

APPENDIX 1

Benchmark Centres – Characteristics And Overview

(i) Seven Sisters/West Green Road

Is located 1.3 miles to the north-east of Manor House in LB Haringey. It is classified as a District Centre but is the smallest of LB Haringey's main centres, with 154 units and 17,503 sq.m of floorspace.

The centre is focused around West Green Road, and is predominately made up of local independent convenience traders with a large Turkish, Cypriot and Afro-Caribbean presence. West Green Road is renowned for its large range of speciality wet fish shops.

The centre has limited small-scale office uses such as accountants and solicitors. Secondary retail frontages are located along High Road and Seven Sisters Road, where there is a medium-sized Tesco superstore, which is the sole national multiple in the centre. A number of complimentary uses are located in the secondary retail area including:

- Ship
- The Town Hall
- The College of North East London
- The Tottenham Green Centre with a fitness suite, swimming pool, café and library

The centre is accessible from Seven Sisters underground and main line station. Tesco has 200 car parking spaces and a further 60 car parking spaces are located by the railway station.

Vacancy rates are fairly high and the centre would benefit from environmental improvements to enhance the public realm. The centre is located in close proximity to Tottenham High Road, which is a larger and more attractive centre with a higher presence of multiple retailers.

(ii) Haringey Green Lanes

Is located in LB Haringey one mile to the north of Manor House along Green Lanes. It is a District Centre with 214 units and 32,284 sq.m of floorspace.

The centre comprises a linear high street with a retail park at one end adjacent to the mainline station. Haringey Green Lanes is a culturally distinctive centre. In the last decade, it has evolved from being a focus for the Greek Cypriot community and many of the shops are now run by members of the Turkish and Kurdish communities. African, Caribbean and other cultures are also represented. The centre has a strong evening economy with a broad range of take away restaurants and pubs. The centre has a low proportion of office uses. A major landmark in Green Lanes is the mosque.

The Arena retail park is located adjacent to Haringey Green Lanes station and currently includes a Sainsburys, Homebase, Magnet, a cash and carry warehouse, a vehicle repair centre and McDonalds. Part of the retail park is currently being redeveloped to comprise:

- One non-food retail store of 7,550 sq.m with a 1,500 sq.m garden centre (to be occupied by Homebase)
- Two non-food retail stores of 1,880 sq.m and 560 sq.m (one will be occupied by Magnet)
- Royal Mail Sorting Office of 1,375 sq.m
- 30 affordable flats
- 270 car parking spaces

The planning permission contains a condition to limit the range of goods that can be sold on the park to the following categories:

- Goods for home improvement, maintenance, repair or decoration
- DIY and/or garden goods
- Furniture, furnishing and textiles
- Carpets and floor coverings
- Camping, boating and caravanning goods
- Motor vehicle and cycle accessories
- Electrical goods including computers
- Pet supplies

It states that goods falling outside this range may only be sold where they form an ancillary part of the operation of the store. We understand a planning application to broaden the range of goods permitted to be sold from one of the units to any non-food retailing, is currently under consideration by LB Haringey.

Haringey Green Lanes is accessible by train and there are various bus routes running through the centre. Car parking can be problematic as street parking is limited. There are 30 spaces at the station and 500 on the retail park.

At present, Green Lanes has a poor quality public realm with broken pavements and poorly maintained buildings. LB Haringey is currently implementing a neighbourhood plan to improve both the physical and general trading environment of Green Lanes over the next five years.

The Florentia Clothing Village is located in LB Haringey between Green Lanes and Manor House in Vale Road. The village provides studio and workshop space, up-to-date facilities and advice for up-and-coming designers, many of whom supply major high street stores and exclusive retailers. We understand that the village may not be authorised to trade as a retail location but it would appear that hundreds of visitors come to the village at the weekends. At present, we understand that LB Haringey is not minded to take any enforcement action against. The village operates on a cramped site and has recently purchased an old school site to expand its facilities. As far as we are aware, no development has yet taken place.

(iii) Stoke Newington

Is located 1.7 miles to the south-east of Manor House in LB Hackney. It has a long linear high street with a range of predominantly independent units.

