

# Physical Development Framework

## Summary





# TOTTENHAM'S FUTURE

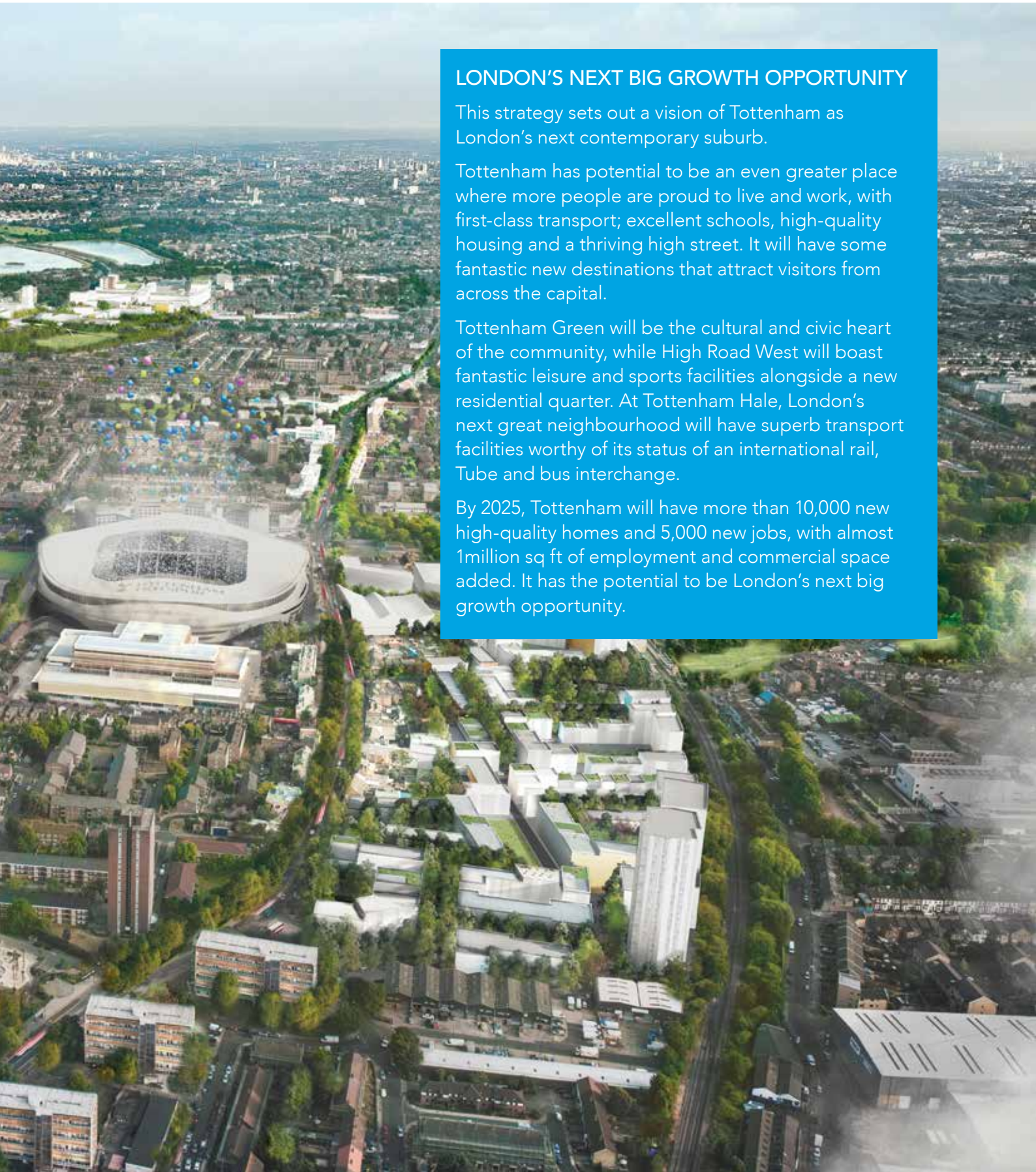
## LONDON'S NEXT BIG GROWTH OPPORTUNITY

This strategy sets out a vision of Tottenham as London's next contemporary suburb.

Tottenham has potential to be an even greater place where more people are proud to live and work, with first-class transport; excellent schools, high-quality housing and a thriving high street. It will have some fantastic new destinations that attract visitors from across the capital.

Tottenham Green will be the cultural and civic heart of the community, while High Road West will boast fantastic leisure and sports facilities alongside a new residential quarter. At Tottenham Hale, London's next great neighbourhood will have superb transport facilities worthy of its status of an international rail, Tube and bus interchange.

By 2025, Tottenham will have more than 10,000 new high-quality homes and 5,000 new jobs, with almost 1million sq ft of employment and commercial space added. It has the potential to be London's next big growth opportunity.



# THE TOTTENHAM PHYSICAL DEVELOPMENT FRAMEWORK

The **Tottenham Physical Development Framework (PDF)** has been produced by Arup and sets out a conceptual spatial framework for Tottenham. It shows the opportunities for change in Tottenham's key regeneration areas and makes a number of recommendations for consideration by the public authorities. The PDF is based on a range of detailed studies including retail, work space, asset management and energy strategies.

This document provides a summary of the Physical Development Framework.



© ARUP

Tottenham Hale master plan refresh – showing potential for new District Centre

# TOTTENHAM'S ASSETS

The key factors that set Tottenham's ambitions apart from other areas of London include:

**Diversity** in its people and culture – home to more than 100,000 proud and passionate residents, there are more than 200 different languages spoken in Tottenham

**Accessibility** to central London on high-frequency Tube services via the Victoria Line at Seven Sisters and Tottenham Hale; express rail services to Stratford, the City, Stansted Airport and Cambridge; and excellent connections to the regional and national road network, providing fantastic access to London, the UK and beyond

**Committed** investment in major transport infrastructure improvements which will further improve accessibility, opportunities for employment and attracting investment

**Future jobs** and growth opportunities due to its position in the Cambridge-Stansted-London corridor

**Mix** of arts, music, open spaces, sport and leisure activities offered by the combination of the cultural hub at Tottenham Green, the Lee Valley Park and the sports hub at Tottenham Hotspur FC Stadium

**Thriving** High Road with three very different centres at Seven Sisters, Bruce Grove and High Road West that create a diverse commercial, cultural and retail offer

**Open spaces** including the waterways and leisure opportunities in London's largest open space – the Lee Valley Park and the Lee Navigation canal network

**Affordability and value** of the housing stock, and the potential for this to improve in conjunction with investment in social infrastructure

Tottenham's assets underpin the scale of the Tottenham Opportunity:

1. **Superb transport links** – only 12 minutes from central London and direct Tube and rail services to King's Cross, Liverpool Street, Stratford and Stansted Airport
2. **Destination of choice** – affordable London living with rich heritage, vibrant culture, award winning parks, access to the Lee Valley Park and home to Premier League football club Tottenham Hotspur
3. **Enormous potential** – The scale of the opportunity is equivalent to a 'new town' or the Olympic Park. In Tottenham Hale alone there are 30 hectares of development and investment opportunities located next to a new town centre and regenerated transport hub



# THE SCALE OF CHANGE

Tottenham is one of London's key areas for growth and regeneration and between now and 2025, 5,000 new jobs, 10,000 new homes and more than 1million sq ft of new employment and commercial space will be delivered. The scale of the opportunity is bigger than the Olympic Park or a new greenfield town. Tottenham will be the next great area of London.

