



Haringey Council

PART ONE

1. YOUR DETAILS	
Name:	Claire McLean
Company/Organisation: (if applicable)	Canal & River Trust
Address: (incl. postcode)	
Telephone:	
Email:	
2. DETAILS OF SITE OR BUILDING	
Address: (incl. postcode)	Hale Wharf Ferry Lane Haringey London N17 9NF
Grid reference: (if known)	
Site Area: (in hectares)	1.61ha (Trust ownership at Hale Wharf /ISIS option) 0.317 ha (Lee Valley Estates (LVE) site at Hale Wharf) 0.1 ha (Trust ownership) / 0.02 ha (LVE ownership) on Lock Keepers Cottage site. Garage site on Ferry Lane is approx 0.4ha (LVE site)
Current use(s):	Industrial storage & distribution at Hale Wharf Offices at Heron House, Hale Wharf. Residential use on Lock Keepers Cottage. Garage / car wash on Ferry Lane 3 business use barges are located / accessed from Hale Wharf on the River Lee Navigation.
Relevant planning history: (include application reference number if known)	1964 – consent for warehouse. 1968 – consent for use of land for storage and retailing of timber and building materials. 1969 – consent for erection of saw mill for cutting and machining timber. Early 1970's – number of consents for erection of



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	<p>warehouses, culminating in 1976 with consent for 4 warehouse units.</p> <p>1974 & 1977 – consents for change of use of warehouse units to light industrial uses and in 1980 for change of use to provide warehouse / light industrial uses and office.</p> <p>2006 – consent for provision of 4 business barges and associated facilities with landscaping / parking (LB Haringey ref 2006/1741)</p> <p>There have been a number of planning applications relating to Heron House and its use as a public house and restaurant. This was granted initially in 1996 and comprised a change of use of ground and 2nd floors from office use to Heritage Brewery Public House at ground floor, restaurant use at 2nd floor and creation of a residential unit at 3rd floor level. The permission also included external alterations and an extension to the building.</p> <p>There may also be planning consents on the site of the Lock Keepers Cottage and the Garage site on Ferry Lane.</p>
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3. PROPOSED FUTURE USES

PROPOSED USE	FURTHER INFORMATION/SPECIFICATION
Residential (C1, 2 & 3)	Proposals (for all the above mentioned sites) currently include C3 Residential for 460 units – a mixture of 1,2 and 3 bedroom units.
Office, Research & Development, Light Industrial (B1)	
General Industrial (B2)	
Warehousing (B8)	
Retail (A1, 2, 3, 4 & 5) Please specify	
Community Facilities (D1 & 2) Please specify	
Gypsy/Travellers Site	
Waste Facilities	
Other – please specify	

4. SITE OWNERSHIP DETAILS



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Are you the freehold owner of the site/building?	NO
If yes, do you own the whole site?	NO
Are you a leaseholder of site/building?	NO
If yes, do you lease the whole site?	NO
If the answer is no:	
Do you know who owns the site (whole or part)?	YES
If yes, is the owner aware of your proposals?	YES



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5. MARKET INTEREST		Comments	
Site is owned by a developer	The site is owned by the Canal & River Trust (the Trust) and Lee Valley Estates		
Site is under option to a developer	Canal & River Trust site at Hale Wharf is under Option to ISIS Waterside Regeneration.		
Site is being marketed	No.		
Enquiries have been received	Yes – from North London, Jewish Community-based Housing Association		
None of the above			
Not Known			

6. UTILITIES	Yes	No	Unsure
Mains Water Supply	Yes		
Mains Sewerage	Yes		
Electrical Supply	Yes		
Gas Supply	Yes		
Access to Public Highway	Yes		
Landline telephone/Broadband	Yes		
Public rights of way		No	
Other	Yes		
If other, please specify:	Direct access onto the River Lee Navigation (navigable waterway).		



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7. AVAILABILITY ISSUES/ SITE CONSTRAINTS	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site			
Restrictive covenants exist			
Current use needs to be relocated	Yes		
Public rights of way cross or adjoin the site			
Contamination			
Access constraints			
Trees and/or mature hedges on site or on the boundary			
Tree Protection Orders on site			
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc			
Flood risk			
Pylons or overhead cables on the site			
Designated as Open Space			
Other			

If other, please specify:
 Within the Canal & River Trust ownership, at the northern end of the Hale Wharf site there is a long leasehold to a third party operator for storage and distribution purposes which needs to be relocated and the lease terminated. The Trust and ISIS have been discussing this with the Council

In 2008, ISIS, LVE and the Trust entered into a collaboration agreement to develop a joint masterplan covering shared ownerships on Hale Wharf and including additional Trust / LVE sites opposite (Lock Keepers Cottage site) and adjacent (garage/ car wash on Ferry Lane). In recent times, LB Haringey Planning Dept have indicated a willingness to promote a CPO for the site at the northern end of Hale Wharf if necessary and if an appropriate proposal was in place.



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8. TIMESCALE FOR AVAILABILITY

0 – 12 Months	
1 – 5 Years	Yes
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is NOT available in the next 12 months, please tell us why:

5. OTHER RELEVANT INFORMATION



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In 2008 ISIS, under a Collaboration Agreement with Lea Valley Estates and British Waterways (now Canal & River Trust), appointed Allies & Morrison Architects to complete a concept masterplan design for Hale Wharf, including Heron House, the Lock Keeper's Cottages, the garage site and the Paddock (owned by LB Haringey). The masterplan aims to follow on from guidance contained within the Tottenham Hale Urban Centre Design Framework.

The details of the proposals as they currently stand have been listed above. (A copy of the masterplan report can be provided if required) Whilst there is general agreement between the Collaboration Agreement partners (ISIS, the Trust, LVE) about the need to bring forward a joint masterplan for this area, there is still some work to be done on agreeing the final mix, density and layout of the proposals, particularly in relation to the waterway. There are also further discussions required with LB Haringey Planning Dept regarding these and other issues.

The Canal & River Trust is a charity that cares for the 2,000-mile network of canals and rivers in England and Wales. Our role is to ensure that the waterways can be used for all to enjoy, now and for many years to come.

ISIS is a waterside regeneration company which was established several years ago by British Waterways (now the Trust), AMEC developments and Morley Fund Management. ISIS works to a Sustainability Charter which prioritises 'People, Climate Change and Place-making' through regeneration. 50% of ISIS' profits are returned to the Trust to be reinvested in the waterway network.

LVE was established in 1987 to promote economic development throughout the Lea Valley Corridor. LVE is currently completing the development of the Hale Village project which is situated between Hale Wharf and Tottenham Hale urban centre / transport interchange.

Please tick here if you wish to be kept informed of the progress of the Sites Allocation document and any other LDF documents.

Yes

Signature

Date 09/05/2013

Please return your completed form and map(s) by 10th May 2013 to:

Call for Sites
Planning Policy Team
Planning Regeneration and Economy
London Borough of Haringey



Haringey Council

Wood Green
London
N22 8HQ

Email: ldf@haringey.gov.uk