The centre is a convenience destination but there are some comparison goods on offer including a Woolworths and a ShoeFayre. There are various vacant units throughout the centre. Larger units are located by the railway station, where there is a small-medium sized Safeway.

There is a parade of three retail warehouse units on the edge of the centre occupied by Topps Tiles, MFI and Land of Leather with 40 car parking spaces.

Stoke Newington has a train station and there are various car parks throughout the centre. Safeway has 200 spaces and an additional 70 spaces are provided in a car park behind the high street.

(iv) Holloway/Nags Head

Is located 1.8 miles to the south-west of Manor House. It is one of two major shopping centres in LB Islington extending along Holloway Road and Seven Sisters Road. It is a large centre with a range of uses and different sized units. It has 40,000 sq.m of retail floorspace.

There has been little development in the centre over the last 15 years apart from the Nags Head shopping centre which opened in 1992 with 5,000 sq.m of floorspace. The centre is anchored by Marks and Spencer and a James Selby department store. Other multiple stores located around a central square in the Nags Head Shopping Centre include:

- Argos Extra
- Iceland
- New Look
- Barratts
- A medium sized Safeway

Other retailers located in Holloway include a small-medium sized Waitrose store, Allied Carpets and Peacocks. The centre has a selection of leisure and office uses including:

- A Fitness First gym
- The Nags Head Covered Market
- An eight screen multiplex cinema
- Express Dairies

There are gardens and a play area at one end of the centre. The University of North London campus and City and Islington College Education department are both located close to Holloway and bring valuable footfall to the centre during the day and early evening.

Holloway Road tube station is located at the far south east end of the centre and there are various bus routes running through the centre. The only car parks in the centre are associated with shops. The Nags Head Shopping Centre has 300 car parking spaces and Waitrose has 160 spaces.

(v) Wood Green

Is one of only ten designated Metropolitan Centres in the London Plan. Wood Green is focused around Wood Green Road. Wood Green and Turnpike Lane underground stations are located at either end of this road with a shopping mall in the centre. It is the largest centre in LB Haringey consisting of around 330 units with 86,864 sq.m of floorspace.

Wood Green offers a wide range of convenience and comparison goods and has a high representation of multiple retailers. It also has two multi-screen cinemas, a health club and a number of community facilities.

The Wood Green Shopping Centre, a refurbished 1980s mall, is located on either side of Wood Green Road and is linked via a bridge. It contains numerous multiples including, Pearson department store, Argos, MFI, HMV and Wilkinson.

It has a 12 screen multiplex cinema and a Holmes Place health and fitness club. Wood Green is also anchored by a Safeway, Sainsburys Central, as well as M&S, Bhs, Matalan and a two-storey indoor market selling everything from food to household goods.

In addition to the leisure uses found in the Wood Green Shopping Centre, the centre has a zone of leisure uses around Wood Green underground station with a six screen cinema, restaurants, bars and a nightclub.

There are a number of office uses by Wood Green station including local government offices. A former confectionery factory has also been converted to provide over 50 studios for working artists and this complex is set to expand in the future to incorporate a gallery, performance space and café.

Wood Green is well served by all modes of transport. It has good access from the North Circular, two underground stations and various bus routes. The Wood Green Shopping Centre has a total of 1200 car parking spaces in two multi-storey car parks either side of Wood Green Road, Safeway has 400 car parking spaces and there is another multi-storey with 500 spaces by Matalan. There are several smaller car parks with approximately 50 spaces further away from main retail area.

Overall, Wood Green is a thriving centre with a diverse range of uses, low vacancy rates and a good quality public realm.

