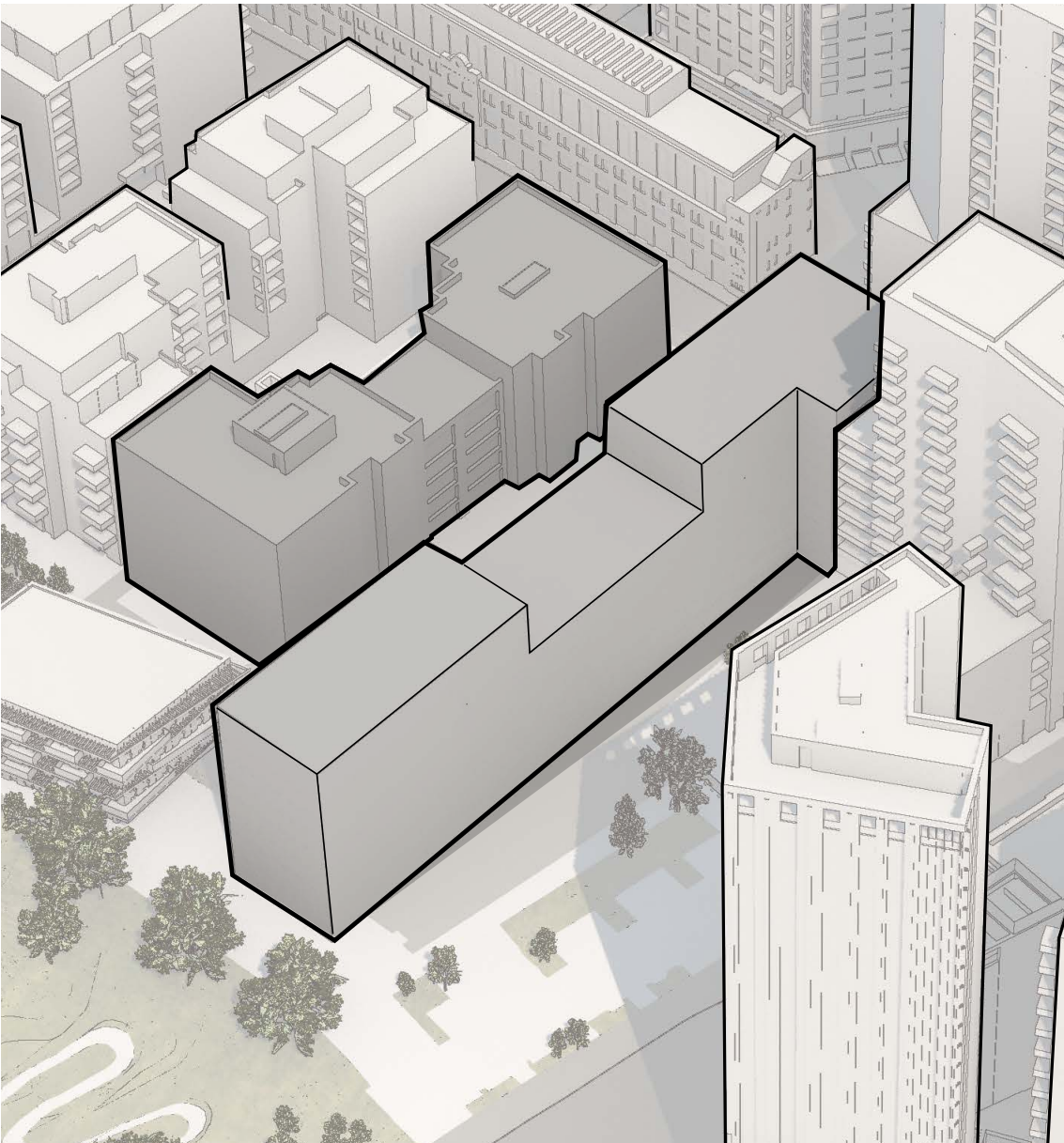


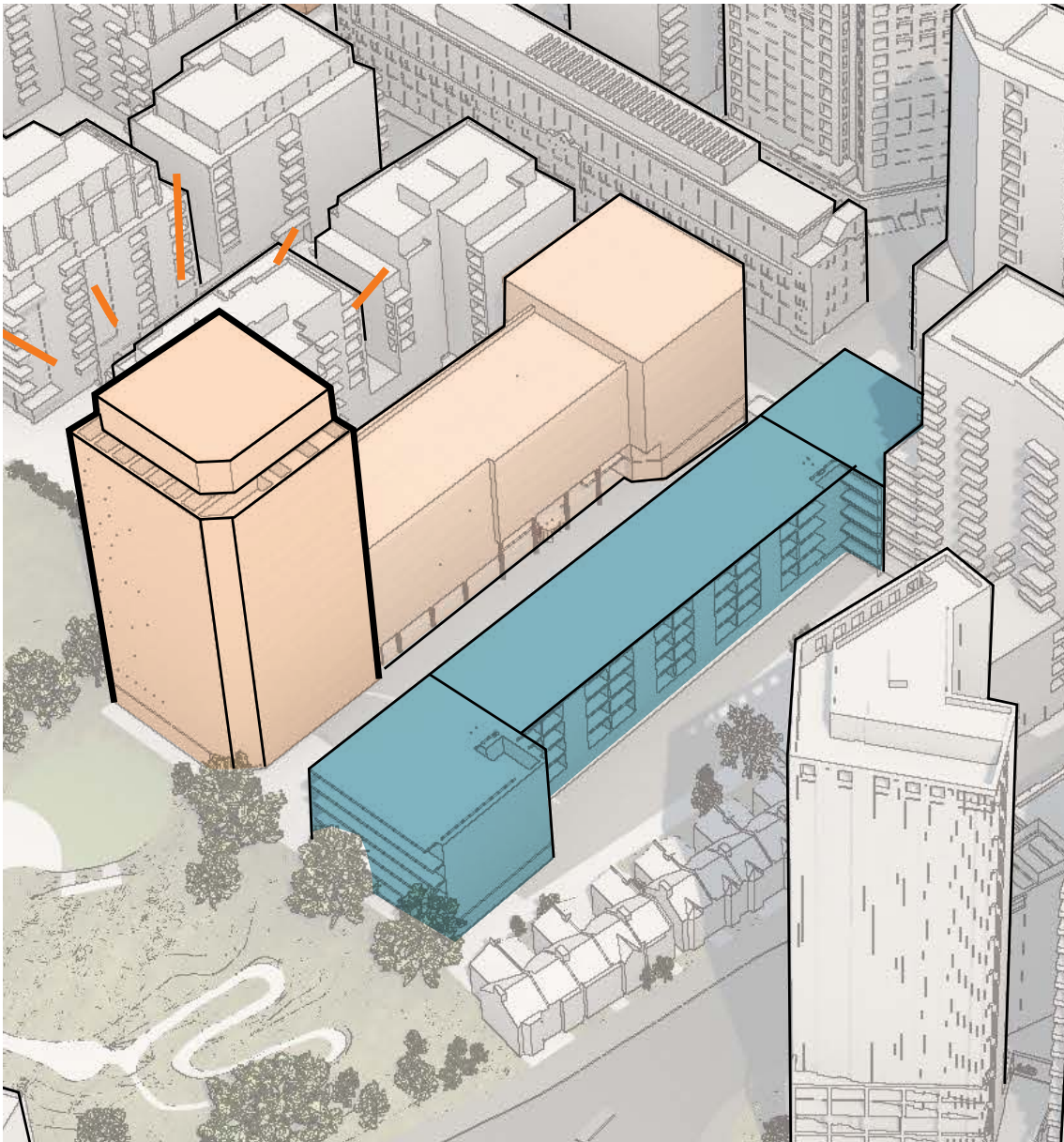
Design Evolution

Pre-app Meetings Summary



CONSENTED SCHEME - RESERVED MATTERS

- The Ashley Road site forms part of the wider Ashley Road South (ARS) Masterplan. It comprises of;
- Building '2' a mixed use 4 storey residential block with commercial to ground floor.
- Building '2A' a mixed use 5-7 storey residential block with commercial space to ground floor. The 'L' shape block completed the courtyard arrangement with the Rosa Luxemburg.
- On the site to the south of Ashley House is building '2B' a proposed 6-8 storey mixed use residential building with commercial space to ground floor.
- The 'Ashley Link' extends through site to connect Down Lane Park to the further green network. A secondary pedestrian north south link to Rosa Luxemburg and The Sessile was provided.

