

# Welcome



An aerial photo of Tottenham Hale (looking east)

**Welcome to the first newsletter from Argent Related. It provides an update of our emerging vision to redevelop five sites in the centre of Tottenham Hale to deliver hundreds of new homes, spaces for new shops, new public space and an improved bus station layout.**

## Our Vision – A Revitalised Heart for Tottenham Hale

Our five developments, known as Welbourne, North Island, Ferry Island, Ashley Road West and Ashley Road East, will deliver real benefits to new and existing residents, businesses and visitors. We have a joined-up vision for the centre of Tottenham Hale, with new buildings and public spaces working together in harmony to create a welcoming, attractive environment.

Our proposals will deliver:

- Around 940 much-needed new homes for locals and Londoners, including a significant number of affordable homes
- New public spaces, including the main 'Ferry Square' – a large, vibrant, south-facing plaza for people to meet, eat, shop and relax in
- New retail and commercial spaces that are appropriate for the area, supporting a busy local economy
- Space for a new 17,000 sq ft health centre at the Welbourne site serving up to 30,000 local residents
- New and improved access routes through the sites, creating a more pedestrian-friendly environment
- An improved bus station layout, encouraging safer pedestrian access, improved bus times, more cycle-friendly routes and a more welcoming arrival from the station
- Buildings of high-quality design and varied heights that respond to Tottenham Hale's District Centre Framework (which provides planning guidance on the location and heights of buildings for new developments)
- Around 60% affordable homes at Welbourne – the first site to be delivered.

**Argent Related is responsible for delivering around 940 of the overall 3,100 new homes coming forward as part of the wider Tottenham Hale District Centre Framework (DCF). However, our role in the DCF extends beyond the delivery of new homes. We have been tasked with creating a new heart for Tottenham Hale, with new retail, community benefits and spaces for people to enjoy.**