Already home to more than 100,000 passionate and proud residents, Tottenham is seeing the benefit of a multi-million pound private and public investment programme in communities, transport infrastructure and new housing that is transforming the area.

- A £500m borrowing guarantee to support housing and transport infrastructure in Tottenham
- £72m investment to deliver four trains per hour between Northumberland Park, Tottenham Hale and Stratford (as the first step towards transforming capacity and frequency all along the West Anglia Main Line)
- £90m investment on the Gospel Oak – Barking London Overground Line providing capacity and frequency improvements to South Tottenham
- Devolution of the Tottenham's suburban rail services to Transport for London, connecting Seven Sisters, Bruce Grove and White Hart Lane with Liverpool Street as part of the London Overground Network
- £41m investment from Haringey Council and the Mayor of London in key placemaking, site assembly, employment, skills and wider regeneration projects
- A £40m road improvement scheme to unlock development sites near Tottenham Hale by dismantling the one-way gyratory system
- Transport for London's £20m investment for a major redevelopment of Tottenham Hale Tube, rail and bus station



Tottenham Hale Station



Tottenham Hotspur FC's £430m investment can be a catalyst for change in north Tottenham

Other key projects include:

- The development of the High Road West regeneration scheme – creating a new residential neighbourhood, major leisure destination and hundreds of new jobs
- Tottenham Hotspur FC's approved £430m scheme for a stadium-led comprehensive redevelopment scheme
- The ongoing delivery of the Hale Village scheme – the first stage of Tottenham Hale's transformation into a new town centre
- Grainger's continuing commitment to the transformative Seven Sisters Regeneration scheme, with a new shopping centre and hundreds of new homes acting as a gateway to South Tottenham



Grainger's transformational Seven Sisters development scheme

The Physical Development Framework sets out a vision for Tottenham that includes:

- delivering 10,000 new high quality homes through a mixture of private sector residential developments and estate renewal programmes
- creating or accessing 5,000 new jobs with almost 1million sq ft of employment and commercial space added
- developing a new civic hub and open space at Tottenham Green and a new gateway to Seven Sisters
- delivering a reinvigorated and enhanced high street at Bruce Grove
- creating a new leisure destination at High Road West
- securing long-term investment from an institution in Northumberland Park
- delivering a revamped station at Tottenham Hale, suitable for an international transport and growth hub







**LEGEND**

- IT Cluster
- Key Open Space
- Key Charging Points
- Existing Key Buildings
- Opportunity
- Potential Housing Improvement
- Residential mixed use
- Retail mixed use
- New institutional facility
- Upgrade of entertainment assets
- Regeneration of residential use
- Knowledge Growth Zone
- Culture Zone
- Sports & Leisure Area
- Business & Exchange
- Primary Retail Corridor
- Asset Management Programme
- Existing Bus Garage
- Tube Station
- Underground Station
- Rail Station
- Station Improvements
- Bus Station
- West Angle mobile corridor
- Existing Rail Overground
- High Road
- Key roads
- Strategic green hubs
- Strategic Improvement Scheme (2012 - 2014)
- Existing schools
- Refurbished schools
- New Schools
- New Rail Crossing
- Existing Rail Crossing
- Potential Rail Crossing
- New River/Canal Crossing
- Existing Areas of Key Open Spaces
- Existing Water Bodies
- Existing Canals and Rivers

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20	20.0000	00	00	00
Scale	1:5000	1:5000	1:5000	1:5000

**ARUP**

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Client:  
 LONDON BOROUGH OF HARINGEY AND  
 GREATER LONDON AUTHORITY

Project:  
 NORTH TOTTENHAM INVESTMENT FRAMEWORK  
 AND REGENERATION STRATEGY

Phase:  
 -

Working Title:  
 PHYSICAL DEVELOPMENT FRAMEWORK  
 FINAL PHASE

Scale:  
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 URBAN DESIGN

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**FOR INFORMATION**

Project No:	225530-09	Drawing No:	SK 200-91	Issue:	3.0
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# OBJECTIVES

The Physical Development Framework is based on the following key spatial objectives:

## A SAFE, SECURE AND ATTRACTIVE PLACE TO LIVE

Including a focus on:

- High-quality, well-maintained streets and facilities alongside well-designed new public spaces
- 10,000 new high-quality, energy-efficient homes across a mix of tenures and sizes

## A HIGH QUALITY PUBLIC REALM NETWORK

Including a focus on:

- Management strategies for public spaces, particularly Tottenham Green
- High-quality public space improvements such as the Growth on the High Road and gyratory projects
- Creation of a clear, consistent street network and better pedestrian and cycle links into the Lee Valley park

## A WELL CONNECTED PLACE

Including a focus on:

- Securing more frequent rail services to Stratford and the transformational benefits that Crossrail 2 will provide
- Upgrading stations, particularly Tottenham Hale, White Hart Lane and Northumberland Park
- New bus services connecting residential communities with the High Road and key stations

## A PROSPEROUS HUB FOR BUSINESS

Including a focus on:

- Creating or accessing at least 5,000 new jobs
- Encouraging major employment investment through the preparation of sites, business start-up hubs and work spaces

## LOW CARBON DEVELOPMENT

Including a focus on:

- Establishing a district heating network serving existing and new developments
- Increasing the supply of energy-efficient homes in new developments and through retrofitting