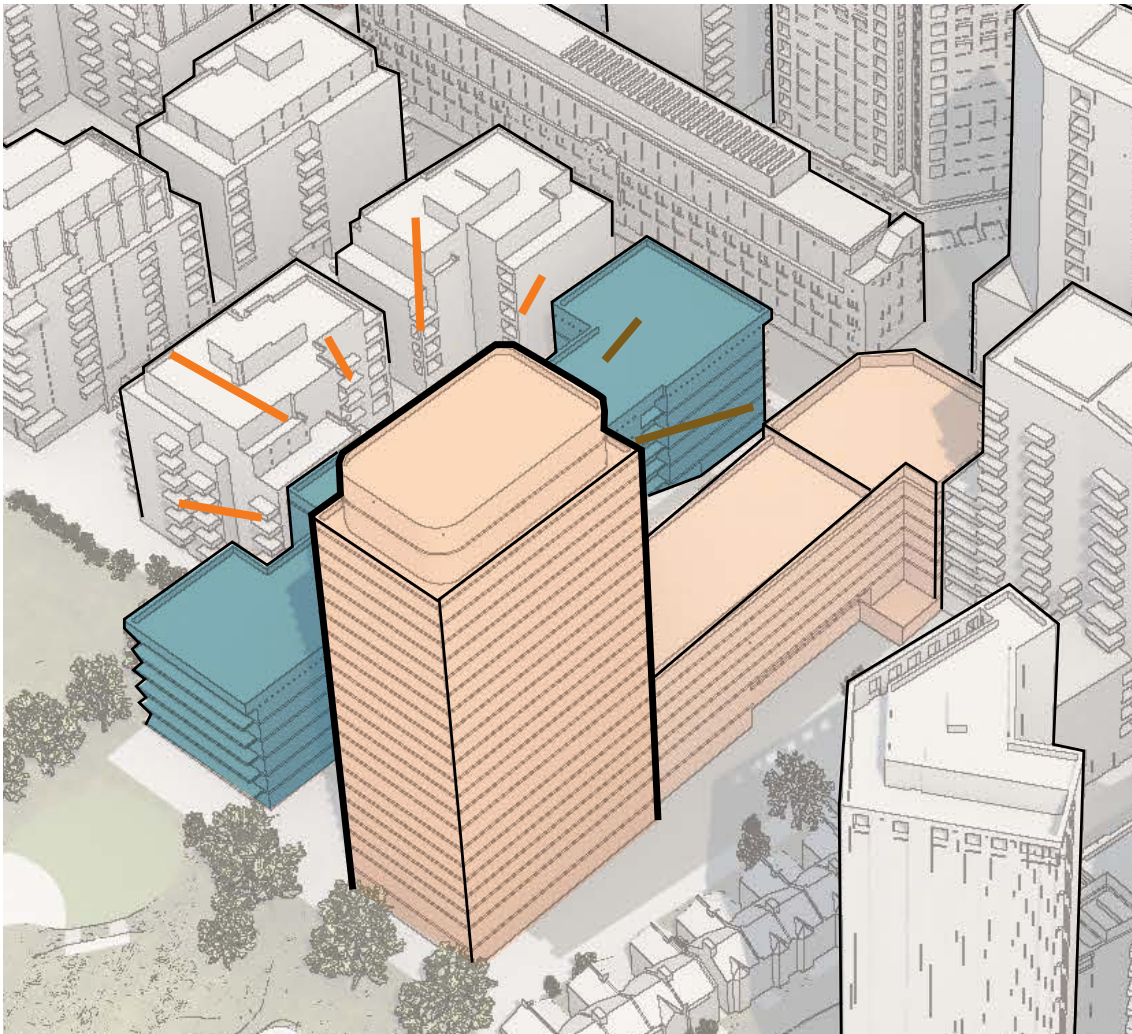


PRE-APPLICATION MEETING 01

The design team presented the scheme to the officers with the shared living block proposed to the north of Ashley House site and affordable block to the south.

Some of the general comments and queries were as follows:

- Concerns raised over the remaining blank facade of the Rosa Luxemburg and the relationship with the proposal.
- Suggestion to flip affordable and shared living blocks so that affordable block is adjacent to the Rosa Luxemburg.
- Concerns raised over the location of the tower.
- Queries raised about the management of affordable housing.
- North/south pedestrian route to be re-introduced to align with the masterplan aspirations.



PRE-APPLICATION MEETING 02

Following the first pre-app meeting, the design team the revised scheme to the officers. The main amendments were as follows:

- Affordable and shared living block flipped to improve relationship with Rosa Luxemburg and the park.
- Affordable block closes off Rosa Luxemburg blank façade and create a courtyard typology.
- North/south link to the Sessile & Rosa Luxemburg re-instated via a double height undercroft through the affordable block.
- Active frontage along Ahley Road improved by increasing commercial space.
- Slenderness and proportions of the shared living tower improved,
- Increased number of family homes to affordable block.
- Increased separation distances between the shared living block and both affordable block to north and existing terraced housing to the south.

Overall, the officers were supportive of the overall principles and proposed heights by stating that the massing appears to fit in well with the 'second wave' of height, stepping down away from the station. However, they noted that the tower appears too broad.