Haringey Heartland is identified as an area of major regeneration in the LB Haringey UDP and is set to become the new civic and cultural heart of Haringey, helping to link the Haringey's western and eastern parts. Key objectives for the area are:

- Intensification
- A business park with space for small businesses and creative industries
- A cultural quarter
- Enhanced links with Wood Green High Road
- Complementing Wood Green town centre by extending its role as a metropolitan centre and meeting need for new retail development
- Contributing to the regeneration of Hornsey high street
- New public spaces
- Community facilities

(vi) Finsbury Park

Lies approximately 1.2 miles west of Manor House. It is a District Centre spanning the London Boroughs of Hackney, Haringey and Islington. It is a diverse multi-ethnic area and central landmarks include the mosque and Finsbury Park itself. Finsbury Park is an attractive open space with various amenities including a boating lake, athletics track and café. The park is host to numerous concerts and events throughout the year.

Finsbury Park is a convenience centre with a mix of multiple and independent traders. Fonthill Road is a distinct area with over 200 small and medium sized workshops, factories and shops selling fashion goods at low prices, mainly to wholesalers.

Finsbury Park is home to the recently redeveloped centre for lifelong learning at City and Islington College, designed by Wilkinson and Eyre architects. The College centre is used for a range of learning activities and is home to a public library operated by LB Islington which increases footfall in the centre.

Arsenal's football stadium at Highbury lies to the south of Finsbury Park and is currently under going regeneration. Planning permission has been granted for a mixed-use redevelopment scheme including residential units, open space, a nursery and a gym/healthclub.

Finsbury Park has benefited from various regeneration initiatives since receiving £25 million of SRB funding in December 1999. LB Haringey introduced a masterplan for the area in October 2002 which focused on the park itself. Improvements are underway along Stroud Green Road to enhance the centre such as repaving walkways, enhancing street furniture and improving road safety. Finsbury Park has good public transport links with a main line rail and underground station.

(vii) Stamford Hill

Is located to the north-east of Manor House in LB Hackney. It is a culturally diverse area and is home to a large Orthodox Jewish and Muslim population. The centre has a variety of convenience shops including a Safeway and Netto. It is well served by public transport including a mainline rail station. Stamford Hill also has a stand-alone DIY store.

