11th November 2026

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Ashley Park Environmental Impact Assessment (EIA) Statement of Conformity

INTRODUCTION

1 This EIA Statement of Conformity ('SoC') has been prepared by Trium Environmental Consulting LLP ('Trium') on behalf of Re:Shape T Ltd (the Applicant) in relation to land located at the Former Ashley House site, Ashley Road, London, N17 9LZ (known as the 'Site').

2 This EIA SoC has been prepared to accompany an update to a planning application submitted on 28 August 2026 (and validated on 7 September 2026) under the Town and Country Planning Act 1990 ('TCPA') to London Borough of Haringey ('LBH') (Ref: HGY/2026/2421) for the Site (hereafter referred to as the 'August 2026 application').

3 This EIA SoC relates to the previous Environmental Impact Assessment ('EIA') works undertaken to support the August 2026 application, which was reported upon within an Environmental Statement (hereinafter referred to as the 'Submitted ES'). This EIA SoC should be read in conjunction with Submitted ES.

4 This statement outlines the proposed amendments to the August 2026 application (hereinafter referred to as the 'Proposed Amendments', resulting in the 'Amended Proposed Development') and reviews them in the context of the EIA previously undertaken for this development.

Overview of the Planning Background

5 The description of development for the August 2026 application is as follows (the 'Proposed Development'):

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.

6 Boundary information provided during determination of the application shows that a narrow strip of land on the western side of Ashley Road, adopted as public highway, overlaps the eastern edge of the Affordable Residual Building (Block B). It is also acknowledged that the Block B projects forward marginally of the neighbouring ground floor building line of the adjacent building lines to the north. This has now been reviewed and amended, to align the eastern building line with the Rosa Luxemburg building and sit wholly outside the adopted highways.

7 An updated set of planning drawings, accompanied by statements from the Applicant team confirming the conformity of the amendments with the submitted technical assessments are provided to appropriately rectify this point.

Environmental Background

8 The following environmental topics were scoped out of the Submitted ES, as agreed with the LBH:

- Air Quality;
- Archaeology;
- Built Heritage;
- Climate Change and Greenhouse Gases;
- Ecology and Biodiversity;
- Ground Conditions and Land Contamination;
- Human Health;
- Light Pollution;
- Completed Development - Noise and Vibration;
- Project Vulnerability (Major Accidents and Natural Disasters);
- Enabling and Construction Works - Socio-economics;
- Traffic and Movement;
- Waste and Materials; and
- Water Resources, Flood Risk and Drainage.

9 The environmental topic areas assessed in the Submitted ES were:

- Completed Development - Socio-economics;
- Enabling and Construction Works - Noise and Vibration;
- Wind Microclimate;
- Daylight, Sunlight, Overshadowing and Solar Glare (DSOSG);
- Townscape and Visual Impact.

10 During the determination period, Ramboll were commissioned by the LBH to carry out an independent review of the Environmental Statement. Their review identified a small number of clarificatory points, but no further requests for information via the Regulation 25 process were requested. All clarificatory points have been addressed within a response letter from the Applicant.

PROPOSED AMENDMENTS

11 As outlined above, design changes are a result of boundary information provided during the determination of the application. These design changes all relate to Block B – the Affordable Residual Building. The Shared Living Building (Block A) remains remain unchanged.

12 The changes that relate to the basis of the assessments within the Submitted ES and result in the 'Amended Proposed Development' are as follows:

- **Footprint and Massing –**
    - Reducing the overall massing of the building by bringing in the western elevation's building footprint by 1.25m. The design of the western elevation and façade remains unchanged. The building decreases in length, i.e. the length is reduced by 1.25m. This change is shown within Figure 2 to Figure 4 below. The original ground floor level of the Proposed Development is presented within Figure 1.
- **Internal Layouts**