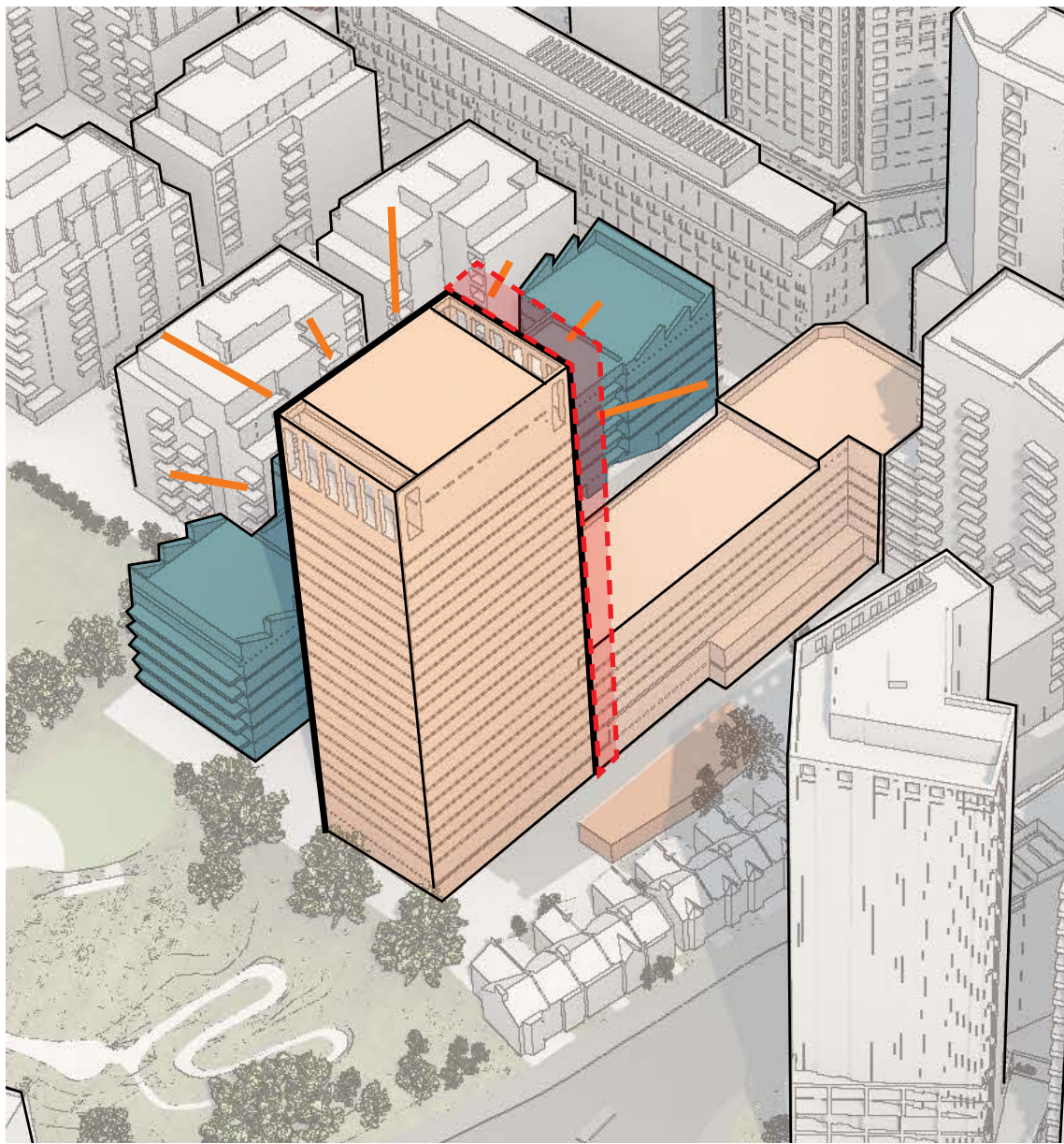
LB HARINGEY HOUSING TEAM WORKSHOP 01

The LB Haringey housing officer was very supportive of the public benefits the scheme generates and the 'substantial' quantum of social rented homes.

- Substantial provision of affordable (social rented) homes
- Separate courtyard from the Rosa Luxemburg is preferred for operational reasons.
- Unit mix supported
- Passive house standards are supported
- Aim to target SBD Gold/Silver
- Not supportive of gated schemes; not always good in terms of tenancy management
- Inclusive design (homes and gardens) suitable for residents and kids with neurodivergence
- 4 bed homes are highly supported
- 1 blue badge holder for each adaptable home is ideal
- Doorstep Play space (0-5 years) is supported
- Concerns about child play area at rooftop gardens, very difficult to manage
- Target LETI and GLA benchmarks (ASHP, PVs, BNG, UGF, etc.)

Design Evolution

Pre-app Meetings Summary



QUALITY REVIEW PANEL 01

The panel was overall supportive of the scheme in principle and welcomed the idea of seeing the last two sites coming forward to complete the Tottenham Hale masterplan.

