

2026

re:shape

Environmental Impact Assessment Environmental Statement

Volume 1: Main Report

Ashley Park



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Environmental Statement

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Chapter 1: Introduction

INTRODUCTION

- 1.1 This Environmental Statement ('ES') has been prepared on behalf of Re:shape T Ltd (hereinafter referred to as the 'Applicant') in accordance with the statutory procedures set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended¹ ('the EIA Regulations').
- 1.2 The Applicant is seeking full planning permission for the redevelopment of approximately 0.7 hectares (ha) of the former Ashley House site, located within the administrative boundary of the London Borough of Haringey ('LBH') in Tottenham Hale, hereinafter referred to as 'the site'.
- 1.3 The site is broadly rectangular in shape and currently comprises vacant brownfield land and scrub vegetation, with the previous existing buildings having been demolished in August 2023 associated with the extant consents (refer to **ES Volume 1, Chapter 2: EIA Methodology** for further details on the relevant planning history to the site). Prior to the clearance of the site, it was a former industrial site containing two buildings with associated service yard and car parking.
- 1.4 The scheme sought for approval (hereinafter referred to as the 'Proposed Development') comprises of:
"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."
- 1.5 The Proposed Development comprises:
 - Construction of a shared living building of up to 23 storeys with a maximum of 85.475m AOD, providing 522 shared living units (Sui Generis), and a six-storey building consisting of 87 affordable homes (Use Class C3), including the delivery of commercial (Use Class E) and community (Use Class F2) floorspace;
 - Landscaping and new public realm; and
 - Associated highway works and improvements.
- 1.6 A detailed description of the Proposed Development is presented within **ES Volume 1, Chapter 4: The Proposed Development**. Further details of the enabling and construction works are presented in **ES Volume 1, Chapter 5: Enabling and Construction Works**.

The EIA Regulations

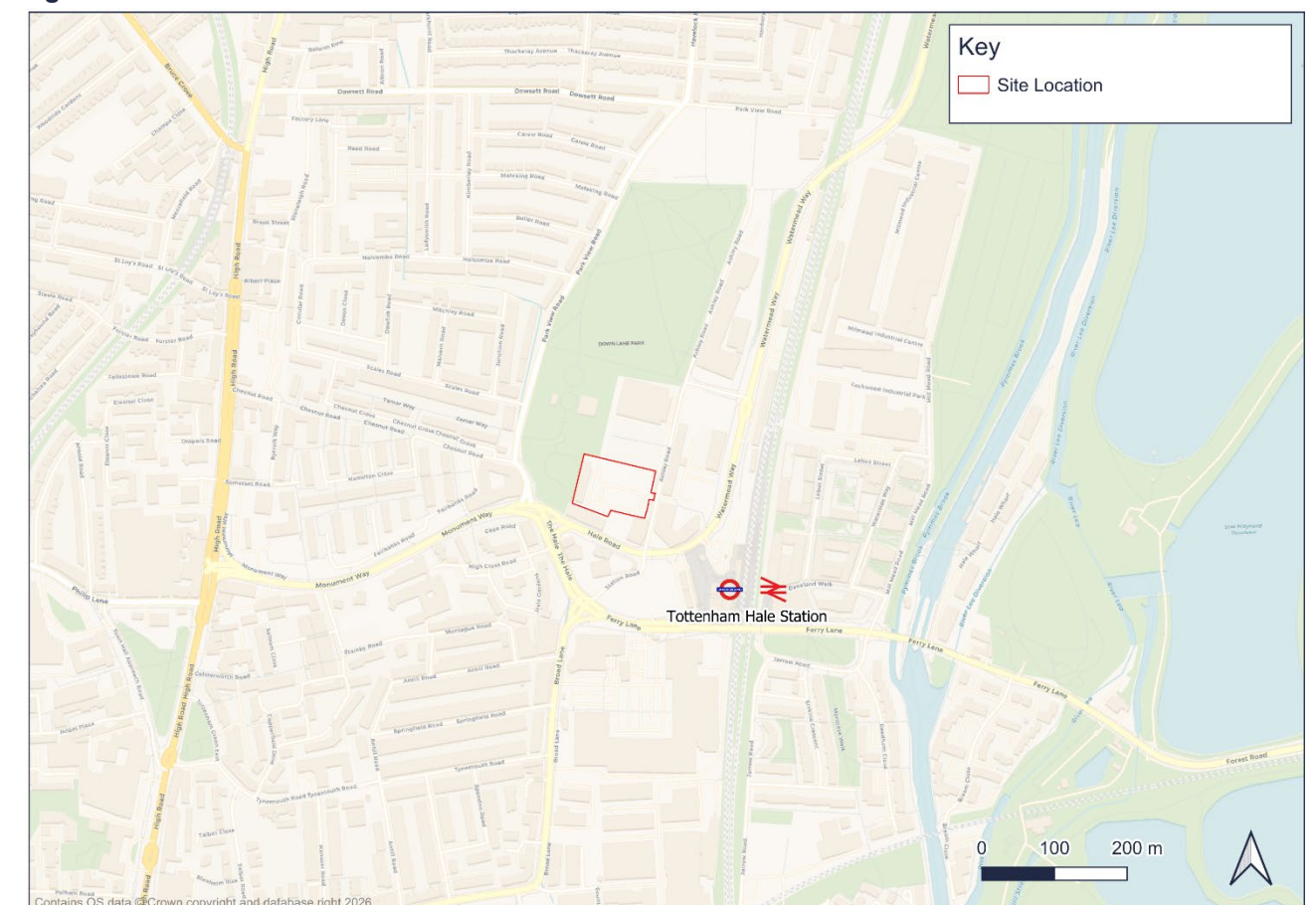
- 1.7 Environmental Impact Assessment ('EIA') is a process carried out which examines available environmental information to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or minimise adverse environmental effects, and where required, appropriate mitigation and monitoring can be implemented.
- 1.8 *Suggest: The Proposed Development falls within Schedule 2 development and is considered likely to have significant effects on the environment by virtue of its nature, size and location; accordingly, it is treated as EIA development.*
- 1.9 In accordance with the EIA Regulations (see section 'The Legislative Requirements for an EIA' of this ES chapter), this ES describes the likely significant effects of the Proposed Development during the enabling and construction works, and on subsequent completion and occupation. The ES is designed to inform readers of the nature of the scheme proposed, the likely significant environmental effects and the measures proposed to protect the environment.

