2026

re:shape

Landscape Strategy

Ashley Park



ASHLEY ROAD, TOTTENHAM HALE

LANDSCAPE STRATEGY - AUGUST 2026

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1.0 INTRODUCTION

1.1 INTRODUCTION

This document has been prepared by Studio Bosk, Chartered Landscape Architects, to accompany a planning application for the redevelopment of what is currently a brownfield site at the former Ashley House, Ashley Road, London, N17 9LZ. The site is the former location of Lorilleux & Bolton LTD., a printing manufacturers from the mid-late 20th century, but the building has been vacant for some time. The buildings were demolished in 2023.

The application is submitted on behalf of re:shape. The following document describes the landscape strategy, expanding on the design principles and exploring the proposals in finer detail. This document should be read in conjunction with the landscape masterplans.

SITE LOCATION

The site sits within the Ashley Road South Masterplan, for which there has been a vision for a mixed-use redevelopment. The intention is for the Ashley House site to create a green link between the adjacent Down Lane Park and the eastern side of the Ashley Road South Masterplan.



DOWN LANE PARK MASTERPLAN



1.2 SITE ANALYSIS

EXISTING AND EMERGING DEVELOPMENT

Tottenham Hale has seen significant development in recent years, including several award-winning and acclaimed developments driven by major regeneration, including Hale Wharf, Rosa Lux, The Sessile and The Gessner.

The upgraded Tottenham Hale Station, less than a 5 minute walk from the site, has seen a recent upgrade with a new public square.

The site will be part of this growing network of new development, providing key routes between destinations and increasing permeability in the local area.

1) WALTER TULL HOUSE



2) THE SESSILE



3) THE HALE



4) MILLSTREAM TOWER



5) ONE ASHLEY ROAD



6) TWO BEROL YARD

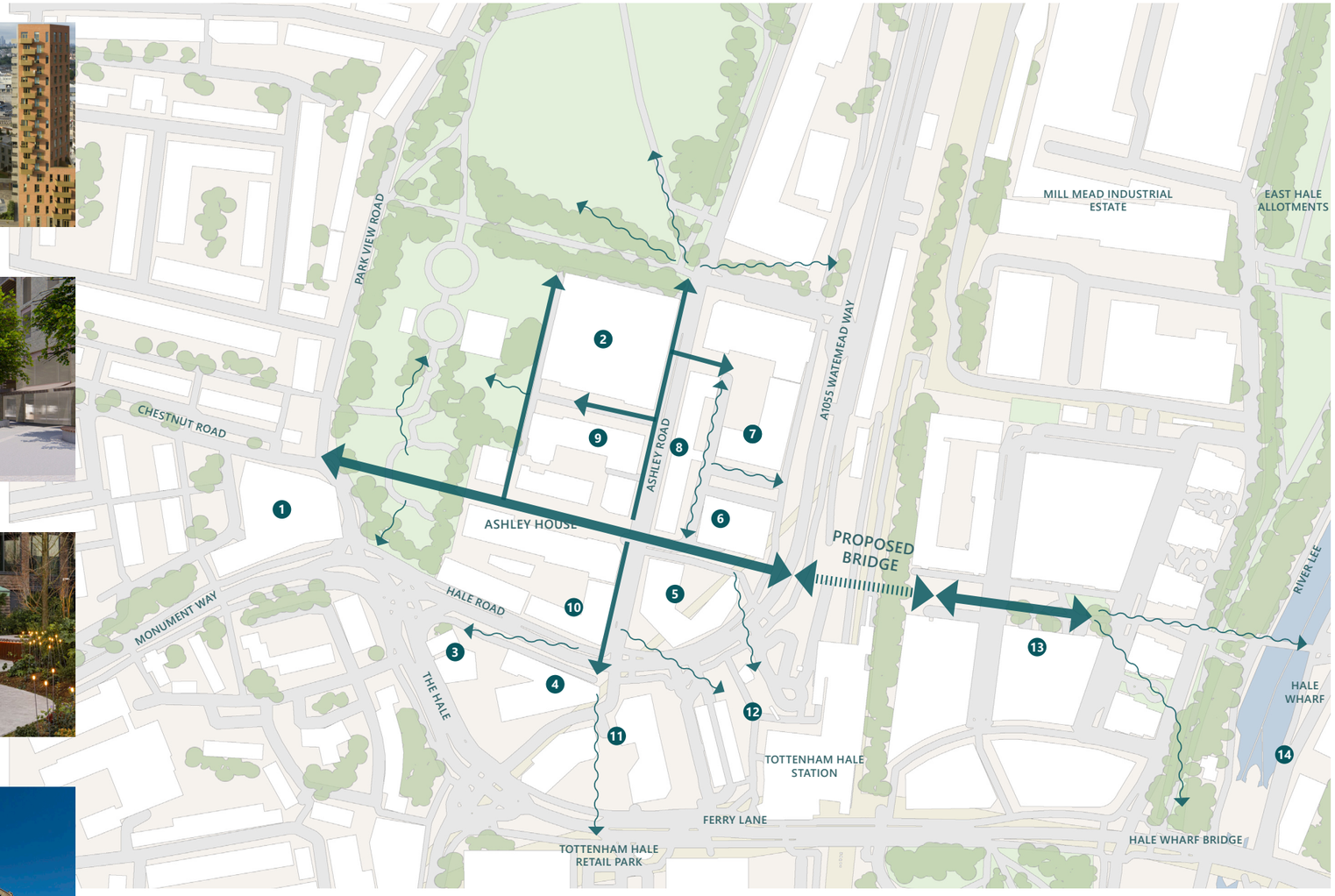


7) THE GESSNER



8) BEROL HOUSE





RECENTLY COMPLETED SCHEMES

9) ROSA LUXEMBERG



10) TWO ASHLEY ROAD



11) FERRY ISLAND



12) TOTTENHAM HALE STATION SQUARE



13) HALE VILLAGE



14) HALE WHARF



KEY

- Proposed key green link to wider area
- Secondary links to developments
- Tertiary links

SITE ANALYSIS

GREEN INFRASTRUCTURE, PLAY & RECREATION

There are a number of parks, playgrounds, recreational spaces and sports facilities within a 5 or 10 minute walk of the site, as well as play on the way.

Down Lane Park, adjacent to the site, acts as an important link to smaller parks, green spaces, leisure and recreation facilities and more naturalistic open spaces, including Tottenham Marshes and the Paddock Community Nature Reserve.

The Down Lane Park Masterplan is the current approved plan that has been devised to provide a suite of improvements. The community-led park proposals are intended by Haringey Council to bring innovative and sustainable changes to aid resilience in social and environmental terms.

The site will be a key component in this network of green infrastructure, providing new access routes between destinations, increasing linkages to the improved Down Lane Park and increasing permeability in the local area.

The site will provide safe, playful green corridors for local residents to pass through and stop in. Key characteristics from the Down Lane Park Masterplan can be continued into the Ashley House site.

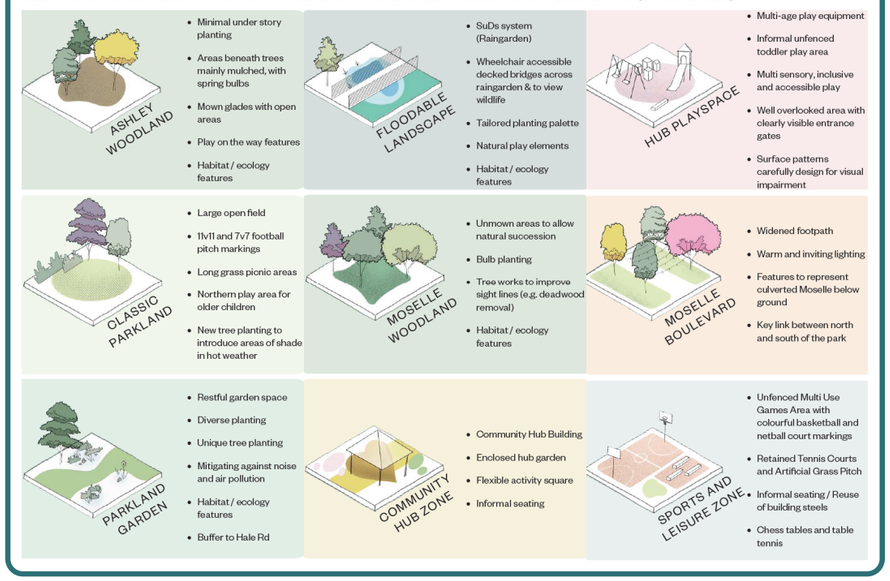
KEY

1. Down lane park
2. Perkyn square
3. Sports hall & courts for Harris Academy
4. Hartington park
5. Tottenham marshes
6. East hale allotments
7. Lockwood reservoir
8. The paddock community nature park
9. Yohan cruyff astroturf pitch
10. Armadale green
11. 60 Saltram cl playground
12. Chestnut linear park play on the way
13. Fairbanks road green space

Public playspace

Publicly accessible green space

KEY CHARACTERISTICS OF THE DOWN LANE PARK MASTERPLAN (DAS 2023)





SITE ANALYSIS

OPPORTUNITIES AND CONSTRAINTS

KEY

- Site boundary
- Proposed pedestrian permeability
- Proposed green link
- Neighbouring residential developments
- Existing publicly accessible open space
- Down lane park
- Sinc (site of importance for nature conservation)
- Main roads
- Ashley road
- Existing street trees
- Established tree buffer to park
- Cycle lane
- Existing loading bays
- Play and games area within park
- Proposed gateway node into site
- Existing shared pedestrian and vehicular area
- Existing food and beverage
- Proposed food and beverage



SITE PHOTOGRAPHS























MATERIALITY









1.3 HISTORY & HERITAGE

POST WW2 INDUSTRIAL BOOM

The landscape design will explore and uncover the rich industrial heritage of the sites and the local context.

