

Theme 1: Design

What will the future High Road West look like?

To bring the changes you've told us you want to see, we've come up with a list of key changes to High Road West that need to happen.

Key principles of change:

- High Road West should have new neighbourhoods and areas – each with their own identities and characters, with different things to do and visit
- A new residential neighbourhood should be created north of White Hart Lane, where new high-quality, modern homes will be built
- A new community heart for High Road West should be built south of White Hart Lane, with new public space and community and leisure facilities. This should be a place that the community can make their own, with space for local events and performances, as well as a destination that will attract visitors and be full of activities
- New pedestrian and cycle routes should make it easier to walk or ride north to south and east to west, making High Road West a safer and more welcoming place to be
- Taller buildings should be placed near to the railway to reduce overshadowing of neighbouring buildings. The heights of buildings will decrease towards the High Road.
- Larger buildings should be located near to the new Tottenham Hotspur stadium
- Important and high-quality heritage buildings should be enhanced where they make a positive contribution to the High Road West area
- High-quality materials, such as brick, should be used throughout all new buildings



Peacock Gardens
A new residential area with new homes and a large park in the north



Peacock Mews
New business space behind the High Road



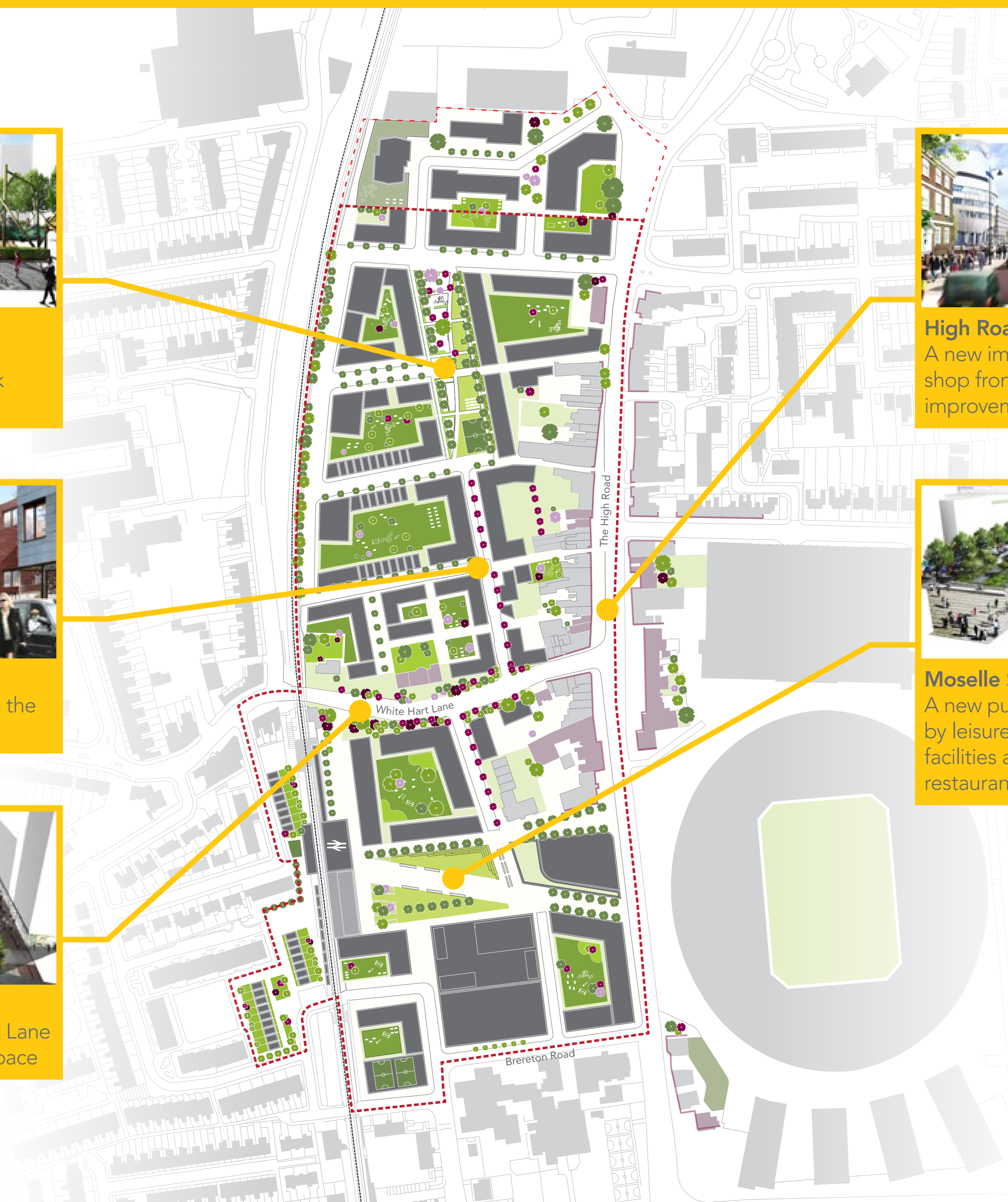
White Hart Lane
A new improved White Hart Lane with attractive new public space



High Road
A new improved High Road with shop front and public space improvements



Moselle Square
A new public square surrounded by leisure and community facilities and cafés and restaurants



Theme 2: Housing

A range of housing to support a mixed community

You have told us that you want better-quality homes and more housing choice, with a wider mix of houses, flats and maisonettes, and better support for young people to get on the housing ladder.

