Photograph from Stellar House looking South East (LB Haringey 2013)



Figure 8: Lea Valley as an open space resource. Aerial photograph (Bing maps 2014)

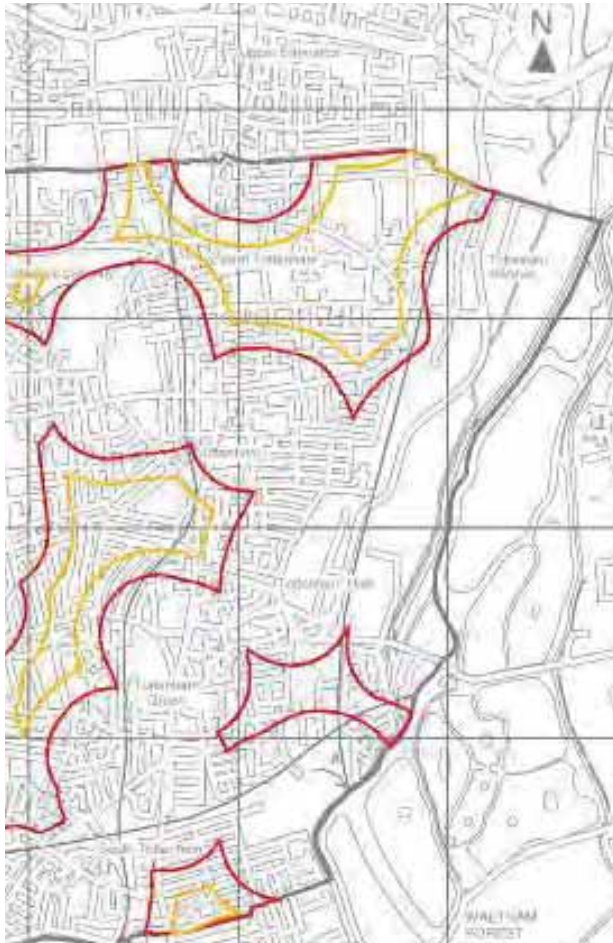


Figure 9: Open Space Deficiency map (Haringey Local Plan)

280m deficiency areas
 400m deficiency areas

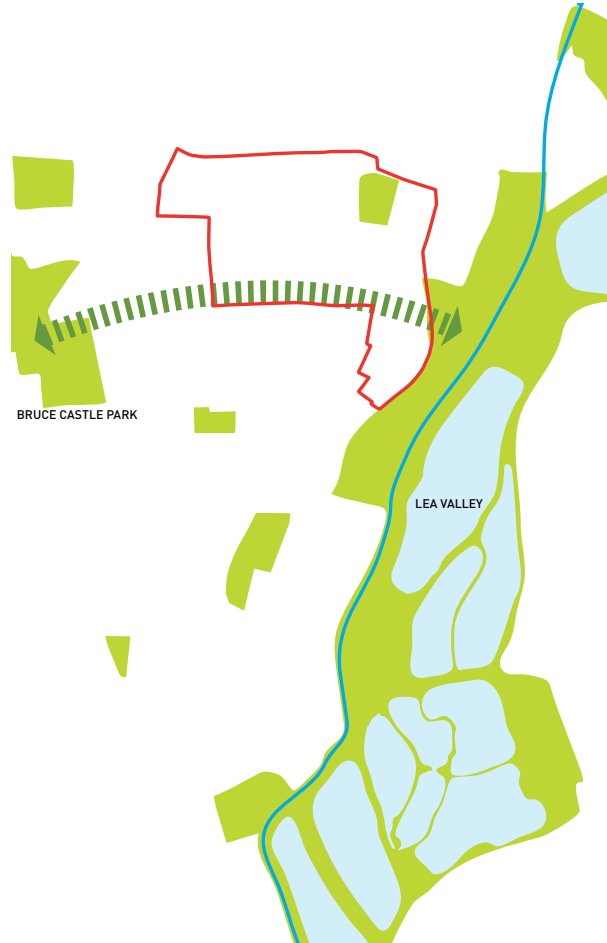


Figure 10: Northumberland Park landscape context: rivers, reservoirs, Lea Valley, nearby open spaces

Landscape context

Northumberland Park is directly adjacent to the Lea Valley Regional Park, one of London's largest Metropolitan Open Spaces. Nevertheless, Northumberland Park is within an area of larger open space deficiency with most of the area more than 400m away from any form of public open space.

The railway line provides a physical barrier between the estate and the Lea Valley Park to the east but there is potential to create better links to this as well as to other surrounding open spaces, including the Frederick Knight Sports Ground and Bruce Castle Park.

The Council's regeneration ambitions include the provision of new access points and landscaping strategies that encourage access into the park and waterways.

2.2 History

Northumberland Park station was opened in 1840 as a halt on the Northern & Eastern Railway, bringing development opportunities to the area's farms and market gardens. Asplins Farm on Marsh Lane (now Park Lane) was still a working farm well into the 20th Century. A curving avenue was laid out in the late 1850's between the High Road and the station, on land that had been owned by the dukes of Northumberland. The avenue was accordingly named Northumberland Park and was built up with houses for the upper middle classes. Some of these houses still remain.

The area is defined by historic east-west roads around which urban grain has developed; as the extract of historical maps over the next pages show, Park Lane, Northumberland Park and High Road are all visible on maps from 1871 before the surrounding area was developed. Historical maps show that by the end of c 1800, the area was laid out with streets of terraced houses. Many of these were demolished in the late 1950's to give way for the Northumberland Park Estate, but the area still retains a large number of Victorian and Edwardian terraces.

Today, the Northumberland Park Estate and surrounding area consist of several places and neighbourhoods that have been developed over time. This lack of coherent development means that it has always consisted of small, isolated, piecemeal developments not connected together by local streets. There are a large number of terraced houses in private ownership in the centre of the area, as well as larger Council owned estates.

PARTICULARS.

LOT ONE.
(Addressed Green on Plan.)

THE VERY VALUABLE

Freehold Property,

KNOWN AS

ASPLIN'S FARMHOUSE,

TOTTENHAM,

occupying an important position, nearly adjacent to Park Station on the Cambridge Main Line of the Great Eastern Railway. It comprises a substantial area.

Attractive Old-fashioned Residence,

CONTAINING

On the Top Floor—Two large Bed Rooms each with fireplace. On the First Floor—Best Bed Room, 58 ft. 6 in. by 38 ft., fitted with fine large wardrobe cupboards and fireplace; Bed Room, 15 ft. 6 in. by 28 ft., fitted with register stove and marble mantelpiece, servants' Bed Room, Airing-room leading to an OAK BOOM, measuring 15 ft. 6 in. by 15 ft., the walls of which are entirely panelled with valuable oak, with carved frieze and chimney piece. On the Ground Floor—Entrance Hall, Dining and Drawing Rooms each measuring 15 ft. 6 in. by 15 ft., and fitted with handsome marble mantelpieces, tiled hearths and show combination stoves; and two large cupboards; Living Room, with range, dresser and two cupboards; large tile-paved Dairy, store Closet, Scullery, with range and sink, Washhouse with copper, small Conservatory; outside are lean-to Greenhouse, coal shed and earth-droct, and a

Large and Pleasant Garden with small Orchard.

Hangs around the 100 Yards are

EXCELLENT OUT-BUILDINGS

Consisting of Brick-built Stable with five stalls, lath cover, and place, lean-to Milk Shed, open Cart Shed, large Barn, Overhouse adjoining with standing for six cows, and grain pit; Range of Cowsheds with standing for ten cows; Hendrick, Range of nine Piggeries, with boiling copper and furnace, range; Stabling for three horses, Stone Shed and a lean-to open Cow Shed. There is a good

PADDOCK AT REAR.

The Property comprises an area of about

3a. 1r. 24p.

(More or less), and is let to Mr. G. Jennings upon lease, with the lands comprised in Lots 2 and 3, for a term of 11 years from Christmas, 1907, the rent in respect of this lot being appointed as the sum of

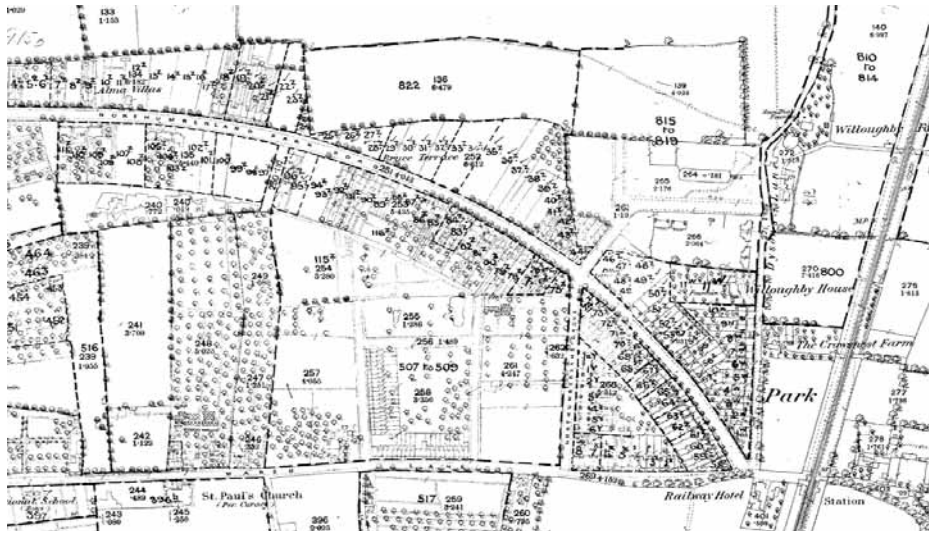
£65 Per Annum.



Figure 11: Asplins Farm on Marsh Lane (now Park Lane) was still a working farm well into the 20th Century (LB Haringey)



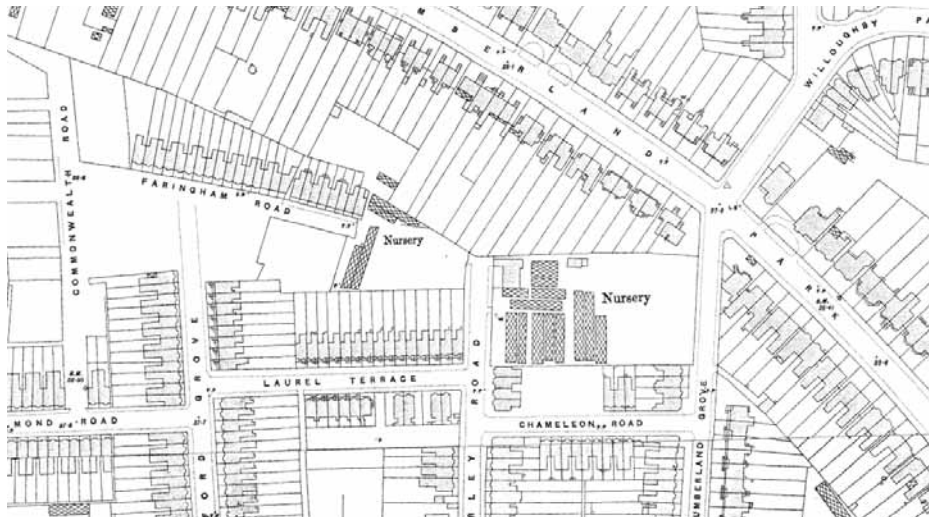
Figure 12: Dwellings on Waggon Lane c1932 prior to clearance following the 1930 Housing Act for slum clearance (LB Haringey)



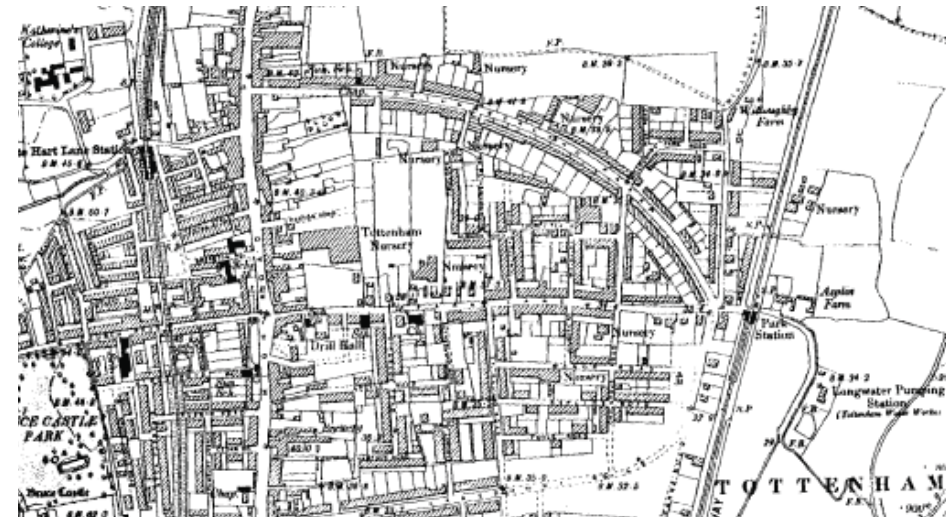
1871



1876



1895



1896

Figure 13: Historical maps of the area from 1871 to 1896



1920



1952



1956



1969

Figure 14: Historical maps of the area from 1920 to 1969

2.3 Northumberland Park today

Northumberland Park suffers from high levels of deprivation and disadvantage; it is the poorest ward in London (GLA Intelligence Unit 2012) with four super output areas (SOAs) in Northumberland Park ranking amongst the 1,000 most deprived SOAs in England. The existing deprivation is exacerbated by the physical environment and the area is currently fragmented both physically and socially.



Figure 15 (top): Northumberland Park Community School (secondary) and St. Paul's and All Hallows school



Figure 16 (below): Stellar House estate, view from North (Bing Maps)



Figure 17 (top): Northumberland Park Station, view from North (Bing Maps)



Figure 18 (below): Rothbury Walk estate, view from South (Bing Maps)

Structure, urban form and character

As the aerial photographs on this page illustrates, the area consists of several places and neighbourhoods that have developed over time, not one estate. During consultation events it became clear that residents do not perceive the area as one neighbourhood, but identify with the street or block they live in (Park Lane, Kenneth Robins house, Stellar House etc).

There are a large number of cul-de-sacs in the area and the network of streets is unclear. Generally, the east-west roads are well defined but there is a lack of north-south links, contributing to the area being fragmented.

The area further suffers from undefined public and private spaces that are not always well looked after. Consultation has shown that some residents do not feel safe in the public realm. Entrances don't address the street and many frontages are inactive, leaving streets ill-defined and not well overlooked.

There is an amount of decent housing stock that could be retained and improved. However, the majority of the post-war buildings are creating poorly structured urban conditions with, as set out above, an unclear network of streets and undefined spaces. There is a predominance of social housing, and predominance of smaller homes.

The ownership structure and fragmented nature of the existing area will be an important factor in developing a robust masterplan/regeneration plan.

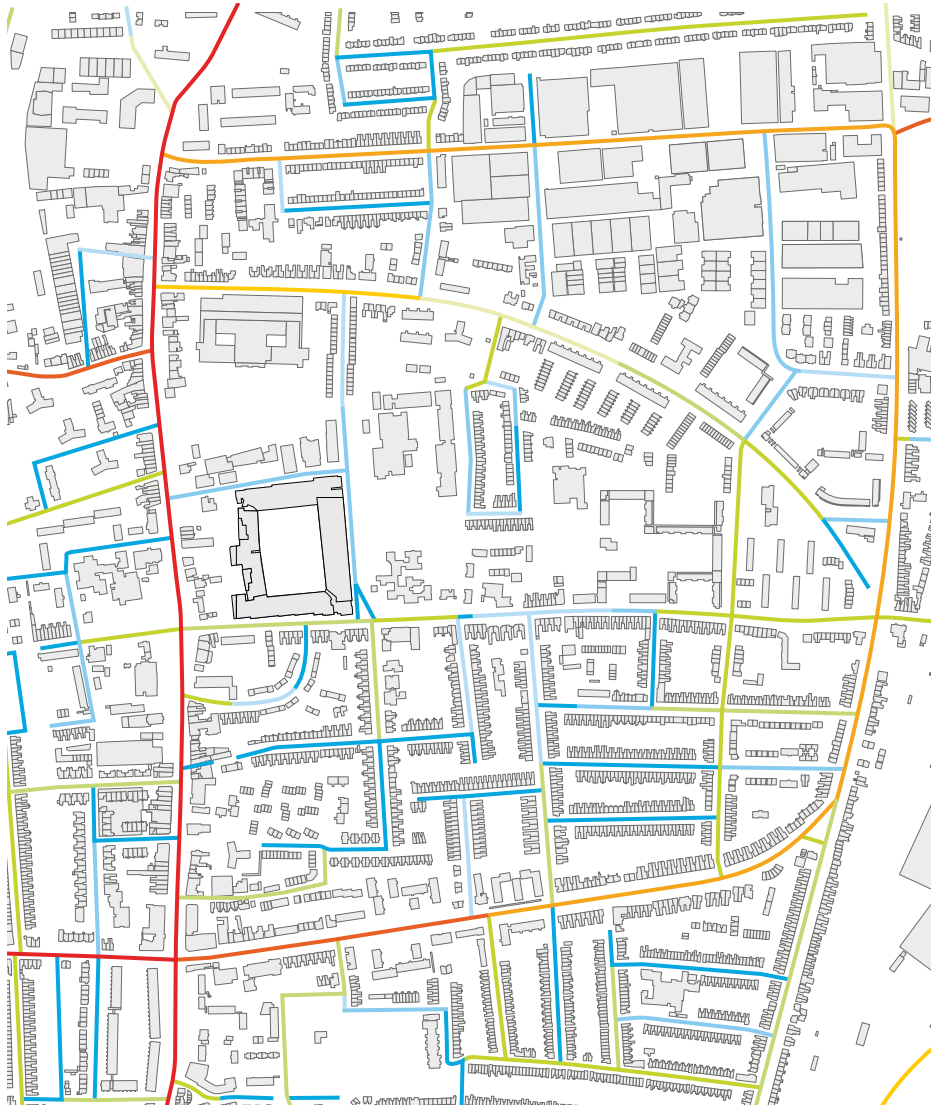


Figure 19: Vehicular route network - spacial accessibility (Space Syntax 2012)

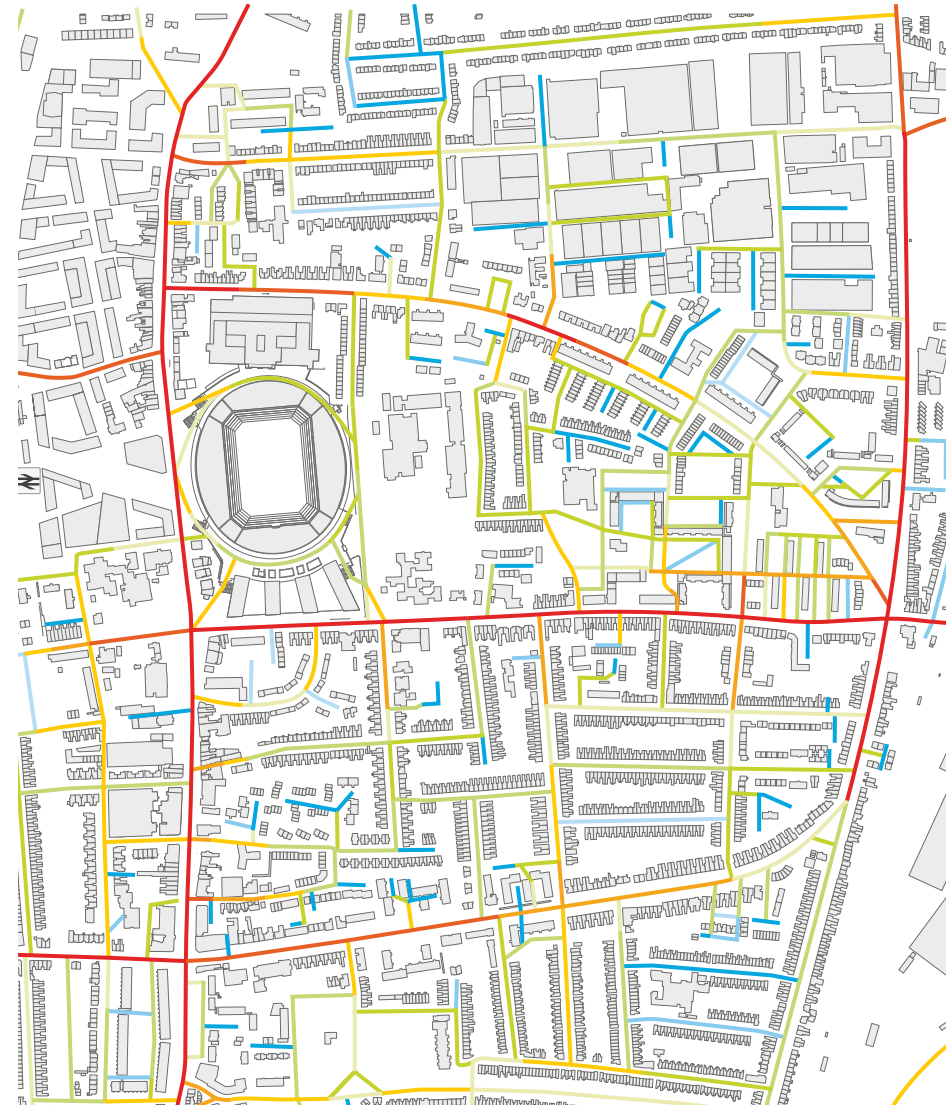


Figure 20: Pedestrian movement with proposed neighbouring developments (Space Syntax 2012)

high low

 National Rail  Overground  Underground



Figure 21: Existing built form

Transport

Northumberland Park station provides access to West Anglia services between Liverpool Street and Stansted. Cambridge is also accessible along this line via Tottenham Hale. The station sits immediately adjacent to, but is not connected with, the Victoria Line Depot and TfL use this route north of Tottenham Hale for maintenance and stabling of trains. The station is currently relatively isolated and has a poor level of service resulting in low passenger numbers and minimal supporting facilities.

Funding has been agreed to deliver a new four trains per hour service between Northumberland Park, Tottenham Hale and Stratford by 2017 and further frequency and capacity improvements are anticipated along this line. There are planned upgrades to Northumberland Park station, paving the way for a potential Crossrail 2 extension.

Consultation has shown that the existing at grade crossing by Northumberland Park is perceived as dangerous by many residents and not compatible with higher frequency rail traffic. The council has been studying how the current at grade crossing could be replaced and the station improved (Arup 2013). This could significantly improve the links eastwards to Lea Valley Park.

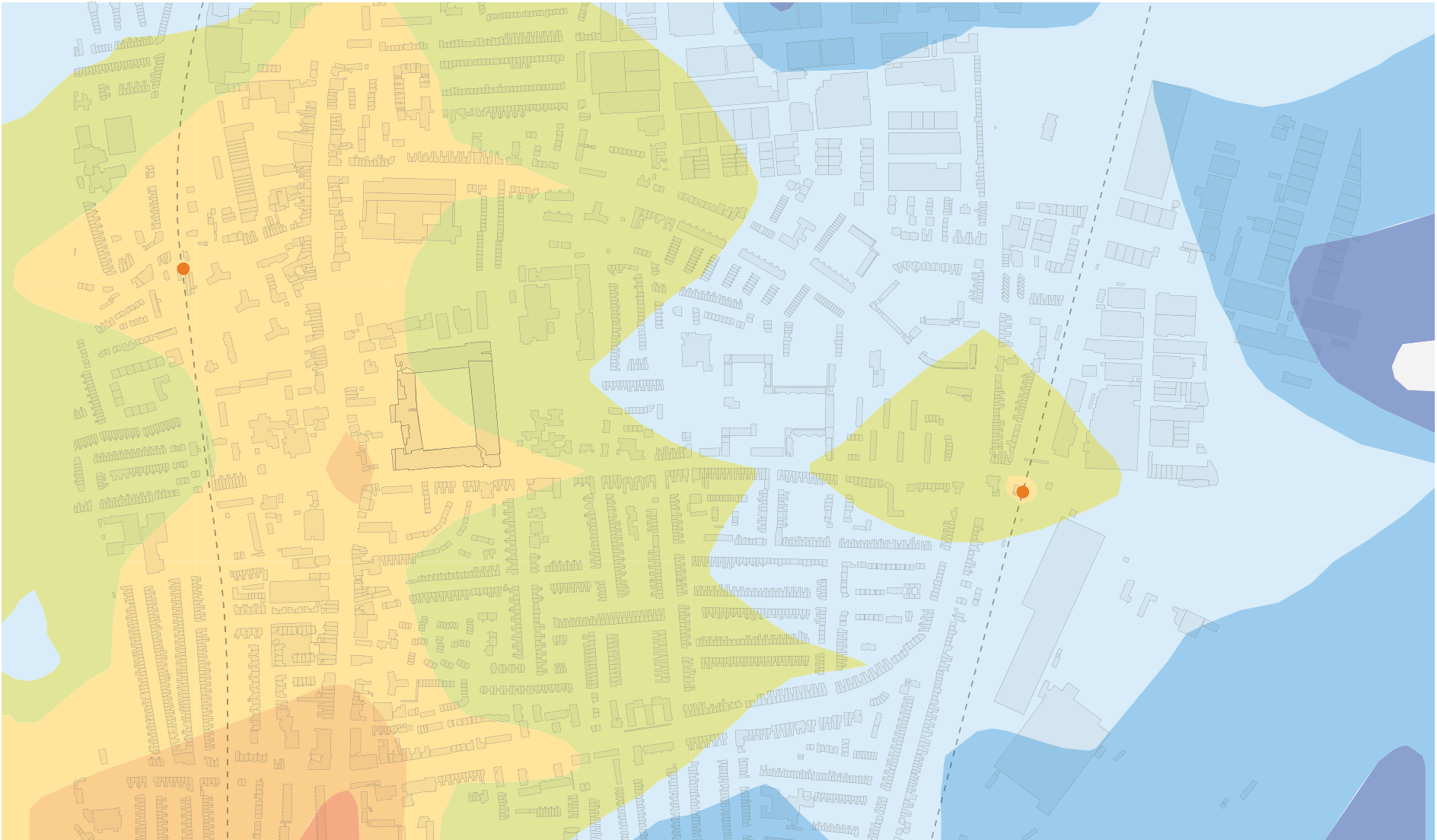


Figure 22: PTAL mapping of the area





Figure 23: Permeability diagram

The area is relatively well served by buses; the W3 bus provides access to Wood Green and Finsbury Park. Central London is accessed via the 341, 476 and N76. White Hart Lane rail station (part of the London Overground Network by 2015) is a ten minute walk away and provides direct access to Seven Sisters station (for the Victoria Line) and to Liverpool Street.

