

HALE VILLAGE*
LONDON N17

10 years in the
making 2007-2017

The vision

Michael Polledri and his project team at Lee Valley Estates' (LVE) had a vision for a derelict 12 acre site in Tottenham Hale back in 2005.

That vision was to create a vibrant, high quality, sustainable urban village that would be a model for mixed-tenure communities and a catalyst for the regeneration of Tottenham Hale. Planning consent was granted in 2007 for a £500m redevelopment



The journey

The site's heritage

The site Hale Village stands on has a proud heritage. From 1900 to 1969, it housed the factory of the world's largest furniture manufacturer, Harris Lebus, famous for its Arts and Crafts style of furniture, now highly sought after. During the two World Wars, the factory, which became mostly staffed by women, contributed significantly to the war efforts by manufacturing crucial equipment, supplies and aircraft parts.

Post war, the firm became part of the government scheme to produce utility furniture and developed techniques that paved the way for flat pack furniture.



Sadly, the boom years of the famous Lebus brand of ended and the factory closed at the end of the 1960s.

In 1969, the site was passed over to the Greater London Council (GLC) and most of it was built on, creating the Ferry Lane Estate. The remainder was used as a schools equipment distribution depot – known as the GLS depot - by the Inner London Education Authority (ILEA). This continued until 1990.

The site's heritage is reflected in the signage in Hale Village and the naming of a major pathway through the village as Lebus Street.

The journey

Economic challenges

Although the Hale Village masterplan gained consent in 2007, it had followed nine other proposed schemes which had failed to come to fruition under previous owners.

As the development got underway, the credit crunch in late 2007 escalated into the financial meltdown of the banking crisis and recession hit the property industry and markets hard.

The success of Hale Village is down to the belief in the original vision and the enormous resilience of LVE's project team: Jon Polledri MD, Nigel Fletcher Finance Director, Chris Shellard Planning and Development Director, Matthew Loughlin Construction Director, plus its partners, and the support of the Homes & Communities Agency (HCA).

At the height of the recession when many schemes stalled, the project team at LVE did not stop work and, in support, the HCA provided substantial kick-start funding to keep the programme on time. It was strongly supported by the then Mayor of London, Boris Johnson and the then Deputy Mayor for Housing, Richard Blakeway.

The journey

The masterplan

The project team at LVE commissioned BDP, the international practice of architects and urbanists to create a residential led masterplan. A key part of the brief was for the development to provide maximum benefit to the local community and for it to be tenure-blind, so that a visitor could not distinguish between homes in private ownership or affordable housing.

The planning consent granted in 2007 was the culmination of two years of liaison with key agencies, including the Greater London Authority, The Commission for Architecture and the Built Environment, Transport for London, The Environment Agency and Haringey Council.

