# Ashley Park, Tottenham Hale

## Clarifications

re:shape

NOVEMBER 2026 | DOC 2025-032

# Ashley Park, Tottenham Hale

## Document Revision

| Rev | Notes | Date | Issued By | Reviewed By |
|---|---|---|---|---|
| A | Issue 1 | 11/11/26 | VLM | CJ |

JOB NO. 2026-032

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## SUMMARY NOTE


This clarification note has been prepared following the submission of the planning application and subsequent discussions with the London Borough of Haringey during the post-submission design review process.

This document responds to the Council's queries on the submitted scheme and subsequent feedback on the Post-Submission Design Response.

It should be read alongside the submitted Design and Access Statement, the Post-Submission Design Response and the updated planning drawings.

# Affordable Housing Block

1

# Affordable Housing Block

## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

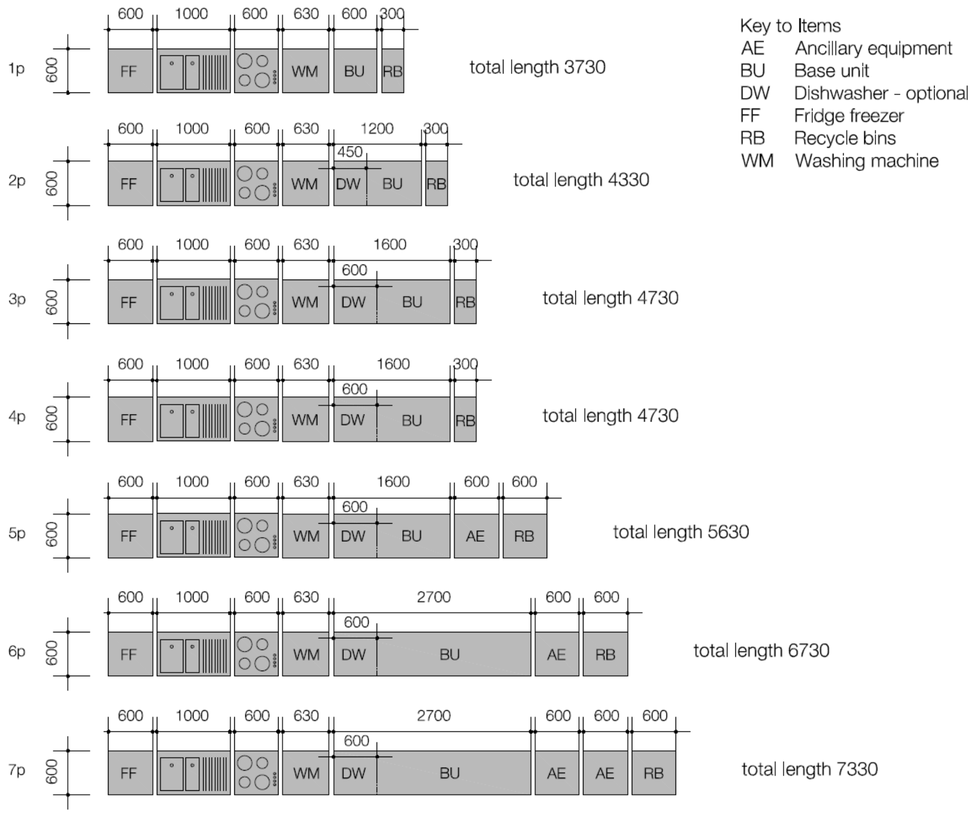
### CLARIFICATION OF THE LIVING/KITCHEN/ DINING, KITCHEN COUNTERTOP SPACES, AND BUILT-IN STORAGE SPACES AND HOW THEY MEET LPG GUIDANCE

Following post-submission discussions with the London Borough of Haringey, clarification was requested regarding the Living/Kitchen/Dining space and how they could meet the London Plan Guidance (LPG) requirements.

All typical home types are shown in this section with the proposed areas and dimensions to demonstrate how the proposed provision responds to the LPG requirements.

### Housing Design Standards LPG

#### Kitchen furniture




| Designed level of occupancy | Minimum combined floor area of living, dining and kitchen spaces |
|---|---|
| One person | 21 sqm |
| One bed, two persons | 23 sqm |
| One bed, three persons | 25 sqm |
| Two bed, four persons | 27 sqm |
| Three bed, five persons | 29 sqm |
| Four bed, six persons | 31 sqm |

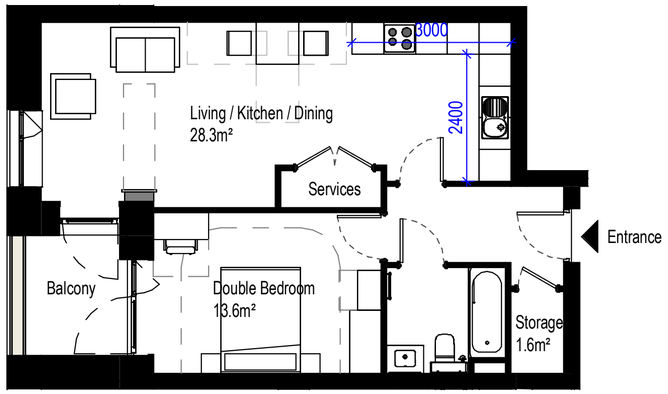
**Table A1.1 Minimum and best practice internal space standards for new dwellings^**