Tottenham High Road (five to ten minutes walk away) is served by a large number of buses providing access to central London, the City and Enfield.

Intensification of the bus services along Northumberland Park was identified by Arup as a measure to improve accessibility and interchange at Northumberland Park station.

PTAL levels vary across the area with PTAL 4 near to the High Road and PTAL 3 to the east near Northumberland Park station and west close to High Road and PTAL 2 in the centre of the area.

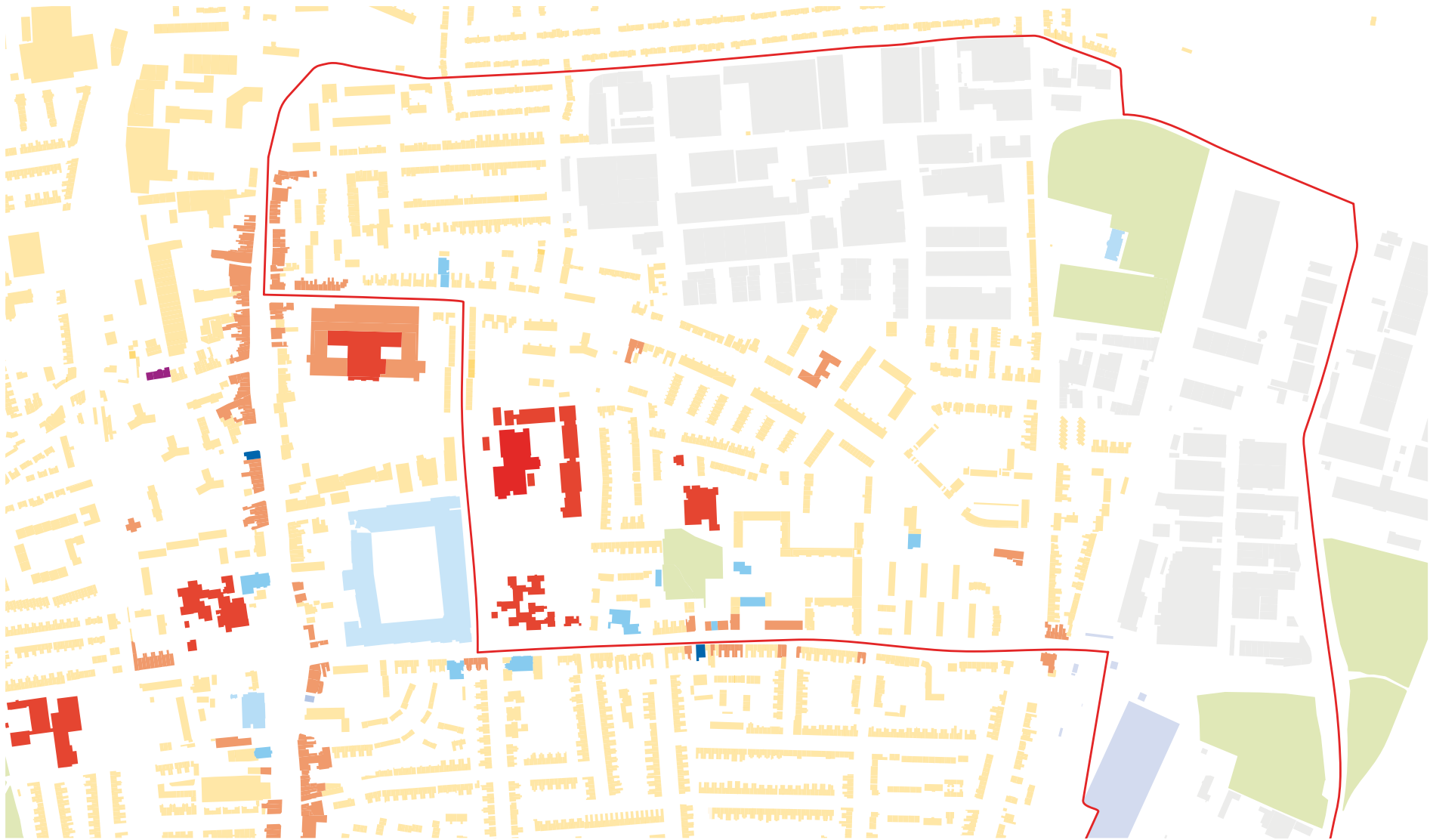
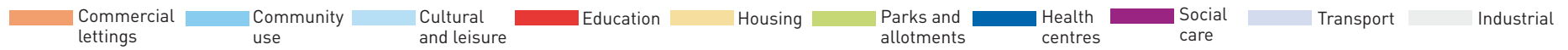


Figure 24: Land use





Unused open space



Poor conditions of existing buildings

Land use

The area is predominantly residential. Park Lane has some local shops and community facilities, but would benefit from more footfall. Northumberland Park has the scale for ground floor activity but the streetscape is currently inactive, with the exception of the new Sainsbury's supermarket to the west, a local pub (The Bill Nicholson) and a small convenience store.

Worcester Avenue between the THFC stadium and the Northumberland Park Community School is currently inactive and unattractive with a long wall along the school perimeter.

There are a lack of places and facilities within the estate to encourage community participation, wellbeing and interaction.



Frontages



Unattractive pathways



Figure 25: Green open space map

 Playgrounds  Green space  Sport



Figure 26: Existing hardscape

Open space

Although there is actually a large amount of open space in the Northumberland Park area, the existing spaces are badly defined, of low quality and under-utilised. There is therefore a shortage of good quality, well defined, well cared for and loved public open space in the area. Many residents complain of anti-social behaviour in and around many of these spaces.

The Lea Valley Park is an under-exploited asset to connect to and use for recreational amenity. Park Lane has potential to provide a good connection to the park; the crossing over the rail tracks through the industrial estate and across the busy road need to be resolved in order to achieve this.

There are existing street trees of great scale along historic streets, which are assets to be retained where possible.



Somerford Grove adventure playground



Open space by Rothbury Walk



Dominant car parks



Figure 27: Bulding heights





Poor quality public realm



Kenneth Robbins House



Stellar House



Victorian houses on Park Lane

Height and density

The Northumberland Park area is generally low in scale and density but there are a number of tall buildings. Stellar House is the highest in the area and is located to the north of Northumberland Park road. It forms part of a cluster of high rise buildings at the northern gateway between Tottenham and Lower Edmonton, along with Brook House and several blocks in Enfield. Kenneth Robbins House (17 storeys) and Trulock court (10 storeys) are both located on Northumberland Park road.

The THFC stadium is by far the largest building in the neighbourhood and will become even larger (approximately 13-14 storeys) when the new consented redevelopment scheme is implemented. However, there are currently few proposals for mediating its scale and impact on the predominantly residential environment within the Northumberland Park estate.



Figure 28: Land use and council ownership





Rothbury Walk



Kenneth Robbins House



Trulock Court



Stellar House

Council ownership

The majority of the existing housing stock is owned by the council - this includes tenanted homes as well as residential and nonresidential leaseholders and right to buy freeholds. The largest council properties in Northumberland Park are Stellar House, Trulock Court, Kenneth Robbins House and Rothbury Walk/ Waverley Road.

There is a predominance of smaller homes.

The quality of the existing built form is varied, with some buildings having been refurbished through the Council's Decent Homes programme. The majority of the residential buildings are outdated in terms of spatial planning, accessibility, safety and the quality of outdoor facilities. During our consultation process, many residents raised issues relating to anti-social behaviour, including, prostitution and drug dealing within the estate and in the housing blocks.



Figure 28: Model photograph showing the general low density of the existing built form in Northumberland Park

2.4 Key challenges

Northumberland Park is one of the most deprived wards in the country and struggles with a range of social, economic and environmental issues. Given the scale, complexity and variety of the challenges the local area faces, regeneration needs to be looked at from a holistic point of view which can address these issues in the long term. Therefore any future redevelopment strategy need to be implemented alongside actions that address the underlying issues and causes of social and economic deprivation.

Throughout our study and informed by the consultation with local residents, the following Key Challenges were identified:

- Poor area identity, community segregation due to lack of good urban structure
- Lack of places within the estate to encourage community participation, wellbeing and interaction
- A lack of organised residents' engagement infrastructure (e.g. Residents Associations) and limited aspirations regarding the future of the area
- Poor urban structure, unclear network of streets and undefined open spaces created by the post-war buildings
- Unbalanced tenure mix and lack of diversity in housing typologies
- Multiple indices of overcrowding as well as social deprivation
- Low levels of educational attainment
- Low levels of economic activity
- High levels of crime and anti-social behaviour
- Poorly integrated open spaces and lack of clear connections to the surrounding areas
- Poor access to usable green spaces, including the relationship to the Lea Valley Park.

3.0

VISION

3.1 The place

3.2 Homes

3.3 Open space

3.4 Connectivity

3.5 Community

3.1 The Place

The Council's ambitions for Northumberland Park are extremely high. The neighbourhood will be transformed into a thriving urban quarter on the doorstep to the Lee Valley Park; a mixed and sustainable community where people want to live, work and visit. It will retain its diverse north London character and have a strengthened community identity. The neighbourhood should be known for its mix of urban and landscape settings, with improved access to both a busy London high street and the abundant open spaces of the Lee Valley Park.

This could be achieved through a transformative estate regeneration programme that creates new neighbourhoods with a mix of high quality homes ensuring that current and future residents have access to homes of different types, tenures and sizes suitable for a range of incomes. A regenerated Northumberland Park could recreate traditional street patterns that deliver new homes, economic opportunities and ensure a safe and well connected neighbourhood. New landscaped routes and public spaces could not only improve connectivity within Northumberland Park but also help better connect the neighbourhoods with the High Road, the Tottenham Hotspur FC development, Northumberland Park Station and the open spaces of the Lee Valley Park.

The images overleaf show some examples of different types of new spaces in relevant regeneration schemes in London, such as Gillet Square in Dalson, Woodberry Down in Hackney, Bermondsey Square and St Andrews in Bow. Figure 30 illustrates a potential plan for the area, with a central open space, concentration of family homes in the centre and more dense development near Northumberland Park Station and THFC stadium.



New public open space (Gillet Square, Dalston)



Open spaces for community activities

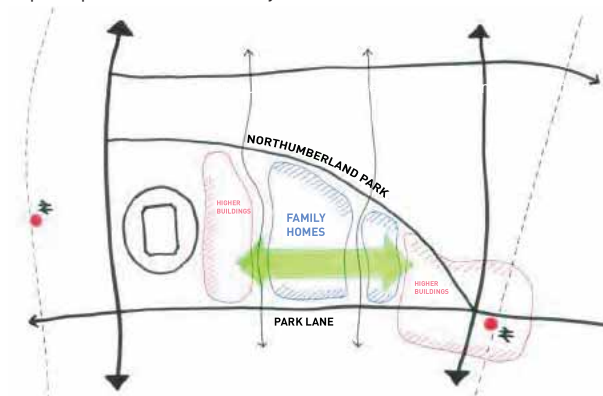


Figure 30: Structuring principles for the area



Places for different activities (Bermondsey Square)



Safe private open spaces (Bromley-by-Bow)



Safe and attractive spaces (St Andrews, Bow)



Figure 31: A potential view looking west along Northumberland Park

3.2 Homes

The regeneration process will deliver high quality new housing for local residents and maximise opportunities for the benefit of the local community. Housing will be a mix of types and tenures with a variety of scale.

The development scenarios in this report (Section 9) show that there is capacity to deliver somewhere in the range of 1,300-2,900 new homes with a mix of types, tenures and sizes from 1 bedroom flats to 4 bedroom family houses. Any redevelopment would also reprovide social housing for existing tenants.

Building height will complement the scale of the proposed streets and take into account existing built form, including historic structures such as the Victorian houses along Northumberland Park, Park Lane and in the centre of the site. There is scope for lower rise family housing in the centre of the site, complementing the existing concentration of terraced houses in private ownership. More high density development is suitable near the THFC development and near the improved Northumberland Park station.

Good housing stock will be retained where appropriate, this includes good quality Victorian terraces as well as more recent additions to the estate. New buildings should preserve and enhance the setting of existing good quality homes, retaining its diverse north London character.

Buildings will be set within a traditional streets pattern, with attractive and safe entrances from street. Unlike the existing built form, buildings will demonstrate clear definition of fronts and backs and private and public space and all homes will have access to gardens or private open space, such as balconies or terraces.

All homes will be designed to London Housing Guide standards and be of high quality, energy efficient and sustainable.

The typology diagram overleaf illustrate a characteristic block that has townhouses integrated into larger blocks but with private entrances to the street. The images make reference to other relevant regeneration schemes in London, such as East Village in Stratford and St Andrews in Bow.



Mint street (Bethnal Green)



Private entrances (East Village, Stratford)



Shared courtyard (St Andrews, Bow)



Attractive frontages on to streets



Shared courtyards and private gardens



Attractive, safe entrances

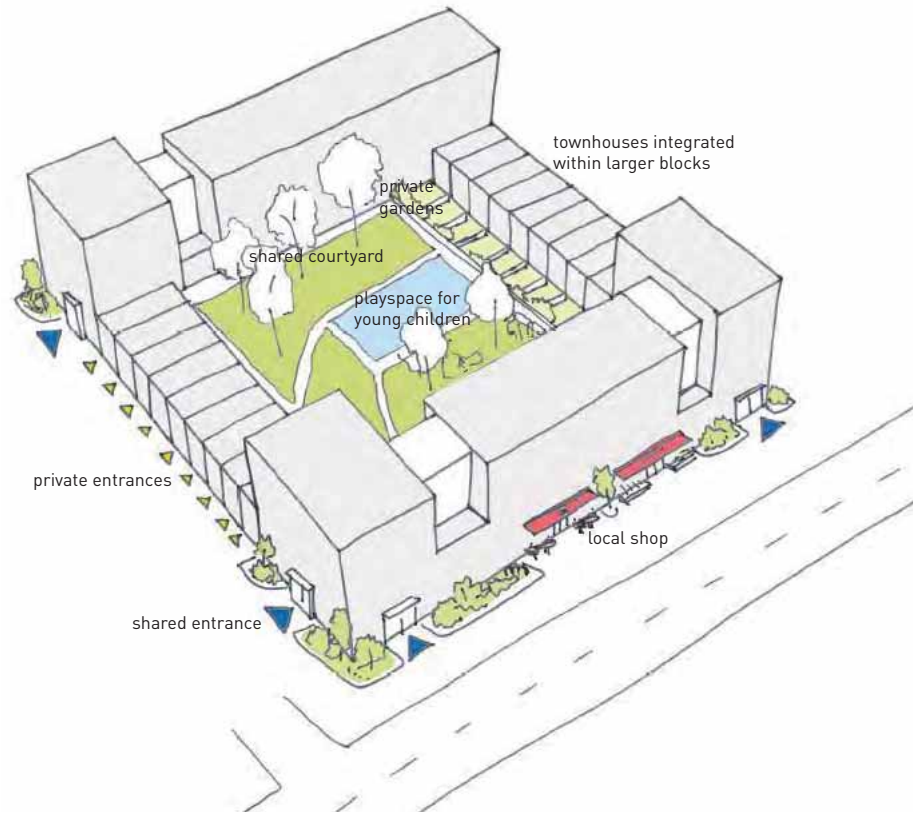


Figure 32: Sketch diagram showing perimeter block typology



Townhouses integrated in larger blocks



A diversity of scale & type of housing



Generous balconies

3.3 Open space

The quality of both public and private open space plays a fundamental role in delivering urban regeneration schemes that create high quality places that people want to live and invest in. Ensuring that there is a transformation in the quality of open spaces, and thereby creating spaces that are active, safe and well used, is at the heart of our future vision for Northumberland Park.

A new central open space could provide a focus in the area, a new interaction place as well as improving connectivity issues within the structure of the neighbourhood.

The new open space should have a range of facilities for all, including better play facilities for children of all ages. This new provision could incorporate, consolidate and extend the existing Adventure Playground which is currently at the centre of the community's interest.

The images overleaf show some examples of the activities and characteristics of these new open spaces, such as, better play and leisure facilities, potential for community gardening and outdoor gym facilities.



Better play facilities



Clear boundaries between private and public space (St Andrews, Bow)



Outdoor gym facilities



Public open spaces with a range of activities for all



Example of shared courtyard space (St Andrews, Bow)



Multi- use games area (Memorial Recreation Ground, Newham)



Figure 33: What a new open space in Northumberland Park could look like

3.4 Connectivity

Alongside the delivery of new high quality homes and good public and private open spaces, connectivity is one of the key challenges in the Northumberland Park regeneration plan which aims to efficiently tackle the issues regarding the unclear street network and poor urban structure.

Northumberland Park will benefit from improved train service, with up to four trains per hour to Tottenham Hale and Stratford by 2018. There are also planned upgrades and further frequency and capacity along this line with a potential Crossrail 2 extension in sight.

With the new redevelopment scheme at High Road West and the new THFC stadium an improved east- west pedestrian link will be provided to White Hart Lane station. It is also envisioned that the conformation of the new open space as well as more green spaces along Park Lane could support and improve the relationship to the Lea Valley, east of Northumberland Park station.

However, the biggest benefit in connectivity at the neighbourhood scale will be achieved through creating north-south streets, better defining the urban blocks and the street frontages as well as introducing bicycle lanes and improving the quality of the pedestrian routes. The images and sketch drawing on the next page show an array of examples of good street design and a potential reconfigured Park Lane with a new bicycle lane and better green space/ street parking.



Better cycling provision



Better on-street parking (St Andrews, Bow)



Local street in Hammarby Sjöstad, Stockholm



Attractive and safe streets (Bourbon Lane, White City)



Overlooked and safe routes (East Village, Stratford)



Figure 33: A potential view looking east along Park Lane

3.5 Community

Community engagement needs to be central to the regeneration of Northumberland Park. Consultation events throughout the process will be critical in establishing a solid relationship with the existing residents as well as raising aspirations for the future of the area. There should be places within the estate to encourage the residents to organise, have a clear voice and engage in the redevelopment of the area.

Social infrastructure in Northumberland Park will meet existing and future community needs to create a neighbourhood with excellent access to community facilities in buildings of exceptional design quality that promote an integrated community and opportunities for all.

This includes provision of high quality education. All the scenarios presented in this report deal with the provision of a new all-through school and a reconfigured Lea Valley Primary School to meet the requirements of a growing population in the area. However, these scenarios are not fully developed options and the education issues will need to be further studied.



Space for street markets and events (Bermondsey Square)



New, better equipped health centre (East Village, Stratford)



More local shops (Independent shops, Canonbury)



New high quality education facilities (Haringey Heartlands School)



Engagement with residents throughout the process



Photograph from community Fun Day, September 2014 (photos: LB Haringey)



4.0

POTENTIAL REGENERATION STRATEGIES

- 4.1 Infill and improvement
- 4.2 Phased renewal opportunities
- 4.3 Comprehensive redevelopment

4.1 Infill and improvement

At the outset of the project different approaches to redevelopment were discussed. Given the area's low density, a potential option was to look at infill and improvements to the existing buildings which could deliver additional housing as well as better spatial planning, accessibility, safety and quality outdoor facilities.

Other projects in the UK such as the Leopold Estate in Poplar and Park Hill in Sheffield are examples of developments which have successfully retained good building stock and achieved regeneration through extensive remodelling, improvement and reconfiguration of the public realm.

However, given the commitment to meet the demand for a large amount of new homes for the local population, and for new homes to finance any proposed improvements, in our view it was questionable if a pure infill and improvement strategy would deliver enough new homes.

The fragmented nature of the area and the underlying issue of poor urban structure also suggested that more comprehensive reorganisation of the urban structure would be required to improve the area in these aspects.

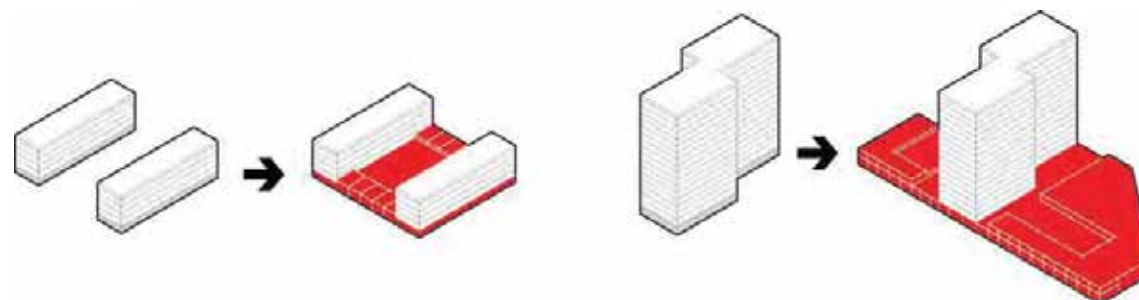


Figure 34: Diagrams showing a potential phasing of an 'infill and improvement' strategy



Leopold Estate redevelopment, Poplar

The Leopold Estate was transferred to Poplar HARCA in August 2005. This arrangement involved the transfer of over 500 homes which included both tenanted and leasehold owned homes. The regeneration proposal is a £30 million investment programme spanning eight years. This investment includes a mix of refurbishment, demolition and new build homes both for sale and rent.



Park Hill redevelopment, Sheffield

A Grade II listed monument, Park Hill estate has been given a thorough face-lift in with flats being remodelled to the current housing standards by developer Urban Splash. In parallel to the interior works, a new landscape will revitalise the public realm for residents, reconnecting Park Hill with the city.



Shopfront restoration, High Road, Tottenham

This was a Haringey Council regeneration project explicitly conservation-led in order to help areas that have both heritage merit and real social and economic need for investment.

4.2 Phased renewal opportunities

A number of examples of phased renewal development are provided overleaf, including Agar Grove, Colville Estate and Faircharm Quarter, all delivered through a phased development process that increases the number of homes on the site and introduces a mixture of tenures as well as addresses the underlying problems with poor urban conditions.

In the cases where much of the existing housing stock is proposed to be demolished, emphasis is being put on the consultation with the local community throughout the regeneration process.

Given the size of the Northumberland Park estate and the surrounding area, any new development would have to be phased. How implementation of future regeneration is phased will be the focus for discussions going forward when the delivery mechanism is clearer.

