

High Road West

4.3

A Plan for High Road West:

the sports and leisure destination in North London

High Road West is the key High Road hub for North Tottenham and an exciting opportunity for significant change. The aspiration is that it becomes the sports and leisure destination in North London and complements and enhances the committed investment in Tottenham Hotspur Football Club's (THFC) development plans. As important, is the opportunity to create new residential neighbourhoods. These supporting uses create a depth to the activities of the High Road and a 'behind the High Road' condition typical of other north London high streets such as Edgware Road or Mare Street in Hackney. Estate renewal in High Road West leverages LB Haringey's assets to create a major regeneration opportunity to improve the quality, mix, tenure and quantum of housing in the area and deliver the associated links to economic opportunity.

High Road West is an area that has been identified as a specific masterplan opportunity within a wider character area that includes the THFC development, including a new Sainsbury's supermarket as well as commercial and residential development, and the Cannon Rubber redevelopment site (also referred to as Brook House), which will provide new homes and primary school and other adjacent areas. Both schemes have been granted planning permission and are one of the first steps in delivering wider change and a key indicator of investor confidence.

In the short to medium term redevelopment will be focused on upfront investment in place making within the southern end of the area through:

- delivery of a new station for White Hart Lane,
- opportunities to bring the railway arches into use; and
- provision of new public open space with adjacent community, leisure and cultural facilities.

Subject to community consultation and further Council decisions, the first phase of housing estate renewal will be progressed along with the improvements to the existing retail offer on the

High Road, such as acquiring leases, fitting out units and shop front improvements. The new stadium is also expected to be delivered in the medium term.

In the longer term, options exist for more comprehensive estate renewal to improve tenure and housing mix along with better quality employment space for office and light industry. This would seek to maximise the benefit of upfront investment in place making to realise long term uplift in values.

Scale of Change

Long term aspirations for this area could mean:

- Construction of between 900 and 2,400 homes, with a mix of tenure and unit sizes, which includes re-provision of existing Council homes;
- A shift in main employment sectors from industrial to sports, leisure and culture, with the overall number of jobs staying the same, alongside the provision of modern, flexible workspaces. The level of new development and changed uses in the area should result in an increase in local employment;
- Increased provision of both public and private open space;
- Enhanced social infrastructure including a new primary school and a new community facility/ Ideas Store;
- Improved rail connectivity and White Hart Lane station upgrade including enhanced user experience; and
- Improved retail offer in terms of quality of the streetscape environment and diversity of the offer.