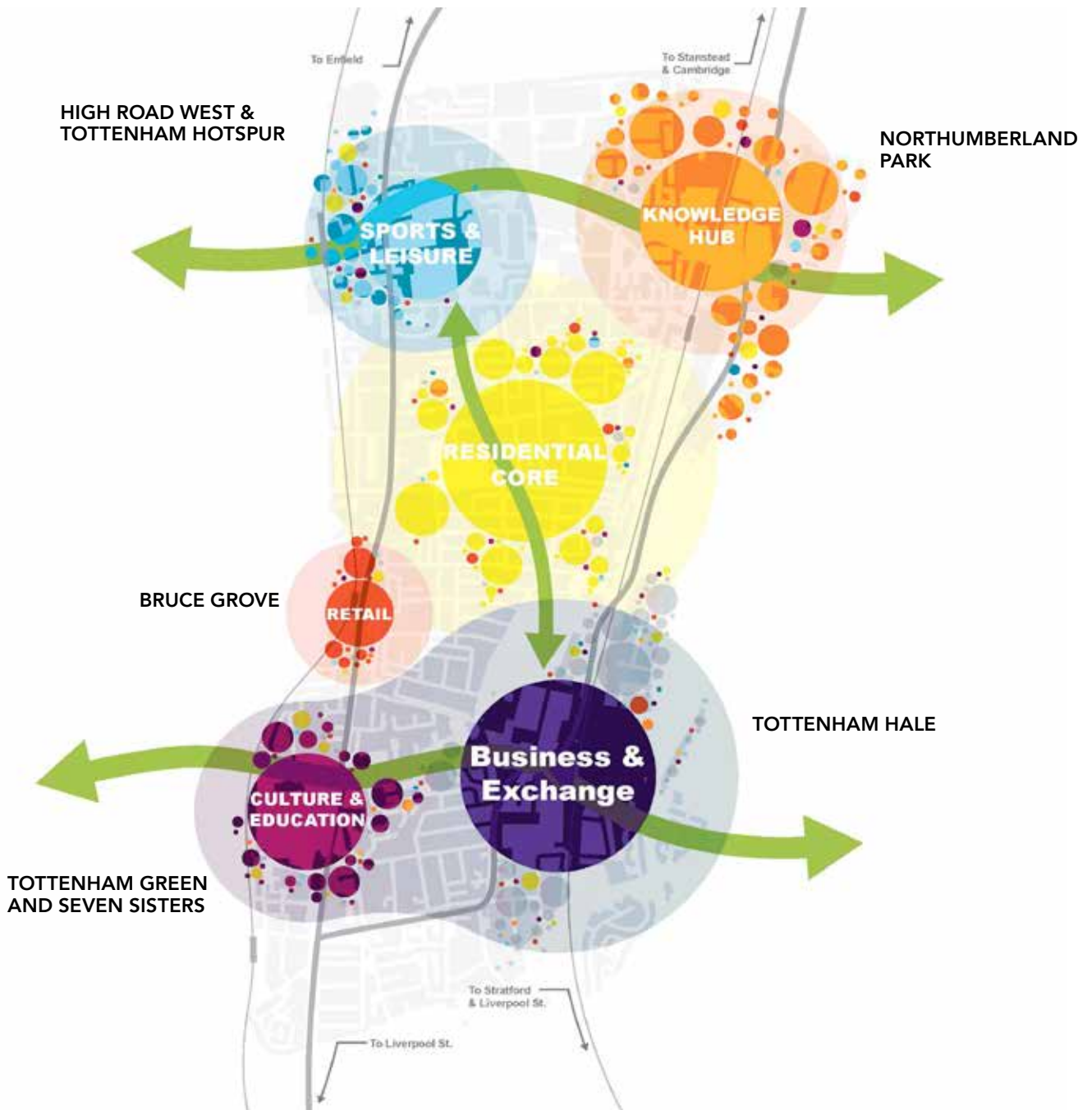
## CULTURAL DIVERSITY

Including a focus on:

- Securing investment in community infrastructure throughout Tottenham as new developments come forward
- Enhancing the existing built heritage and delivering a wide-ranging events and attractions programme

# AREAS OF CHANGE

The vision for Tottenham's distinct character areas based on their existing strengths; land uses and activities; building types, and public spaces as well as planned investment proposals.



A vision for Tottenham's Character areas

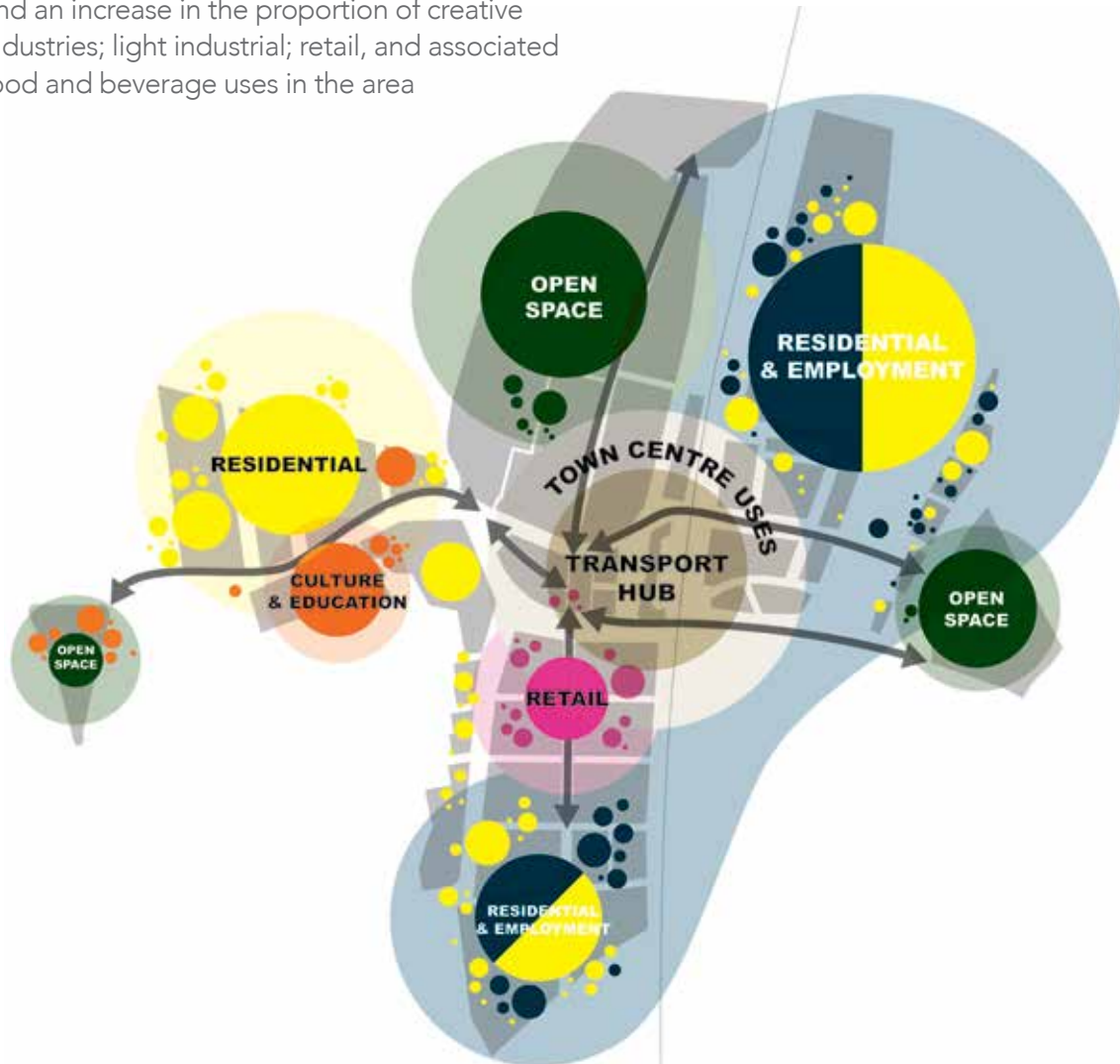
# TOTTENHAM HALE

London's next great new neighbourhood, Tottenham Hale will be a destination where people can easily access the open spaces and waterways of the Lee Valley Park whilst enjoying a range of retail, leisure and business opportunities.

