

2 Vision for Wood Green

Wood Green town centre is a vibrant, dynamic, cosmopolitan and commercially successful Metropolitan town centre, capable of providing for the local population and for the wider sub-region. The heritage of Wood Green engenders a strong sense of place, of which local residents remain justifiably proud. Wood Green town centre, together with the neighbouring Haringey Heartlands area, represents a significant regeneration opportunity within the north London sub region.

The vision for Wood Green has three themes:

Community – ensuring that Wood Green is a place which meets the needs of local people and provides a safe and welcoming environment;

Quality – ensuring that environment, infrastructure and amenities of Wood Green are of a high quality; and

Sustainability – promoting a sustainable approach to Wood Green in terms of transport, development, retail and community life.

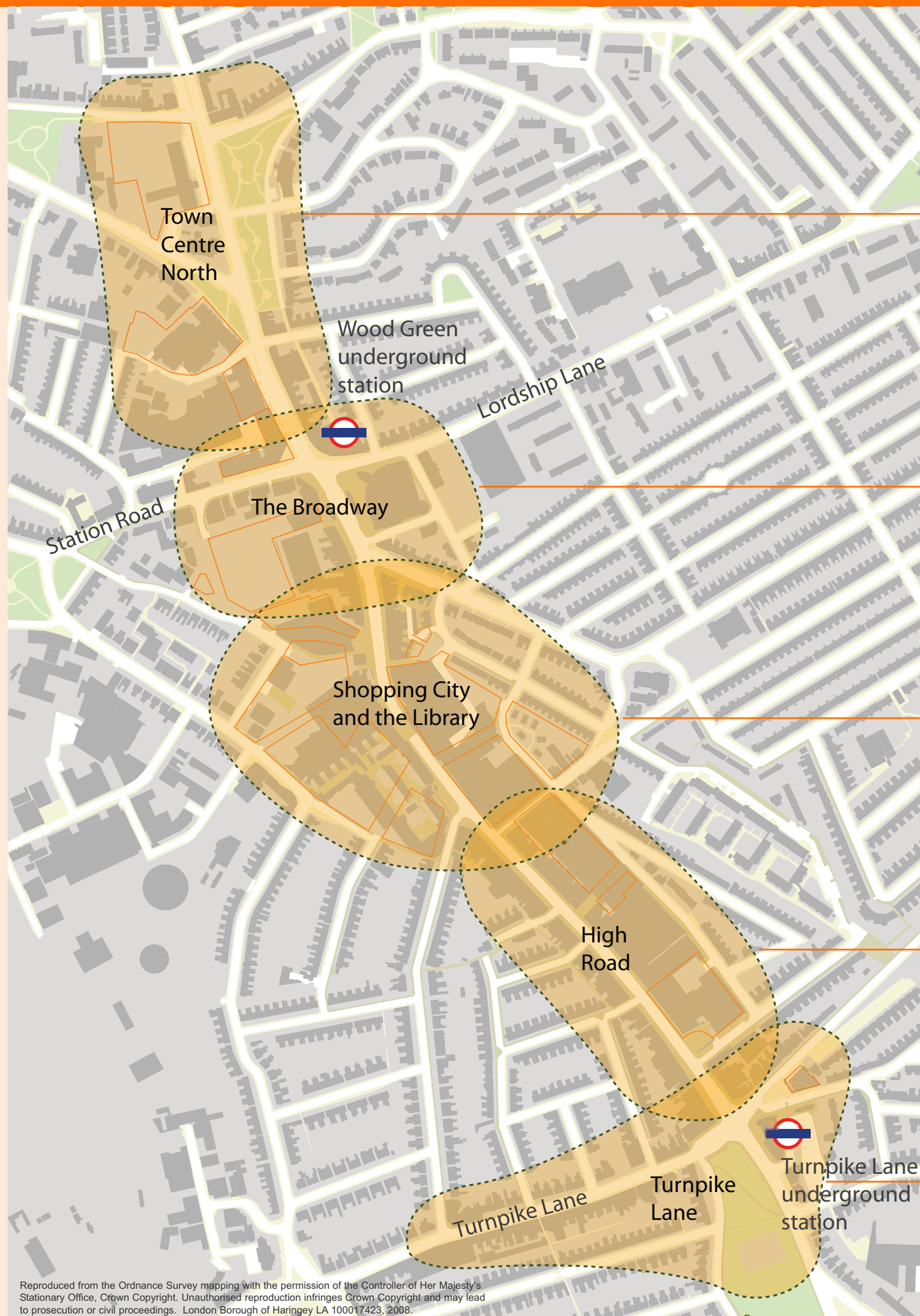
3 Objectives

The SPD lists ten objectives. These reflect the key issues which need to be addressed to deliver the Vision for Wood Green.

<p>1 Accessibility - To improve linkages with Haringey Heartlands to the west of the town centre and to enhance accessibility into and around the town centre for all members of the community.</p>		<p><i>Everyone should be able to get to Wood Green easily and find it an easy place to get around.</i></p>
<p>2 Character Areas - To encourage the retention and enhancement of the distinctive character areas within the town centre.</p>		<p><i>The town centre should not all be the same. There should be areas which have their own special character to suit different types of shops and businesses.</i></p>
<p>3 Sustainability - To promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future.</p>		<p><i>Any new development should be as green as possible. There should also be a gradual reduction in town centre car parking and better public transport.</i></p>
<p>4 Public Realm - To improve the public realm through the town centre and to create a more pleasant pedestrian environment.</p>		<p><i>Wood Green should be a great place to be, with better pavements, more greenery and nicer public spaces.</i></p>
<p>5 Safety - To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination.</p>		<p><i>The town centre should feel like a safe place to live, work and visit.</i></p>