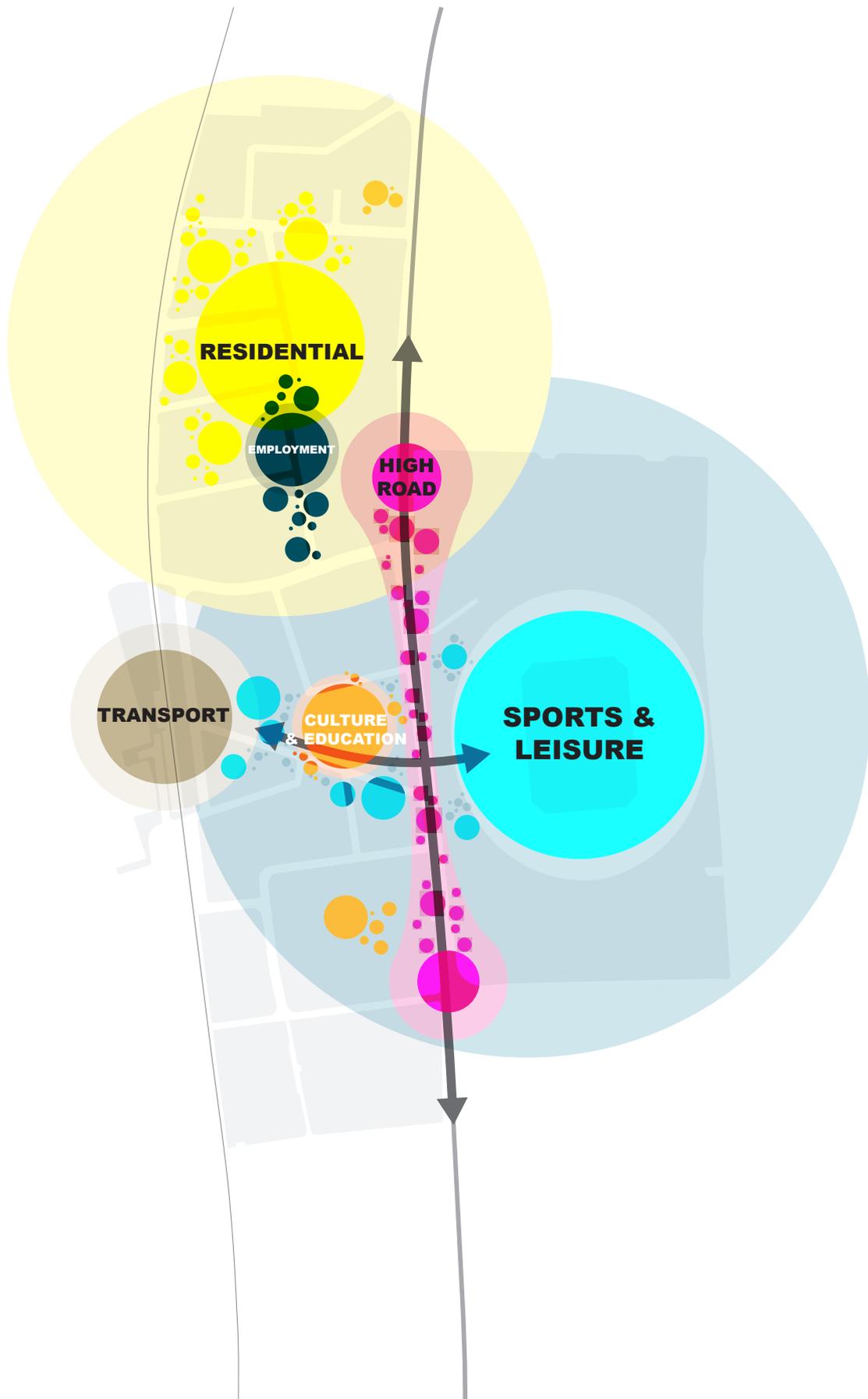


Figure 4.3.1 -
Concept Plan

Characterisation of High Road West

The High Road west master plan area is west of the High Road and extends from Brook House in the north to Brereton Road in the South and the immediate surrounding area.

The Southern part of the High Road West area is predominantly characterised by local authority housing, with the Love Lane Estate, which has 297 properties, located in this area. The Estate was built in the 1960's and include three nine storey 'Y' shaped blocks and several six storey slab blocks. Grassed areas with some play provision and car parking surround the blocks. South of these blocks is the Coombes Croft library. The area of study also incorporates LB Haringey land and the Whitehall and Tenterden Centre and hostel site to the immediate west of the railway line.

The elevated railway line and White Hart Lane station form a western edge to the area with limited crossing points. The train station entrance fronts onto White Hart Lane and provides a relatively frequent service to Seven Sisters (for Victoria Line interchange), central London and Enfield Town, but does not have a good visual link to the High Road.

The High Road in this part of Tottenham provides a local centre, but is run-down and in need to investment, although it is noted that much of the predominantly three storey stock appears to be of some architectural merit, albeit partially hidden by front extensions, signage and other additions. A number of the units, particularly north of White Hart Lane have relatively large sites including goods yards/storage to the rear which back onto the Peacock Estate/Chapel Place. With the exception of Sainsbury's retail units are typically occupied by independent operators and there is a high proportion of hot food takeaway and convenience stores. There are also a number of F&B outlets in this part of White Hart Lane. The northern part of the High Road has a number of mature trees, particularly along the western edge which enhance the local character.

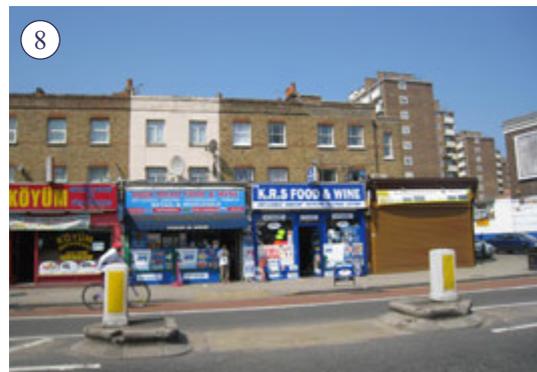
North of White Hart Lane are:

- The Goodsyard site: a former employment site which has become vacant and is currently used for car parking on match days;

- Peacock Estate: an employment site that is currently operated as a series of small light industrial units with a range of B Use Class occupiers;
- Chapel Place: an employment site currently occupied by small businesses;
- An existing Sainsbury's supermarket which is located adjacent to the railway line with a large car park in front; and
- The Brook House site where LB Haringey has granted planning permission for redevelopment of the Cannon Rubber employment site for 222 new homes (including a new residential tower), small workshops (x2) and a new primary school. The scheme will be delivered by Newlon Housing Trust and is expected to commence in late 2013.

To the east of the High Road West masterplan area is THFC. In February 2012 LB Haringey granted planning permission for the new THFC stadium development (ref. HGY/2010/1000) which comprises demolition and comprehensive redevelopment of the stadium with a hotel, retail, museum, offices and housing. The redevelopment of the stadium site will be delivered in phases starting in the north and moving south. The first phase of works has commenced with a new Sainsbury's supermarket coming forward on the site that fronts Northumberland Park Road (the existing Sainsbury's on the High road will close). The new stadium which will increase spectator capacity to 56,000 will then be built whilst the existing stadium continues to operate. The existing stadium will then be demolished in order to allow new retail, hotel and residential development at the southern end of the site. A joint bid for a University Technical College on part of the site was secured in May 2013 in partnership with Middlesex University.

Fronting the High Road at its junction with Northumberland Park Road are a number of heritage buildings, which are retained as part of the THFC redevelopment proposals. These buildings are a remnant of White Hart Lane's role as a stage post into, and out of, London.



1. Love Lane Estate

2. Coombes Croft Library

3. White Hart Lane

4. High Road

5. Peacock Estate

6. Sainsburys (existing)

7. Back of High Road

8. High Road

Opportunities and Constraints

Existing opportunities and constraints have informed the changes proposed within the area. They are not presented in any particular order:

Opportunities

1. Access to White Hart Lane Station and the design of the forecourt of the station could be improved. Opportunities exist to relocate the station entrance further south and to create a new station square and a better relationship with the High Road.
2. 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.
3. Land ownership is mixed within the area. LB Haringey own land at Love Lane Estate, which can be used to assist in regeneration of the area. THFC is also a large landowner in the area who has proposals for comprehensive redevelopment of their landholdings.
4. Railway arches currently run under the railway embankment and provide the opportunity for potential business space (subject to conversion and improvement works) or to create new physical east west links

