



Historic England

Development Control Haringey
London Borough of Haringey

Direct Dial: 020 7973 3721

Our ref: PL00802502
10 August 2026

Dear Planning Team

Thank you for your letter of 22 July 2026 regarding a request for a Scoping Opinion in respect of an Environmental Impact Assessment (Trium, July 2026) for the proposed redevelopment of Ashley House, Tottenham in Haringey.

The information provided indicates that the proposals would involve the demolition of the structures on site and the development of two new buildings ranging between 6-24 storeys, with a maximum height of 90m AOD, to accommodate approximately 540 shared-living units and 87 residential units with provision of non-residential floorspaces on the ground floors to each building.

The report (p10) explains that the development site does not contain any designated heritage assets, and that there are no locally listed buildings within the site. The nearest listed building is the Grade II listed 62B Monument Way, located approximately 350m to the west of the site.

Given the heights of the structures associated with the proposed development and the surrounding landscape character, this development is likely to be visible across a very large area and could, as a result, affect the significance of heritage assets at some distance from this site itself.

We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed.

It will be for your Council to determine what should be included in an EIA in light of this report, and to be satisfied that no impact on important or protected views would result from these proposals. We suggest that a Zone of Theoretical Visibility Study would help determine the extent of impact on the historic environment.

We recommend that any additional viewpoints to be considered in the assessment are agreed in consultation with your Council's Conservation Officer. Appraisals and management guidelines for nearby and more distant conservation areas may identify specific viewpoints relevant to these proposals, and these should also be considered.

We await further consultation from your Council in the event of an application being



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submitted, or from the developers at pre-application stage. If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Please note that these comments do not address archaeology. Please contact my colleague Mark Stevenson in the Greater London Archaeological Advisory Service (GLAAS) at Mark.Stevenson@HistoricEngland.org.uk for advice on these matters.

Yours sincerely,

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