The masterplan sets out how every family in High Road West can live in a high quality-home that meets their needs in a safe residential neighbourhood.

The key principles of change:

- High Road West should offer at least 1,200 new homes of a different mix, types and tenure
- The existing socially-rented homes on the Love Lane Estate should be rebuilt to a high quality and to modern standards for existing residents.
- New homes should be built along traditional street patterns, linked by a network of open and green spaces
- All new homes should have access to private open space (gardens, balconies or shared courtyards)
- All housing should meet new standards* on the size and layout of different rooms, storage and private outdoor space; as well as privacy, daylight and sunlight and environmental sustainability**
- All new homes should be within easy reach of public transport***
- Residential parking should be provided within 100m of the front door, either on-street or in “under-home” car parks

* London Housing Design Guide (LHDG)

** Code for Sustainable Homes

*** Guidelines set by the Mayor of London for public transport accessibility levels.



Theme 3: Business

A place for business to thrive

You've told us you want High Road West to be a place that supports existing traders, encourages new businesses and provides more opportunities for people to find long-lasting employment. You also want space for start-up businesses that would help more people develop their own business.

The masterplan sets out how High Road West could provide new work and retail space to help more local people to get jobs, along with new workspaces for new businesses and enterprise as well as a better, more attractive High Road with a wider mix of shops.

Key principles of change:

- New leisure businesses should be located between the revamped White Hart Lane station and the High Road.
- Ground-floor units around the new Moselle Square should provide opportunities for food and beverage outlets; supporting the existing businesses on the High Road
- New retail units should be built to reinforce the role of the High Road as a place where residents do their shopping, while the shop fronts and the look and feel of the High Road should be improved
- White Hart Lane Station's railway arches should be developed to create new workspaces, as well as retail and food and beverage opportunities
- New workspace should be created behind the High Road
- Parking for businesses and their customers should be provided in a dedicated modern multi-storey car park
- Existing workspaces should be gradually improved to allow existing businesses to expand and create space for local entrepreneurs to start their own companies
- Existing industrial businesses should be relocated to suitable sites within Haringey

Peakcock Mews: New businesses behind the High Road



Theme 4: Open Space

A neighbourhood defined by open space

You've told us you want more better-quality open space which can be used by the community with safe, modern play areas for children and facilities for young people – including a large new community park.

The masterplan sets out how public space should be doubled, with a large new community park and public square – with space for community events and activities.

Key principles of change

- A large new public open space, called Moselle Square, should be created, becoming the new heart of High Road West – with space for local events and activities and new leisure and community facilities
- A purpose-built pedestrian route should connect the revamped White Hart Lane Station and Tottenham High Road
- A new high-quality public forecourt should be created in front of the new station entrance and the railway arches
- A new public space will be created on White Hart Lane that provides a setting for existing listed buildings
- A beautiful new public park, called Peacock Park, should be created at the heart of the new residential neighbourhood north of White Hart Lane, including new children's play areas and sport and community facilities
- Private landscaped courtyards within residential buildings should provide children's play areas for residents
- Community growing areas should be provided in the community park and in rooftop gardens to help more people grow their own food and plants
- Biodiversity should be enhanced in High Road West with 'living' roofs and walls covered in plants
- New streets to provide better links to existing open space outside of the masterplan area (Lea Valley Park and Bruce Castle Park)



Theme 5: Community Benefits

An area rich in community resources

You told us that you want more community facilities and activities for young people, including places to socialise and have fun. You also told us that you wanted better health and educational facilities.

The masterplan sets out how High Road West should be a place that offers the opportunity for everybody to be a part of the community with first-class facilities to enjoy, learn and be healthy.

Key principles of change:

- A community hub should be built at the heart of High Road West, where Moselle Square meets the High Road.
- The hub should provide:
 - A new library
 - Learning and enterprise space
 - Access to council services
 - Community meeting and activity space
 - A community cafe
- A wide range of new community resources should be provided throughout High Road West, including:
 - A new community crèche
 - Improved education opportunities for children and young people through a new school at Brook House and improvements to Northumberland Park School, in addition to the Tottenham University Technical College which opened in September 2014
 - A new purpose-built health facility on the High Road providing a new home for a GP surgery
 - A community sports hall

The new Community Hub



Theme 6: Transport and Movement

A fully-connected community

You have told us that you want an area that is safe and easy to walk in and around, and that you want to see an improvement in transport connections to High Road West. You have also shown support for the idea of having a new White Hart Lane Station.

In the future the High Road West community could be well-connected, with new safe routes for pedestrians and cyclists and better public transport accessibility. A new White Hart Lane Station would provide a welcoming gateway to the area with a new station forecourt.

Key principles of change

- High Road West could be fully connected into the rest of Tottenham, with new streets making it easier to get from east to west and from north to south
- Traffic speeds in the area could be reduced by new traffic-calming measures, such as widening roads and introducing on-street parking
- Cycling could be encouraged through new cycle routes and safe cycle storage
- Bus stops could be improved by integrating into the high quality public realm
- Haringey Council will continue to seek improved public transport
- Car Parks that are well-lit and safe will provide residents' parking, as well as on-street parking
- Parking for the commercial and leisure businesses and their customers will be provided in a dedicated modern multi-storey car park

