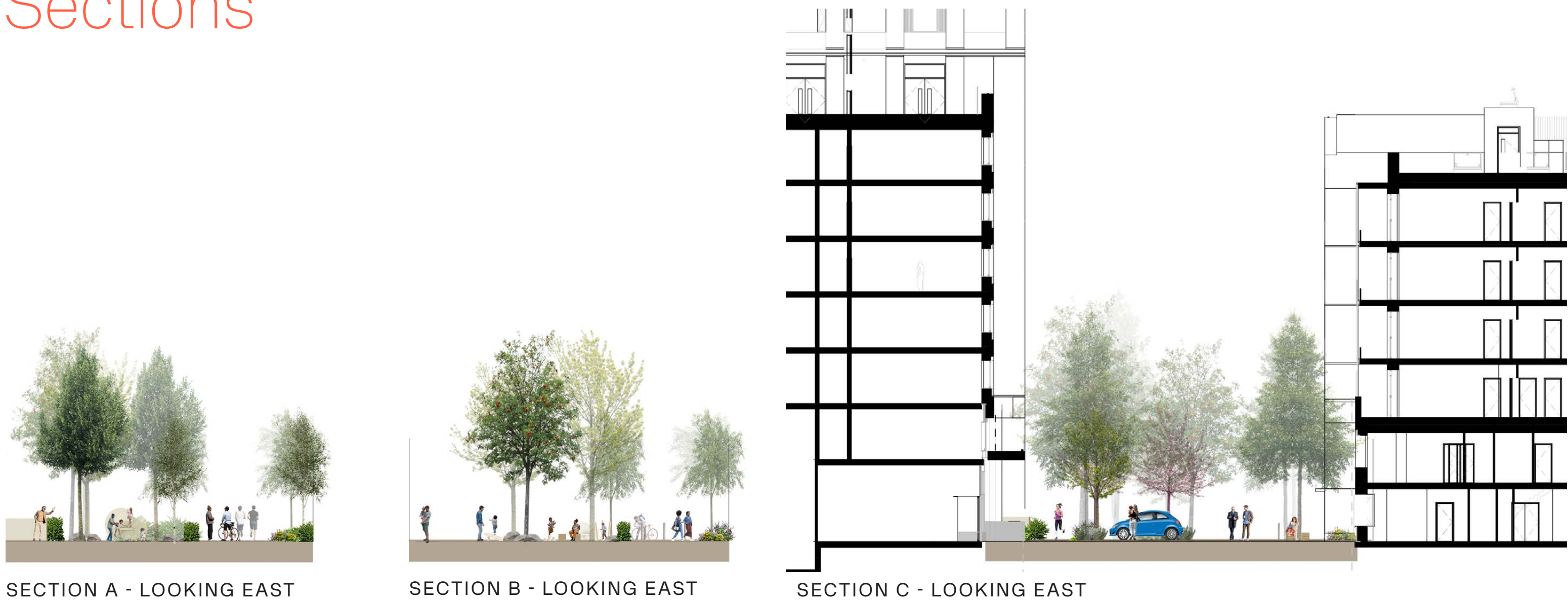


Landscape Strategy + Public Realm

Sections



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 fastigate species. All trees planted to Ashley central park are planted in excess of 1m.



SECTION D - LOOKING NORTH ALONG ASHLEY LINK



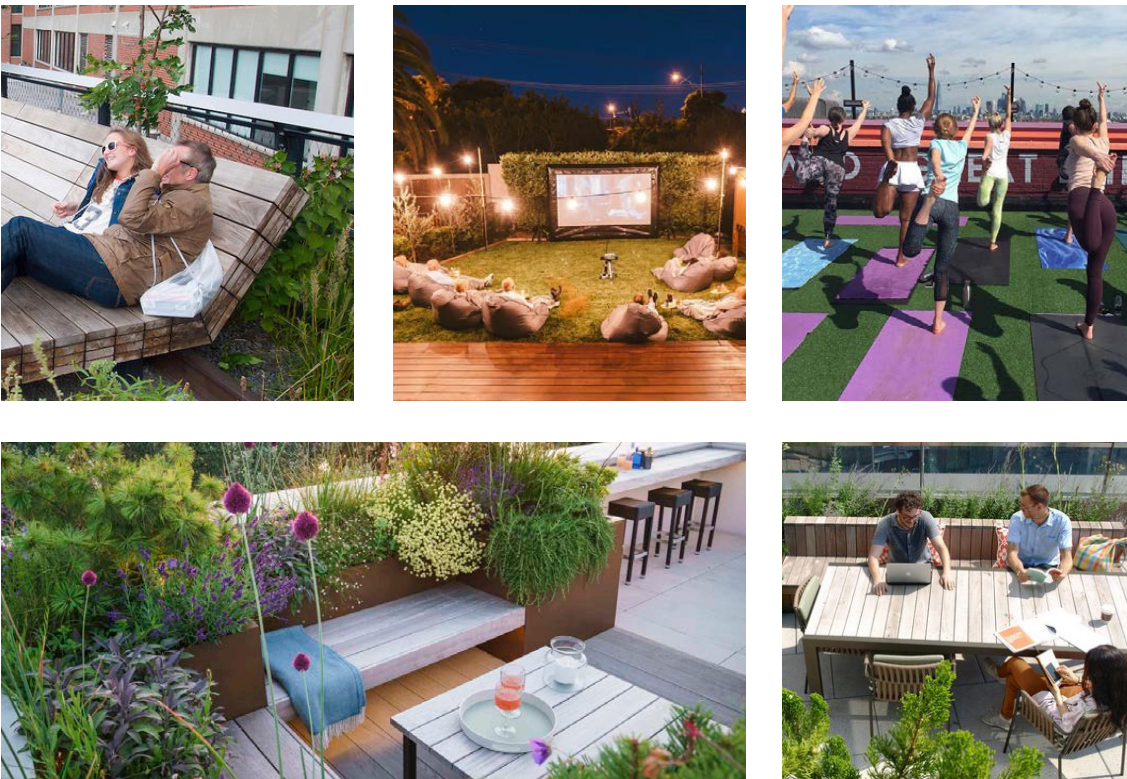
Landscape Strategy + Public Realm

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.

Key

- 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



Access & Circulation

This multifunctional site incorporates a range of pedestrian, cycle and vehicular moments, with a priority on providing a visually ashley 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 and 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 paving type. Sustainable transport is encouraged through the provision of cycle stores, visitor cycle parking, and Lime Bike parking zones.

Key

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



Landscape Strategy + Public Realm

UGF

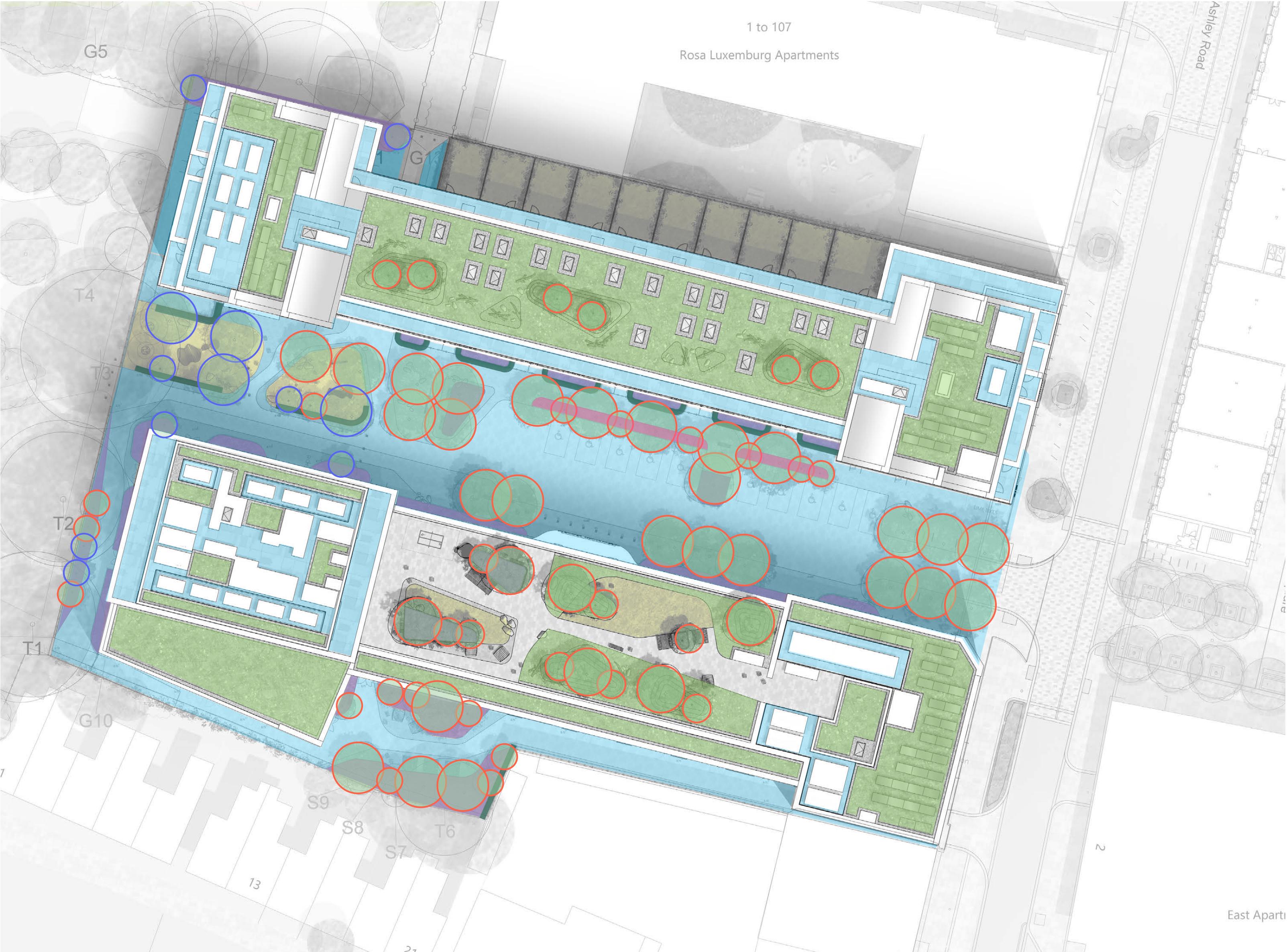
The site works hard to maximise the soft landscaping provision to enable the scheme to sit in excess of the policy requirement of 0.4.

