LONDON’S NEXT BIG OPPORTUNITY.
HARINGEY INVESTMENT PROSPECTUS
10 minutes to central London by Tube
LONDON’S NEXT BIG GROWTH OPPORTUNITY

One of the capital’s best connected boroughs – just ten minutes to central London, with fast direct Tube and rail links to King’s Cross, Liverpool Street, Cambridge and Stansted Airport. Potential new Crossrail 2 stations will connect Haringey with south west London and beyond.

Unparalleled for growth – London’s largest Housing Zone with £100m investment to support housing and infrastructure and a portfolio of development opportunities as well as an established and growing innovation economy. The scale of Haringey’s ambition shouldn’t be underestimated.

The best of London living – whether catching a gig from chart-topping artists at Alexandra Palace, watching Premier League football at a stunning new Spurs stadium, or taking a weekend cycle through the beautiful Lee Valley Regional Park – the capital’s biggest open space – Haringey has all of the ingredients that help make London the world’s greatest city.
WHY INVEST IN HARINGEY

Haringey Council’s ambitious regeneration plans for Tottenham are already seeing more than £1 billion of public and private backing transform the area, with opportunities to deliver 10,000 new homes and 5,000 new jobs by 2025.

In Wood Green, the heart of the borough, Crossrail 2 proposals support a complete transformation bringing over 7,000 new homes and creating 4,000 new jobs and returning one of London’s historic town centres to its former glory, including the restoration of Haringey’s most famous landmark, Alexandra Palace – the birthplace of television.

A strong partnership between the council, the Mayor of London, the government and the private sector means change is happening now. Now is the time to be part of London’s biggest growth opportunity.
ONE OF THE CAPITAL’S BEST CONNECTED BOROUGHS

HARINGEY IS ONE OF THE BEST CONNECTED BOROUGHS IN LONDON. ACCESSIBLE BY RAIL, TUBE AND ROAD.

- **King’s Cross**: 5 minutes
- **Central London**: 10 minutes
- **Stratford**: 11 minutes
- **West End**: 13 minutes
- **Stansted Airport**: 33 minutes
Haringey is set to be a beneficiary of Crossrail 2 with potential for up to five stations, which will link north east and south west London.

Crossrail 2 will connect Wood Green, Tottenham Hale, Seven Sisters and Northumberland Park with central London and Clapham.

Crossrail 2 will further unlock Haringey’s potential for major mixed-use developments near key transport hubs. The project will be a catalyst for investors seeking to take advantage of the step-change in connectivity, capacity and frequency around new stations.
Crossrail 2 Regional Route – transforming frequency, connectivity and capacity between Tottenham and central and south London
UNPARALLELED FOR GROWTH

£1Billion+ Investment Underway

- £1 billion of developments already onsite and building
- £3.65m investment to fund workspace and employment opportunities by the Mayor of London and Haringey Council
- Plans underway for a joint venture development vehicle to unlock thousands of new homes and jobs on council-owned land
- A new Tube, rail and bus station at Tottenham Hale
- Increased train frequency connecting Tottenham and Stratford by 2017
- Approved circa £750m Tottenham Hotspur stadium with a 61,000 capacity, retractable pitch for NFL games, new homes and a hotel
- TfL investment to improve White Hart Lane and Northumberland Park stations
- £570,000 of investment into UK’s first Fashion Technology Academy
- National College of Digital Skills opened Autumn 2016
- CS1, TfL’s cycle superhighway, completed summer 2016, linking Liverpool Street with White Hart Lane stadium
- 1000s of new homes have planning permission in Wood Green
- £26.7 million regeneration scheme to restore the iconic Alexandra Palace
The Fashion Technology Academy, a collaboration with Fashion Enter Ltd, Haringey Council, DWP and global online retailer ASOS.com.
WOOD GREEN

A dedicated and ambitious regeneration plan is underway to make Wood Green one of London’s most prosperous and liveable town centres. The plan would see a total of £3.5 billion invested into the area creating a new town centre which would become a major shopping destination with improved streets and public spaces, with potential for:

- Over 7000 new homes
- Nearly 170,000 m² of employment and town centre floorspace
- 4,000 new jobs

With the £26.7m restoration of Alexandra Palace, arts hotel the Green Rooms, a thriving artisan, cultural and business community and Haringey Council investment in innovative new markets and performance spaces – Wood Green will be north London’s most prosperous and liveable town centre.