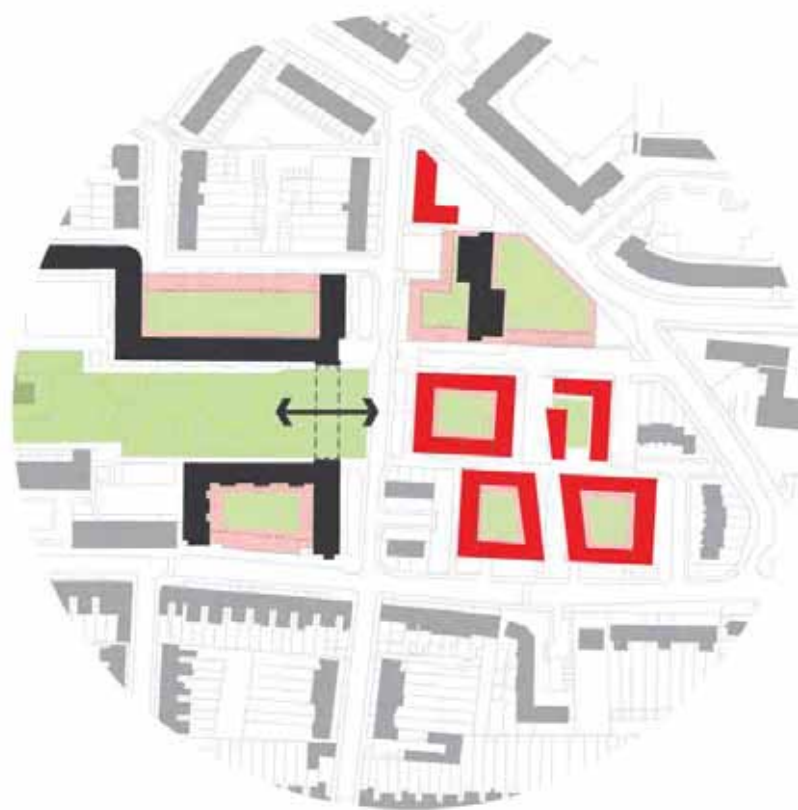
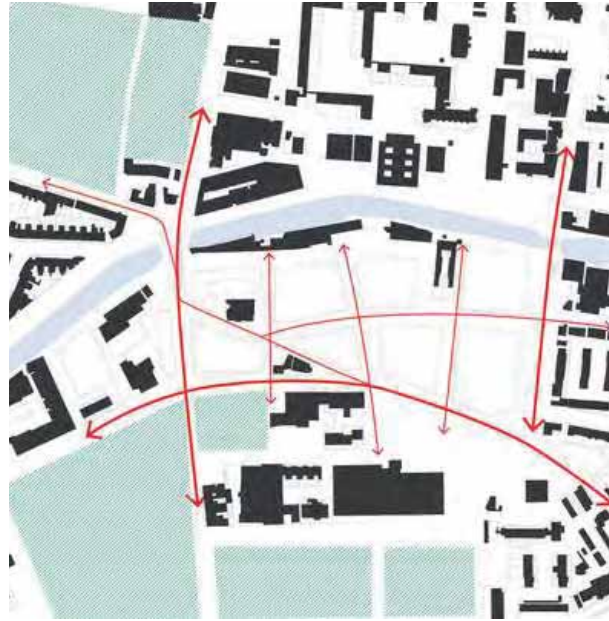


Figure 35: Diagram showing an example of a 'phased renewal opportunity'



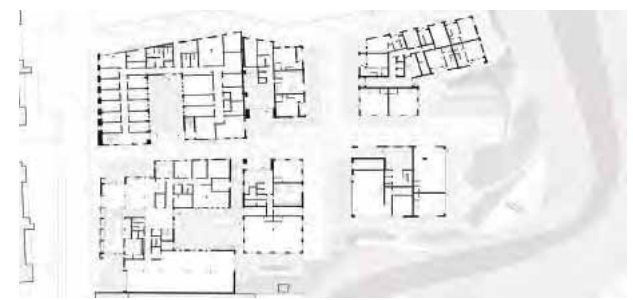
Agar Grove, Camden

Originally comprising of 249 council homes, the estate has been regenerated through a rigorous process of consultation with the residents. The proposals doubled the number of homes, introducing mixed tenures. The scheme is also extending the green spaces as well as connecting streets and buildings to their context. (Hawkins/Brown and MAe Architects for LB Camden)



Colville Estate, Hackney

Typical of the Post-War period, the estate was poorly planned and inward-looking. The regeneration scheme was submitted as an Outline Planning Application looking at full demolition of the existing scheme and building a new neighbourhood as a series of development zones, with phased delivery, accommodating a total of up to 925 homes. (Karakusevic Carson Architects for LB Hackney)



Faircharm quarter, Deptford

The scheme's aims were to regenerate but also retain the character of the vibrant creative district. The project creates a series of legible spaces and views between the retained buildings and new-built elements which help create informal/gathering spaces as well as mixed use plots with creative work spaces with residential accommodation above. (Karakusevic Carson Architects for LB Lewisham)

4.3 Comprehensive redevelopment

Due to the over arching London housing shortage and the need for new local homes, comprehensive regeneration strategies were included as options from the outset of the project.

A number of examples of this approach are provided overleaf, including Woodberry Down and Hulme Crescents in Manchester. These all comprehensively redevelop existing local authority housing, creating better relationship to the surrounding landscape, improved connectivity and adding more variation in housing typologies and tenure.

Considering the Northumberland Park area's underlying problem with poorly structured urban conditions, unclear network of streets and undefined open spaces created by the post-war buildings, our scenarios moved closer towards a more comprehensive redevelopment option.

However, it is recognised that there is an amount of good housing stock that should be retained and improved and that the scenarios have to accommodate different degrees of intervention.



Figure 36: Diagram showing an example of a 'comprehensive redevelopment'



Hulme Crescents, Manchester

Originally the largest public housing development in Europe and home to around 13,000 people, Hulme Crescents gained a reputation as one of the worst public housing projects and was demolished in 1994. The re-development of the estate features both traditional forms of terraced and semi-detached houses and medium-rise apartment buildings.

Woodberry Down, Hackney

Woodberry Down is a mixed tenure residential district making the most of the adjacent Finsbury Park and its views over two spectacular reservoirs. The plans replace a 1950's estate and more than doubles the number of homes. Extensive consultation with the residents led to strong support and planning approval for delivering the 3,900 homes. (Fletcher Priest for Berkeley Homes)

5.0

CONSULTATION

5.1 Summary of initial consultation process

5.2 What we have been told

5.3 Key Principles for Change

5.4 How feedback has been addressed

5.1 Summary of the consultation process

Consultation with the local community has been a key element of the work required in developing the strategic framework. The Council and the consultant team have been committed to developing a meaningful dialogue with local residents and stakeholders from the outset of this project. Together we developed a programme of activity, outlined in a Consultation Strategy produced in June 2014 to support the regeneration of Northumberland Park, which fully accords with relevant national and local policies and guidance on involving residents in the future of their area.

The consultation programme was initiated in July 2014 and was implemented in two phases; the first, designed to introduce residents to the regeneration process and to understand their views and ambitions for themselves and their area; the second, to give greater information on the rationale for regenerating Northumberland Park and to test residents responses to a set of Key Principles for Change that will inform the Tottenham AAP and guide future regeneration in the area. This consultation activity is seen as the start of a long-term engagement process with the residents and businesses of Northumberland Park.

The key objectives for the consultation process were:

- To build relationships for the future; developing further the relationships formed during the Tottenham's Future consultation, with residents, stakeholders and businesses

- Evidence gathering – understand the local community's views and aspirations for the future of the area and to gauge their response to the emerging principles that will guide future change in Northumberland Park
- To put in place the necessary community engagement infrastructure to underpin long term change – starting with the establishment of Residents Groups
- To inform residents about the regeneration process, the Area Action Plan, the strategic framework and the planning process the consultation aimed to engage residents in dialogue around a number of key themes.
- How best to involve and engage them in helping to plan for the future of their neighbourhood
- Identifying residents' priorities and aspirations for Northumberland Park
- Gauging residents' response to the development of a set of Key Principles for Change, which will feed directly into Northumberland Park element of the Tottenham Area Action Plan.

It is an aim of the overall regeneration process that the local community will be fully engaged in, and able to influence, the long-term improvement and regeneration of Northumberland Park.

The emerging proposals have been presented and

discussed with a range of local community, resident and business stakeholders as well as individual members of the public through door knocking, briefings and a series of public events and exhibitions. This consultation is envisaged as the start of an ongoing engagement of the community and key stakeholders in the regeneration process that will be taken forward by the Council.

The response from the community received during the consultation has demonstrated that the local community supports the regeneration and improvement of Northumberland Park. It can be concluded that in terms of the Key Principles for Change the response from the community has been extremely positive. The view of the majority of residents is that the area needs to be improved and that in order to do so there needs to be comprehensive physical, social and economic regeneration of the area.

A full record of the consultation process and outcomes can be found in The Northumberland Park Strategic Framework Consultation Report November 2014, that accompanies this report.



Initial consultation July 2014



5.2 What we have been told

What residents have told us

There was a considerable response to the first phase of the consultation with a number of key messages emerging. The principle concerns and issues that have been identified by residents revolve around social, economic and estate management issues with crime, unemployment and the lack of opportunity, particularly for young people, being repeatedly raised. It is clear that residents believe that for the regeneration of Northumberland Park to be successful these issues must be addressed along with the physical fabric of the area. In summary, there are some key messages about how residents view Northumberland Park:

General

- Residents were very positive about the idea of physical regeneration and supportive of building new high quality homes.
- Many feel that the regeneration should retain what is good about the area (in particular the strong community spirit) and lead to an improvement in the quality of life for the existing residents.
- Residents want a wider choice of housing, including additional affordable homes, and more variety in building types and open spaces.
- There are a small number of residents who appear to be against the regeneration process.
- Residents appear very proud of Tottenham and there is a strong community spirit.
- However many residents (particularly families) expressed concern that the neighbourhood isn't safe.

- There is a lack of opportunity in the area particularly for young people and new enterprises.
- Northumberland Park is not one place but several distinct neighbourhoods that are currently separated from each other.

The Place

- There is too much wasted space – regeneration plans should make better use of open spaces.
- The area should be more attractive, clean and feel safe to walk around.
- Buildings should be more environmentally friendly and sustainable.
- Tottenham Hotspur FC's new stadium development is widely supported.
- There is a lack of shops, community space and other facilities in the area.

Homes

- Improving existing housing should be a key priority.
- There should be more variety in the types of buildings - from family houses with gardens to modern apartments.
- The quality of the housing should be improved.
- There should be more housing choices including more affordable homes.
- The space standards of the existing homes should be retained.

Open Space

- The area suffers from a poor environment and open space doesn't feel safe and clean.
- There is a lack of usable open space and this should be improved.
- There should be more parks and green open space for all to enjoy.
- There should be more places for children to play safely and a greater range of facilities and activities in the public open space.
- There should be more public spaces where people can meet and come together.

Community facilities

- There should be more, and better, schools and educational opportunities.
- There should be more community, leisure and cultural facilities for all, in particular children and young people.
- There should be improved health facilities.
- There are a lack of high street shops in Northumberland Park.

Streets/connectivity

- The overall environment, including roads and streets, should be improved.
- The area should be safer and more attractive for walking and cycling.
- Road safety and parking should be improved.
- The level crossing at Northumberland Park is dangerous and should be closed.
- Public transport should be improved.
- Local shops are struggling and would benefit from more people passing by.

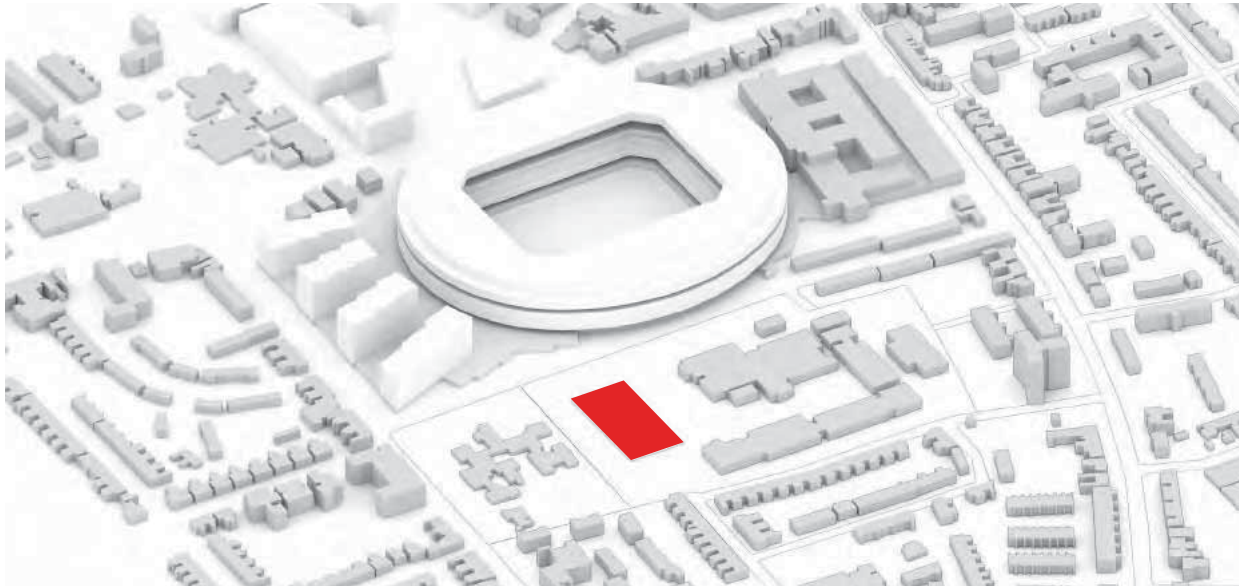


Figure 37: A 2500 sqm open space will be needed for outside broadcasting on match days

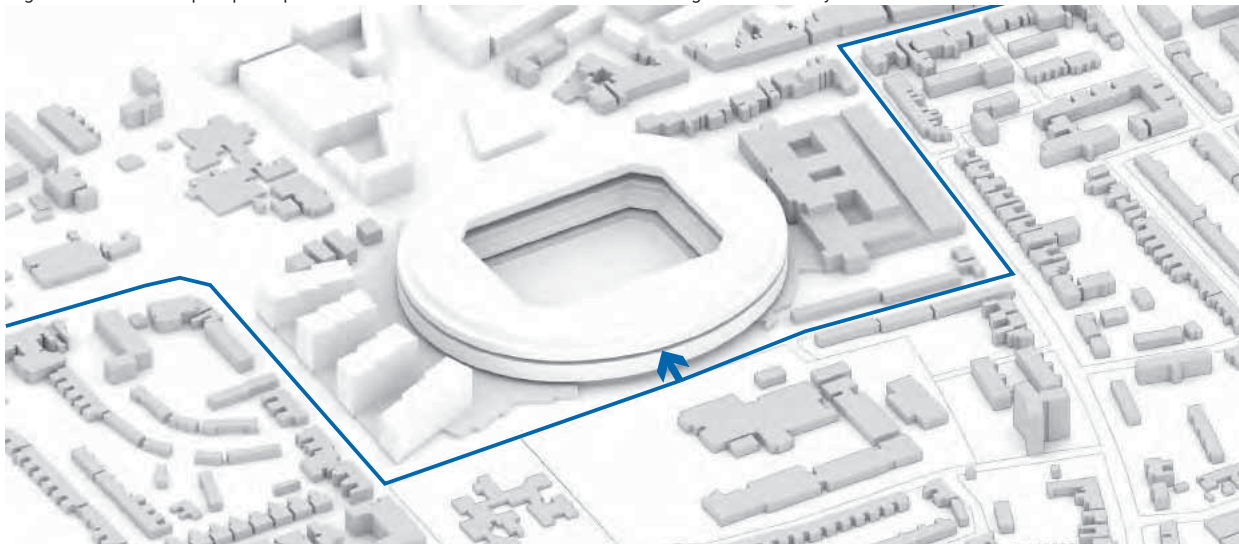


Figure 38: The THFC stadium will have an important eastern entrance

Consultation with THFC

The THFC has consent for a comprehensive redevelopment of the existing site, including a new 56,250 seat stadium, 285 homes and a hotel on Worcester Avenue as well as a proposed public square.

There is a proposed 'eastern entrance' to the stadium that will impact the use of Worcester Avenue, especially on match days. This could support activities on this part of the site and have a positive impact on the east-west linkages throughout the area.

During the match days, there is a temporary necessity for outside broadcasting which would occupy an open space of approximate 2500 sqm. Currently, the stadium use the outdoor space of the of the Northumberland Park Community School for this, and THFC are keen to discuss how new proposals could help with this.

5.3 Key Principles for Change

The development and dialogue around Key Principles for Change formed an important part of our consultation work, feeding directly from residents initial responses and views and informing the Structuring Principles set out in the next chapter. These principles formed the base for the second stage on consultation, undertaken in the autumn 2014. They were set out clearly in the consultation boards which are shown on the next page, as well as formulated as a questionnaire for the local community to comment on.

The Place

- Delivering wide-ranging regeneration of Northumberland Park would help us to create safe, modern and high-quality places, with more opportunities to bring forward the benefits local people want to see
- Explore the potential for more family housing in the heart of the area, near schools, improved health facilities and open space
- There should be a range of building heights with any taller buildings located near to transport links or where there are existing taller buildings (such as the new Tottenham Hotspur FC stadium development)
- Make better use of space and create high quality, safe routes, connections and spaces by designing out crime
- Create better links to Tottenham High Road and the new Tottenham Hotspur FC stadium

Homes

- Regeneration of local housing estates will deliver high quality new housing for local residents and maximise opportunities for the benefit of the local community
- More high quality homes, suitable for a range of incomes, should be provided
- Housing should be a mix of types and tenures
- Homes should be modern, energy efficient and sustainable
- Homes should have modern kitchens and bathrooms and designed to at least current housing standards
- Homes should be well-designed, safe and secure
- Good housing stock should be retained where appropriate
- Homes should have access to gardens or private open space

Open Space

- Create better public open spaces with a range of facilities for everyone to use
- Create new green open spaces that are safe, well-lit and overlooked
- Create new play areas for children of all ages
- Improve links to existing open spaces such as the Lee Valley, Bruce Castle Park and Frederick Knight sports ground
- Create clear boundaries between private and public open space
- Provide secure courtyard spaces shared by the residents in the homes surrounding them

Community

- Provide more high-quality education facilities in the heart of the area
- Provide more community, leisure and cultural facilities for all, from young children to older people
- Improve and expand health facilities
- Provide more local shops, cafes and restaurants and encourage more business opportunities
- Engage with residents throughout the regeneration process
- Keep the communities together through any changes
- Recognise that Northumberland Park is several places and neighbourhoods, not one estate

Connectivity /Streets

- Create north-south streets and strengthen east-west routes
- Improve access to public transport
- Improve bus services and Northumberland Park station
- Deliver safe and pleasant streets with overlooked and well-lit pavements
- Create better links to the surrounding area, including improved connections to the Lee Valley, the High Road and to the area to the west of the Tottenham Hotspur FC stadium
- Cycling and walking should be encouraged through the creation of new routes and links
- Revitalise Park Lane with new shops and public spaces

Tottenham

Welcome...

...to this consultation event which will involve the local community in developing regeneration plans for Northumberland Park.

Why are we here?
Haringey Council and Homes for Haringey are currently working with the local community to develop ideas and plans to improve and regenerate your local neighbourhood. During the summer, we started talking to you in order to get your views on the future of the Northumberland Park area of north Tottenham.

Feedback from these consultation events showed us that you want change and improvement. We have used this feedback to develop 'Key Principles for Change' that can help us shape future regeneration and improvement of the area.

Your feedback on the 'Key Principles for Change' will be used to inform the 'Tottenham Area Action Plan'. We will consult you on the Tottenham Area Action Plan later this year.

At this exhibition we want to discuss with you:

- Why we want to regenerate the local area
- How regeneration and change could happen – identifying key principles for the local area, including new and improved buildings, homes, open spaces, connectivity and community facilities

Timeline and next steps

- October 2013 – February 2014: Tottenham's Future consultation
- March 2014: Tottenham Strategic Regeneration Framework approved setting out a 20 year vision for Tottenham
- July – October 2014: Community engagement and consultation in Northumberland Park, including setting up residents associations
- Autumn 2014: Key Principles of Change produced and followed by community consultation
- Winter 2014 / 2015: Tottenham Area Action Plan considered by Haringey Council's Cabinet and followed by community consultation
- 2015: Ongoing engagement and consultation with the local community to inform any potential future master planning work in Northumberland Park
- 2016: The council to agree how improvements and regeneration in Northumberland Park will be delivered
- 2017: Residents priorities could begin to be delivered including improved homes, jobs, community facilities and public spaces
- 2034: Strategic Regeneration Framework vision for Tottenham achieved

Tottenham

Why do we want to improve and regenerate Northumberland Park?

Tottenham is part of one of the greatest cities in the world. This brings huge challenges, such as providing good housing for a growing population, but also brilliant opportunities and potential for our community. We are committed to bringing long-term regeneration and change to Tottenham.

Our vision is that by the age of 20, a child born in the area today will have a quality of life and access to the same level of opportunity that is equal to the best in London.

Change is already happening in Tottenham

- Tottenham Hale – thousands of modern homes and investment in a new Tube, rail and bus station
- High Road West – we're consulting residents on proposals for 1,200 new high-quality homes, more open space and better community facilities
- Tottenham Green – a new park, more public art and events and shop front improvements

We will not leave Northumberland Park behind

Too many of our young people struggle to find work or are in insecure jobs with uncertain career prospects. Too many families worry their neighbourhood isn't safe. Your responses to our previous consultation events show that you want change.

- Residents are proud of their area and the strong community spirit. We also know that you, rightly, want to see the best for your families and community
- You want high-quality homes, a better choice of affordable housing, and more variety in building types and open spaces
- You think there should be improved public transport, more leisure and cultural activities, and less empty and under used space
- Delivering these improvements for the benefit of local people is achievable if there is new investment in the area and if the Council is able to work closely with local residents and its partners to set out a clear plan for comprehensive regeneration in north Tottenham.

Tottenham

The Place

What you have told us
This is based on the consultation with residents of Northumberland Park from July to October 2014.

- There is too much wasted space – regeneration plans should make better use of open spaces
- The area should be more attractive, clean and feel safe to walk around
- Buildings should be more environmentally friendly and sustainable
- Tottenham Hotspur FC's new stadium development is widely supported
- There is a lack of shops, community space and other facilities in the area

Principles for Change
These principles will help shape the future regeneration and improvement of Northumberland Park. They are based on what residents have told us and what we think will help deliver residents aspirations.

- Diversifying wide-ranging regeneration of Northumberland Park would help us to create safe, modern and high-quality places, with more opportunities to bring forward the benefits local people want to see
- Explore the potential for more family housing in the heart of the area, near schools, improved health facilities and open space
- There should be a range of building heights with any taller buildings located near to transport links or where there are existing taller buildings (such as the new Tottenham Hotspur FC stadium development)
- Make better use of space and create high-quality, safe routes, connections and spaces by designing out crime
- Create better links to Tottenham High Road and the new Tottenham Hotspur FC stadium

What it could look like

Tottenham

Homes

What you have told us
This is based on the consultation with residents of Northumberland Park from July to October 2014.

- Improving existing housing should be a key priority
- There should be more variety in the types of buildings – from family houses with gardens to modern apartments
- The quality of the housing should be improved
- There should be more housing choices including more affordable homes
- The space standards of the existing homes should be retained

Principles for Change
These principles will help shape the future regeneration and improvement of Northumberland Park. They are based on what residents have told us and what we think will help deliver residents aspirations.

- Regeneration of local housing estates will deliver high quality new housing for local residents and maximise opportunities for the benefit of the local community
- More high quality homes, suitable for a range of incomes, should be provided
- Housing should be a mix of types and tenures
- Homes should be modern, energy efficient and sustainable
- Homes should have modern kitchens and bathrooms and designed to at least current housing standards
- Homes should be well-designed, safe and secure
- Good housing stock should be retained where appropriate
- Homes should have access to gardens or private open space

What it could look like

Tottenham

Open space

What you have told us
This is based on the consultation with residents of Northumberland Park from July to October 2014.

- The area suffers from a poor environment and open space doesn't feel safe and clean
- There is a lack of usable open space and this should be improved
- There should be more parks and green open space for all to enjoy
- There should be more places for children to play safely and a greater range of facilities and activities in the public open space
- There should be more public spaces where people can meet and come together

Principles for Change
These principles will help shape the future regeneration and improvement of Northumberland Park. They are based on what residents have told us and what we think will help deliver residents aspirations.

- Create better public open spaces with a range of facilities for everyone to use
- Create new green open spaces that are safe, well-lit and overlooked
- Create new play areas for children of all ages
- Improve links to existing open spaces such as the Lee Valley, Bruce Castle Park and Frederick Knight sports ground
- Create clear boundaries between private and public open space
- Provide secure courtyard spaces shared by the residents in the homes surrounding them

What it could look like

Tottenham

Community

What you have told us
This is based on the consultation with residents of Northumberland Park from July to October 2014.

- There is a strong community spirit and this should be preserved
- There should be more, and better, schools and educational opportunities
- There should be more community, leisure and cultural facilities for all, from young children to older people
- There should be improved health facilities
- There is a lack of high street shops in Northumberland Park
- Northumberland Park is not one place but several distinct neighbourhoods

Principles for Change
These principles will help shape the future regeneration and improvement of Northumberland Park. They are based on what residents have told us and what we think will help deliver residents aspirations.

- Provide more high-quality education facilities in the heart of the area
- Provide more community, leisure and cultural facilities for all, from young children to older people
- Improve and expand health facilities
- Provide more local shops, cafes and restaurants and encourage more business opportunities
- Engage with residents throughout the regeneration process
- Keep the communities together through any changes
- Recognise that Northumberland Park is several places and neighbourhoods, not one estate

What it could look like

Tottenham

Connectivity/Streets

What you have told us
This is based on the consultation with residents of Northumberland Park from July to October 2014.

- The overall environment, including roads and streets, should be improved
- The area should be safer and more attractive for walking and cycling
- Road safety and parking should be improved
- The level crossing at Northumberland Park is dangerous and should be closed
- Public transport should be improved
- Local shops are struggling and would benefit from more people passing by

Principles for Change
These principles will help shape the future regeneration and improvement of Northumberland Park. They are based on what residents have told us and what we think will help deliver residents aspirations.

- Create north-south streets and strengthen east-west routes
- Improve access to public transport
- Improve bus services and Northumberland Park station
- Deliver safe and pleasant streets with overlooked and well-lit pavements
- Create better links to the surrounding area, including improved connections to the Lee Valley, the High Road and to the area to the west of the Tottenham Hotspur FC stadium
- Cycling and walking should be encouraged through the creation of new routes and links
- Revitalise Park Lane with new shops and public spaces

What it could look like

Tottenham

What it could look like

Consultation boards with the Key Principles for Change used during the second phase of the consultation process

5.4 How feedback has been addressed

The feedback from the consultation process demonstrated that the majority of residents are supportive of change and improvement in Northumberland Park.