### The project team

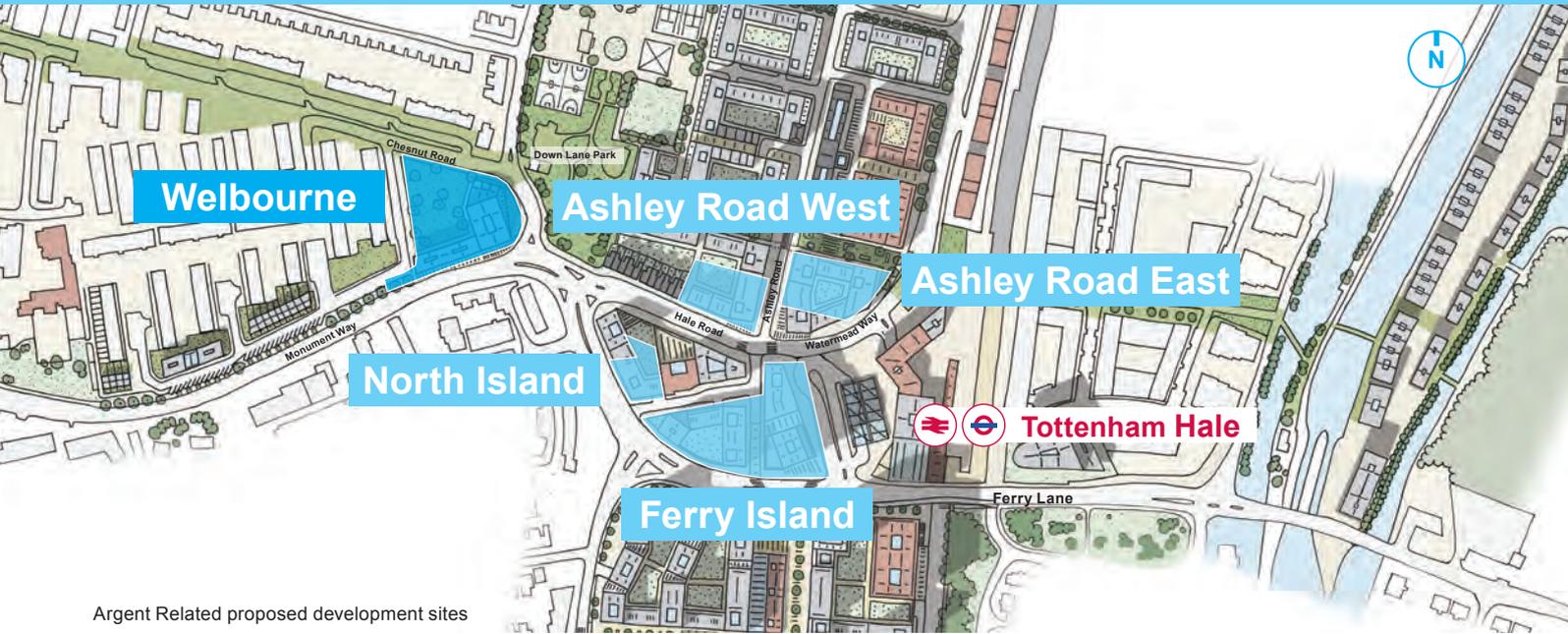


Pollard  
Thomas  
Edwards

ALISON BROOKS  
ARCHITECTS

ALLFORD  
HALL  
MONAGHAN  
MORRIS

grant associates



Argent Related proposed development sites



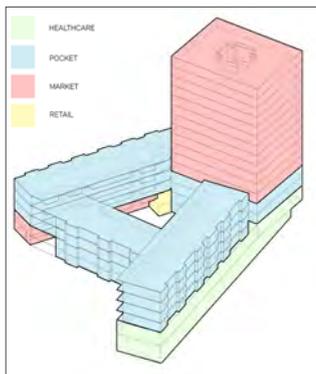
The Welbourne site today

## The Welbourne Site Our proposals

The Welbourne site on Monument Way will be the first site to be developed by Argent Related. A currently derelict and unattractive site on the corner of Monument Way, Chesnut Road and Park View Road, it is an opportunity to design and build a high-quality residential building with ground floor amenities for local residents.

### Our plans for the site include:

- Around 166 **new homes** – of which 100 are proposed to be delivered for discount market sale by specialist housing provider Pocket Living
- Four linked buildings **sensitively designed** to step down in height from a taller sixteen-storey building fronting Monument Way to just four storeys towards our neighbours on Fairbanks Road and Chesnut Road
- Space for a new 17,000 sq ft **health centre** to serve local people
- **Retail space** at ground floor, suitable for a local convenience store or pharmacy
- Around 250 on-site **cycle bays** for residents and health centre users to encourage cycling and promote the use of public transport.



Proposed plan of Welbourne site showing uses and locations of Pocket units



Illustrative view of emerging Welbourne development from Monument Way

## A New NHS Health Centre for Tottenham Hale

Access to primary care has been a strong concern for local residents. The Welbourne site provides an opportunity to deliver a new health centre to help relieve this issue. Patients will be able to access high-quality care in a modern, fit for purpose building which will have the ability to provide GP and other primary care services for up to 30,000 local people. The NHS is also looking at how it might extend the centre's opening hours to allow additional community uses.

## About Pocket Living

Argent Related is working with Pocket Living to deliver new affordable homes for local first time buyers at Welbourne. Pocket Living provides one and two bedroom compact homes with availability weighted towards people from the local area. Pocket homes are sold at a discount to the open market of at least 20% and will provide a first rung on the housing ladder for young Haringey workers.

For more information about Pocket's offer please visit [www.pocketliving.com](http://www.pocketliving.com).

## Improving Transport Links and the Bus Station

One of the first pieces of work we propose to undertake is the repositioning of the Tottenham Hale bus station, an essential first step in developing the centre of Tottenham Hale.

Working with transport consultants, the new layout designs will:

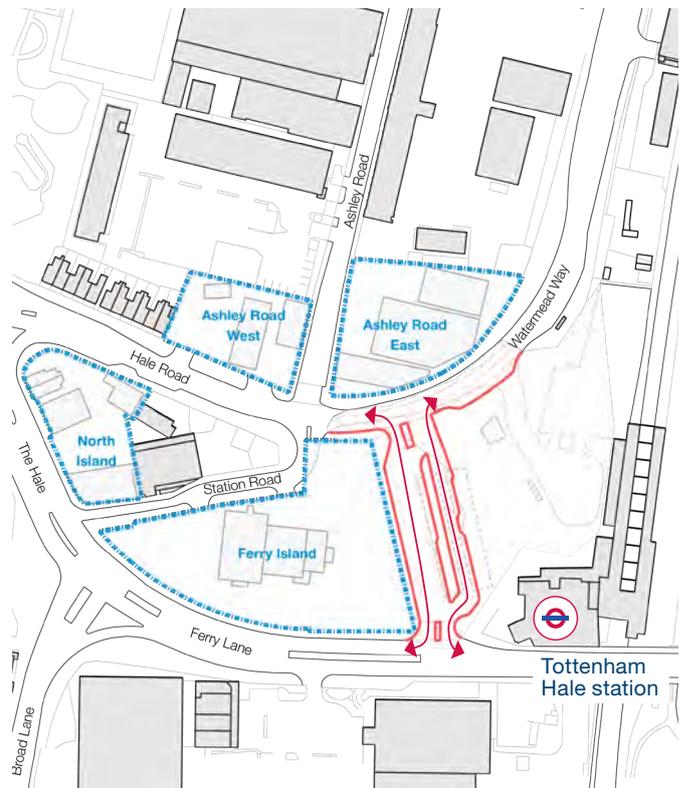
- Allow buses to exit as well as enter from the north and south, creating a more direct route and reducing bus journey times
- Relieve a major congestion point by widening Watermead Way eastbound to two lanes
- Allow us to create a more attractive and welcoming space for those coming from the station, whilst maintaining the existing structure.

