# Chapter 9

## A10/A1010 Corridor

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Development opportunities in the four growth areas have been identified in Chapters six, seven and eight of the OAPF. In addition, there are also a number of potential development opportunities along the A10/A1010 Corridor.

The A10/A1010 Corridor stretches approximately 400 metres on either side of the A1010 from the M25 to Stamford Hill. It is a historic route into London that has become a diverse and varied mixed-use high street linking a series of north London communities. It is a vital part of the Upper Lee Valley and offers key infrastructure provision to the existing communities such as town centres, transport, education and health facilities. It contains many distinctive communities and town centres including Stamford Hill, Stoke Newington, Seven Sisters, Tottenham Green, Bruce Grove, High Road West (White Hart Lane), Northumberland Park, Angel Edmonton, Edmonton Green and Ponders End.

The area is subject to major development proposals, which taken together with the other growth areas, has the potential to improve the social, physical and environmental infrastructure of the A10/A1010 Corridor and to provide homes and jobs.

The Mayor is undertaking a review of strategic roads in London informed by the Roads Task Force established in 2012. This work will help inform strategies for regeneration and development throughout the Corridor.
Fig. 9.2 Existing A10/A1010 corridor context
9.2 A corridor of opportunity

A10/A1010 Corridor Study

The A10/A1010 Corridor Study (GVA Grimley, 2010) found that the Corridor offers a range of assets and opportunities. Developments in the growth areas can make the most of these to bring wider regeneration potential for the A10/A1010 Corridor to become a business and civic street.

Key findings and recommendations:

- Established communities with transport, community infrastructure, shopping, services and jobs,
- A diverse range of character areas, from bustling urban high street to high density housing, historic Georgian and Victorian buildings and public realm to 20th century suburbs,
- A range of near and medium term site opportunities,
- Clusters of sites that relate to existing centres, destinations, character areas and land uses,
- Clusters of sites that can relate to existing physical and community infrastructure rather than requiring wholly new infrastructure,
- Opportunities to link sites to wider initiatives, particularly at Ponders End, Meridian Water in Central Leeside, Tottenham Hale, Seven Sisters, Tottenham Green, Bruce Grove, High Road West (White Hart Lane), Northumberland Park, Edmonton Green, Angel Edmonton, Stamford Hill and Stoke Newington.

The A10/A1010 corridor also faces challenges including:

- A reserve of smaller sites that have yet to come forward to deliver housing or employment,
- Deprivation across a number of factors,
- Modest property values that may be a barrier to investment,
- The absence of a co-ordinated public sector strategy for advancing sites.
Fig. 9.3 Connecting growth areas to A10/A1010 Corridor

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9.3 The vision for Tottenham’s Places

The Mayor of London and Haringey Council has committed a £41 million package of investment to bring transformational change in Tottenham by 2015 driven by the August 2011 disturbances and the redevelopment plans of Tottenham Hotspur. A number of projects are already underway.

‘A Plan for Tottenham’ (Haringey 2012) published the vision that Tottenham will be a place everyone is proud to be part of and sets out the development and regeneration ambitions. Work is being progressed by the GLA and Haringey Council to set out the detail of the 5 key areas and the residential core:

1. **High Road West** Sports and Leisure
   A new neighbourhood of mixed communities adjacent to the sports and leisure facilities at Tottenham Hotspur FC.

2. **Northumberland Park** Knowledge Hub
   A new employment destination, better integration with the Lee Valley Park and major housing growth.

3. **Bruce Grove** Retail
   The historic and retail heart of Tottenham will expand the shopping range offered in the area.

4. **Seven Sisters and Tottenham Green** Culture and Education
   Public realm improvements and new development opportunities and connection to new communities settling in Seven Sisters.

5. **Tottenham Hale** Business and Exchange
   A major growth hub and gateway to the Upper Lee Valley and north London. See chapter 6 for further details.

6. **Residential Core**
   The existing Victorian housing stock will become more desirable, valued and will play a key part in providing the setting and housing opportunities that enable families to live, work and stay in Tottenham.
Fig. 9.4 The vision for Tottenham’s places
High Road West and Tottenham Hotspur FC Development

Change in High Road West, an 11 hectare area of north Tottenham adjacent to Tottenham High Road, is being supported by the development of a comprehensive masterplan.

