

# HRW

HIGH ROAD WEST

## MASTERPLAN AND WHITEHALL MEWS UPDATE

### INFORMATION BOOKLET



Sketch showing 'Moselle Square' on market day

# INTRODUCTION

We have been working with the community on the masterplan for the High Road West area over several years. In spring 2021, we distributed over 3,000 copies of the first Masterplan Information Booklet to the local community and since then have hosted several interactive workshops on key themes of the masterplan.

Thank you to everyone that has been involved so far and for your valuable feedback. This booklet shows how we have responded to your comments, and the next steps for the High Road West scheme.

## PART 1

Part 1 of this booklet sets out the updated project timeline as well as the progressed masterplan designs which respond to the comments and suggestions we have heard from the community. The latest updates to the masterplan will conclude with the Love Lane Estate Ballot. If residents vote 'yes' in the ballot the masterplan will then progress to planning.

## PART 2

Part 2 shows what the first new homes will look and feel like, in the first stage of the redevelopment called 'Whitehall Mews'. We want to hear what you think.

If you have any questions about these plans you can speak to a member of the team, see details on the back page.



Come to a drop-in session at the Grange this August to talk to the project team. See details on page 19



High Road West and the place names in this booklet are all working titles. We will be listening to the community's views on what they want their neighbourhood, buildings, public spaces and streets to be called.

Illustrative sketch of 'Moselle Square'



# THE STORY SO FAR AND WHAT HAPPENS NEXT

## HRW HIGH ROAD WEST TIMELINE



2012 - 2016

Developed a vision for High Road West with the community and worked with Love Lane residents on the creation of a Resident Charter and Design Guide



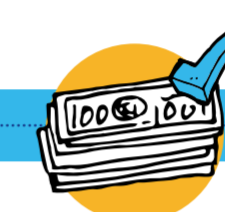
2016 - 2017

Lendlease appointed as Development Partner, with residents involved in the selection process



2018

Engagement with the community on the masterplan



JANUARY 2021

GLA Funding secured for High Road West to deliver many more new Council homes



FEBRUARY - JUNE 2021

Further community engagement on the masterplan and with residents on their housing offer



JULY 2021

Landlord Offer published for Love Lane residents



We have included a **planning glossary** on page 11 of this booklet to explain the planning terms used throughout this document.

### ONGOING

Engagement, design and planning process continues



If a majority vote 'yes' in the resident ballot

OCTOBER/NOVEMBER 2021

HRW Planning Application submitted

### WHERE WE ARE TODAY

AUGUST - SEPTEMBER 2021

Resident Ballot where residents will vote 'yes' or 'no' to the proposals



SPRING 2022

Local Planning Authority review and publish decision



SPRING - SUMMER 2022

Detailed Planning Applications for the next plots / phases submitted to the Council for review

## MASTERPLAN VISION THEMES

These are the masterplan themes we have been discussing with the local community since 2018. The below sets out how your feedback has been incorporated into our proposals.



### A Variety of New Homes

What did you tell us over the past few months?

#### YOU SAID...

1. It is important to ensure the new development caters for people working from home.
2. Sufficient parking should be available to residents that really need it.

#### WE WILL...

1. Develop a range of new homes that have learnt from the experiences of the covid-19 pandemic and allow comfortable space for people to work from home.
2. Aim to ensure all existing households will have the option of a parking permit within the neighbourhood or on nearby roads, and continue to engage with residents and undertake further surveys to ensure the appropriate parking provision.



New homes will be open and accessible

### What will High Road West deliver?

- Target to deliver of 2,600 new homes and 40% affordable housing, including 500 Council homes at Council rent
- Mix of types and sizes of homes in a neighbourhood that is welcoming for all parts of the community



### Public and Green Spaces

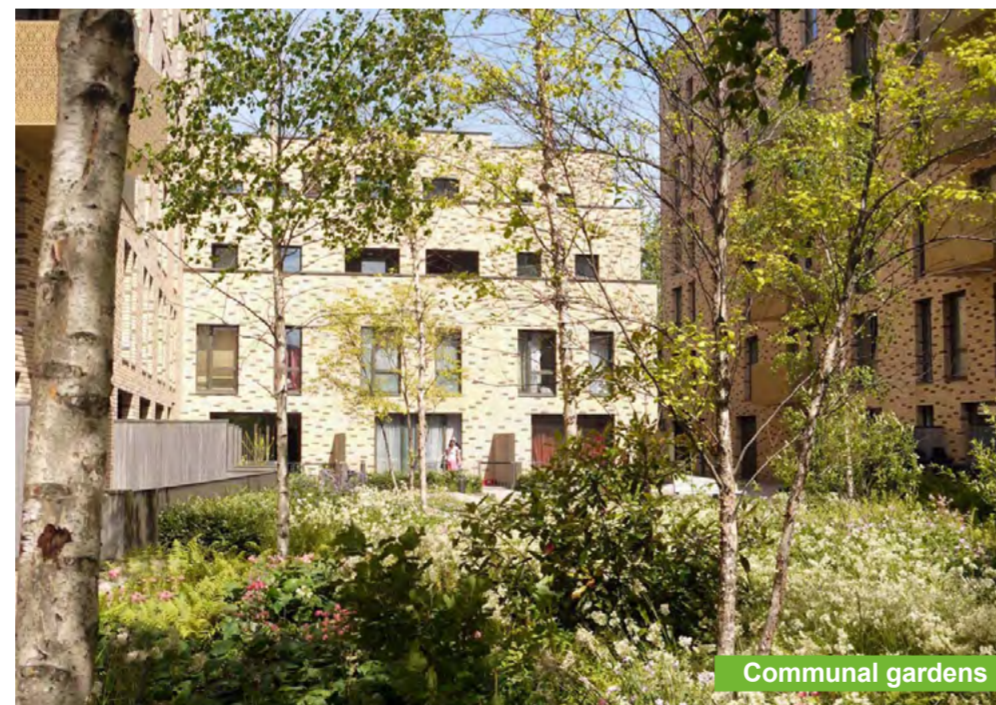
What did you tell us over the past few months?

#### YOU SAID...

1. That you liked the idea of landscaped gardens and open spaces, but were concerned about the ongoing maintenance of these areas.
2. Safety is a priority for all transport and open space features and designing out anti-social behaviour must be a priority in future designs.