<p>6 Congestion - To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation.</p>		<p><i>There should be less traffic in the town centre. Pedestrians, cyclists and public transport should be given more priority.</i></p>
<p>7 Infrastructure and Amenities - To develop the town centre infrastructure and amenities.</p>		<p><i>Community facilities such as the Library are an important part of the town centre.</i></p>
<p>8 Retail - To develop the range and quality of the retail offer within the town centre.</p>		<p><i>There should be a mix of shops in the town centre, including large national chain stores and smaller independent shops.</i></p>
<p>9 Leisure - To encourage the development of appropriate leisure and night-time economy uses in the town centre.</p>		<p><i>Wood Green needs a mixture of evening uses to suit everyone. There should be more family-friendly places to go and the bars and clubs should be carefully managed.</i></p>
<p>10 Building Quality - To retain and restore high quality buildings within the town centre, and encourage a high standard of design for all new developments.</p>		<p><i>There are some very good buildings in the town centre. These should be protected and restored. Any new buildings should be designed and built to a high standard.</i></p>

4 Opportunity zones

Wood Green has a number of distinctive zones. Each of these has its own character and mix of uses. It is important that the SPD recognises and promotes these particular zones to ensure that they improve and develop in the right way.



Town Centre North - the area to the north of Wood Green tube station. Any new development in this area is not likely to include major new shops, but could include housing and business space.

The Broadway - the area including the Wood Green Tube Station, Hollywood Green Cinema and Morrisons. This is a key transport interchange and a focus for leisure use. There are opportunities to improve some of the key sites and tackle some significant problems.

Shopping City and the Library - this is the retail heart of Wood Green. There are opportunities to improve east-west links to Haringey Heartlands through redevelopment of the Library and also through the redevelopment of Shopping City in the longer term.

High Road - the southern half of the main retail centre. There are opportunities to protect and enhance the historic buildings in this area and to promote independent shops, cafés and restaurants.