The ambitions for the area are that it becomes a thriving new destination for north London, with a sports, entertainment and leisure offer supported by enhanced retail, workspace and residential development.

The Masterplan proposals will complement the investment and redevelopment proposals being brought forward on the adjacent Tottenham Hotspur FC (THFC) stadium redevelopment project. The delivery of the committed schemes for THFC (which includes £430m investment in a 56,000 seat stadium, 6,700 sqm supermarket, new University Technical College, new office space and 285 new homes) and Brook House (222 new homes and a primary school) will catalyse change in the area.

The Masterplan options present various opportunities including:

- Increased public transport accessibility, including enhancements at White Hart Lane station, a new entrance and ticket hall and a review of bus services.
- Between 600-1,600 new homes with an inclusive, sustainable mix of housing tenures.
- Potential for up to 7,000 sqm of new employment uses to provide new commercial opportunities whilst safeguarding existing levels of employment, with potential to grow to around 700 jobs in the area.
- New community infrastructure including 460 places in a primary school, library ‘ideas store’, a crèche, community centre and sports centre.
- Up to 4,000 sqm of new major public space a new public realm (Station Approach) linking the new ticket hall at White Hart Lane Station to the High Road and a new community park to the north of White Hart Lane;
- Potential for up to 14,000 sqm of new leisure based commercial development including a 10 screen cinema, a fitness club, and bowling alley and associated restaurants and shops.
High Road West masterplan

- A new mixed use neighbourhood with a leisure and sport focus
- Estate renewal
- Station improvements
- Improved connections to the High road

Potential jobs 700
Potential homes 1 600

Fig. 9.5 High Road West and Tottenham Hotspur FC development
Northumberland Park

The Northumberland Park area is identified as an Area of Change in Haringey’s Local Plan. The ambitions for Northumberland Park are that the area undergoes transformation both in terms of the quality and mix of housing and the nature and diversity of the employment offer. A step change in employment can be achieved through the attraction of a knowledge based institution/hub (such as a Higher Education provider) which will provide the catalyst for spin-off and start-up businesses. There are a wide range of employment sites (some in Council control) which can be upgraded and intensified as new businesses are attracted to the area.

A change in employment in the area will also be supported by improvements in the type of housing available. There is a high concentration of public sector owned land in the area and the Council is exploring all options for using this land flexibly to bring forward growth and improvement. The Council will work with local residents to improve existing homes and explore opportunities for substantial estate regeneration to create a better mix of housing across Northumberland Park. Opportunities for new homes and neighbourhoods will be supported by new access points into the Lee Valley Park and substantial investment in the rail network that will lead to four trains per hour, connecting Northumberland Park with the growth areas of Tottenham Hale and Stratford. (See Chapter 3)

The most recent assessments for the transformation of Northumberland Park indicate that the area has the potential for up to 4,500 new homes across a range of tenures and 4,000 new jobs in the light industrial, research, education and knowledge based sectors. The Council will test the potential for transformation and regeneration through an Area Action Plan for Northumberland Park.
Bruce Grove

Bruce Grove is at the heart of business and community life in Tottenham. It is a key action objective of the Council that the area will be enhanced and revitalised as a beautiful and historic high street. It will attract new businesses and services and will flourish as a retail destination.

The priorities for the area include:

- Maximising existing assets through focusing the retail offer at key transport nodes along the High Road
- Major investment in improvement works to the streetscape, shop signage and pop-up activities and Bruce Grove station to enhance the area.
- New mixed use development sites are coming forward that can take advantage of the Tottenham High Road location and a focus on strengthening and diversifying the retail offer through the development of retail accommodation that is attractive to multiple retailers.
Seven Sisters and Tottenham Green

Seven Sisters will be a gateway into Tottenham and the High Road. The comprehensive redevelopment of Wards Corner will help bring new homes to the area, and create major new retail space and public spaces. A key part of the Seven Sisters gateway will be an opportunity for new residential-led development at Apex House as well as a more focussed retail offer that draws in West Green Road and residential development at Lawrence Road to the west.