#### WE WILL...

1. Establish a management plan to ensure that all streets and public open spaces will be well managed, clean and inviting for people to use.
2. Work with advisors such as the Met Police and youth workers to design out anti-social behaviour and potential criminal activity. This will ensure we create streets and public spaces that feel safe and secure at all times of day for all ages.



Communal gardens

### What will High Road West deliver?

- New public park for the whole community and shaded and green streets across the area, with spaces for children's play
- New public square to become civic heart for the neighbourhood, with spaces for markets and events



### New Community and Leisure Facilities

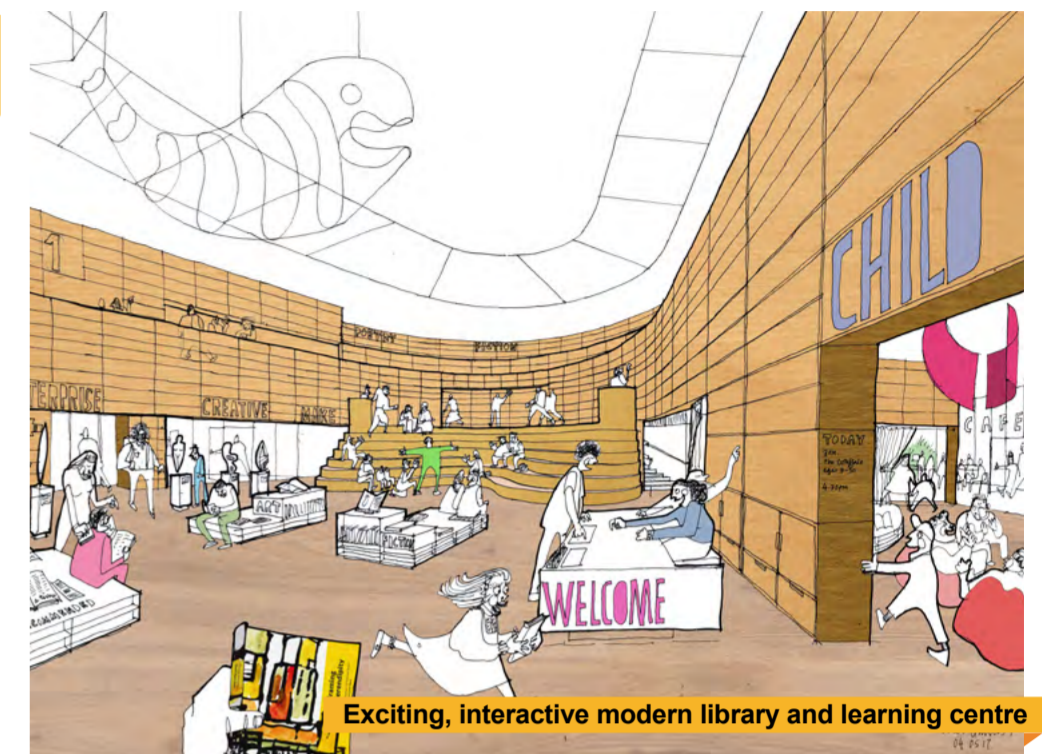
What did you tell us over the past few months?

#### YOU SAID...

1. There is a need for improved, new library facilities to support learning and socialising as well as an alternative work environment for people working from home.
2. Public spaces should be flexible for hosting big and small events for the community.

#### WE WILL...

1. Ensure that the library provides sufficient space for a range of facilities including workspace and employment support, and space for community activities such as hobby clubs.
2. Develop our proposals for both 'Moselle Square' and 'Peacock Park' with community events in mind, creating flexible spaces that can be used for a range of events for local people.



Exciting, interactive modern library and learning centre

### What will High Road West deliver?

- A state of the art Library and Learning Centre, with particular emphasis on skills development for young people
- Refurbished Grange Community Hub, accessible to all
- Investment in programmes that address issues of inequality and build community capacity



### Jobs, Workspaces and Retail

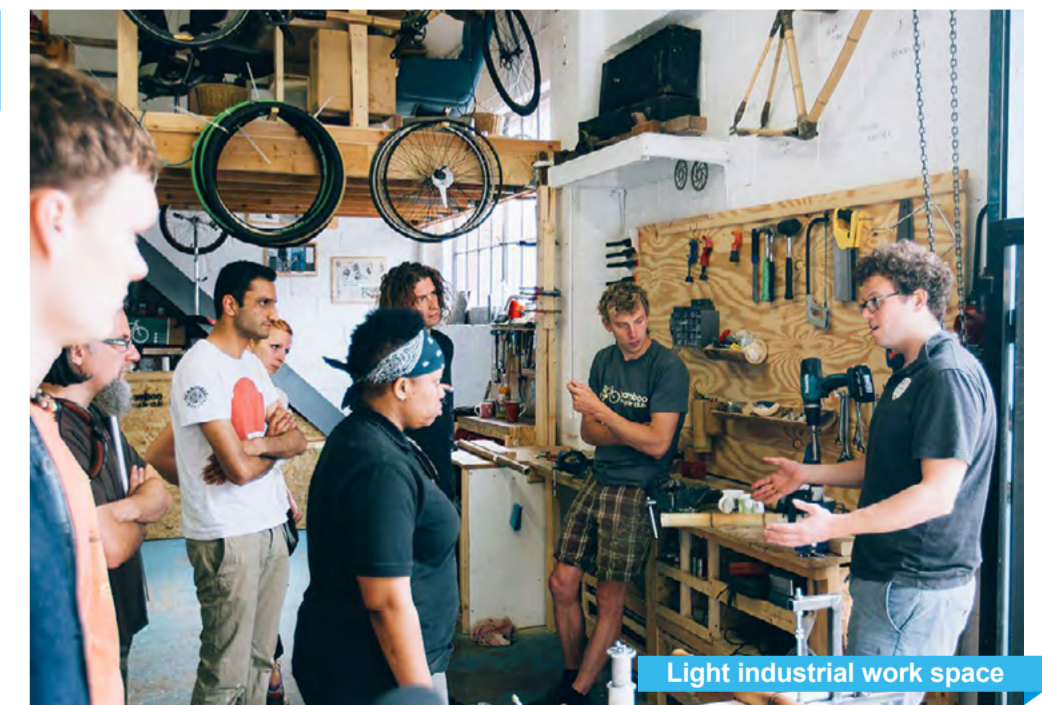
What did you tell us over the past few months?

#### YOU SAID...

1. Food producers and creative small businesses could be a key user of the workspaces.
2. Better quality, more diverse and healthier food choices, providing local produce for the community.