Tottenham Hale has a strong industrial heritage, with factories occupying the site and its surrounding area in the 19th and 20th century. A variety of industries were active in the area, including woollen, dry battery and printing factories

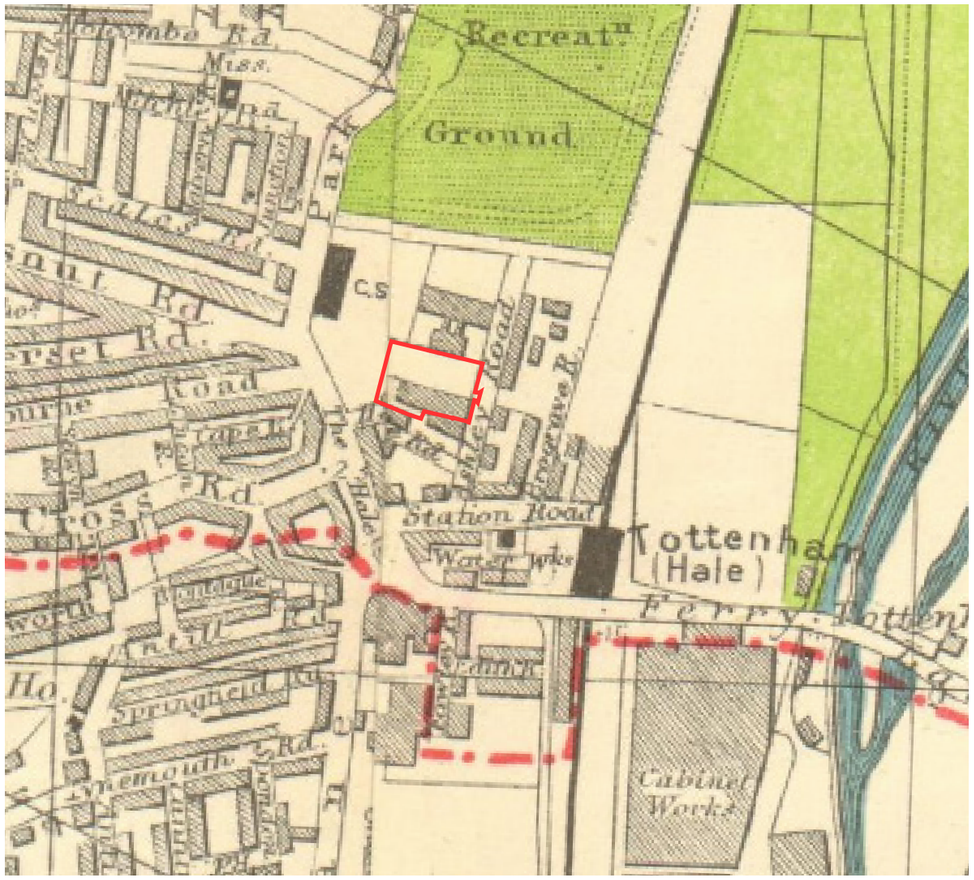
Lorrieux & Bolton Printing historically occupied the Ashley House site from 1919-1991. They were known for innovative printing techniques including letterpress, photomechanical printing, Collotype, lithography, photoguavre and mixing inks and varnishes. They were also a prominent British manufacturer of high quality printing inks, varnishes, and sundries for the packaging and printing industries.

The Cannon Rubber Manufacturers was a notable industrial firm in Tottenham, founded in 1936, producing baby products, hot water bottles, rubber shoe soles and rubber and carpet car mats.

The Berol Pencil Factory in Tottenham Hale, opening in 1907, founded by the Eagle Pencil Company. In the outbreak of World War II, the factory paused pencil manufacture to produce military equipment. Pencil manufacture recommenced in 1946 but has since been refurbished to residential development, with a new walkway linking Berol Yard with Ashley Road and the Berol Link into Down Lane Park.

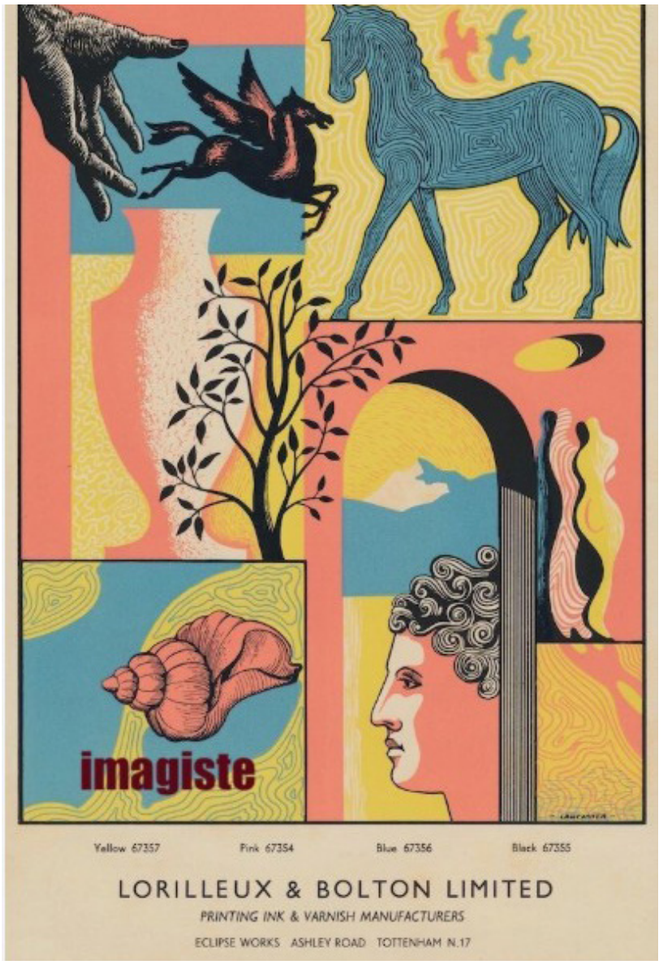
Othe notable manufacturers in the area include Harris Lebus, Gestetner's, J. A. Prestwich, John Dickinson, Maynard's, Challen, Keith Blackman and Wonderloaf, demonstrating the wide array of industries that contributed to Tottenham's rich industrial heritage.

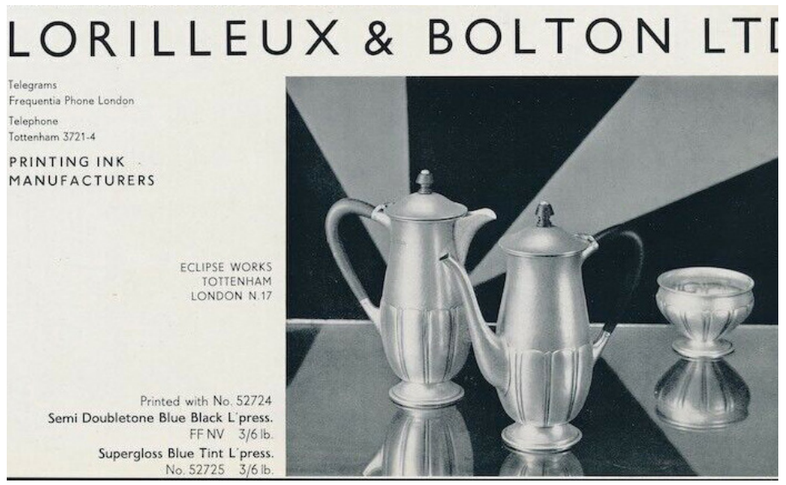
It is this post world war industrial boom of the 1950's that the landscape seeks to celebrate and embrace, creating a playful and optimistic space.













2.0 DESIGN DEVELOPMENT

2.1 CREATIVE DIRECTION

1950'S GRAPHICS - POST WW2 INDUSTRIAL BOOM

The landscape seeks to celebrate the industrial heritage of the site through the use of bold colours and shapes, echoing those of the 1950's, as this is was the time period of industrial boom that shaped the site's identity

Sense of optimism and prosperity

Graphical and playful

Abstract, GEOMETRIC SHAPES

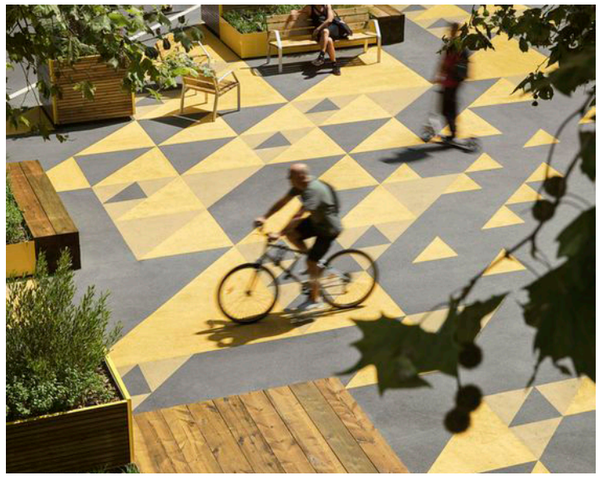
Bold use of colour



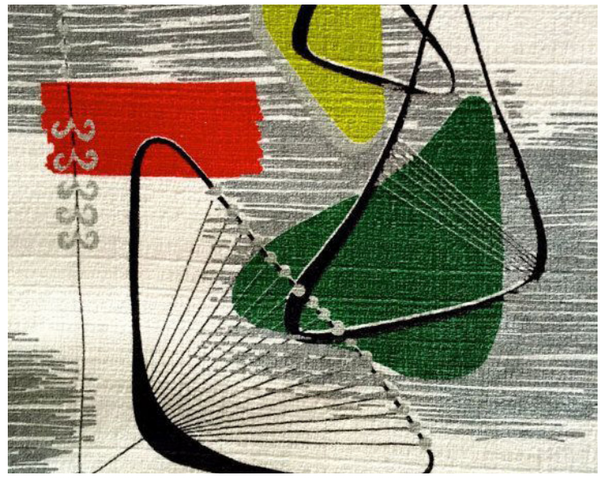
1950'S PRINT, LAYERING ABSTRACT SHAPES, COLOUR AND TEXTURE



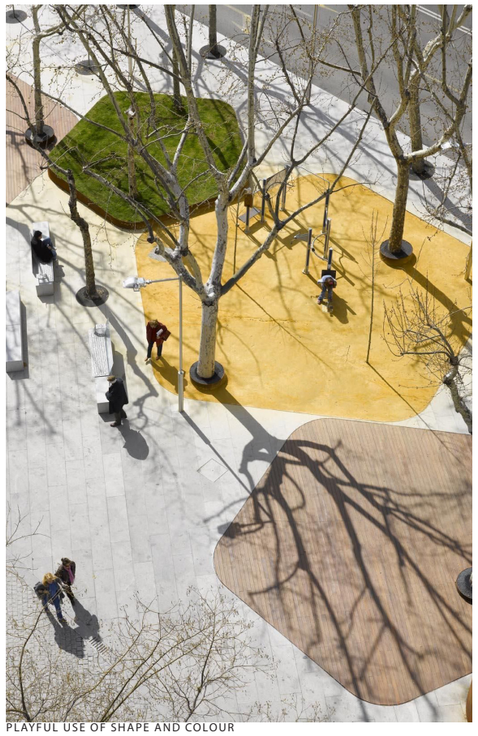
PLAYFUL USE OF SHAPE TEXTURE, BOLD BANDING