Opportunities and constraints

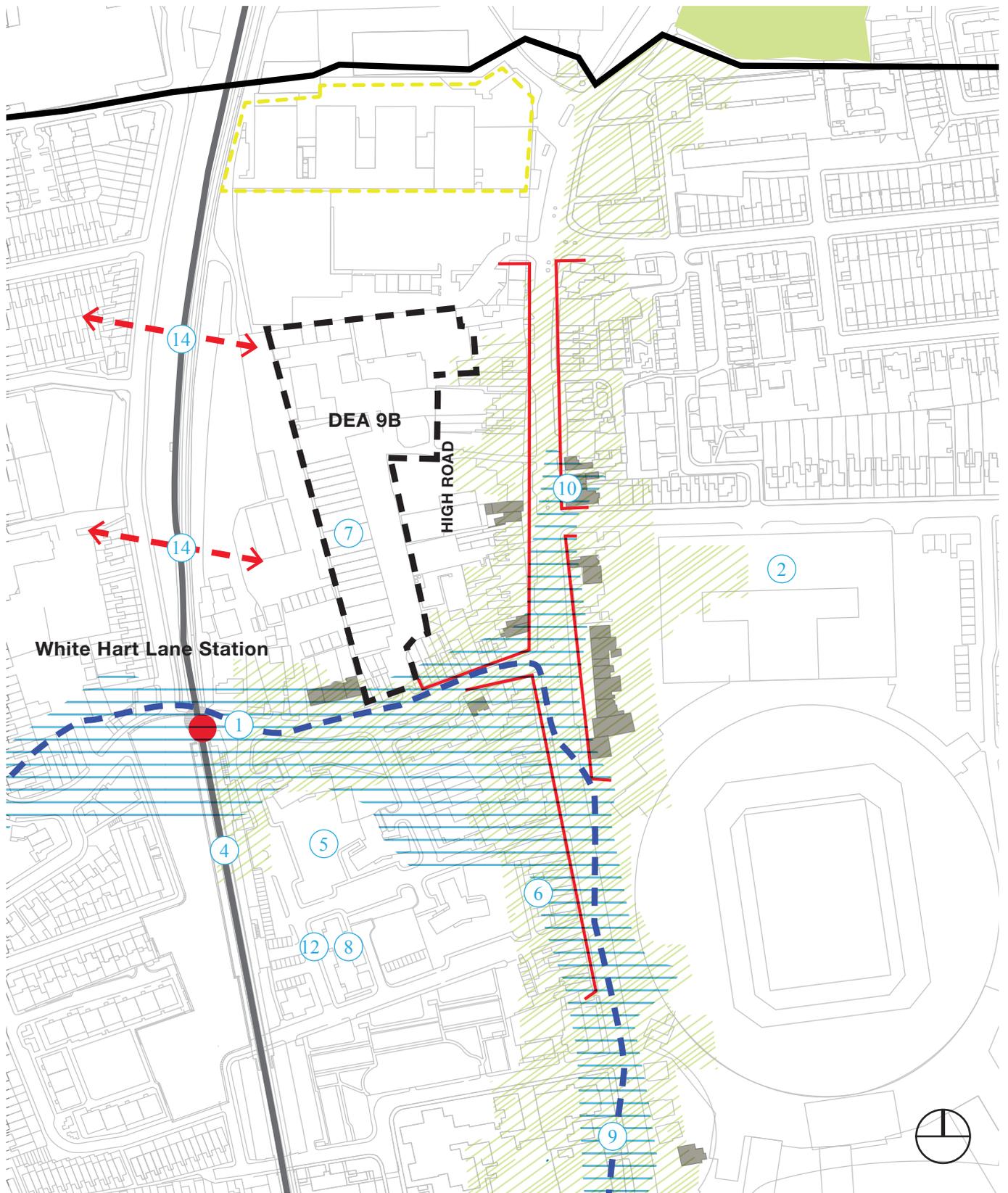
5. Deficiency in access to open space and where there is provision it is typically around 1960's blocks and poor quality and unenclosed environments. Opportunities exist to increase the provision of and to enhance the quality of existing open space.
6. Quality of existing retail offer is poor although the area is identified as a Local Centre, which meets local convenience needs and is dominated by this and hot food takeaway uses. The quality of the streetscape is also poor. There is an opportunity to improve the streetscape and the quality of the retail offer.
7. The Peacock Estate comprises industrial uses. Although viable businesses are located within the estate, this constrains use of land adjacent to the site due to the potential adverse impact on residential amenity. Opportunities however exist to relocate existing businesses to the nearby industrial estates.

8. Housing tenure and mix is currently limited with occupation primarily by households (predominately one and two bed units) in the social rented housing sector. Redevelopment provides the opportunity to redress this to increase the proportion of family homes and market housing.
9. The River Moselle is currently a culverted water course and designated an area of flood risk running under White Hart Lane and south down part of the High Road. The zone falls into the Environment Agency's Flood Zone 2 designation which has medium risk. Opportunities could be explored to de-culvert this watercourse in conjunction with flood risk reduction strategies as part of development proposals.
10. Heritage assets include a number of statutory listed and locally listed buildings. Parts of the area are also located within the North Tottenham High Road Conservation Area. There are opportunities to bring these assets into use.

Constraints

11. Limited level of private sector housing limits the mix of tenure and diversity of residents in the area.
12. Love Lane Estate offers poor quality housing, which currently suffers from significant levels of crime and anti-social behaviour. This issue is exacerbated by design of the estates which provides limited opportunities for natural surveillance of public space.
13. Quality of life issues – as well as crime and antisocial behaviour there are also high levels of unemployment, fuel poverty and housing benefits and low levels of educational attainment, income and life expectancy compared with the wider area.
14. Connectivity east-west through the site and into the surrounding areas is limited due to severance from the railway line.
15. Narrow choice of retail and food and beverage uses found along the High Road. An opportunity exists to promote greater variety and to promote the offer 'behind the High Road'.