#### WE WILL...

1. Ensure that the new workspaces are suitable for a range of different types of local existing and new businesses and industries, to meet the needs of the local community.
2. Work with commercial agents to make the spaces attractive for good quality restaurants and cafés. We will also focus on smaller units instead of larger ones, to support a vibrant business community with an independent, local, healthy and diverse offer.



Light industrial work space

### What will High Road West deliver?

- A range of new employment, education and training opportunities, which the Council will ensure local people benefit from. This includes:
  - 500 new jobs and careers
  - 1,500 training opportunities
  - 3,300 construction jobs
  - 200+ work experience placements

## PROGRESSING THE MASTERPLAN

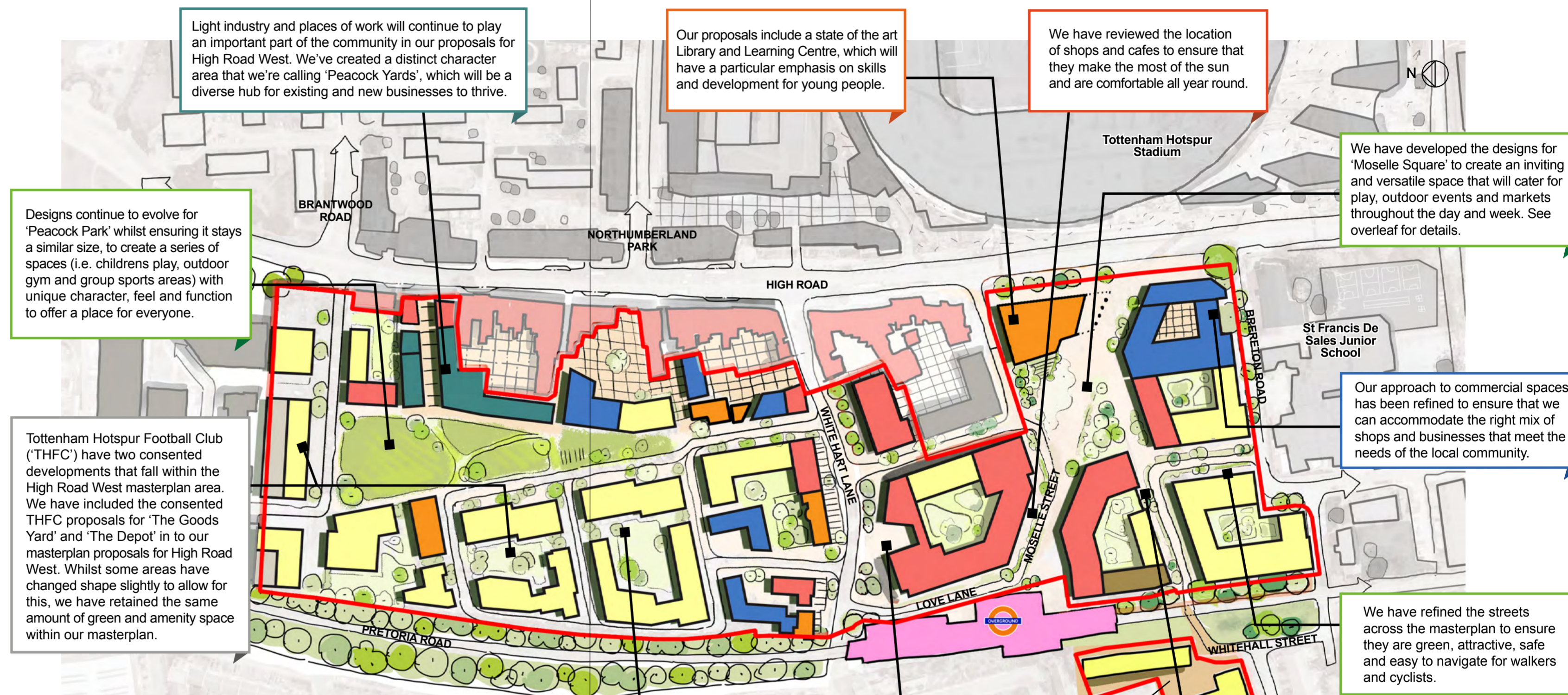
As mentioned above, we have received a lot of great feedback from all of our consultation and discussions with you to date. This valuable feedback from the local community has been incorporated into the masterplan, making sure we deliver the changes you want to see in your local area.

This diagram shows how the masterplan has evolved over the last few months and forms the basis of what we will call the 'Outline Planning Application' which we aim to submit in October/November this year.

All plots and buildings within the masterplan will have detailed planning applications as each phase is progressed, and as part of our application submitted in October/November this year, we will submit the first of those detailed applications for the first new homes at HRW, 'Whitehall Mews'. This means the planning application will be outline for the whole scheme plus detailed for Whitehall Mews, making it a 'Hybrid Planning Application'. See page 11 for more detail.

### MASTERPLAN JULY 2021 - GROUND FLOOR USES PLAN

The plan below shows the proposed ground floor uses, with some narrative on how your feedback has updated our proposals. Our approach to the buildings and home layouts has continued to be reviewed to ensure that the new neighbourhood includes accessible and well designed spaces for new and existing residents.



### MASTERPLAN FEBRUARY 2021 - GROUND FLOOR USES PLAN



**KEY**

— - HRW Site Boundary

**Ground Floor Uses**

- White Hart Lane Station
- Retail / Food & Beverage / Leisure
- Community Services / Library
- Residential Homes
- Workspace
- Light Industry
- Green Space
- Energy Centre

Residents shared gardens - these are semi-private shared residents gardens for quieter spaces.

The shape of the block has changed to set back from the pavement allowing for a more generous street environment with planting and trees.

The shape of this block has been adapted to allow more sun into the residents garden.

GREEN AND OPEN SPACE

The new neighbourhood will comprise a range of safe and welcoming streets and interactive public spaces for all to use.