| Type of dwelling | | Minimum gross internal floor areas (GIA)* and storage (sqm) | | | | | | | | Best practice extra space |
|---|---|---|---|---|---|---|---|---|---|---|
| Number of bedrooms | Number of bedspaces | 1-storey dwellings | | 2-storey dwellings | | 3-storey dwellings | | Built-in storage | | |
| 1b | 1p | 39/37 | 43/41* | | | | | 1.0 | 1.5 | +4 |
| | 2p | 50 | 55 | 58 | 63 | | | 1.5 | 2.0 | +5 |
| 2b | 3p | 61 | 67 | 70 | 76 | | | 2.0 | 2.5 | +6 |
| | 4p | 70 | 77 | 79 | 86 | | | | | +7 |
| 3b | 4p | 74 | 84 | 84 | 94 | 90 | 100 | | | +10 |
| | 5p | 86 | 97 | 93 | 104 | 99 | 110 | 2.5 | 3.0 | +11 |
| | 6p | 95 | 107 | 102 | 114 | 108 | 120 | | | +12 |
| 4b | 5p | 90 | 101 | 97 | 108 | 103 | 114 | | | +11 |
| | 6p | 99 | 111 | 106 | 118 | 112 | 124 | | | +12 |
| | 7p | 108 | 121 | 115 | 128 | 121 | 134 | 3.0 | 3.5 | +13 |
| | 8p | 117 | 131 | 124 | 138 | 130 | 144 | | | +14 |
| 5b | 6p | 103 | 115 | 110 | 122 | 116 | 128 | | | +12 |
| | 7p | 112 | 125 | 119 | 132 | 125 | 138 | 3.5 | 4.0 | +13 |
| | 8p | 121 | 135 | 128 | 142 | 134 | 148 | | | +14 |
| 6b | 7p | 116 | 129 | 123 | 136 | 129 | 142 | 4.0 | 4.5 | +13 |
| | 8p | 125 | 139 | 132 | 146 | 138 | 152 | | | +14 |

# Affordable Housing Block

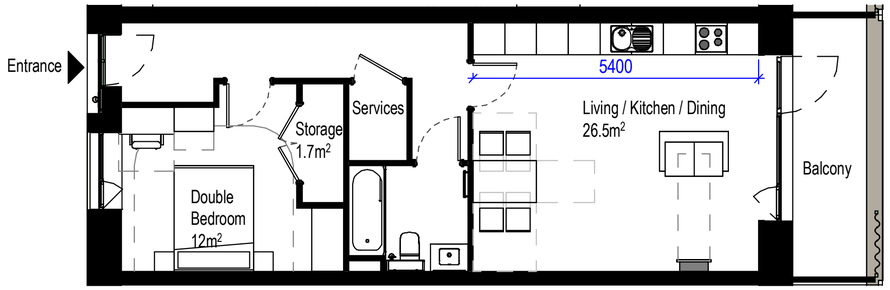
## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 1B2P



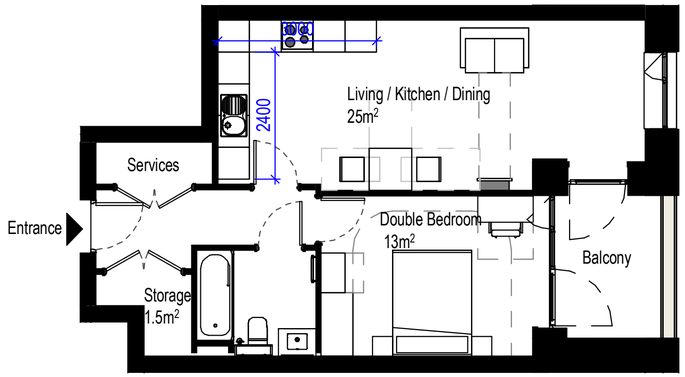

1B2P FLOOR PLAN - TYPE 1

| 1B2P - TYPE 1 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 23m² | 28.3m² | YES |
| Double Bedroom | min. 11.5m² | 13.5m² | YES |
| Storage | min. 1.5m² | 1.6m² | YES |
| Kitchen worktop length | min. 4330mm | 5400mm | YES |




1B2P FLOOR PLAN - TYPE 2

| 1B2P - TYPE 2 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 23m² | 26.5m² | YES |
| Double Bedroom | min. 11.5m² | 12m² | YES |
| Storage | min. 1.5m² | 1.7m² | YES |
| Kitchen worktop length | min. 4330mm | 5400mm | YES |



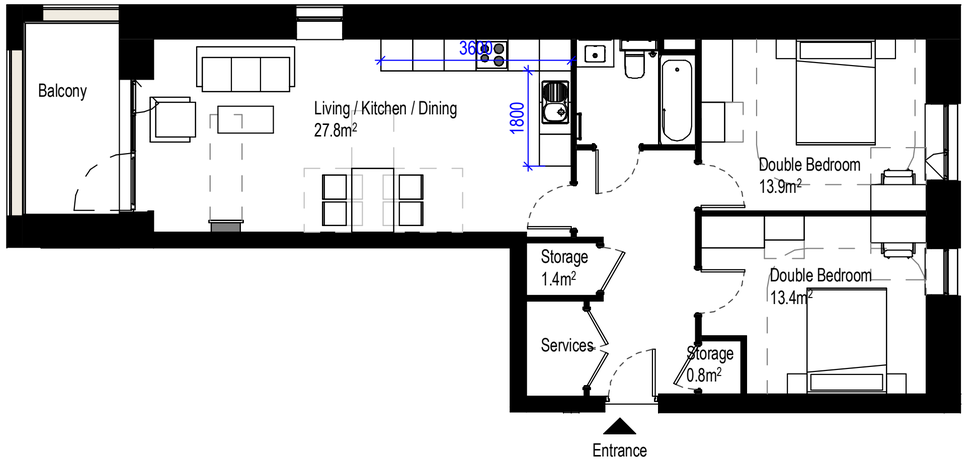

1B2P FLOOR PLAN - TYPE 3

| 1B2P - TYPE 3 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 23m² | 25m² | YES |
| Double Bedroom | min. 11.5m² | 13m² | YES |
| Storage | min. 1.5m² | 1.5m² | YES |
| Kitchen worktop length | min. 4330mm | 5400mm | YES |

