

Development Management
Haringey Council
5th Floor, Alexandra House
10 Station Road
Wood Green
London
N22 7TR

Date: 28 August 2026

Our ref: 71495/01/BK/806D607A321C04/41506769v3

To Whom It May Concern

**Full Planning Application: Ashley Park, former Ashley House site,
Ashley Road, Tottenham Hale N17 9LZ**

On behalf of our client, Re:shape T Ltd (the Applicant), we enclose with this letter an application for full planning permission (Planning Portal ref. PP-15081166) with the following description of development at the above site:

“Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis); (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.”

This letter lists the submitted application documents and confirms the application fee before describing the site and surroundings and the nature of the proposed development, and outlining the planning benefits arising from the scheme.

Application documentation

The application has been submitted via the Planning Portal with the following supporting documentation:

- 1 Planning Application Form (including Ownership Certificate)
- 2 CIL Additional Information Form 1
- 3 Site Location Plan
- 4 Existing site plans, showing site levels
- 5 Full set of proposed plans and drawings, including sections and elevations, as listed in the drawings schedule at Appendix 1, prepared by DLA
- 6 Landscape drawings, prepared by Studio Bosk

- a AHCF-BOSK-ZZ-00-DR-L-1000 Ashley Park Landscape Plan Rev P16 1:200@A1
- b AHCF-BOSK-ZZ-RF-DR-L-1000 Ashley Park Roof Landscape Plan Rev P10 1:200@A1
- 7 Design and Access Statement
- 8 Planning Statement, including Affordable Housing Statement, Tall Building Assessment and draft S106 Heads of Terms
- 9 Environmental Impact Assessment, covering the following topics that have been Scoped in to the ES, and all relevant Appendices at ES Volume 3:
 - a Socio-Economics (ES Volume 1);
 - b Noise and Vibration (ES Volume 1);
 - c Wind Microclimate (ES Volume 1);
 - d Daylight, Sunlight, Overshadowing and Solar Glare (ES Volume 1);
 - e Townscape and Visual Impact Assessment (TVIA) (ES Volume 2).
- 10 Landscape Strategy, including Urban Greening Factor
- 11 Internal Daylight and Sunlight Report
- 12 Air Quality Assessment, including Air Quality Neutral Assessment
- 13 Noise and Vibration Assessment
- 14 Health Impact Assessment
- 15 Equalities Impact Assessment
- 16 Sustainability Statement, including BREEAM Pre-assessment
- 17 Whole Life Carbon Assessment (and GLA memo)
- 18 Circular Economy Statement (and GLA memo)
- 19 Energy Assessment Report, including Overheating Assessment (and GLA memo)
- 20 Utilities Strategy
- 21 Phase 1 Geotechnical and Geoenvironmental Desk Study
- 22 Flood Risk Assessment and Sustainable Urban Drainage Strategy, including Haringey Drainage Proforma
- 23 Transport Assessment, including Active Travel Zone Assessment
- 24 Framework Travel Plan
- 25 Delivery and Servicing Plan
- 26 Operational Waste Management Plan
- 27 Outline Site Waste Management Plan
- 28 Outline Construction Logistics Plan

- 29 Outline Construction Environmental Management Plan, including dust and emissions
- 30 Ecological Appraisal, including BNG Statement
- 31 BNG Metric spreadsheet
- 32 Arboricultural Survey and Impact Assessment, including Tree Constraints Plans
- 33 Shadow Habitats Regulation Assessment
- 34 Heritage Impact Assessment
- 35 Archaeological Desk Based Assessment
- 36 Outline Fire Statement (London Plan Fire Statement)
- 37 Fire Statement (Gateway One Form)
- 38 Security Needs Assessment and Crime Impact Statement
- 39 Shared living Operational Management Plan
- 40 Shared living Needs Assessment
- 41 Commercial Strategy
- 42 Economic Statement
- 43 Statement of Community Involvement
- 44 Community Investment Programme (CIP) and Impact Charter
- 45 Social Impact Report
- 46 Aviation Impact Assessment

Application fee

Payment of the requisite fee of ££117, 579 (including the Planning Portal Service Charge and VAT) has been made via the Planning Portal.

Site and location

The site is the former Ashley House site, approximately 0.7ha and broadly rectangular in shape. The site comprises vacant brownfield land, with the previous industrial buildings having been demolished in August 2023. It currently is largely cleared hardstanding with some limited scrub vegetation, surrounded by hoardings.

The site is located to the west of Ashley Road and east of Down Lane Park, south of the Rosa Luxemburg residential building and north of a terrace of residential properties along Hale Road. Berol House, a locally listed building, sits on the opposite side of Ashley Road. There are no other listed buildings or Conservation Areas within the vicinity of the site.

The Site sits within the following policy designations, evidencing its strategic and sustainable location:

- The Upper Lee Valley Opportunity Area;

- The Tottenham Hale Area Action Plan area; and
- The Tottenham Hale District Centre (lower half of the site).