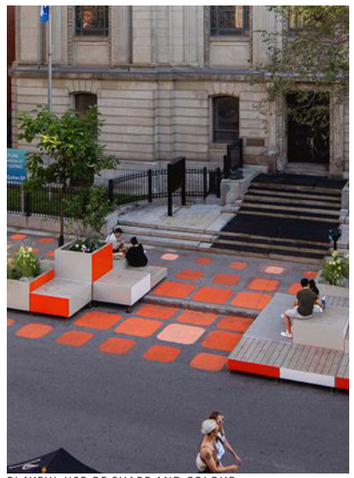
PLAYFUL GEOMETRIC SHAPES PRECEDENT IMAGE



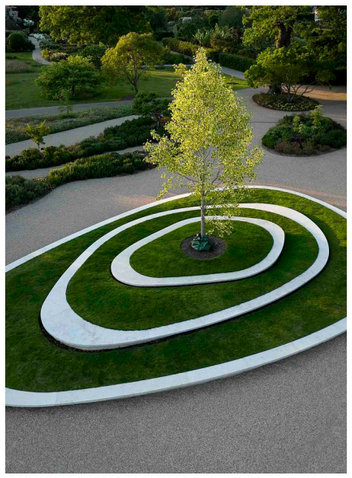
1950'S PRINT, LAYERING ABSTRACT SHAPES, COLOUR AND TEXTURE



PLAYFUL USE OF SHAPE AND COLOUR



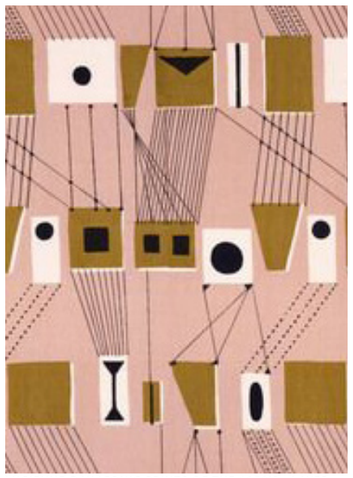
PLAYFUL USE OF SHAPE AND COLOUR



IRREGULAR OFFSET PLANTERS



GEOMETRIC DETAILS IN GRASSCRETE



LUCIENNE DAY ICONIC PRINTS OF THE 1950'S - LAYERING OF PLAYFUL SHAPES AND TEXTURES

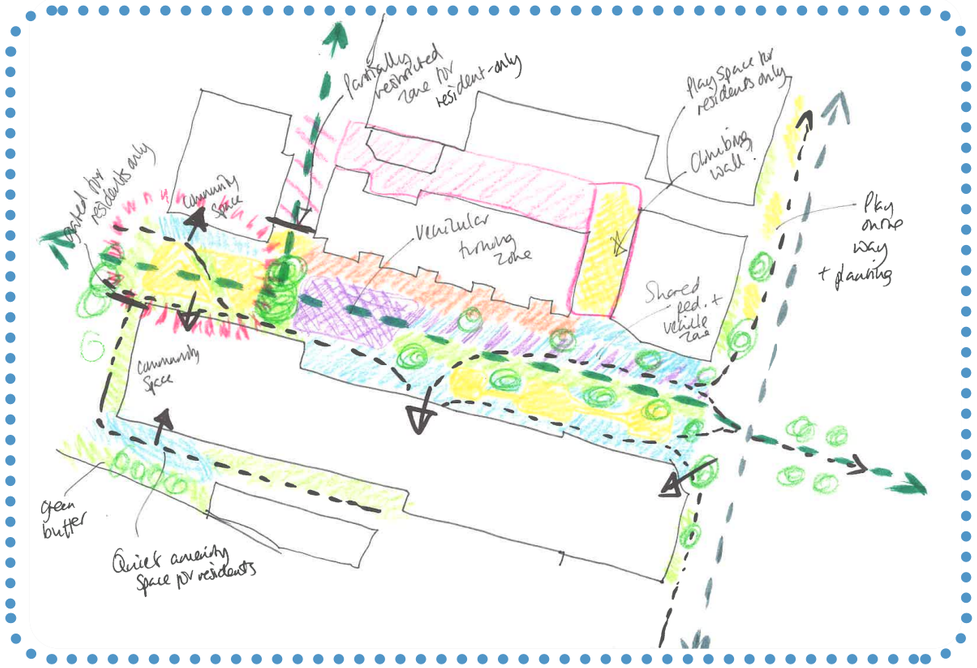


INSPIRATIONAL LANDSCAPE PRECEDENT, REMINISCENT OF PRINTED INK DROPLETS

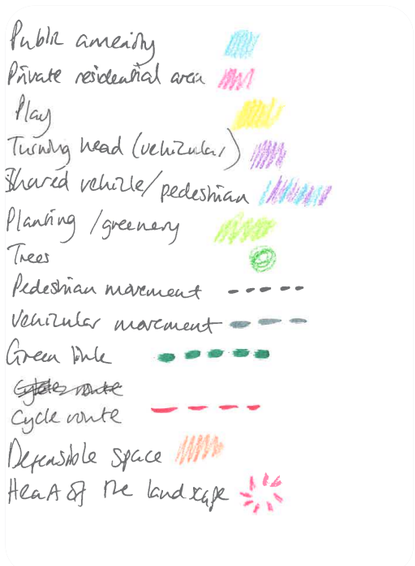
DESIGN DEVELOPMENT

EARLY STAGE SKETCHES

This site plan reads like a reinterpretation of a post-industrial 1950s urban landscape. Where hard-edged modernist architecture is softened by organic public space and human-centered circulation.



KEY





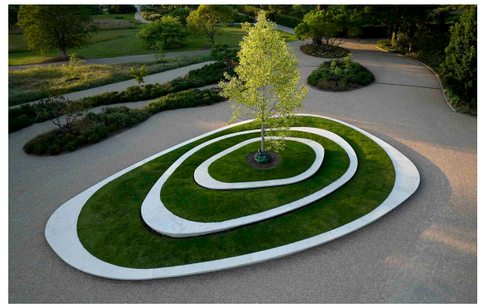
BARBARA HEPWORTH, 1950'S SCULPTURE



1950'S PRINT WITH PLAYFUL SHAPES



OFFSET GEOMETRIC BORDERS

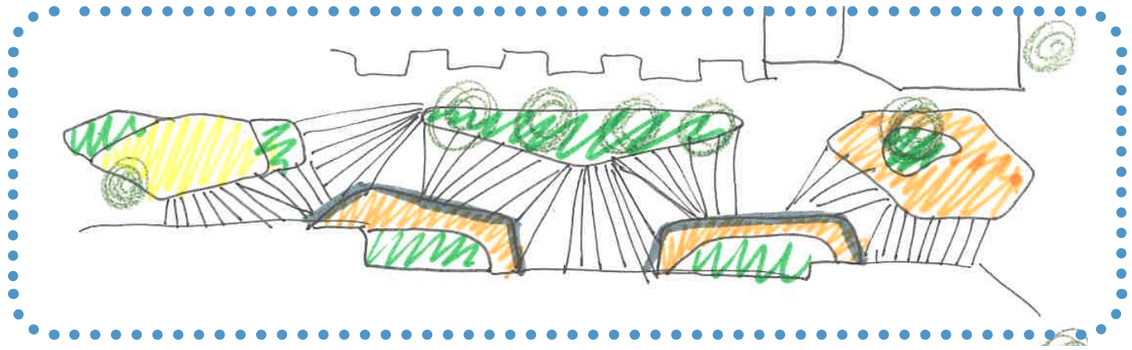


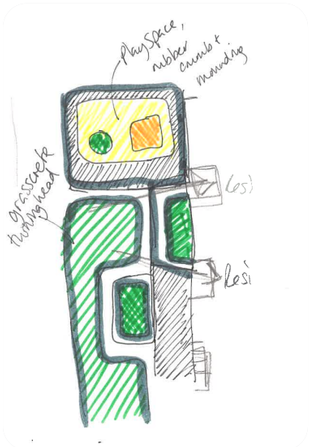
TIERED PLANTERS, 1950'S ABSTRACT SHAPES



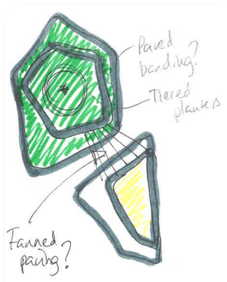
BOLD BANDING IN PAVING

Taking inspiration from the use of colour, texture and form of 1950's geometric prints, the landscape design will be a fun, coloured space where the ground floor plane blends with the architecture

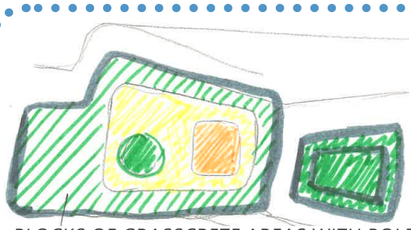




GRASSCRETE AND BANDING



TIERED PLANTERS



BLOCKS OF GRASSCRETE AREAS WITH BOLD BANDED EDGING

DESIGN DEVELOPMENT

This has been an iterative process and we have taken on detailed feedback from Planning, Regeneration, Design Officers, QRP and public consultation, all of which has fed into the final scheme.

1) MAY QRP



Initial sketch design

2) GLA PRESENTATION



Initial sketch received the following comments:

- More muted colours
- More legible experience moving through the space into the park
- New connection into the Down Lane Park

3) EARLY JUNE PRE-APP



Updates following the June Pre-App, Highways Pre-App and SBD meetings called for:

- 10 Accessible bays to be held on site
- A stronger East West link to the park
- A less cluttered landscape
- Defensible garden spaces
- A legible link to Berol Square
- Removal of gates
- Clear link from Berol Square to the park



4) JUNE QRP



The below feedback is from the QRP and these changes have been incorporated:

- **Create greater delineation for users passing through the square, to minimise potential conflicts between pedestrians, cyclists and children playing and reversing vehicles.** Functions of the green route to the park, car parking, deliveries and movement around the central space to co-exist balanced with the **more segregation for safety and clarity**
- Cycle provision to rear courtyard to be relocated
- Further exploration of the **park interface**, with the extension of the green area to the west
- Further thought on **legibility and wayfinding**
- Development required on the definition and character of the central space to ensure it feels like a public space rather than a private courtyard
- **Clarification on the way thresholds and edges are defined**
- **Space for delivery vehicles and bikes to be considered in overall layout**
- Planting alongside the facade to consider fire regulations
- **Ensure street trees have enough space to thrive** without impacting the buildings
- **SuDs to be incorporated** into the public realm
- **Play to be rationalised and more integrated, with increase play on the way rather than segregated play features**
- A coherent place and enhanced connections, **considering the wider developments within the area**, can be created with holistically selected materials, street furniture and lighting
- **Paving materials and detailing could reflect the industrial heritage of the site**
- Usability and maintenance of the defensible space around the units to be thought through
- Roof terrace space to be used to alleviate pressure on the public realm at ground floor, particularly considering its relation to the internal amenity space

4 JUNE PRE-APP



The below feedback is from the Pre-App and these changes have been incorporated:

- Requested update to the strategy diagram to show the green link being more continuous across the whole area and the 'kink' removed.
- **Updated layout seems to make sense**
- Asked to clarify the size of the turning head and whether this can be reduced – TBC at present, being worked through
- UGF now 0.4 is good, noting previously it was just short.
- Asked to confirm whether the roof of the affordable block will have solar panels – yes it does, will sit over green roof on this building.
- **Notes parking has had to be incorporated at request of transport and planning – would prefer not to see parking but understand the need and direction from others**
- **Surface of roadway should be more of a shared surface, making sure that we cater for people as well as cars in the roadway. Make it feel more of a permissive environment for confident pedestrians**
- **Cycle parking to rear of colive being moved is good, in progress, need to see this point closed and can create courtyard to rear for colive**
- **Provide info on lime bike locations**

5 JULY PRE-APP



The below feedback is from the Pre-App and these changes have been incorporated:

- For the green link, it is questionable whether the green link would count as static amenity space as it is crucially a movement route so the assessment can take out the area where the car parking will be, and also the circulation spaces. The overshadowing assessment would be only for the sitting out and play areas to the western end of the green link.
- **Quantum of play for 0-4s only is acceptable,** reasonable older years would be catered for offsite in this context. Preference would be not to increase play any further.
- **Overall landscaping approach is 'what he was looking for'.**
- Positive/appreciated that feedback has been taken on board
- Can **vehicle priority zone have a nice surface treatment**? Possibly colourful and graphical
- **'Celebratory' moment at the site boundary where it meets the park would be positive**
- Removal of tree at park entrance might be needed for a strategic perspective to facilitate green link – but note on councils own land not in site boundary

4) AUGUST QRP



August QRP raised a series of clarifications and commentary. We have also included our responses outlined below:

- Celebratory elements of colour and pattern are considered to enrich the scheme well.
- Clarifications requested on the approach to the site's access and vehicle management – ie: that there is no traditional kerbed entrance, rather hard and soft landscaping clearly demarcates this as a pedestrian/cyclist-priority area (except disabled parking and servicing only). **From the first QRP in May, we have been championing shared-use principles throughout the space and we have continued this throughout the design development.**
- Reconsider use of bollards if possible, and whether seating or 'play on the way' features could replace bollards instead (note: bollards have been specifically requested by Transport officers, and seating and play on the way is incorporated also). **The inclusion of bollards was a direct recommendation by Highways Officers to slow potential cyclist movements past the play space.**
- Clarifications requested on seating opportunities, and confirmation that there is somewhere to sit/linger, esp for disabled parking users. **We have highlighted the existing seating locations which demonstrate there is considerable amount of seating down the landscaped street, including seating by the accessible parking bays.**
- Confirm distance of trees from building is appropriate, and that trees are capable of reaching a larger scale. Include appropriate example tree types/species in submission, and confirm these are climate resilient. **We have reviewed tree spacings and distances and are comfortable with the positioning as highlighted in page.**
- Panellist would like to have seen a more formal avenue/pedestrian route approach to the landscape – explanation needed on rationale for tree location/pattern (ie: spread out rather than creating a tree lined boulevard). **In the previous 3 pre-apps, local authority designer officer and highways officers have sought to enhance a strong east to west route with accessible parking on-site. We feel the design is reflective of this design journey and is in line with the Local Authority masterplan vision.**
- Ensure potential antisocial behaviour has been fully considered within the under-croft (note: Applicant Team confirmed Secure by Design has reviewed and is comfortable providing lighting and CCTV incorporated).
- No further QRP required.

3.0 LANDSCAPE PROPOSALS

3.1 LANDSCAPE PROPOSAL

GROUND FLOOR

The site now links positively with Down Lane Park both from the central street as well as the future southern link to Hale Road. The redeveloped green link provides a clear vista from Berol Square into the park.

1. Focal point trees create a dialogue with the trees to Berol Square and frame the east entrance to the site from Ashley Road
2. Different paving types denote vehicular and pedestrian routes through the site but the design retains shared surface principles
3. 10 accessible parking bays are provided on site, screened with planting and trees
4. Focal point trees in paving lead to the main entrance
5. Welcoming entrance framed with seating and trees
6. Turning head for vehicles screened with trees and planting
7. Defensible plating outside residential units
8. Planting to green the building facade
9. Play area with play on the way features, sculptural play equipment as focal point features and seating, creating a dialogue with the Down Lane Park interface
10. Access to the site from Berol Link
11. Private amenity space for residential units
12. Access between Down Lane Park and the Site
13. Gated access to cycle stores and shared living amenity space
14. Courtyard for shared living residents with seating options and planting to create a peaceful, social space
15. Gated pedestrian access from Ashley Road
16. Seating at key locations along the landscaped street to encourage people to sit and linger



3.2 SECTIONS





SECTION A - LOOKING EAST



SECTION B - LOOKING EAST



SECTION C - LOOKING EAST





Precedent of trees planted within close proximity to the building facade, creating a tree-lined streetscape. Proximity of around 1m in some instances, successfully achieved through the use of fastigiate species. All trees planted to Ashley central park are planted in excess of 1m.



SECTION D - LOOKING NORTH ALONG GREEN LINK

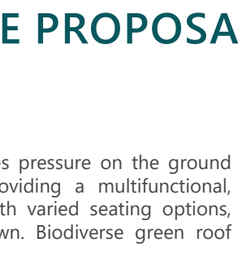
LANDSCAPE PROPOSAL

ROOF LEVEL

The Roof terraces alleviates pressure on the ground floor public realm by providing a multifunctional, playful, sociable space, with varied seating options, table tennis and open lawn. Biodiverse green roof extent is maximised.

1. Sociable space with table tennis and seating
2. Open lawn providing multifunctionality
3. Sun loungers make the best use of the south-facing sunny aspect
4. Mounding in green roof allows for small trees and large shrubs to be planted
5. Sociable space with seating in the sun and shade
6. Roof plant to architects drawings
7. Biodiverse green roof with PV panels
8. Biodiverse green roof with feature log piles, boulders and cobbles provides ecological value and visually interest view from the accessible roof terrace to the south













4.0 STRATEGIES

4.1 ACCESS & CIRCULATION

This multifunctional site incorporates a range of pedestrian, cycle and vehicular moments, with a priority on providing a visually green link through to the wider scheme.

As a primarily pedestrian priority site, the landscape features a hierarchy of pedestrian routes, positively linking to the surrounding networks. The primary route links through from east to west between Ashley Road an Down Lane Park, while a second provides a north to south link between the site and park.

Vehicular access is limited to service access and accessible vehicle parking only - areas with more vehicular or cyclist movement are demarcated through the use of a change in pacing type.

Sustainable transport is encouraged through the provision of cycle stores, visitor cycle parking, and Lime Bike parking zones.

KEY

- Cycle route
- Vehicular movement through site (Emergency, Service and Accessible Parking bay access)
- Primary pedestrian route
- Secondary pedestrian route
- Accessible parking bays
- Visitor cycle parking stand
- Lime Bike parking bays
- Delivery vehicle parking zone
- Existing vehicular movement
- Access to Co-living Block
- Access to Affordable Living Block
- Access to Affordable Town-houses
- Public access
- Service Access
- Bike store Access



4.2 HARD LANDSCAPING

MATERIALS

The materials palette will be high quality and suitable for the character of the proposed design. Colours will complement those of the surrounding developments. The strategy seeks to create a ground floor landscape that utilises shared surface principles. A change in paving colour will demarcate pedestrian only areas, whilst darker sett paving bands outline areas of recreation and create a visually dynamic space.

Pockets of rubber crumb in bright colours will signify areas for play. All hard landscaping throughout the site will be permeable, as part of the UGF and SUDs strategy. Cycle stands will have sunken fixings to ensure they are secure. Levels will be design to ensure compliant access to the buildings and site features in line with BS8300 and Approved Document Part M.