# Affordable Housing Block

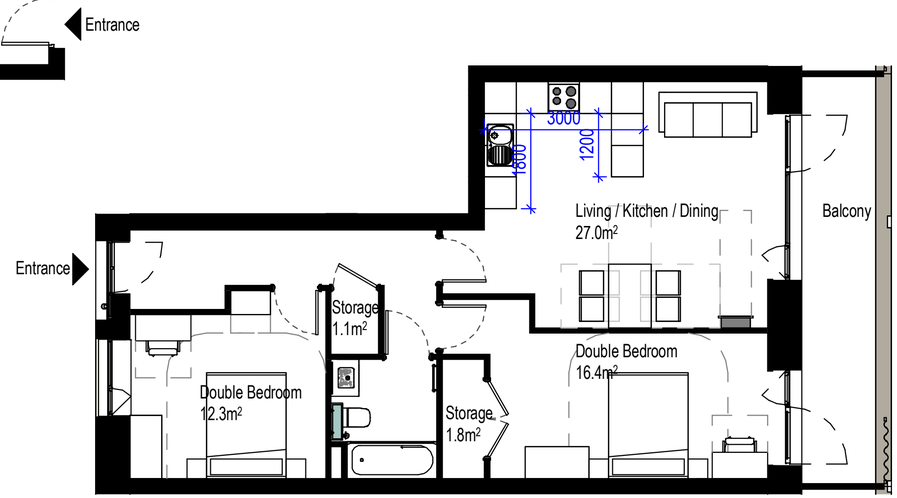
## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 2B4P










2B4P FLOOR PLAN - TYPE 1

| 2B4P - TYPE 1 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 27.8m² | YES |
| Double Bedroom | min. 11.5m² | 13.9m² & 13.4m² | YES |
| Storage | min. 2m² | 2.2m² | YES |
| Kitchen worktop length | min. 4730mm | 5400mm | YES |

2B4P FLOOR PLAN - TYPE 2

| 2B4P - TYPE 2 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 27.1m² | YES |
| Double Bedroom | min. 11.5m² | 16.1m² & 13.5m² | YES |
| Storage | min. 2m² | 2.1m² | YES |
| Kitchen worktop length | min. 4730mm | 4800mm | YES |

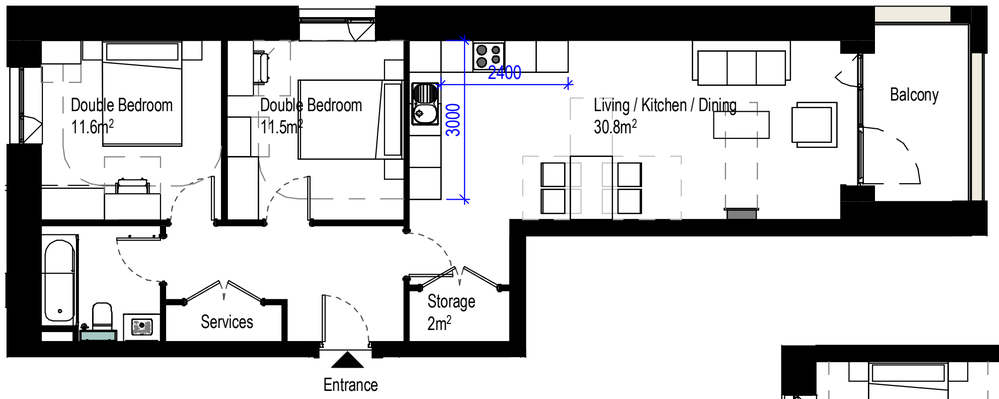
2B4P FLOOR PLAN - TYPE 3

| 2B4P - TYPE 3 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 27.0m² | YES |
| Double Bedroom | min. 11.5m² | 16.4m² & 12.3m² | YES |
| Storage | min. 2m² | 2.9m² | YES |
| Kitchen worktop length | min. 4730mm | 6000mm | YES |

# Affordable Housing Block

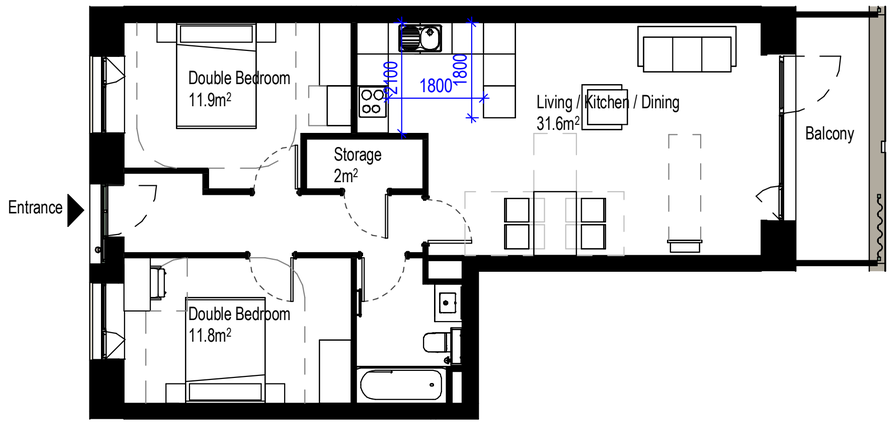
## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 2B4P