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	197.25
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	717.34
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)		7126
Greening Factor (sum/site)		0.4054



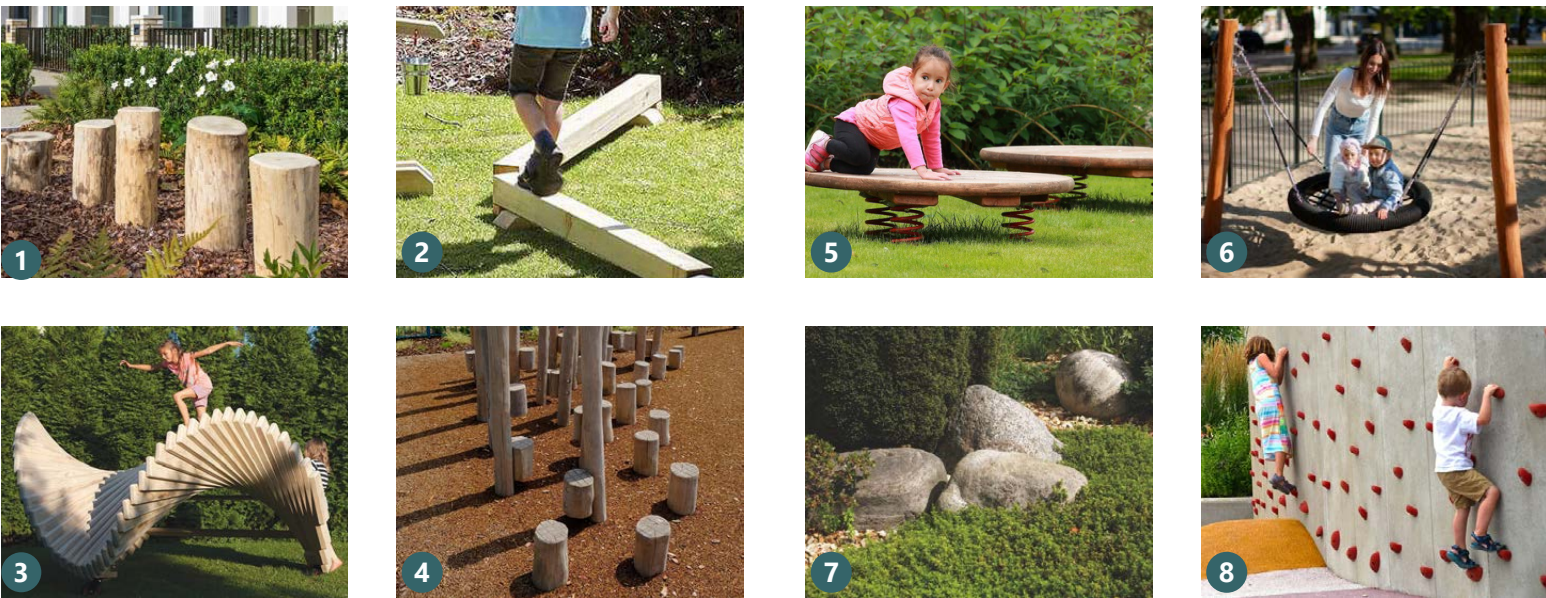
Landscape Strategy + Public Realm

Play

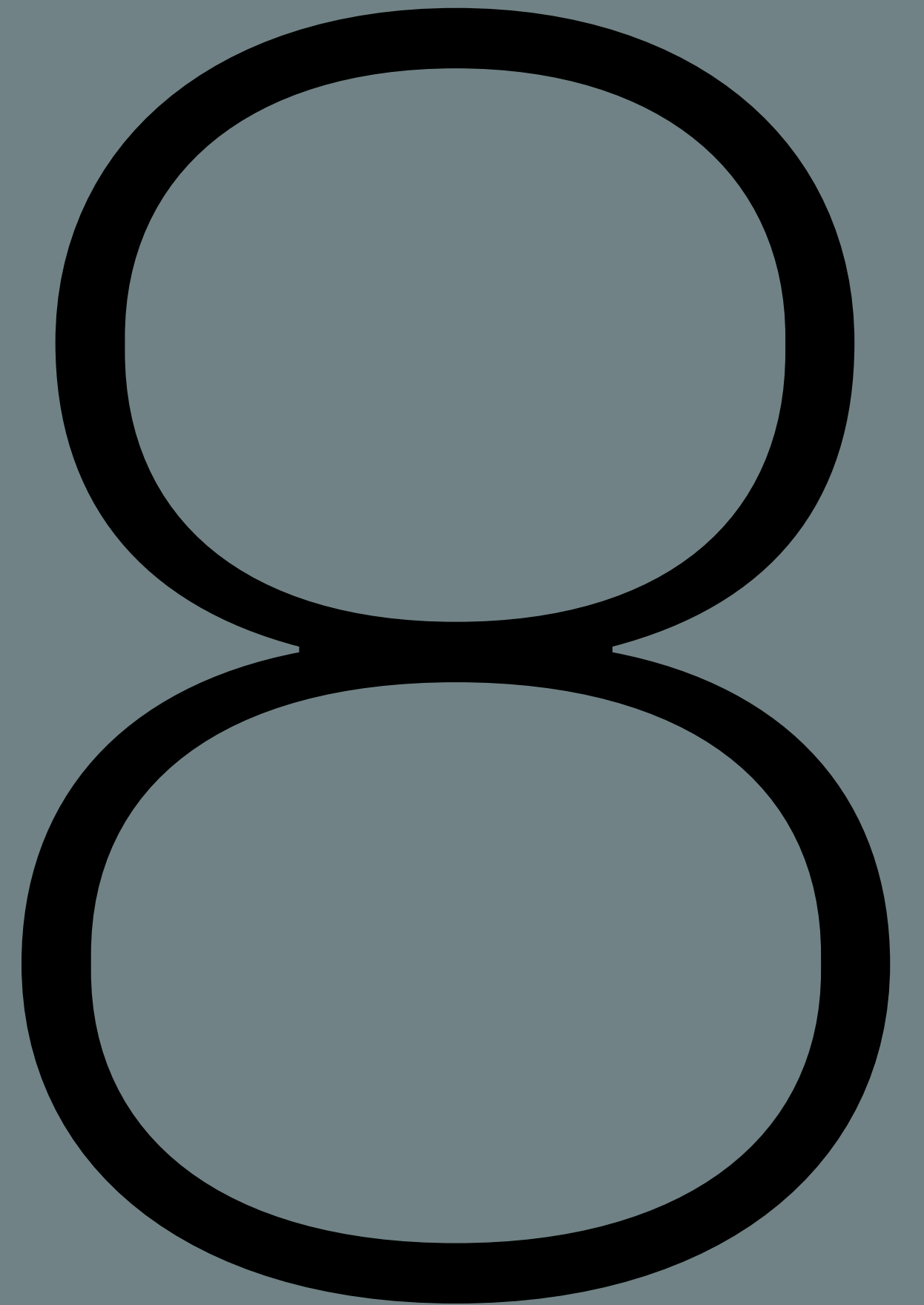
In line with paragraph 4.32 of the Shaping Neighbourhoods Play and Informal Recreation SPG 0-4 play space may be omitted based on the type of housing being proposed if the units provide gardens.

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.

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



Sustainability + Energy



Sustainability + Energy

Energy + Overheating Strategy

ENERGY STRATEGY

The energy strategy follows local planning requirements, the London Plan and GLA guidance, based on four key principles:

- Be Lean** Reduce energy demand through efficient design.
- Be Clean** Utilise low-carbon and district heating where available.
- Be Green** Incorporate low- and zero-carbon technologies.
- Be Seen** Monitor and verify energy performance against the design targets.

MECHANICAL VENTILATION WITH HEAT RECOVERY

Mechanical ventilation will provide filtered fresh air, helping to improve indoor air quality and occupant comfort. Daylight will be maximised where possible, supported by efficient artificial lighting with appropriate controls.



FABRIC EFFICIENCY

The building fabric is designed to minimise heat loss through enhanced insulation and airtightness. The proposed U-values exceed current AD-L minimum standards, reducing energy demand and improving overall efficiency.

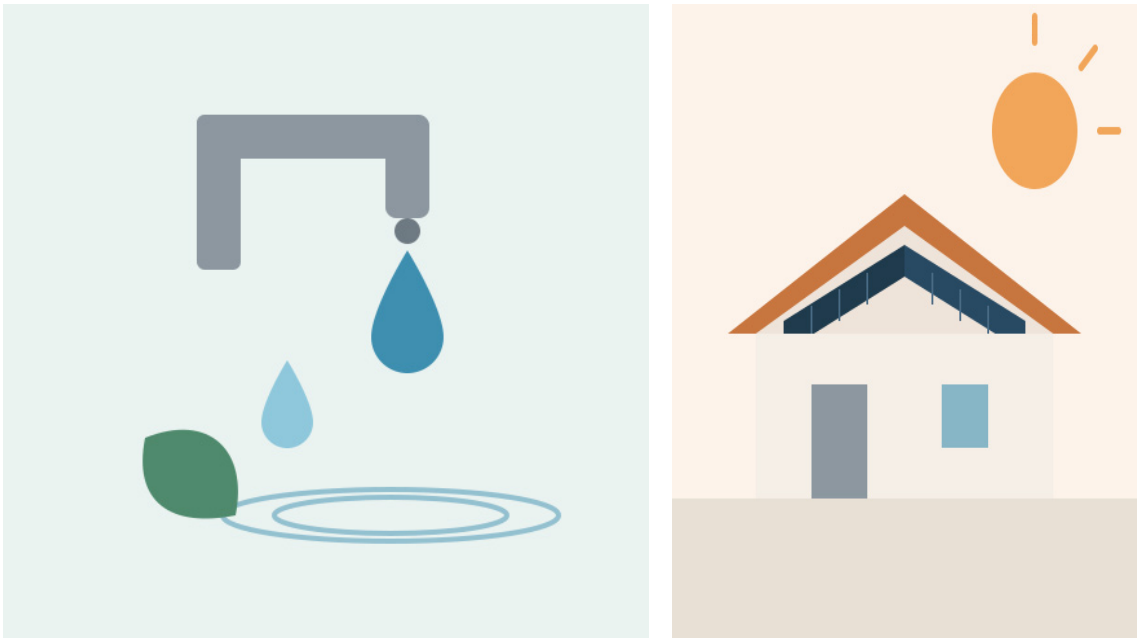
U-Values (W/m²K)	Residential	Non- Residential
External Walls	0.14	0.14
Floor	0.10	0.10
Roof	0.10	0.10
Glazing	0.8	1.2

WATER EFFICIENCY

Water-efficient fixtures and fittings will be incorporated throughout the development to reduce potable water consumption and support sustainable water use.

