

Design Evolution

Pre-app Meetings Summary



QUALITY REVIEW PANEL BRIEFING / UPDATE

The design team provided an high level overview of the updated scheme to the panel and presented the recent amanedements introduced since the last QRP presentation on 17th June 2026.

The chair and panel were supportive of the significant progress and confirmed that previous architectural and layout comments have largely been adopted, which is positive and appreciated.

Some of the general comments and notes were as follows:

- No concerns with revised colour palette for shared living building, to green.
- Particularly positive about ground floor changes, inclusion of accessible maisonette and amends to entrance strategy.
- Affordable block 'bookends' now successfully grounded.
- 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).
- 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).

- Clarifications requested on seating opportunities, and confirmation that there is somewhere to sit/linger, esp for disabled parking users.
- 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.
- Panellists 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). Request for sections/views so that the proposed nature of the route can be better understood than purely in plan form.
- 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).

Design Evolution

Engagement & Consultation Activities

CONSULTATION OVERVIEW

Through a constructive pre-application process, the Applicant has proactively engaged with the Local Planning Authority (by way of a PPA), elected councillors and the local community, prior to the submission of this planning application. The following engagement objectives were identified at an early stage:

- To provide a full pre-application consultation, in line with the London Borough of Haringey's requirements and expectations for engagement.
- To ensure that key information on the proposals was communicated clearly to stakeholders and local residents whilst being readily accessible.
- To collect feedback on the plans for the future of the Site and identify key consideration ahead of submission.
- To offer opportunities for people to shape key aspects of the proposals in a meaningful way, particularly through the Community Investment Programme (CIP).



For further details, please refer to the Statement of Community Involvement (SCI) prepared by Lowick Hedry



Photo from the public exhibition held on 17 June 2026



Design Principles and Land Use

Community Investment Programme

Re:shape integrates its Community Investment Programme (CIP) into all its initiatives—a philanthropic approach pioneered by Re:shape's co-founders in 2019 . This mechanism ensures that local charities, community groups, social enterprises, and small-to-medium enterprises directly benefit from our planning proposals.