Figure 4.3.2-
Constraints and
Opportunities



Floods area based on <http://www.environment-agency.gov.uk/>

- | | | | |
|---|---|---|---|
|  Conservation area |  Prime retail frontage |  Brook House planning application boundary |  Barrier to movement |
|  Flood zone |  Borough boundary |  River Moselle |  Statutory Listed Building |

Public Sector Assets

LB Haringey and other public sector agencies should, where possible, commit their assets to delivering change and regeneration in the area. This has the ability to demonstrate confidence in investment and to attract further private and third sector investment. Assets in public sector ownership can be used to effect change in the area. They can be used to kick start delivery of proposals where there are no or limited third party interests and where the private sector is not forthcoming; or they can be used in partnership with private sector assets for the identified interventions.

LB Haringey owns land in the High Road West area which mainly comprises residential housing estates as illustrated in Figure 4.3.3. The main public sector assets are:

	Asset	Existing Use
HRW1	Love Lane and Whitehall Street Estates*	Housing
HRW2	British Queen	Vacant
HRW3	Whitehall and Tenterden Community Centre and hostel site	Civic/community/ housing
HRW4	Coombes Croft Library	Civic/community
HRW5	The Grange	Civic/community

Table 4.3.1 -
LB Haringey Assets
at High Road West

* Note, 78 of the homes within the estates have been acquired under Right to Buy.

Other land holdings

LB Haringey also own assets adjacent (to the south) of this area including Tottenham community sports centre and the freehold (subject to long leasehold) on a public house.

Figure 4.3.3 -
LB Haringey Assets at
High Road West



First Steps to 2025

Ongoing Initiatives

Ongoing initiatives in the area include:

- Tottenham Hotspur Football Club (THFC) approved stadium proposal including a new Sainsbury's superstore which is currently under construction;
- Newlon Housing Trust's approved residential scheme at Brook House (the former Cannon Rubber site) which includes workspaces and a new primary school;
- Parking and public realm improvements in North Tottenham;
- Implementation of a controlled parking zone in North Tottenham;
- Draft High Road West options; and
- Preparation of a North Tottenham District Energy Network business case.

Immediate Priorities

In the short term, the following physical priorities have been identified to deliver regeneration of the area. These projects have been agreed as priority projects and greater detail is provided for these projects in the Action Plan overleaf:

- Delivery of the approved schemes for THFC and the Brook House site to kick start the regeneration of High Road West and 'book end' the regeneration proposals for the area;
- Deliver improvements to White Hart Lane Station, including the relocation of the station entrance/exits and plans for a new station square; and
- Agree and implement a master plan for High Road West.

Short to Medium Term Priorities

In the short to medium term the following projects should be progressed to deliver further regenerative benefits to the area and to stimulate private sector investment that will deliver further improvements to the High Road West area

- 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/neighbourhood park in the north of the area. Where estate renewal proposals come forward, these will include private gardens or communal gardens with access restricted to tenants/occupiers;
- Making High Road West a destination through the provision of leisure uses (potentially including a new multiplex cinema, bowling alley and cafes, bars and restaurants – see HRW consultation options summer 2013) adjacent to the new public space;
- Estate renewal, with the aim of improving the quality and mix of housing in terms of tenure and size of units. In parallel new build should be undertaken to increase the number of homes in the High Road West area;
- Enhancing social infrastructure in the locality through:
 - Provision of a new primary school as part of the Brook House development;
 - Construction of a new community facility/Ideas Store adjacent to the new public space, which will reinforce the concept of this area as a leisure hub. The Ideas Store could contain a library, learning centre and other services provided by the third and private sectors;
 - Upgrading the retail offer through a range of initiatives including: undertaking shop front and signage improvements; encouraging diversification of the retail offer; and encouraging temporary uses of vacant units to animate the High Road;
 - Re-providing a health centre to provide GP services for the local community; and
 - Introduction of District Heat Network to the High Road West area to provide a system that minimises carbon emissions and helps to address issues of fuel poverty.