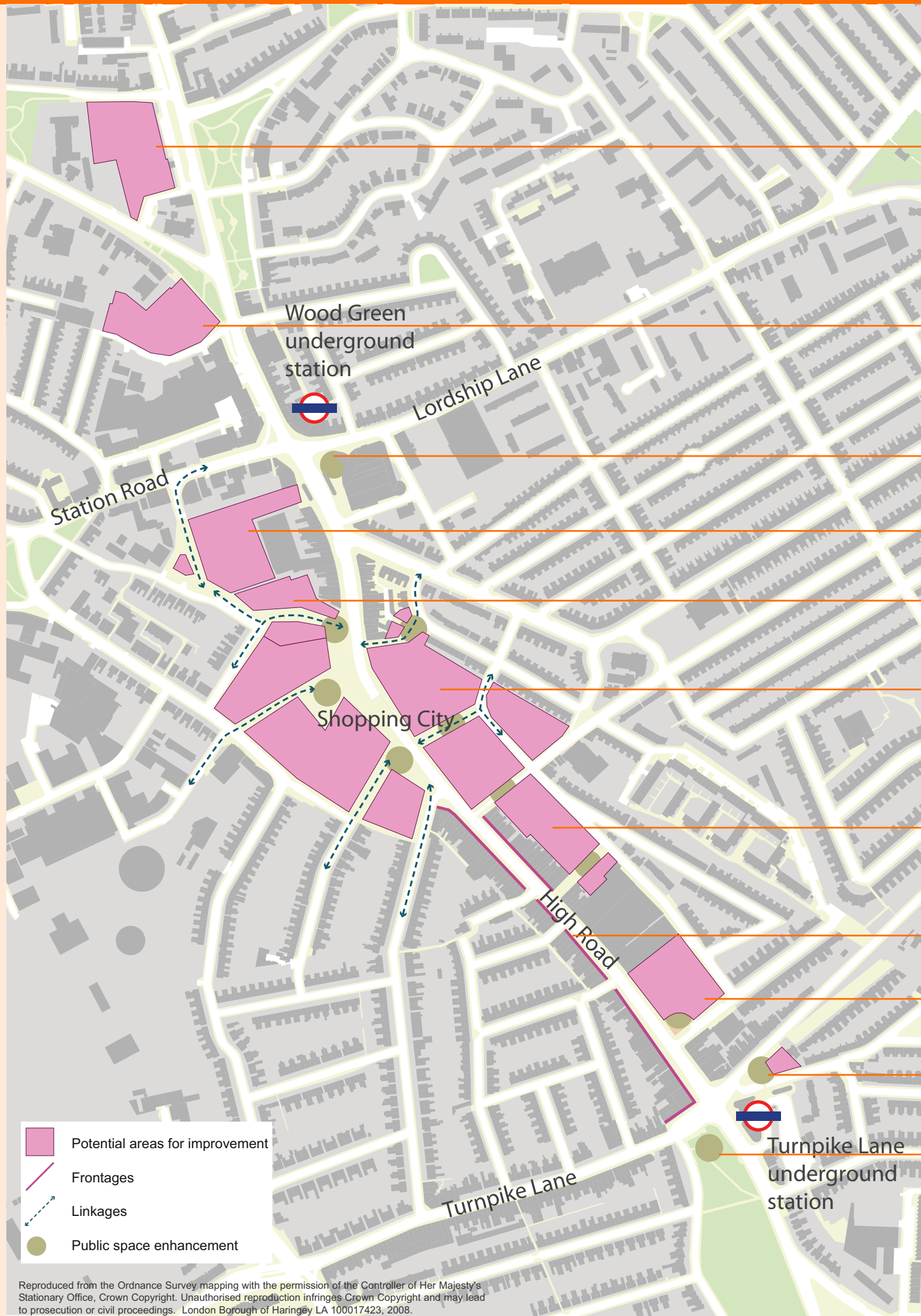
Turnpike Lane - including Turnpike Lane tube station, Ducketts Common and Turnpike Lane. Turnpike lane is an important local retail centre with a distinct offer. Ducketts Common is a significant green space and should have better facilities and links to the High Road.

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5 Development options

The SPD makes recommendations for the key sites in Wood Green. Some sites could be redeveloped to improve the town centre. Other recommendations include improvements to existing buildings and public spaces. The key projects are shown on the plan below.