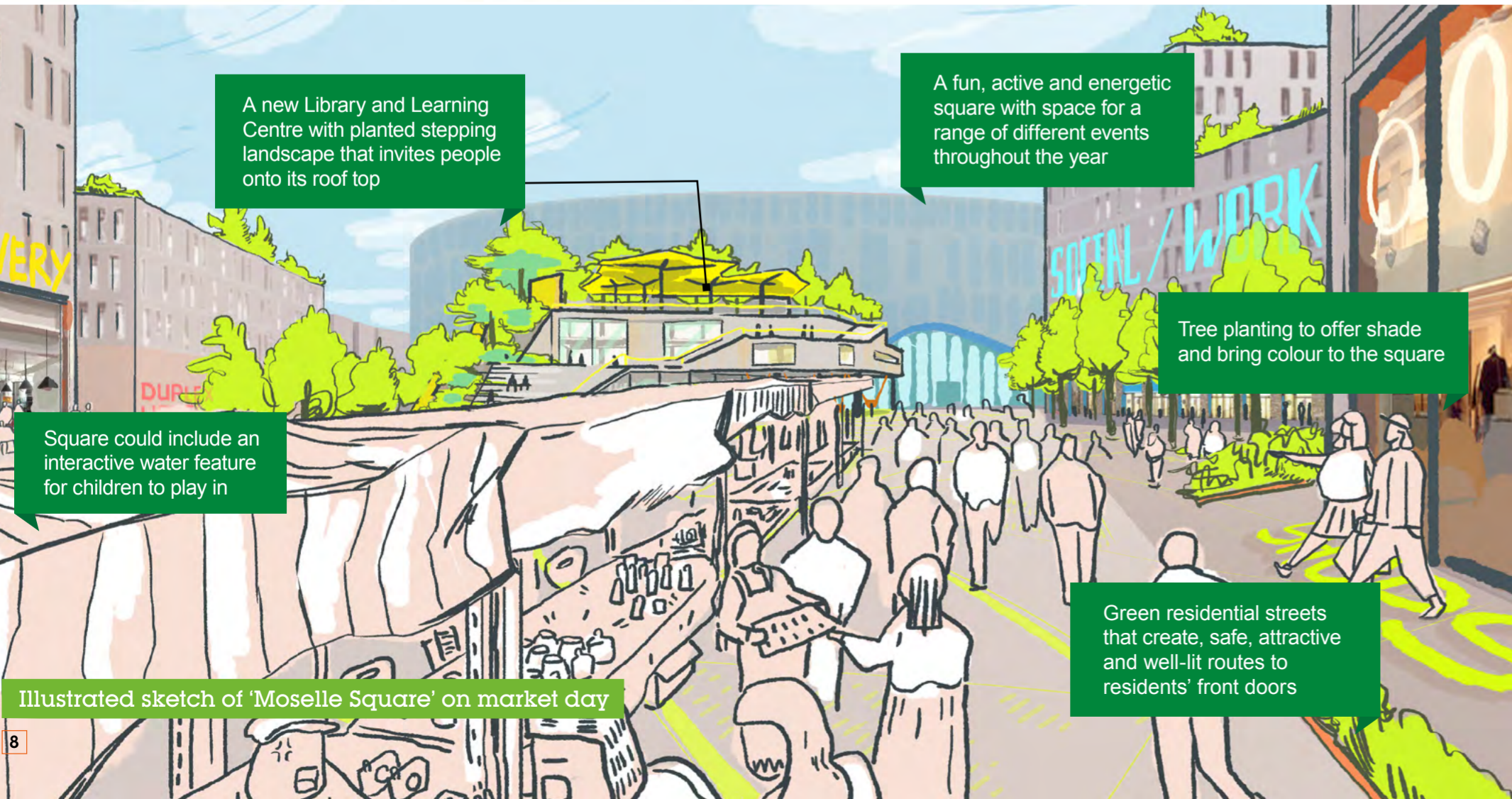
The masterplan proposes that 'Moselle Square', a new public focal point to the neighbourhood, is located to the south of White Hart Lane. This square could provide the setting for community activities such as an outdoor theatre, an interactive water feature and regular markets. The design for this space would incorporate trees, planting and plenty of seating to ensure it's an inviting space to congregate all year round.

The proposal also puts forward a large new park referred to as 'Peacock Park' to the north of White Hart Lane. This green space aims to encourage good health and wellbeing for those that live around it, providing a place for nature as much as people with features that encourage biodiversity.

Private communal gardens within the blocks would offer residents a quieter space to relax and socialise with neighbours.



Illustrated sketch of 'Peacock Park'



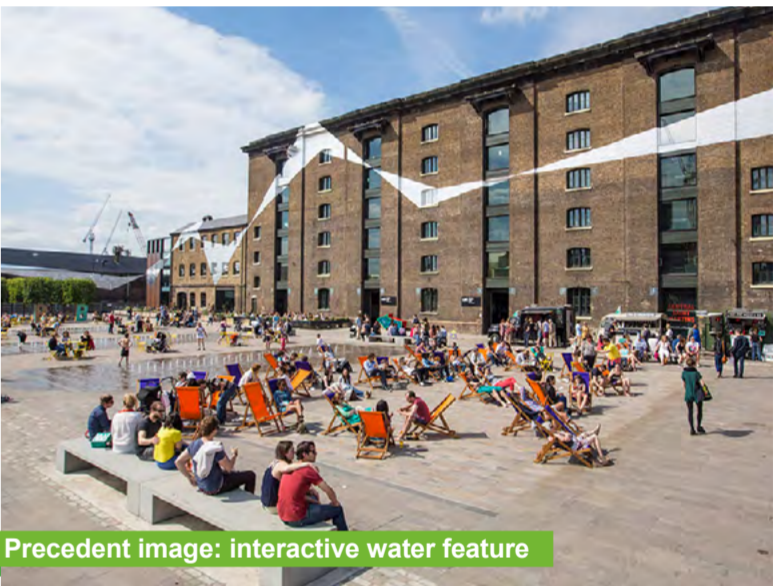
Illustrated sketch of 'Moselle Square' on market day

Key features of the HRW landscaping will include:

- Interactive landscape features for children and families to enjoy and adults to exercise and keep fit
- Flexible spaces to socialise & hold community events throughout the year with generous seating that encourages people to socialise and rest while enjoying the atmosphere
- A new public square with interactive water features
- A large community park with spaces for a range of activities
- Inclusive, well located and designed seating and paths to provide easy access to open spaces
- Ecological planting with layers of greening to encourage wildlife and wild flowers to bring nature into the community and create a softer, more natural feel to public spaces and streets