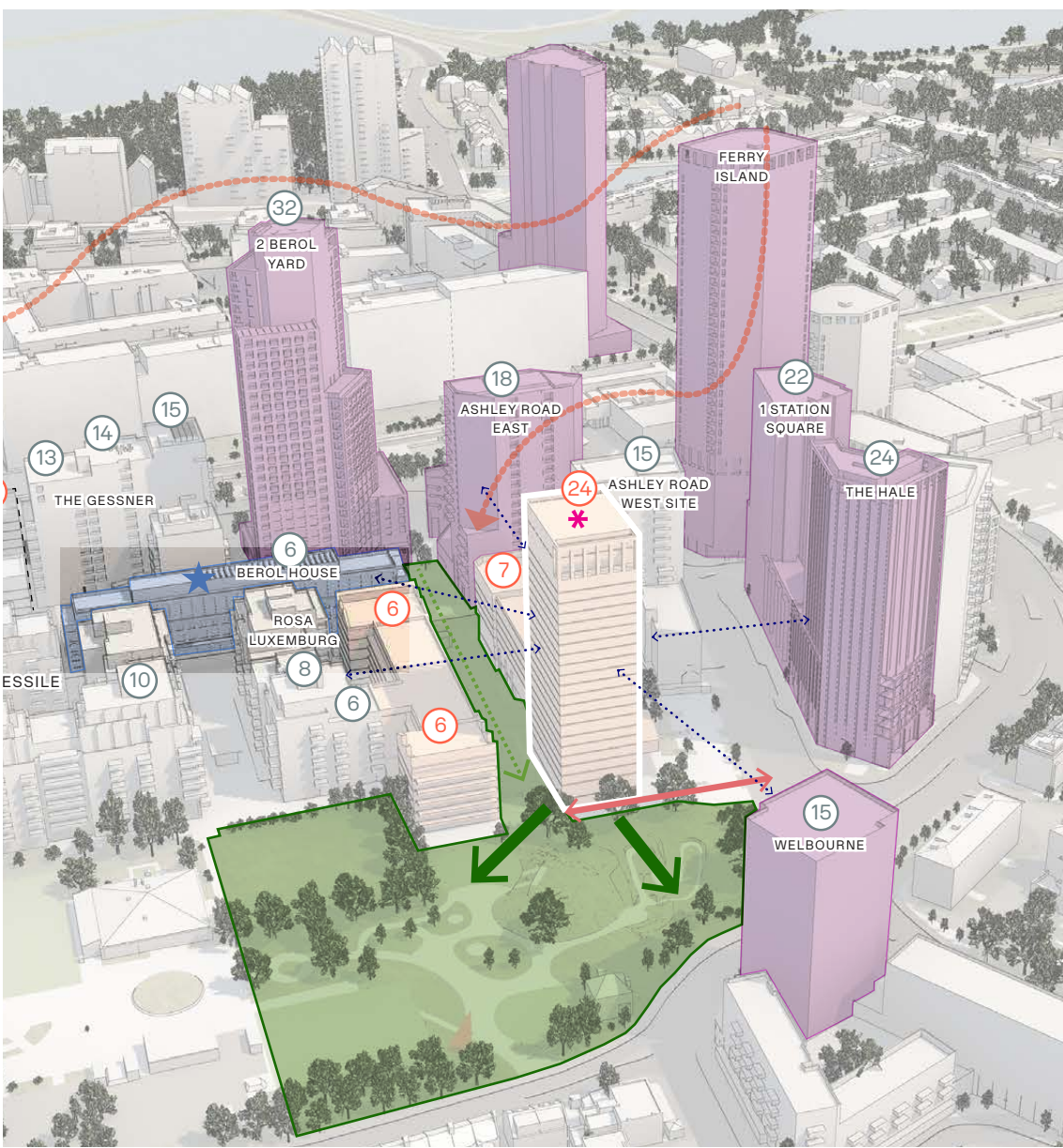
The panel raised some comments and queries and these were as follows:

- The continuation of the Green Link and the pedestrian route through the Ashley Road are welcome
- Supportive of the proposed building uses and tenure mix.
- Long-term adaptability of the PBSA and shared living buildings to be considered.
- Supportive of the tower completing the cluster of high-rise blocks around the station by successfully fronting the park; further setbacks to be considered.



The amendments and changes introduced to the scheme as a response to the QRP comments were as follows:

- Cycle storage is accommodated within the buildings to improve safety, security and accessibility
- Amenity spaces distributed throughout the building, not just on the ground floor.
- The Ashley Link reconfigured to read as a continuous public route to the park whilst reinforcing its public character.



GLA PRESENTATION

A meeting was held on 6th May to present the scheme to the GLA. Overall, it was positive feedback and the design team provided clarification to the queries the panel had raised.