FLAG – Ferry Lane Action Group



Hope in Haringey



1000 Black Boys



Haringey Culture Collective



Thru Life



Haringey Community Collaborative



Haringey Community Collaborative



Walk This Way – Community Walks Programme, delivered by Sanjuro Training Systems

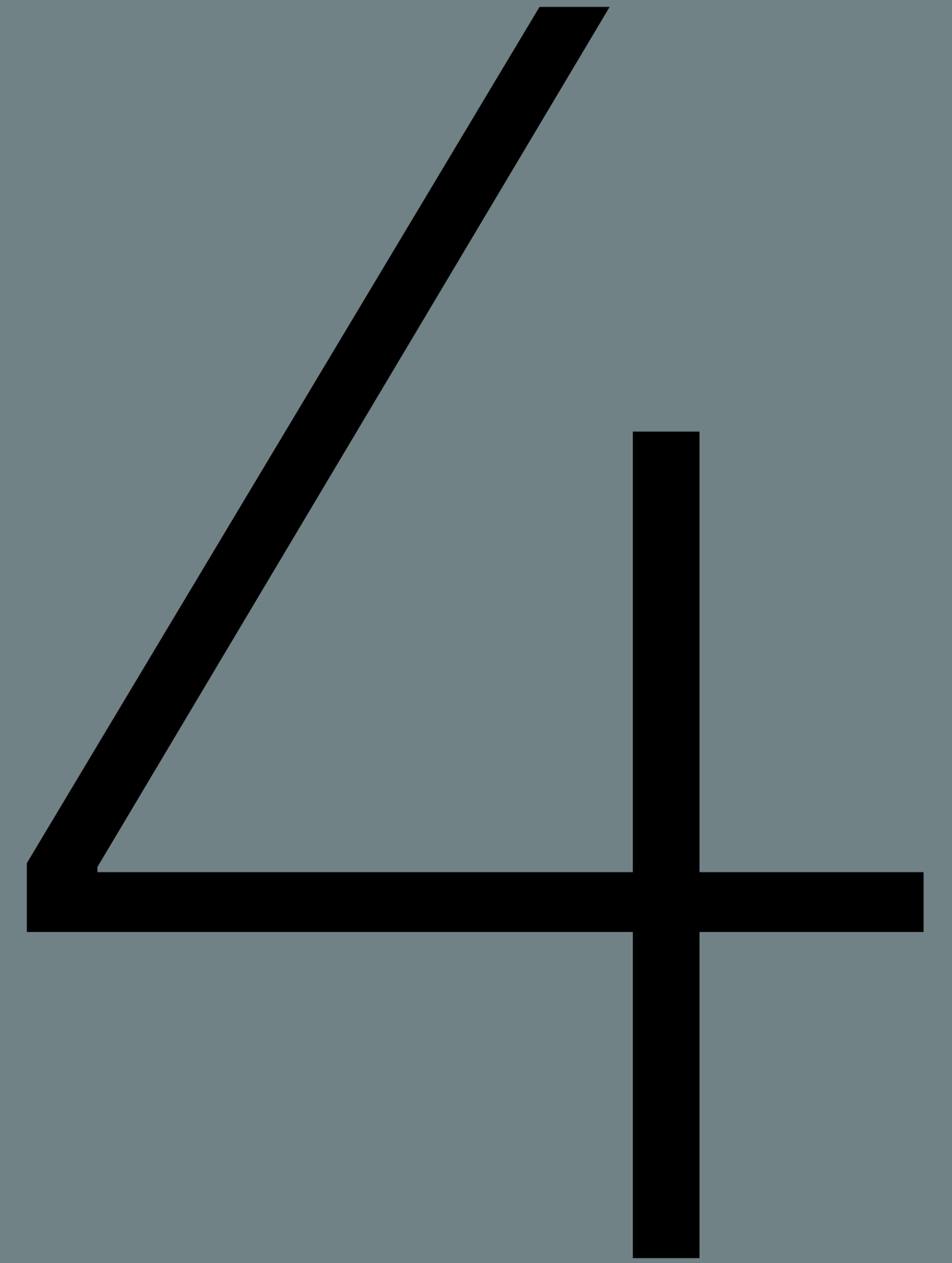


Atypify



Downside DIY

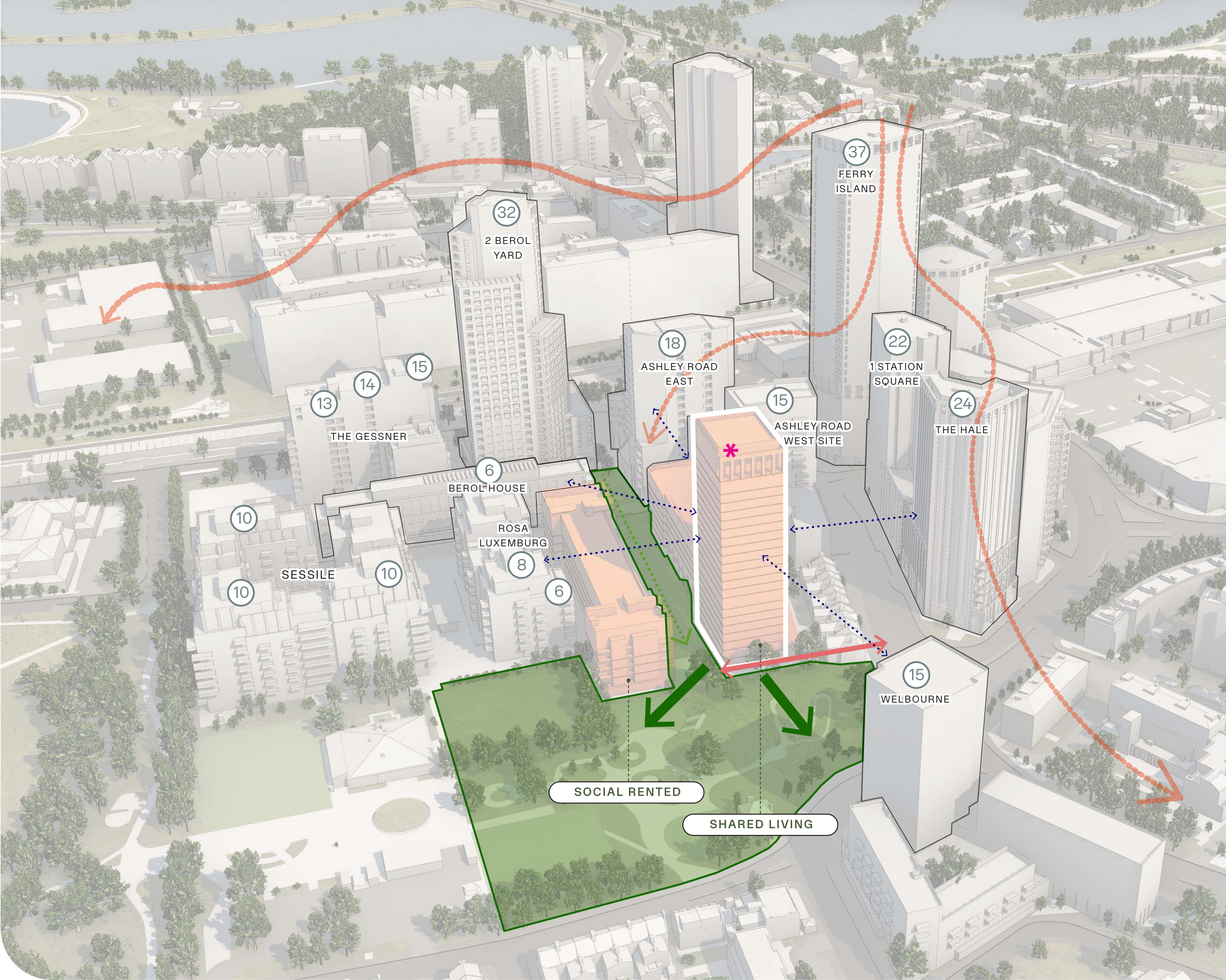
Proposed Scheme



Proposed Scheme

Executive Summary

- ➔ 87 affordable Social Rented homes
(36% affordable by floor area and 52% when applying equivalency principles)
When applying the equivalency principle, the proposed on-site affordable housing provision, comprising 100% Social Rent housing, equates to 52% affordable housing by both habitable room and NIA. This represents a significant overall contribution to affordable housing within LBH. The overall percentage has increased from the position presented at pre-application stage, reflecting the incorporation of LBH's design comments and the finalisation of the unit mix. In particular, the revised scheme provides a greater proportion of affordable housing physically, increasing from 35% to 36% by habitable room and from 34% to 36% by NIA.
- ➔ 522 shared living studios
- ➔ New community space
- ➔ 10% Accessible Car Parking for Blue Badge Holders
- ➔ Ashley Link + High Quality Public Realm
- ➔ 3 new corner commercial spaces
- ➔ Passive surveillance and maximised active frontage



Proposed Scheme

Site Access

The proposed ground floor consists mainly of commercial spaces, community spaces, shared amenities for residents, and residential accommodation. Those uses were carefully crafted and strategically dotted around the masterplan and act as an extension to the public realm.