EXISTING PAVING RETAINED



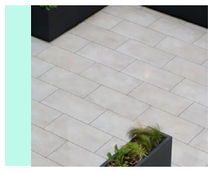
PERMEABLE PAVING SETTS
v
173 X 173



PERMEABLE PAVING
Silver
240X120



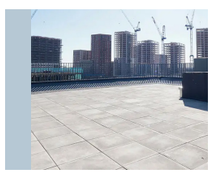
PERMEABLE PAVING
Buff
208x173



PERMEABLE TERRACE PAVING
- PORCELAIN
Size: 1200 x 600



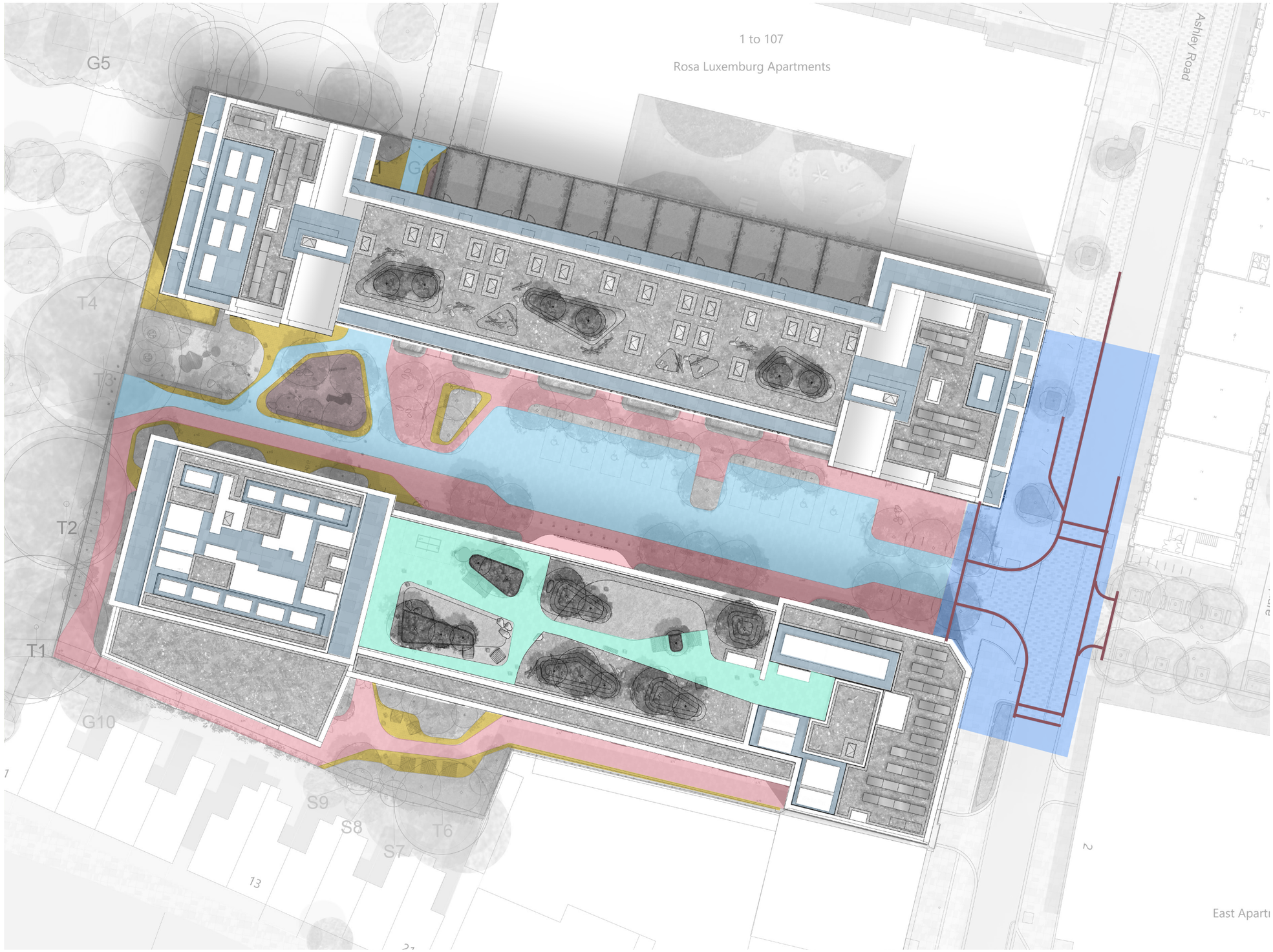
RUBBER CRUMB



PERMEABLE TERRACE PAVING
- CONCRETE
Size: 400 x 400
Layout



EXISTING SILVER FLUSH KERB



HARD LANDSCAPING

BOUNDARIES

A range of boundary types will be installed throughout the site to suit the varying requirements for privacy and screening, as well as matching existing boundary treatments where necessary. A 1.8 metal railing to the edge of the park will coordinate with railings beyond the site, whilst areas of planting and path will link in with those existing at the park. Where closeboard timber fencing is installed, it will match that of existing in the surrounding sites.

Metal railings at a height of 1.2m will provide a clear distinction between properties at the entrances to the townhouses. Where possible, the terraces will feature gate access. 1.8m planted boundaries create private enclosed spaces whilst contributing to UGF and BNG requirements.



2-4m solid timber fence (to match existing)



1.8m planted boundary set behind timber slat fence



1.8m metal railing



1.2m metal railing



Park entrance wayfinding



Ornamental shrub planting to park boundary



New areas of path to tie in with existing planting



Bollards



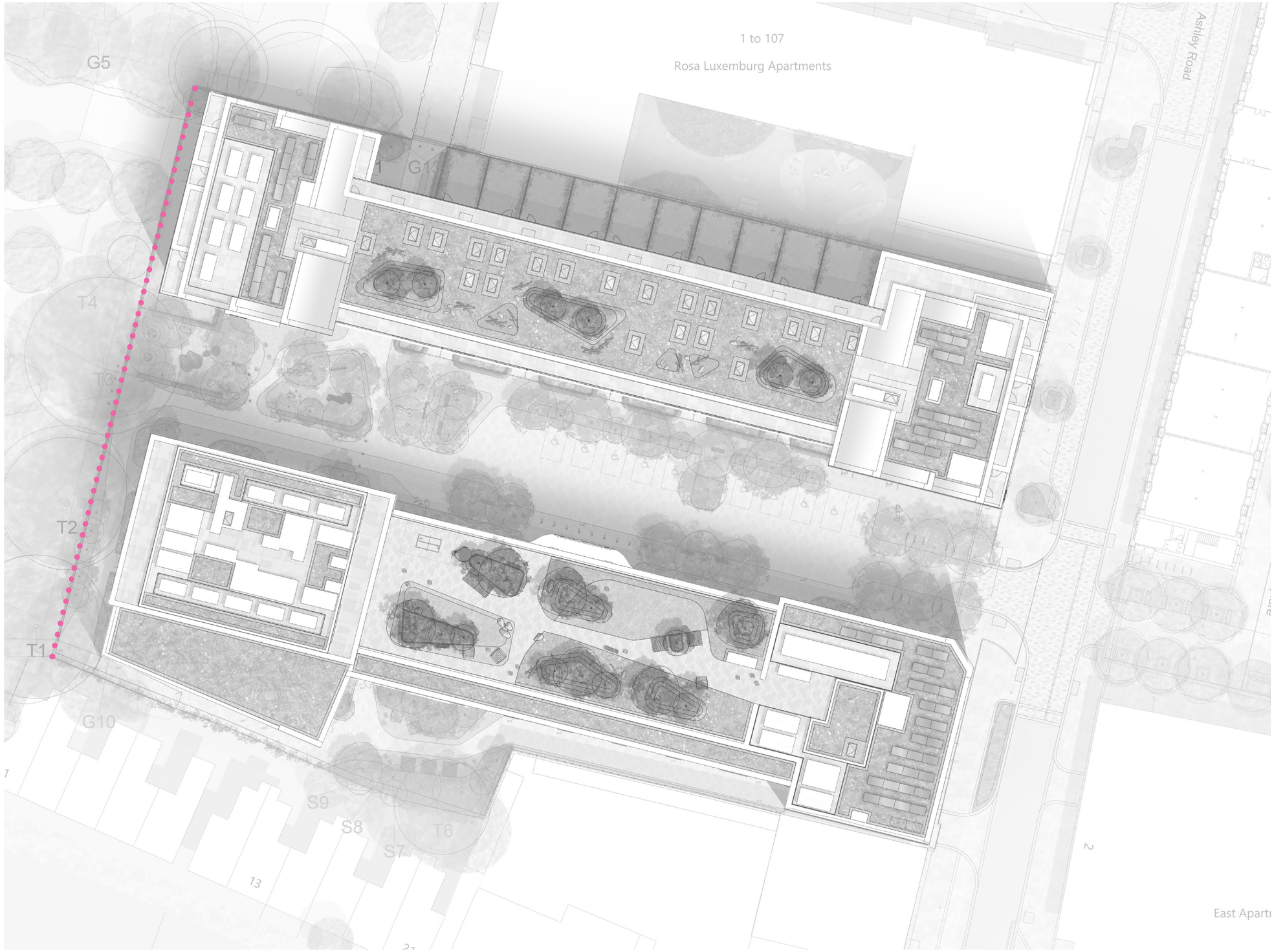
HARD LANDSCAPING

ALTERNATIVE WESTERN BOUNDARY TREATMENT

Should access into Down Lane Park not be accommodated, the existing 1.8m metal railing will be extended to run along the length of the western boundary.



1.8m metal railing



HARD LANDSCAPING

FURNITURE AND WAYFINDING

A range of seating options will be provided at ground floor at key locations such as entrances and by play areas. There will be a number of picnic benches within the residents garden to the south of block B including picnic benches to facilitate gathering of larger groups and co-working or group meals. Sun loungers and stool seating will provide more informal seating options for both individuals and groups. Seating at the roof terrace will follow these principles, whilst the provision of table tennis will further facilitate socialising and connecting with other residents.

Benches will be set in amongst planting and natural materials will be used where possible, such as timber benches, with accents of colour that complement building fenestrations. The scheme includes seating throughout the central square, inviting users to stop and linger throughout the day.



BENCHES WITH ARMRESTS AND BACKRESTS



SUN LOUNGERS



PICNIC BENCHES



FLEXIBLE CUBE SEATS

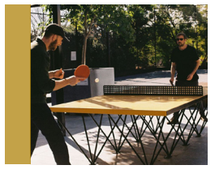
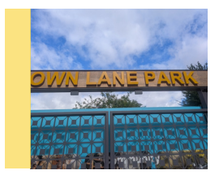
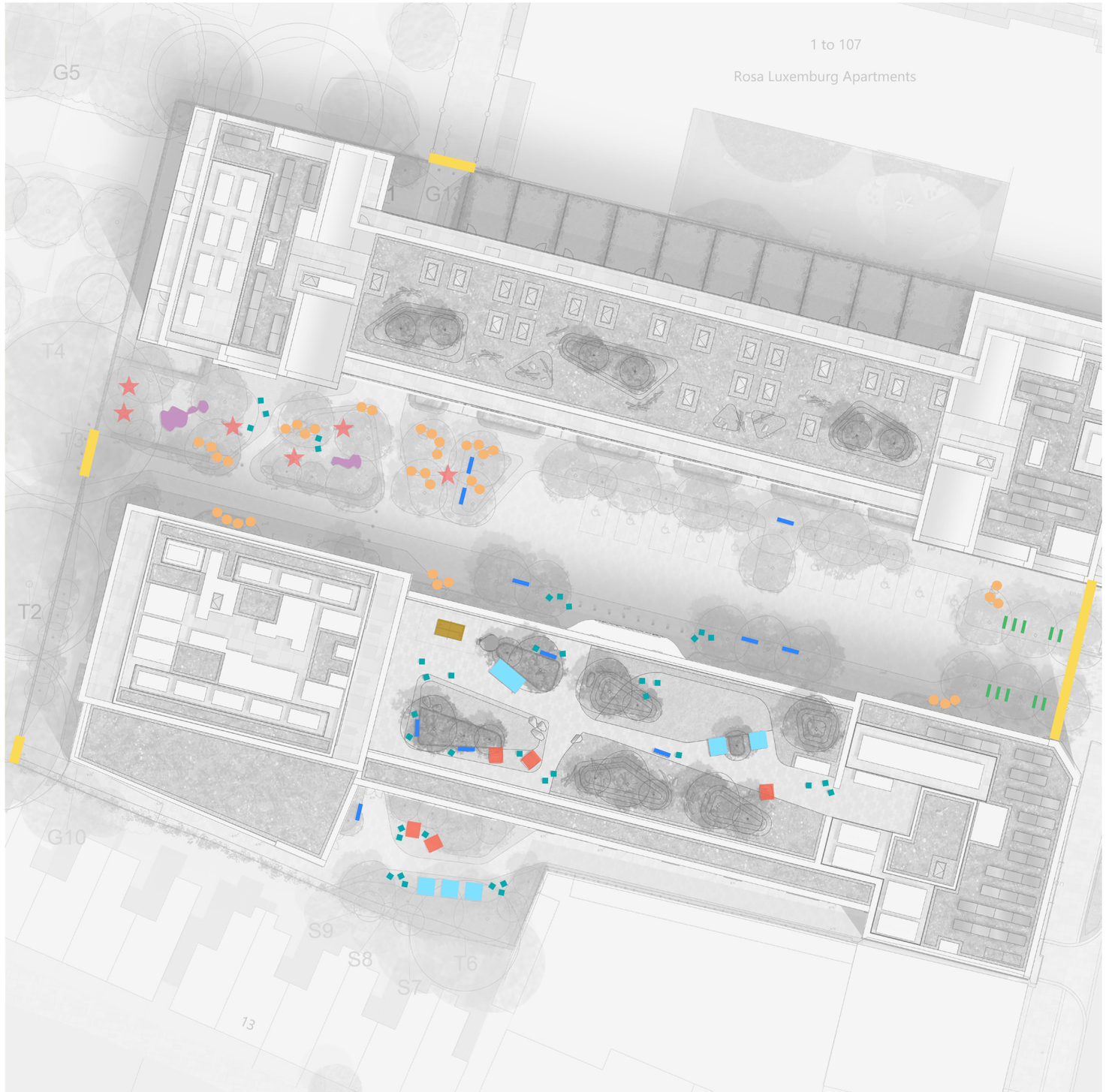


TABLE TENNIS

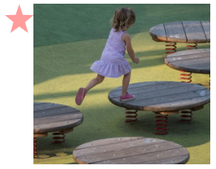


WAYFINDING





FLEXIBLE SEATING/ PLAY FEATURES



FORMAL PLAY EQUIPMENT



CYCLE STANDS



PLAY-ON-THE-WAY BOULDERS AND LOG STUMPS

4.3 SOFT LANDSCAPING

PLANTING

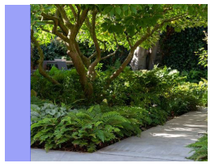
The planting within the public realm is naturalistic in character, with a mix of clear stem trees and ornamental planting within the beds below. The planting will be made up of a mixture of grasses, herbaceous perennials, evergreen shrubs and ferns. To create and establish year round interest the ground floor planting mix will include 40% evergreen base.

