



Heron House
Hale Wharf
Ferry Lane
London
N17 9NF

Friday 18 May 2007

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NEWS RELEASE

For immediate use

Planning consent spurs urban regeneration at Tottenham Hale

Tottenham's largest single development in over two decades has been given the go-ahead. A special meeting of Haringey Council's Planning Committee gave outline planning consent last night (17 May) to the Hale Village development in Ferry Lane, Tottenham Hale, North London.

The £400 million urban village will dramatically transform this landscape of industrial decay into a green village with landmark buildings of high quality design.

The development consists of a 12 acre (4.9 hectare) mixed-use regeneration scheme. Plans for Hale Village will include 1,210 residential units, 700 student bedrooms, 5,000 sq m of local retail with shops, cafés and restaurants, a 100-bed hotel, primary school, medical centre and 3,200 sq m of high quality office accommodation to be occupied by registered social landlord, Newlon Housing Trust, as their head office.

Contracts have been exchanged with Unite, the UK's largest student housing provider which will operate 700 units at Hale Village. Contracts have also been exchanged with Newlon Housing Trust to provide all of the affordable housing which will comprise around 338 units.

Owner and lead developer of the former GLS site, Lee Valley Estates, is currently in discussions with a short list of leading national house-builders about the opportunity to build a further 900 residential units.

Future plans will include the redevelopment of two sites adjacent to Hale Village, one a former petrol station and the other at Hale Wharf.

Tottenham Hale Station with its excellent transport links is adjacent to all the sites. With Victoria Line access to the West End and fast overground links to Liverpool Street and Stansted Airport, the waterside location will be an attractive proposition for new residents.

Chairman of the Lee Valley Estates group, Michael Polledri, said, "Hale Village will be a catalyst for the regeneration of Tottenham Hale. This area is a hidden gem which we are proud to be associated with. It gives us genuine satisfaction that the benefits of the scheme will have a major impact on transforming this part of North London."

Planning consent for the outline scheme is an important milestone and means that preparatory work can begin at the site later this year. Detailed plans for the various buildings will be submitted over the next two years. The scheme will be developed over two phases and is likely to be completed by 2012.

- Montagu Evans provided planning and development consultancy advice for the scheme
- BDP is the masterplanner and architect
- Clarus Consultancy is the cost consultant
- PCM Management is the construction manager
- Anglo Irish Bank Corporation is banker for the scheme

Michael Polledri said "This has been a real team effort. Without the full support of all our advisers – particularly Brian Linehan of Anglo Irish, Clive Riding of Montagu Evans and Tim Williams of BDP – this project would not have happened."

Ends

For further information, contact Jane Locke on 020 7407 1500

Notes for Editors

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 are a group with strong local roots and local commitment and we are based in the area in which we invest
- We currently provide almost 1,000,000 sq ft (93,000 sq m) of secure and affordable workspace
- Primarily a provider of workspace, we have helped thousand of SMEs to prosper and grow
- London's changing development priorities mean that brownfield sites are being converted into mixed-use schemes, to serve the needs of communities
- Reflecting this trend, we are increasingly involved in large, mixed-use development schemes, providing homes and community facilities alongside workspace, to support sustainable regeneration
- Our interests focus in two main growth corridors: the Thames Gateway and the London-Stansted-Cambridge corridor