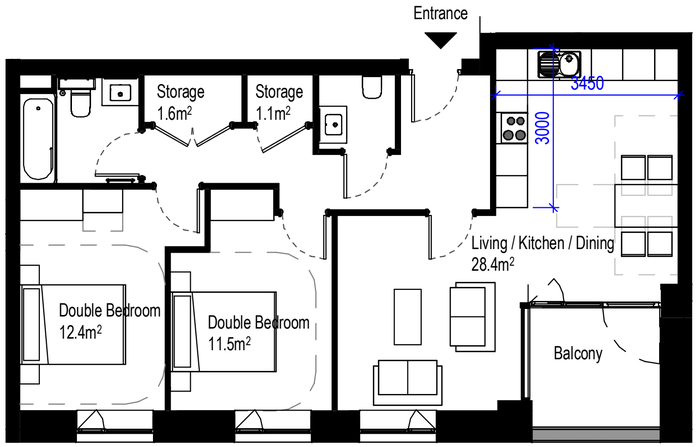

2B4P FLOOR PLAN - TYPE 4

| 2B4P - TYPE 4 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 30.8m² | YES |
| Double Bedroom | min. 11.5m² | 11.5m² & 11.6m² | YES |
| Storage | min. 2m² | 2.0m² | YES |
| Kitchen worktop length | min. 4730mm | 5400mm | YES |




2B4P FLOOR PLAN - TYPE 5

| 2B4P - TYPE 5 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 31.6m² | YES |
| Double Bedroom | min. 11.5m² | 11.9m² & 11.8m² | YES |
| Storage | min. 2m² | 2.0m² | YES |
| Kitchen worktop length | min. 4730mm | 5700mm | YES |



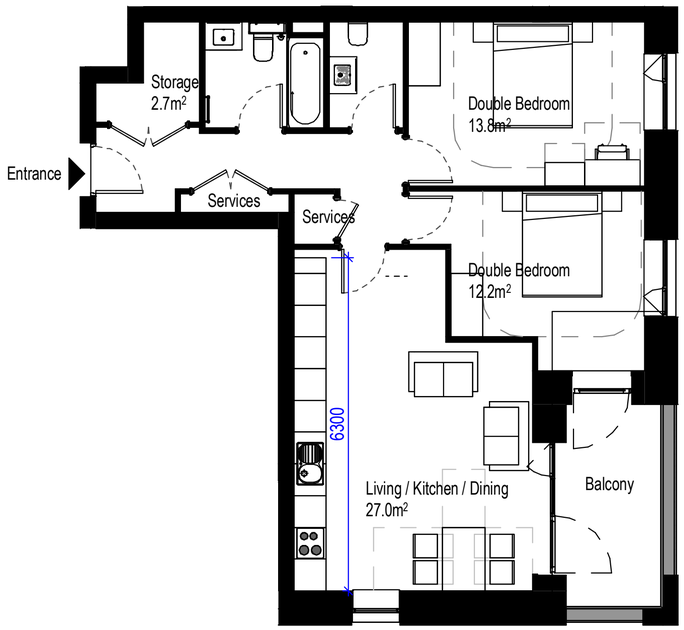

2B4P FLOOR PLAN - TYPE 6

| 2B4P - TYPE 6 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 28.4m² | YES |
| Double Bedroom | min. 11.5m² | 11.5m² & 12.4m² | YES |
| Storage | min. 2m² | 2.7m² | YES |
| Kitchen worktop length | min. 4730mm | 6450mm | YES |