PHOTOVOLTAIC PANELS

Photovoltaic panels will be installed on suitable roof areas to generate renewable electricity and reduce reliance on grid-supplied energy. Panels will be located on areas with minimal shading to maximise performance.



AIR SOURCE HEAT PUMPS

All-electric system will provide heating, hot water across the residential units. High-efficiency air source heat pumps (ASHPs) will be used to reduce energy consumption and carbon emissions.

VRF HEAT PUMP

High-efficiency VRF systems will provide heating and cooling to the commercial units, helping to reduce energy consumption and carbon emission.



MITIGATE OVERHEATING

Overheating has been assessed using Dynamic Simulation Modelling (DSM) in accordance with AD-O and TM59. A fabric-first approach and appropriate façade design will minimise solar gains. Natural ventilation will be provided through openable windows, supported by mechanical ventilation where noise and air quality constraints limit window opening.

ENERGY MODELLING

Energy performance has been assessed using recognised modelling methods to demonstrate compliance with Building Regulations and planning requirements. Commercial areas have been assessed using SBEM, while residential units have been assessed using SAP.

RESULT

The two tables below set out the carbon savings delivered at each stage of the Energy Hierarchy, for the residential and commercial elements respectively.

Residential

Stage	Emissions (tCO2 pa)	Savings (%)
Be Lean	40.2	12.0%
Be Clean	0.0	0.0%
Be Green	201.4	60%
Cumulative on-site savings	214.6	72%

Commercial

Stage	Emissions (tCO2 pa)	Savings (%)
Be Lean	1.5	27%
Be Clean	0.0	0%
Be Green	1.5	27%
Cumulative on-site savings	3.1	53%

These measures demonstrate a significant reduction in carbon emissions compared with the Part L 2021 baseline. The Be Lean measures and the overall strategy meet the minimum carbon reduction targets set by the London Plan and GLA guidance.

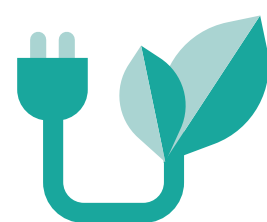
Sustainability + Energy

Sustainability Targets



UK Net Zero Carbon
Buildings Standard*

Upfront Embodied Carbon
< 495 kgCO₂e/m²



RIBA 2030

Whole Life Embodied Carbon
< 625 kgCO₂e/m²



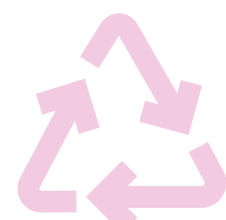
UK Net Zero Carbon
Buildings Standard*

Operational Energy Use
< 70 kWh/m²/yr



BREEAM

'Excellent'



30% from
reused sources



50% designed
for re-use



Minimum 35%
reduction on
Part L



95% Waste
diverted from
landfill



Designed
for future
adaptability



Fossil Fuel
Free

Sustainability + Energy

Circular Economy + ESG

A Circular Economy Statement has been produced by Carbon.Climate.Certified to demonstrate how the development has been designed to minimise waste, maximise the reuse and recycling of materials, and support resource efficiency throughout its construction and operational lifecycle. The LPG CE tool has been completed (gla_circular_economy_statements_template_Ashley_Park_R01).

EMBEDDING CIRCULAR ECONOMY PRINCIPLES

- Material reuse and recycling targets for each building layer have been established in line with LPG CE statements guidance for waste.
- The structural engineer has carried out cut and fill calculations using surface level data, to understand the extent of potential reuse of the spoil left on site.
- Where materials cannot be reused on-site, preference will be given to reuse off-site prior to recycling to support the shared economy with community reuse and recycling is already being explored.
- Where virgin materials are required, specifications prioritise those with high recycled content and responsibly sourced certification (e.g. FSC timber, recycled aggregate).
- Construction waste will be reduced through reuse, repairing and recycling of materials where feasible.
- To achieve the BREEAM Excellent rating, the development will implement and meet the construction resource efficiency target of ≤ 6.5 tonnes of waste generated per 100m² (GIA). The contractor will be required to monitor this throughout construction.

KEY DESIGN CONSIDERATIONS

- The design layout will accommodate future changes of use of the building over its lifespan, and encourage functional adaptability.
- Use reversible connections: Prioritise bolts, screws, clips, or dry joints over adhesives or welds.
- Select modular components: Design using standardised, interchangeable parts for easier replacement or reuse.
- Label and document materials: Clearly mark components and keep a material inventory for future disassembly.
- Plan for access and sequence: Ensure components can be easily reached and removed in a logical order.
- Design for reuse, not just recycling: Choose materials and assemblies that can be reused without major reprocessing.
- Avoid composite materials: Especially those that are hard to separate at end of life.

- 80% of non-hazardous construction waste diverted from landfill
- 95% of non-hazardous demolition waste diverted from landfill
- Reuse of materials on site
- Community reuse and recycling
- Supplier ‘take back’ schemes

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

Re:shape are on a mission to create new sustainable rental housing solutions which meet the needs of an aspirational & technology enabled generation. A fundamental step towards the delivery of this commitment has been the development of the ESG framework. The framework specifies the actions and processes necessary to oversee the sustainability performance of projects through design, construction, and operation.



Sustainability + Energy

Sustainable Procurement Strategy

COLIVING UNITS

As part of a wider Responsible Materials & Procurement Strategy, re:shape are working directly with manufacturers to develop internal wooden furniture, such as the seating, joinery and storage solutions, which prioritises durability and easily replaceable components, avoiding the use of adhesives wherever possible. This design-for-disassembly approach is a core application of circular economy principles: individual components can be repaired or replaced without damaging or discarding the wider connecting pieces, keeping materials in active use for longer and displacing the need for new, carbon-intensive furniture over the building’s lifetime. Avoiding adhesives where possible keeps materials uncontaminated at end of life, meaning timber can be cleanly separated, reused, or recycled back into the supply chain rather than treated as mixed waste destined for landfill or incineration. For residents, this means furniture that can be adapted and repaired in parts, rather than large areas being replaced outright. For the overall lifecycle of the scheme, it lowers whole-life embodied carbon, reduces long-term maintenance and replacement costs, and closes the material loop in line with circular economy best practice.

WIDER RE:SHAPE STRATEGY

Beyond FF&E, this strategy extends to the procurement of materials across the re:shape schemes more broadly. We are collecting carbon, air-emissions, and social value data on procured materials to establish a re:shape brand standard, enabling streamlined, consistent data collection on sustainability credentials across future projects and supply chain partners. Building this evidence base allows the project team to identify and prioritise lower-carbon, circular materials, including those with recycled content, take-back schemes or verified end-of-life recovery routes, allowing comparison between suppliers on a like-for-like basis. Over time, embedding this as a brand standard means every re:shape project draws on a growing, verified dataset, driving continuous reduction in embodied carbon across the supply chain, accelerating the shift toward circular material flows project-wide, and creating a stronger environmental and social value the project delivers.



Sustainability + Energy

BREEAM

OUR APPROACH

The proposed Ashley House development will be assessed using BREEAM New Construction Version 7.

Given the mixed-use nature of the development, the assessment strategy follows BREEAM Guidance Note 20: Assessing Mixed-Use and Multiple Buildings, allowing different uses to be assessed against their relevant asset type and level of fit-out. Where a fully fitted development includes areas delivered to a lower shell and core or shell-only specification, these may be included within a single fully-fitted assessment, subject to the relevant requirements.

A single BREEAM assessment will cover the shared-living accommodation, commercial and community floorspace,

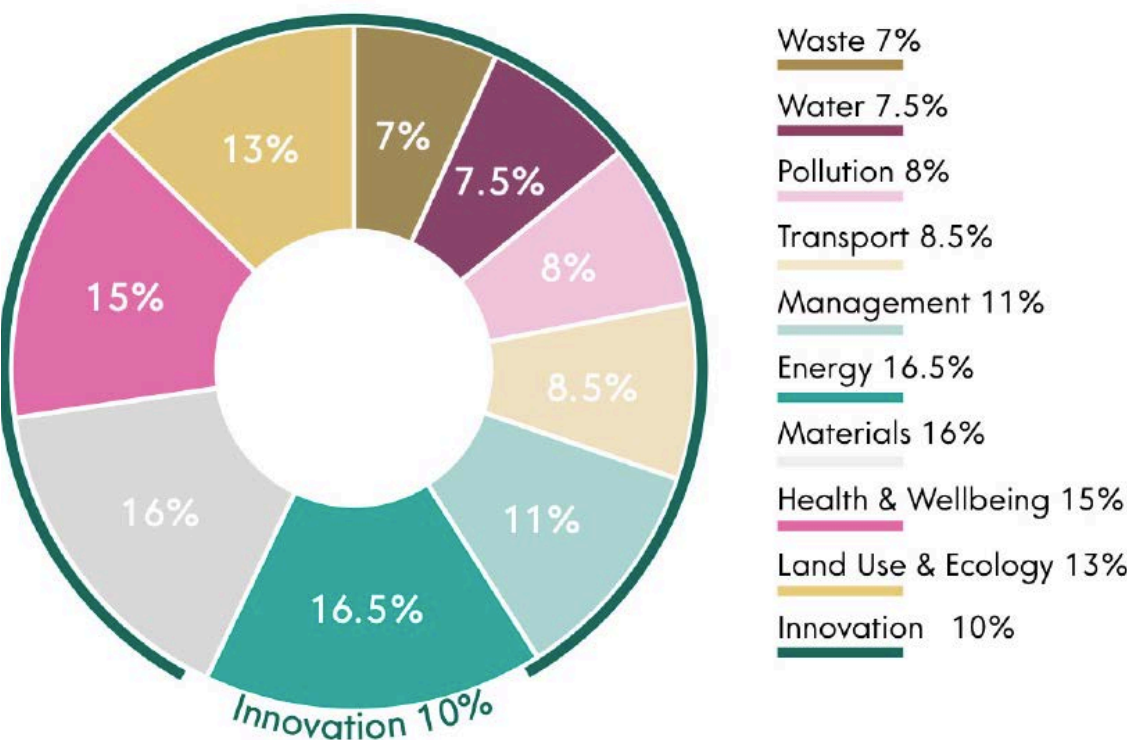


FIGURE 1: BLOCK A (SHARED LIVING) BREEAM TARGET CREDIT SCORING

with each functional area assessed against the applicable performance requirements. As the development is expected to be completed to varying levels of fit-out, credits will be awarded based on the requirements applicable to each functional area, with area-weighting applied where appropriate.

