

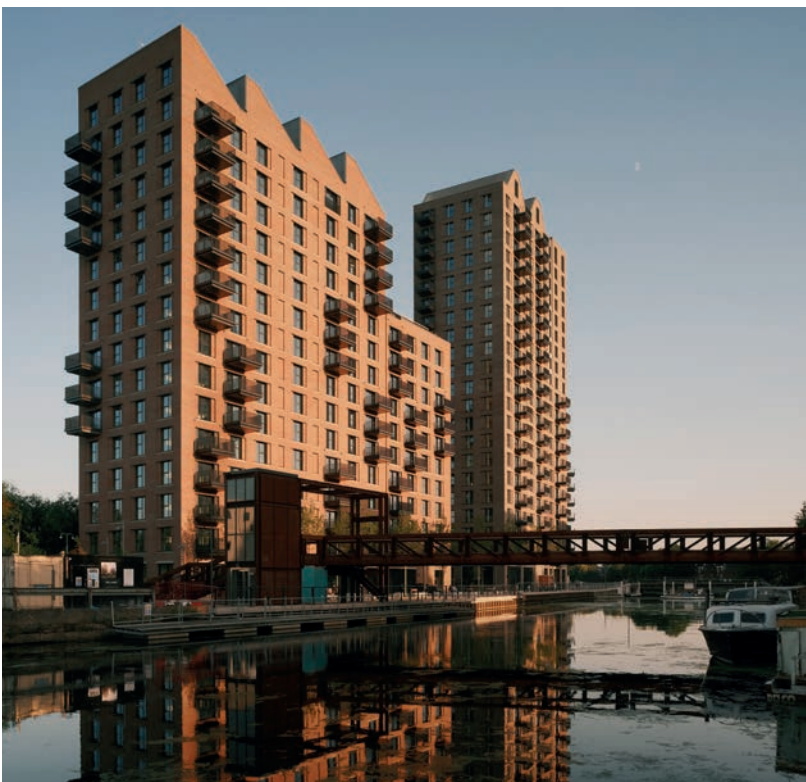
recently completed: **Hale Wharf, London**

Hale Wharf occupies a sliver of land where the urban intensity of Tottenham Hale meets designated green belt, the reservoirs and rivers of the Lee Valley and a Site of Special Scientific Interest (SSSI). A residential development for joint venture Waterside Places (Muse Developments and the Canal and River Trust), once complete it will provide 505 homes of a mix of size and tenure. Phase one of the development, 249 homes in the two tallest buildings within the Hale Wharf masterplan, has recently completed.

At the south-eastern tip of the site, the tallest (Navigation Point) rises to 21 storeys before stepping down to 8 as it meets Ferry Lane. Its multi-stock brick envelope is punctuated by a repeating rhythm of recessed metal windows with vertical white aluminium fins and projecting metal balconies, pitched zinc roofs and brick gable ends. To the north, its 14-storey counterpart (Windlass Apartments) is similarly formed, conceived as a robust waterside building and finished in a slightly lighter selection of the same brick and a series of pitched zinc roofs. The building is now 100% BTR and owned by Grainger.

A cluster of small-scale non-residential uses (retail, a cafe and residents' facilities) is grouped around Approach Square located where the bridge from Tottenham Hale lands on the island. Three existing barges moored alongside house small businesses, with the potential for additional moorings for similar uses in the future.

Projecting metal balconies provide private amenity space to both buildings and allow homes to profit from the long, spectacular views. The balconies are suspended by metal hangers, influenced by the robust detail of historical waterside buildings, and afford



excellent views – across the parkland and wetlands to the east, north and south of the site, and to the lock and surrounding neighbourhoods to the west. Materials are brick and metal, windows have slim, dark-coloured frames, chosen so that they almost disappear. Future proofing of homes is achieved through details like window guards so that windows can be securely left open allowing natural ventilation even while residents are not at home. Sprinklers are fitted as standard on all the development's buildings even where this was not a requirement.