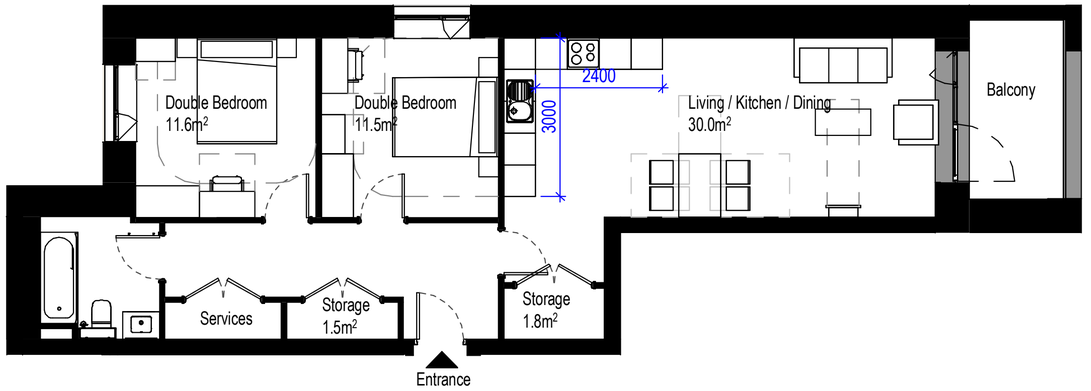
# Affordable Housing Block

## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 2B4P




2B4P FLOOR PLAN - TYPE 7




2B4P FLOOR PLAN - TYPE 8

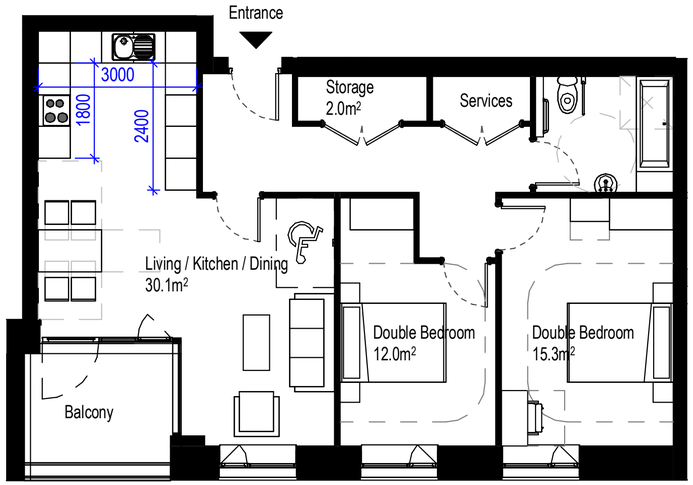
| 2B4P - TYPE 7 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 27.0m² | YES |
| Double Bedroom | min. 11.5m² | 13.8m² & 12.2m² | YES |
| Storage | min. 2m² | 2.7m² | YES |
| Kitchen worktop length | min. 4730mm | 6300mm | YES |

| 2B4P - TYPE 8 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 30.0m² | YES |
| Double Bedroom | min. 11.5m² | 11.5m² & 11.6m² | YES |
| Storage | min. 2m² | 3.3m² | YES |
| Kitchen worktop length | min. 4730mm | 5400mm | YES |

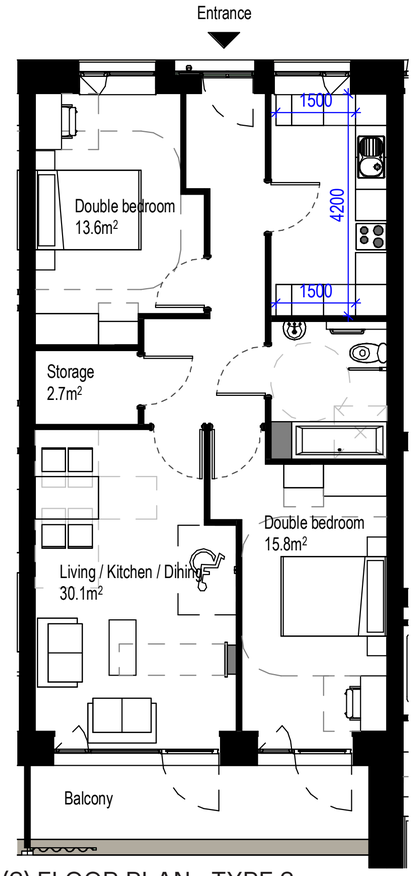
# Affordable Housing Block

## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 2B4P-M4(3)




2B4P-M4(3) FLOOR PLAN - TYPE 1




2B4P-M4(3) FLOOR PLAN - TYPE 2

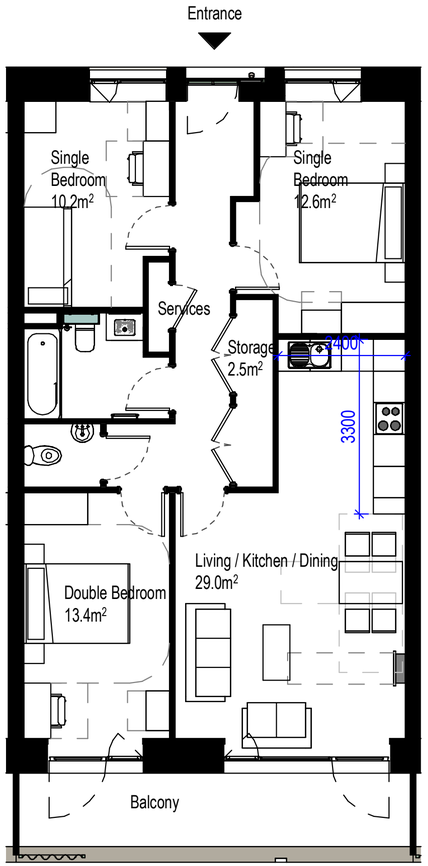
| 2B4P-M4(3) - TYPE 1 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 30.1m² | YES |
| Double Bedroom | min. 11.5m² | 15.3m² & 12.0m² | YES |
| Storage | min. 2m² | 2.0m² | YES |
| Kitchen worktop length | min. 4730mm | 7200mm | YES |

| 2B4P-M4(3) - TYPE 2 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 27m² | 30.1m² | YES |
| Double Bedroom | min. 11.5m² | 15.8m² & 13.6m² | YES |
| Storage | min. 2m² | 2.7m² | YES |
| Kitchen worktop length | min. 4730mm | 7200mm | YES |