The BREEAM assessment applies only to the non-residential elements of the development and will therefore focus on Block A, which incorporates the shared-living, retail and community uses. Although the Affordable Living block includes a small non-residential element, its limited floor area does not warrant a standalone BREEAM assessment.

The current pre-assessment for Block A targets a BREEAM score of 76.51%, achieving an ‘Excellent’ rating and providing a 6% margin above the 70% threshold. All mandatory requirements for an ‘Excellent’ rating have been considered and satisfied. The aligns and complements The Haringey Local Plan. Early engagement with a BREEAM Accredited Professional has helped identify and maximise opportunities to embed sustainability measures from the outset.

BREEAM ‘Excellent’ for Shared Living and commercial.

1. ADAPTABILITY & DISASSEMBLY

The pre-demolition audit identified suitable materials for re-use/retention. The design has also considered future adaptability through a flexible layout, reversible connections, and modular, standardised components that support easy disassembly, replacement, and reuse.

2. WATER EFFICIENCY

Water consumption will be benchmarked against baseline performance, with monitoring measures incorporated. Leak detection on the mains supply and flow-control devices are incorporated into the scheme to regulate demand, where feasible.

3. SUDS

A flood risk assessment was undertaken and determined the site’s flood risk to be ‘very low’. The assessment also considered measures to reduce the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and potential impact of localised flooding onsite and off-site.

4. SUSTAINABLE TRANSPORT

The site has a PTAL level ranges between 5 and 6a/6a, reflecting exceptional accessibility and convenience. This is due to its proximity to public transport links, with Tottenham Hale Station a few minutes’ walk away, as well as nearby leisure attractions, education and health institutions.

5. SAFE ACCESS

The development has been designed to ensure safe and accessible pedestrian movement across and around the site, with appropriate lighting provided to outdoor spaces to enhance safety, security, and usability.

6. WASTE REDUCTION

Waste reduction will be encouraged during construction and throughout the lifetime of the building. A Site Waste Management Plan (SWMP) has been developed, setting out procedures and benchmarks for waste reporting, reduction and diversion from landfill during construction, alongside the implementation of sustainable practices during building operation.

Sustainability + Energy

Whole Life Carbon Assessment

WHOLE LIFE CARBON PROCESS

The development actively minimised Whole Life Carbon and this has been demonstrated through the completion of a WLC assessment by Carbon.Climate.Certified. This has been undertaken along with material optioneering studies of the superstructure and external wall materials being assessed to identify further opportunities for carbon reduction.

The WLCA is an interactive process, and as shown in the process timeline. Options appraisals at both an elemental and material level have been conducted which have resulted in more in-depth workshops, where reduction measures and considerations into how these may be included within the design have been explored.

Results of the Stage 2 WLCA have been used for comparison to the projects upfront embodied carbon and operational energy targets. Further details of these results can be seen for both Block A & B in the Whole Life Carbon Assessment report.

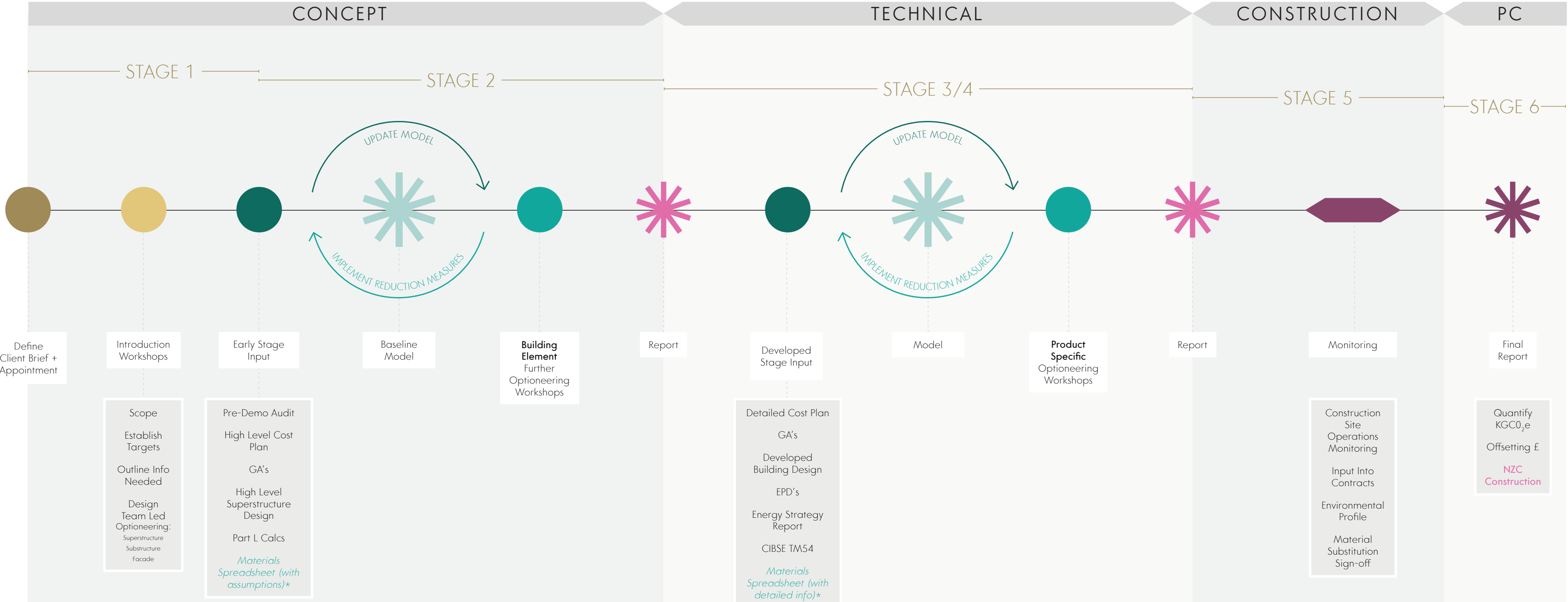


FIGURE X: WHOLE LIFE CARBON ASSESSMENT TIMELINE (IMAGE BY CERTIFIED)

Sustainability + Energy

Options Appraisals: Early Considerations

OMISSION OF BASEMENTS

A key early-stage decision in reducing the scheme’s carbon footprint was the omission of basements from both Block A (Shared Living) and Block B (Affordable). Basement construction, including secant piling, basement slabs, reinforcement, insulation and waterproofing, represented one of the most carbon-intensive elements of the scheme, driven primarily by the secant piling required to retain the excavation. Removing the basements avoids an estimated 2,025 tCO₂e in total (1,030 tCO₂e for Block A, 995 tCO₂e for Block B).

OMISSION OF SUSPENDED CEILING

Within the shared living amenity spaces, suspended ceilings have been omitted in favour of an exposed soffit finish. Suspended ceilings require additional materials, typically a supporting grid system and ceiling tiles, that add embodied carbon without a corresponding structural or acoustic necessity in these spaces. Across the amenity floor area of approximately 1,387 m², this decision avoids an estimated 25 tCO₂e, equivalent to a saving of approximately 18 kgCO₂e/ m².

LIMITING TRANSFER SLABS

Transfer slabs use substantially more concrete and steel reinforcement than typical floor slabs, as they accommodate a change in the structural grid, and therefore carry a significantly higher embodied carbon burden. The scheme has been designed with a consistent structural grid carried through from foundation to roof wherever possible, avoiding the need for transfer structures except where unavoidable, such as at ground floor level, to accommodate commercial units and amenity spaces below the residential grid above. By restricting transfers to these localised areas rather than across full floor plates, the design achieves a significant carbon saving; a typical transfer slab bay carries roughly three times the embodied carbon of a standard slab bay.



FIGURE X: GROUND FLOOR PLAN OF BUILDING A & B (PROVIDED BY DLA ARCHITECTS) WHICH INCLUDE BASEMENT AREAS THAT CARBON CALCULATION FOR A BASEMENT HAS BEEN BASED ON.

Sustainability + Energy

Options Appraisals: Superstructure

STRUCTURAL FRAME OPTIONS APPRAISAL

To inform the selection of the superstructure, Whitby Wood undertook a comparative embodied carbon study across six structural frame typologies, each assessed against a typical 6.5m structural bay (or 3.5m bay for the lightweight/modular options). The study balanced embodied carbon performance against buildability, flexibility, fire and acoustic performance and foundation loading.