- 4x3B5P accessible units within the Proposed Development have become non-accessible and 5x2B4P non-accessible units have become accessible;
- A query was raised in the GLA Stage 1 response regarding the 2B4P flats immediately adjacent to the access to the communal deck, with a bedroom window facing the communal deck, and which may experience disturbance from people entering from the nearby core. The Applicant team has reviewed and reconfigured the layout of the 2B4P flats with this layout. The internal layout of the home to the north of the deck access has been altered. The window immediately next to the communal corridor has been removed to avoid any potential disturbance. The second bedroom is now relocated with a window introduced to the northern gable. This window is carefully located and staggered to avoid any direct overlooking into the windows along the southern gable of the Rosa Luxemburg; and
- There were four windows on each floor proposed on this element of the northern elevation within the extant consent, which is now reduced to one therefore improving the direct relationship with the Rosa Luxemburg apartments where possible. The proposed building line matches the set back of the building opposite from the site boundary and is the same separation distance as approved under the extant consent. The proposed building continues to be of the typology envisaged for the masterplan area.

- **Total Floorspace**
  - The Amended Proposed Development proposes a total of 30,131m^2 Gross Internal Area (GIA) compared to 30,228m^2 GIA previously proposed under the Proposed Development.
- **Landscaping** -
  - The front gardens associated with the ground floor units of Block B are moved along the façade westwards marginally. The further garden to the west is chamfered to maintain a clear route. The 6 trees and 10 cycle spaces to the eastern end of the green link are retained, but moved westwards marginally. This change is shown within Figure 1 to Figure 4 below. The UGF remains at 0.4.

13 There are no changes to the proposed residential units number, mix or tenure. All units remain compliant with relevant space standards. 10% accessible units also continues to be achieved.

14 A detailed description and explanation of the Proposed Amendments is provided within the Cover Letter for the amendment submission, prepared by Lichfields, and the Design and Access Statement Addendum, prepared by DLA, submitted as part of this updated application.

