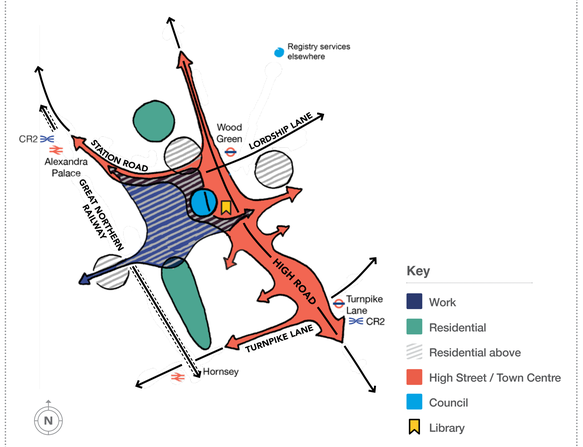
WOOD GREEN'S FUTURE

3 - WIDESPREAD REDEVELOPMENT

Haringey LONDON Soundings

The Strategy

A Town Centre rather than a shopping centre emerges with Option 3: the redevelopment of the Mall (east and west sides) brings about the opportunity to make a 'street based' town centre with a major square for people to enjoy, offering a mix of community, civic, retail, leisure and work facilities.



- Based on 2 Crossrail stations
- Better provision of new housing and new jobs
- Town centre expanded with a re-developed Cultural Quarter
- Cultural quarter provides a mix of workspace and some residential to support affordable workspace
- Town Centre formed around a new public space and market building close to the current library site
- Retail enhanced and strengthened with complete re-development of the Mall's area
- Arriva bus garage re-configured to allow a new link, new homes and retail at ground level
- Council accommodation back of house and 'Democratic Space' (including the Council Chamber) located on the High Street with a newly developed library.

The Ideas

A new Town Square
An open and green public space at the heart of Wood Green

A space for markets
providing Wood Green's markets with a permanent, visible and accessible destination

A contemporary public library
Offering traditional library services alongside learning, training, leisure and community facilities

Recreation
Sports pitches, childrens play facilities or outdoor gym equipment for over 65's or similar groups

Council accommodation
A new base for Haringey Council including the public facing, office functions and Council chamber

Leisure and improved food and drink
A range of activities including restaurants, cafes, pubs, and bars and leisure uses such as cinemas

Greenspace enhancement
Upgrading existing spaces to improve habitats for wildlife and visually enhance the urban environment

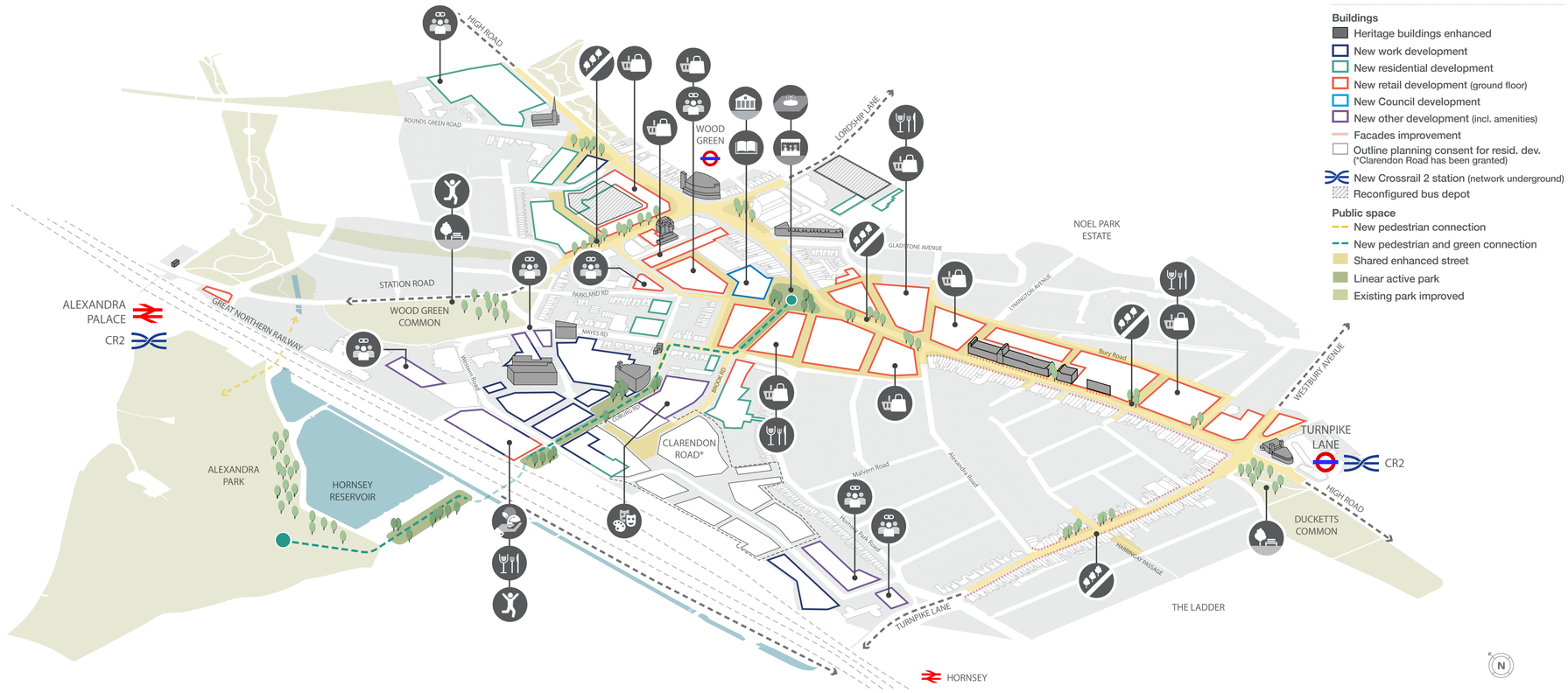
Improved community infrastructure
Accommodating social services such as schools, further education and training, healthcare or community space

Street enhancements
Cleaner and safer streets, wider pavements, improved lighting, more seating and greener landscaping

New retail development
New floorspace catering for local convenience to destination shopping that supplements the existing High Street offer

Providing green infrastructure
An Energy Hub that will aid sustainability by providing an efficient heating and cooling system for new buildings

A possible home for a cultural institution
Uses such as a gallery or performance venue that will build a reputation through art and culture



KEY

Buildings
- Heritage buildings enhanced
- New work development
- New residential development
- New retail development (ground floor)
- New Council development
- New other development (incl. amenities)
- Facades improvement
- Outline planning consent for resid. dev. (*Clarendon Road has been granted)
- New Crossrail 2 station (network underground)
- Reconfigured bus depot

Public space
- New pedestrian connection
- New pedestrian and green connection
- Shared enhanced street
- Linear active park
- Existing park improved

The Atmosphere: "A centre to play and work"

MODERN & FLEXIBLE WORKSPACE

Here East, a new employment and commercial space catering for digital industries in Stratford, east London

A STREET BASED RETAIL ENVIROMENT

Carnaby Street in Soho, London is a vibrant pedestrianised shopping street providing space for leisure and independent businesses

A MAJOR NEW PUBLIC SPACE

Once a disused carpark Gillett Square in Dalston is now a unique and vibrant public space flanked by jazz bars, cafes and interesting entrepreneurs

COUNCIL AT THE HEART OF WOOD GREEN

Birmingham's new library plays an important role in a large public square, helping animate it and provide a distinct identity