CONCLUSION

The appraisal confirms that lightweight and modular steel systems offer the greatest embodied carbon savings, up to 45% lower than a conventional flat slab, reflecting their minimal concrete use and reduced foundation loading. However, their applicability is limited to regular co-living grids and requires a localised concrete transfer deck (250 kgCO₂e/m²) at Level 01 to convert down to the podium structure below. Where a traditional concrete frame is required, the one way ribbed slab offers the lowest embodied carbon of the concrete options studied. These findings continue to inform the coordinated structural and architectural design development as the scheme progresses through subsequent RIBA stages, balancing cost, practical application and carbon.

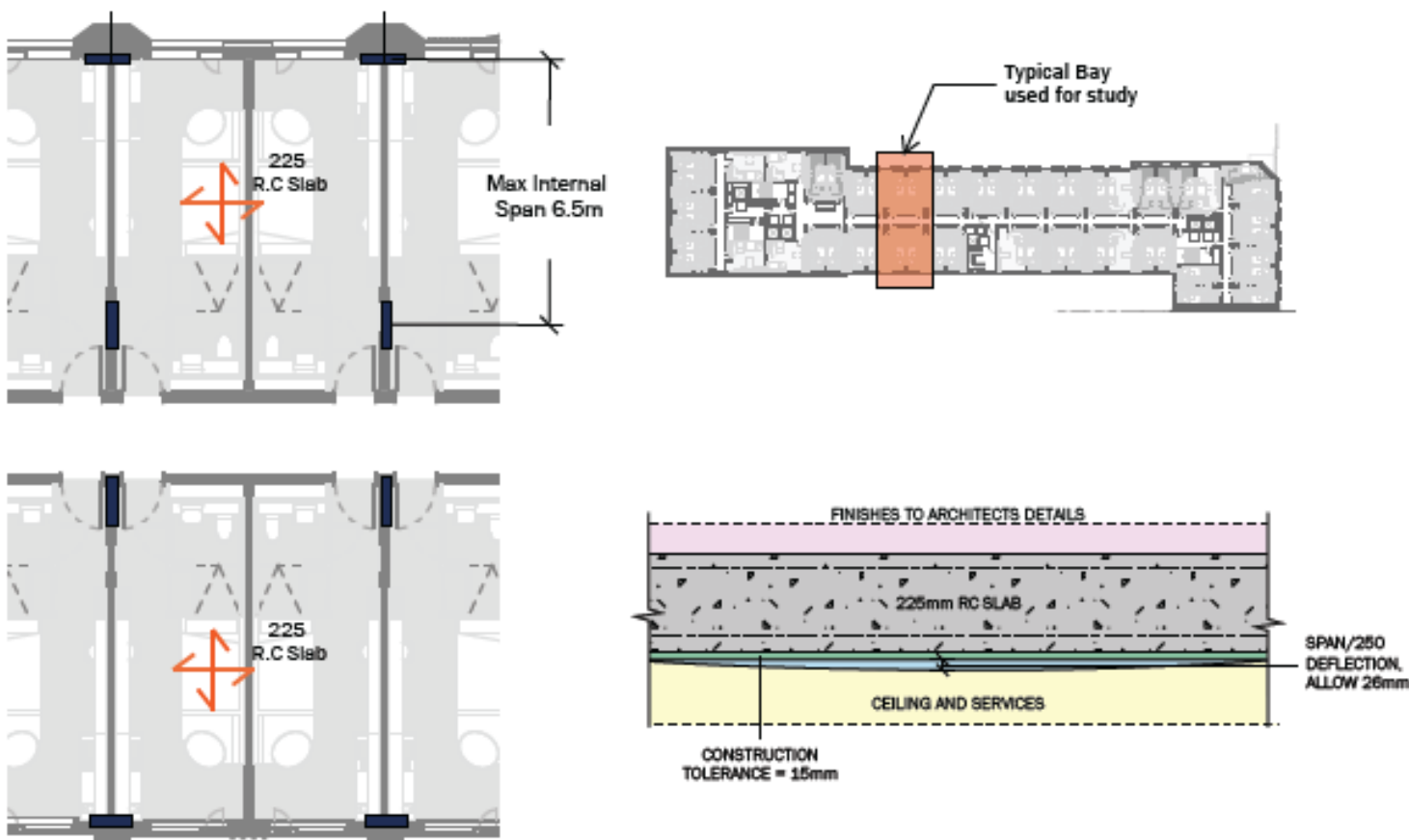


FIGURE X: RC SLAB & FRAME (IMAGES PROVIDED BY WHITBY WOOD).

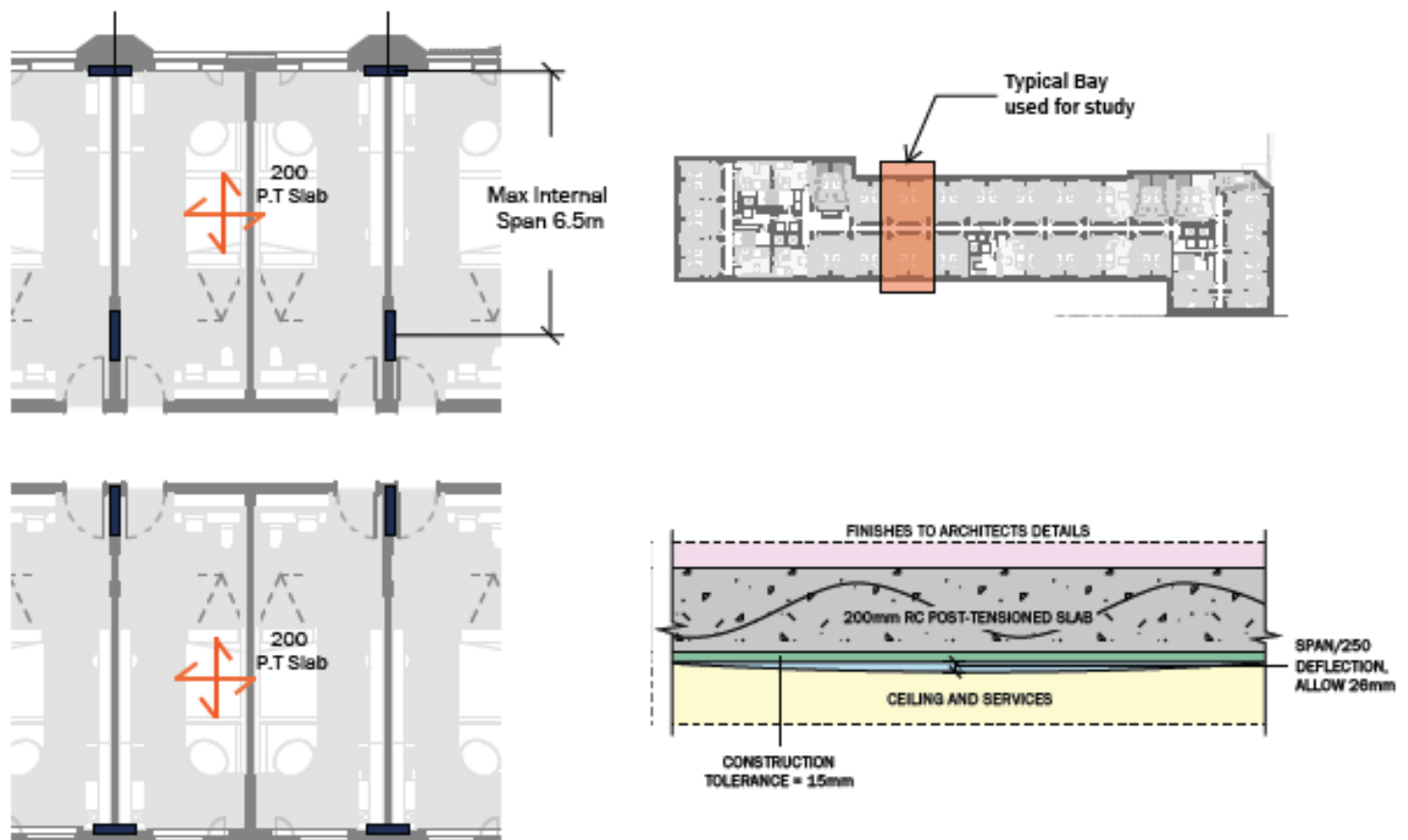


FIGURE X: POST TENSIONED SLAB (IMAGES PROVIDED BY WHITBY WOOD).