## OPPORTUNITIES AND SCALE OF CHANGE

The aspirations for this area include:

- The creation of a new town centre and major transport gateway with a vibrant mix of commercial, retail, residential and leisure uses set within an attractive network of public streets and spaces
- Construction of around 5,000 new homes
- Creation of up to 4,000 jobs including in new developments around Tottenham Hale Station and an increase in the proportion of creative industries; light industrial; retail, and associated food and beverage uses in the area
- Provision of significant new public open space at Tottenham Hale Station
- Improved pedestrian and cycle accessibility and visitor amenity in the Lee Valley Park with improved connections between the High Road, Tottenham Green, Down Lane Park and Tottenham Hale Station Square

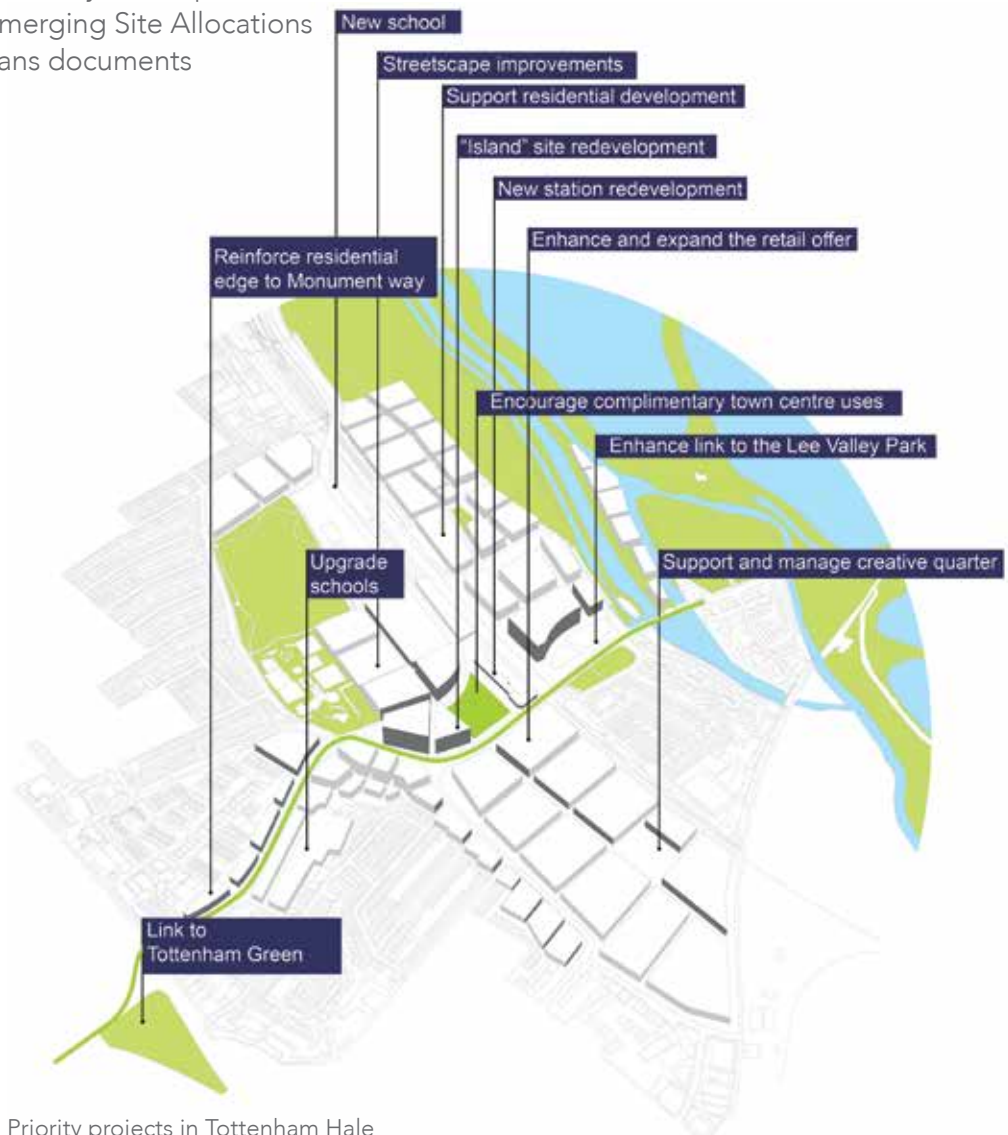


Potential uses and character for Tottenham Hale

## PROPOSED INITIATIVES

Achieving this scale of change requires:

- Delivery of key development sites including Hale Wharf, Ashley Road South, Welbourne Centre, Station Square West and a new station and mixed use development at Tottenham Hale
- Delivery of Crossrail 2 and major upgrades of the West Anglia Main Line
- Delivery of the 'Green Link' between Tottenham High Road, Tottenham Hale and into Walthamstow Wetlands beyond
- An updated planning policy framework with clear guidance on key development sites through the emerging Site Allocations and Area Action Plans documents
- Opening a new 'all through' school in the area
- Promotion of South Tottenham as a great employment location
- Enhancing and expanding the retail offer to support the emerging town centre through a range of initiatives including encouraging both national chains and high-quality local independent traders
- Development of a night-time economy and daytime cafe culture to support both the residential and business communities