We envisage the works to take between 9-12 months and are pleased to confirm that bus operations will be able to continue throughout the works.

As well as upgrades to the bus station, other proposed transport improvements could include:

- A shared cycle and pedestrian surface along The Hale to provide a safer environment for cycle traffic
- A repositioned Station Road to ease traffic flow and provide a one-way north-bound link through the site
- An improved pedestrian and cycle crossing by delivering an additional crossing point on Watermead Way next to the Stratford college site.

We will submit a planning application for these changes before the end of the year.



**Key**  
— Proposed bus station layout    - - - SDP Masterplan sites  
Proposed new bus station layout

## Our First Exhibition

On 19 and 21 October, we were delighted to present our vision for Tottenham Hale, along with more information about the Welbourne site, at our first public exhibition held at Lord Morrison Hall and the Down Lane Bowling Club. Over the two days we welcomed over 120 visitors and we would like to thank all who visited and provided comments on the proposals.

If you were unable to attend, you can view and download the full exhibition boards summarised in this newsletter by visiting [www.talktottenhamhale.co.uk/developments/welbourne](http://www.talktottenhamhale.co.uk/developments/welbourne). We are very interested to hear your feedback on our proposals and on what you might like to see included in the masterplan. Details of how to leave comments can be found on the back page of this booklet.

We will return for our next public exhibition in the coming months to provide another opportunity to provide comments. This next event will present our proposals for the remaining four 'Ashley Road' and 'Island' sites.

Details of this event will be promoted well in advance once confirmed.



Public exhibition at Lord Morrison Hall



Public exhibition at Down Lane Bowling Club.

## About Argent Related

Argent Related is a regeneration specialist, with experience in designing and building high-quality homes, workplaces, shops and new, exciting community and public spaces. Forming Argent Related is the next step for Argent, the company known for planning and delivering the vibrant, much-loved area around King's Cross station.

Through its Strategic Development Partnership with Haringey, Argent Related is committed to developing sensitively and successfully in Tottenham Hale, and working with existing communities to understand the ingredients needed to make a place enjoyed by many.

## About AHMM

Allford Hall Monaghan Morris (AHMM) was commissioned by Argent Related to help develop the overarching masterplan for the five sites being brought forward at the heart of the DCF. Like Argent, AHMM believes in making places, as well as buildings, that work over time.

## About PTE

Pollard Thomas Edwards (PTE) architects were commissioned by Argent Related to design a new, high-quality residential development at the Welbourne site. They have experience in creating high-quality local housing developments sensitive to their surrounding context.

## About Grant Associates

Grant Associates is an international practice of landscape architects. They have been commissioned by Argent Related to bring together the design of the new public and green spaces, as well as helping us to create the new connections that are so crucial to the overall masterplan.



King's Cross (Argent)



Lewis Cubitt Square (Argent)

## Contact us and next steps

We hope that you have found this first update newsletter informative. We will be returning soon with our second public exhibition to present further design details and provide a further opportunity to hear feedback on the proposals.

In the meantime you can leave your comments on the proposals or send any questions by:

✉ Emailing us at [TottenhamHale@londoncommunications.co.uk](mailto:TottenhamHale@londoncommunications.co.uk)

☎ Calling us on 0800 307 7141.

To view our full first public exhibition boards please visit: [www.TalkTottenhamHale.co.uk/developments/welbourne](http://www.TalkTottenhamHale.co.uk/developments/welbourne).

# Thank You

## The project team



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