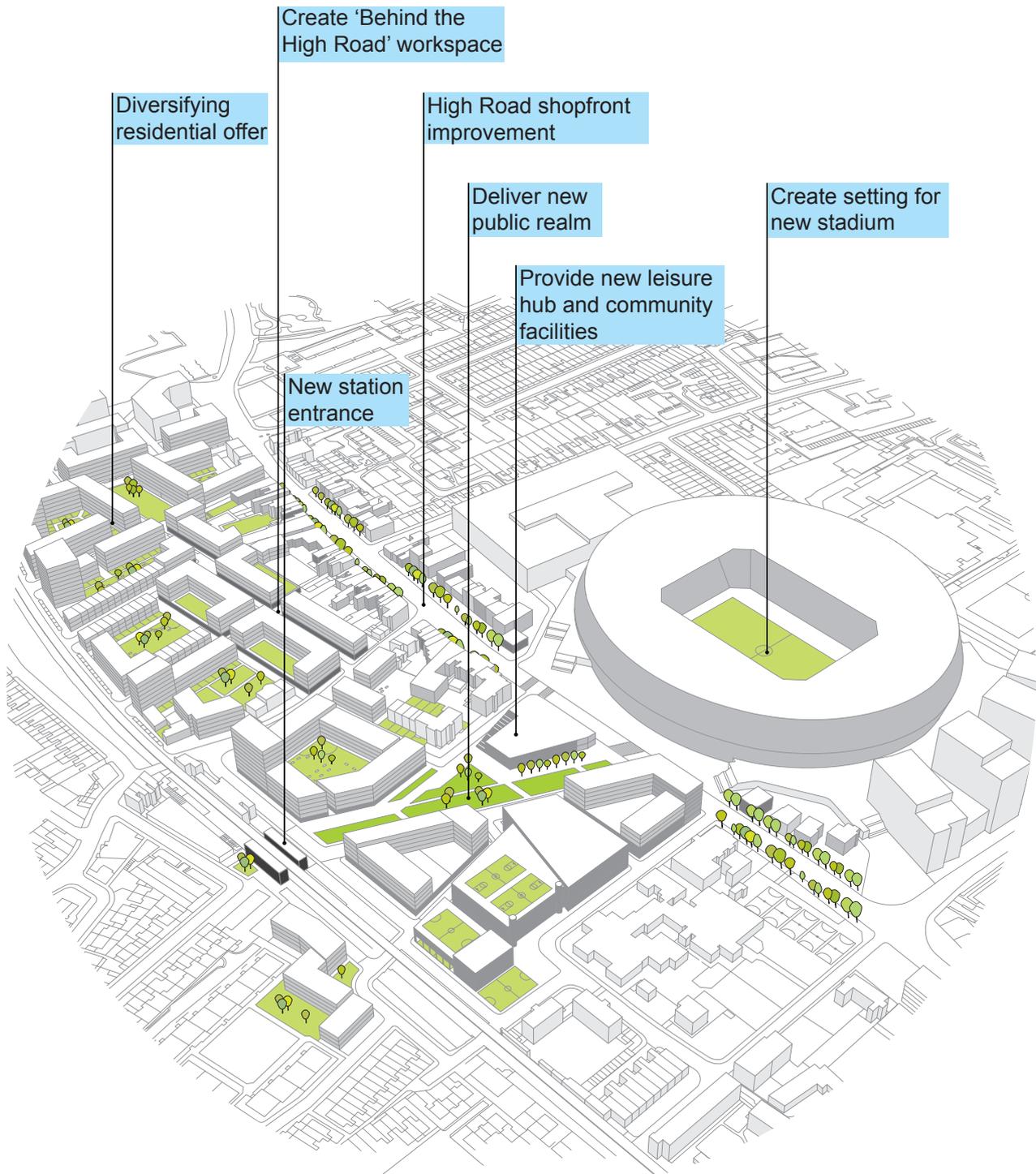


Figure 4.3.4 -
Short to Medium Term Priorities
(Masterplan Option 3)