The main design queries were as follows:

- Cycle stores security,
- Buildings adaptability,
- Overheating mitigation,
- Photovoltaic panels,
- Relationship with terraces to Hale Road



PRE-APPLICATION MEETING 03

A design workshop was held with the officers to present the design progress on the elevations.

The design team clarified that the aspiration is to design simple elevations whilst incorporating high quality detailing to create a 'confident' and timeless architecture. The choice of robust and durable materials will require minimal maintenance on the residents and operators.

Overall, the officers were supportive of the direction of travel. They did raise security and privacy concerns about the first floor cantilevered balconies. As a response to this comment, the design team have amended the scheme and made all balconies on the 'Bookend' elements as integral balconies with solid parapets.

Design Evolution

Pre-app Meetings Summary



LB HARINGEY HOUSING TEAM WORKSHOP 02

The officer Jack Goulde was overall supportive of how the scheme was progressing.

- Minimum 10% blue badge should be provided upfront.
- Doorstep child play is preferred by residents; On site Child paly area provision of 0-4 y is supported.
- Deeper gardens for the maisonettes is supported; very beneficial to families with neurodiverse children.
- Front doors & defensible spaces for larger homes are supported.
- Gates to be provided to the right-hand side undercroft, but not the left-hand side undercroft to avoid social segregation.
- New linear 'alley' to be provided along the norther boundary with access to rear gardens.
- Preference for a larger wheelchair accessible home with front door at ground floor instead of a community space.
- Cycle stores to allow for cargo bikes storage.
- Internal layout configuration of flats with south facing living spaces is supported.

HIGHWAYS+TRANSPORT WORKSHOP 01

The design team presented the design to LB Haringey Highways officer. They were supportive of the overall strategy but raised some queries and requested further assessments. Those were as follows:

- A minimum of 10% accessible parking spaces for blue badge holders was encouraged as those currently existing spaces are oversubscribed in the area.
- Bays along Ashley Road to be assessed.
- Bollards to be provided to limit vehicle access beyond the child play area.
- More information required about the cycle stores design; allow for larger bikes.



QUALITY REVIEW PANEL 02

The panel and chair were supportive of the improvements introduced and significant progress since the first QRP.

Some of the general comments and queries were as follows:

- Supportive of the developed site layout and massing; heights and massing sit comfortably within the townscape views. Supportive of Sustainability strategy and how the elevations and fenestrations are be adapted to mitigate overheating risks
- Landscape - Clearer legibility and wayfinding are encouraged on the public realm to make it feel more public. More clarity needed on the material differentiation to avoid conflict between cyclists, cars and pedestrians.
- Supportive of the simple palette and expression of the base, middle and crown of the tower.

The design team incorporated the following amendments as a response to the panel comments:

Social rented:

- Supportive of the human scale of the maisonettes
- Removing the rear alley access to the gardens
- Entrances relocated to Ashley Park and public realm
- Additional maisonette to replace the undercroft
- 'Bookend' elements of the elevations brought down to ground to make the building more grounded
- More playfulness - Additional artwork on the undercroft

Shared Living:

- Supportive of the new location of the cycle store and the new private courtyard for residents
- Supportive of the clear and legible symmetry
- Window reveals increased

Design Evolution

Pre-app Meetings Summary



LOCAL ENGAGEMENT + WARD COUNCILLORS

The design team engaged with the local community and the local councillors and presented the proposal to them. The feedback received was overall positive.

Feedback was given about the preference to change the cladding colour from a red tone to a green tone on the shared living block to complement the Social Block and as a design nod to the Green link.