The planting throughout the site will be species rich and include a number of species beneficial for pollinators.

Shrubs will be kept below 1m in height to ensure a clear field of vision throughout the site.



ORNAMENTAL PLANTING - FULL SUN



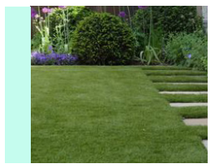
ORNAMENTAL PLANTING - SHADE



WILDFLOWER PLANTING



AMENITY LAWN



PRIVATE LAWNS



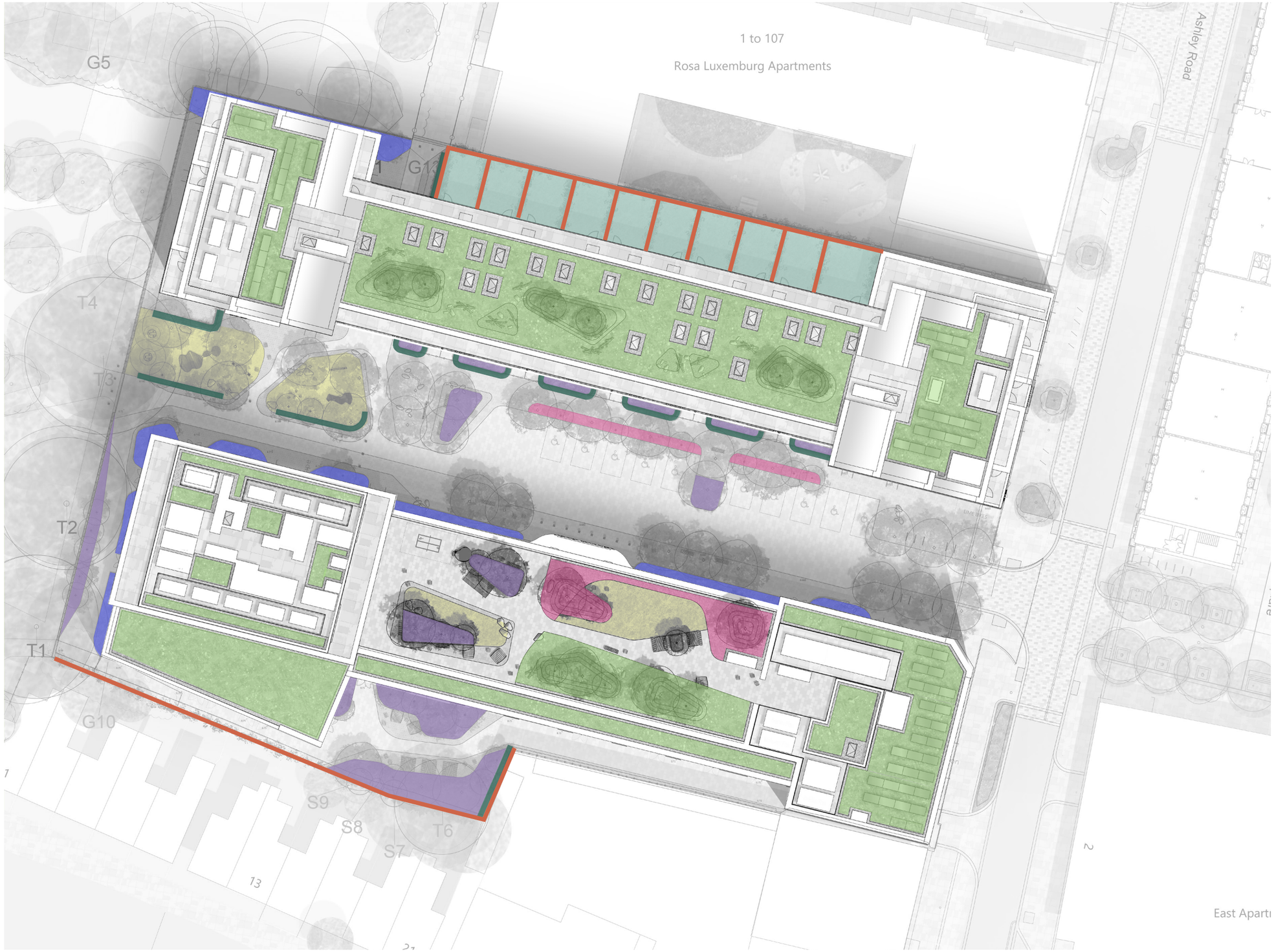
HEDGING



BIODIVERSE ROOF



PLANTED BOUNDARY FENCING



SOFT LANDSCAPING

TREES

Tree planting intended as indicative

Total number of trees: 76

Tree planting is very important for the project. A hierarchy of species have been chosen to signify the different character of spaces on the scheme. Standard trees are positioned throughout the areas of public realm - along the site boundaries, entrances and along the landscaped street. They will be specified at a reasonable size with a clear stem of 2m below to maintain visibility and safety to users of the site.

The lightweight canopy will maintain views and allow light into the buildings and create a dappled shade on the street below. Multi stemmed trees have been positioned in the courtyard and close to the building entrances to to enable light to penetrate through into rooms, as well as providing visual interest.



PINUS PINEA
Evergreen
2m clear stem
6-6.5m height
Non Native to UK
Mature height - 12m+



BETULA PENDULA 'FASTIGIATA'

Deciduous
2m clear stem
4-5.5m height
Native to UK
Mature height - 12m+



PRUNUS HILLIERI SPIRE
Deciduous
2m clear stem
6-6.5m height
Non Native to UK
Mature height - 10-12m



SORBUS AUTUMN SPIRE
Evergreen
2m clear stem
5-5.5m height
Mature height - 8m+



TILIA CORDATA
Deciduous
2.5m clear stem
6-7m height
Mature height - 15m+



GLEDISTIA TRIACANTHOS
Deciduous
2m clear stem
6-6.5m height
Non Native to UK
Mature height - 12m+



AMELANCHIER BALLERINA
Deciduous
2m clear stem
3.5-4.5m height
Non Native to UK
Mature height - 8m+



FASTIGIATE HORNBEAM
SEMI EVERGREEN
2m clear stem
6-6.5m height
Native to UK
Mature height - 12m+





ACER GRISEUM
Deciduous
Multi-stem
2.5-3.0m height
Mature height - 4-5m



AMELANCHIER LAMARCKII
Deciduous
Multi-stem
2.5-3.0m height
Mature height - 3-5m



PINUS MUGO
Evergreen
Multi-stem
1.5-2.0m height
Mature height - 2-3m



OLEA EUROPAEA
Evergreen
Multi-stem
1.5-2.0m height
Mature height - 3-5m



ACER CAMPESTRE
Deciduous
Multi-stem
1.5-2.0m height
Mature height - 5-15m



CRATAEGUS MONOGYNA
Deciduous
Multi-stem
1.5-2.0m height
Mature height - 5-14m

4.4 UGF

The site works hard to maximise the soft landscaping provision to enable the scheme to sit in excess of the policy requirement of 0.4.

The adjacent table provides a detailed breakdown of the landscape typologies and their individual quantum.

Urban Greening Factor

Ground Floor

Landscape Elements	Units	Quantities	Urban Greening Factor	Quantity x Urban Greening Factor
Semi natural vegetation	m2	63	1.0	63.00
Wetland or open water	m2	0	1.0	0.00
Intensive green roof over structure, minimum depth of 150mm	m2	0	0.8	0.00
Standard trees planted in connected tree pits minimum soil volume 2/3 of canopy area	nr	247	0.8	197.2
Extensive greef roof minimum 80mm. Meets GRO Code 2014	m2	0	0.7	0.00
Flower rich perennial planting	m2	334	0.7	233.80
Rain Gardens	m2	0	0.7	0.00
Hedges	m2	38	0.6	22.80
Standard trees with soil volumes less than 2/3 of canopy area.	m2	1196	0.6	717.3
Greenwall	m2	278	0.6	166.80 *
Groundcover planting	m2	0	0.5	0.00
Amenity grassland	m2	499	0.4	0.00
Extensive green roof sedum mat Doesn't meet GRO Code 2014.	m2	0	0.3	0.00
Water features	m2	0	0.2	0.00
Permeable paving	m2	2081	0.1	208.10
Sealed Surfaces	m2	0	0.0	0.00