Priority projects in Tottenham Hale

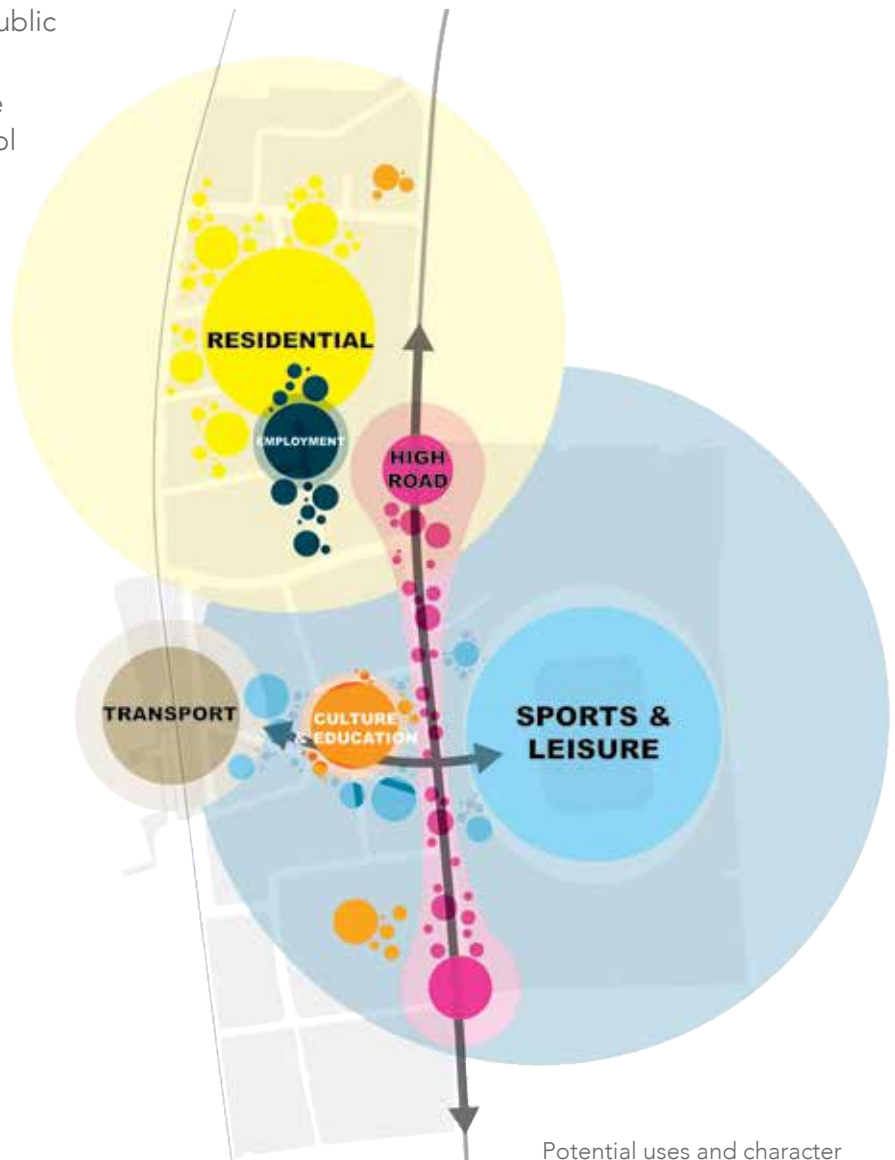
# HIGH ROAD WEST

Home to Tottenham Hotspur FC and the High Road West regeneration area, this is an area that is undergoing exciting change. The ambitions are to create a new residential neighbourhood alongside a strong focus on placemaking, leisure opportunities and commercial developments.

## OPPORTUNITIES AND SCALE OF CHANGE

The aspirations for this area include:

- Construction of between 900 and 2,400 homes, with a mix of tenure and unit sizes, including re-provision of existing council homes
- A shift in the main employment sectors from industrial to sports, leisure and culture, alongside the provision of modern, flexible workspaces
- Increased provision of both public and private open spaces
- Enhanced social infrastructure including a new primary school and new community facilities
- Improved rail connectivity and White Hart Lane Station upgrade including enhanced user experience
- Improved retail experience in terms of quality of the streetscape environment and diversity of the offer
- The new Sainsbury's development provides an opportunity to enhance the retail offer and improve connectivity to the High Road through 806 High Road. Small units for local shops or space for a market could be provided

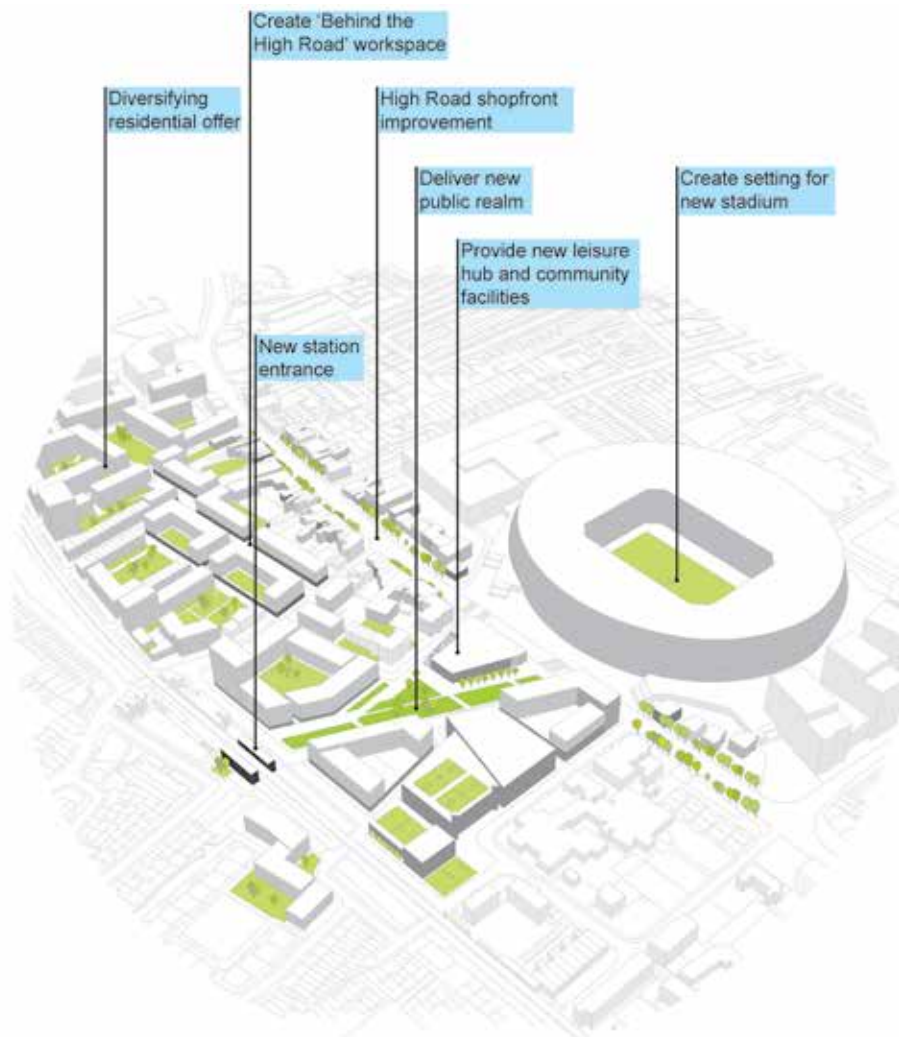


Potential uses and character for High Road West

## PROPOSED INITIATIVES

Achieving this scale of change requires:

- Agreeing and implementing a master plan for High Road West
- Delivery of the approved schemes for Tottenham Hotspur FC and the Brook House site to kick start the regeneration of High Road West and 'book end' the regeneration proposals for the area
- Delivery of improvements to White Hart Lane Station, including the relocation of the station entrance and exits, plans for a new station square and providing commercial opportunities within the station arches
- Increasing the amount of public open space through a variety of interventions. This includes a new large public space (Station Square) linking White Hart Lane to the High Road along with a new community park in the north of the area
- Making High Road West a destination through the provision of leisure uses