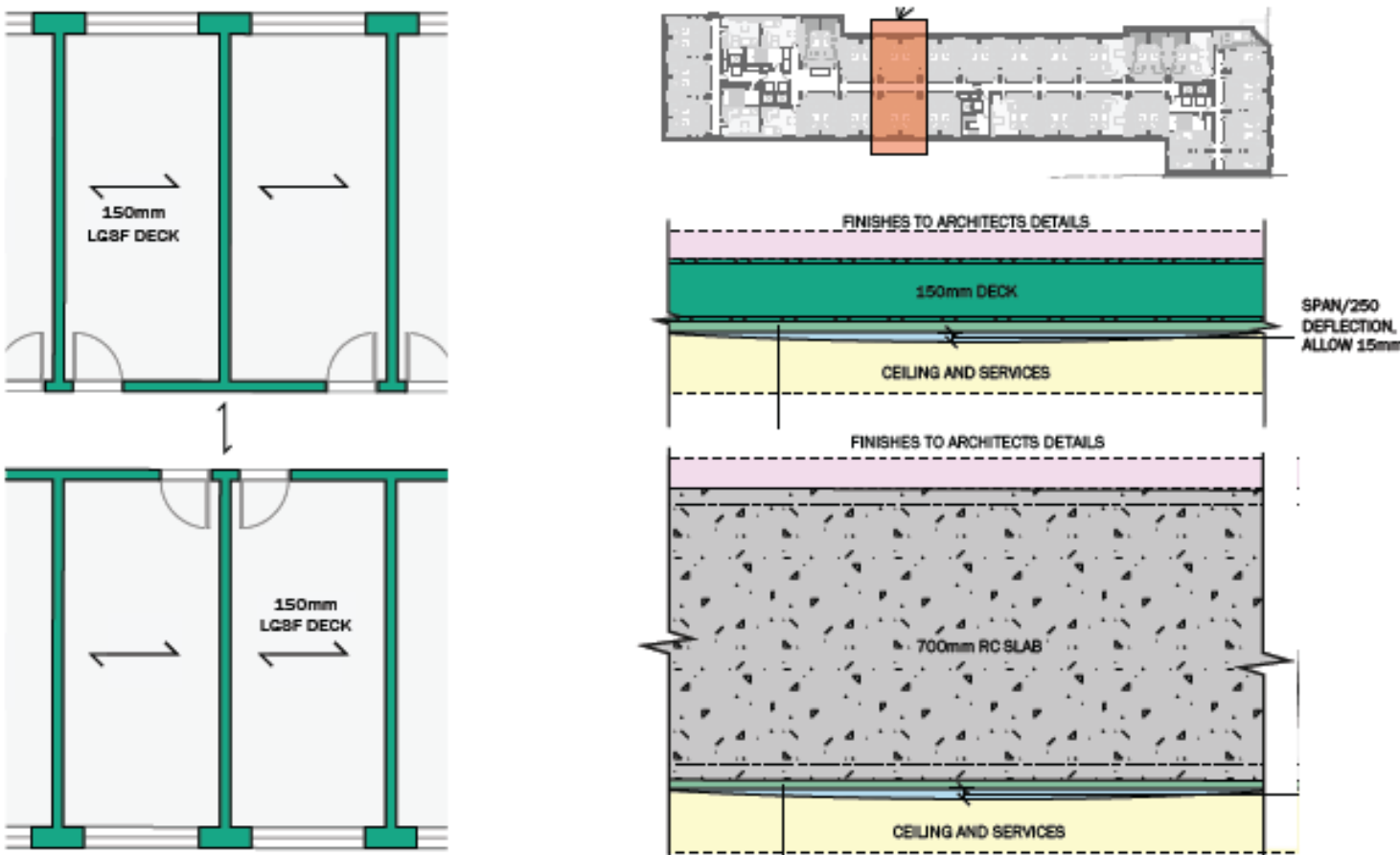


FIGURE X: LIGHTWEIGHT STEEL GAUGE FRAME (IMAGES PROVIDED BY WHITBY WOOD).

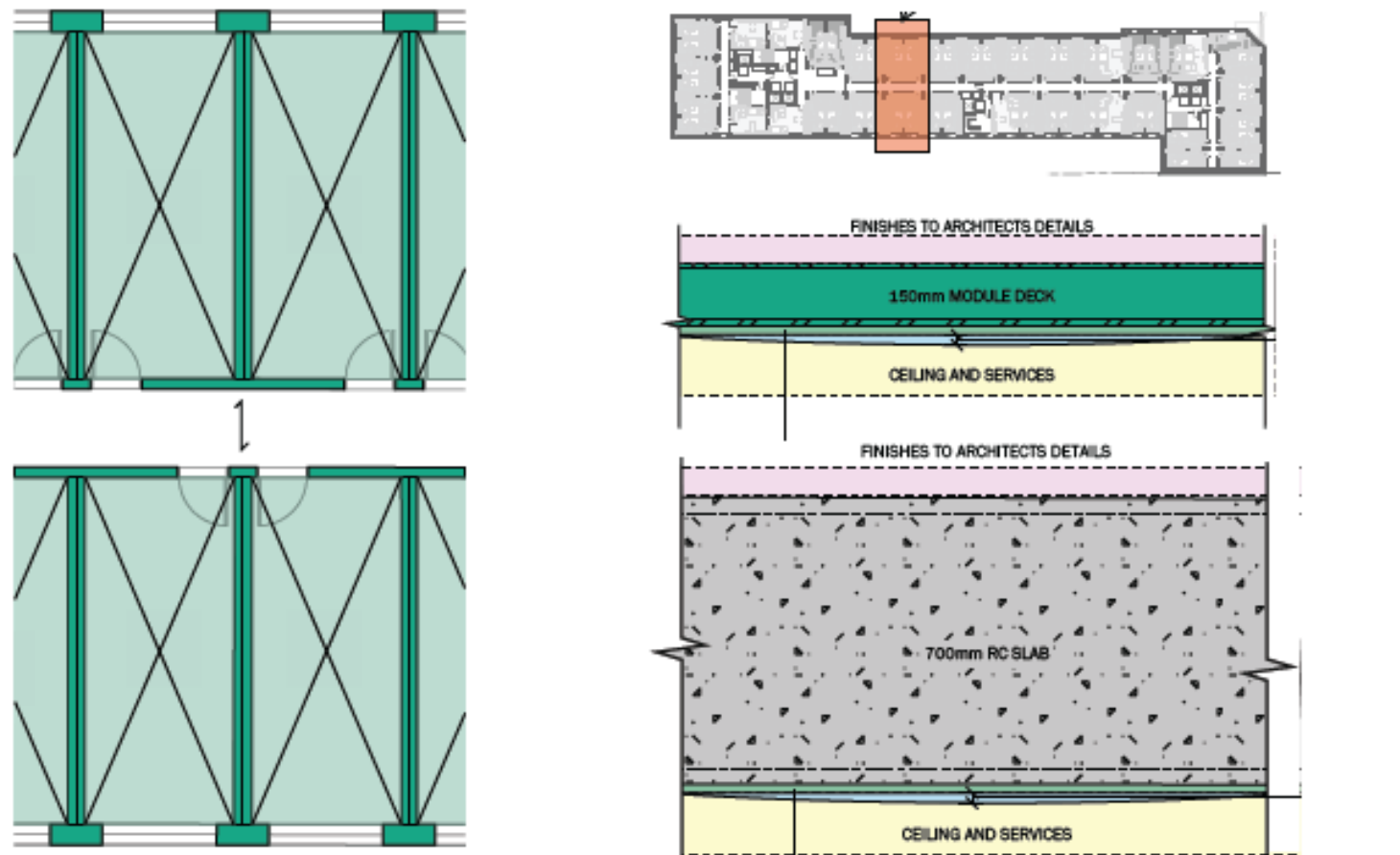


FIGURE X: MODULAR STEEL FRAME (IMAGES PROVIDED BY WHITBY WOOD).

Sustainability + Energy

Options Appraisals: External wall

EXTERNAL WALL INSULATION COMPARISON

The external wall insulation specification presents a further opportunity to reduce embodied carbon. Two stone wool rainscreen insulation products were assessed using verified Environmental Product Declarations (EPDs) compliant with EN 15804+A2:2019, both manufactured in Wales, UK, and designed for ventilated rainscreen façades on buildings of any height:

Option 1: NyRock Rainscreen 032: Dual-density stone wool insulation, phenol-formaldehyde binder, Euroclass A1 fire rating, GWP-total (A1–A3) of 41.4 kgCO₂e/tonne.

Option 2: Knauf Insulation Rocksilk RainScreen Slab EE: Rock mineral wool with ECOSE bio-based (formaldehyde-free) binder, A2-s1,d0 fire rating, GWP-total (A1–A3) of 21.5 kgCO₂e/tonne.



FIGURE X: OPTION 01, NYROCK RAIN-SCREEN 032



FIGURE X: OPTION 02, KNAUF INSULATION ROCKSILK RAIN-SCREEN SLAB

FINDINGS

Despite both products being rock mineral wool rainscreen slabs manufactured in Wales, their embodied carbon profiles differ meaningfully, driven primarily by density. The NyRock product is significantly denser (100 kg/m³ vs 55 kg/m³), meaning more raw material extraction and processing energy per m² of wall area, which outweighs its marginally better thermal performance (0.032 vs 0.034 W/mK). Across the external wall build-up of Building B, switching from NyRock to Knauf Rocksilk delivers a total carbon saving of approximately 132.75 tCO₂e, equivalent to roughly 17% per m² of insulated wall area. Implementation will be explored further within the next RIBA stage as the façade specification is developed.

	NyRock Rainscreen 032	Knauf Rocksilk RainScreen Slab EE
Density	100 kg/m ³	55 kg/m ³
Wool Type	Stone wool	Rock Mineral Wool
Origin	Bridgend, Wales, UK	Queensferry, Wales, UK
Mass per m ² at 150mm	15 kg/m ²	8.5 kg/m ²
Lambda	0.032 W/(m.K)	0.034 W/(m.K)
Fire Classification	Euroclass A1	A2-s1,d0
Lifecycle Stages included	A1–A3, C1–C4, D	A1–A3, A4–A5, C1–C4, D
Binder	Phenol-formaldehyde resin	ECOSE bio-based binder (no formaldehyde)
GWP-total A1-A3 (declared unit)	41.4 kgCO ₂ e/t	21.5 kgCO ₂ e/t
Total carbon over 100m ² at 150mm (A1-A3)	1.51 tCO ₂ e	1.26 tCO ₂ e
Total carbon saving within external wall build up (building B)	801.81 tCO ₂ e	669.06 tCO ₂ e
Total carbon saved	-	132.75 tCO ₂ e

FIGURE X: SUMMARY OF RESULTS FROM INSULATION OPTIONEERING COMPARISON. (PROVIDED BY CERTIFIED).

Sustainability + Energy

Future Adaptability

As part of our sustainability strategy we have considered how the shared living block (Block A) could be adapted to meet potential future needs.

The typical layouts of Block A provide the possibility of removing certain internal partitions between the studios in order to create larger apartments without impeding on the structural integrity of the building.