All the Key Principles for Change had a clear majority that 'Agreed / Strongly agreed' with them. The only Key Principle for Change that did not have at least 70% of respondents agreeing / strongly agreeing was 'Any new taller buildings should be located near to Northumberland Park Station or close to the Tottenham Hotspur FC stadium development'. This had 58% agreeing or strongly agreeing. Further key feedback is outlined below:

General

- It is clear from the consultation that residents want to be fully involved in the regeneration process and the consultation undertaken to date provides a positive start. The Council will need to work closely with local residents and its partners to set out a clear plan for comprehensive regeneration that tackles the underlying issues with deprivation, crime and unemployment as well as the identified problems with the built environment.



Photograph from initial consultation in July 2014

- The majority of residents support wide ranging regeneration that will transform Northumberland Park into a safe, modern and high quality area with more opportunities for local people.
- It is recognised that Northumberland Park is several places and neighbourhoods, not one estate. The strategic framework supports this. It also establishes principles about the use of space, how buildings address streets and spaces. It recognises that emerging proposals, such as the new Tottenham Hotspur FC stadium, will have an impact on the area and that the future plans for the area will need to respond accordingly.

Homes

- Residents were very supportive of building new high quality homes and the framework proposes that more high quality homes suitable for arrange of incomes and a mix of tenures be provided. It establishes the principle that existing terraced housing and good housing stock should be retained where appropriate.
- Residents expressed the desire to see more family housing in the area and this is supported by the proposals suggesting that this be located at the heart of the area near the schools and open space. It is proposed that all new housing should be energy efficient and sustainable with modern kitchens and bathrooms and designed to meet all current housing space standards.
- The framework proposes a range of building types, which is supported by residents with taller buildings being located near to Northumberland Park Station and / or adjacent to the taller buildings proposed in the new Tottenham Hotspur FC stadium development.

Open Space

- Residents expressed an ambition for better public open spaces that is more usable. The framework looks to address this by proposing new open space with a range of facilities for everyone to use, including new play areas for children and young people. It also establishes the need to for all open spaces to be safe, well lit and overlooked.
- In the areas surrounding Northumberland Park there exist green spaces, such as the Lea Valley, Bruce Castle Park and Frederick Knight Sports Ground and it is proposed to improve the physical connections to these.
- The framework also proposes principles to establish clear boundaries between private and public open space and provision of secure courtyard spaces shared by the residents in the homes surrounding them

Community facilities

- Residents expressed a desire for more high-quality education facilities and the framework proposes these be provided in the heart of the area. It is suggested that the exact location and nature of these are established through a more detailed piece of work that develops an education strategy for the area.

- The framework also recognises the need for more community, leisure and cultural facilities for all, from young children to older people and that there is a current deficiency of health facilities in the area.
- To address residents concerns about the local economy, the framework also makes provision for more local shops, cafes and restaurants, particularly in Park Lane, to encourage more business opportunities, as well as space new employment and enterprise uses

Streets/connectivity

- It is proposed to address the issue that the area feels impermeable by strengthening the connections with new north – south streets in addition to new east – west routes. Thereby creating a traditional street pattern that is well lit and overlooked with clear way finding. It is proposed to encourage way cycling and walking by improving the environment and safety.
- Residents also raised the need to improve connection to the surrounding areas and the framework proposes improved connections with the surrounding areas, in particular the Lea Valley and the west of the High Road.

6.0

STRUCTURING PRINCIPLES

6.0 Structuring Principles

Introduction

This section sets out the key place structuring principles that inform the overall Strategic Masterplan Framework. These structuring principles shape how the Development Capacity Scenarios are laid out in Section 9 and are used to inform the policies within the forthcoming Tottenham Area Action Plan. They are informed by the feedback we have received from the local community during both stages of our community consultation (Stage 1. Summer 2014; Stage 2. Autumn 2014) and reflect the community's concerns about the area currently and their ambitions for the future of their neighbourhood. The structuring principles include how key 'place' themes, such as where activity should be focused, how connectivity should be improved, density and height, the character of the area and land ownership arrangements, should be addressed in any forthcoming regeneration plans or future masterplan.

General

There is a real opportunity for transformation in Northumberland Park. Delivering wide-ranging regeneration would help create safe, modern and high-quality places, with more opportunities to bring forward the benefits local people want to see. Early consultation over the Strategic Masterplan Framework concluded that many residents feel comfortable with change as long as what is good about the area (in particular the strong community spirit) is retained and that there is an improvement in the area, in particular to the quality of life for existing residents.

The Northumberland Park area consists of several places and neighbourhoods that have been developed over time, not one estate. There is a considerable amount of terraced houses in private ownership in the centre of the area, as well as larger estates. The ownership structure and fragmented nature of the existing area will be an important factor in developing a robust plan for the future of Northumberland Park.

Structure

The area is defined by historic east-west roads around which urban grain has developed; Park Lane, Northumberland Park and High Road are all visible on maps from 1871, before the surrounding area was developed. The railway lines to the west and east and the Lea Valley adds to the defining structure. Future development will build on and make the most of this well-defined and robust structure.

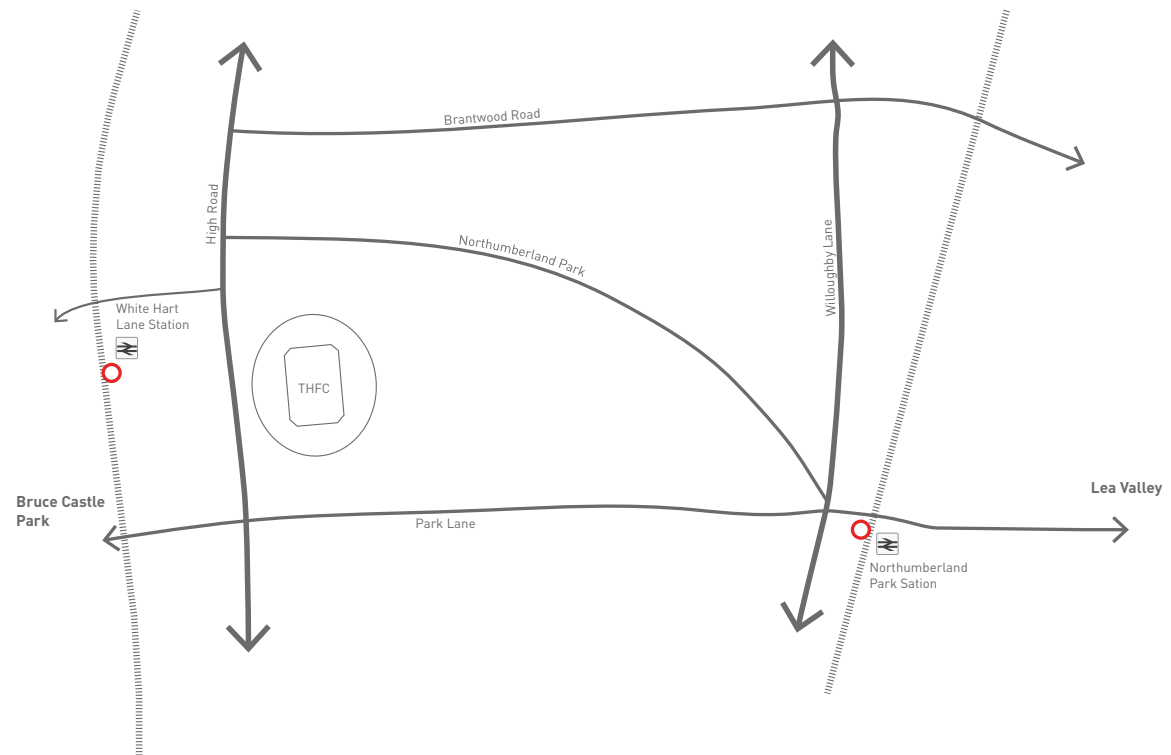


Figure 39: Northumberland Park area structure

Activity

The regeneration of Northumberland Park and High Road West and the development on the THFC site will bring a considerably higher number of people into the area, which potentially could support local shops and bring more economic activity in Northumberland Park.

Park Lane has some local shops and community facilities, but would benefit from more footfall. Future development will work towards reinstating the street as a local high street by prioritising active frontages with units for smaller convenience type uses and flexible work space. Park Lane will be strengthened as the primary route between the THFC stadium/High Road and Northumberland Park station.

Northumberland Park has the scale for ground floor activity but the streetscape is currently inactive, with the exception of Sainsbury to the west, a local pub and convenience shop. With buses running along this route the public transport accessibility is relatively high and there is potential to add non-residential uses, such as community infrastructure, here.

Worcester Avenue between the THFC stadium and the Northumberland Park Community School is currently inactive and unattractive. By re-developing the existing school site this street could be activated with buildings addressing the new development on the THFC stadium site and adding activity and public realm along the street.

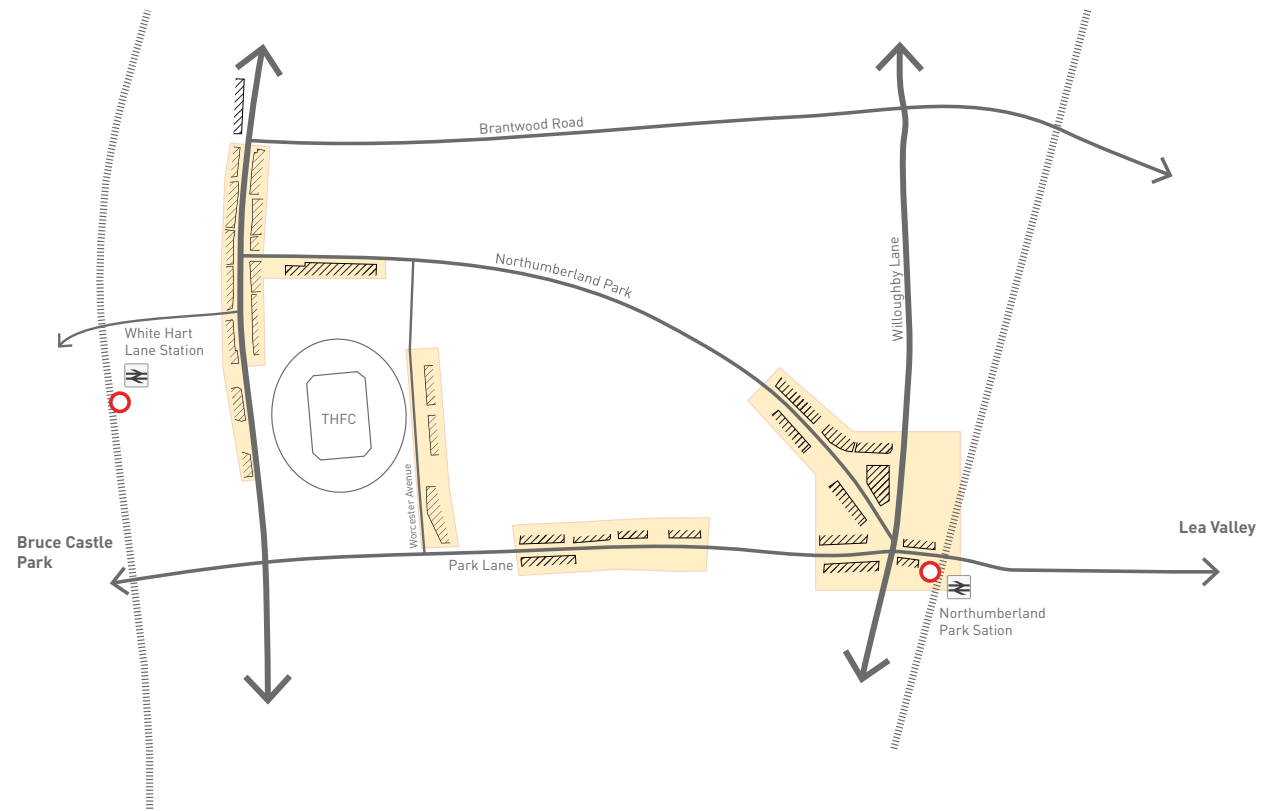


Figure 40: Activity areas and high streets

Urban form and character

Northumberland Park suffers from an unclear network of streets and undefined public and private spaces that are not always well looked after. Many residents complain about not feeling safe in the public realm. Entrances don't address the street and many frontages are inactive, leaving streets ill-defined and not well overlooked. Future development will address this by creating a legible network of streets that connect into the surrounding area.

Urban form will demonstrate clear definition of fronts and back of buildings, public and private open spaces and active street frontages to make better use of space and create high quality, safe streets and designing out crime.

Connectivity

Proposals for Northumberland Park reflects the Council's wider regeneration ambitions for north Tottenham as well as committed and anticipated transport improvements, the potential impact of key policy decisions leading to a 'high growth' trajectory for the Upper Lea Valley and the Tottenham Hotspur FC stadium redevelopment. In this context, the connections to an upgraded Northumberland Park Station are of particular importance. It is also anticipated that improvements to bus services will be required with more development in the area and more people using Northumberland Park station.

The links to Tottenham High Road and the new Tottenham Hotspur FC stadium and its public open spaces and amenities will be improved to ensure that

residents in the Northumberland Park area benefit from the wider changes in the area.

The East West roads are generally well defined (Northumberland Park and Park Lane) but there is a lack of north-south links, contributing to the area being fragmented both physically and socially. Future proposals will create attractive north-south streets connecting the area better with its surroundings.

To make more use of the open space resources in the wider area, new proposals will improve the links eastwards to Lea Valley Park and westward to Bruce Castle Park. Of particular importance to achieve this is improvement of the streetscape along Park Lane and the existing crossing by Northumberland Park Station; the existing at grade crossing is perceived as dangerous by many residents and not compatible with higher frequency rail traffic.

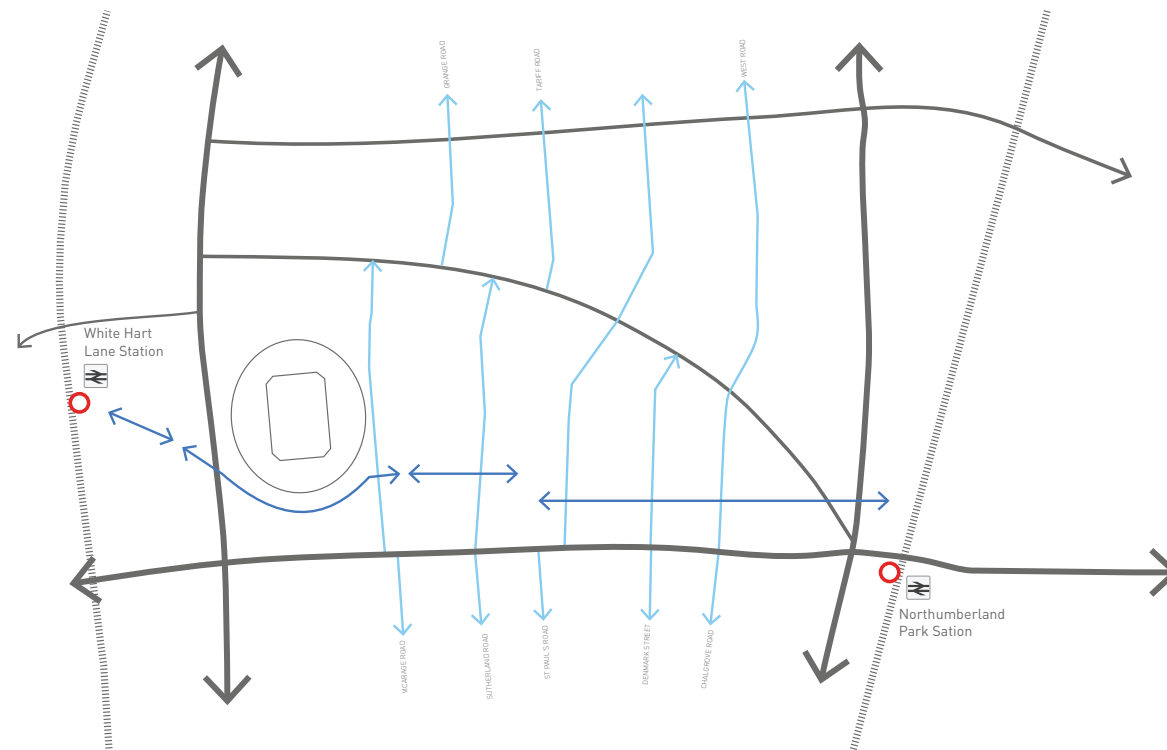


Figure 41: Connections diagram

Housing

The Northumberland Park area consists of several places and neighbourhoods that have been developed over time, not one estate. There is a considerable amount of good housing stock that will be retained wherever possible.

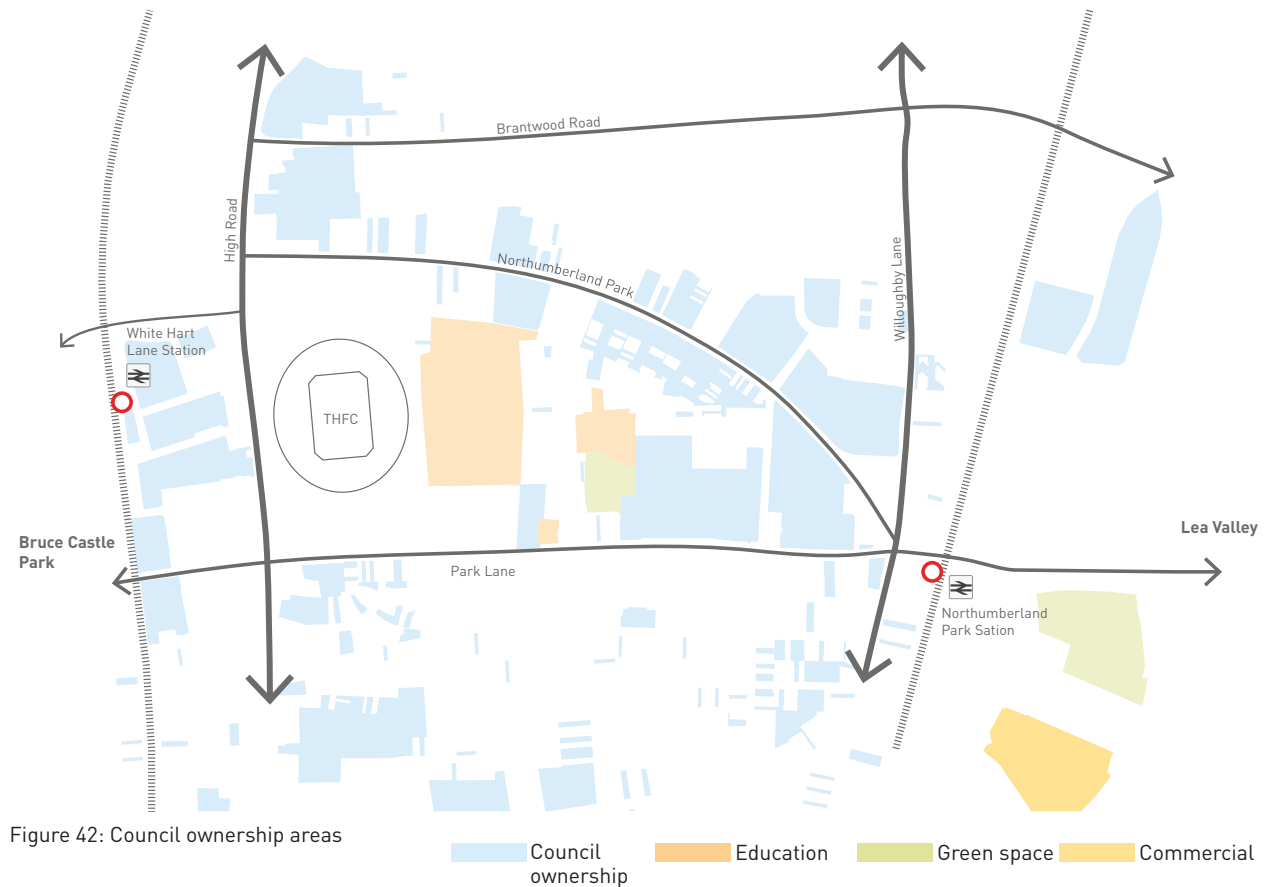
However, the majority of the post-war buildings are creating poorly structured urban conditions with an unclear network of streets and undefined public and private spaces. There is a predominance of social housing, and predominance of smaller homes.

There is a desire to create more, new and better housing with greater diversity of scale and tenure and type.

Ownership

Due to the fact that the Council is a major landowner in the area, there is the opportunity for comprehensive redevelopment. However, to deliver an economically viable extensive redevelopment that addresses the underlying problems arising from poorly structured urban conditions, private land acquisition may be required.

There is a considerable amount of terraced houses in private ownership in the centre of the area and the ownership structure need to be recognised as a key component in developing a robust plan for the future of Northumberland Park.



Height

There will be a range of building heights providing a range of housing types. Building height will complement the scale of the proposed streets and take into account existing built form, including historic structures.

Lower buildings will support a higher proportion of family housing in the centre of the areas, near schools, improved health facilities and open space.

Tall buildings will be located to sensitively interact with the physical and natural environment. For example evidence in the form of the Council's Urban Characterisation Study suggests that an opportunity exists to locate tall building areas immediately to the east of the Tottenham Hotspur stadium and around Northumberland Park station.

Tall buildings in this area should reference one another in terms of design and form. A number of common cues between the buildings have been developed as to encourage a distinctive place.

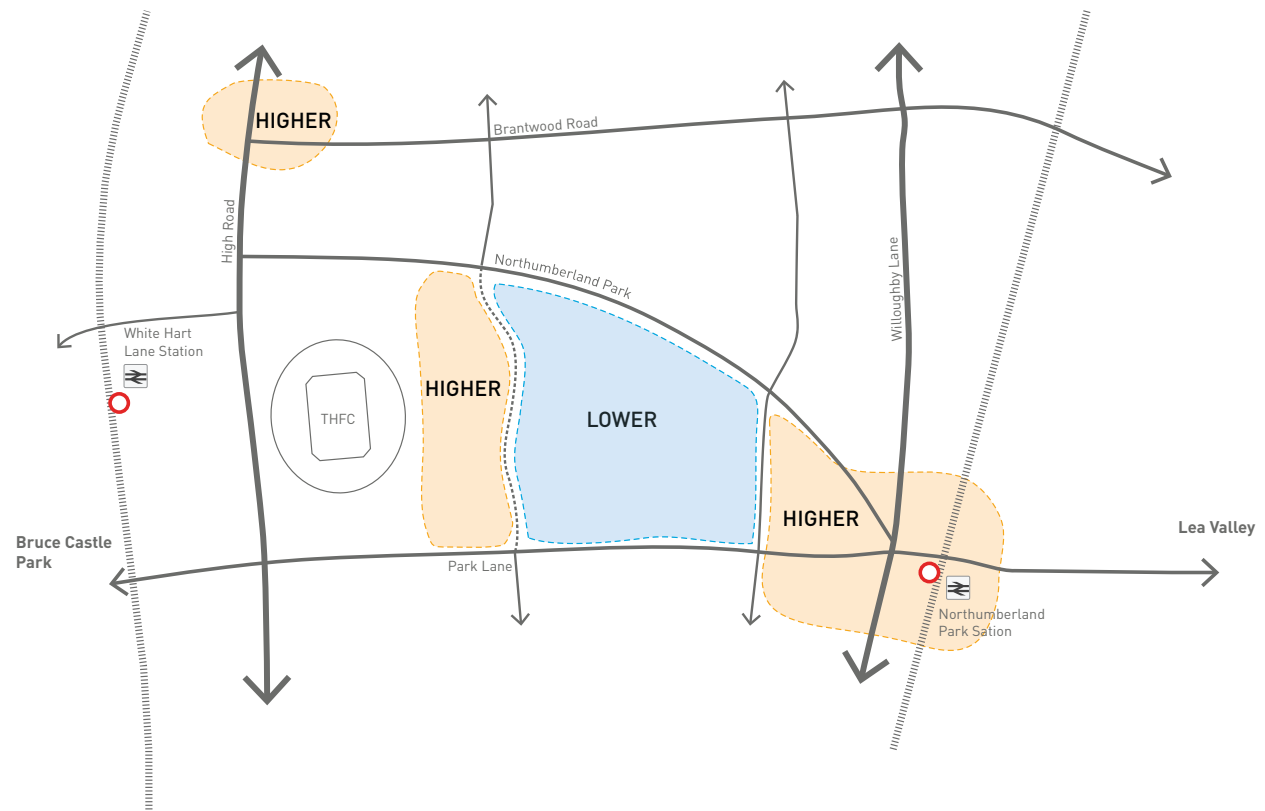


Figure 43: Height distribution in the area

Open space and natural landscape

There is a lack of usable open space and many residents perceive existing spaces as unsafe and badly maintained. New proposals should create well defined spaces that are overlooked and safe.