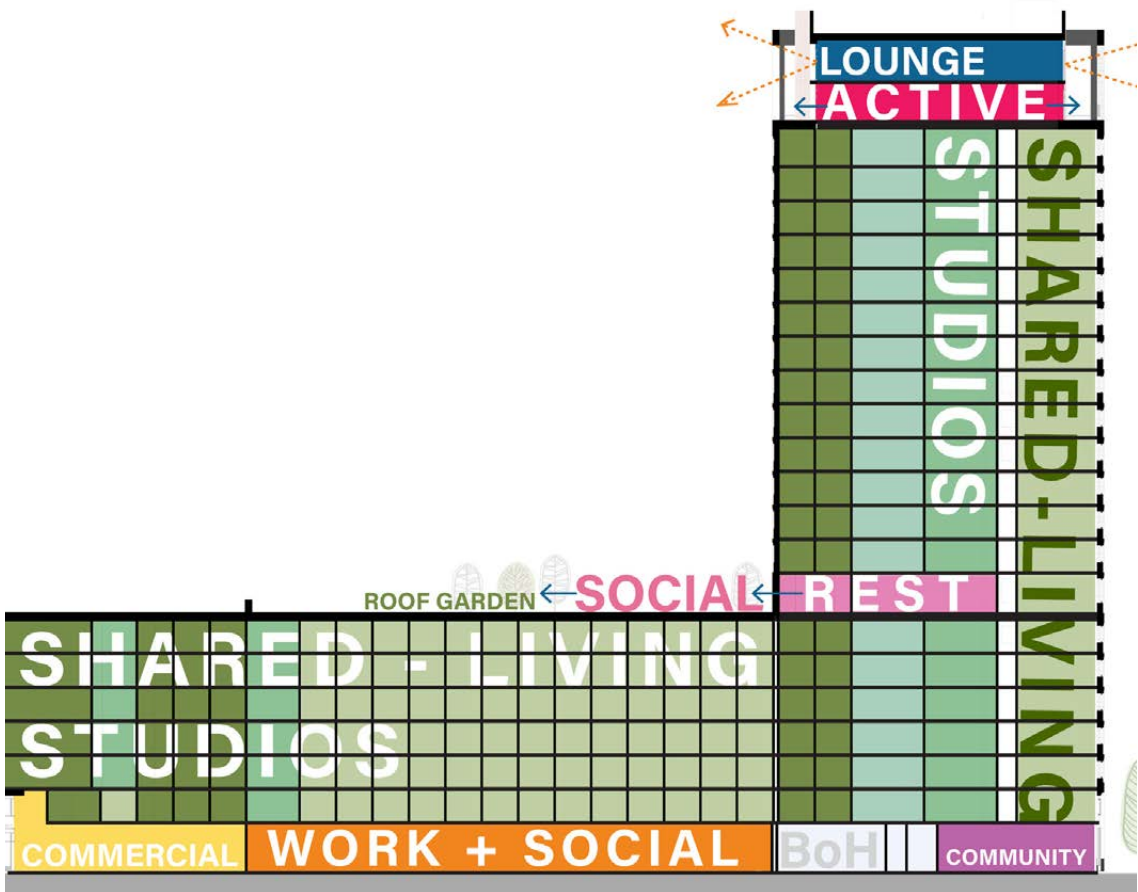
The design team took that on board and changed the colour to green, as shown in the visual above.



PRE-APPLICATION MEETING 04

The design team presented the updated scheme to the officers and the recent additional public benefits generated. These were as follows:

- Main entrances to social rented blocks relocated; one from Ashley Road and one from the Ashley Link.
- The eastern undercroft infilled to provide a new 4 Bedroom DDA maisonette with its private garden.
- The private gardens extended up to the boundary
- Rear pathway and secondary access to gardens removed.
- The cycle store of the Shared Living block moved further west and a new south facing courtyard is created for the residents.



PRE-APPLICATION MEETING 05

The design team presented the updated scheme to the officers and focused on the communal amenities within the shared living block.

The team demonstrated how the proposal complies and is design in line with the GLA Large-scale purpose-built shared livingLPG.

- Some comments were raised and they were as follows:
- Supportive of the overall provision of communal amenities
- Suggested providing screening or setback accessible areas at roof garden level to avoid overlooking onto neighbouring properties.