- 1.10 This EIA has been carried out by Trium Environmental Consulting LLP ('Trium') and several technical specialists. The technical specialists are identified within an introductory table in each of the technical ES chapters (**ES Volume 1, Chapters 6 to 9**), **ES Volume 2** and in **ES Volume 3, Appendix: Introduction – Annex 2**.

SITE INFORMATION

- 1.11 The site (as shown in Figure 1.1) is centred around National Grid Reference TQ 34205 89658.
- 1.12 To the north, the site is bound by the Rosa Luxemburg and Sessile residential properties, with non-residential floorspace including the Mother Kelly's Tottenham Public House on the ground floor. To the east, across Ashley Road, lies Ashley Road Berol House (commercial and industrial properties) with cleared hardstanding and car parking facilities behind. Watermead Way (A1055) is located beyond. To the south of the site there are low-rise terraced houses and West Apartments (residential blocks) located on the A503 Hale Road. Down Lane Park (open space) is located adjacent on the site's western boundary.
- 1.13 The existing site is cleared and hoarded, however, vehicular access into part of the site is currently provided using Ashley Road.

Figure 1.1 Site Location

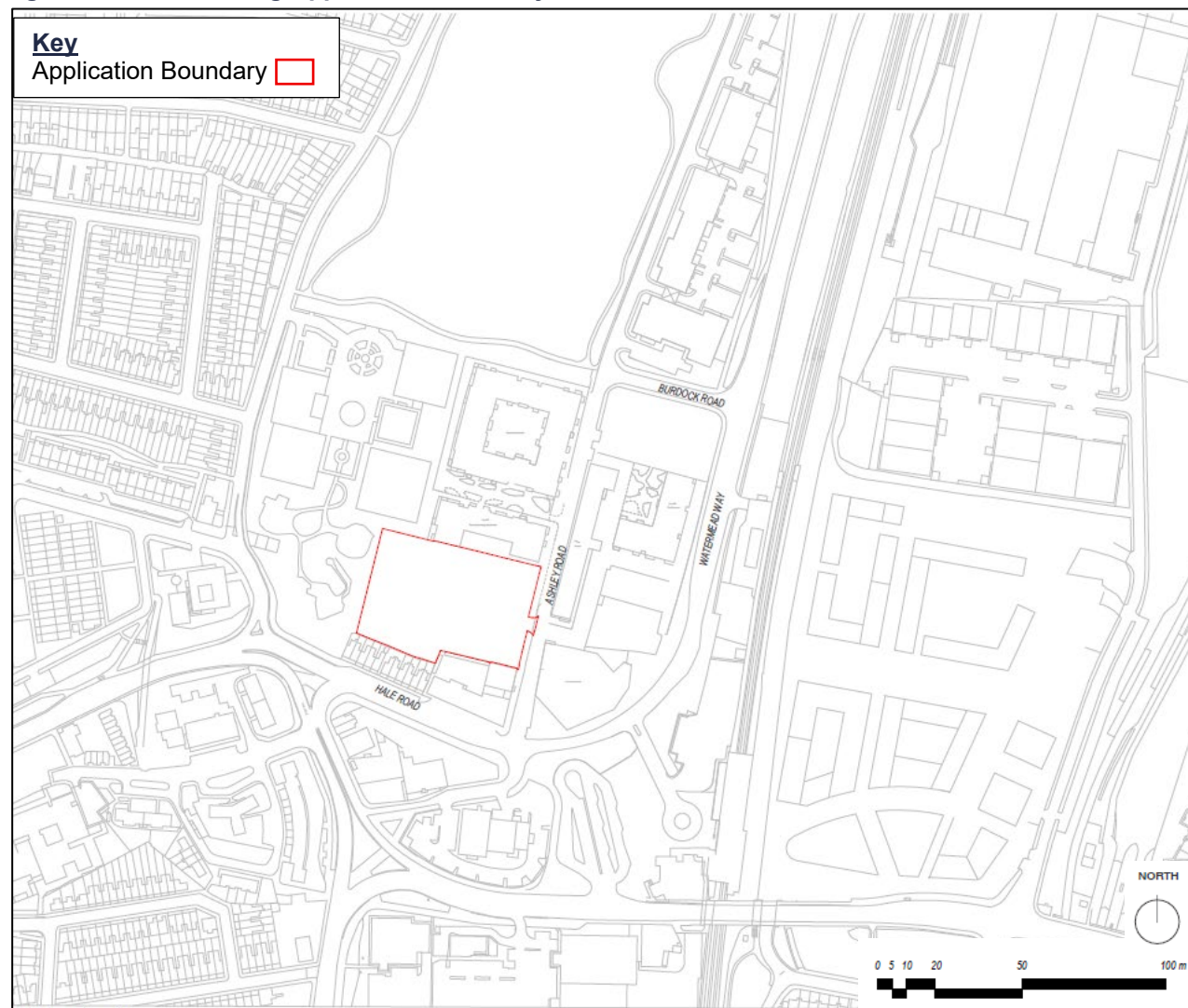


- 1.14 In terms of travel modes around the site, Tottenham Hale station (servicing the Victoria line and Stanstead Express overground line) is located approximately 200m southeast of the site. Bruce Grove Station (serving the Weaver overground line towards London Liverpool Street) is located approximately 670m northwest.