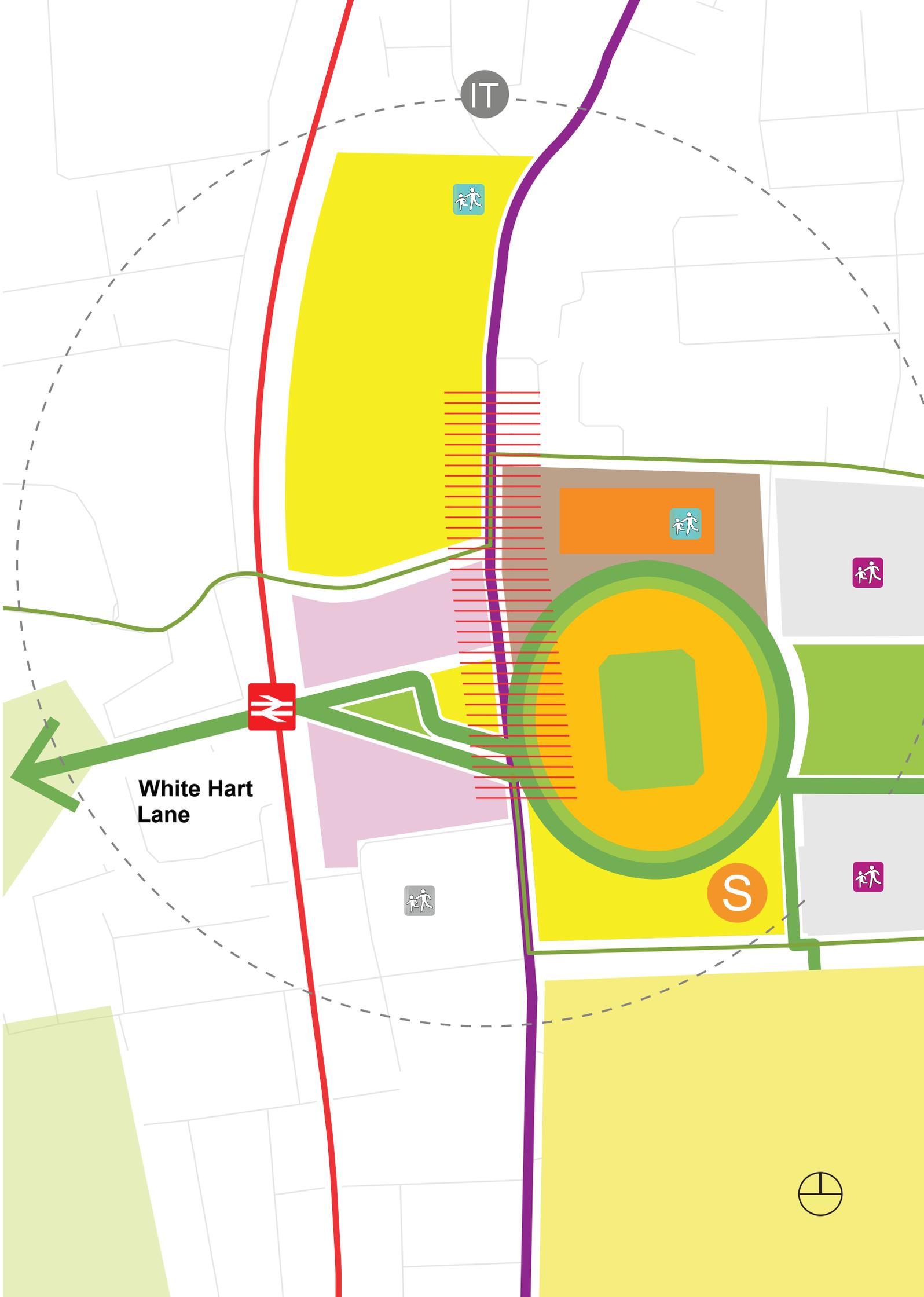
Longer Term Options

Set out below are a number of longer term options beyond 2025. Focusing initial development towards the south of the High Road West area enables a comprehensive approach to redevelopment to be taken. Once this has been established, longer term options for redevelopment within the north of the area should be explored. These options include:

- Redevelopment of existing Sainsbury’s site. The existing supermarket is being relocated and subject to the site coming forward for development it could be redeveloped to provide new housing;
- Further housing development to the northern end of the site and relocation of existing industrial occupiers;
- Complete estate renewal (see early-medium term priorities).



Figure 4.3.5-
PDF End State Scenario
beyond 2025: High Road
West



IT



White Hart Lane



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White Hart Lane Station

Improvements

Options for the enhancement of the station at White Hart Lane have been undertaken as part of the commission (Appendix D). The preferred layout for a new station is for a new concourse building located approximately 75m south of the existing station. This has multiple benefits including:

- A strong relationship with the High Road and the proposed alignment of Stadium Approach;
- Improved passenger distribution, particularly in match day departure situations, with dual platform stairs serving the southbound platform;
- Connections to the west of the railway, using one of the viaduct arches to connect with Penhurst Way across a narrow strip of National Rail owned land;
- A single gateline serving all directions of approach / departure;
- Generous public realm connections with White Hart Lane to the north and Whitehall Street to the south;
- Refurbishment of the old station and viaduct arches to provide commercial space with active frontages on the approaches to the station; and
- The station can be implemented in advance of adjacent elements of the masterplan, subject to acquisition of a minimum of 9 residential garages, but no loss in existing housing.

This station configuration could provide a highly visible, early stage public sector investment opportunity in the area, with significant place change benefits.



Figure 4.3.6-
Illustrative view of new
station entrance



High Road West
Action Plan

				Delivery of proposed initiative		
No.	Proposed initiative	Type	Priority	Delivery mechanism	Responsibility	Cost
1	Deliver approved redevelopment schemes					
1a	Work with Newlon Housing Trust and Tottenham Hotspur FC to deliver those schemes where planning permission has been issued, specifically:	D/M	H/H-M	-	-	-
	Cannon Rubber site					
1b	Complete and occupy new housing (Brook House) on the former Cannon Rubber site.	D	H-M	-	Newlon	PH
1c	Complete and use new primary school on the former Cannon Rubber site.	D	H-M	-	Newlon LBH	
1d	Complete and occupy workspace units as part of the new housing (Brook House) on the former Cannon Rubber site.	D	H-M	-	Newlon Workspace operator	
	Tottenham Hotspur FC scheme					
1e	Complete and open new Sainsbury's.	D	H	-	THFC Sainsbury's	PH
1f	Complete, occupy and operate area above new Sainsbury's.	D	H-M	-	THFC Sainsbury's	
1g	Demolish the existing stadium. Complete and open the new Stadium. Works to the surrounding environment should be completed.	D	H-M	-	THFC	
1h	Complete and occupation of new housing to south of new stadium.	D	M-L	-	THFC	
1i	Monitor progress of delivery, including S106 obligations. Regular reporting to HRW Project Board.	M	H-M	-	LBH	SL
2	Deliver improvements to White Hart Lane Station and create 'Station Square'					
2a	Commission a feasibility study and architectural competition which looks at options for redevelopment of car park site including provision of/need for replacement parking, potentially on sites close to the High Road. Study to consider impact on Fusion (leisure centre operator) and any associated compensation. Potential uses could include civic/employment at ground floor (with active day and evening uses) and residential above.	M	H	DP	LBH Network Rail Franchise operator	SL
2b	Identify and implement appropriate planning policy interventions to guide redevelopment of site. This could include allocation of this site in the Site Allocations DPD and preparation of a planning brief.	M	H-M	DP	LBH	SL
2c	Identify development partner for the site and establish agreement on mechanism for delivering redevelopment.	S	H	DP	LBH Network Rail Franchise operator	SL
2d	Identify potential civic functions that could be located at the site and set in place a strategy for their (re)location.	M	H-M	DP	LBH	PM
2e	Establish an agreement with Network Rail and Greater Anglia (or any franchise successor) to deliver the improvements to White Hart Lane Station, acknowledging that the Council will provide inputs as part of the design feasibility work.	S	H	DP	LBH	SL
2f	Complete detailed station relocation design, based on the scheme set out by Landolt Brown.	S	H	DP	LBH Network Rail Franchise operator	SH
2g	Complete site surveys, including structural surveys to confirm the viability of opening up the arches under the rail embankment and to confirm capital works required to make them useable.	S	H	DP	LBH Network Rail	SL