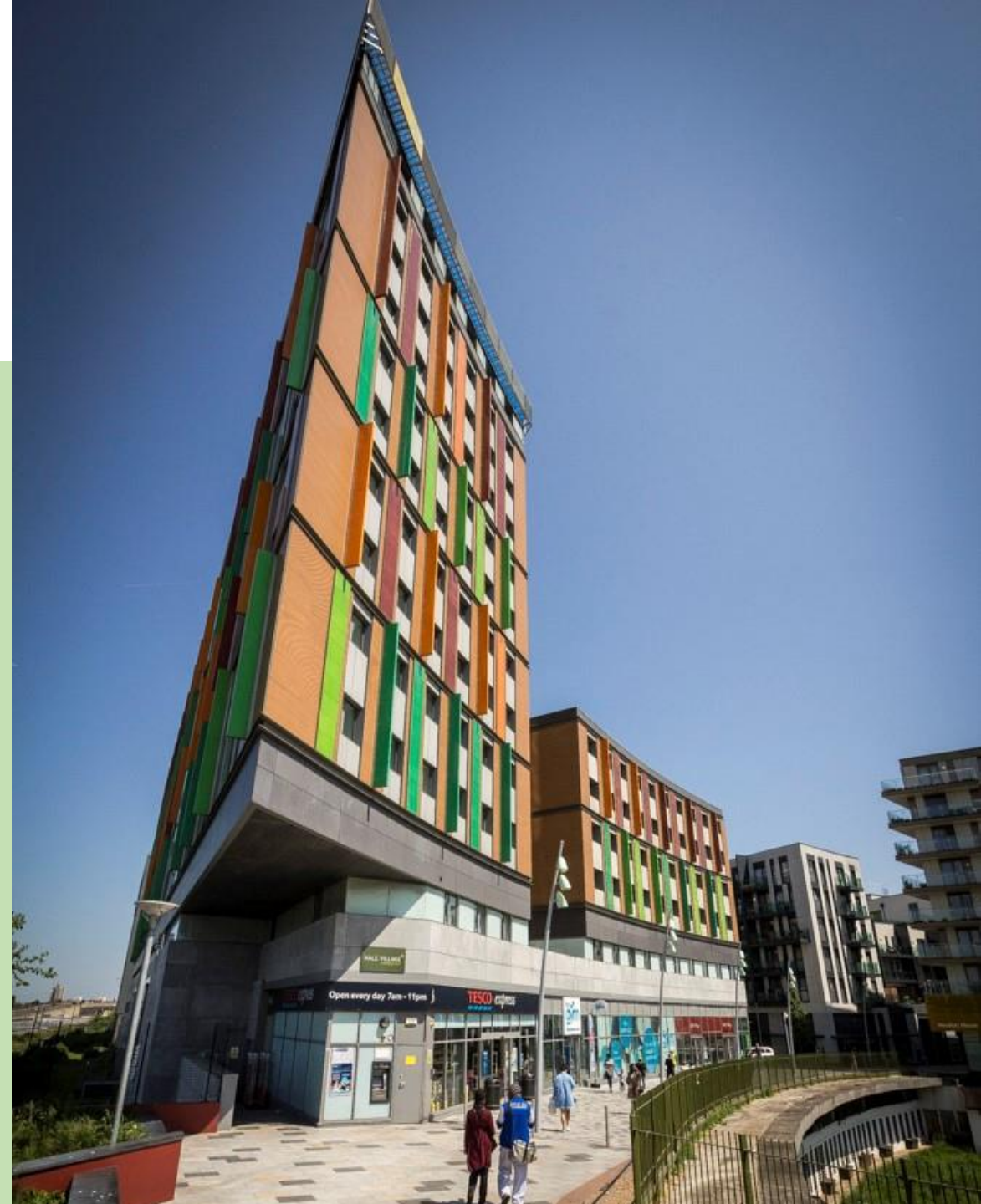
Inspiration was taken from the world acclaimed re-development of Hammarby, a waterside district of Sweden's capital Stockholm. Hale Village is a beacon for best practice standards of design quality, mix of uses, tenure, sustainability and community facilities.



The journey

The masterplan

- ❖ 1,210 residential units, including affordable housing, in private ownership and for rent
- ❖ Accommodation for over 1,200 students
- ❖ Over 8,800 sq.ft of retail and commercial space
- ❖ Local shops, a gym, GP surgery and kidney & diabetes centre
- ❖ Community centre, nursery and Church
- ❖ Roof gardens, communal courtyards and public square
- ❖ Attractive streets, planting, lighting and signage
- ❖ A water space and ecology area
- ❖ Two biomass boilers providing heating and hot water



The journey

Collaborative working

The project team at LVE led the development, working in partnership with other organisations collaborating to deliver the different components of Hale Village.

During its development, London's former deputy mayor for housing, Richard Blakeway, said:

“The ongoing success of the Hale Village regeneration project, which is helping to realise the potential of a neighbourhood in one of London's key opportunity areas, is a testament to the partnership approach of all the groups that have made it possible.”

Partners:

UNITE Group, a student housing provider, developed both Emily Bowes House and North Lodge, creating 1,218 modern student rooms.

Newlon Housing Trust based its new office headquarters in Hale Village as well as building 540 affordable homes for sale and rent.

Bellway Homes developed The Pavilions; six separate blocks offering some 417 private sale luxury apartments.

The Diocese of London established the Engine Room Community Centre and Nursery. Both will soon be moving into their own purpose built Church, the first Anglican Church to be built in London in 40 years.

The Kidney Care Centre was developed in partnership with the Royal Free Hospital. .

Vision accomplished

Ten years on, Hale Village is a multi-award winning London landmark, highly acclaimed for its contemporary design, the quality of its public realm, facilities and its eco-friendly homes.

It is one of the most sustainable developments in London and the highest density scheme outside central London, housing around 3,500 residents.

Just eleven minutes from Kings Cross, yet minutes from the Lee Valley waterways and Regional Park, its offer and location are unrivalled.