APPENDIX 2
LB Hackney Population Trends

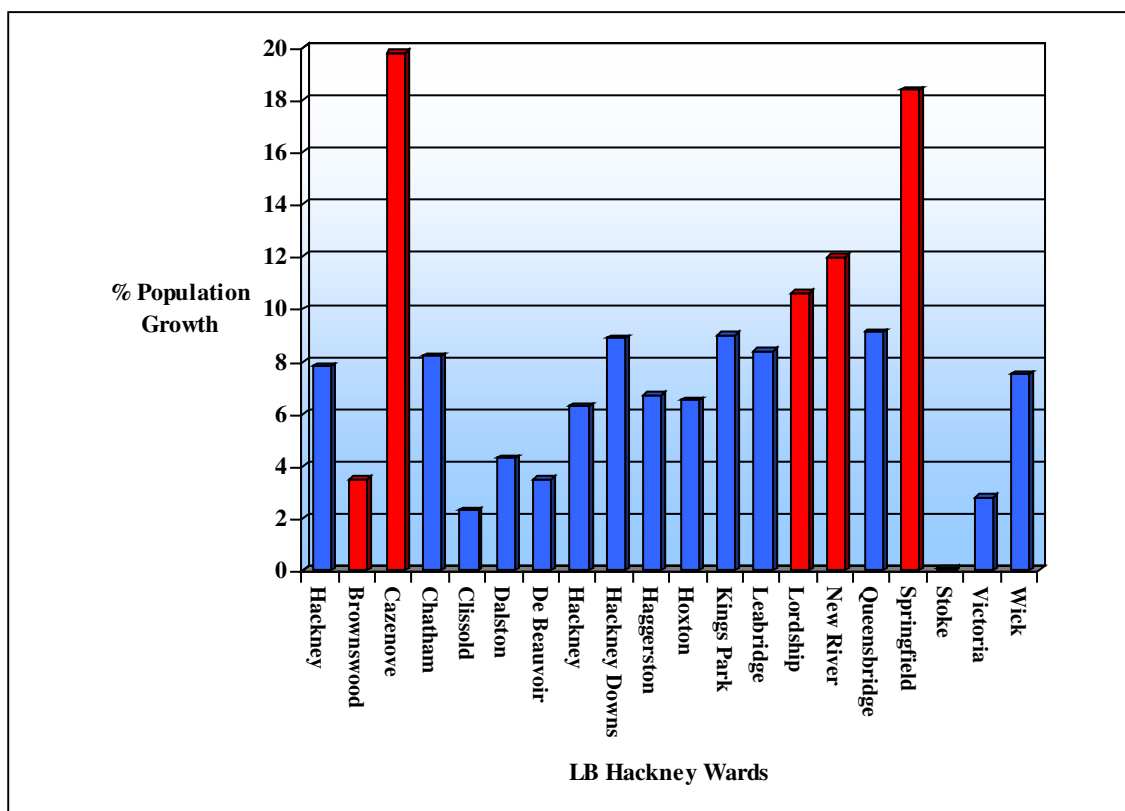
(i) Population Growth

Manor House is situated in the wards of Brownswood and New River in LB Hackney (see figure A2.1). Figure A2.2 shows the predicted % population growth in these wards between 2001 and 2011. Figure A2.3 indicates that Manor House and the surrounding wards will experience the highest levels of population growth in LB Hackney. The new homes built in these wards will significantly contribute to the targets for 14,310 new homes in Hackney by 2016, as stated in London Plan.

Figure A2.1: Map of LB Hackney 2001 Census Wards



Figure A2.2: Ward Based Population Projections for LB Hackney 2001 – 2011



Source: LB Hackney: Components of Population Change. 2003 Round-based Ward Projections (Version 2, 8th June 2004)

(ii) Age Profile

In terms of its age profile, LB Hackney has experienced high levels of growth of children and young people aged 0-15 years. In 2001, LB Hackney had the second largest proportion of 0-4 year olds in Greater London. In 2001, the largest population group in LB Hackney was those of working age, between 30 – 44 years (27.46% of the borough’s total population). In 2001, the average age in LB Hackney was 32 years compared to the UK average of 38 years. Hackney has the eight highest proportion of single people in London and in England and Wales, 50% of people over 16 years were classified as single in 2001.

(ii) Home Ownership

In 2001, LB Hackney had the third lowest rate of owner-occupied accommodation in England and Wales with 32.9% of all households in owner-occupied accommodation. This increased slightly from 1991 where the figure was 26.9%. One third of households live in Council homes and one fifth rent from a Housing Association.

(iii) Car Ownership

LB Hackney has low levels of car ownership. In 2001, 56% of households did not have a car, compared to the Greater London average of 37% and the England and Wales average of 27%. Hackney is ranked tenth in England and Wales for the proportion of people using public transport and 50% of Hackney’s residents stated that they preferred public travelling by public transport than by car.

(iv) Health

Hackney is one of five London boroughs where more than 15% of people have a limiting long-term illness. Hackney also has the highest number of permanently sick or disabled people in Greater London at 7% (10,340 people).

(v) Economic Activity

In 2001 10,413 people in Hackney were unemployed. Hackney's unemployment rate (6.9%) is the highest of all districts and regions within England and Wales. Hackney's average annual income per household is £28,600, higher than the national average of £26,200. Over one tenth of the working population in Hackney are students.

(vi) Ethnicity and Religion

LB Hackney has a diverse ethnic and religious mix. The greatest increase in ethnic representation between 1991 and 2001 was the black African population which increased from 6.73% to 11.98%.