Civic Centre - suitable for residential or mixed use development.

Green Ridings House - suitable for mixed use development once the existing telephone exchanged has been decommissioned.

High Road/Lordship Lane Junction - opportunity to improve the public space. This would be achieved through improving the junction, improving the large public space and improving the frontage of River Park House.

Morrisons - opportunity either for remodelling or comprehensive redevelopment.

Library - a key project to galvanise the regeneration of Wood Green and improve east-west links.

Shopping City - a key opportunity site. It could be remodelled to improve the frontages to the High Road and the side streets. Alternatively a more comprehensive redevelopment would significantly improve the shopping environment and create new east-west links.

Bury Road car park - opportunity for comprehensive redevelopment.

High Road shops - a key area for shop front improvements to enhance the High Road.

BHS - opportunity for either refurbishment or redevelopment along with the adjoining shops.

Turnpike Lane - opportunity to improve the public space around the tube station and provide better links to Ducketts Common.

Ducketts Common - opportunity to improve the public space with new facilities.

6 Public spaces

Wood Green town centre should be a great place to be. The public realm should be of the highest quality and green spaces and tree planting should be included wherever possible. The SPD includes several specific project ideas to improve the public spaces.



1 Junction of the High Road and Lordship Lane

This junction is one of the most important gateways to Wood Green. Significant improvements are possible which will create more space for pedestrians and introduce a diagonal crossing opposite the station entrance. There are also opportunities to improve the frontage of River Park House to create a more attractive entrance to the building and to remodel the space outside the cinema to make it a more welcoming place to be.



2 Central High Road

Any of the options to change or redevelop Shopping City will open up significant opportunities to improve the public spaces in the middle of the High Road. In particular, a comprehensive redevelopment would provide the potential to introduce significant new spaces and streets to create a fantastic new shopping environment and new connections westward towards Haringey Heartlands.



3 Dovecote Avenue

Dovecote Avenue is currently a dead-end lane leading to the entrance to the Bury Road car park. The SPD recommends that the car park building should be redeveloped. This creates the opportunity to open Dovecote Avenue as a new pedestrian link, introducing green space and tree planting.

Key plan



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4 Turnpike Lane

Improvements to the junction of the High Road with Turnpike Lane and the closure of the end of Langham Road could create new opportunities for the public realm around the station, enhancing the setting for this important building.



5 Ducketts Common

Ducketts Common is already a well used space, with the basketball courts a particularly popular asset. Improvements in the access to the common and the facilities available would help to make it a really significant asset for the town centre.

7 Key projects

There are two projects proposed in the SPD which would have a particularly significant impact on the town centre. These include plans to redesign the Library and Shopping City, and proposals to change the High Road by removing bus lay-bys and loading bays to create new wider pavements.

Shopping City and the Library

Shopping City and the Library are two of the most important assets of Wood Green and the reason why many people come to the town centre. There are some significant ways in which they could be improved to achieve two important aims:

- Make the High Road a better place to be; and
- Improve the integration of the town centre with the surrounding area and create better east-west links to Haringey Heartlands.

Option 1 - New library

Option one shows the potential to redevelop the existing library site and create a much better east-west link. The bridge over the High Road could also be re-designed to improve its appearance and make the High Road feel safer.



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Option 2 - No bridge

Option two suggests that the bridge over the High Road should be removed to improve the street. It would be replaced by dramatic glazed entrances to Shopping City and a new road crossing.



Option 3 - Major redevelopment

Option three is the most radical of the options and shows what could be achieved if the shopping centre and library were to be redeveloped. This would create the potential for fantastic new streets and shops linked into the surrounding areas. Housing would be included above the shops whilst parking would be reduced from the current levels to create a more sustainable centre.

The library site could also be split into two parts to create a new street with frontages on both sides.