¹ His Majesty's Stationery Office (HMSO) 2017. *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*. The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2020.

- 1.15** The surrounding area has recently undergone a transformation from previous industrial sites to mixed-use residential developments. Locally, the surrounding existing building heights range predominantly between 6 to 37 storeys.
- 1.16** The site itself falls within the Tottenham Hale Tier II Archaeological Potential Area. The site is not located within a conservation area, and there are no statutorily listed buildings or non-designated heritage assets within the site boundary. There are heritage assets within the surrounding area up to 1km from the site, comprising of conservation areas, listed buildings and locally listed building identified on the LBH Local list; however, these are generally located at least 500m from the site boundary. The closest designated heritage asset to the site is No. 62 Monument Way, located approximately 340m southwest of the site at its nearest point. Beyond this, the nearest designated heritage assets are located at a distance of approximately 495m or greater from the site. These assets are primarily concentrated along the historic routes of High Road and Bruce Grove.

Figure 1.2 Planning Application Boundary



- 1.17** The River Lea and Pymmes Brook lie approximately 370m west of the site.
- 1.18** A detailed description of the existing baseline context of the site and surrounding area is provided in **ES Volume 1, Chapter 3: Alternatives and Design Evolution**, within the technical assessments (**ES Volume 1: Chapters 6 to 9** and **ES Volume 2**), and their appendices (**ES Volume 3**), and within the **Non-Technical Summary (NTS)**.