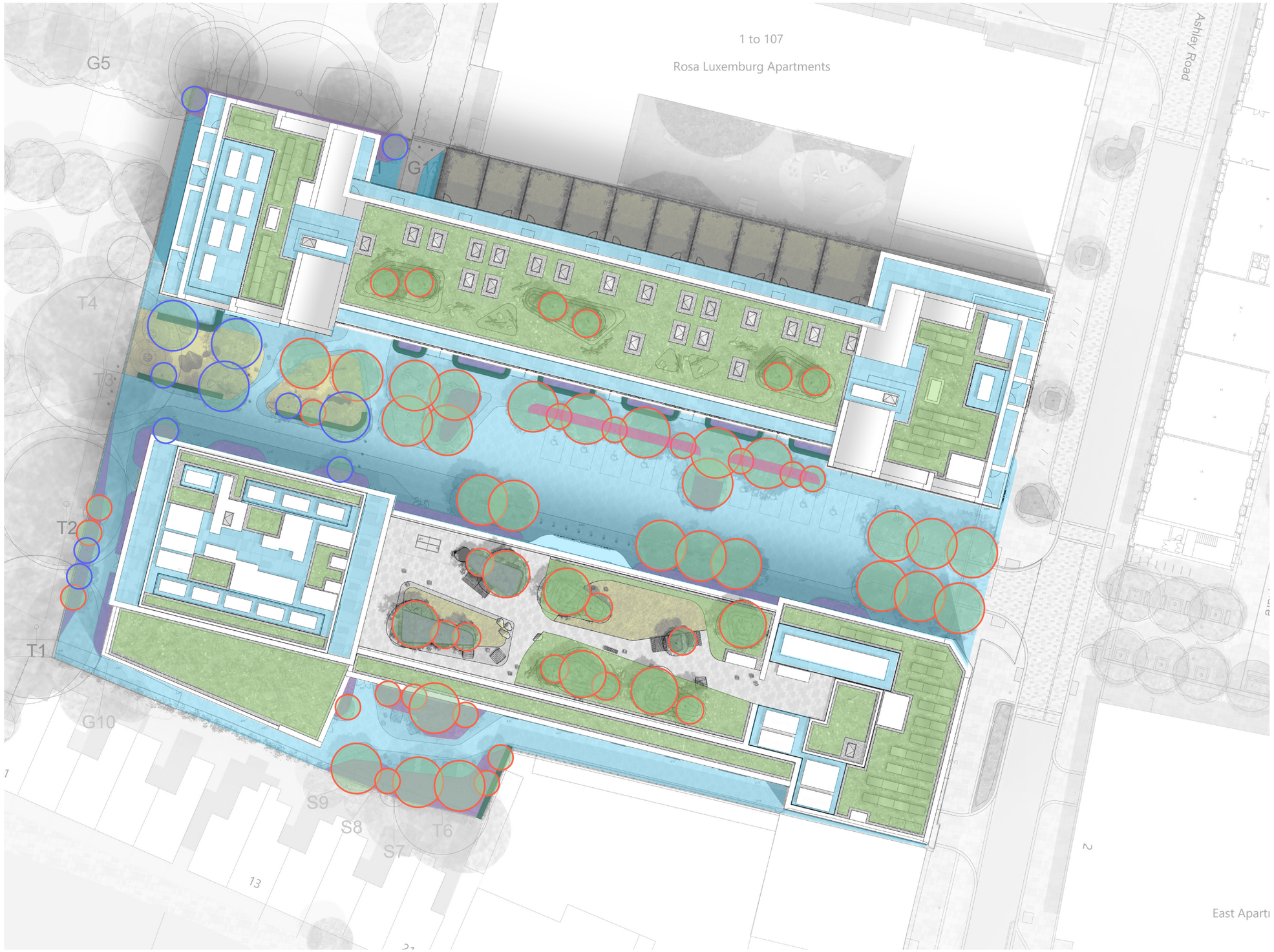
Total greening factor ground floor	**1609.14**

Upper Floors

Landscape Elements	Units	Quantities	Urban Greening Factor	Quantity x Urban Greening Factor
Semi natural vegetation	m2	0	1.0	0.00
Wetland or open water	m2	0	1.0	0.00
Intensive green roof over structure, minimum depth of 150mm	m2		0.8	0.00
Standard trees planted in connected tree pits minimum soil volume 2/3 of canopy area	m2	0	0.8	0.00
Extensive greef roof minimum 80mm. Meets GRO Code 2014	nr	1575	0.7	1102.50
Flower rich perennial planting	m2		0.7	0.00
Rain Gardens	m2	0	0.7	0.00
Hedges	m2	0	0.6	0.00
Standard trees with soil volumes less than 2/3 of canopy area.	m2	217	0.6	130.06
Greenwall	m2	0	0.6	0.00
Groundcover planting	m2	0	0.5	0.00
Amenity grassland	m2	118	0.4	47.20
Extensive green roof sedum mat Doesn't meet GRO Code 2014.	m2	0	0.3	0.00
Water features	m2	0	0.2	0.00
Permeable paving	m2	1153	0.1	0.00
Sealed Surfaces	m2	0	0.0	0.00

Total greening factor upper floors	**1279.76**

Total greening factor combined ground and upper floors	**2888.90**
Total Site Area (m2)	**7159**
Greening Factor (sum/site)	**0.40**



4.5 LIGHTING

Lighting will be an important feature within the design to ensure that the public realm and communal areas are safe, accessible and welcoming at all times of the day. The lighting strategy has been devised to balance Secure By Design needs as well as findings from the Ecology team to minimise up-lighting whilst creating a safe, well-lit environment for people to safely traverse.

The Landscaped street will feature column lighting to ensure clear visibility through the site. The co-living amenity space lighting will be subtle, with low level lighting at planting level and building down-lighters at entrances to minimise light pollution and disruption to the residents. Where possible, the lighting will be integrated within the fabric of the building, external walls, seats and other structures to minimise clutter. Lighting will be designed to ensure that light spill will not adversely affect the surrounding residential units or public spaces. It will also be developed to minimise the impact of light spill on wildlife.



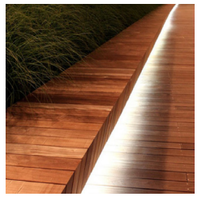
Access Downlighters



Column lights



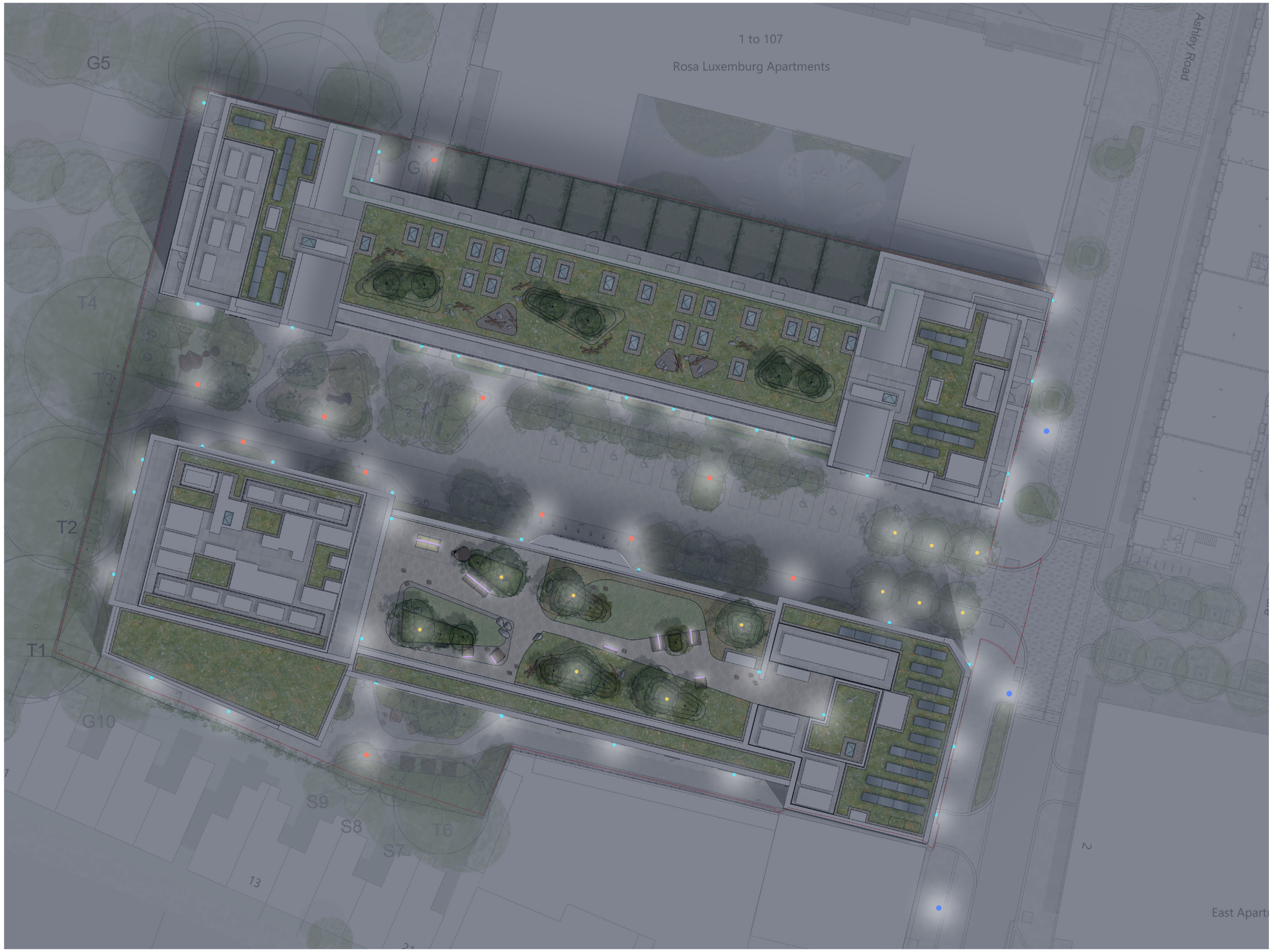
Tree uplighters



Furniture striplights



Existing lamp posts



4.6 ECOLOGY

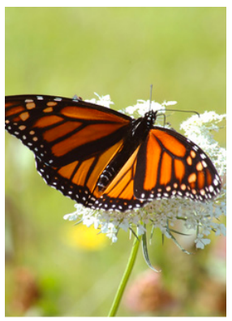
Biodiverse roof will provide an ecological community, attracting wildlife including birds, bees and spiders. It will also provide benefits such as reducing storm water runoff, cooling the roof surface and reducing heat flux. Log piles will be included throughout the biodiverse roofs to further diversify the invertebrate species attracted to the site.

Bird houses and bat boxes will provide specialised habitats to attract vital species to the area. A range of different bird box types will be included in line with the relevant guidance. Bat boxes will be placed up high and in warm areas as per RSPB guidance, whilst the native wildflowers planted on the roof will attract them to this area.