# Affordable Housing Block

## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 3B5P



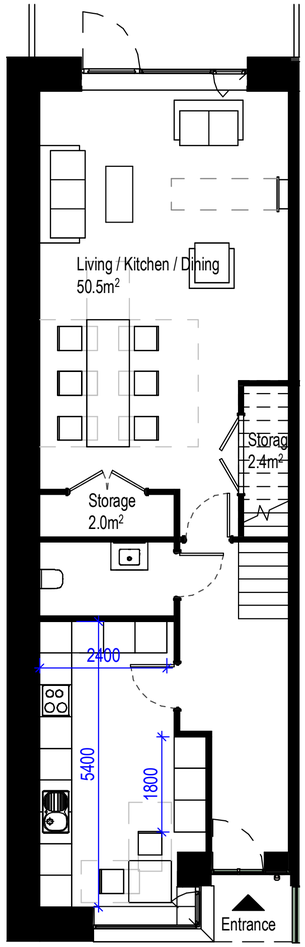

3B5P FLOOR PLAN - TYPE 1

| 3B5P - TYPE 1 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 29m² | 29.0m² | YES |
| Double Bedroom | min. 11.5m² | 12.6m² & 13.4m² | YES |
| Single Bedroom | min. 7.5m² | 10.2m² | YES |
| Storage | min. 2.5m² | 2.5m² | YES |
| Kitchen worktop length | min. 5630mm | 5700mm | YES |

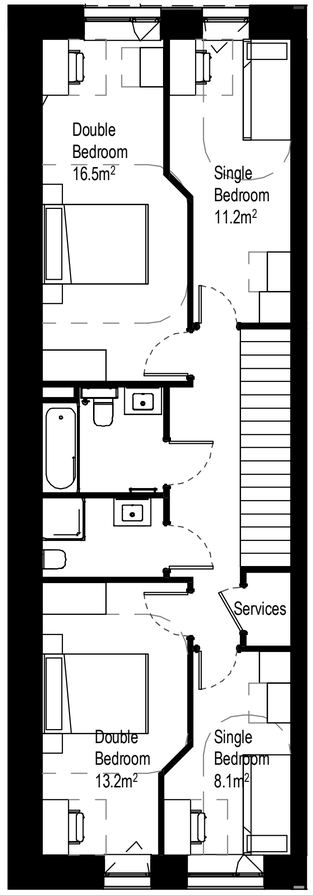
# Affordable Housing Block

## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 4B6P Maisonette




4B6P MAISONETTE GROUND FLOOR PLAN



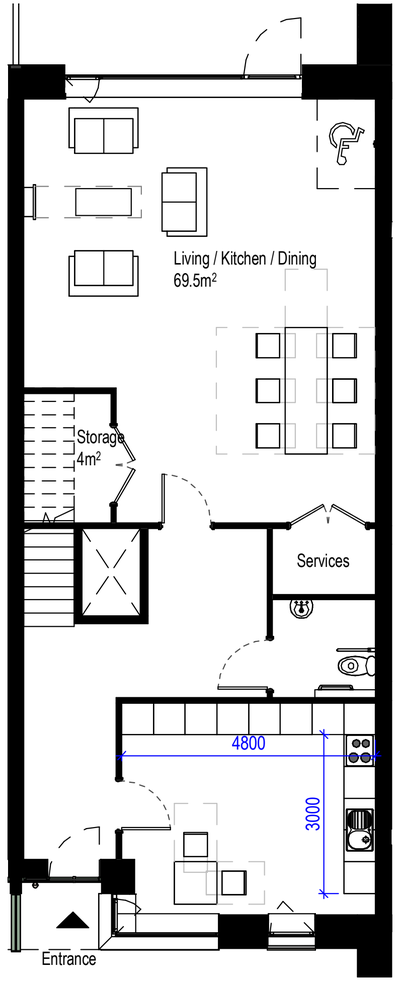

4B6P MAISONETTE 1st FLOOR PLAN

| 4B6P - TYPE 1 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 31m² | 50.5m² | YES |
| Double Bedroom | min. 11.5m² | 16.5m² & 13.2m² | YES |
| Single Bedroom | min. 7.5m² | 11.2m² & 8.1m² | YES |
| Storage | min. 3.0m² | 4.4m² | YES |
| Kitchen worktop length | min. 6730mm | 9600mm | YES |

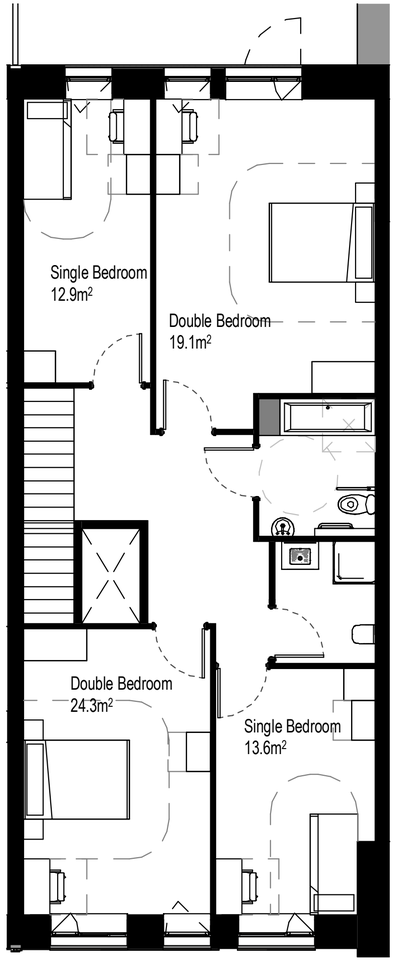
# Affordable Housing Block

## Living/Kitchen/Dining, kitchen countertop spaces, and built-in storage spaces

## 4B6P M4(3) Maisonette




4B6P M4(3) MAISONETTE GROUND FLOOR PLAN




4B6P M4(3) MAISONETTE 1st FLOOR PLAN

| 4B6P-M4(3) - TYPE 1 | LPG Requirements | Provided | Compliance |
|---|---|---|---|
| Living / Kitchen / Dining | min. 31m² | 69.5m² | YES |
| Double Bedroom | min. 11.5m² | 24.3m² & 19.1m² | YES |
| Single Bedroom | min. 7.5m² | 13.6m² & 12.9m² | YES |
| Storage | min. 3.0m² | 4.0m² | YES |
| Kitchen worktop length | min. 6730mm | 7800mm | YES |