Precedent image: play area



Precedent image: interactive water feature



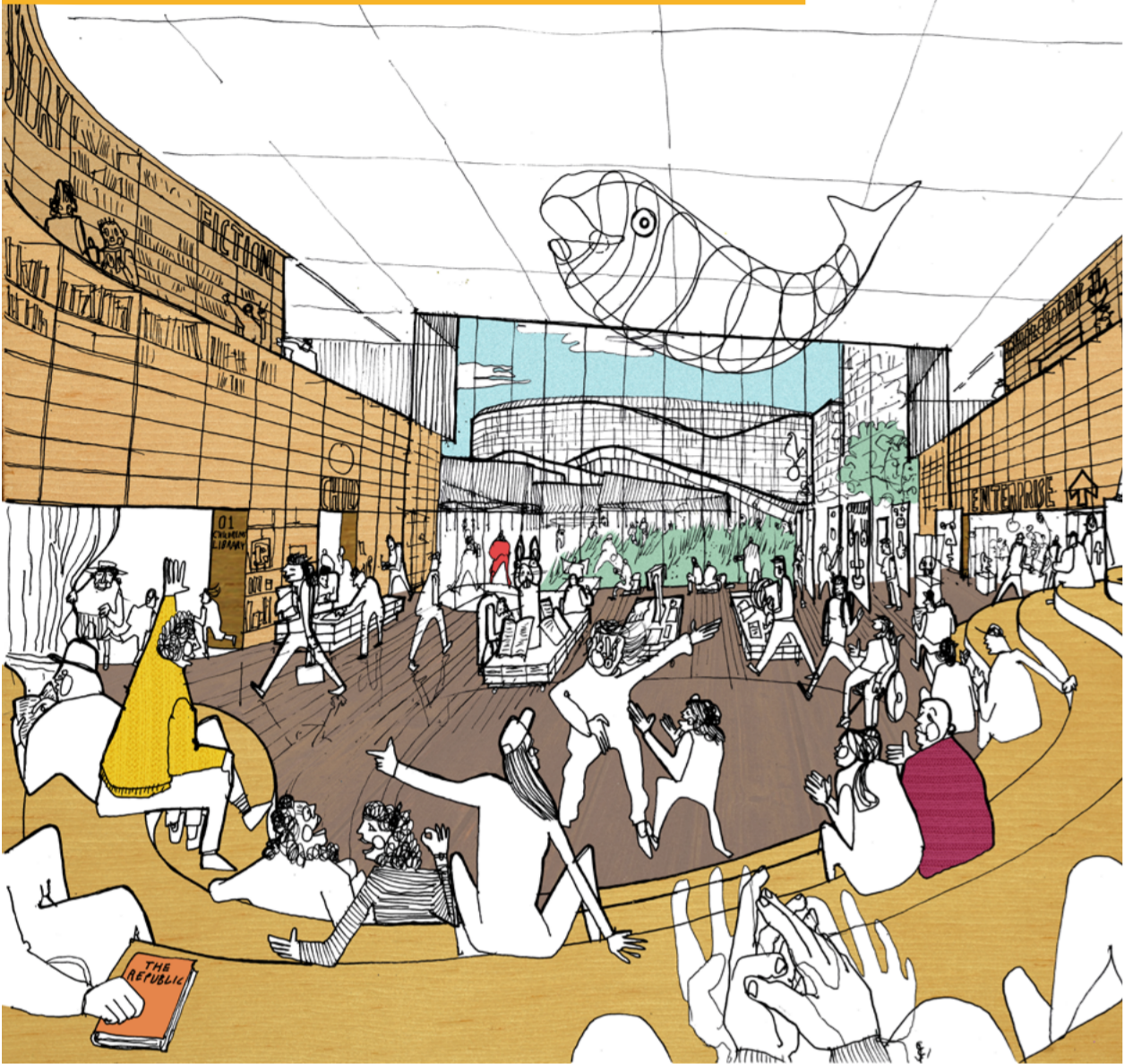
Precedent image: outdoor gym



Precedent image: shaded, green streets

COMMUNITY, LEISURE AND RETAIL

Illustrative sketch of the library and learning centre



Community and Leisure uses

As shown on the plan on pages 6 & 7, we have incorporated various new community uses across the masterplan. We have heard some great suggestions from the community on what these could be used for including craft hobby clubs and classes, exhibition spaces, pop-up theatre and cinemas and children and social care. These will continue to be developed with the Council to ensure they meet the current and future needs of the community.

Retail, Food and Beverage

The feedback we have received has told us that the local area would benefit from a more diverse retail, food and drink offering, both in the types of goods and services available, and the size of the businesses.

We will continue to engage with the local community and experts to ensure that the new neighbourhood has the ideal mix of amenities. It is even more important since the pandemic that residents have everything they need on their doorstep.



Precedent image: library quiet spaces



Precedent image: learning classes



Precedent image: bakery



Precedent image: space for group classes



Precedent image: family friendly restaurants

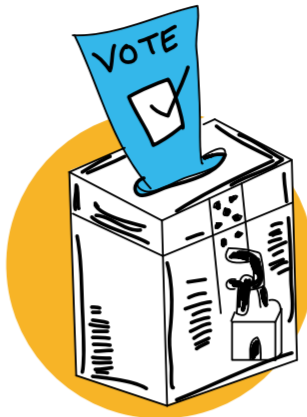


Precedent image: art studios & maker spaces

NEXT STEPS

Love Lane Estate ballot

Across this summer, the Council is holding a ballot with Love Lane residents, which will be managed by the independent body Civica. This is an opportunity for the residents to decide whether they want the High Road West redevelopment to happen, based on the Landlord Offer from the Council.



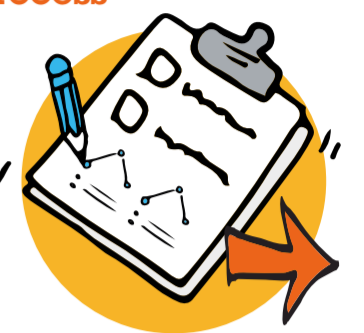
If the majority of residents vote 'yes' in the ballot, the Council and Lendlease will submit a planning application. We will continue to consult with residents after the ballot to shape the plans, and provide regular updates to all residents and other key stakeholders.

If the residents of the Love Lane Estate vote 'yes', we will:

- Hold dedicated design workshops on features such as the design of new homes, community buildings and open spaces
- Start social and economic projects which benefit residents and the community made possible by the scheme.

The High Road West Planning Process

We will be submitting a 'Hybrid Planning Application' (refer to glossary below) for High Road West this year which is split into two parts:



PART 1

The planning submission for the masterplan is 'outline', which seeks permission for the general principles of how the site will work. If this is approved the design process continues and will get more detailed later on.



PART 2

We will also submit a 'Detailed' Planning Application for the first new homes in Whitehall Mews. This goes into a lot more detail so we start delivering the new homes for the Love Lane residents.