The community space and residential amenities are dual-aspect, providing active frontage to the new public realm, while the commercial spaces activate both Ashley Road and the new public realm. The entrance to the shared living block is strategically located at the middle of the public realm to position it at equal distance to both cores and make it more legible and welcoming to residents and visitors.

A row of four-bedroom maisonettes are provided with front doors and gardens at ground floor to improve activity, passive surveillance and the sense of community and neighbourhood.

The provision of ancillary and back of house spaces is kept to a minimum at ground floor and carefully located out of sight to maximise active frontage.

Key

- Site Boundary
- Shared Living Entrance
- Residential Entrance
- Residential Block Entrance
- Commercial Entrance
- Community Entrance
- Access to the site from Berol Link



Proposed Scheme

Commercial / Community

The new commercial spaces are located at the ground floor of Block A and B. These spaces are located at corners of buildings to benefit from better exposure, wider shopfronts, and high visibility by pedestrians walking along Ashley Road.

This also enhances passive surveillance and activates the ground floor by introducing activities through different times of the day and night.

The commercial spaces in Block A are a total of c.154.4 sqm and the space in Block B is c.75.8 sqm and they provide much needed activation along Ashley Road and the new public realm.

The overall commercial provision is approximately 230 sqm (excluding the community space in the shared living block).

A new community space is also provided in Block A fronting Down Lane Park and is c.125 sqm. This space improves community integration, social value and activation by creating activity and interest along the Ashley Link and the public realm.