Figure 1 **October 2026 Application – Proposed Development – Ground Floor Plan**

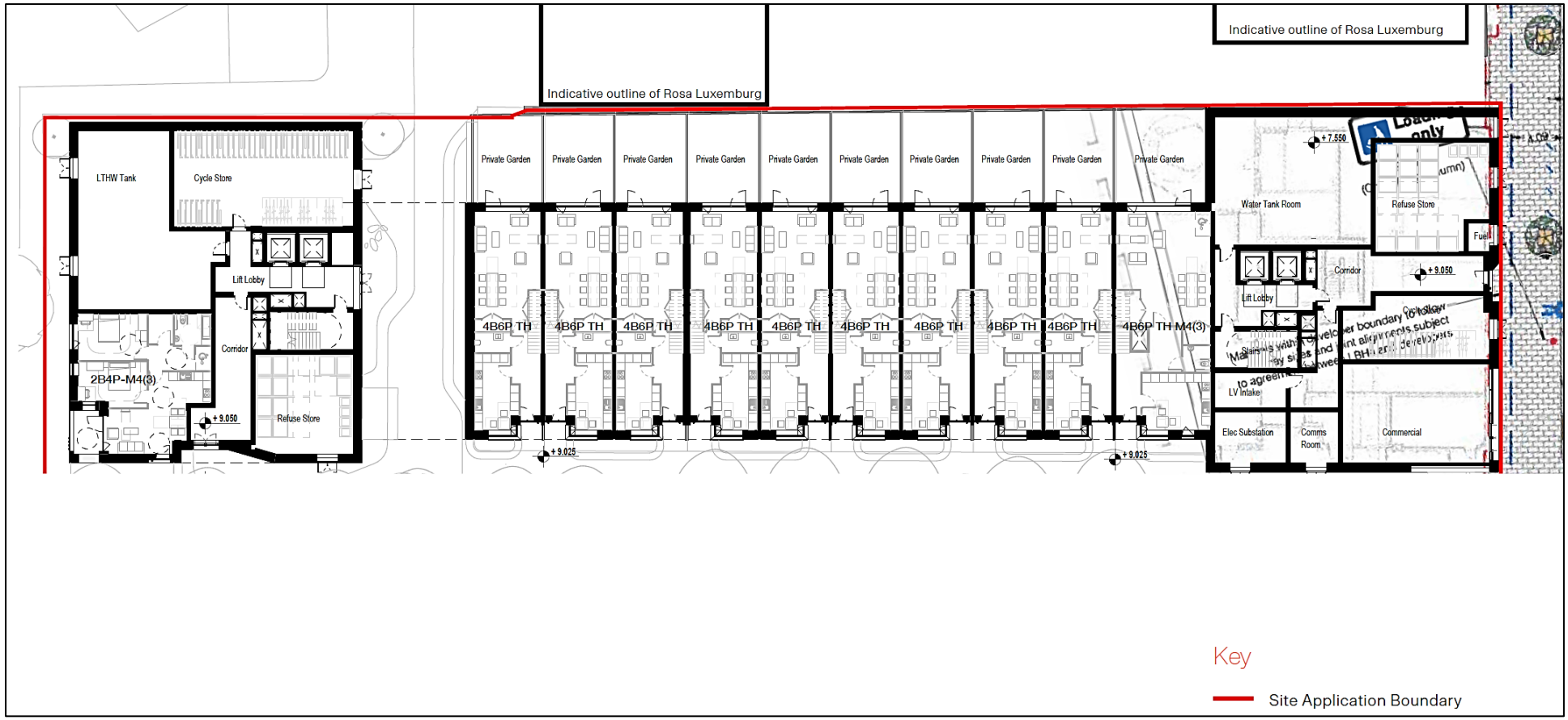

Figure 2 **Amended Proposed Development Ground Floor Plan**



Figure 3 **Amended Proposed Development First Floor Plan**



Figure 4 Amended Proposed Development Typical Upper Level Plan



CONSIDERATION OF THE PROPOSED AMENDMENTS

15 A review of the Proposed Amendments has been considered in the context of the environmental topics scoped 'in' and 'out' of the Submitted ES. Notwithstanding, non-EIA disciplines are covered within Lichfields' letter and appendices

16 The Proposed Amendments do not alter the proposed scope of the topics to be assessed within the environmental impact assessment (i.e., those that were 'scoped out' previously, remain 'scoped out').

17 The technical topics 'scoped in' to the Submitted ES have been reviewed to determine whether the Proposed Amendments and resultant Amended Proposed Development have the potential to materially affect previous assessments, and whether there would be any new or different residual effects and any new or different likely significant environmental effects. The outcome of the review is set out within this section.

18 As part of this review, consideration has been given to whether the basis of assessment within the Submitted ES for all topics remains valid, in terms of baseline context; legislation, planning policy and guidance; and methodology. All remain valid considering the short period of time since the Submitted ES was produced (i.e just over a month ago).

19 The Proposed Amendments do not affect the basis of assessment for the following technical topics scoped into the Submitted ES. The assessments, residual effects and conclusions noted in the Submitted ES for these topics remains valid and unchanged:

- **Socio-economics (Completed Development) -** The Proposed Amendments do not alter the total quantum of development or unit mix. As a result, there would be no change to the housing delivery, population generation or related household expenditure associated with the Proposed Development for the Amended Proposed Development. Open space and play space figures have also not been amended. Therefore, the socio-economic effects reported within the Submitted ES, including those relating to housing delivery, local expenditure and demand for social infrastructure, would be unchanged from those previously assessed.
- **Noise and Vibration (Enabling and Construction works)** - The Amended Proposed Development would result in a marginally reduced built form to that used as a basis for the enabling and construction information. The Proposed Amendments do not alter the construction information provided to inform the basis of the assessment, due to the de minimis change in built form. Therefore, the information relied upon for this assessment remains valid, and the noise and vibration effects reported upon within the Submitted ES would be unchanged from those previously assessed.