Priority projects in High Road West

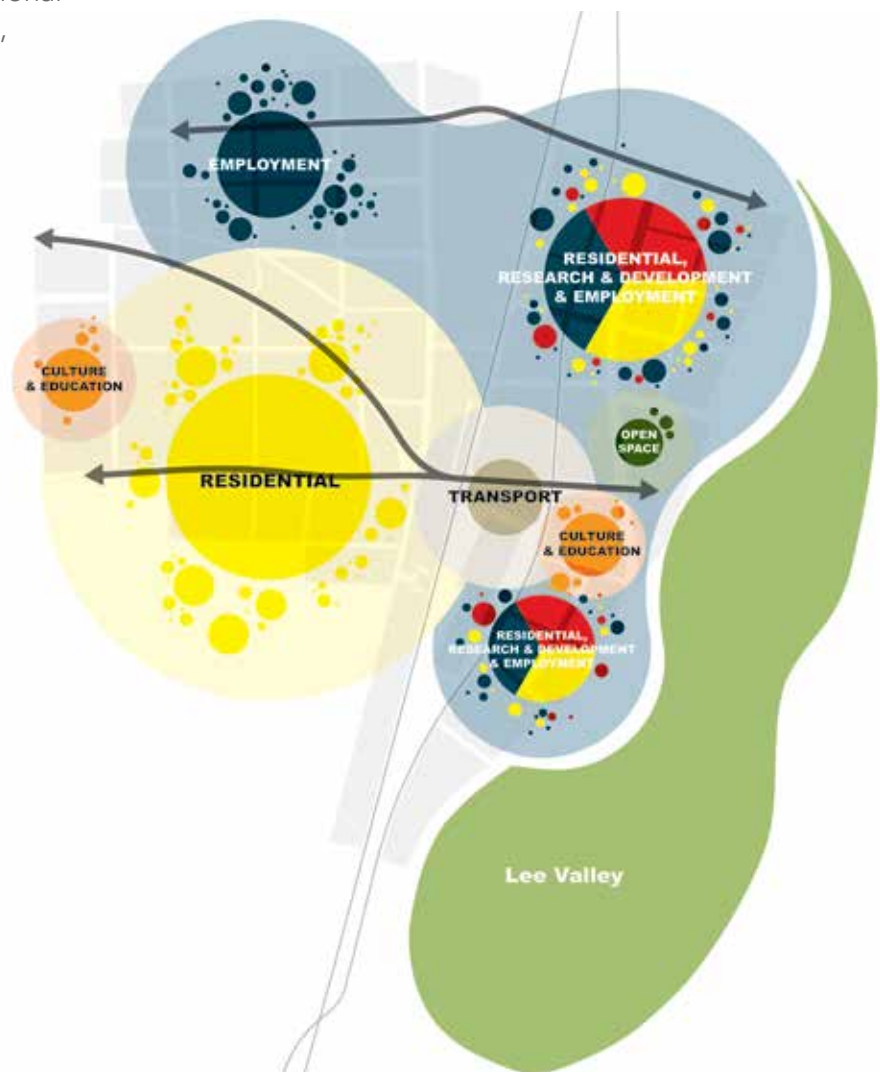
# NORTHUMBERLAND PARK

The ambitions for Northumberland Park are extremely high. The neighbourhood will be transformed into a mixed and sustainable community where people want to live, work and visit. Northumberland Park is perhaps the greatest opportunity in Tottenham for large-scale long-term change – both in terms of the quality and mix of housing, and the nature and diversity of the employment offer – turning one of the most deprived wards in the country into one of the greatest opportunities for economic growth in London.

## OPPORTUNITIES AND SCALE OF CHANGE

The aspirations for this area include:

- Construction of up to 4,500 homes, with a mix of tenure and unit sizes
- Redeveloping existing residential neighbourhoods to deliver estate renewal and new homes
- Creation of up to 4,000 additional jobs including light industrial, research, education and knowledge-based sectors
- Provision of new public open spaces and better access to the Lee Valley Park
- Significantly improved local schools
- A new station at Northumberland Park in conjunction with rail service frequency improvements



Potential uses and character for Northumberland Park



## PROPOSED INITIATIVES

Achieving this scale of change requires:

- Improvements to public transport access in Northumberland Park including West Anglia Mainline Stratford to Angel Road upgrade, improvements to Northumberland Park Station and new bus routes through the area
- Attracting a major institutional development to kick start the creation of a knowledge economy in this area
- Identify new access points and the improvements required at existing access points to increase the accessibility of the Lee Valley Park
- Develop a programme to increase the use and involvement of Tottenham's communities in the Lee Valley Park
- Commission and develop an Area Action Plan to guide and manage the investment and regeneration programme, in line with Local Plan requirements
- Undertake community consultation and estate renewal in Northumberland Park with the aim of improving the quality and mix of housing
- Deliver the Upper Lee Valley Heat Network infrastructure to provide a low-carbon energy source for new development that can also address fuel poverty within the area
- Making better use of the Lee Valley Park and River Lee Navigation through a range of initiatives, which could include further residential boat moorings or enhanced sporting offer through provision of canoeing or rowing clubs



Priority projects in Northumberland Park

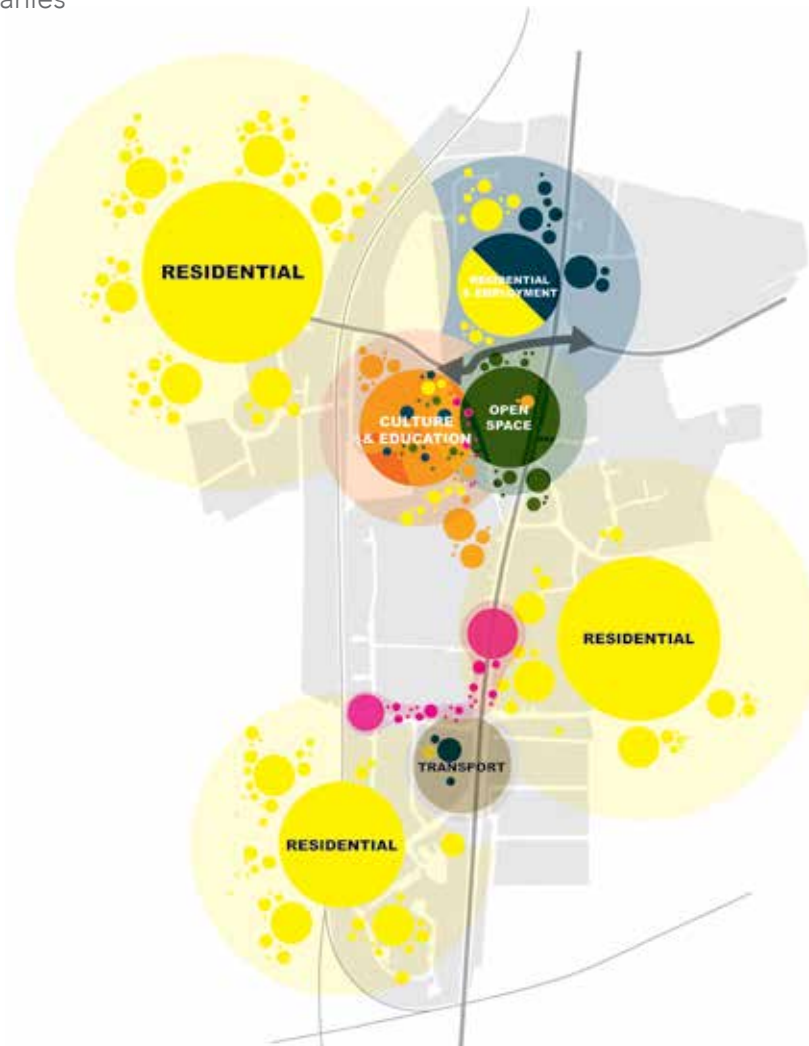
# TOTTENHAM GREEN AND SEVEN SISTERS

Tottenham Green and Seven Sisters is the cultural and civic heart of Tottenham. The gateway to Tottenham, the area is becoming known for a high-quality, well-connected public realm providing a welcoming place to do business and socialise throughout the day and evening.