Key

- Site Boundary
- Commercial
- Community



Proposed Scheme

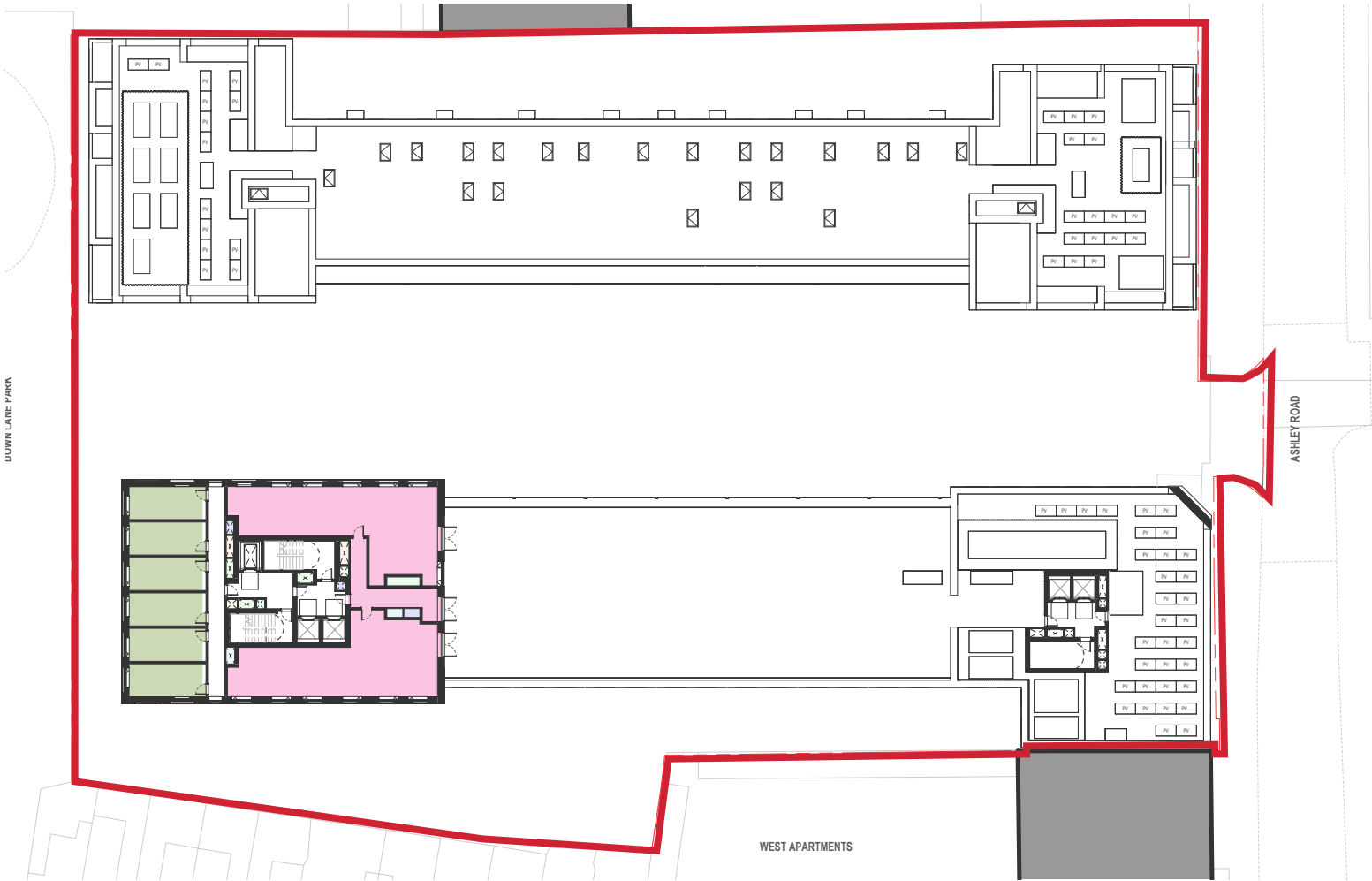
1st Floor & Typical Floor Plans



1st FLOOR PLAN



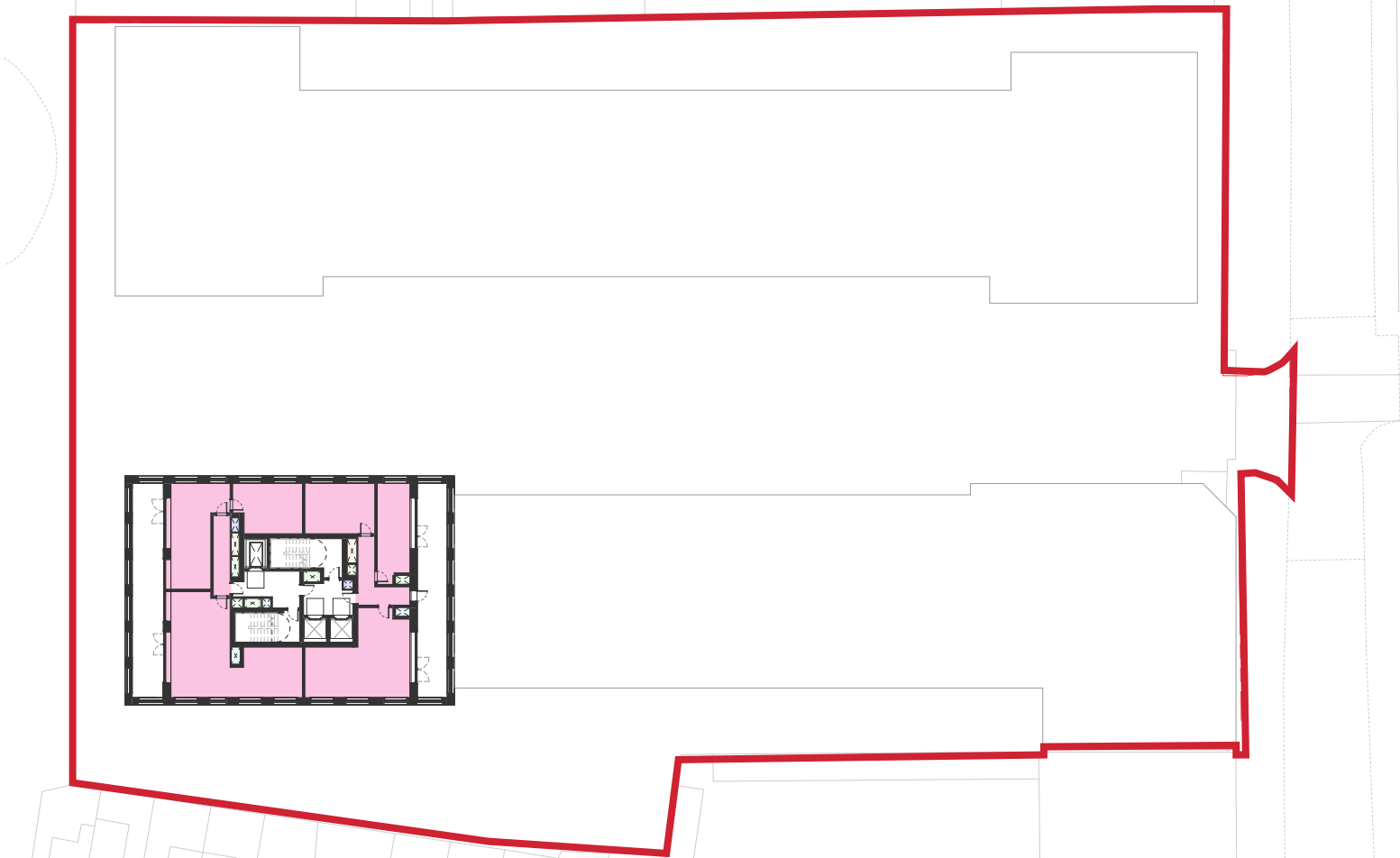
LOWER TYPICAL FLOOR PLAN



7th FLOOR PLAN



UPPER TYPICAL FLOOR PLAN



21st FLOOR PLAN

Key

— Site Boundary



Quality of Accommodation

5

Quality of Accommodation

Social Rented Housing

OVERVIEW

All residential homes are social rented and consist of 87no homes in total.

