

## Mixed Use & Regeneration

### Hale Village



**H**ale Village is a major regeneration scheme developed by Lea Valley Estates, with Building Design Partnership leading the master planning. The five hectare brownfield site is located between the River Lea and the London to Cambridge railway line, immediately adjacent to Tottenham Hale Station.

The riverside development which is modelled on Hammarby, a waterside district of Sweden's capital Stockholm, opens up a vibrant waterfront area to provide new, high quality affordable and private sale housing as well as commercial and retail floor space.

In total, the regeneration provides 542 new affordable homes to Code Level 4 standard, together with new private housing, a shopping street and 3,900m<sup>2</sup> of office

accommodation for our Client to BREEAM 'Very Good' standards. The properties are of mixed tenure including general needs and shared ownership flats across five blocks ranging from eight to 11 storeys.

Each phased element of the Hale Village redevelopment has been designed to a very high specification. Many of the new homes have their own balconies and each block features communal space such as roof gardens and

courtyards.

#### Key facts

**Client**

Newlon Housing Trust

**Value**

£90m

**Duration**

2006 - 2014

**Services**

CDMC  
Employer's Agent  
M&E Engineer  
Structural Engineer

The overall development also incorporates areas of green space for residents as well as retail and leisure facilities. A combined heat and power plant has also been installed to help provide sustainable energy.

In order to maximise the sustainability of the project and in addition to the district heating system, low energy lighting was used throughout the building and a sedum roof was installed. Further to this, heat recovery ventilation was used within the dwellings, helping to ensure all dwellings achieved Code Level 4 without excessively increasing cost.

Awards: Housing Innovation Awards 'Most Innovative Affordable Housing Scheme 2014', Inside Housing's 'Top 50 Developments 2014', shortlisted in the 'National Housing Awards Best Regeneration Project 2013', First Time Buyer Magazine Readers' Awards 'Best Social Integration Project of the Year 2013', shortlisted in First Time Buyer Magazine Readers' Awards 'Best Urban Regeneration Project 2013'. ■



FRONT: Front Elevation

THIS PAGE: Retail level and side elevation