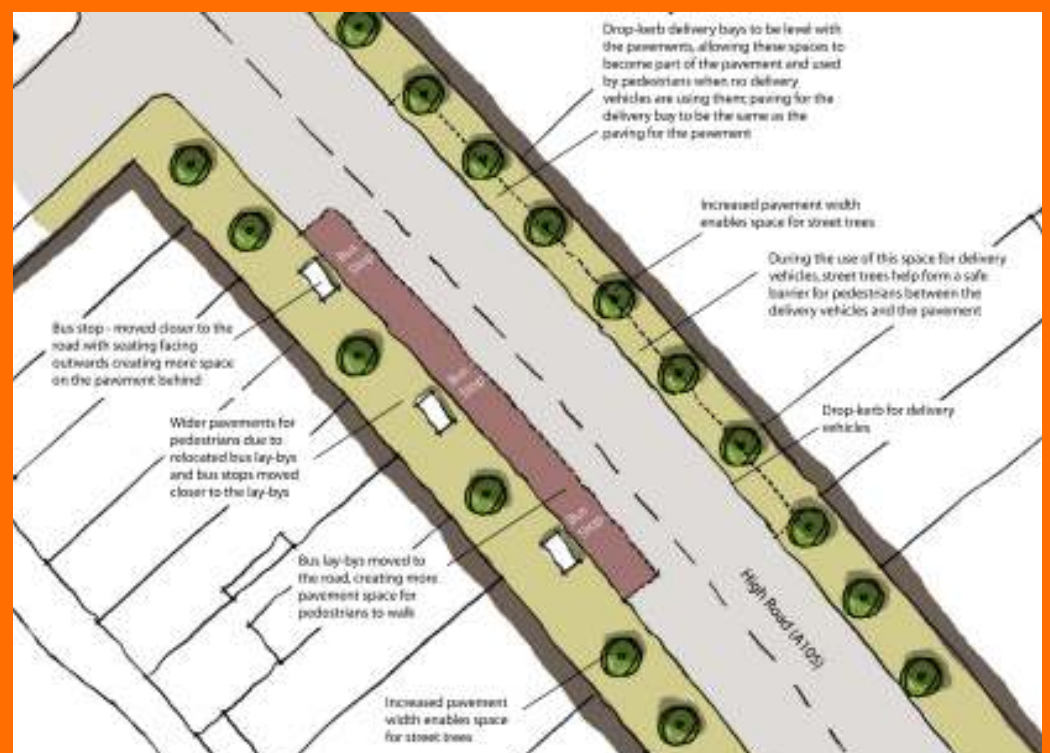
High Road

The pavements on the High Road are narrow and feature pinch points at bus lay-bys and loading areas. These bus lay-bys could be removed to make the pavements wider. This would also help the buses to run to time, making them better to use.

The loading bays could be redesigned so that they can be used by good vehicles outside of peak hours but can then be used as part of the pavement during the day to give everyone more space.



Existing bus lay-by and loading area on the High Road



8 Your views

This is your chance to shape the future of Wood Green. We want to hear what you think about these ideas.

Please take the time to fill in a feedback form or write to us with your comments.

Contact us

Please put your completed leaflet in the feedback box at located at the exhibition stand or you can post it to:

Deborah Hogan
Physical Regeneration Team
Haringey Council
Unit 212, Technopark
Ashley Road
Tottenham N17 9LN

Telephone: 020 8489 4542

Deborah.Hogan@haringey.gov.uk

These details are included in the leaflet and you can also use this address to contact us if you have any questions about the SPD or would like to send us further comments.

All responses to the draft SPD must be received by 5.00pm on Wednesday 25 June 2008.

If you wish to receive notification of the adoption of the SPD please let us know.

Consultation exhibition

This exhibition will be on display on Saturday 17 May and Sunday 18 May 2008 in Shopping City.