**It has been described as somewhere that:
“could be the envy of any major European city.”**



A real community

Housing alone does not create a community. A social infrastructure strategy has purposely facilitated places and amenities for people to meet as neighbours and friends. Central to this is the Engine Room Community Centre and nursery established by the Diocese of London.

Run by Revd Andrew Williams and community workers Martina and Andrew, the Engine Room is a busy hub of activity in the village, running a wide range of initiatives for people of all ages, including pop up cafes, music and knitting clubs and art workshops.

A close association with the nearby Living Under One Sun (LUOS), brings residents and workers together encouraging healthy living and wellbeing including a beautiful allotment and apiary.

The Gym in Hale Village, part of the national Gym Group, also hosts free walking and running clubs in Perkyn Park as well as its affordable membership offer.

Hale Village has embraced its immediate neighbourhood sharing its amenities with residents in Ferry Lane and Bream Close. Such has been the successful integration of the new and established communities, Hale Village was highly commended in the 2016 Placemaking Awards.

Jeremy Hickman, Head of Facilities Management and his team provide high quality estate management keeping the external communal areas clean and safe for the community to enjoy. So high is the standard that Hale Village was awarded the prestigious Green Flag and was Gold and Overall Winner in the 2016 London in Bloom awards.



Sustainable living

Sustainability has been at the heart of Hale Village since plans were first drawn and has been built into its fabric. It is one of the most sustainable developments in London, providing green roofs, wildlife corridors and generous green open spaces.

Apartments are Code 4 for Sustainable Homes, have BREEAM Standard of Excellence and the whole development is powered by a state of the art £5 million energy centre fuelled by recycled woodchip. This cuts greenhouse gas emissions by 54%, far exceeding London Plan requirements for 20% carbon saving from renewable energy sources.



Green principles have been applied to the soft landscaping in the village too aiming to combat high priority urban issues such as global warming, food production and sustainable development.

Where possible plants and trees have been sourced from locally native genetic origins to improve local biodiversity and habitats. Planting includes trees that are suited to an urban environment which can even remove dust pollutants from the air.

There are also plenty of environmentally friendly options of public transport for residents and visitors.

Employment growth

The project team at LVE viewed job creation as one vital benchmark to gauge the project's success. Working with the College of Haringey, Enfield and North East London, LVE sponsored the development of teaching materials and offered placements for trainees, some whom were taken on at the scheme. During construction, hundreds of people were employed from architects to crane drivers.

Through the management company which maintains the Village, the Kidney Care Centre, Newlon Housing, Tesco, The Gym, the Church Community Centre and the GP practice over 350 people are employed in Hale Village.

When the signature Tower is complete there will be further opportunities as the management company expands to service the additional homes and further jobs will be created as cafes and restaurants open up at street level.



The final phase

We are now in the final phases that will complete the masterplan of Hale Village. The main element of which will be a signature tower of outstanding architectural merit providing 250 new homes and 9,500 sq.ft of commercial space for restaurants and cafes at ground level.

It will be a new landmark building for Tottenham and London that will have unrivalled views cross to the nearby Olympic Park, the City and Canary Wharf as well as the Lee Valley Waterways.

The Tower is being built by residential developer, Anthology and the design and planning process is already well underway. Work is expected to start in 2017 with completion around 2020.

The project team at LVE, with its development partners, has shown what can be achieved in creating a successful mixed community, including every form of housing tenure and a range of community facilities in one of the most sustainable developments in the capital.



Awards



The awards and accolades received by Hale Village speak for themselves. It is one of the most highly awarded developments in London.

2016

- ❖ **Placemaking Awards** – Highly Commended for Mixed Use Brownfield Site
- ❖ **Green Flag Award**
- ❖ **London in Bloom** – Gold & Overall Winner
- ❖ **Haringey Design Awards** – Commended for Best Place/Landscaping Scheme

2014

- ❖ **Inside Housing Top 50 Developments** – Top 5 development in the UK
- ❖ **Housing Innovation Awards** – Winner of the Most Innovative Affordable Housing Scheme

2013

- ❖ **First Time Buyer Magazine Readers Awards** – Winner of the Best Social Integration Project of the Year
- ❖ **National Housing Awards** – Finalist for Best Regeneration Project
- ❖ **Placemaking Awards** – Finalist, Mixed Use Development
- ❖ **London Planning Awards** – Shortlisted for Best New Place to Live

2012

- ❖ **Local Authority Building Control Awards** – Highly Commended, Best Large Development
- ❖ **Regeneration & Renewal** – Top 50 development