The wider Seven Sisters area has an array of light industrial premises that are suitable for a range of growth sectors – green technologies, creative industries and logistics in particular. These premises have the potential to be developed into flexible, high quality work spaces that encourage new businesses to locate and grow here.

Public realm improvements will link Seven Sisters to Tottenham Green, the largest public space on the High Road. The Green is surrounded by significant leisure, cultural and educational assets, including The College of Haringey, Enfield and North East London; Tottenham Town Hall, the Holy Trinity Church, Tottenham Green Leisure Centre, the Marcus Garvey Library, Bernie Grant Arts Centre and the Tottenham Enterprise Centre. This area will be turned into the heart of public and civic life in Tottenham.

Following a £1.2m investment, the Green will be transformed into a high quality public space suitable for markets, events and community activities, alongside a newly improved leisure centre. The Council is committed to develop a public services hub in the area. It will become a key destination on the A10/A1010 Corridor with restaurants, cafes and bars.
Fig. 9.6 The A10/A1010 town centres (south)
9.4 A10/A1010 centres

Stamford Hill and Stoke Newington

Stamford Hill and Stoke Newington are located at the southern end of the Opportunity Area and form part of the link between the Upper and Lower Lee Valley Opportunity Areas. The A10 divides Stamford Hill, Stoke Newington High Street and Stoke Newington Road. It continues south through the heart of Dalston Major Town Centre, to Shoreditch and into the City. The A10 runs north to Seven Sisters and forks at Bruce Grove to the west as the A10 and to the east as the A1010 towards Angel Road.

Stamford Hill is a designated Local Centre and the commercial activities are concentrated at the junction of Stamford Hill and the A107 Clapton Common/Amhurst Park. There are opportunities for more intensive activity and improved retail offer within the centre and its environs. The wider Stamford Hill area may be subject of a Neighbourhood Plan. Local community groups with the assistance of Hackney Council officers are in the process of developing a neighbourhood forum and constitution for the area.

The Stoke Newington District Centre covers Stoke Newington High Street, the southern part of Stamford Hill and includes the eastern part of Church Street. At Church Street the district centre merges with the designated Stoke Newington Church Street Local Centre. It is the third largest ‘town’ centre in Hackney after Dalston and Hackney Central.

Stoke Newington is highly accessible by public transport with two Overground stations at Dalston Junction and Dalston Kingsland. Nine bus routes provide easy access to these and to Victoria line and National Rail services at Seven Sisters, Finsbury Park and Highbury & Islington.

The Stoke Newington area contains a variety of buildings dating back to the 18th century. Much of the Stoke Newington lies within a Conservation Area and the high street commercial area is characterised by three or four storey terraced properties which contain ground floor retail/commercial and residential above. Many of the buildings are listed or locally listed, with some of the best quality buildings along Stoke Newington Church Street.
Stoke Newington has five distinct areas (fig. 9.6):

1. The central area is on Stoke Newington High Street around the high street banks between Brooke Road and Church Street.
2. The eastern part of Church Street is characterised by restaurants, cafes and independent retailers.
3. The northern part of the centre is concentrated around the Morrison’s supermarket characterised by shops catering for the surrounding Orthodox Jewish community.
4. The southern part of the centre stretches from Brooke Road towards Stoke Newington police station with a wide range of retail and commercial businesses, and
5. Stoke Newington Road is characterised by Turkish shops and facilities.

Abney Park Cemetery sits on the edge of the commercial centre and is formally one of the ‘magnificent seven’ garden cemeteries in London. It is an English Heritage Registered Park and Garden, containing several listed monuments and is a Local Nature Reserve managed by the Abney Park Trust. There is a visitors’ centre and training facilities for educational activities including stone carving.

