

Ashley Park, Tottenham Hale

Design and Access Statement

re:shape

|| dla

Project Title

Document Revision

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Introduction



Introduction

Overview

This Design and Access Statement is prepared by DLA Architecture Ltd and submitted on behalf of Re:shape T Ltd. It serves to support an application for full planning permission for proposed redevelopment of a site situated between Ashley Road and Down Lane Park, London N17.

The mixed-use scheme comprises shared living accommodation and associated amenity space (Sui Generis), affordable residential (use class C3), commercial use at ground floor (use class E), community (use class F2) at ground floor, hard and soft landscaping, together with ancillary plant and servicing; and associated enabling works.

This Design and Access Statement outlines a comprehensive site analysis and illustrates the design process for this scheme such as layout, access, material palette, public realm integration, landscape and streetscape enhancement, townscape integration and other public benefits generated by the proposal. The proposal has been the result of an extensive discussion process with the London Borough of Haringey through a series of pre-application and design workshops.

For a comprehensive understanding, it is recommended to review this document alongside the planning application drawings and accompanying documents submitted as part of the application.



Introduction

Overview

The application site is located along Ashley Road and presents an opportunity to regenerate this derelict brownfield site which sits at the edge of the existing District Centre and within the wider Tottenham Hale regeneration area. The southern part of the site sits in the existing District Centre and the northern part within the Local Employment Area, with the whole site in the emerging District Centre in Tottenham Hale District Centre. In addition, its proximity to the Tottenham Hale Station support a proposal that will comprise of a range of uses and cater for wide range of users and demographics.

The masterplan and the buildings are carefully designed to knit into the existing urban context creates a new publicly accessible east-west route and high-quality public realm with the new high quality public realm linking the West and East parts of Tottenham Hale.

The proposed uses complement the mix of uses coming forward in Tottenham Hale and will generate significant activity and vibrancy in the area. The redevelopment of these residual undeveloped parcels of land completes the Masterplan in a complementary and coherent manner.

The high quality and timeless architectural character and language of the buildings were informed by the local heritage and subtly references the rich industrial history of Tottenham Hale.



The vision for the development responds to the brief set out by the client which is directly informed by the specific site challenges and community needs.

The brief was developed to be in line with Re:shape’s ESG framework, and through the continuous engagement with Community Investment Partners (CIP) and the local community.

The brief was to develop a brownfield vacant site into a sustainable multi-tenure and diverse community by delivering the following:

- ➔ New policy compliant social rented homes, including family homes;
- ➔ New shared living accommodation with best-in-class facilities;
- ➔ New high-quality public realm connecting Hale Village to Down Lane Park;
- ➔ New affordable commercial and community spaces
- ➔ Outstanding architecture



Introduction

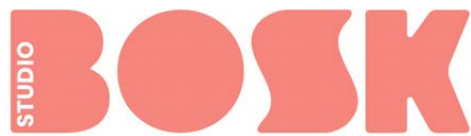
Project Team

re:shape

EMPLOYER:
RESHAPE



ARCHITECT:
DLA



LANDSCAPE:
BOSK



TRANSPORT ASSESSMENT
TETRA TECH



SECURITY NEEDS & CRIME IMPACT ASSESSMENT
KEBSEC



PROJECT MANAGER & COST CONSULTANT
KS4 CONSULTING SERVICES LIMITED



DLSL/ROL:
EB7



FIRE ENGINEER:
ASHTON FIRE



PR CONSULTANT
LOWICK HEDRY



PLANNING CONSULTANT:
LICHFIELDS



HERITAGE AND TOWNSCAPE:
MONTAGU EVANS



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CARBON CLIMATE CERTIFIED



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FOCUS ENVIRONMENT



STRUCTURAL AND CIVIL:
WHITBY WOOD



EIA CONSULTANT:
TRIUM



FACADE ENGINEER
CBRE



AVIATION IMPACT ASSESSMENT
PAGER POWER



M&E ENGINEER
MEINHARDT (UK) LTD



PD & CDM
DA CONSULTING LTD



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LAWYERS
ADDLESHAW GODDARD LLP

Introduction

The Applicant

re:shape

Re:shape are a leading operational Shared living developer who create branded platforms for renters, offering homely private rooms and beautifully designed communal spaces to work, reset and play in.

The Re:shape founders were influential in growing The Collective (first mover in Shared living) and created Re:shape to deliver an alternative entry point into the sector with a significantly enhanced living experience, best-in-class technology with bespoke curated customer experiences.

Re:shape created one of the largest second generation Community living developments in the UK, Wembley Ark. The Ark Platform sets a new standard for Community living in the sector and is centred around an inclusive brand identity, which seeks to ensure members and local communities always feel at home and part of the wider community.

Wembley Ark was acquired and repositioned in September 2021. The reposition works included redesigning the rooms into more mature homely spaces; converting under utilised BoH (Back of House) space to amenity and building a state-of-the-art roof top pavilion and garden that offers an all-year round penthouse living experience and space for all.



Introduction

The Architect

dl

DLA is one of the top 100 practices in the UK as measured by the Architect’s Journal (AJ100) with offices in London, Leeds and Manchester. The London studio was founded 20 years ago and over this period has worked across the capital gaining a reputation for award winning thoughtful architecture. Our design approach is to create contextual narrative led architecture referencing local materials and historic buildings. Examples of our work are shown on this page such as our award-winning Hackney Gardens project, the new YMCA in Wimbledon and the award winning Coronet project in Eltham, Royal Borough of Greenwich.



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EQUIPMENT WORKS, WALTHAM FOREST



COMMERCE ROAD, BRENTFORD



21-25 BRUTON PLACE, MAYFAIR



YMCA, WIMBLEDON



CORONET ELTHAM LONDON