Block A - Typical Floor Plan:

- 50no. Standard Units
- 2no. Premium Studios
- 5no. Accessible Unit

Block A - Typical Floor Plan - Adaptability:

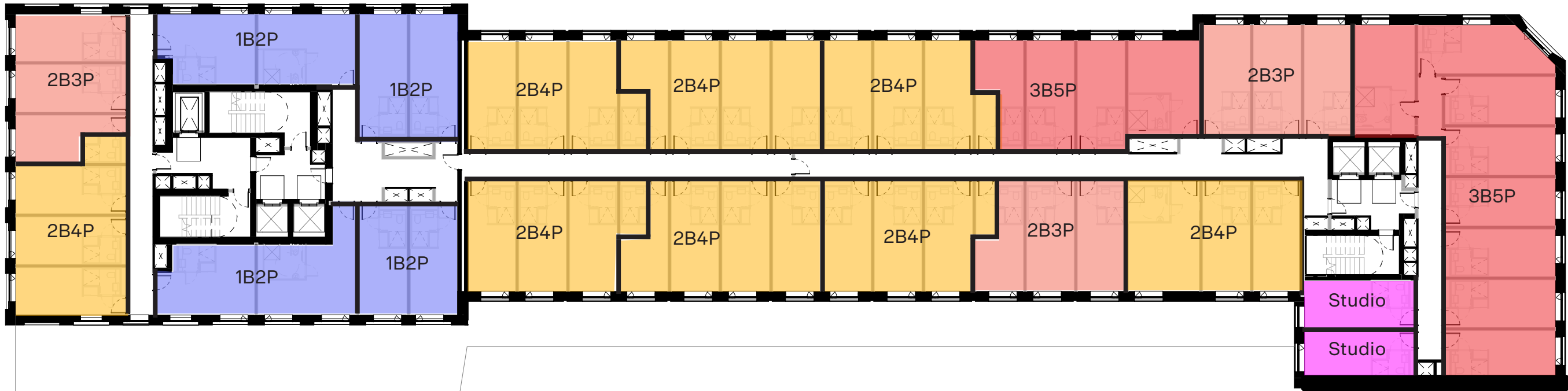
- 4no. : 1 Bed - 2 Person
- 3no. : 2 Bed - 3 Person
- 8o. : 2 Bed - 4 Person
- 2no. : 3 Bed - 5 Person
- 2no. : Studio

Key

- Standard Studio
- Premium Studio
- Accessible Unit
- 1 Bed - 2 Person
- 2 Bed - 3 Person
- 2 Bed - 4 Person
- 3 Bed - 5 Person
- Studio



Shared living block (Block A) - Proposed Typical Floor Plan



Shared living block (Block A) - Potential Typical Floor Plan
Adapted to residential

Sustainability + Energy

Daylight + Sunlight

INTERNAL DAYLIGHT

Shared-living block

The assessment of daylight has been undertaken using the Daylight Illuminance methodology set out within the BRE guidance, applying both the 2011 and 2022 metrics. The results demonstrate that the proposed shared-living block will achieve a strong level of daylight performance. The majority of rooms that fall below these targets achieve daylight levels only modestly below the recommended benchmarks and will continue to benefit from good levels of natural illumination.

C3 Affordable Block

Whilst 37% represents a lower level of compliance, the results are significantly influenced by the constrained by a combination of factors including the low-rise nature of the Affordable Block to assist deliverability, close proximity of neighbouring development at Rosa Luxemburg Apartments due to the tight urban grain established through the Ashley Road South Masterplan, the relationship with the proposed shared-living building to the south, and the inclusion of external access decks and private balconies. These elements perform important residential, architectural and placemaking functions and contribute to the delivery of dual-aspect homes, private amenity space and a substantial provision of affordable housing. The internal daylight and sunlight results should be considered in the context of delivering a comprehensive mixed-use redevelopment on a constrained urban site, while balancing the deliverability and fundability of the Affordable Housing Block and residential amenity.

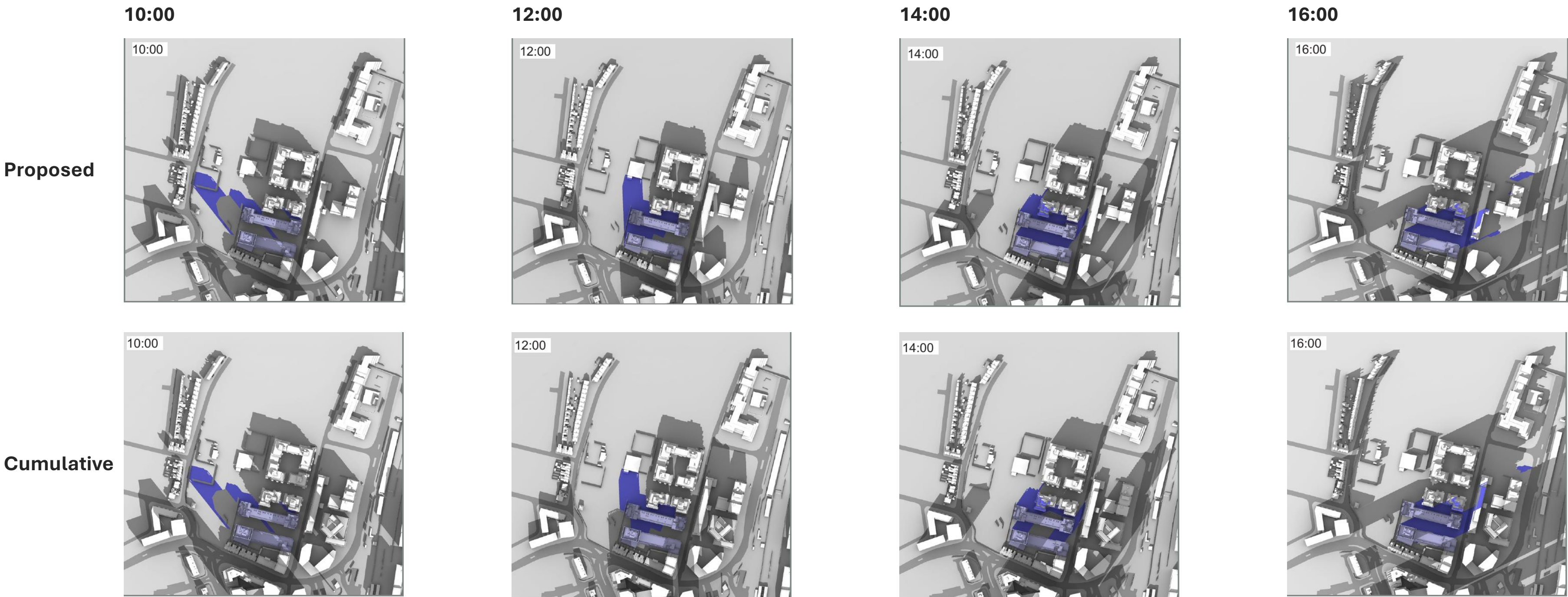
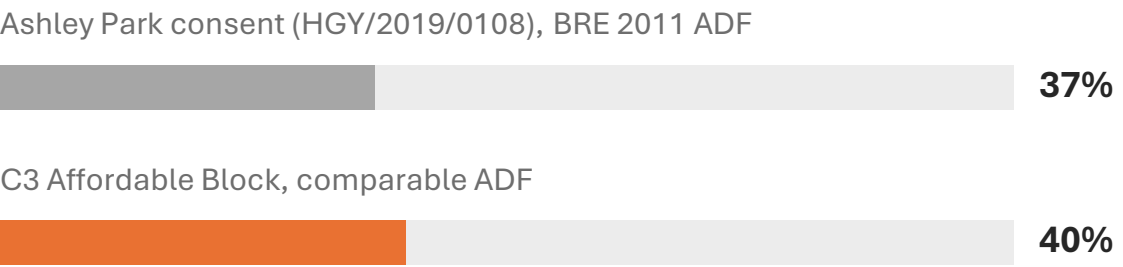
The extant Ashley Park consent, assessed under the BRE 2011 ADF methodology, achieved 37% compliance. The comparable figure for the C3 Affordable Block is 40%, demonstrating a level of internal daylight amenity consistent with that previously accepted for the site. Performance must be considered in the context of the wider Tottenham Hale regeneration area, where higher-density development and associated urban constraints are characteristic of the emerging townscape.

TRANSIENT OVERSHADOWING

The shadow cast by the Proposed Development tracks north and east across the middle of the day, falling largely across Ashley Road and the carriageway rather than across neighbouring amenity space.

Under the cumulative scenario the same ground is already shaded at these times by the surrounding consented schemes, so the additional effect of the proposal is limited.

ADF compliance against the extant consent



21ST MARCH (EQUINOX) —PROPOSED AND CUMULATIVE SCENARIOS

Sustainability + Energy

Microclimate

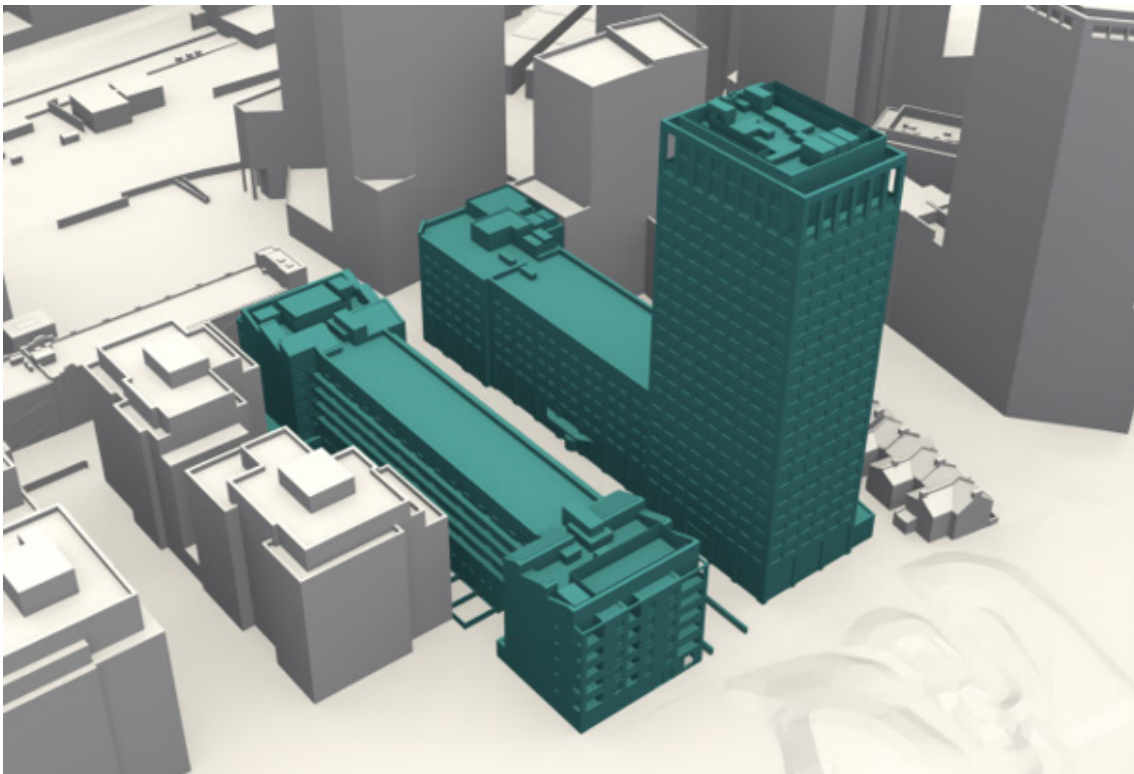
WIND MICROCLIMATE

Wind microclimate conditions were tested using Computational Fluid Dynamics (CFD), ahead of the design freeze, and then confirmed on the final design for planning. Whilst the proposed development would make conditions slightly windier than the baseline conditions, it would not introduce any severe wind speeds even in the absence of landscaping or mitigation.