Image of community event

Planning terms glossary

What is a Detailed Planning Application?

An application for **Detailed Planning Permission** submits all the details of the proposed development at the same time.

What is an Outline Planning Application?

An application for **Outline Planning Permission** allows for a decision on the general principles of how a site can be developed. Outline Planning Permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

What are reserved matters?

**Reserved matters** are those aspects of a proposed development which an applicant can choose not to submit details with an Outline Planning Application, (i.e. they can be 'reserved' for later determination).

What is a Hybrid Planning Application?

A **Hybrid Planning Application** is an outline planning application with a detailed element (akin to a full planning application).



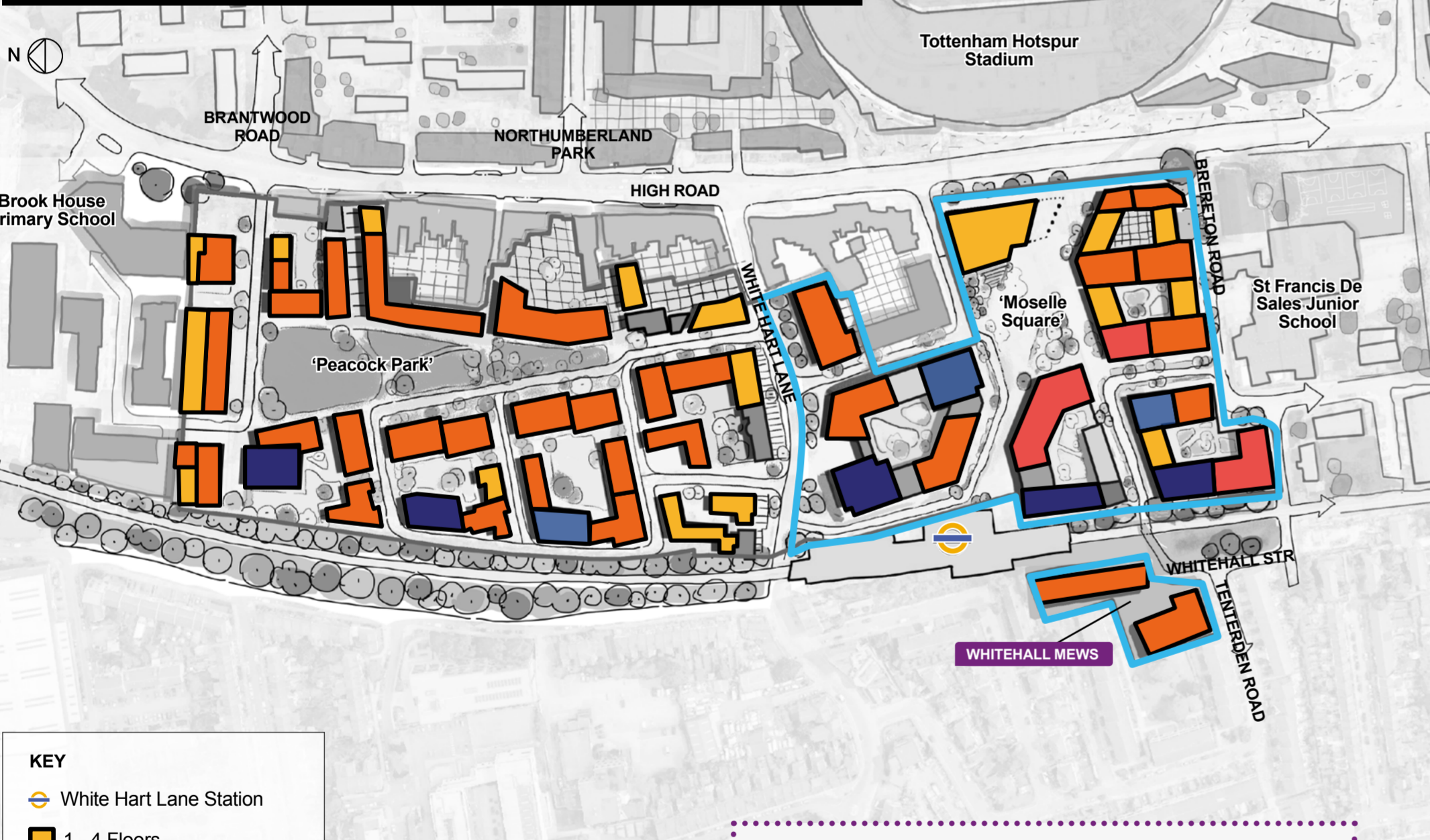
NEW HOMES AND BUILDINGS

There will be a range of buildings and heights throughout the neighbourhood.

All building heights will sensitively respond to the character and scale of nearby buildings, with the tall buildings located along the railway line gradually stepping down towards the High Road. Buildings will be positioned to maximise views and light into homes, while maintaining privacy for residents.

The below diagram indicates the approach to heights across different parts of the new neighbourhood. The final agreed heights will be subject to variation based on the planning process and refinement of the design.

ILLUSTRATIVE BUILDING HEIGHTS & AFFORDABLE HOUSING PLAN



- KEY
- White Hart Lane Station
  - 1 - 4 Floors
  - 5 - 9 Floors
  - 10 - 14 Floors
  - 15 - 19 Floors
  - 20 - 29 Floors
  - Area with affordable homes for existing residents



Affordable Home Proposed Locations

The area within the blue line shows the location of the new affordable homes for existing residents including the 500 Council homes. There will also be more affordable homes in the north of the masterplan area. We will continue to work with residents and the wider community on the affordable homes as we develop more detailed designs.



WE WANT YOUR FEEDBACK!

Tell us what you think of the proposals so far by filling out a feedback form either online or paper.

THE FIRST NEW HOMES

We have been working with the residents of the Love Lane Estate since 2014 to understand what they want from a new home in the newly redeveloped neighbourhood.

This early engagement resulted in the Resident Design Guide which we have followed closely when designing these first new homes which will be known as Whitehall Mews. We first spoke to the community about these proposals back in 2018.