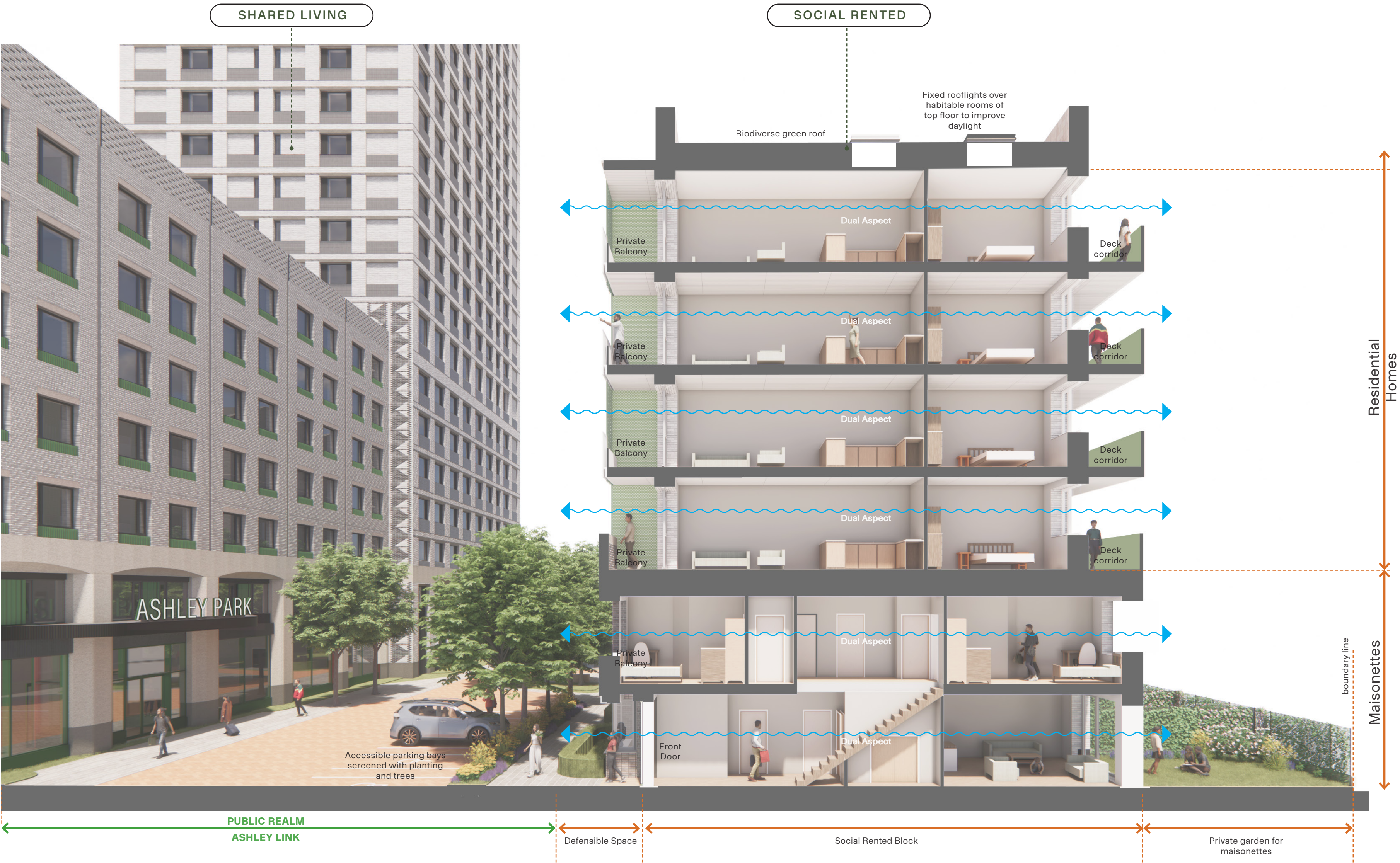
This equates to 293 Habitable rooms which equates to an overall affordable housing provision of 36% based on Hab rooms and 36% based on floor area of the overall Shared Living and Residential. This equates to 52% when applying equivalency principles.

Larger family homes (2 bed, 3-bed and 4-bed) are maximised equating to an overall of 22no homes (25%). This comprises a 10no of 4-bedroom two-storey maisonettes (11% of the overall homes), including one as a wheelchair accessible maisonette.

All maisonettes will have their own front door and defensible spaces at ground floor level to bolster the sense of neighbourhood and activation. Maisonettes are also provided with private gardens.

88.5% of the homes are dual aspect to maximise natural cross ventilation. Internal layouts are carefully designed to allow for south facing living spaces to maximise daylight and sunlight amenities.

9 parking spaces for blue badge holders of the social rented residents are provided within the public realm, which equates to a total of 10% of the residential homes. Another 1 blue badge holder parking space is provided for the shared living block.



Quality of Accommodation

Social Rented Housing: 1st Floor & Typical Floor Plans

The proposed residential layouts adhere to the Housing Design Standards from the London Plan and exceed the nationally described space standard (NDSS) and will have private outdoor amenity space accessed directly from the living room. The internal layouts have been carefully designed to allow for high quality spacious accommodation by maximising daylight and sunlight amenities within the homes whilst minimising overheating risks.

The social rented block is designed to maximise efficiency whilst creating an interesting and characterful building. Two cores and staircases are provided with a deck corridor to serve the homes in the middle. The deck corridor typology maximises dual aspect homes with natural cross ventilation.

The proposed scheme provides the minimum 10% M4(3) Category 3 (Wheelchair user dwellings standard) required by the London 2021, while the remainder of homes will meet the M4(2) Category 2: Accessible and adaptable dwellings standard.

Key

Site Boundary