Following this, the exhibition will move to Wood Green Library on Monday 19 May 2008 where it will be available to view during the normal library opening hours:

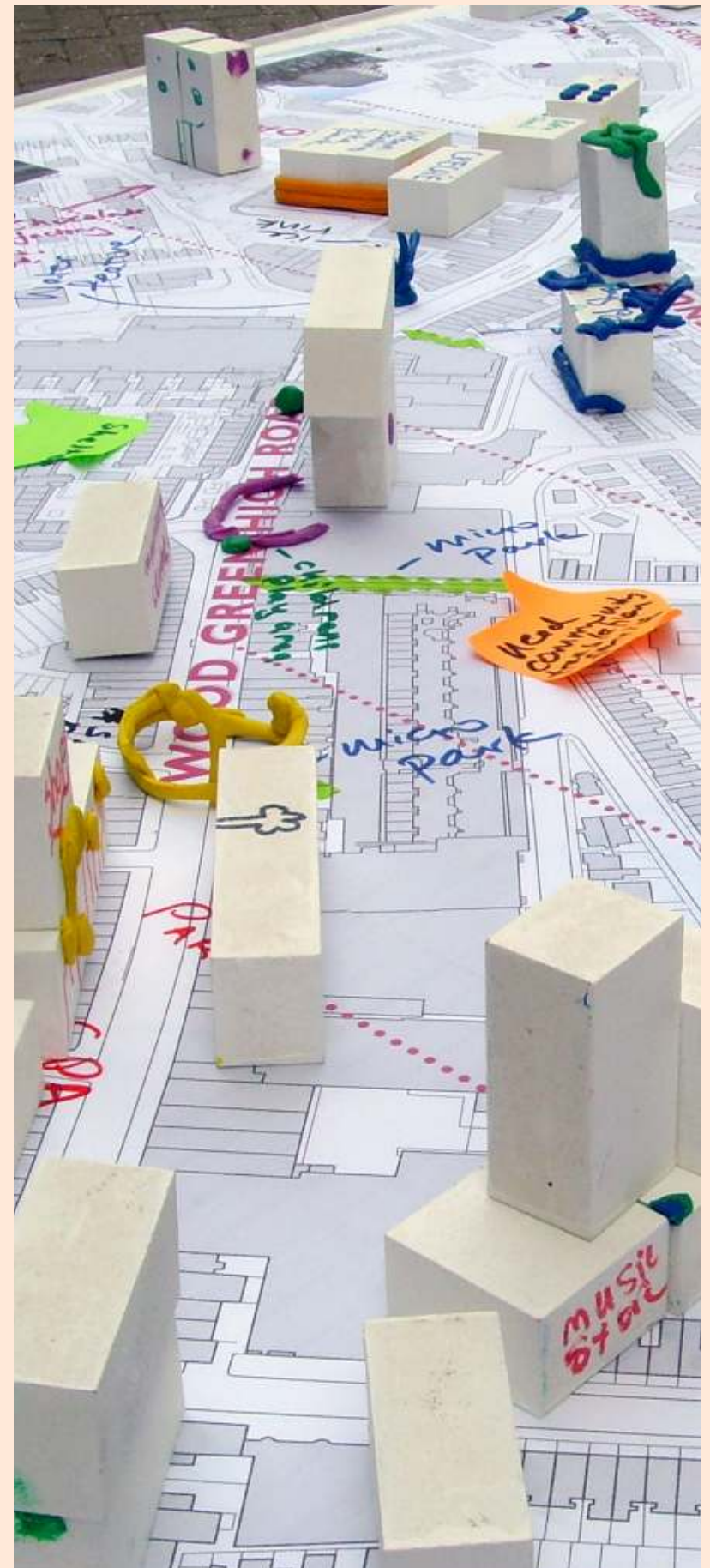
Monday – Friday: 8.45am – 7.00pm

Saturday: 9.00am – 5.00pm

Sunday: 12.00 - 4.00pm

You can view the exhibition and all the documents relating to the SPD at Wood Green Library between Monday 19 May 2008 and Wednesday 25 June 2008. Alternatively you can access them online at:

www.haringey.gov.uk/woodgreenspd



Wood Green Town Centre SPD
High Street consultation event 19 July 2007