Play and sporting recreation are to be embedded in area, including links to new facilities in immediate surroundings. Potential new public spaces within the Northumberland Park Estate should be gathering points for the community where they can gather and interact and will cover a range of conditions including parks and soft landscaping, and harder and more civic conditions, e.g. around eastern side of the stadium.

Regeneration plans should seek to improve access to existing open spaces wherever possible. This includes exploring the potential for any new schools utilising the open space and sports facilities at the Frederick Knight Sports Ground. The Lea Valley Park is an under-exploited asset to connect to and use for recreational amenity. Proposals should create a strong green link to the Lea Valley Park with Park Lane as a well-planted green street leading to the park. The crossing over the rail tracks need to be resolved to achieve this.

There are existing street trees of great scale along historic streets, which are assets to be retained where possible.

Social infrastructure

Evidence shows that Tottenham is deficient in GP provision, a problem that is particularly acute in Northumberland Park (LB Haringey 2014). Innovative use of space and use may be explored to meet this demand. There is a desire from the Council's side to consolidate provision onto smaller number of sites allowing for greater efficiencies, and to locate new facilities in places where easily accessible to the greatest number of people.

Understanding future education provision has been of priority in developing the development scenarios in Section 9. Existing forecasts show an increased demand for places in the future, even without an increased population in High Road West and Northumberland Park. The need for more school places can be met either by rebuilding on existing locations or within new sites providing greater capacity. Some of the options available are explored within the next section of this report.

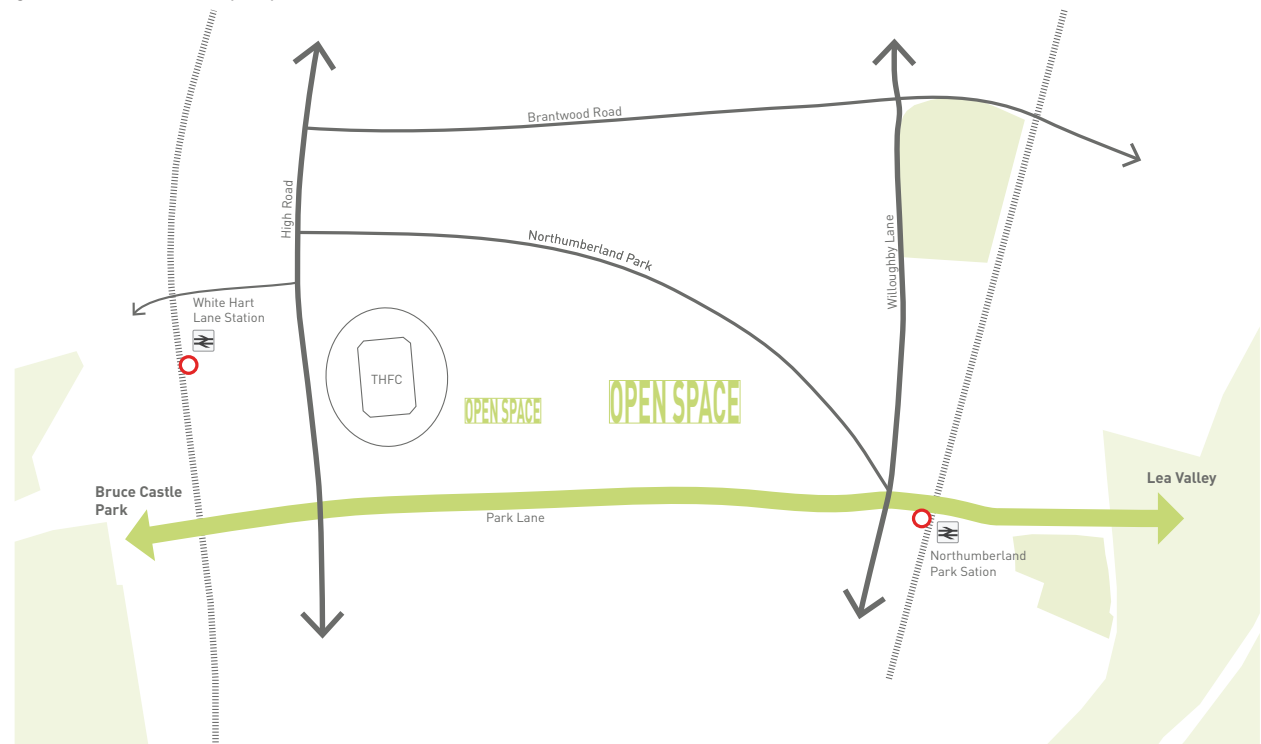


Figure 44: Open space distribution in the area and connection to existing parks and green spaces

7.0

EDUCATION PROVISION

7.1 Existing and planned provision

7.2 Education site areas/ policy and practice

7.1 Existing and planned provision

This section discusses and sets out the key opportunities and challenges in relation to existing and future education provision in the Northumberland Park area. Given the predicted increased demand for school places in this area, it is likely that new and enhanced education facilities will need to be created in the local area. The spatial requirements of any enhanced, expanded or new schools are important considerations in relation to Development Capacity Scenarios outlined in Section 9.

There is currently one secondary and two primary schools within the area (one of which is a Church of England primary) alongside The Vale School for children with special educational needs whose secondary provision is located at Northumberland Park Community School. Existing forecasts show an increased demand for places in the future, even without an increased population in High Road West and Northumberland Park. The need for more school places can be met either by rebuilding on existing locations or within new sites providing greater capacity.

A new all-through school is being proposed within the Meridian Water scheme to the north (in Enfield).



Figure 45: Existing education facilities in Northumberland Park (Bing Maps)



Figure 46: Existing education facilities in Northumberland Park

1. Northumberland Park Community School
(including the Vale School)
2. St Paul and Hallows C of E Primary School

3. Lea Valley Primary School
4. Tottenham University Technical College

5. Brook House Primary School
6. St Frances De Sales Primary School

7. The Lancasterian School

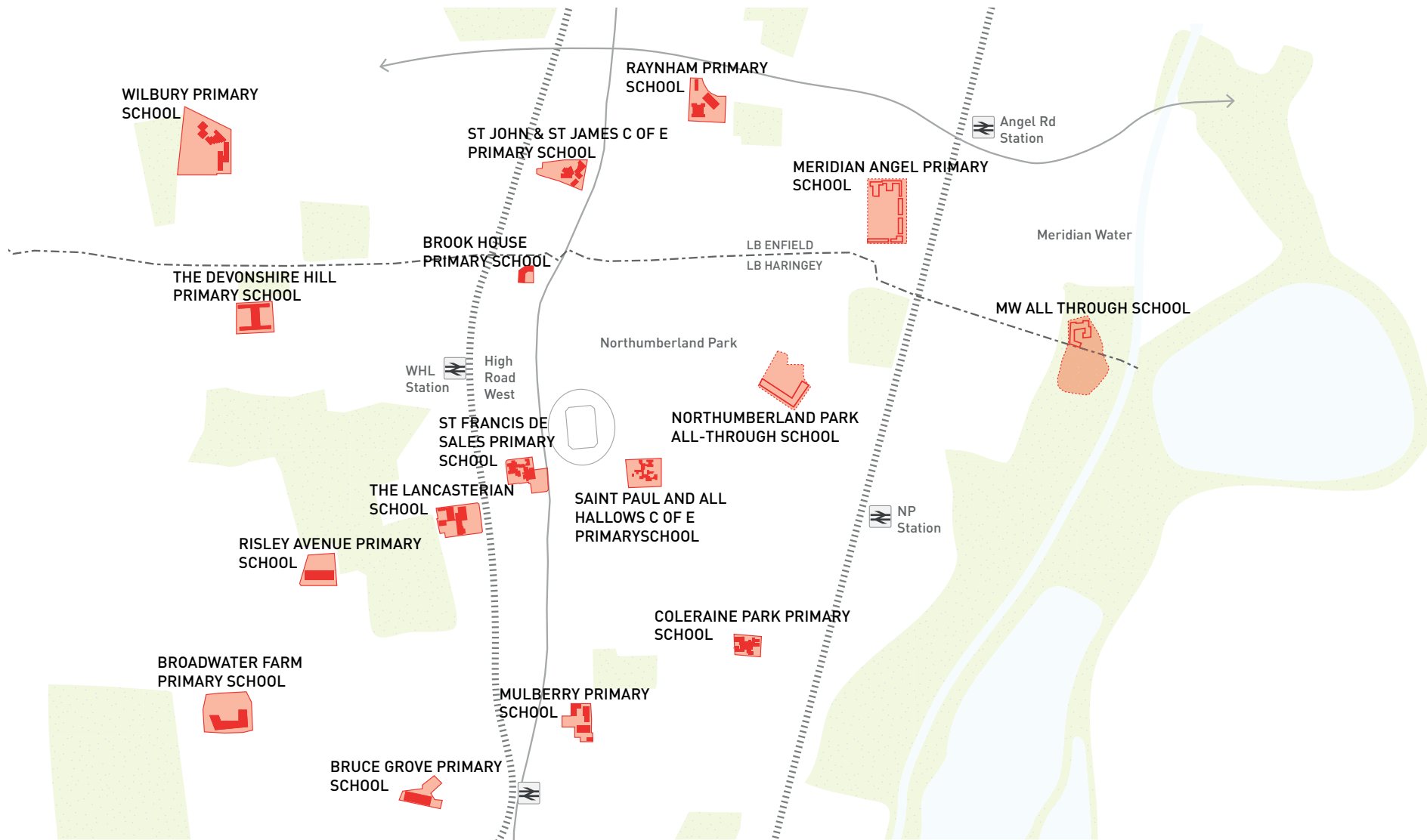


Figure 47: Existing and future primary school provision in the wider area

Existing school Proposed/planned school

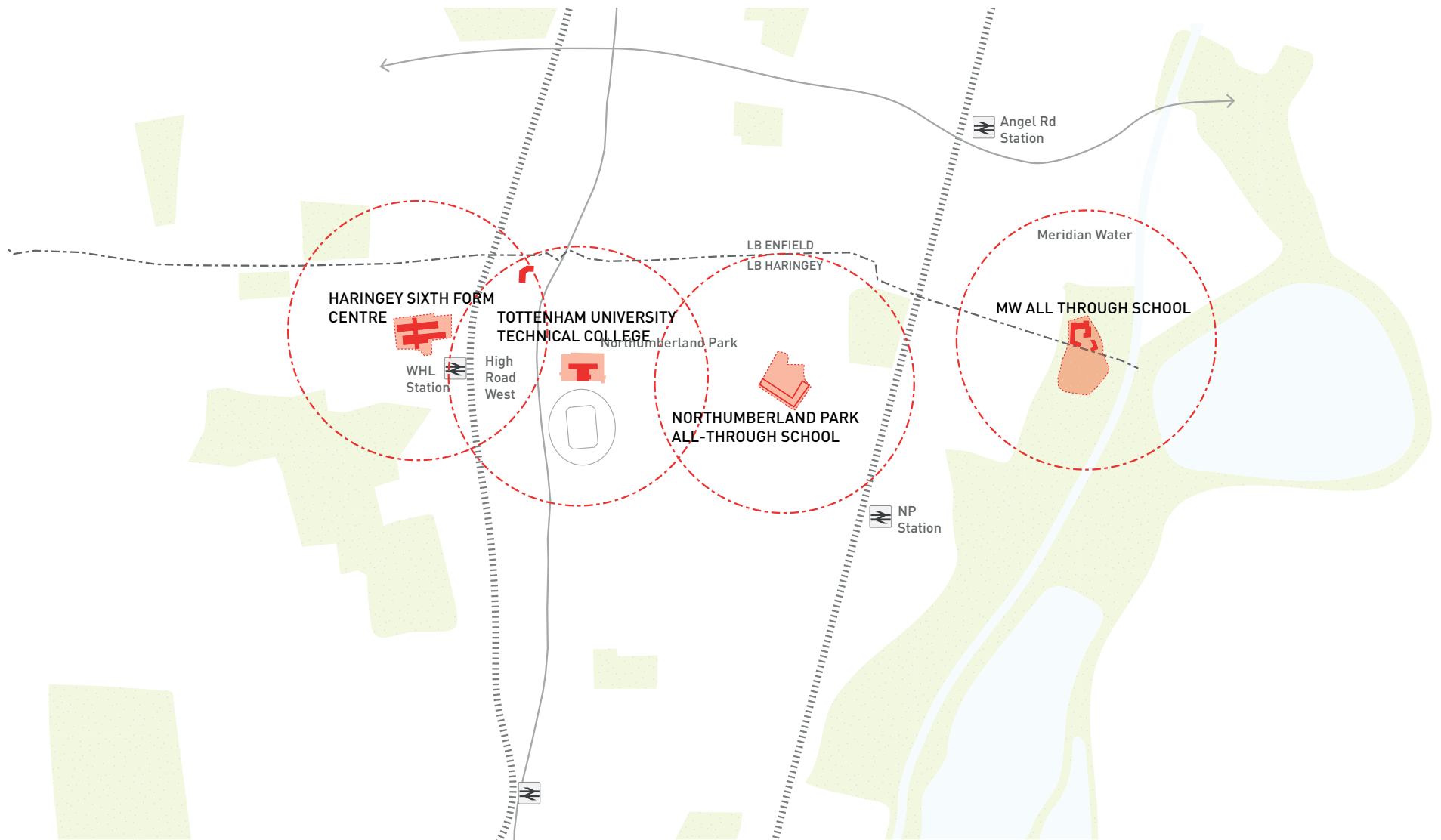
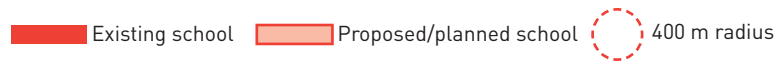


Figure 48: Existing and future secondary school provision in the wider area



7.2 Education site areas/ policy and practice

At the start of this project, the general assumption was the most appropriate way forward was to look at a new all through school (10FE secondary+ 4FE primary) within the wider Northumberland Park area. However, the potential size of the school coming out of the school place demand is a concern.

As part of the work to identify a suitable site and its space take, a study of the area required for a new all-through school was undertaken. The guidelines in Building Bulletin (BB 103) was used to test the impact of a maximum space take of a new school (set out on the next pages). BB 103 are area guidelines for mainstream schools and sets out simple, non-statutory area guidelines for school buildings and sites. The guidelines will not necessarily have to be met in every case and should always be applied flexibly in light of the particular circumstances.

Large schools in London are almost without exception built on confined sites with footprints significantly below the guidance. The issue is how to work on a curriculum driven process to use space efficiently and to deliver high quality education (including sport and physical fitness). Recent examples in London include the secondary school at London Dock (the NI site) which has 1200 pupils on a 0.5 hectare site. The diagrams to the right compares the footprint on the existing Northumberland Park Community School (8FE) with other, more recently completed, secondary schools in London.

There is a need for a longer and more considered education strategy to be developed before any conclusions about the education provision can be drawn.

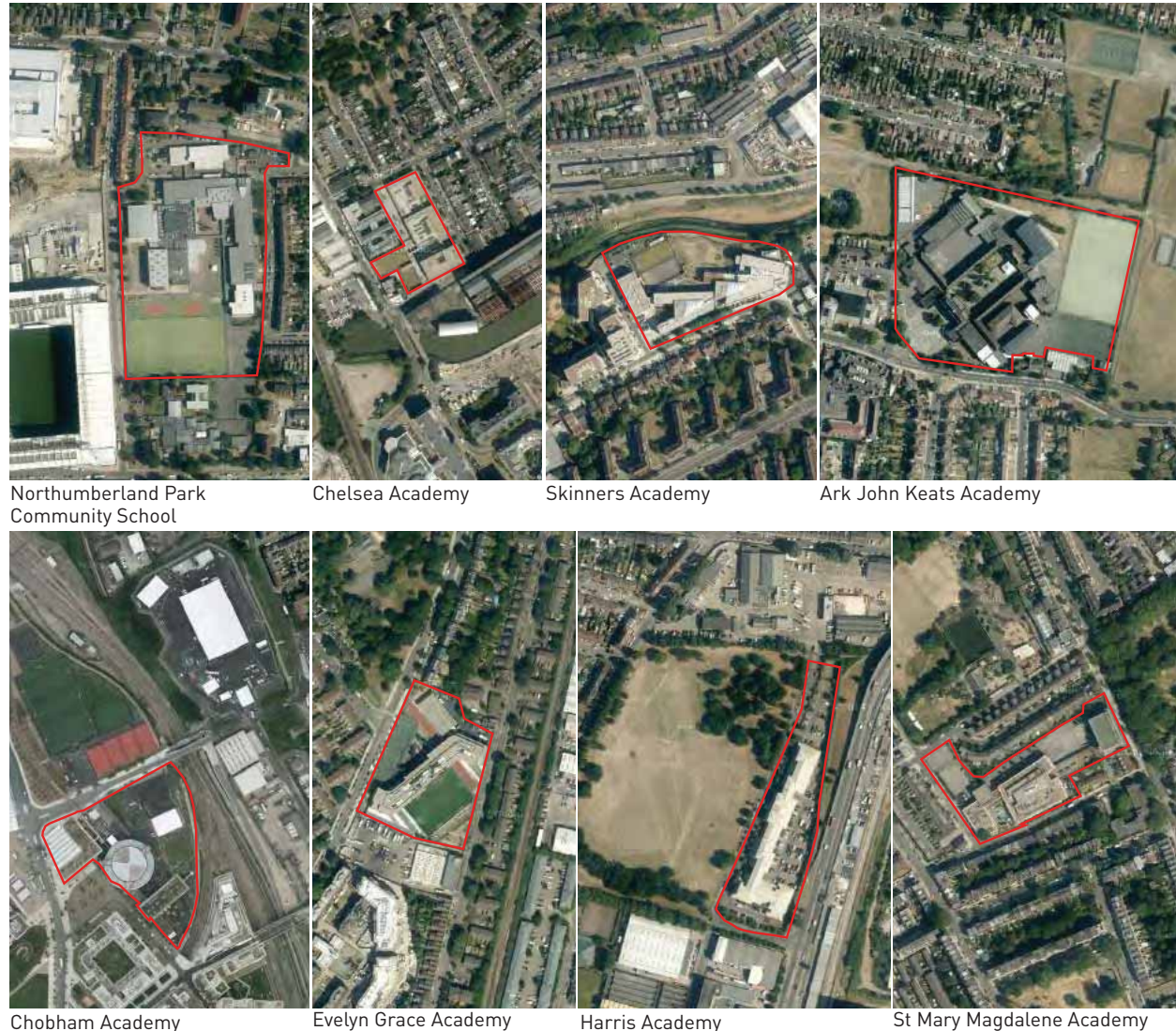


Figure 49: Comparison between contemporary school plots (Google Maps)

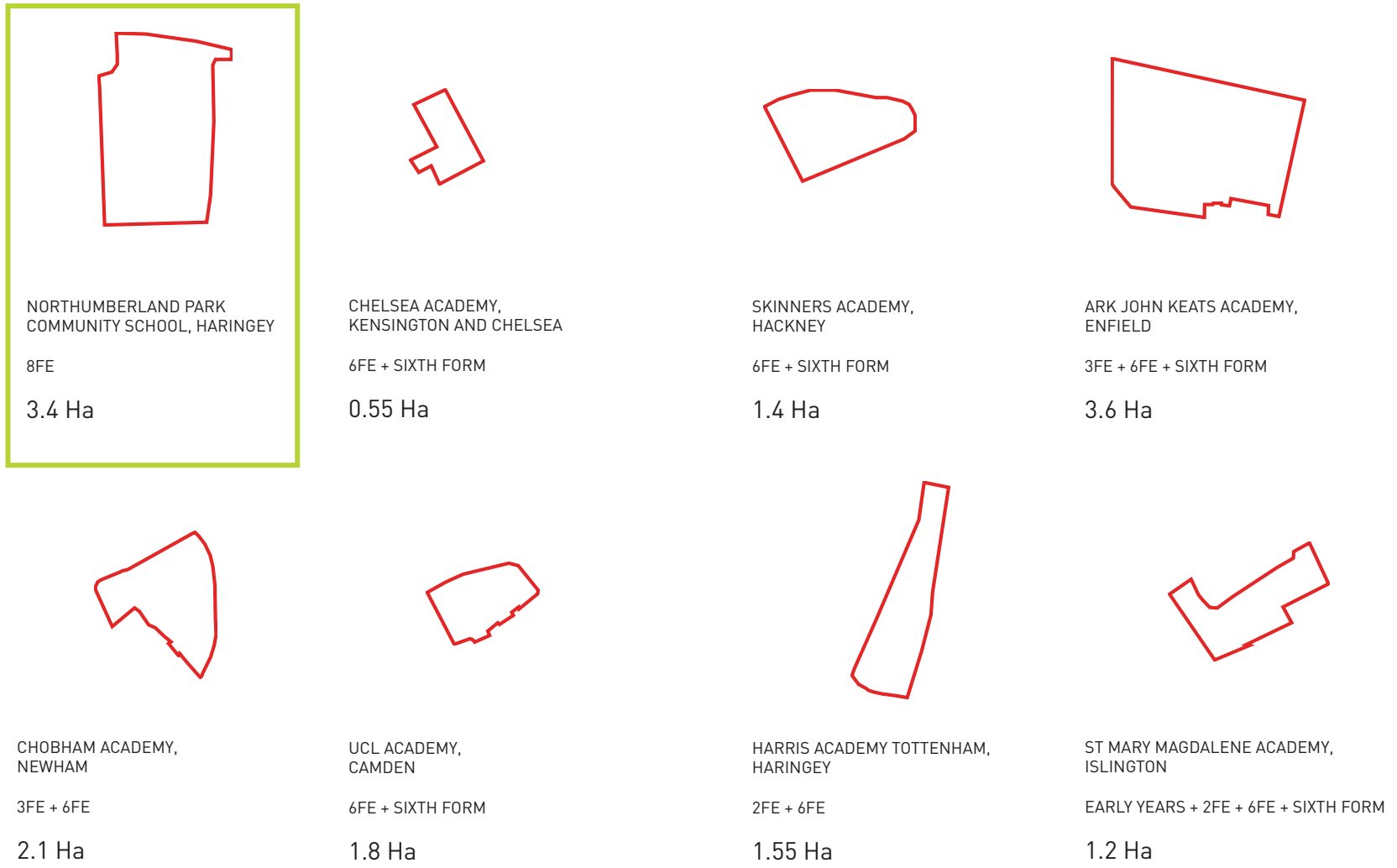


Figure 50: Comparison between contemporary school plots

The following pages sets out the required school building and site areas, if developed according to the guidelines in BB 103 document.