20 Whilst the basis of assessment has changed for the following technical topics scoped into the Submitted ES, the Proposed Amendments do not materially affect the basis of assessment and updated assessments are not required. The residual effects and conclusions with regards to likely significant effects reported within the Submitted ES for these topics remain valid and unchanged. The consideration of this is set out below:

- **Daylight, Sunlight, Overshadowing and Solar Glare -** The Proposed Amendments have been reviewed by EB7, the authors of the assessment within the Submitted ES. The Amended Proposed Development does not result in any overall change in height, and this remains as per the Proposed Development, as assessed within the Submitted ES. In terms of the minor shift in footprint of Block B, the Amended Proposed Development technically presents a smaller obstruction than the Proposed Development assessed in the Submitted ES. Whilst this change could lead to a lesser impact on daylight and sunlight levels within the most proximate neighbours at the East Apartments to the east of the Site and the West Apartments to the south of the Site (refer to Figure 9.2 of the Submitted ES Volume 1, Chapter 9: Daylight, Sunlight, Overshadowing and Solar Glare which illustrates the location of these two receptors), the change is considered to not be material in terms of the assessment already undertaken. With regard to Overshadowing, the Amendment in footprint is unlikely to result in any material change on overshadowing levels due to the lack of amenity

areas in immediate proximity to the element of the Proposed Development being amended. With regards to the solar glare assessment, whilst the change in location of the building elevation does alter the basis of assessment, when considering its shift is relatively minor when considering the scale and location of the scheme as a whole, and that the façade design remains unchanged, the solar glare assessment included in the Submitted ES would remain valid. Therefore, the Proposed Amendments will not result in material changes to the overall daylight, sunlight, overshadowing and solar glare assessment reported in ES Volume 1, Chapter 9: Daylight, Sunlight, Overshadowing and Solar Glare of the Submitted ES, and the conclusions remain valid.

- **Wind Microclimate -** The Proposed Amendments have been reviewed by GIA, the authors of the assessment within the Submitted ES. The Amended Proposed Development does not result in any overall change in height, and this remains as per the Proposed Development, as assessed within the Submitted ES. In terms of the minor shift in footprint of Block B, the building massing update is located within regions where the wind conditions are either suitable or one or two wind categories calmer than target for their respective use cases. The building massing update will move aerodynamic features but will not create new aerodynamic features which could lead to worsening wind conditions. Therefore, the massing will have a negligible impact on the wind microclimate conditions.

  The landscaping updates do not modify the key trees which are providing the necessary shelter to mitigate the issues outlined within configuration 2 of the wind assessment. The trees in question are defined in the reported related to configuration 3 within ES Volume 1, Chapter 8: Wind of the Submitted ES and subsequent wind verification report produced.

  Therefore, the wind microclimate assessment of the Submitted ES and subsequent wind verification report remains robust and valid and there will be no significant wind microclimate effects at any of the area at and around the Amended Proposed Development.

- **Townscape and Visual -** The Proposed Amendments have been reviewed by Montagu Evans, the authors of the assessment within the Submitted ES. The Amended Proposed Development does not result in any overall change in height or a change in façade design, which remain as per the Proposed Development assessed within the Submitted ES. When considering the minor shift in footprint of Block B, and the associated landscaping amends, the Amended Proposed Development would not lead to any materially different findings relative to the Submitted ES, in townscape and visual terms. Due to the very limited nature of the changes, no updated verified views were deemed to be necessary to inform the assessment of this amendment. The only views within the Submitted ES which show the proposed Block B design in rendered (AVR3) form is View 20 and View 21. All other views would not be altered by the Amended Proposed Development. Based on an understanding of the proposed changes, and consulting the submitted views, the Amended Proposed Development would not alter the findings of the Submitted ES, in townscape and visual terms.

  Therefore, the townscape and views assessment of the Submitted ES (ES Volume II, Townscape and Visual Impact Assessment) remains robust and valid.

CONCLUSION

21 The Proposed Amendments to the August 2026 application do result in the requirement for any updated assessments and they do not generate any additional or different likely significant effects over and above those identified within the Submitted ES. The residual effects and likely significant effects as presented within the Submitted ES therefore **remain valid**.

22 In addition, no further mitigation measures have been identified as being necessary as a result of the Amended Proposed Development.

23 Therefore, the Submitted ES and this EIA SoC form the EIA information to be considered by the LBH in relation to the Proposed Amendments and resultant Amended Proposed Development, and no additional EIA assessment work is required.