				Delivery of proposed initiative			
No.	Proposed initiative	Type	Priority	Delivery mechanism	Responsibility	Cost	
2h	Once preferred option for area masterplan is agreed, commission consultant to develop detailed design for public realm and/or community facility. Alternatively consider setting up and running an architectural competition for the station square area to select a design team to develop detailed site proposals for a planning application. Any competition proposals should be developed within the framework established by the HRW masterplan (see Action 3).	S	H	DP JV/DA	LBH	SM	
2i	Obtain consent for any necessary redevelopment proposals e.g. the provision of new replacement homes for Council tenants if redevelopment were to go ahead including demolition of 2-32 Whitehall Street and Ermine House; and for new housing to provide replacement homes for existing secure tenants.	D	H-M		LBH	PM	
2j	Secure planning permission for works, including associated pre-application consultation.	D	H-M		LBH	PM	
2k	Secure Network Rail approvals for proposed rail related works and sign off to completed works.	D	H-M		LBH	PL	
2l	Implement works and complete relocation of station and deliver a new Station Square.	D	M		LBH	PH	
2m	Develop a plan with a workspace operator to deliver units in railway arches, including capital works to deliver physical improvements (clearance, structures, utilities, basic fit out) and to set a management framework for operation of units.	D/M	H-M		LBH Network Rail Workspace Operators	PM	
2n	Develop a plan for re-use of the existing station buildings (potentially linked to 2M above) to ensure they are brought into use as soon as possible following opening of the relocated station accesses.	D	H-M			PL	
2o	Establish agreement with service provider (social enterprise?) to run and manage community centre.	D	H-M		LBH	SM	
2p	Develop a Station Square management plan to: - set out a maintenance strategy to maintain the quality and appearance of area (generally and for match days); - confirm funding streams for maintenance; - establish a framework for temporary uses to enable the area to be used dynamically; and - develop a programme of temporary activities (e.g. farmers market, seasonal fairs, music festival, Tottenham film festival).	M	H-M		LBH	SL	
2q	Identify potential funding streams to support station square management.	S	H-M		LBH	SL	
2r	Identify appropriate planning policy interventions to guide the redevelopment of new public realm area and adjacent leisure and community facilities. This could include allocation of sites in the Site Allocations DPD	P	H		-	LBH	PL
3	High Road West master plan						
3a	Reflect on feedback received in response to consultation on HRW options (concluded on 21 June 2013) and identify preferred option for development.	S	H	DP	LBH	SL	
3b	Prepare and publish a report setting out LB Haringey response to consultation.	S	H		LBH	SL	
3c	Develop preferred option and prepare materials for further consultation.	S	H		LBH	SL	
3d	Continue to discuss proposed development with community and local businesses including: - continuation of Independent Leaseholder and Tenants Advisor involvement to support residents on the Love Lane Estate; and - establish a business support group for local businesses and develop a strategy for relocation (where applicable) and/or improvements.	S	H		LBH	SL	
3e	Undertake consultation on the preferred option, taking into account feedback received on options consultation. Consultation to consider inclusion of workshop(s) to facilitate joint discussion of proposals.	S	H		LBH	SL	
3f	Review feedback received and prepare a report recommending way forward for approval by Councillors.	S	H		LBH	SL	

				Delivery of proposed initiative		
No.	Proposed initiative	Type	Priority	Delivery mechanism	Responsibility	Cost
3g	Secure land required for preferred option.	M	H	JV/DA	LBH	PM
3h	Identify potential and appoint preferred developer to partner the Council in delivering regeneration at High Road West.	S	H-M		LBH	SL
3i	Consider setting up and running an architectural competition for the site to select a design team to develop detailed site specific proposals for a planning application. Any competition proposals should be developed within the framework established by the planning brief.	S	H-M		LBH	SM
3j	Update HRW action plan to incorporate actions for delivery of masterplan components and implement.	S	H-M	-	LBH	SL
4	Improve quality of retail offer within High Road West area					
4a	Implement a programme of shop frontage restoration and improvements including new or replacement signage, which reflect the Council's vision.	D	HM	DP	LBH GLA	PL
4b	Seek opportunities, as part of shop frontage restoration, to establish links with existing training initiatives to provide practical experience.	S	H-M	DP	LBH	PL
4c	Seek opportunities for students at CHENEL or small local businesses to be involved in re-design or sign production as part of shop frontage improvements.	S	H-M	DP	LBH	PL
4d	Develop a database which lists available units along the High Road. This could then be used as a tool to identify suitable opportunities for new businesses or temporary/pop-up businesses.	M	H	DP	LBH TCM	SL
4e	Agree and implement a strategy with landowners for enhancing shop frontages and/or temporary use for vacant units, so that they don't seem empty. An initiative could be developed for example with Central St Martin's to show case student work or provide locations for a programme of interactive events. Alternatively, a mechanism could be established for identifying use by young people – refer to young people interventions.	M	M	DP	LBH OWNERS	PL
4f	Implement the streetscape improvements, proposed as a part of the Tottenham Hotspur FC planning permission, as well as further tree planting and pavement replacement.	D	H-M	S106	LBH	PL
4g	Maintain a high quality environment through implementation of a programme of appropriate levels of street maintenance.	M	H	DP	LBH	PL
4h	Promote business mentoring to aid development of range of skills required to support successful independent businesses. A range of existing mentoring programmes exist including a programme run by the National Skills Academy for Retail, which could be promoted.	M	HM	DP	LBH TCM	SL
4i	Provide mentoring to individuals/organisations who want to set up businesses along the High Road, who may need support to ensure business is successfully established. This initiative could link to the database of available units to assist in finding suitable accommodation for new businesses.	M	H-M	DP	LBH NSAR TTP	SL
4j	Offer business rate reductions or temporary suspension of business rates. This offer could be limited to specific business types in order to improve the quality and mix of the retail offer.	M	H-M	DP	LBH	SL-H
4k	In order to engage greater tenant mix, when units become available offer business rate concessions or shop fit grants to new occupiers.	M	M-L	DP	LBH	SL
4l	If a retail arcade adjacent to Sainsbury's is brought forward consider how this can be designed to accommodate temporary markets or stalls to complement the permanent offer.	S	H	PI	LBH THFC	SL