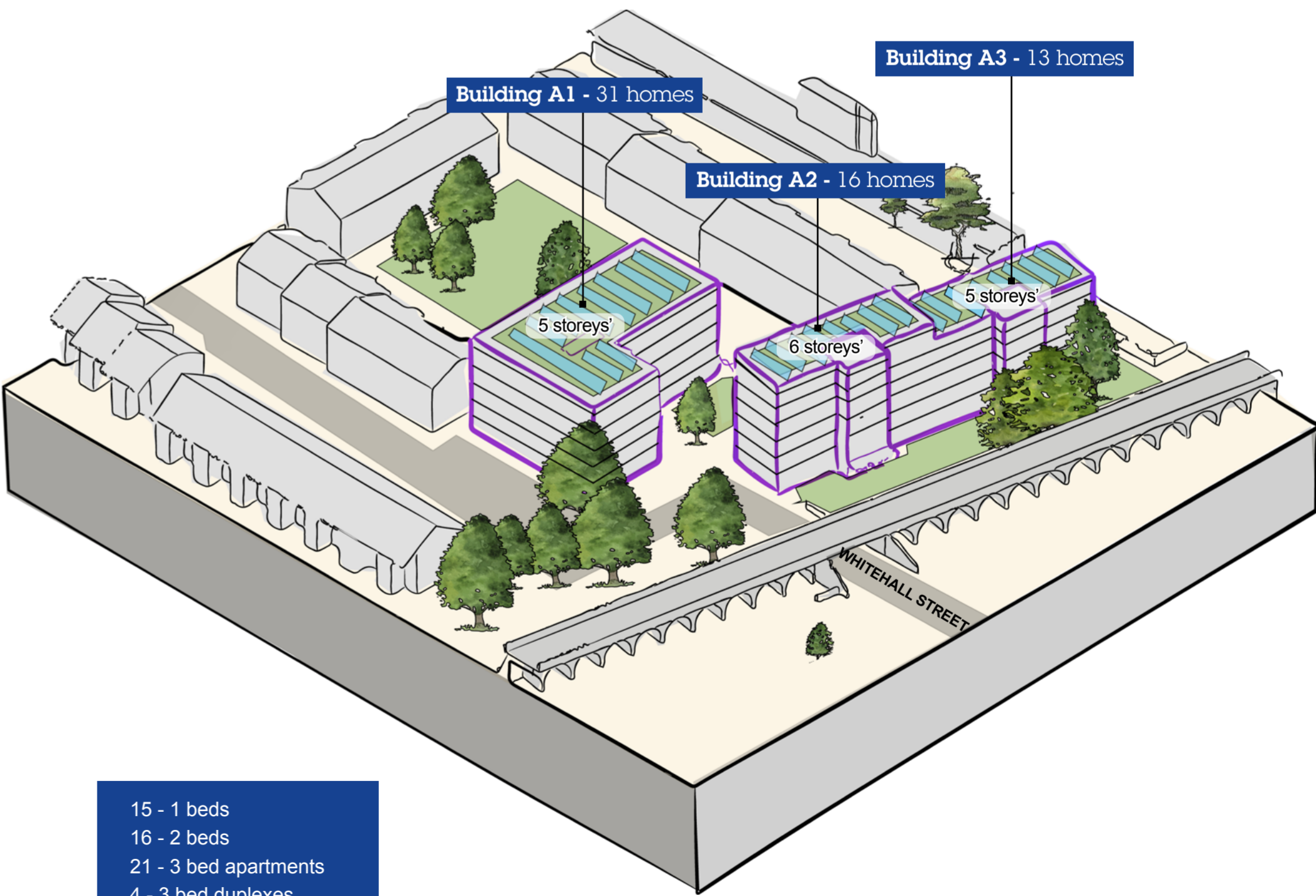
Whitehall Mews will form part of the 'Hybrid Planning Application'. This means that these detailed design proposals will form part of the initial planning application, allowing the construction of these homes to start first.

The below sets out these detailed design proposals, as a reminder of what we have shown residents over the last few years.



Love Lane residents have received a Landlord Offer document which includes commitments on the new home and moving process, to help inform their decision in the resident ballot.




Illustrative sketch of Whitehall Mews homes and gardens



- 15 - 1 beds
- 16 - 2 beds
- 21 - 3 bed apartments
- 4 - 3 bed duplexes
- 4 - 4 bed duplexes
- 60 - homes total

HOW WILL THE BUILDINGS WORK?

Whitehall Mews will be a new pedestrianised street in Tottenham, connecting Whitehall Street and Headcorn Road. This street will have planting and play space for the community to enjoy. All new buildings will face out onto the central courtyard garden to provide pleasant views for residents and help discourage any antisocial behaviour.



**Lobbies, access and refuse**

The three entrances to the Whitehall Mews buildings lead into a secure postal lobby, stairway and lift. These lobbies will only be accessible to residents, invited visitors, and Royal Mail postal services who will have access to the front door of each building. Residents can access the refuse store via an internal lobby.

**Buildings A2 and A3**

Building A2 and A3's main communal entrances are located on Whitehall Mews. Beyond the lobby is a secure bike store just for residents, and the refuse store is located beside the main entrance.

The family duplexes on the ground floor of Buildings A2 and A3 have private entrances facing onto Whitehall Mews which are for residents in apartments only. These homes are entered from a gated front garden with a private bin store. One of the duplexes has a private entrance facing south, onto Whitehall Street. Front gardens will have clear boundaries but will offer opportunities to have social interactions with neighbours and residents passing their garden. The back gardens to buildings A2 & A3 will be secured using fencing, walls and trellises. Rear access is also provided and only accessible via fob.

**Building A1**

The main communal entrance to Building A1 is located on the corner of Whitehall Street and Whitehall Mews. This building has two bike stores, one will be accessible from the Headcorn and Tenterden garden and the lobby, the other will be accessible externally via Whitehall Mews.

Aside from one home that will have access from the street, all other homes in Building A1 will be accessed from the communal entrance. The ground floor homes will have planting along windows and terraces to provide privacy.



**Central courtyard garden**

A central courtyard will be accessible to all new residents at Whitehall Mews and those living at Headcorn and Tenterden Estate. This green space has been designed around play and nature. The courtyard will contain play features and a variety of seating locations along the main footpath and within the quieter green garden spaces to provide different opportunities for residents to spend time. Planting to this area will be a mix of grasses, seasonal perennials, bulbs and shrubbery.



DETAILED DESIGN - WHITEHALL MEWS

DETAILED DESIGN - WHITEHALL MEWS

## DESIGN OF THE BUILDINGS

The new homes at Whitehall Mews have been thoughtfully designed to create well laid out, bright and enjoyable spaces to be in.

The proposals will create high quality homes, with good room sizes and generous storage, which meets the needs of families. The homes will have modern kitchens, with a range of layouts available, including separate and open plan kitchen/living arrangements.