THE LEGISLATIVE REQUIREMENTS FOR AN EIA

- 1.19** Planning applications for development/works that require an EIA, in accordance with the EIA Regulations are termed 'EIA Applications'. Development that requires an EIA under the EIA Regulations is defined as 'EIA Development'.
- 1.20** The requirement for an EIA is based on the likelihood of significant environmental effects arising from a Proposed Development; it is either mandatory or conditional depending on the classification of the development project. EIA applications are divided into Schedule 1 and Schedule 2 applications under the EIA Regulations.
- 1.21** Schedule 1 developments constitute those that are likely to have significant effects on the environment, such as major chemical or petrochemical projects and construction of ground or air transport infrastructure, and for which EIA is mandatory. For all other developments which fall under the project descriptions in Schedule 2, the need for an EIA is determined based on set criteria as follows:
- It is within one of the classes of development stated in Schedule 2; AND
 - EITHER it exceeds the applicable threshold criteria for that class of development in Schedule 2; OR it is to be carried out in part or all of a 'sensitive area'²; AND
 - It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 1.22** The EIA Regulations Schedule 2 Part 10(b), states that for "urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas", the thresholds which determine the need for a development to be screened for the potential for environmental effects comprise:
- "(i) the development includes more than 1 hectare of urban development which is not dwelling / house development; OR*
- (ii) the development includes more than 150 dwellings; OR*
- (iii) the overall area of the development exceeds 5 hectares".*
- 1.23** Taking into account the scale of the redevelopment (provision of over 150 dwellings which exceeds the screening thresholds as set out in the EIA Regulations) and the nature of the site and surrounding area.
- 1.24** Based on the above and taking into account the scale of the redevelopment - the Proposed Development will construct a 23-storey shared living building providing 522 studios, and a six-storey building consisting of 87 affordable homes (i.e. provision of over 150 dwellings, which exceeds the screening thresholds as set out in the EIA Regulations), further consideration has been given as to the potential for likely significant environmental effects associated with the Proposed Development.
- 1.25** Given the nature of the proposed uses, scale and massing for the site and the site location, it is considered that the Proposed Development has the *potential* to generate likely significant environmental effects for some environmental topic areas (noting that the EIA Scoping Report (included as **ES Volume 3, Appendix: EIA Methodology – Annex 1**) sets out the justification for which topics were scoped in and out of the EIA). Therefore, the Proposed Development constitutes 'EIA Development' under the EIA Regulations and the Applicant has undertaken an EIA, the results of which are presented in this **ES (Volumes 1, 2 and 3 and NTS)** which have been submitted to support the Planning Application.
- 1.26** Regulation 18(3) of the EIA Regulations, requires that an ES includes the information set out in Schedule 4 that is reasonably required to assess the environmental effects of the development and which the Applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile. The information required under Paragraph 1 of Schedule 4 of the EIA Regulations is provided within this **ES (Volumes 1, 2 and 3)**.

² The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended in 2018 and 2020), 2(1) "sensitive area".

Competent Experts and Relevant Expertise

- 1.27** Regulation 18(5) of the EIA Regulations requires an applicant to “(a) ... ensure that the environmental statement is prepared by competent experts;” and also requires that “(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts”, to ensure the completeness and quality of the ES.
- 1.28** As noted in paragraph 1.10 above, the experience of Trium’s EIA coordination team and the supporting technical specialists are presented in **ES Volume 3, Appendix: Introduction – Annex 2**.
- 1.29** In addition, the following statement is provided:
- “Trium is an environmental consultancy specialising in urban regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium’s Partners and Employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. The Partners and Employees of Trium have, over the course of their careers to date (including with former employers), project directed, managed or contributed to over 600 EIAs within the residential, retail, commercial, leisure, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects.*
- Trium is a member of the Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark Standard and is committed to excellence in the following areas: EIA Management, EIA Team Capabilities, EIA Regulatory Compliance, EIA Context and Influence, EIA Content, EIA Presentation and Improving EIA practice.”*

Location of Information Within the ES

- 1.30** Schedule 4, Regulation 18(3) of the EIA Regulations defines that “an environmental statement is a statement which includes at least:
- a. a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*
 - b. a description of the likely significant effects of the proposed development on the environment;*
 - c. a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
 - d. a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;*
 - e. a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
 - f. any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.”*
- 1.31** The above information is considered what is reasonably required to assess the environmental effects of the Proposed Development and which the Applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile. The information required under Paragraph 1 of Schedule 4 of the EIA Regulations and its location within this ES is presented in **ES Volume 3, Appendix: Introduction – Annex 1**.
- 1.32** A glossary of key terms and abbreviations used in the ES is included in **ES Volume 3, Appendix: Introduction – Annex 3**.