There is potential within Stoke Newington for high quality mixed-use development. Investment in some of the shop frontages, public realm and management of the busy highway, for example by removing the gyratory system, could help make the centre more attractive to high quality retailers and leisure operators and more pedestrian friendly. The Council has a long term aspiration to see the removal of the gyratory system.
Angel Edmonton

Angel Edmonton is an Area for Regeneration located along the A10/ A1010 Growth Area corridor that is served by Silver Street and White Hart Lane rail stations. The North Circular Road (A406) intersects the Primary Shopping Centre in two with the northern element of Angel Edmonton within close proximity of Edmonton Green District Centre in Enfield and the southern end of the Centre being relatively close to Haringey. Angel Edmonton has suffered in recent times through a range of complex and persistent social, economic and physical issues which also face Edmonton Green. These must be tackled in an integrated way.

Since February 2011, Angel Edmonton has seen investment into its centre with 120 mixed tenure residential properties, a new community building and over 1,000 sqm of retail space on Fore Street as part of the Highmead regeneration project to help extend the range and function of the centre. The aspiration is to improve the local economy through a town centre-led growth strategy.

Regeneration will therefore be guided with a view to:

- Improve the shopping environment with a range of different town centre uses such as shops, cafes, evening economy, hotels, restaurants, culture, offices and civic functions and leisure uses;
- Encourage new residential development into the centre to complement the town centre function;
- Focus on young people through education, up-skilling, schools, outreach work and job opportunities;
- Improve the quality of, and access to, open spaces and parks;
- Improved access to the station through improved pedestrian and cycle links through the area; and
- Improve the connections across the area including to Meridian Water and Edmonton Green.
Fig. 9.7 The A10/A1010 town centres (north)
Angel Edmonton lies to the west of the large-scale regeneration programme at Meridian Water and will play a major part in linking the new residents and businesses. Development principles for Angel Edmonton and Meridian Water will be integrated by:

- Improving walking and cycling routes between the two areas;
- Maximising the number of jobs created in Meridian Water that are suited, and accessible, to communities in Angel Edmonton; and
- Considering the impact that any retail uses in Meridian Water will have on the regeneration and diversification of Angel Edmonton and the A10/A1010 Corridor.

Edmonton Green

Edmonton Green is located along the A10/A1010 Corridor and has huge potential for change. It is a major transport interchange, a district town centre in need of regeneration, and has a number of heritage assets. There is a range of complex and persistent social, economic and physical issues facing Edmonton Green.

Since 1997, Edmonton Green has been the focus of extensive generation work under the “pathfinder” programme. Under the Edmonton Partnership Initiative, the area has benefited from housing renewal; a new leisure centre; improvements to the shopping centre; a major transport interchange; new health centre and environmental improvements to Salmon’s Brook. However environmental and socio-economic issues persist and there is potential to build on the work already undertaken to create a comprehensive planning framework for Edmonton Green.

Increasing prosperity in Edmonton is a priority as it is one of the most deprived areas in the borough and it is identified as an Area of Regeneration in the London Plan. Core Policy 39 of the Enfield’s Core Strategy sets out the policy direction to achieve transformational change.
Regeneration will be guided through the preparation of an Area Action Plan which will aim to:

- Clearly define the function and role of Edmonton Green town centre and its relationship with Angel Edmonton, Tottenham Hale, Wood Green and Meridian Water;
- Improve the shopping environment with a range of different town centre uses such as shops, cafes, evening economy, hotels, restaurants, culture, offices and civic functions and leisure uses;
- Create new jobs and better links to existing jobs, including linking this to town centre improvements and opportunities;
- Focus on young people through education, up-skilling, schools, outreach work and job opportunities;
- Improve the quality of, and access to, open spaces and parks;
- Improved access to the station through improved pedestrian and cycle links through the area; and
- Improve the east-west connectivity across the area.

Linking the new residential and business community at Meridian Water with Edmonton Green will be a key feature of the planning framework for both of these areas. Development at Edmonton Green and Meridian Water will be integrated by:

- Improving walking, cycling and public transport links between the two areas;
- Maximising the number of jobs created in Meridian Water that are suited, and accessible, to communities in Edmonton Green;
- Considering the impact that any retail uses in Meridian Water will have on the regeneration and diversification of Edmonton Green District Centre and the A10/A1010 Corridor; and
- Evaluating the potential for co-ordinated energy networks and improvements to green infrastructure.