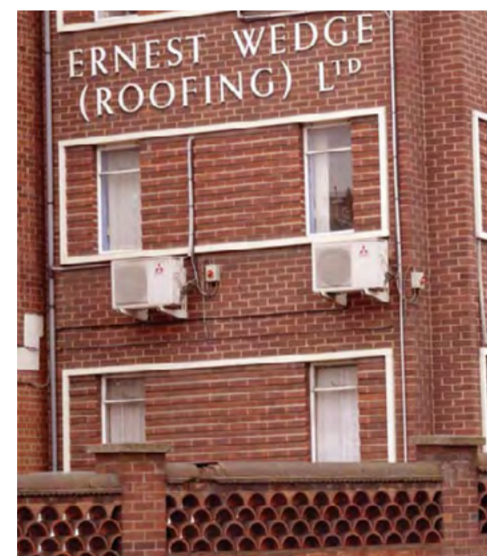
The bathrooms in the new homes will have a bath with an integrated shower. The Council will provide residents with a choice of interior finishes, for example kitchen units, door fronts, worktops and floor coverings.



Precedent image: new homes



Local buildings: character



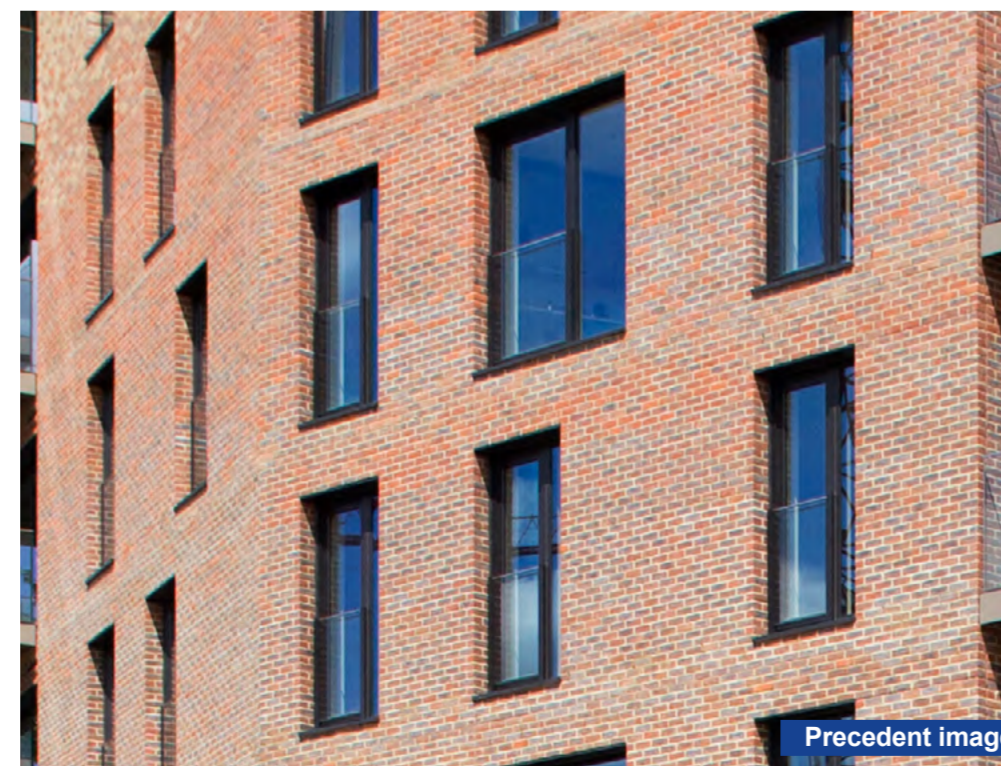
A 'material palette' sets out the different visible textures, colours and building materials used to construct a building. The design and palette for Whitehall Mews takes inspiration from the local pot and brick-making history of the site by using red bricks, and ridge tiles similar to those used in Wedge House (image to immediate left).

The primary material used at Whitehall Mews will be red brick. Exact brick colours, tones and textures will be carefully selected to fit in with local buildings and surroundings. The buildings' main entrances will be given particular focus with changes in material - inspiration will be taken from entrances at the Grange and other heritage assets across this part of Tottenham.

Whitehall Mews will follow a similar theme to the Headcorn and Tenterden Estate and Love Lane Estate buildings by using different materials and different windows on the side of the buildings.



Precedent image



Precedent image

Illustrative image of what homes could look like from the central garden courtyard



Illustrative image of what homes could look like from Whitehall Street bridge



## PRIVATE OUTDOOR SPACE

### Spacious balconies and terraces

New homes above the ground floor will have spacious balconies which will provide private outdoor space to relax and enjoy. Homes on the ground floor will benefit from either private terraces or private gardens.



A proposed view of balconies to new homes



A proposed view of new homes



Precedent image: ground floor home private terrace

### Communal outdoor space

The new neighbourhood will provide a range of quieter communal gardens for residents to enjoy. Communal gardens will be secure and only accessible to residents of each block. These gardens will offer opportunities for planting, seating and children's play space, as well as opportunities for growing fresh produce such as flowers and vegetables.

#### Key outdoor space features include:

- Space designed for residents
- Well managed landscaping
- Quiet areas to sit and relax
- Children's play space
- Lawns and colourful planting
- Opportunities for growing gardens for residents
- Opportunities for outdoor family dining
- Sheltered spaces to enjoying being outside what ever the weather
- Bring nature into the urban environment



Precedent image: communal gardens

## TALK TO US AT THE GRANGE ABOUT THE MASTERPLAN AND WHITEHALL MEWS

We invite you to visit the project team at the Grange to find out about the plans for the masterplan, how the planning application will work and ask any questions you may have.

You will also be able to pick up a feedback form.

If you have any questions about these proposals you can speak to a member of the team, see details below and on the back page.



**FRIDAY 20 AUGUST**

10am - 1pm



**TUESDAY 24 AUGUST**

4.40pm - 7.30pm

**Come to a drop-in session at the Grange this August to talk to the project team.**  
See details above.



The Grange at White Hart Lane



### FEEDBACK FORM

You can also find the feedback form online at [www.highroadwest.london](http://www.highroadwest.london)



## STAY IN TOUCH

If you would like to hear more about High Road West, have any questions or would simply like to be kept updated with the latest news and events, please contact us using this information:

**Lauren Schneider**

Community Engagement Officer, Haringey Council



07816 151961



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Roof gardens leisure activity