## OPPORTUNITIES AND SCALE OF CHANGE

The aspirations for this area include:

- The creation of up to 700 new homes around Tottenham Green and Seven Sisters Regeneration sites
- Tottenham Green becoming a better destination by improving the civic, cultural and education assets around the Green
- Retention of existing levels of employment, with the potential for increased numbers of start-up companies
- Enhanced public realm and green space
- Enhancing the distinctive retail offer along West Green Road
- Excellent public transport accessibility and new routes on the London Overground network at South Tottenham

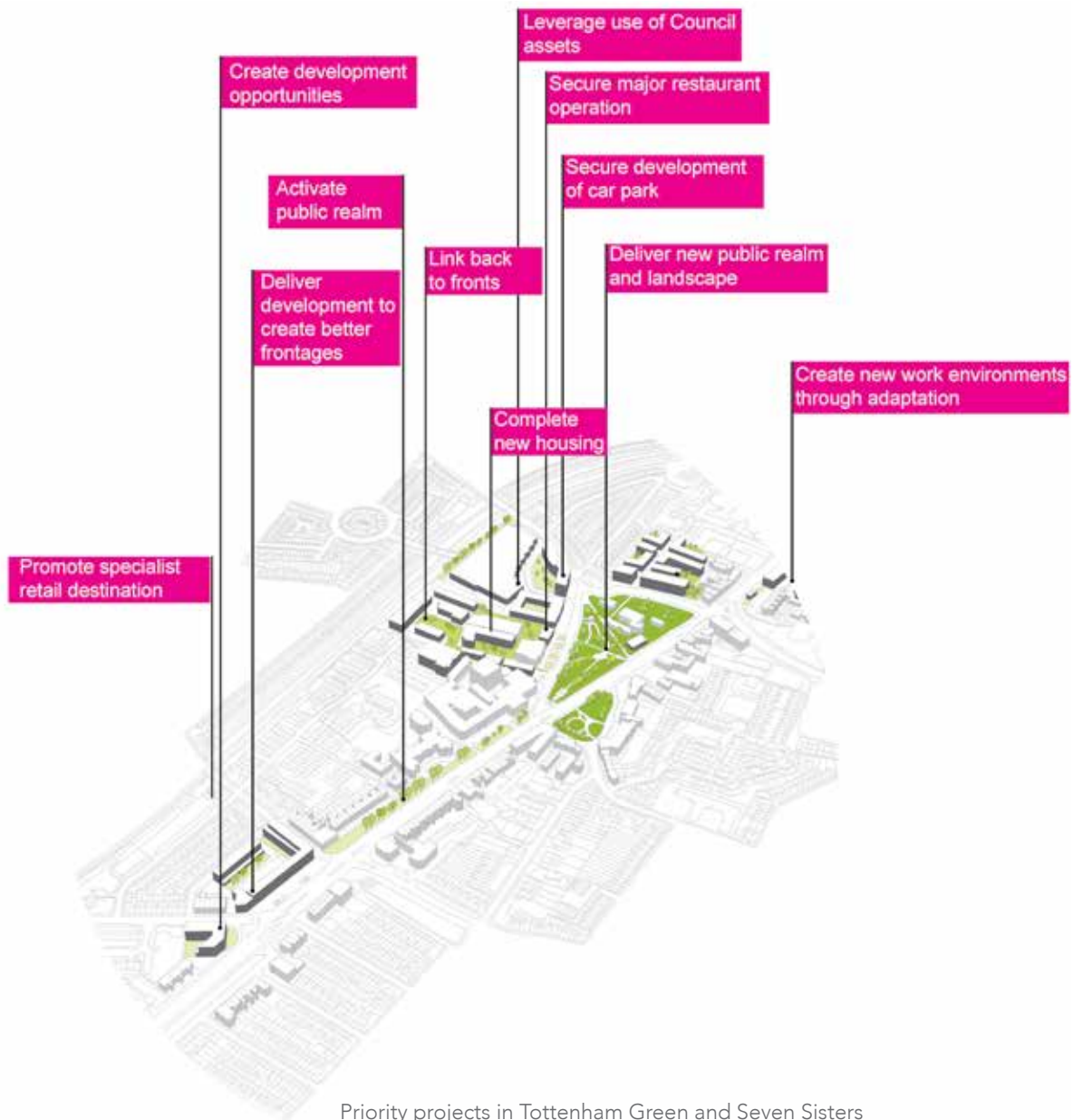


Potential uses and character for Tottenham Green and Seven Sisters

## PROPOSED INITIATIVES

Achieving this scale of change requires:

- Developing a stronger visitor offer at Tottenham Green through new cafes, bars and restaurants
- More market stalls and pop-up events on the High Road between Seven Sisters Station and Tottenham Green
- Work with local businesses to encourage a specialist retail destination at West Green Road
- Redevelopment of key sites including Wards Corner, Tottenham Green Leisure Centre car park, the Arriva bus garage and Apex House