The Site has a PTAL of 5, with a very minor part of the Site achieving 6a towards the western end, indicating very good/excellent public transport accessibility. It is located approximately 200m northwest of Tottenham Hale underground and railway station.

The Site sits within the Ashley Road South Masterplan (ARSM). The immediate area is characterised by a mix of uses and building heights including a range of recent developments within the ARSM area. The majority of these developments have been built out or are under construction and provide ground and lower floor commercial units with residential units on the upper floors.

Proposed development

The planning application proposes the development of a high-quality scheme comprising two buildings, a part-7, part-23 storey shared living building, containing 522 accommodation units (Sui Generis), and a 6-storey building containing 87 social rent residential units (Class C3). The Proposed Development includes 125sqm of community floorspace (Class F2) and 230sqm of flexible commercial floorspace (Class E), alongside new landscaping and public realm to create a green east-west link between Down Lane Park and the wider Tottenham Hale District Centre.

The scheme represents a significant opportunity to deliver high-quality accommodation to support a mixed and balanced community and contribute to the realisation of the ARSM.

Further detailed information on the proposed development is set out in the Design and Access Statement, Planning Statement, and other accompanying documents.

Planning benefits

The development of the site will yield a number of substantive planning and community benefits that weigh in support of the proposed scheme. These are summarised as follows:

- 1 The delivery of an exemplary high-quality design, with high quality and contextually appropriate architecture and proposed materials, with sustainability considered throughout the design.
- 2 Residential development that will make a significant contribution to meeting housing need and support a diverse and multi-generational community.
- 3 The delivery of affordable C3 housing all of which comprises Social Rent homes, including family sized, accessible units. These units will benefit from wheelchair accessible car parking, and private amenity spaces including rear gardens.
- 4 Provision of high quality shared living accommodation which meets a defined local need and responds positively to the Site's location and character.
- 5 Optimisation of an accessible brownfield site in a highly sustainable location and completion of a remaining plot within the Ashley Road South Masterplan.

- 6 A new east-west link, facilitating connection between Down Lane Park into the Tottenham Hale District Centre that will in due course enhances permeability and connectivity to the wider area and existing community, helping to deliver one of the Council's long-held visions for the area.
- 7 High-quality landscaping and urban greening to create attractive and functional public realm and amenity space, including the delivery of 76 new trees.
- 8 Provision of commercial floorspace at ground floor level to create active frontages along Ashley Road. This space will create active frontages, and contribute to the activity, vibrancy and security of the public realm, offer employment opportunities, and bring local amenities closer to the Site for residents.
- 9 Provision of new flexible community floorspace targeted towards local groups or charities, to support and meet the needs of the existing and future community and provide a space for local groups and charities to hold a variety of events.
- 10 Anticipated creation of 180 new jobs through the construction phase and 21 new jobs during operation.
- 11 Place-making benefits including enhancement of the area's townscape, improved visual amenity, permeability across the Site and improved legibility and wayfinding.
- 12 High quality and contextually appropriate architecture and proposed materials, with sustainability considered throughout the design.
- 13 Delivery of sustainable transport objectives though encouraging cycle and walking, providing safe and secure cycle parking, and a variety of options for cycle hire bikes.
- 14 The delivery of highly sustainable buildings, achieving BREEAM Excellent commercial spaces, incorporating green energy generation through PV panels, and reducing waste through circular economy principles embedded into the design and management of the scheme.

Conclusion

We conclude that the emerging proposals embody the principles of sustainable development promoted in the NPPF and are considered acceptable in terms of the objectives and requirements of development plan policy and all other material considerations. The planning benefits of the scheme are clear and support the development coming forward.

We trust that the application and accompanying information are all in order to be validated promptly, enabling statutory consultation and the GLA Stage 1 process to be commenced as soon as practicable.

We look forward to discussing the application further with officers during the determination period. In the meantime, please do not hesitate to contact me or my colleagues, Ben Kelway or Amy Jones, if you have any queries.



Yours faithfully

A handwritten signature in black ink, appearing to read "GK Crowley".

Georgia Crowley
Associate Director
BA (Hons) MSc MRTPI



Annex 1: Drawing List



Document Name: PLANNING SUBMISSION
Document No: AHCF-DLA-ZZ-XX-LS-A-00000
Job No: 2025-032 Ashley House Cannon Factory
Date: 28/08/2026
Revised by: VLM
Revision: P01