				Delivery of proposed initiative		
No.	Proposed initiative	Type	Priority	Delivery mechanism	Responsibility	Cost
4m	Establish a proactive management body to manage and co-ordinate key retail areas.	M	M	DP	LBH TCM	SL
5	Improve workspace provision and offer within High Road West area					
5a	High Road: where relevant sites are available develop example projects to enable conversion of failed (long term vacant) retail/above retail space to workspace (location TBC). Additionally if a community building is developed on the Station Square (see HRW consultation, summer 2013), then provision could be made for workspace as part of the offer.	D	H-M	IAA PI	LBH	PL
5b	Develop and implement a comprehensive enterprise development strategy for Tottenham, including a range of tailored business support, in conjunction with 639 High Road as well as other providers.	M	H	DP	LBH	SL
5c	Implement a business mentoring programme to aid development of the range of skills required to support successful independent businesses. Consider opportunities to link to high profile individuals who would proactively support initiatives and raise the profile of Tottenham as a place to do business.	M	H-M	DP	LBH Job Centre	SL
5d	Develop a programme for, implement and promote 'made in Tottenham' events to support micro businesses and SMEs. Events to include networking, mentoring access, training, lectures/talks, promotional/direct sales events (e.g. winter fair). Consider links to promotion of retail activities.	M	H	DP	LBH 639 High Rd	SL
5e	Proactively market Tottenham to/with relevant institutions and business agencies to ensure the area is actively considered as a location for business investment.	M	H-M	DP	LBH	SL
5f	Develop and maintain a database listing available premises in Employment Areas. This could then be used as a tool to identify suitable accommodation for new/fledging businesses.	M	H	DP	LBH	SL
5g	Establish and develop a proactive forum for a diverse range of successful SME business space operators to coordinate activities across Tottenham e.g. early engagement around development opportunities	M	H	DP	LBH	SL
5h	Work with the town centre manager to utilise empty retail units as showcases for local businesses on a temporary basis.	M	H	DP	LBH	SL
5i	Develop an apprentice programme with existing local businesses and the National Apprenticeship Service, or link with local apprenticeships' providers to promote their offer.	M	H-M	DP	LBH	SL
5j	Utilise European Regional Development Fund (ERDF) and European Social Fund (ESF) to secure funding and implement workspace strategies in the area.	M	H-M	-	LBH	SL
5k	Update S106 SPD or revise emerging CIL to require all major commercial developments to provide apprenticeship opportunities during construction and operation.	P	H-M	-	LBH	SL
5l	Review the policy implemented by LB Islington to promote delivery of affordable workspace including subsidised rents as part of commercial workspace developments. Subject to findings consider development of a LB Haringey policy that requires provision of affordable workspace as a component of any major commercial development. Note the aim would be to capitalise on the possible commercial opportunities that will arise in coming years.	P	H-M	-	LBH	SL
6	Deliver Upper Lee Valley Heat Network infrastructure					
6a	Continue to work with GLA and partners to deliver the ULV Heat Network.	D	S	-	LBH	PM-H
6b	Ensure that planning policy supports connection to the Upper Lee Valley Heat Network in line with the energy hierarchy set out in the London Plan. Specific policies should be included within the Development Management policies DPD to address this. Policies should also be provided on payment to be levied if energy requirements are not met on-site, to ensure that funding remains available for construction of the heat network. Consideration should also be given to updating the Council's Sustainable Design and Construction SPD to ensure that it is clear how developers should demonstrate compliance with Local Plan policies.	P	S-M	N/A	LBH	SL

				Delivery of proposed initiative		
No.	Proposed initiative	Type	Priority	Delivery mechanism	Responsibility	Cost
7	High Road workspace exemplar					
7a	Develop an example project to convert failed (long term vacant) retail/above retail space to workspace (location TBC).	D	H-M	DP	LBH GLA	SL
7b	Based on the findings of 17a develop guidelines for other owners to support conversion of other space to promote creation of additional workspace.	P	H-M	DP	LBH	SL
8	High Road West/Peacock Trading Estate					
8a	Subject to the findings and outcomes of the consultation on the High Road West regeneration options this site should be promoted for redevelopment as part of comprehensive area development scheme. Development should be based on tailored ground floor employment uses and working yards with residential above, with proactive involvement of potential employment space operators and social infrastructure providers to promote and operate the workspace. The scheme should seek to reprove the equivalent number of jobs as the provided by the existing estate.	S/P	M	JV/DA PL	LBH	PM-H
8b	In the event that the site is not promoted as part of a comprehensive regeneration scheme (see action 18a), work with the owners to: - Improve the entrance to the estate to improve the street scene; and - Improve signage to better promote occupiers/uses.	M/D	M	PI/DP	LBH Owners	PL
9	Georgian Terrace (792-808 High Road)					
9a	Support the ongoing use of these premises as offices/workspace and work with the owners and occupiers to establish how wider enterprise initiatives can support existing occupiers.	M	M	DP	LBH Owners Occupiers	SL
9b	Consider preparation and implementation of Article 4 Direction(s) to these properties to restrict the conversion of existing B1(a) offices to residential, as currently allowed by the Town and Country Planning (Use Classes) Order.	P	H	DP	LBH	SL
9c	Work with the owners to develop a scheme for improvements to the frontage strip where the premises are set back to enhance the public realm at this key junction on the High Road. Establish a funding plan to implement and maintain the works.	S/D	M	DP PI	LBH Owners	S/PL