However, these guidelines will not always be in line with policies which seek to increase choice and opportunity in state funded education. As set out in previous section these guidelines will not necessarily have to be met in every case and should always be applied flexibly in light of the particular circumstances.

a) Primary schools

2FE Primary with a hard informal and social area	Number of children	Building area		Site area		Total building area		Total site area	Total school premises
		Base area	Area/ pupil place	Base area	Area/ pupil place	Total GEA	Footprint (considering 2 storeys)		
	411 y/o			1000	4116			5,116	6,152
+ hard outdoor PE area	420	350	1722	1400	11.3 sqm 4746	2,072	1,036	6,146	7,182
+ soft informal and social area				2000	13.3 sqm 5586			7,586	8,622

4FE Primary with a hard informal and social area	Number of children	Building area		Site area		Total building area		Total site area	Total school premises
		Base area	Area/ pupil place	Base area	Area/ pupil place	Total GEA	Footprint (considering 2 storeys)		
	411 y/o			1000	8232			9,232	11,129
+ hard outdoor PE area	840	350	3444	1400	11.3 sqm 9492	3,794	1,897	10,892	12,789
+ soft informal and social area				2000	13.3 sqm 11172			13,172	15,069

Figure 51: Calculations based on BB103 for two primary schools scenarios : 2FE and 4FE

b) All through schools

8FE Secondary 2FE Primary	Number of children					Building area					Site area						Total building area		Total site area	Total school premises
	Nursery 3-4 y/o	Primary 4-11 y/o	Secondary 11-16 y/o	Post 16 y/o	Total no of children	Base area		Area / pupil place			Base area		Area / pupil place				Total GEA	Footprint (considering 4 storeys)		
						Primary	Secondary	Primary (4.1 sqm)	Secondary (6.3 sqm)	Post 16 (7 sqm)	Primary	Secondary	Nursery (4sqm)	Primary (9.8 sqm)	Secondary (11.5 sqm)	Post 16 (11.5 sqm)				
with a hard informal and social area											1000	5000	240	4116	12420	3450	12,622	3,156	26,226	29,382
+ hard outdoor PE area											1400	5400	Nursery (4sqm) 240	Primary (11.3 sqm) 4746	Secondary (13 sqm) 14040	Post 16 (13 sqm) 3900			29,726	32,882
+ soft informal and social area	60	420	1080	300	1860	350	1400	1968	6804	2100	2000	6000	Nursery (6sqm) 360	Primary (13.3 sqm) 5586	Secondary (15 sqm) 16200	Post 16 (15 sqm) 4500			34,646	37,802
+ soft outdoor PE area											2000	9000	Nursery (6sqm) 360	Primary (33.3 sqm) 13986	Secondary (50 sqm) 54000	Post 16 (50 sqm) 15000			94,346	97,502

8FE Secondary 3FE Primary	Number of children					Building area					Site area						Total building area		Total site area	Total school premises
	Nursery 3-4 y/o	Primary 4-11 y/o	Secondary 11-16 y/o	Post 16 y/o	Total no of children	Base area		Area / pupil place			Base area		Area / pupil place				Total GEA	Footprint (considering 4 storeys)		
						Primary	Secondary	Primary (4.1 sqm)	Secondary (6.3 sqm)	Post 16 (7 sqm)	Primary	Secondary	Nursery (4sqm)	Primary (9.8 sqm)	Secondary (11.5 sqm)	Post 16 (11.5 sqm)				
with a hard informal and social area											1000	5000	240	6174	12420	3450	13,483	3,371	28,284	31,655
+ hard outdoor PE area											1400	5400	Nursery (4sqm) 240	Primary (11.3 sqm) 7119	Secondary (13 sqm) 14040	Post 16 (13 sqm) 3900			32,099	35,470
+ soft informal and social area	60	630	1080	300	2070	350	1400	2829	6804	2100	2000	6000	Nursery (6sqm) 360	Primary (13.3 sqm) 8379	Secondary (15 sqm) 16200	Post 16 (15 sqm) 4500			37,439	40,810
+ soft outdoor PE area											2000	9000	Nursery (6sqm) 360	Primary (33.3 sqm) 20979	Secondary (50 sqm) 54000	Post 16 (50 sqm) 15000			101,339	104,710

Figure 52: Calculations based on BB103 for an all-through school scenario with 8FE Secondary+ 2FE Primary, respectively 8FE Secondary +3 FE Primary

b) All through schools

10FE Secondary 4FE Primary	Number of children					Building area					Site area					Total building area		Total site area	Total school premises	
	Nursery 3-4 y/o	Primary 4 11 y/o	Secondary 11-16 y/o	Post 16 y/o	Total no of children	Base area		Area / pupil place			Base area		Area / pupil place			Total GEA	Footprint (considering 5 storeys)			
						Primary	Secondary	Primary (4.1 sqm)	Secondary (6.3 sqm)	Post 16 (7 sqm)	Primary	Secondary	Nursery (4sqm)	Primary (9.8 sqm)	Secondary (11.5 sqm)					Post 16 (11.5 sqm)
with a hard informal and social area	60	840	1350	300	2550	350	1400	3690	8505	2100	1000	5000	240	8232	15525	3450	16,045	3,209	33,447	36,656
+ hard outdoor PE area											1400	5400	Nursery (4sqm)	Primary (11.3 sqm)	Secondary (13 sqm)	Post 16 (13 sqm)			37,982	41,191
+ soft informal and social area											2000	6000	240	9492	17550	3900			44,282	47,491
+ soft outdoor PE area											2000	9000	Nursery (6sqm)	Primary (13.3 sqm)	Secondary (15 sqm)	Post 16 (15 sqm)			121,832	125,041

12FE Secondary 6FE Primary	Number of children					Building area					Site area					Total building area		Total site area	Total school premises	
	Nursery 3-4 y/o	Primary 4 11 y/o	Secondary 11-16 y/o	Post 16 y/o	Total no of children	Base area		Area / pupil place			Base area		Area / pupil place			Total GEA	Footprint (considering 5 storeys)			
						Primary	Secondary	Primary (4.1 sqm)	Secondary (6.3 sqm)	Post 16 (7 sqm)	Primary	Secondary	Nursery (4sqm)	Primary (9.8 sqm)	Secondary (11.5 sqm)					Post 16 (11.5 sqm)
with a hard informal and social area	60	1260	1620	300	3240	350	1400	5412	10206	2100	1000	5000	240	12348	18630	3450	19,468	3,894	40,668	44,562
+ hard outdoor PE area											1400	5400	Nursery (4sqm)	Primary (14.238 sqm)	Secondary (21060 sqm)	Post 16 (13 sqm)			46,238	50,132
+ soft informal and social area											2000	6000	240	16758	24300	4500			53,918	57,812
+ soft outdoor PE area											2000	9000	Nursery (6sqm)	Primary (33.3 sqm)	Secondary (50 sqm)	Post 16 (50 sqm)			149,318	153,212

Figure 53: Calculations based on BB103 for an all-through school scenario with 10FE Secondary+ 4FE Primary, respectively 12FE Secondary +6 FE Primary

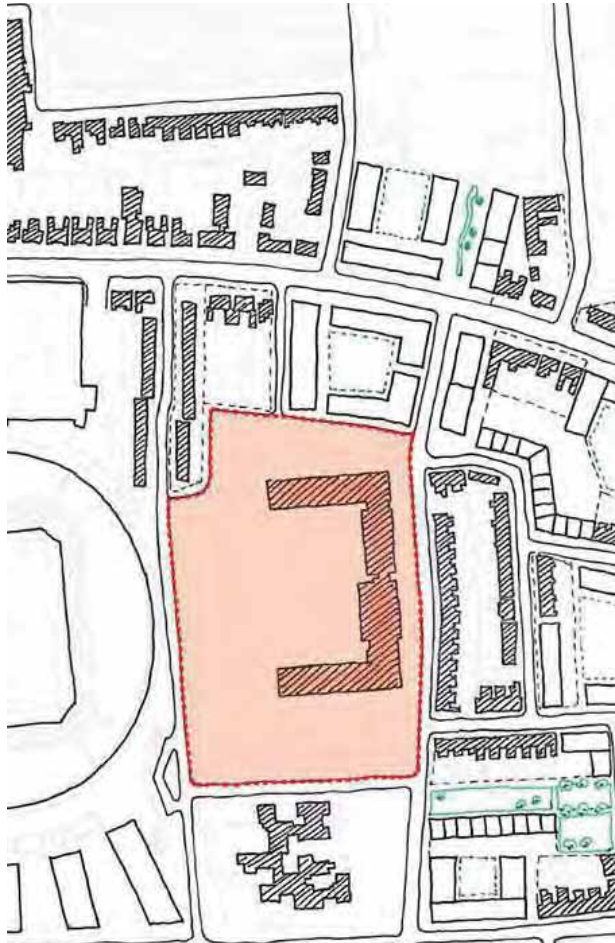


Figure 54: Consolidated school (8FE Secondary + 2FE Primary) on a 3.3 ha site

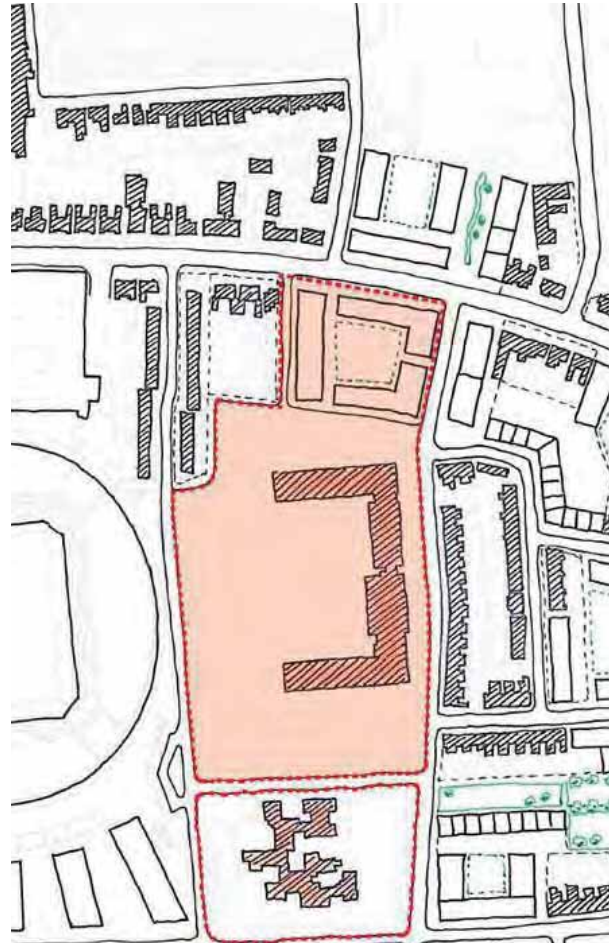


Figure 55: Extended school (10FE Secondary + 3FE Primary) on a 4.1 ha site

The four development scenarios in Section 9 of this report has identified a potential site for a new all-through school. The location was chosen due to its location close to public transport and the flexibility to grow with demand and as the education brief is being defined.

As part of the process to develop these scenarios, a series of other school locations and size variations was tested out to provide a better understanding of the impact of education on the residential capacity.

The diagrams on this page show two options for the redevelopment and expansion of the Northumberland Park Community School and illustrate the impact of a BB 103 compliant school site; the provision of outdoor play area (hard and soft) have the largest impact in terms of space take.

8.0

EMPLOYMENT LAND

8.1 Existing and planned provision

8.1 Existing and future provision

The Northumberland Park area suffers from low levels of economic opportunity and economic activity amongst its residents and a limited, marginal retail offer.

However, the housing estates are surrounded to the north and east by employment land housing a range of light industrial, general industrial, manufacturing, food processing, warehousing, logistics and small 'maker' businesses. These industrial estates are well occupied and provide an important source of employment for the local and sub-regional economy.

Our work has largely focused on understanding the regeneration opportunities and development capacity in areas within the Council's ownership in Northumberland Park. However, the delivery of these regeneration opportunities could also have a direct impact on existing employment areas. Allied with this, in future it is likely there will be the opportunities, and pressure, for more intensive, potentially mixed use, developments that could come forward on sites (which are currently mainly industrial employment uses) along the West Anglia Main line corridor as transport improvements (such as Crossrail 2) continue to be delivered.

Planning designations

The employment land adjacent to the Northumberland Park estate are all either London Plan designated Strategic Industrial Land (SIL) or locally protected in Haringey's Local Plan as Local Employment Areas (LEA). These areas are:

- SIL 3 – Brantwood Road industrial area
- SIL 12 – Garman Road industrial area
- SIL 21 – Marsh Lane industrial area
- LEA 18 – Willoughby Road industrial area

Future opportunities

As set out in section 7.0, there is an opportunity to deliver a new all-through school in Northumberland Park. This could be a key first step in demonstrating to the local community the opportunities for positive change wide-ranging regeneration can bring. It could also release the existing secondary school site for development more suited to its location near to the High Road and the vast new Tottenham Hotspur FC stadium development. A number of sites for a new all-through school have been tested and iterated through, alongside discussions regarding the appropriate site size for any new school. Decisions around exact location and the size of school require further work and would need to relate to the overall education strategy for the area and proposed curriculum for the school. However, a new school site on Northumberland Park road could in future require some land take from part of the Brantwood Road industrial area (SIL 3). This would obviously require further discussions with existing land owners and agreement from the GLA regarding the land use.

It is also important to anticipate future changes to existing employment land that may come forward as a result of major transport infrastructure improvements such as Crossrail 2. Although beyond the scope of this project, the delivery of a tube like frequency on the West Anglia Main Line (up to 26 trains per hour) will transform opportunities for densification, mixed use development and the type of commercial developments that may come forward. Therefore, existing employment sites near to Northumberland Park station may well need to be redesigned to allow for, and encourage, different types of development more in keeping with what will in effective be a very well connected bus and rail transport interchange.

Future commercial space

During our engagement with the local community, strong themes emerged around the need for more space to encourage small, local businesses to grow and a desire to revitalise Park Lane as an economically active and attractive street. The development scenarios in section 9.0 provide for a range of commercial spaces (work space, retail and commercial leisure) that reflect the substantial commercial and leisure offer coming forward at High Road West and the Tottenham Hotspur FC redevelopment scheme, yet which is also appropriate to support what could become a vibrant, mixed income residential neighbourhood.



Figure 56: Existing Triumph trading estate (Bing Maps 2014)

9.0

DEVELOPMENT CAPACITY SCENARIOS

- 9.1 Process and assumptions
- 9.2 Scenario 1: Minimal intervention
- 9.3 Scenario 2: Redevelopment of the school plot
- 9.4 Scenario 3: Greater intervention
- 9.5 Scenario 4: Maximum intervention

9.1 Process and assumptions

To illustrate and test the Key Principles for Change and the Structuring Principles established in the previous sections, this section sets out a range of scenarios for the estate and surrounding areas to achieve a high quality, and sustainable mixed use residential led development that creates a new, vibrant mixed tenure neighbourhood. All scenarios aim to reflect:

- The Council’s wider regeneration ambitions for north Tottenham;
- Committed and anticipated transport improvements;
- The potential impact of key policy decisions leading to a ‘high growth’ trajectory for the Upper Lee Valley; and
- Redevelopment that is coming forward at adjacent sites (in particular the High Road West scheme and the Tottenham Hotspur FC redevelopment).

The objective of this is to provide a greater understanding for the Council about development potential (in terms of housing numbers and financial viability) of different levels of interventions.

At early stages of the project alternative scenarios with different orientations/ distribution of the public open spaces and alternative locations for a new school were interrogated. However, the conclusion was that this made less of a difference to the overall housing numbers, financial viability and character of the area than the extent to which private properties and adjacent sites were incorporated in the regeneration project and whether the secondary school was relocated.

For this reason, the four scenarios in the next sections play with these three variables only. These are development scenarios NOT masterplan options and are based on a number of assumptions regarding, for example, housing typologies, open space distribution and education provision. All of these issues need to be studied further.

The variables that were explored at an initial stage are set out over the next couple of pages.

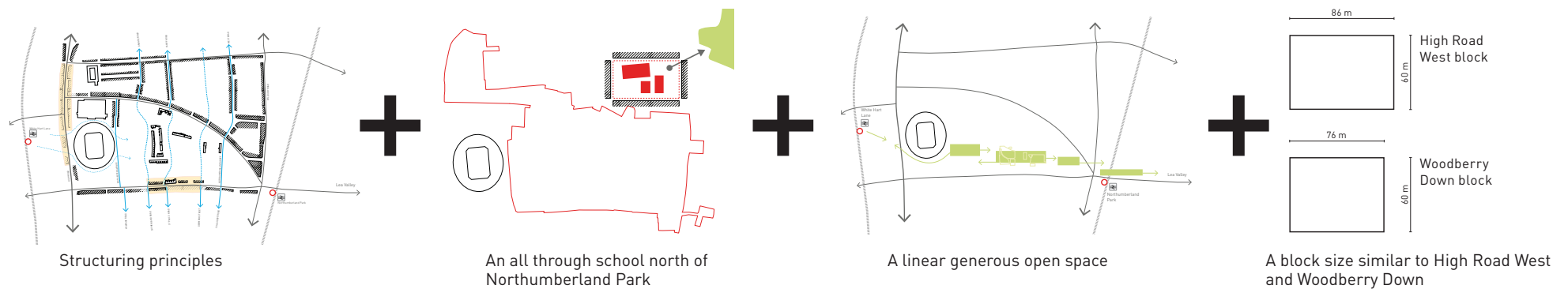


Figure 57: Diagrams showing the variables on which the four scenarios were developed

Structure

The diagram in figure 58 shows the underlying structure that all the scenarios build on.

The area is well defined by historic east-west roads like Northumberland Road and Park Lane and the two railway lines to the west and east. The close location to the Lea Valley also adds to the overall structure.

Currently the area struggles with issues regarding its unclear street network as a result of the post-war buildings. Well defined north-south streets will need to be created in order to improve connectivity in Northumberland Park area. Improved east-west connections will help improve the accessibility to High Road, the proposed leisure facilities around the new stadium and White Hart Lane station to the west as well as the Lea Valley Park in the east.

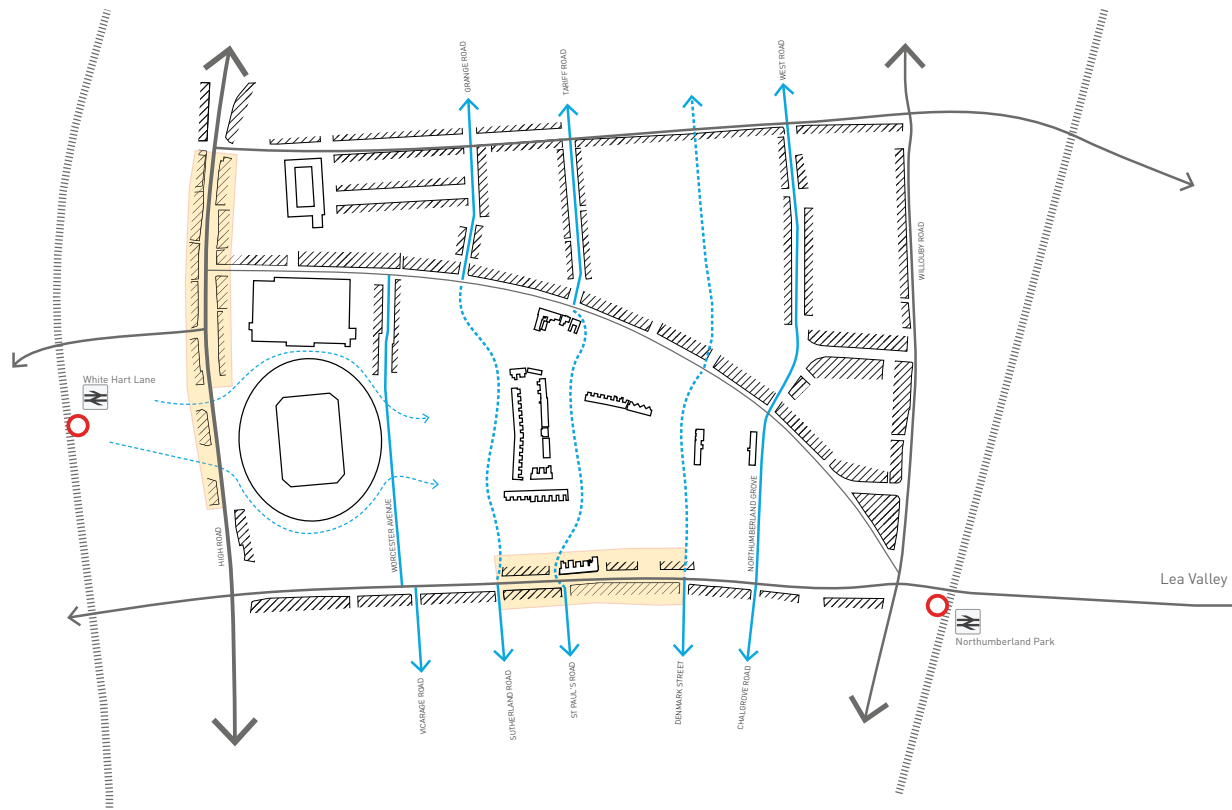
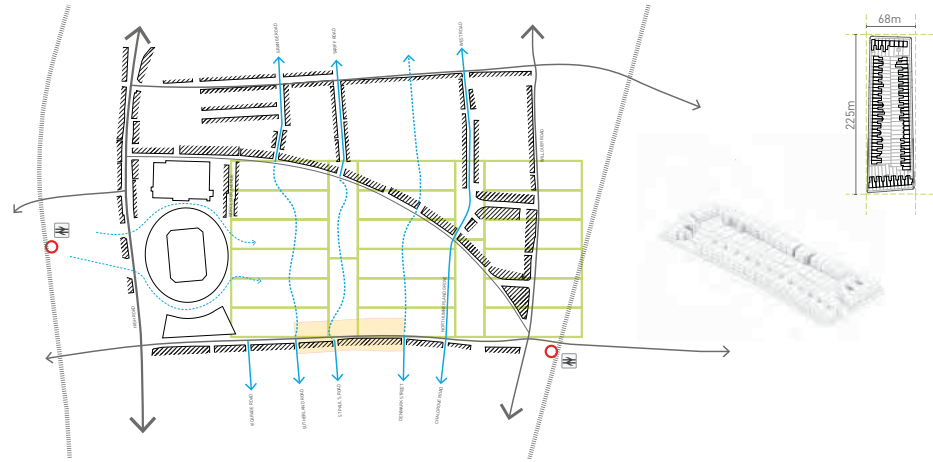


Figure 58: Structuring principles

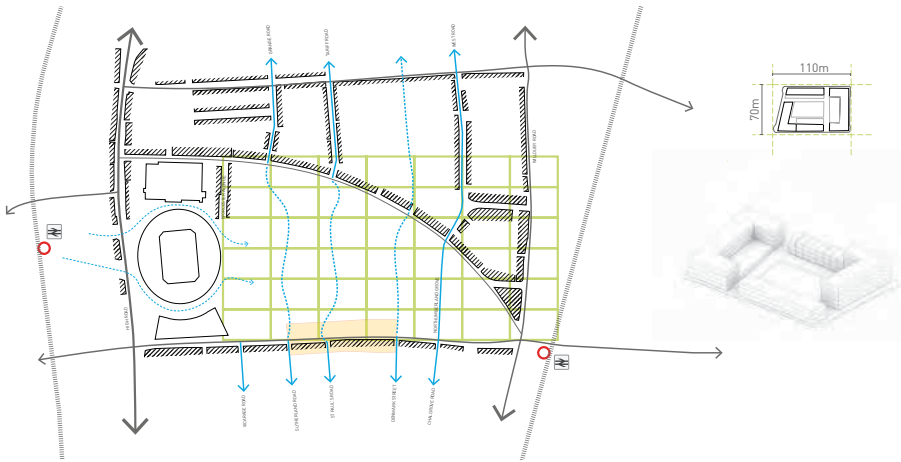
Grid study 1: overlay with the Woodberry Down blocks



Grid study 2: overlay with a typical victorian housing grid



Grid study 3: overlay with the High Road West grid



Grid study 4: overlay with the East Village grid

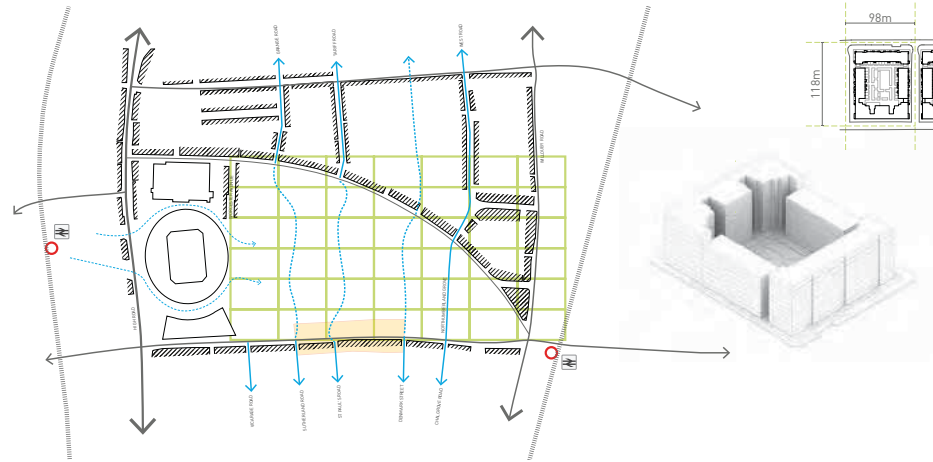


Figure 59: Diagrams showing different grid studies

Block size

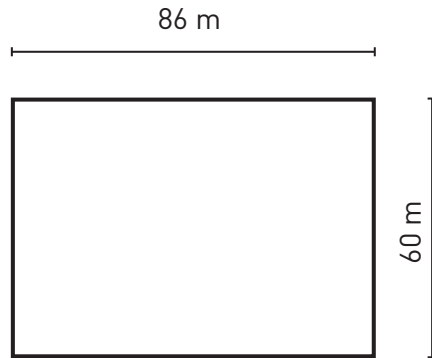
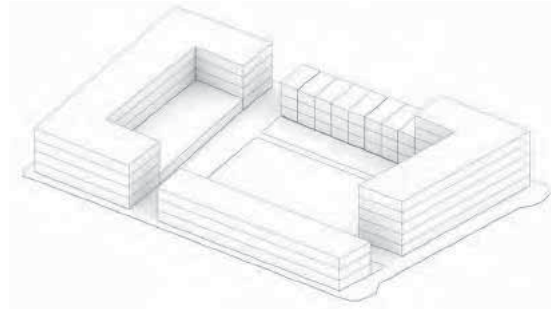


Figure 60: Typical High Road West Block



The block typology and size for the scenarios, a regular perimeter block roughly in the size of 60 by 75-85 metres, were chosen for its flexibility to accommodate a variety of unit sizes in a layout that meets the London Housing SPG standards. The blocks can have either basement or podium parking and can accommodate town houses at ground and first floor usually with apartments above (but not always; sometimes 3 or 4 storey townhouses alone). Private communal amenity space is provided for residents within a well defined courtyard space, which also has the potential to accommodate private gardens for the ground floor units. It is assumed that buildings within this typical block can vary from three storey townhouses to around 10 storeys.