Priority projects in Tottenham Green and Seven Sisters

# BRUCE GROVE

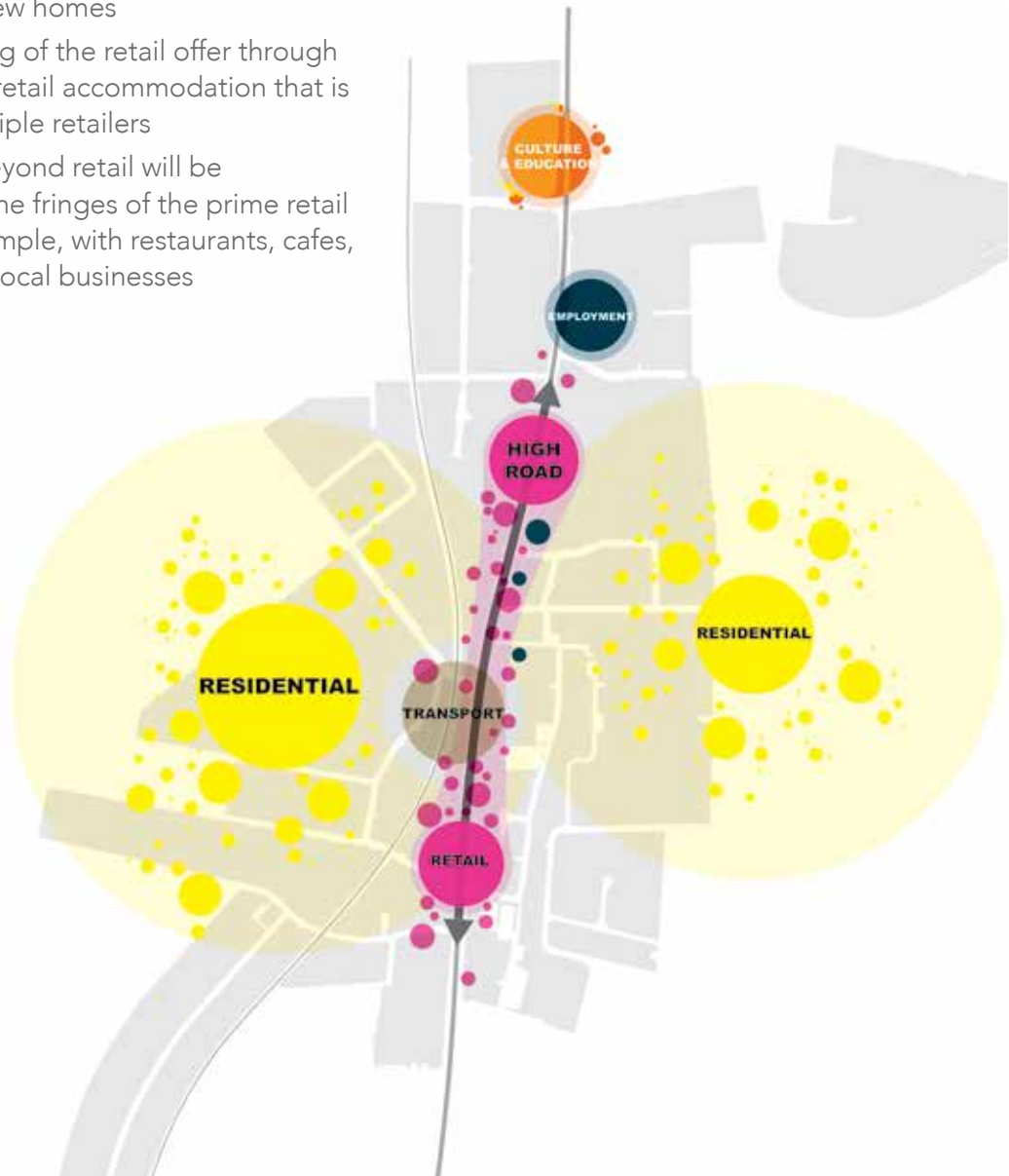
A beautiful and historic high street at the heart of Tottenham's business and community life, the area will continue to attract new businesses, professional services and home owners to its fine Victorian streets and houses.

## OPPORTUNITIES AND SCALE OF CHANGE

The High Road has good scale and proportion and there are opportunities to explore improving the quality of the streetscape through a range of measures including shop front improvements, new signage and new public spaces.

The aspirations for this area include:

- More than 200 new homes
- The strengthening of the retail offer through development of retail accommodation that is attractive to multiple retailers
- Diversification beyond retail will be encouraged on the fringes of the prime retail frontage; for example, with restaurants, cafes, workspaces and local businesses

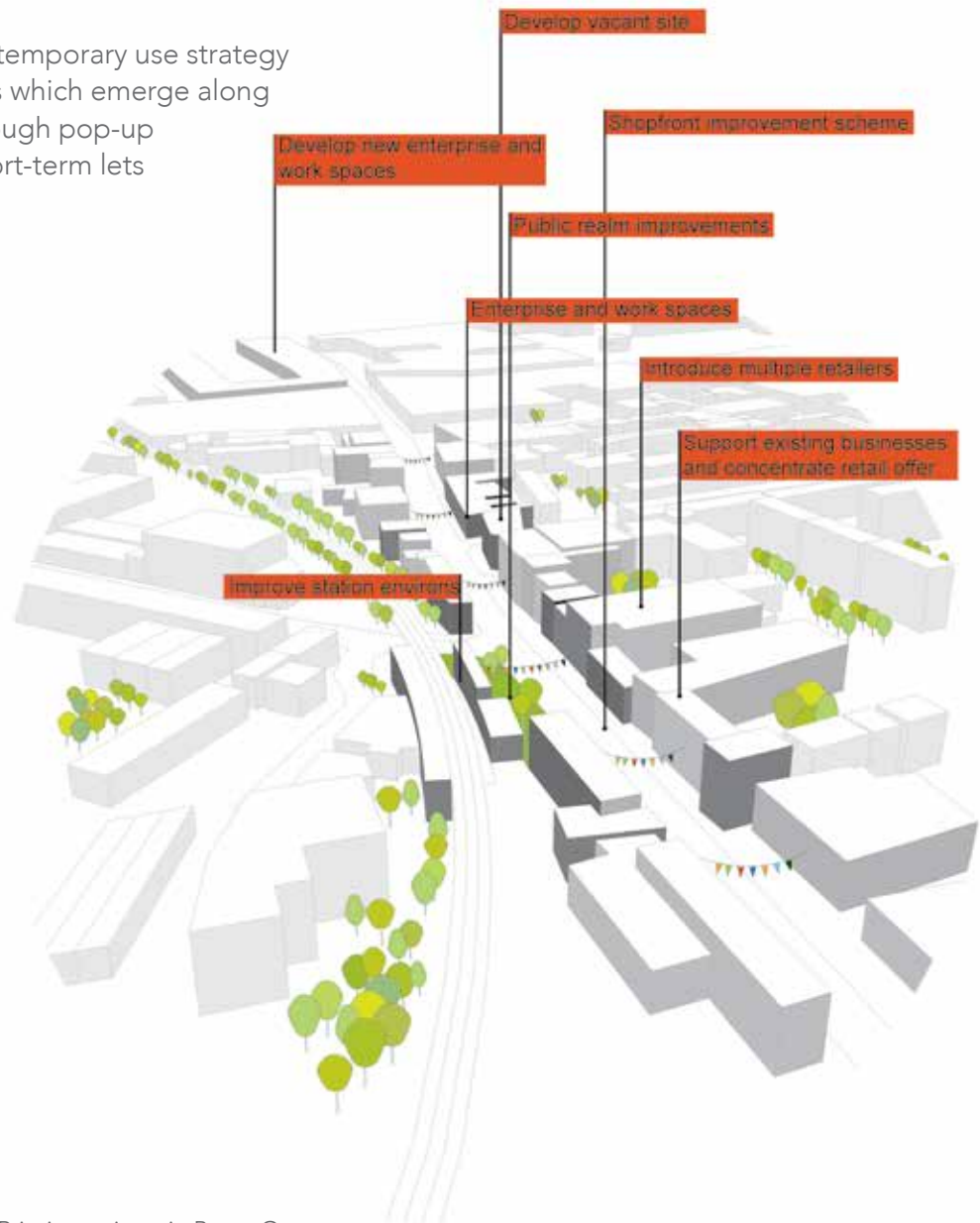


Potential uses and character for Bruce Grove

## PROPOSED INITIATIVES

Achieving this scale of change requires:

- Delivery of improvements to Bruce Grove station and its surrounding area
- Development of new workspaces on the High Road
- Concentration of the retail offer in the key centres on the High Road
- Investment to enhance the markets and public toilets
- Development of a temporary use strategy for any vacant units which emerge along the High Road through pop-up businesses and short-term lets



Priority projects in Bruce Grove



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