The masterplan and future phases

Tottenham Hale is one of London's designated Housing Zones. Its excellent transport connections have led to ambitious plans for more residential development, delivering up to 5,000 new homes. This long narrow site surrounded by water - the River Lee navigation channel to the west and a flood relief channel to the east – is part of that zone but it also has a very particular quality that derives both from its canal-related industrial history and proximity to rich areas of biodiversity.

The land is owned by the Canal and River Trust. Retaining access for the resident boating community and securing the ongoing operation and maintenance of the lock gates were important parts of the project. The site also has a significant role to play as a link in Haringey's 'Green Grid' - improving the provision and quality of green spaces in the borough and connecting them together. Three new bridges are being delivered as part of this project. They provide new access to the site for pedestrians and cyclists, and link Tottenham Hale to Paddock Community Park and onwards to the Lee Valley and its reservoirs through a series of connected waterside public and private spaces.

The project's commitment to increasing and improving ecological habitats includes locating reed beds on the water and protecting the fragile riverbanks by placing all buildings at least 3.8 m from the water's edge, creating a buffer to sensitive wildlife areas. An acoustic wall was built during construction to screen important nesting habitats.

Predominantly residential, the development will ultimately comprise a mix of apartments and maisonettes across ten new buildings. Affordable units are placed along the quieter north and eastern edges of the site and have a large proportion of family homes, while the taller buildings to the south provide mainly one- and two-bedroom homes for private sale and rental (PRS).

Family homes are integral to Phase Two on the northern and wider part of the site. Smaller, lower apartment blocks will be placed along the canal and river edges. Maisonettes at ground and first floor level will have their own front doors opening onto the shared landscaped courtyard at the heart of the site, a sheltered setting for outdoor play and part of the route for the green grid pedestrian link. All ground floor duplex homes will also have private outdoor space towards the water's edge.

This phase will provide a further 245 units of which 31% will be private and 69% will be affordable. It will also deliver the third bridge, a link to Paddock Community Park. The final building and last phase to be constructed will add a further 11 homes above a small commercial unit on Approach Square.



Hendrik Heyns, Partner at Allies and Morrison said: *"Building at Hale Wharf has been both an intriguing and challenging proposition. It is a very narrow site, with various requirements across it for access linked to the working canal. It was important to deliver a high-density scheme that would make best use of the site and also to address its interstitial location between town and green belt."*

"The development embraces its location and the industrial language and character of the new buildings have been essential. The existing site had some light industrial units when we started designing but historically the huge (long gone) Harry Lebus furniture factory had a formidable presence in this area with timber for its use transported along the river and canals and stored in warehouses on the banks. Our new buildings draw on this industrial heritage with a robust architecture and strong roof form."

Michael Orr, Development Director at Waterside Places, said: *"At Hale Wharf, our focus has always been to bring forward a high-quality urban waterfront scheme that promotes wellbeing, connectivity and choice, to create a vibrant place."*

"Together with partners, we're working incredibly hard to deliver a transformational scheme that's repurposed a key area of the borough, blending the area's rich heritage, its aspirations for the future, while driving investment, opportunities and prosperity right into the heart of the Tottenham Hale community."

Location	London N17
Uses	Housing, retail, commercial
Client	Waterside Places (Muse Developments, Canal and River Trust)
Status	Phase 1 completed
Size	22,458 sqm GIA
Units	Phase 1: 249, Phase 2: 256
Expertise	Architecture, Interior Architecture
Collaborators	Structural Engineer: Ramboll, M&E: Swiftline, Cost: Core Five, Acoustic: AECOM, Landscape: Landscape Projects, Project Manager: Stace, Interior Design (Block B PRS lobbies): Allies and Morrison, Main contractor: McLaren Footbridge: Ramboll with Stephen James Architects

ABOUT ALLIES AND MORRISON

Allies and Morrison is a practice of architects and urbanists based in London and Cambridge. We design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and the appreciation for the uniqueness of each context.

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