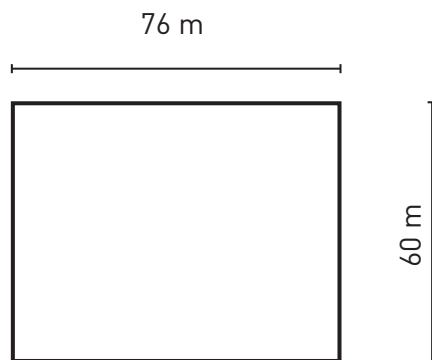
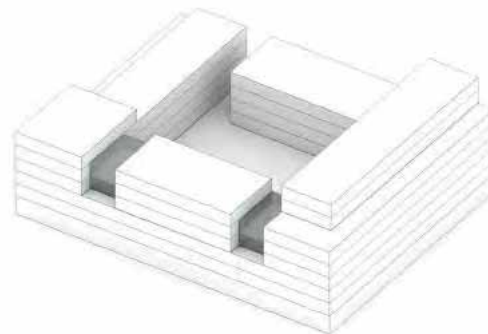
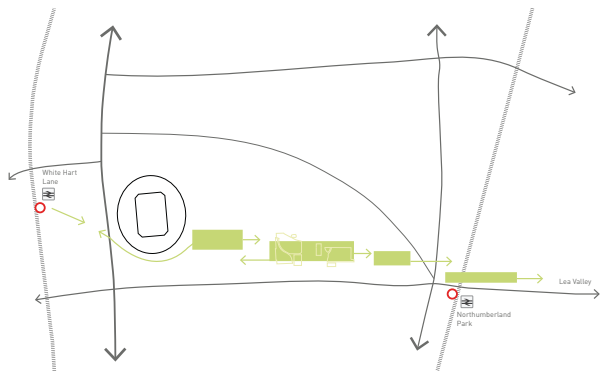
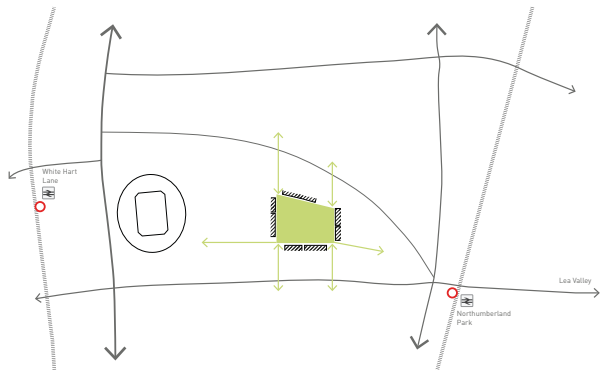


Figure 61: Typical Woodbery Down Block



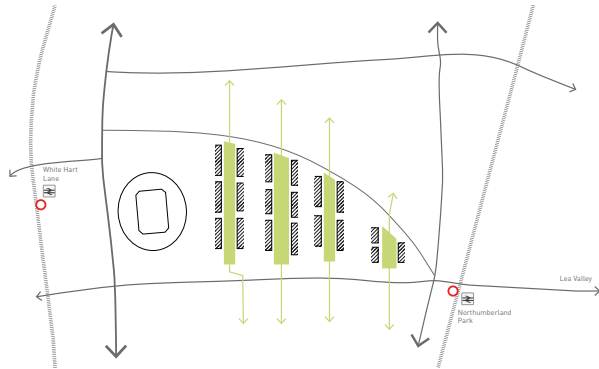


E-W linear park - consolidates and extends the existing open space. Photographs: example of linear space, Hammarby Sjöstad, Stockholm; Somerford Adventure playground.



Central park - a open space in the heart of the community

Figure 62: Diagrams showing different options for introducing a new large open space in Northumberland Park



N-S parks - connecting Park Lane and Northumberland Park Road

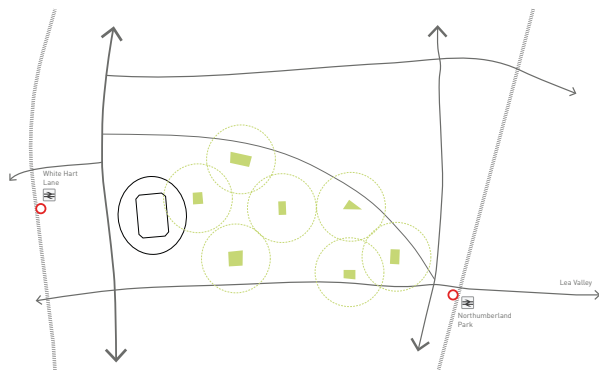


Open space configuration

At the outset of the project a number of different open space configurations were explored, including consolidation of existing green areas into one larger space and a more fragmented approach with smaller pocket parks in a larger number of locations.

From consultation with residents it was clear that there is a strong desire for more accessible open space that provides opportunity for recreation and play. For this reason, an option with a consolidated open space was explored further.

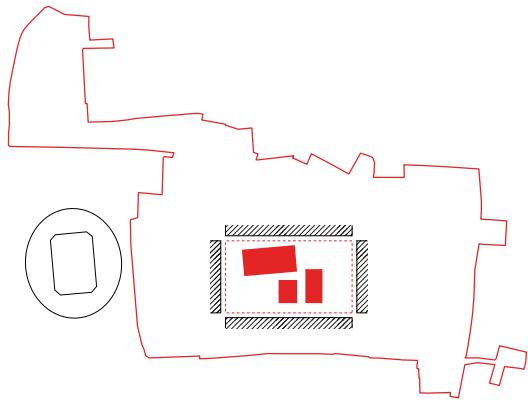
A new central open space or linear park typology could provide a focus in the area, a new interaction place as well as improving connectivity issues within the structure of the neighbourhood.



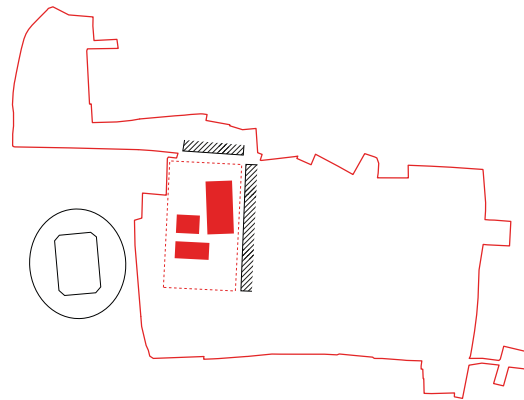
Pocket parks - a network of small green open spaces distributed in the area



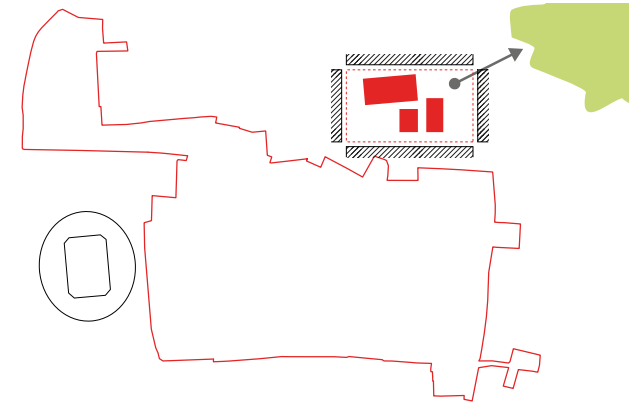
Figure 63: Diagrams showing different options for introducing a new large open space in Northumberland Park



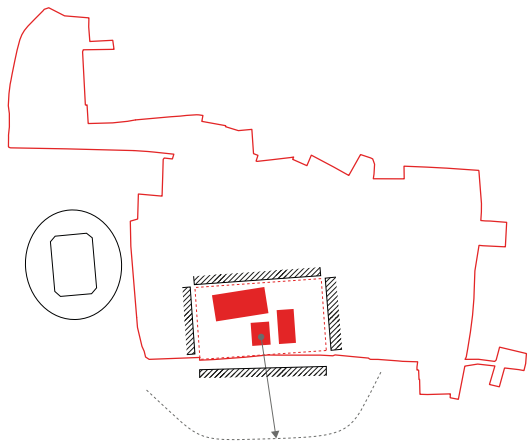
Option 1 - Consolidated schools on a new central site, in the heart of the community



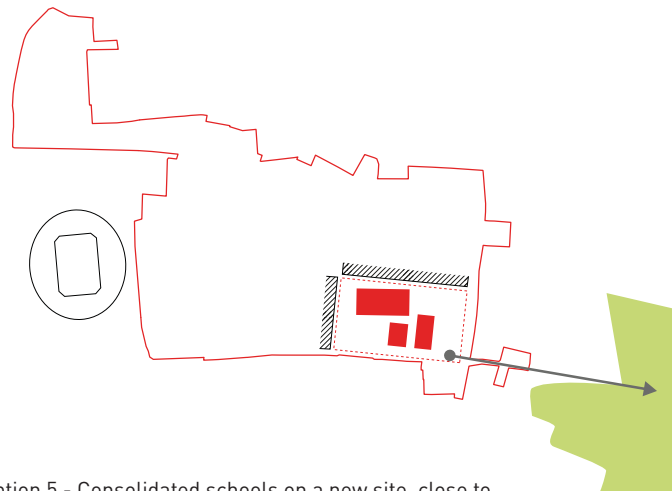
Option 2 - Consolidated schools on a site next to the stadium, mediating the scale



Option 3 - Consolidated schools on a new site, north of Northumberland Park



Option 4 - Consolidated schools on a new site, close to Park Lane, as interaction with the southern communities



Option 5 - Consolidated schools on a new site, close to Northumberland Park station and Lea Valley

Figure 64: Diagrams showing different options for consolidating and relocating Northumberland Park Community School

School location

At the start of the project, the general assumption was the most appropriate way forward was to look at a new all-through school within the wider Northumberland Park area. However, as set out earlier in this report, the exact brief and delivery of new education provision has to be the outcome of a worked through education strategy.

A number of different school locations were tested at an early stage. A location within the centre of the area could provide a civic focus in the heart of the area, but the disruptive nature of a large all-through school was a concern.

Locations close to the Lee Valley were also investigated, as this would potentially mean that the school could make use of the Lee Valley Park for outdoor play. To get this to work, the school would have to be located on the other side of the railway tracks, within a less central site. This might be suitable for a secondary school and should be studied further.

The option of reprovision on the existing secondary school site was also explored. This has the benefit of not requiring acquisition of private land, but given the changing context immediately to the west and the scale of the proposed development on the THFC site, it was felt that a mixed used, residential led scheme would be more suitable for the site, creating better opportunities to create active frontages to the west, providing public open spaces near the stadium and the leisure facilities proposed here and taking advantage of potential for scale in this part of the study area.

Three development scenarios in Section 9 assume relocation of the secondary school site onto a new all-through campus to the north east of Northumberland Park. This location has the advantage of being close to public transport and the flexibility to grow with demand and as the education brief is being defined.



Birches Close



Row housing on Commonwealth Road



Detached house on Northumberland Park Road



The Lindales

Photographs of some of the existing housing stock in the area



Morpeth Walk



Scotswood Walk

Retention of housing

The extent to which private properties and adjacent sites are incorporated and council homes are retained have big impact on the future character of the area as well as on the financial viability and deliverability of regeneration.

Good housing stock should be retained where appropriate, this includes good quality Victorian terraces as well as more recent additions to the estate. The following principles have been used to inform the decision about retention of housing stock in the scenarios:

Quality - The majority of the council owned residential buildings in the area are outdated in terms of spatial planning, accessibility, safety and the quality of outdoor facilities. However, there are blocks which with the benefit of moderate improvements could provide housing that meets the set out principles about attractive and safe entrances, clear definition of fronts/backs and private/public space and access to private open space.

Condition - The condition of the existing housing stock is varied, with some buildings having been refurbished through the Council's Decent Homes programme.

Location and Structure - The majority of the post-war housing stock create poorly structured urban conditions with an unclear network of streets and undefined public and private spaces. Changes to some of these will be key to unlocking the potential for the rest of the area, in terms of improved connectivity, structure and density.

Ownership - A large proportion of the land in Northumberland Park is in the Council's ownership. This means the Council can exercise a significant amount of control over the future direction of change in the area. There are a number of locations where the location of council homes mean that they can not be replaced without the acquisition of some private properties. If acquisition is necessary that may impact on the viability and deliverability of any given scheme.

Size of units - There is a predominance of social housing in the area, and predominance of smaller homes. There is a desire to create more, new and better housing with greater diversity of scale and tenure and type.

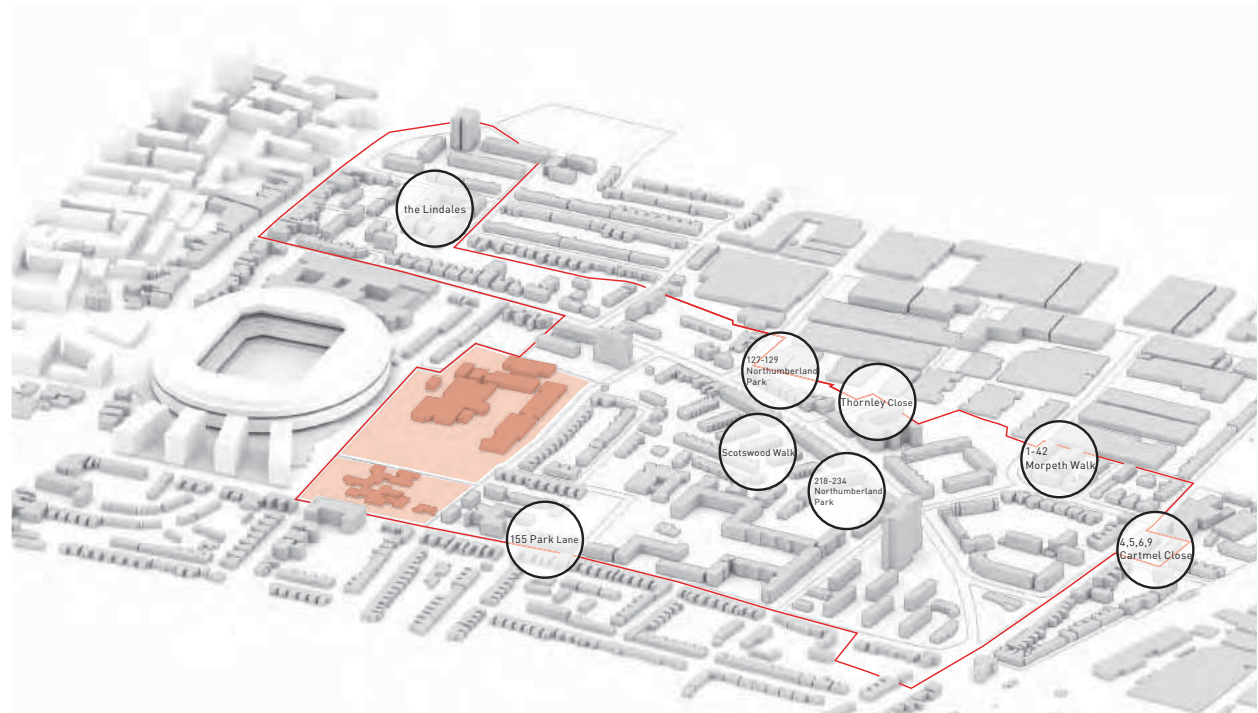


Figure 65: Key to existing built form in Northumberland Park

9.2 Scenario 1: Minimal intervention

This scenario is working around existing private land ownership and the aim in this case was the delivery of a redevelopment scheme which would not depend on any private property acquisition.

It assumes that a new all-through school (10FE secondary + 4FE primary) is built on the site of the existing secondary school. The Lea Valley Primary School is assumed to be located within the new all-through school.

The concentration of privately owned properties in the centre of the site means that the structural issues with lack of north-south connections will not be entirely solved, although improved to the east of the area. Because of this, the perceived transformation will be less than in some of the scenarios involving more comprehensive redevelopment.

Of the four scenarios, this scenario delivers the smallest amount of new homes, but there is a large amount of council owned housing which is retained and potentially improved: 4 units in Cartmel Close, 6 units in 218-234 Northumberland Park, 28 units in Scotswood Walk, 42 units in Morpeth Walk, 8 units in 127-129 Northumberland Park, 3 units in 155 Park Lane, 8 units in Thornley Close and 84 units in The Lindales. (see figure 65 for location)

Main figures for the scenario:

- c2300 total new gross development*
- c1300 additional housing capacity*
- c909 units - Council tenanted homes affected/ to be reprovided
- c110 units - Resident leaseholders affected (require reprovision)
- c135 units - Non-Resident leaseholders affected (require acquisition)
- 0 units - Private homes to be potentially acquired

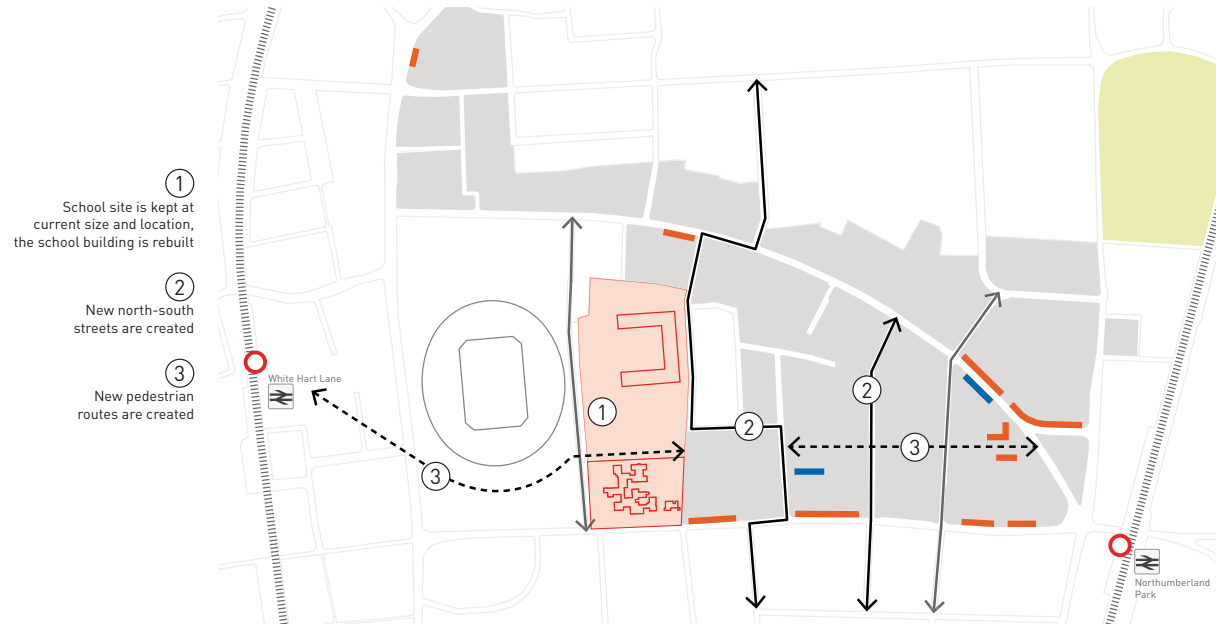


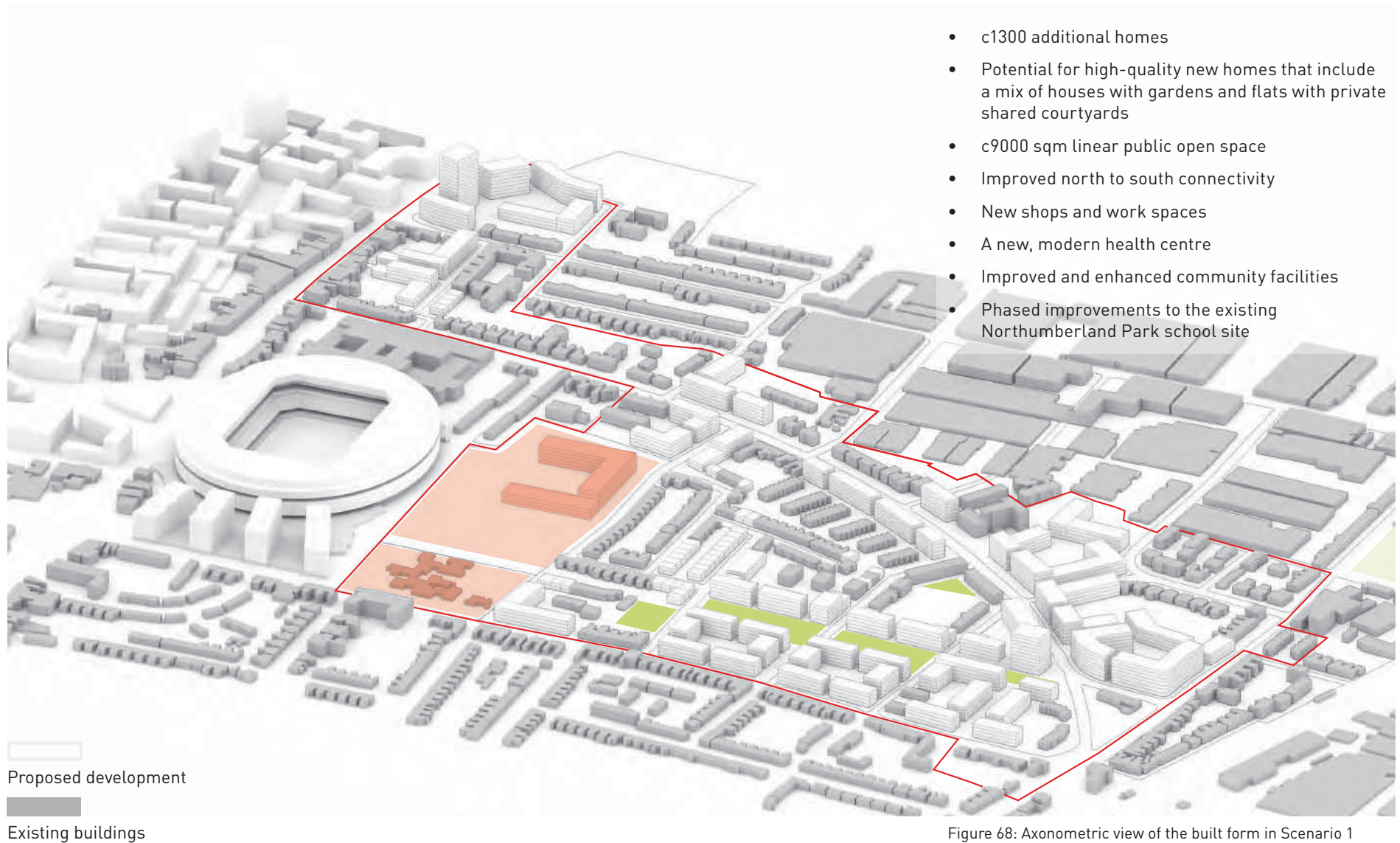
Figure 66: Structure of the new area and location of non - residential amenities



Figure 67: Private properties to potentially be acquired - none in Scenario 1

Key features

- c1300 additional homes
- Potential for high-quality new homes that include a mix of houses with gardens and flats with private shared courtyards
- c9000 sqm linear public open space
- Improved north to south connectivity
- New shops and work spaces
- A new, modern health centre
- Improved and enhanced community facilities
- Phased improvements to the existing Northumberland Park school site



9.3 Scenario 2: Redevelopment of the school site

The second scenario largely works around existing private land ownership, although it requires the acquisition of the petrol station site. The location of a new all through school (4 FE Primary + 10 FE Secondary) would require the acquisition of an existing hostel. Depending on the size of any new school and its outdoor space, up to 21 private residential properties and 22 industrial units may need to be acquired. The school is located in this position as it allows for good accessibility from Northumberland Park Road and provides opportunities for potential expansion towards the industrial area. To capture additional demand for school places, this scenario provides for a reconfigured 2FE Lea Valley Primary School (which could also in future be extended or expanded), on its current site in the heart of the community.

The existing secondary school site is made available for development adjacent to the new THFC stadium, which can support a 'eastern entrance' to the club, provide public open space addressing the activity along Worcester Avenue and built form of a scale that responds and mediates the THFC proposals. As a result of that, this scenario has the capacity to deliver a higher number of new homes, while maintaining the same amount of council homes as previously.

As in Scenario 1, the concentration of privately owned properties in the centre of the site means that the structural issues with lack of north-south connections will not be entirely solved, although improved.