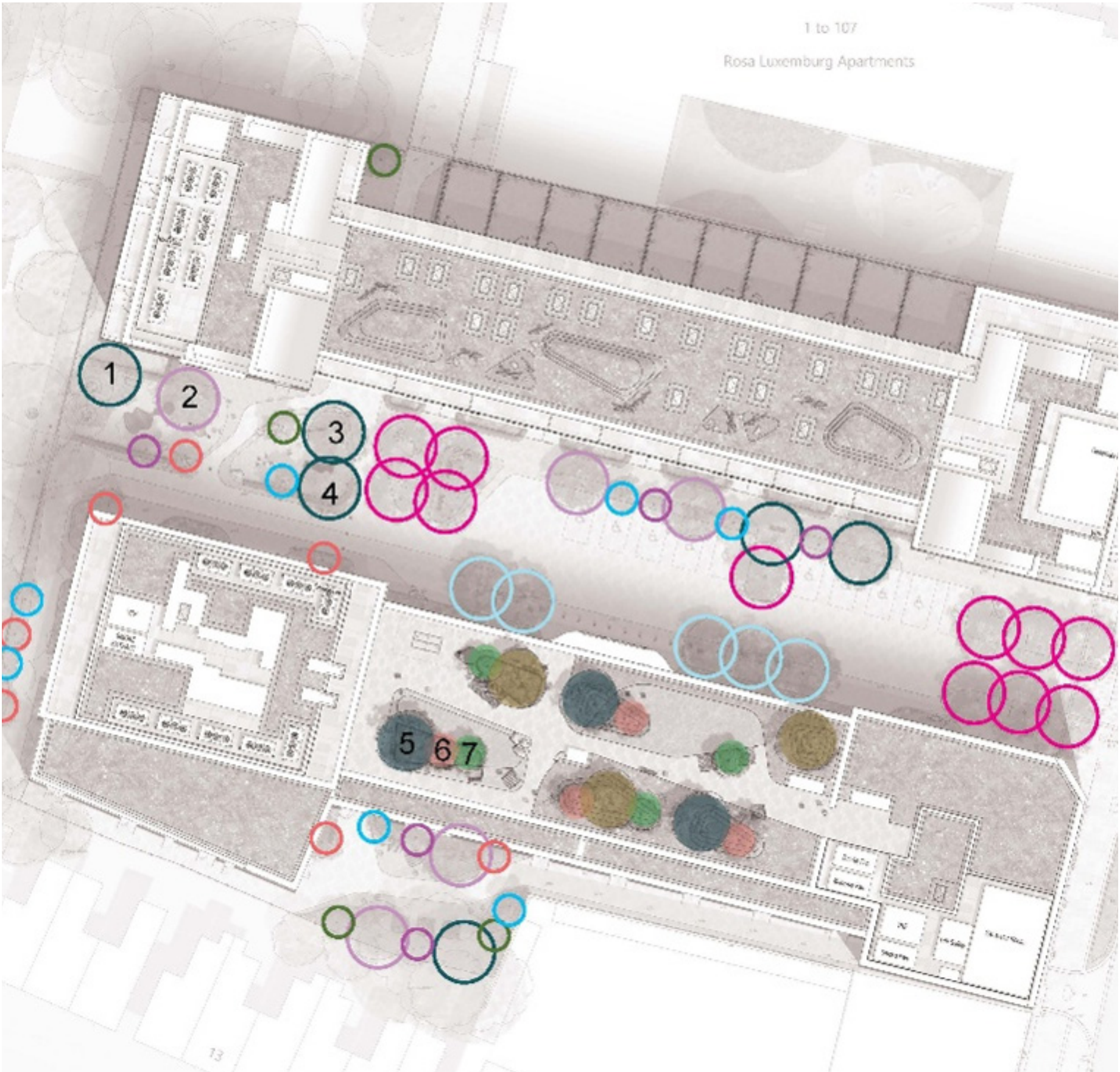
An early version of the proposed landscaping was tested for ground level and terrace level conditions wind conditions. With landscaping included all conditions would be suitable for all intended uses on and around the site. The submitted landscaping would generally be beneficial or negligible to the landscaping scheme tested, and therefore the wind conditions would remain suitable for all intended uses on and around the site. When future cumulative schemes come forwards, conditions would remain suitable around the site.



FULL MODEL



PROPOSAL



LANDSCAPING

-  PINUS PINASTER
Evergreen
2m clear stem
6-6.5m height
Non Native to UK
Mature height - 12m+
-  BETULA PENDULA & FASTIGIA
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+
-  GLEDITSIA TRIACANTHOS
Deciduous
2m clear stem
6-6.5m height
Non Native to UK
Mature height - 12m+
-  AMELANCHIER ALNIFOLIA
Deciduous
2m clear stem
3.5-4.5m height
Non Native to UK
Mature height - 8m+
-  FRAGARIA VIRGINIANA
2m clear stem
6-6.5m height
Native to UK
Mature height - 12m+

-  ACER GRISSEUM
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

Inclusive Design



Inclusive Design

Planning Policy, Statute and Guidance

OVERVIEW

The commentary that follows in this chapter sets out how inclusive design principles have been integrated into the Application Site. The scheme has been designed in accordance with the requirements of the London Plan and the London Borough of Haringey’s planning policies to create an accessible, inclusive and welcoming environment for all users. Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

The proposed development responds to London Plan requiring the delivery of an inclusive environment. The proposed development has been designed to be an inclusive and accessible environment to meet the needs of all potential users. In removing barriers that create undue effort, separation or special treatment, everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently and independently with choice and dignity. The proposed development will incorporate:

- Suitable means of access for all people from the entrance points
- Sufficiently wide routes allowing people to pass each other with a minimum of level changes
- Principal entrances and lobbies that are identifiable and accessible
- Independent horizontal and vertical movement that is convenient and ensures that people can make use of all relevant facilities
- The residential units being ‘accessible and adaptable’ dwellings and 10% to be ‘wheelchair user dwellings’.

THE NATIONAL PLANNING POLICY FRAMEWORK (2026)

The NPPF is a material planning consideration in decision making. At the heart of the NPPF is a presumption in favour of sustainable development. The aim of the NPPF is to proactively deliver sustainable development to support the Government’s housing and economic growth objectives and meet the needs of the country. The NPPF states that decisions should support development that makes efficient use of vacant, previously developed and underutilised land and buildings, taking into account the identified need for housing, local market conditions and viability, the availability and capacity of infrastructure and services, the desirability of promoting regeneration and change, and the importance of securing well-designed, attractive and healthy places.

THE LONDON PLAN

Housing choice for Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. New developments offer a range of housing choices, in terms of the mix of housing sizes and types and account is taken of the changing age structure of London’s population. 90% of new housing meets Building Regulations requirement M4 (2) ‘accessible and adaptable dwellings’ and 10% of new housing meets Building Regulation requirement M4 (3) ‘wheelchair user dwellings’ which is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users from the start.

London Plan Policy D7: Inclusive Housing
The Mayor requires all new development to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design.

GLA SUPPLEMENTARY PLANNING GUIDANCE: ACCESSIBLE LONDON (2016)

The Accessible London SPG provides guidance on implementing inclusive design principles effectively and on creating an accessible environment in London, with particular emphasis on the access needs of disabled and older people.

GLA supplementary planning guidance: Housing SPG 2016: The Housing SPG provides guidance on how to implement the housing policies in the London Plan. It reinforces the need for new development to provide accessible, adaptable homes and neighbourhoods. The Housing SPG carries forward the Mayor’s housing design standards for London in the context of Government’s new national housing standards.

APPROACH

The Application Site is bounded to the east by Ashley Road, to the south by Hale Road, and to the west by Park View Road. The site is centrally located within Tottenham Hale, with good connections to local services, amenities and key transport nodes.

The primary step-free entrances to the development will be provided directly from the surrounding public realm, with access from Ashley Road and pedestrian routes connecting to Tottenham Hale station and the wider town centre. The site benefits from excellent public transport accessibility, being located immediately adjacent to Tottenham Hale station, providing London Underground Victoria line and Statsted Express rail services, together with numerous local and regional bus routes.

The site also benefits from convenient walking and cycling connections via the surrounding pedestrian network and the Lee Navigation towpath. The site has a PTAL 6b rating, representing the highest level of public transport accessibility within the PTAL system and supporting sustainable travel choices.

ACCESSING THE BUILDINGS

Block A, B are accessed from the square between blocks, from the main entrance lobby. Building cores are accessed from the residential lobby which provides a wide range of step-free shared amenity spaces for all residents of all blocks to use.

Entrances have been designed to be easily navigable with good lighting, way finding and passive surveillance to create a safe environment

CONCLUSION

The proposed development offers a level of inclusive design principles that exceeds the minimum access requirements of the Building Regulations, local and London-wide access policies. The design is subject to further development and detailed design.

Public realm and buildings focus on making it easy for all people of all ages and level of mobility to move around the development and use all the amenities provided within the blocks they live in. Communal and internal spaces within dwellings and accommodation been carefully considered during the design process to allow for maximum flexibility to all, particularly people with mobility impairments (PMI).