APPENDIX 3

Customer Survey – Full Results

APPENDIX 4

Retail Capacity Methods And Assumptions

APPENDIX 5

DTZ ReMap Tables – Convenience Goods Baseline Scenario 1

APPENDIX 6

***DTZ ReMap* Tables – Convenience Goods Scenario 2**

APPENDIX 7
Residential Market Overview

Residential Market Overview

- 1.1** From the 1970s to the early 1990s the UK housing market was a highly cyclical market dominated by the activity of owner occupiers. However, the last ten years has seen sustained and rapid appreciation in house prices, which in real terms outstrips any of the previous cyclical booms of the last 40 years. More recently this boom has been fuelled by activity in the buy-to-let market, which as a consequence has priced many first time buyers out of the market.
- 1.2** Much of this boom has been driven by the historically low level of interest rates and high levels of employment, together with a ready availability of credit. The most recent inflows of capital into the residential market are also likely to have been a response to the relatively poor performance of other assets, most notably equities. However, on most measures of affordability, UK housing now looks expensive relative to historical standards and average earnings.
- 1.3** Previous cyclical booms have burst as the result of rapidly rising inflation and interest rates and/or increased levels of unemployment. However, the low levels of inflations and high and growing employment rates continue to support the UK housing market. These positive effects are reinforced by low levels of house building and the strong growth of household formation as a result of demographic trends.
- 1.4** In recent years there has been a strong demand for residential property from both owner occupiers and investors. The ongoing under supply in new build housing is fuelling price inflation. Average house prices have more than doubled between 1997 and 2004 and the annual rate of house price inflation peaked at 28% in the first quarter of 2003. House price inflation has averaged 12.7% since 1997, encouraged by supportive economic and financial conditions and strong consumer confidence. Currently, UK house price inflation stands at 10%. The UK average house price to earnings ratio was 4.87 compared to 6.4 in London where prices have stagnated or fallen. Prices continue to rise in the more affordable regions such as the north, Yorkshire and Humberside and Wales, emphasising the regional disparities.
- 1.5** GDP growth accelerated to around 3.1% in 2004, before easing back to 2.5% in 2005. The composition of growth should become more balanced over the next 18 months as the Bank of England's interest rates start to cool household expenditure. Offsetting this will be a stronger trend for exports and investment, and continuing robust Government expenditure.
- 1.6** Household expenditure remained strong in the first two quarters of 2004, with rapid retail sales growth and the renewed strength of house price inflation, suggesting that this trend has also continued into the second quarter. We nevertheless continue to believe that interest rate hikes, both realised and expected, will help to cool the housing market and consumer spending in general over the immediate future. That said, strong wage growth in the tight labour market is likely to bolster disposable incomes in the year ahead.
- 1.7** The public sector will continue to make a strong contribution to domestic demand in 2004 and 2005, although the Government's spending programme should start to ease off thereafter.

- 1.8** The shortage of greenfield opportunities will remain unless there is a change in Government policy. While the Government's stated objective of achieving 60% of new house building up until 2016 on brownfield land will remain difficult to achieve. Developers have, of necessity, become more willing to get involved in complicated site assembly and/or the conversion of former commercial/industrial premises although the additional costs typically involved mean that margins are often eroded, particularly as VAT is payable on refurbishment. In addition there is a much greater acceptance that high quality design is required, as is an individual approach to each site.
- 1.9** Throughout the UK there has been a swing in recent years towards higher density living, particularly in the larger cities and towns. This is as the result of a number of factors including quality and cost of public transport, longer working hours, increased use of health, sports and leisure facilities, increasing land values, continuing housing shortages and planning pressures to maximise residential land use opportunities.
- 1.10** The type of residential accommodation that is proposed needs to be of an appropriate level of quality and design to ensure that the right demographic mix is achieved. Demand for housing will vary during the course of development. The residential market in the UK has always been cyclical and there will be peaks and troughs. The rates of sale of residential units are more closely related to the points in the market cycle, economic confidence, interest rates and employment levels than they are to housing needs, although this is the underlying pressure that drives demand and pushes prices upwards.

The house price cycle is closely linked to demand, i.e. during recessionary periods both the demand and the price of houses falls. House Price Indices show that prices in the outer South East rose by 312% between quarter one 1982 and quarter three 1989 then fell by 30% between the end of 1989 and the end of 1992 to rise again by 287% to the end of March 2003. Prices in central London have already fallen and if the trends in previous cycles are repeated, one can expect this change to filter out to the South East over the next year or so but the scale of the re-adjustment in house prices is uncertain. The low cost of borrowing is keeping the market going and a combination of high taxation and increased interest rates could cause significant reduction in house prices. Nevertheless the demographics show that the demand for housing in the South East will ensure that the market retains its strength in the long term.