Main figures for the scenario:

- c2800 total new gross development*
- c1800 additional housing capacity*
- c917 units - Council tenanted homes affected/ to be reprovided
- c110 units - Resident leaseholders affected (require reprovision)
- c135 units - Non-Resident leaseholders affected (require acquisition)
- 21 units - Private homes to be potentially acquired

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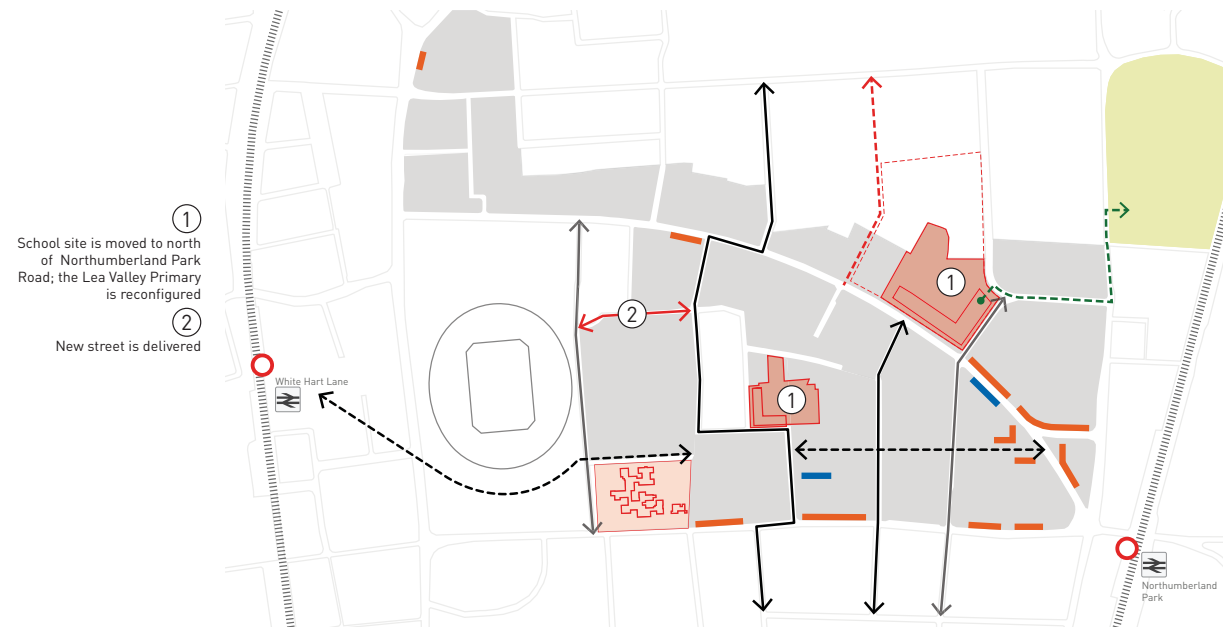


Figure 69: Structure of the new area and location of non-residential amenities

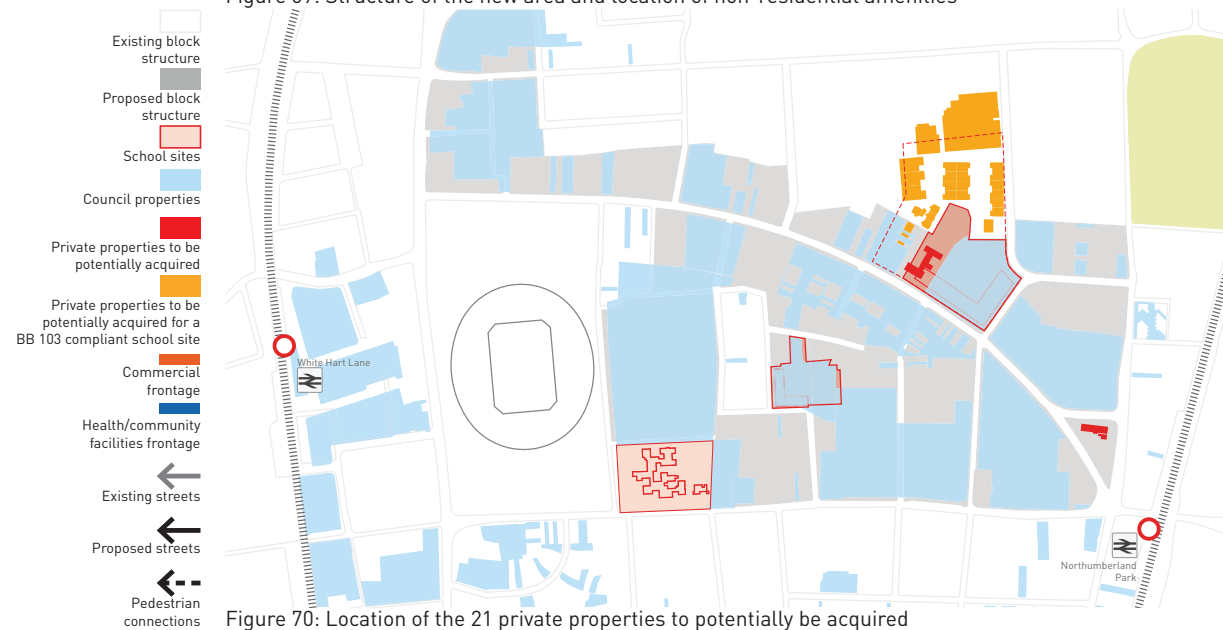


Figure 70: Location of the 21 private properties to potentially be acquired

Key features

- c1800 additional homes
- Potential for high-quality new homes that include a mix of houses with gardens and flats with private shared courtyards
- c9000 sqm linear public open space
- Improved north to south connectivity
- Improved public space to the east of the Spurs stadium
- New shops and work spaces
- A new, modern health centre
- Improved and enhanced community facilities
- A new, modern all-through school and potential for new primary school provision



Figure 71: Axonometric view of the built form in Scenario 2

9.4 Scenario 3: Greater intervention

As in the previous scenario, this development scheme requires some private land acquisition (figure 73) in order to deliver a new all-though school (10FE + 4FE) to a North East site, on Northumberland Park Road.

Again, the existing secondary school site is made available for development adjacent to the new THFC stadium and to capture additional school place demand, a reconfigured 2FE Lea Valley primary school is showed on its existing site in the heart of the community.

As in scenario 1 and 2, the existing issues with lack of north-south connectivity would not be entirely resolved, but improved while keeping the same amount of council homes as in scenario 2 and also delivering quite a substantial amount of new homes.

The plan to the bottom right shows the location of the additional private properties that are assumed to be acquired and redeveloped (76 residential private properties + 22 industrial buildings + hostel + petrol station). However, if two more private properties were able to be acquired on Almond Road then a new street could be delivered next to St. Paul's and All Hallows Primary School with a minimum impact on the council properties, but adding a significant benefit to the overall connectivity of the area.

Main figures for the scenario:

- c3200 total new gross development*
- c2200 additional housing capacity*
- c917 units - Council tenanted homes affected/ to be reprovided
- c110 units - Resident leaseholders affected (require reprovision)
- c135 units - Non-Resident leaseholders affected (require acquisition)
- 76 units - Private homes to be potentially acquired

①
Potential for delivering a new street if two private properties would become available

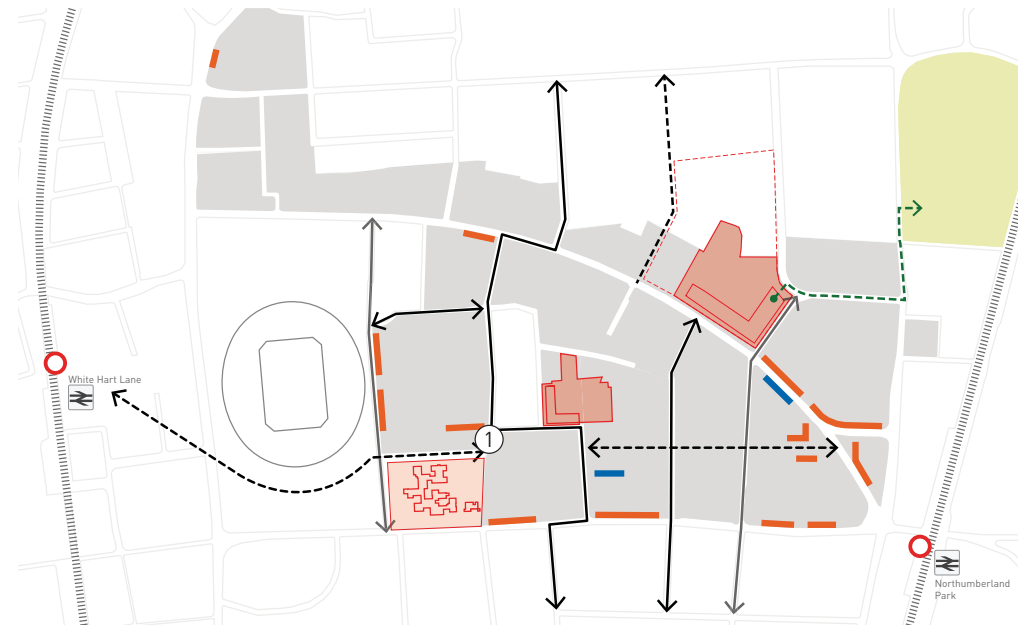


Figure 72: Structure of the new area and location of non-residential amenities

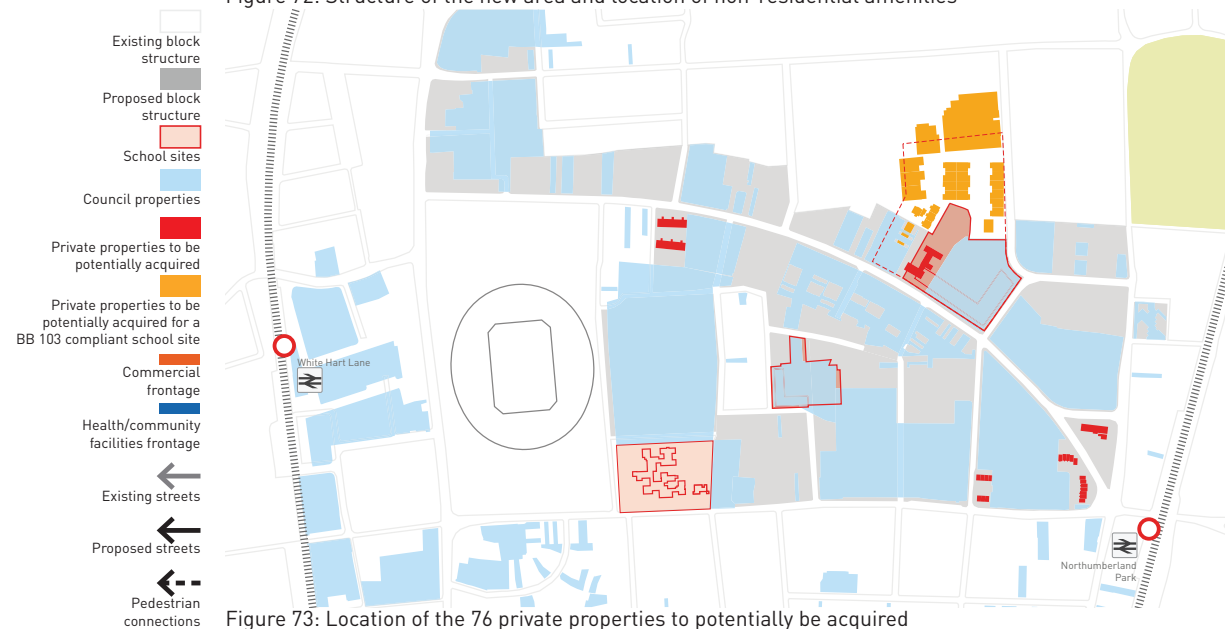


Figure 73: Location of the 76 private properties to potentially be acquired

Key features

- c2200 additional homes
- Potential for high-quality new homes that include a mix of houses with gardens and flats with private shared courtyards
- c9000 sqm linear public open space
- Improved and enhanced community facilities
- New shops and work spaces
- A new, modern health centre
- Height and density focused near the Spurs stadium and Northumberland Park Station
- A new, modern all-through school and potential for new primary school provision
- Improved east-west pedestrian routes



Figure 74: Axonometric view of the built form in Scenario 2

9.5 Scenario 4: Maximum intervention

This scenario involves the maximum level of intervention including redevelopment of the Saint Paul and All Hallows CoE primary school, which has been assumed to have been allocated to a new site within the study area. The scenario involves the greatest number of acquisitions of private property (up to 228 residential properties + 22 industrial buildings + hostel + petrol station required to be deliverable) as well as redevelopment of some further council housing.

In terms of the area's structure and overall connectivity, the redevelopment of St. Paul and All Hallows CoE school site would help deliver a key north to south street, connecting Trulock Road to Park Lane and therefore better defining the urban blocks in this area.

This scenario delivers the largest amount of new homes.

The following council housing stock is assumed to be retained: 4 units in Cartmel Close, 42 units in Morpeth Walk, 8 units in 127-129 Northumberland Park, 3 units in 155 Park Lane and 84 units in The Lindales. (see figure 65 for location)

Main figures for the scenario:

- c4000 total new gross development*
- c2900 additional housing capacity*
- c951 units - Council tenanted homes affected/ to be reprovided
- c110 units - Resident leaseholders affected (require reprovion)
- c135 units - Non-Resident leaseholders affected (require acquisition)
- 228 units - Private homes to be potentially acquired

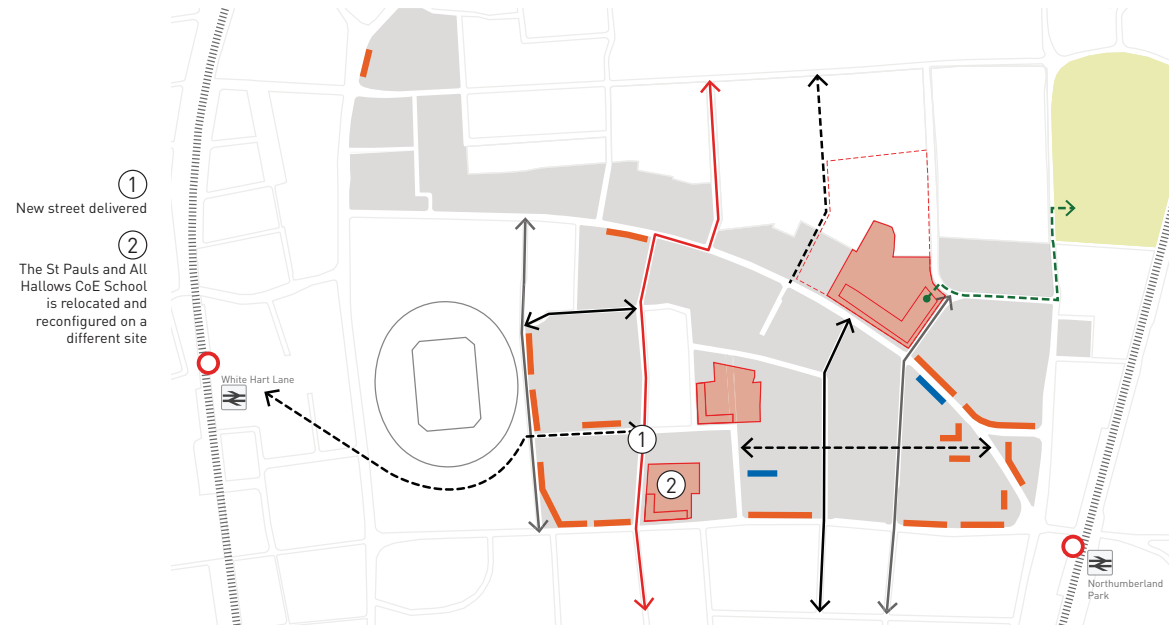


Figure 75: Structure of the new area and location of non-residential amenities

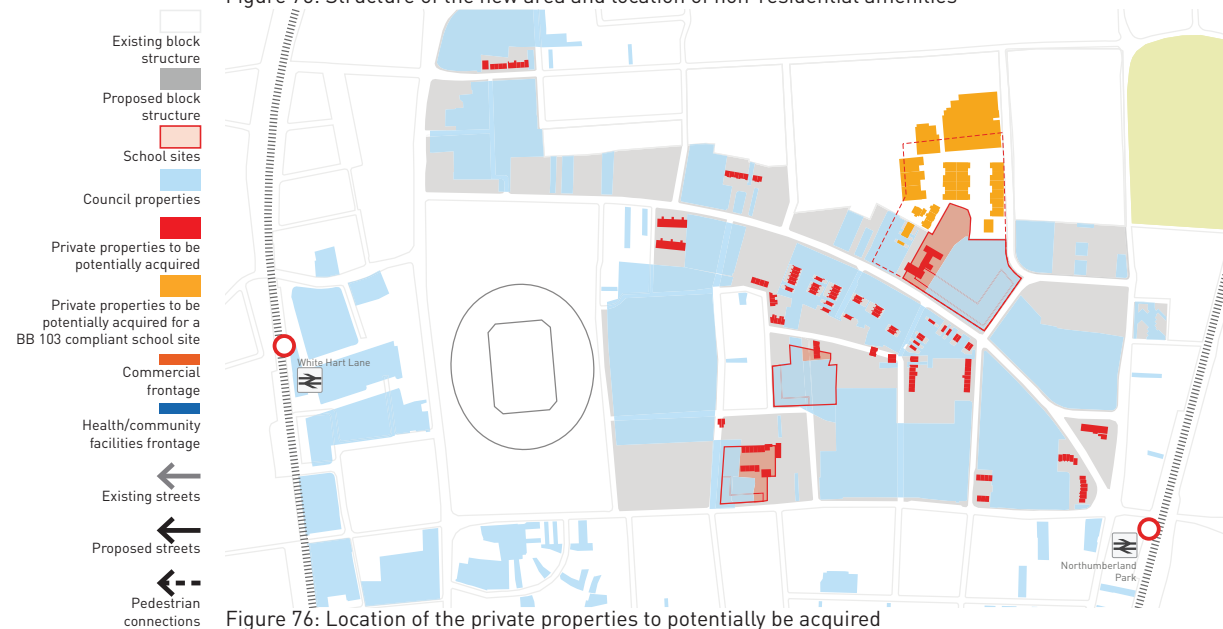


Figure 76: Location of the private properties to potentially be acquired

Key features

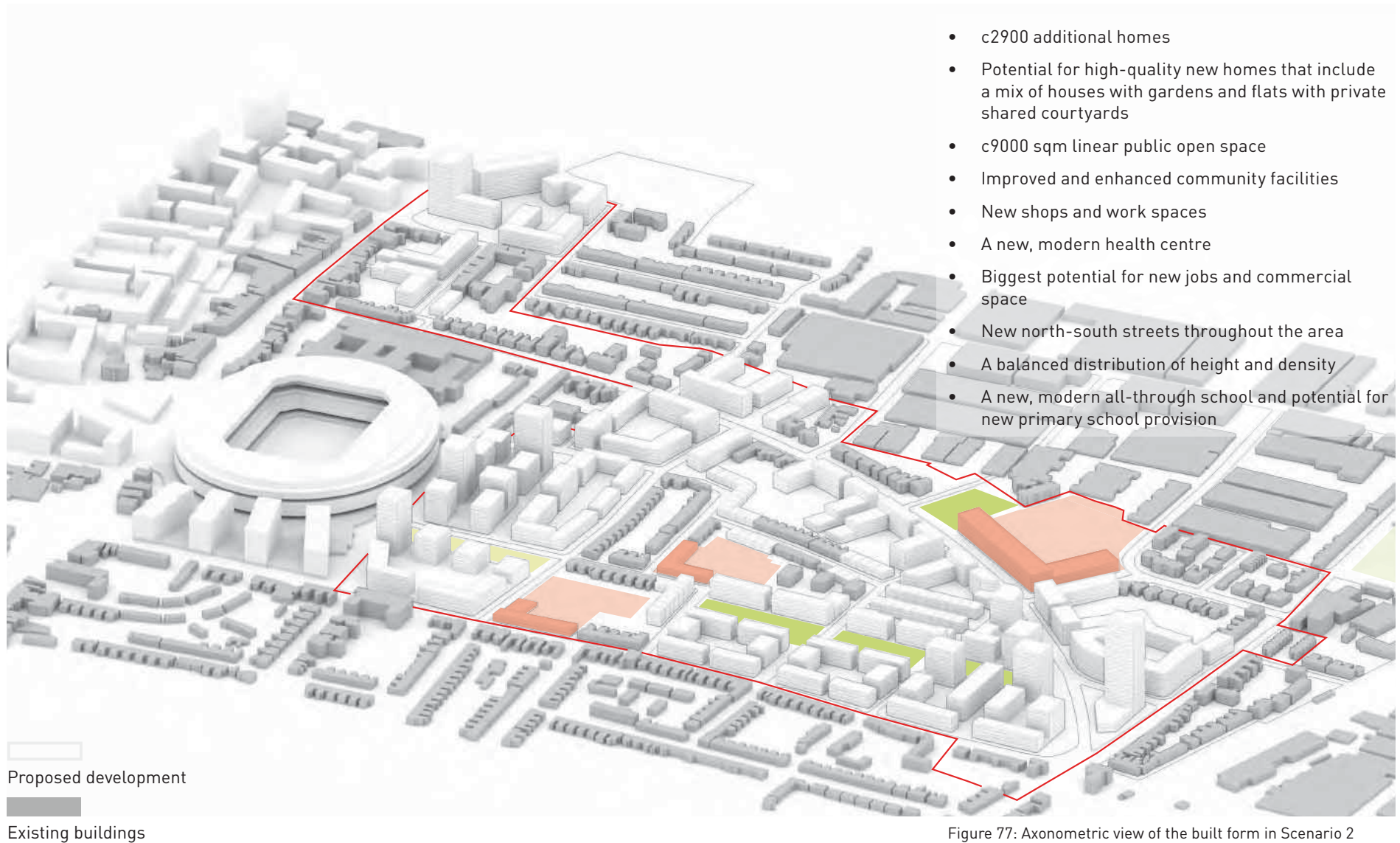


Figure 77: Axonometric view of the built form in Scenario 2

10.0

CONCLUSIONS

10.1 Conclusions and next steps



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10.1 Conclusions and next steps

The Northumberland Park estates and surrounding areas consist of several places and neighbourhoods that have been developed over time, not one estate. The area is currently fragmented both physically and socially and during consultation events it became clear that residents do not perceive the area as one neighbourhood, but identify with the street or block they live in. This creates challenges for the regeneration process, both in terms of engagement with residents and delivery.

The consultation undertaken in developing the Strategic Framework has proved to be a very positive process. The initial objectives set for the consultation of developing relationships for the future, gaining a greater understanding of the community and gauging response to the Key Principles for Change have all been met. There is clearly considerable support for the regeneration of the Northumberland Park area.

Residents have made it clear that they wish to be actively involved in the regeneration process. This initial consultation provides a platform upon which to build, and importantly, create momentum. A number of residents have demonstrated an interest and passion in helping to shape the future of their neighbourhood and this needs to be encouraged and broadened, through on-going engagement, to address the short, medium and long term future of the area.

This report proposes a number of Key Principles for Change and Key Structuring principles that any future redevelopment and regeneration proposals should consider. This includes the ambition to:

- Create and define north-south connections; strengthen primary east-west routes;
- Create better green spaces that provide function, amenity and links to the Lea Valley;
- Embed high-quality education facilities in the heart of the area;
- Establish positive relationships to the eastern side of the future THFC stadium;
- Deliver a range of high-quality housing with a diversity of scales, types and tenures;
- Respond to, but don't rely on, the transformative opportunities of Crossrail 2.

There is an opportunity to retain good housing stock where appropriate, particularly in private ownership. This can help inform the character of the area and should be embraced as a principle for future regeneration.

To illustrate and test these principles, four scenarios for the estate and surrounding areas were developed. The objective was to provide a greater understanding for the Council about development potential (in terms of housing numbers and financial viability) of different levels of interventions. These are development

scenarios not masterplan options and are based on a number of assumptions regarding, for example, housing typologies, open space distribution and education provision. All of these issues need to be studied further.

The table on the next page provides an overview of the four scenarios.

Although based on some broad assumptions, the scenarios show that there is capacity to deliver somewhere in the range of 1,300-2,900 new homes with a mix of types, tenures and sizes from 1 bedroom flats to 4 bedroom family houses.

The scenarios also illustrate that the education provision within the area has a major impact on the overall housing capacity and structure of the area. It is clear that there is a need for a longer and more considered education strategy to be developed before any conclusions about the education provision can be drawn. This relates both to the location of new facilities as well as the size and number of schools in the area.

Whilst phasing needs to be worked out, the scenarios indicate how releasing the secondary school site for development by providing a new high quality education campus in an alternative location could deliver capacity for new housing early on, without relocating existing tenants or depend on private land acquisitions.

How implementation of future regeneration is phased will be the focus for discussions going forward when the delivery mechanism is clearer.

	Brief description of scenario	Total new gross development	Additional housing capacity	Number of council homes affected	Number of private homes affected	Structure and urban form	Connectivity to surrounding areas	Better distribution of height
Existing		N/A	-	-	-	X	X	X
Scenario 1	Minimal intervention	c2,300	c1,300	1,154	0	+	+	+
Scenario 2	Redevelopment of the school site	c2,800	c1,800	1,162	21	++	+	+
Scenario 3	Greater intervention	c3,200	c2,200	1,162	76	++	+	++
Scenario 4	Maximum intervention	c4,000	c2,900	1,196	228	++	++	++

- 1) All areas are gross external and should be interpreted as at a masterplanning level of detail.
- 2) Areas are likely to change with further information becoming available.
- 3) All areas are highly indicative and should be considered as an approximate reflection of the existing site and the potential development.
- 4) Existing property numbers do not include the hostel, the petrol station and the industrial buildings. The scenarios, to a varied extent, assume these are acquired/reprovided. The numbers do include the 11 private homes outside the study boundary that would need to be available for the school plot (scenario 2-4).
- 5) Assumed unit mix for the additional housing capacity is: 40%, 20%, 30%, 10%. This equals an average unit size of 83 sqm GEA based on London Housing Design Guide standards and 75% efficiency.
- 6) Assumed unit mix for the council reprovion is: 20%, 40%, 30%, 10%. This equals an average unit size of 89 sqm GEA based on London Housing Design Guide standards and 75% efficiency.

- 7) Density figures are calculated with 3 habitable rooms per unit and includes existing homes. Measurement at the scale of subzones gives a range from the lowest to highest within the subzone.
- 8) Information on tenants/leaseholders are as received from LBH.
- 9) All areas are subject to detailed design, rights of light, planning, and site survey.
- 10) Commercial areas are a combination of retail, F&B and employment work space and will need to be confirmed.
- 11) Parking areas are not included.

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