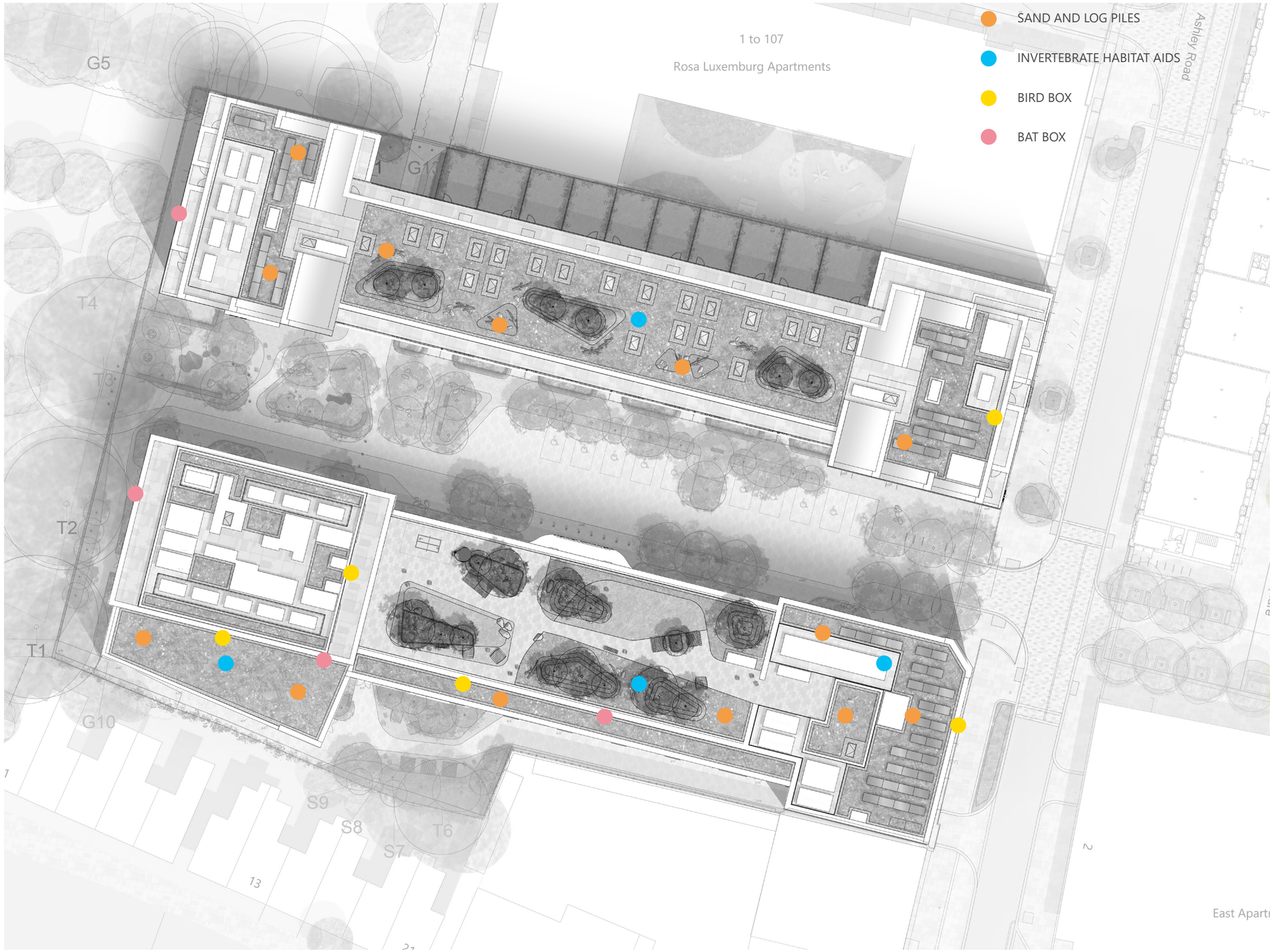
Insect blocks incorporated into the building facade provide habitat for solitary bees and other insects.











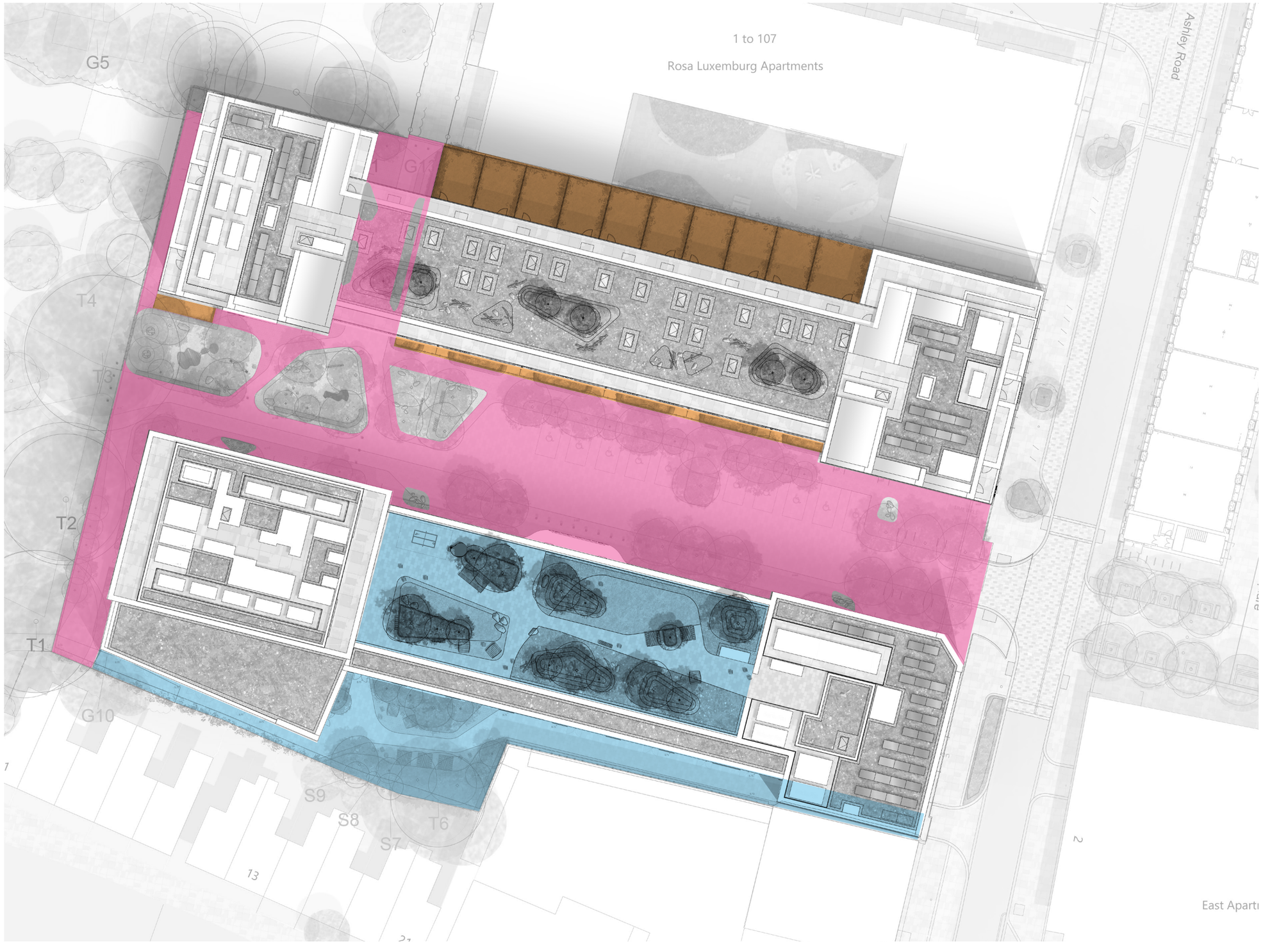
4.7 AMENITY

The scheme seeks to offer a combination of both private amenity space and privately owned public accessed space as well as defensible planting in line with Haringey Council's planning policies.

The design seeks to maximise the open amenity space available to residents and the wider community. The largest area of amenity space is located within the central landscaped street which features areas of designated play as well as play-along-the-way, and areas of seating beneath leafy tree canopies.

The townhouses are provided with private amenity space, including buffer planting at the entrances and fenced gardens to the rear.

The shared living space has a gated amenity area for residents only, to the south of block B at ground floor, as well as a roof terrace, both of which feature flexible seating options and ornamental planting.



The below areas refer to landscape specific spaces only refer to Architectural information for details of the amenity spaces located within or on the building.

- Amenity Spaces - PUBLIC 1808m2
- Amenity Spaces COMMUNAL 1229m2
- Amenity Spaces - PRIVATE 421m2

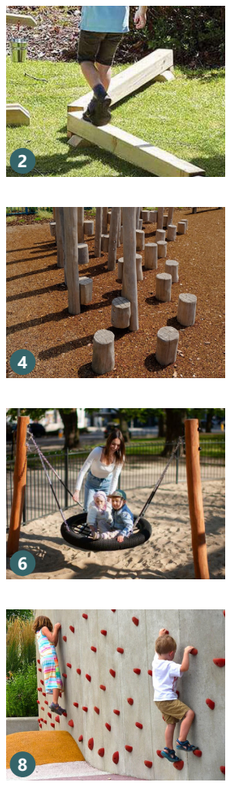
4.8 PLAY

AGES	REQUIRED	DELIVERED ON SITE
0-4	449m2	361m2
5-11	364m2	0m2
12+	295m2	0m2
TOTAL	1,108m2	361m2

In line with paragraph 4.32 of the Shaping Neighbourhoods Play and Informal Recreation SPG 0-4 play space may be omitted based on the type of housing being proposed if the units provide gardens.

The social block provides 10 number 4 bed units to the ground floor with over sized private gardens. This reduction in units form the GLA Child Yield Calculation results in a revised lowered quantum of 0-4 play space of 360m2 of 0-4 play space required. The scheme therefore provides all required 0-4 play space on site, while older play will be appropriately dealt with offset given the proximity to Down Lane Park.







4.9 LANDSCAPE MAINTENANCE

The success of the proposals will be attained via the proper maintenance and management of the landscape to maintain an attractive, tidy and safe finish to all landscape elements. The proposed planting will give a cohesive site character whilst providing a green framework for the new built development to become gently embedded into the landscape.

The maintenance objectives seek to:

- To maximise the landscape amenity of the site, by providing and maintaining an attractive and robust landscape setting for the development.
- To promote biodiversity by creating and maintaining wildlife habitats and enhancements;
- To ensure functionality of the landscape scheme for users of the site.
- To maintain the existing and new tree planting to create a character for the development and ensure the longevity of the proposed species.
- To maintain healthy plant growth and ensure that the plant stock remains free from disease.
- To ensure that planting beds are kept free from weeds and litter.
- To ensure the ground floor planting beds including the planting set within the paved strips is healthy and weed free throughout the year.
- To deliver health and safety requirements to all areas of the landscape for both residents and visitors.

Following the initial development of the site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer, with any defective planting replaced at the end of the first year (or before). Following completion of the rectification period the maintenance of the site will be passed to a maintenance and management company.

As well as careful consideration of the soil build ups for the green roof, species will be carefully chosen to enable these biodiverse areas to require minimum maintenance and watering throughout the year to enable the plants to survive. External bib taps will be provided to all floors to enable the maintenance and management teams to ensure the survival of the planting areas. All upper floor planters will include inbuilt drainage mats to store excess water. The ground floor paved area will consist of large areas of permeable paving as outlined within the drainage strategy.





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