Just 10 minutes from central London, Wood Green boasts direct Tube and rail links to Kings Cross, Leicester Square, Moorgate and Hertfordshire – and with the potential for a landmark Crossrail 2 station, journey times to the rest of the capital and beyond will be slashed even further.
The famous ‘people’s palace’, Alexandra Palace, undergoing £26.7m restoration work
New local view as you enter the town square from Wood Green High Road
The iconic Alexandra Palace visible from a thriving Wood Green town centre
With GLA support, Meanwhile Space is unlocking potential and animating a former car park site kick-starting a new creative hub in Wood Green.
TOTTENHAM’S SOUTHERN GATEWAY

Tottenham’s southern gateway, with existing well connected Tube, Overground and bus services is known as a welcoming place to do business and socialise through day and night.

Improvements to public realm include a £1.5m revamp of Tottenham Green, securing its reputation as the Civic Heart of Tottenham. The area boasts fantastic heritage buildings including the beautiful Tottenham Town Hall, a thriving arts and cultural scene supported by the Bernie Grant Arts Centre, a lively food and Market scene with the increasingly popular Tottenham Green Market as well as, hosting CONEL, one of London’s top further education colleges for success rates and student satisfaction.

Grainger’s Seven Sisters Regeneration Scheme plans for 40,000 sq ft of first-class retail development and hundreds of new homes. With development soon to start on a major mixed-use retail and housing scheme on the Apex House site and a potential new Crossrail 2 station, Seven Sisters is the place to invest in now.
£60m Apex House development in Seven Sisters
£1.5m public realm improvements to Tottenham Green
TOTTENHAM HALE

Tottenham Hale is London’s next great neighbourhood. It is the first phase of the Tottenham Housing Zone, which will see a new town centre formed with new connections to the Lee Valley Regional Park, an international transport hub and residential quarter with 30 hectares of development and investment opportunities.

Tottenham Hale is fast becoming north London’s focus for new residential and commercial investment, with a diverse mix of uses, and an attractive network of streets and public spaces. Tottenham Hale is the proud home of the National College of Digital Skills, boosting the area’s credentials as a place for business and innovation.

• 30 acres of sheer potential at one of London’s key transport hubs
• Plans for a new urban centre with 5,000 homes and 4,000 jobs created
• Green network planned to connect 10,000 acres of green space at Lee Valley Park with Tottenham Hale via new bridges and pedestrian links
• £44m of GLA Housing Zone investment
• £110m TfL investment in transport improvements
• Potential for a new Crossrail 2 station
£32m new rail and underground station at Tottenham Hale
Tottenham Hale - the proud home of the National College of Digital Skills
Tottenham is changing. With major development already underway, north Tottenham is the latest phase of Tottenham’s Housing Zone – bringing thousands of new homes to support a fantastic sports and leisure destination for north London.

Tottenham Hotspur’s new 61,000-seater stadium will be London’s biggest club ground – with Premier League football, NFL games and major events broadcast across the world, alongside a bustling hotel and extreme sports centre.

This investment will be a catalyst for change across north Tottenham. Plans for major redevelopment are underway with the High Road West regeneration scheme and the transformation of Northumberland Park through our 50:50 joint venture delivery vehicle.

There are plans for a new Crossrail 2 station, a quadrupling of National Rail services to Stratford and north Tottenham has the Lee Valley Regional Park on its doorstep – the capital’s biggest open space.

