

Village News

ISSUE ONE APRIL 2007



Homes and jobs for Hale Village

Tottenham Hale's new urban village centre, Hale Village, will entail £400m worth of investment, creating 650 jobs. These will include staff for the hotel, food and retail outlets, as well as people working in the various services based on the site. Residential and commercial occupants will pay a service charge, which will be used to create a management company with 35 employees.

An additional 750 construction jobs will be generated in each of the five years that the development is being built – employment for local trades-people.

This is the most extensive investment in Tottenham for decades. The plans feature landmark buildings set in a development of high quality design and green spaces. Energy efficiency is built into the scheme, drawing on reusable energy sources.

The Hale Village development will generate an annual £40 million of expenditure into the local economy. This

wealth-creating boost will be a major driver in improving Tottenham's fortunes, after decades of neglect and decline.

Owner of the former GLS site and lead developer, Lee Valley Estates, has commissioned a study by respected analysts, Local Economy Solutions.

It considers the wider economic impact of the scheme and confirms its potential to deliver a kick-start to the area's ailing economy.

The report calculates the expenditure of Hale Village residents, visitors and students. The total injection of cash will support an additional 500 jobs in the wider locality, as new residents and visitors will also shop for goods and services in the Tottenham area around Hale Village.

Residents will benefit from new job opportunities created by businesses and services that will be set up as the different phases of Hale Village are completed.

Local development news from Lee Valley Estates
for Tottenham residents

Lee Valley
ESTATES

Creating Enterprising Communities

Developer refines Hale Village plans

Lee Valley Estates has refined plans for Hale Village in an improved scheme, which is fully accessible and uses the latest in green technology.

The developer has taken on board all comments made during consultation on the initial plans for Hale Village, including those from local residents who submitted formal representations to the Council.

The planning application to redevelop the GLS Depot site on Ferry Lane was submitted to Haringey Council in May 2006. Revisions to this application went in on April 2nd, 2007. The scheme will be presented at a special Haringey planning committee meeting on May 17th.

A piece of local history shows how vibrant industry in this area once was. Harris Lebus, the world's largest furniture manufacturer after the Second World War, built its factory in 1900, on what is now the Ferry Lane Estate. The workforce would have been between 4,000 and 6,000 strong.



“Research shows that Hale Village presents a serious opportunity to reverse the neglect of this site. It used to be a big provider of jobs for local people and Hale Village will bring new employment to the site.”

Denys Downing, Finance Director, Lee Valley Estates

An accessible and open scheme

The scheme will be step-free and has been designed to be fully accessible and open on all sides.

It will be a major component of the Tottenham Hale community incorporating a large amount of public open space, which includes a main square, pedestrian and cycle-friendly streets and a central green park.

The Hale Village scheme will be developed over two phases and it is anticipated it will be completed by 2012. Subject to an approval from Haringey Council, the scheme could be under development from later this year.

The revisions follow extensive consultation with statutory agencies:

- Greater London Authority
- Transport for London
- Metropolitan Police
- Environment Agency
- Haringey Council
- Commission for Architecture and the Built Environment (CABE)

Green village with landmark buildings

Plans for the development now feature a more open environment on the River Lea side. A series of pavilions sit within park surroundings, allowing green connections between the open spaces at the heart of the scheme and the Lee Valley Regional Park.

An 18-storey landmark tower is immediately adjacent to Tottenham Hale Station, while the heart of the development comprises four to six storey buildings, within a framework of streets.

Taller buildings frame the development along the railway line and give the opportunity for the new apartments and

maisonettes to benefit from the unique views across the Lea Valley. There are fewer residential units in the revised scheme.

Hale Village will include a combined heat and power (CHP) facility. This will easily achieve London Plan requirements for a ten per cent carbon saving from renewable energy. This target is likely to be exceeded – about 20 per cent carbon savings are estimated. The scheme will feature green roofs, which constitute almost 20 per cent of all roofspace.

An existing culvert will be opened up and naturalised to become a new Eco-park that connects with the Lee Valley Regional Park.



Industrial site today, green village tomorrow?

The GLS site is an industrial estate with a 49-year history. If Haringey Council approves planning permission for Hale Village in May, the site will be transformed into a thriving urban village, with landscaped green spaces and quality architecture.

Community facilities for Tottenham Hale

The scheme will be a high-density, mixed-use community – designed to be a catalyst to the wider regeneration of Tottenham Hale. It fully endorses Haringey Council's Urban Centre Masterplan, which was adopted in October 2006.

The scheme will comprise

- 1,210 residential units with 30 per cent affordable housing
- A primary school
- A headquarters office building
- Local retail with a mix of shops, cafés and restaurants
- Student housing
- A 100 room hotel
- A medical centre
- A neighbourhood safety and security unit
- A crèche

Heron House HQ for Lee Valley Estates and North London Business

London's changing development priorities mean that brownfield sites are being converted into mixed-use schemes, serving the needs of communities. Reflecting this trend, the Lee Valley Estates group is increasingly involved in large, mixed-use development schemes, providing homes and community facilities alongside workspace, to support sustainable regeneration.

In March 2007, Lee Valley Estates relocated its headquarters from Walthamstow into Heron House at Tottenham Hale. The company plans to develop Hale Village on its adjacent commercial site, which will drive the regeneration of this part of Tottenham.

North London Business, the official agency for economic development across Waltham Forest, Haringey, Barnet and Enfield, has also chosen Heron House as its new head office.



"We are a group with strong roots in the communities where we invest. We have a total commitment to Tottenham Hale and want to see the transformation of this area – Hale Village will be our largest single investment to date, evidence of our commitment to Haringey."

Michael Polledri, Chairman, Lee Valley Estates

About Lee Valley Estates

- Lee Valley Estates is a private sector group of companies established since 1987 to support economic development throughout the Lee Valley Corridor
- We currently provide circa 1,000,000 sq ft (93,000 sq m) of secure and affordable workspace
- Our workspace includes light industrial buildings, office buildings, warehouses, workshops, bright and airy design studios, retail outlets and storage containers from our sister company Storesafe
- Our leases and flexible licences, and the range of premises we offer, mean that we can adapt to the changing needs of our clients
- We have helped thousands of small and medium sized enterprises (SMEs) to prosper and grow
- Lee Valley Estates is increasingly involved in large mixed-use schemes, providing homes and community facilities alongside workspace, to support sustainable regeneration

For more information

web www.leevalleyestates.co.uk phone 020 8808 4070 email info@lee-valley-estates.co.uk

© Lee Valley Estates 2007, Lee Valley Estates has taken all reasonable care in the preparation of the contents of this newsletter and intends that the information is accurate at the time of printing. However, such information can be subject to change and therefore we do not warrant its accuracy.