STRUCTURE OF THE ENVIRONMENTAL STATEMENT

- 1.33** The ES comprises three volumes:

- **Volume 1: ES Main Report** – a document which forms the main body of the ES, and which comprises of the following chapters:
 - Chapter 1: Introduction;
 - Chapter 2: EIA Methodology;
 - Chapter 3: Alternatives and Design Evolution;
 - Chapter 4: The Proposed Development;
 - Chapter 5: Enabling and Construction Works;
 - Chapter 6: Socio-Economics;
 - Chapter 7: Noise and Vibration;
 - Chapter 8: Wind Microclimate
 - Chapter 9: Daylight, Sunlight, Overshadowing and Solar Glare;
 - Chapter 10. Effect Interactions;
 - Chapter 11. Likely Significant Effects; and
 - Chapter 12. Environmental Management, Mitigation and Monitoring Schedule.
- **Volume 2: Townscape and Visual Impact Assessment** – a separate townscape and visual impact assessment (TVIA) document that is accompanied by a full set of views and verified images.
- **Volume 3: Technical Appendices**: comprises background data and information, including supporting technical reports, tables, figures and surveys. The following appendices are included:
 - Appendix: Introduction:
 - Annex 1: Location of Information within the ES (‘wayfinding’ document)
 - Annex 2: Competent Experts and Relevant Expertise
 - Annex 3: Glossary of Terms and Abbreviations
 - Appendix: EIA Methodology:
 - Annex 1: EIA Scoping Report
 - Annex 2: Cumulative Schemes List and Map
 - Appendix: Socio-Economics
 - Annex 1: Key Legislation, Policy and Guidance Considerations
 - Appendix: Noise and Vibration:
 - Annex 1: Glossary of Acoustic Terms
 - Annex 2: Planning Policy
 - Annex 3: Noise Survey Report
 - Annex 4: Construction Plant Assumptions
 - Appendix: Wind Microclimate:
 - Annex 1: Planning Policy Context
 - Annex 2: CFD Methodology
 - Appendix: Daylight, Sunlight, Overshadowing and Solar Glare:
 - Annex 1: Drawings of the Existing, Proposed, and Surrounding Buildings
 - Annex 2: Results of the Daylight and Sunlight Assessments within Neighbouring Properties
 - Annex 3: Results of the Cumulative Daylight and Sunlight Assessments
 - Annex 4: Results of the Future Baseline Daylight and Sunlight Assessments
 - Annex 5: Results of the Consented Baseline Daylight and Sunlight Assessments
 - Annex 6: Results of the Mirrored Assessment of the Rosa Luxemburg Apartments

Annex 7: Results of the Sunlight Amenity Assessments
Annex 8: Transient Shadow images
Annex 9: Solar Glare Images
Annex 10: Policy and Legislation Review
Annex 11: Hale Road Properties

Non-Technical Summary

- 1.34** A separate document that comprises part of the ES and which is referred to as the Non-Technical Summary (NTS) provides a concise summary of the ES written in non-technical language. The NTS provides a description of the Proposed Development, the potential environmental and socio-economic effects, any identified mitigation measures and the residual environmental effects of the Proposed Development.

ES AVAILABILITY AND COMMENTS

- 1.35** The ES is viewable online at the LBH's Planning Application Search using the following link: [How to view and comment on applications | Haringey Council](#).
- 1.36** Comments on the Planning Application should be made online via the LBH's planning portal or forwarded to the LBH's Planning Department at the following address:
- London Borough of Haringey
Alexandra House
225 High Road
Wood Green
London
N22 8HQ
- 1.37** Electronic Copies of the ES Non-Technical Summary and the ES are available free of charge and can be provided via a downloadable file provided by email. Printed copies of the ES and NTS would incur a printing and postage charge. For further details please contact hello@triumenv.co.uk with reference in email header of 'Environmental Statement Request – Ashley Park' or Tel: +44 (0) 203 887 7118.