High Road West will deliver:

- Between 1,400-2,000 new homes around a landmark public square
- A redeveloped White Hart Lane Station, with better train services, facilities and a new station entrance
- An 11ha regeneration area with a large, modern park and new community facilities
- New, flexible workspace providing a better range of shops and support for start-up businesses
High Road West’s new public square surrounded by leisure and community facilities as well as up to 2,000 new homes and workspace
Circa £750m Tottenham Hotspur stadium development with a 61,000 capacity, retractable pitch for NFL games, new homes, a hotel, an extreme sports centre and sky walk.
We believe Haringey is London’s future- a destination in its own right close to the centre of the world’s most exciting city.

The scale of our ambition is deliberately large and we are committed to securing the right investment and high quality development delivery.

The council is in the process of selecting a preferred bidder in a 50:50 Joint Venture Delivery Vehicle. The JV will play an important part alongside other partners in the transformation of Wood Green and Tottenham.

In Tottenham Hale we have formed a Strategic Development Partnership with Argent Related who are the complementary land owner. They have an impressive track record in place-making with the Kings Cross development.

For High Road West, our ambition is to create a new residential neighbourhood alongside a strong focus on place making, leisure opportunities and commercial developments. We are now in the final stages of selecting a joint venture partner who will be able to make our ambition a reality.
The historic Bruce Castle Museum
West towards Council offices along the new green boulevard on Coburg Road

Proposals for a new civic heart in Wood Green.
THE BEST OF LONDON LIVING

Few London boroughs can compete with Haringey when it comes to quality of life – we have iconic neighbourhoods, bustling high streets, great schools, beautiful parks and international destinations like Tottenham Hotspur and Alexandra Palace.

With more than 17,000 new homes planned and a wealth of family-sized properties, Haringey is the perfect place for affordable London living. Alongside major private residential schemes, shared ownership and rent-to-buy projects are helping more people get on the housing ladder.

We are home to the cutting edge Fashion Technology Academy and the groundbreaking National College for Digital Skills. Coupled with all our secondary schools rated ‘good’ or ‘outstanding’, Haringey will help young people achieve their potential.

Family life is on your doorstep. Catch a gig at Alexandra Palace; enjoy unparalleled Turkish cuisine on Green Lanes; shop local at the Tottenham Green Market; watch London’s best football at Spurs; stroll through ancient woods in Highgate; or visit some of London’s best pubs in Crouch End, Hornsey and Muswell Hill.

Haringey has distinct neighbourhoods, each with their own character, facilities and opportunities for investment. Haringey offers a choice of ways to enjoy affordable London living at its best.
The historic Bruce Castle Museum
The fastest rate of economic growth is happening outside of central London. According to research by Bilfinger GVA, Haringey will see an incredible 23% increase in jobs by 2036 – nearly double that in Zone One.

Uniquely positioned between world-leading firms like Google at King’s Cross, Europe’s largest tech cluster in Cambridge and global gateway Stansted Airport, it’s no surprise our ambitious regeneration programme and greater access to affordable office space mean that growth in Haringey will outstrip anywhere else in the capital.

With a proud history of being London’s home of manufacturing, Haringey is already seeing a new generation of makers take advantage of our borough’s boom to set up shop.

Among the highlights of Haringey’s burgeoning maker economy are:

• Redemption Brewery and Beavertown Brewery – producing some of the UK’s finest award-winning craft beer to London and beyond
• Wildes Cheese – the capital’s only artisan cheese maker, and officially voted London’s favourite cheese
• Cocorose – creators of the revolutionary ‘foldable shoe’, the artisan firm makes shoes for The Royal Ballet and BAFTA nominees and presenters
• InSpiral Visionary Products - the number one producer of kale crisps in Europe producing a range healthy snacks that are stocked in 1,000 health food shops including Whole Foods and Planet Organic
High-end textile companies, media and production facilities and groundbreaking not-for-profit restaurants are already taking advantage of the Opportunity Investment Fund – which offers loans and grants to renovate disused workspace and help start-ups move to Tottenham.

Haringey’s business base is growing all the time. Be part of London’s fastest growing economy.
£3.65m Opportunity Investment Fund to deliver new workspace and jobs. Albion Knitting Co. used the loan to purchase four flat bed knitting machines, enabling production capacity to increase by 20% and create nine new jobs.
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