Prepared by: VLM
Reviewed: C.J

Presentation Documents (Planning)								Revision							
Status	Document Number	Sheet Title 2	Sheet Title 1	Scale	Phase	Dependent of	Colour	28/08/2026							
	AHCF-DLA-ZZ-XX-LS-A-00000	Planning Submission Document Schedule		NTS	-	Excel	Colour	P01							
	Presentation Documents														
	AHCF-DLA-ZZ-XX-PP-A-00000	DESIGN AND ACCESS STATEMENT		NTS	PR	Indesign	Colour	P01							
	Schedules of Accomodation														
	AHCF-DLA-ZZ-ZZ-LA-A-00300	ASHLEY HOUSE SCHEDULE OF ACCOMMODATION		NTS	PR	Excel	Colour	P01							
GA Building Drawings (Planning)															
Status	Document Number	Sheet Title 2	Sheet Title 1	Scale	Phase	Dependent of	Colour								
	Zone ZZ: Site MASTERPLAN														
	AHCF-DLA-ZZ-XX-DR-A-20000	SITE LOCATION PLAN		1:1250	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20015	EXISTING SITE PLAN		1:500	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20016	PROPOSED SITE PLAN		1:500	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20020	EXISTING SITE ELEVATIONS 1/2		1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20021	EXISTING SITE ELEVATIONS 2/2		1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20030	EXISTING SITE SECTIONS		1:200	PR	Independent	B&W	P01							
	Zone ZZ: ASHLEY HOUSE														
	GA Floor Plans														
	AHCF-DLA-ZZ-00-DR-A-20200	GROUND FLOOR PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-01-DR-A-20201	LEVEL 01 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-02-DR-A-20202	LEVEL 02 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-03-DR-A-20203	LEVEL 03 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-04-DR-A-20204	LEVEL 04 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-05-DR-A-20205	LEVEL 05 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-06-DR-A-20206	LEVEL 06 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-07-DR-A-20207	LEVEL 07 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-08-DR-A-20208	LEVEL 08 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-09-DR-A-20209	LEVEL 09 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-10-DR-A-20210	LEVEL 10 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-11-DR-A-20211	LEVEL 11 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-12-DR-A-20212	LEVEL 12 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-13-DR-A-20213	LEVEL 13 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-14-DR-A-20214	LEVEL 14 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-15-DR-A-20215	LEVEL 15 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-16-DR-A-20216	LEVEL 16 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-17-DR-A-20217	LEVEL 17 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-18-DR-A-20218	LEVEL 18 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-19-DR-A-20219	LEVEL 19 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-20-DR-A-20220	LEVEL 20 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-21-DR-A-20221	LEVEL 21 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-22-DR-A-20222	LEVEL 22 PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-RF-DR-A-20230	ROOF PLAN	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	GA Site Elevations														
	AHCF-DLA-ZZ-XX-DR-A-20250	PROPOSED SITE ELEVATION A	ASHLEY HOUSE SITE - ASHLEY ROAD	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20251	PROPOSED SITE ELEVATION B	ASHLEY HOUSE SITE - ASHLEY LINK SOUTH	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20252	PROPOSED SITE ELEVATION C	ASHLEY HOUSE SITE - HALE ROAD	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20253	PROPOSED SITE ELEVATION D	ASHLEY HOUSE SITE - DOWN LANE PARK	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20254	PROPOSED SITE ELEVATION E&F	ASHLEY HOUSE SITE - ASHLEY LINK NORTH	1:200	PR	Independent	B&W	P01							
	GA Site Sections														
	AHCF-DLA-ZZ-XX-DR-A-20260	PROPOSED SITE SECTION A-A	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20261	PROPOSED SITE SECTION B-B	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20262	PROPOSED SITE SECTION C-C	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-XX-DR-A-20263	PROPOSED SITE SECTION D-D	ASHLEY HOUSE SITE	1:200	PR	Independent	B&W	P01							
	Unit Types														
	AHCF-DLA-Z1-ZZ-DR-A-20101	ACCESSIBLE UNITS - INDICATIVE	CO-LIVING BUILDING	1:50	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-ZZ-DR-A-20102	ACCESSIBLE UNITS - INDICATIVE	AFFORDABLE BUILDING	1:50	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-ZZ-DR-A-20103	ACCESSIBLE UNITS - INDICATIVE	AFFORDABLE BUILDING	1:50	PR	Independent	B&W	P01							
	AHCF-DLA-ZZ-ZZ-DR-A-20104	ACCESSIBLE UNITS - INDICATIVE	AFFORDABLE BUILDING	1:50	PR	Independent	B&W	P01							
	Bay Study														
	AHCF-DLA-Z1-ZZ-DR-A-20501	BAY STUDY 01 - INDICATIVE	CO-LIVING BUILDING	1:20	PR	Independent	Colour	P01							
	AHCF-DLA-Z1-ZZ-DR-A-20502	BAY STUDY 02 - INDICATIVE	CO-LIVING BUILDING	1:20	PR	Independent	Colour	P01							
	AHCF-DLA-Z1-ZZ-DR-A-20503	BAY STUDY 03 - INDICATIVE	CO-LIVING BUILDING	1:20	PR	Independent	Colour	P01							
	AHCF-DLA-Z1-ZZ-DR-A-20504	BAY STUDY 04 - INDICATIVE	CO-LIVING BUILDING	1:20	PR	Independent	Colour	P01							
	AHCF-DLA-ZZ-ZZ-DR-A-20505	BAY STUDY 05 - INDICATIVE	AFFORDABLE BUILDING	1:20	PR	Independent	Colour	P01							
	AHCF-DLA-ZZ-ZZ-DR-A-20506	BAY STUDY 06 - INDICATIVE	AFFORDABLE BUILDING	1:20	PR	Independent	Colour	P01							