# Affordable Housing Block

## Dual Aspect Homes

### CLARIFICATION OF DUAL ASPECT HOMES AND HOW THEY MEET LPG GUIDANCE

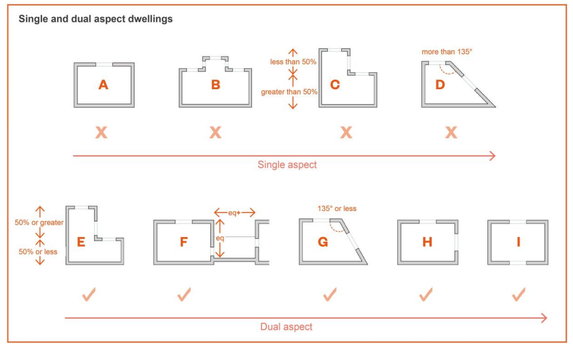
Following post-submission discussions with the London Borough of Haringey, clarification was requested regarding the dual aspect homes and how they could meet the London Plan Guidance (LPG) requirements.

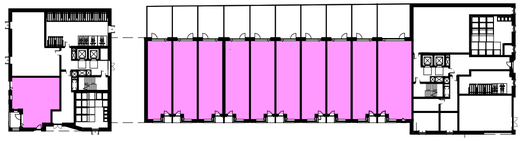
The dual aspect homes are highlighted on the plan, with an indicative layout to demonstrate how the proposed provision responds to the LPG requirements.

None of the single aspect homes are north facing.

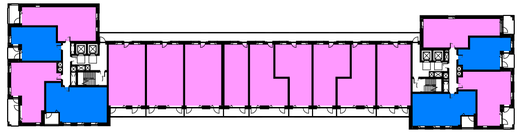
Housing Design Standards LPG

**A3.1.1 Single and dual aspect dwellings[2]**

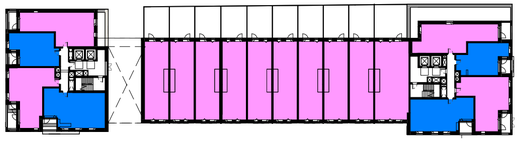


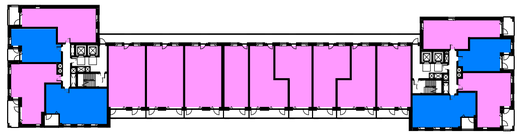
GROUND FLOOR PLAN



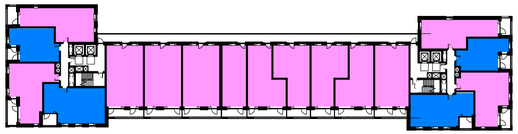
3rd FLOOR PLAN



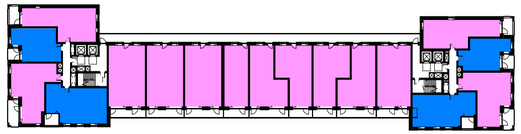
1st FLOOR PLAN



4th FLOOR PLAN



2nd FLOOR PLAN



5th FLOOR PLAN

| | DUAL ASPECT | SINGLE ASPECT (No North Facing) |
|---|---|---|
| GROUND FLOOR | 11 | |
| 1ST FLOOR | 4 | 4 |
| 2ND FLOOR | 13 | 4 |
| 3RD FLOOR | 13 | 4 |
| 4TH FLOOR | 13 | 4 |
| 5TH FLOOR | 13 | 4 |
| TOTAL | 67 | 20 |

| DUAL ASPECT | SINGLE ASPECT |
|---|---|
| 77% | 23% |

# Shared Living Block

2

# Shared Living Block
## Kitchen & Dining spaces

### CLARIFICATION OF THE KITCHEN & DINING SPACES AND HOW THEY MEET LPG GUIDANCE

Following post-submission discussions with the London Borough of Haringey, clarification was requested regarding the hierarchy of shared kitchen and dining spaces and how they could meet the London Plan Guidance (LPG) requirements.

The shared kitchen and dining facilities at Levels 07 and Level 22 are highlighted on the plans on the following pages, together with indicative kitchen layouts to demonstrate how the proposed provision responds to the LPG requirements.

**Large-scale purpose-built shared living London Plan Guidance**

**Table 3.3 Indicative expected kitchen amenities**

| Kitchen amenity | Benchmark |
|---|---|
| Hob and oven; sink and draining board | One of each per 15 residents |
| Fridge with freezer, Dishwasher, Microwave, Base or wall units for food and utensil storage | Located within the kitchen; as appropriate to satisfy the needs of future residents and their visitors. |
| Refuse space, including recycling | Located within the kitchen; as appropriate to meet the needs of all residents and their visitors. |

Hobs and oven; sink and draining board:

522 units / 15 residents - 35 cooking stations

**LEVEL 7TH**

TOTAL GIA AREA
242.68 sqm

15no. of cooking station

**LEVEL 22ND**

TOTAL GIA AREA
291.0 sqm

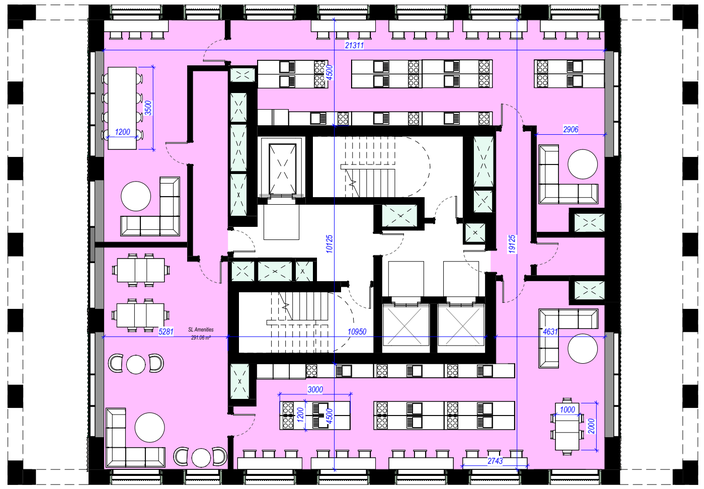
20no of cooking station

**TOTAL 7TH + 22ND**
**533.68 sqm**

* measuring into balcony door reveals internally




7th FLOOR PLAN




22nd FLOOR PLAN

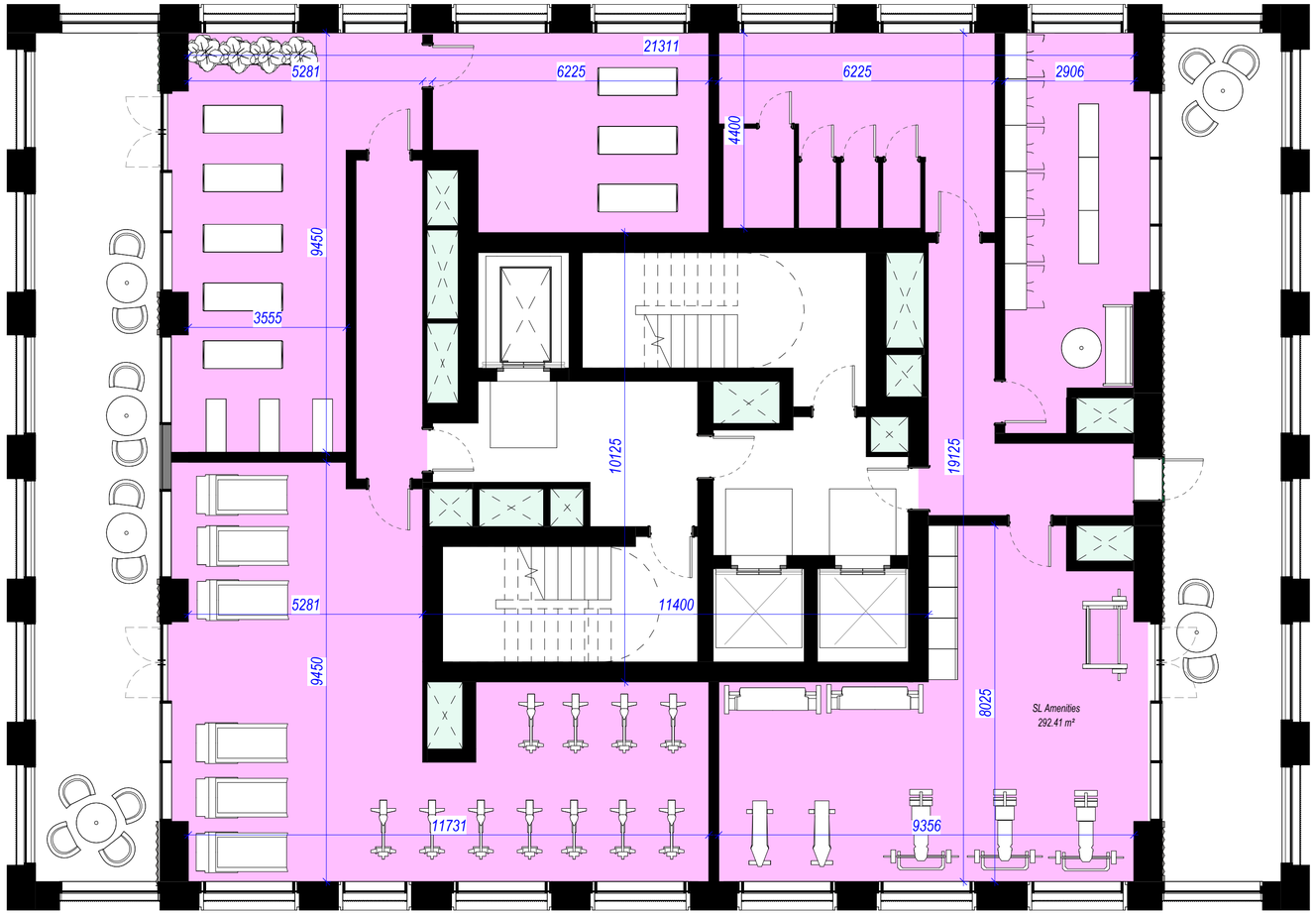
# Shared Living Block

## Clarification of the gym & Wellness Facilities location

### CLARIFICATION OF THE GYM AND WELLNESS FACILITIES AND HOW THEY MEET LPG GUIDANCE

Following post-submission discussions with the London Borough of Haringey, clarification was requested regarding the gym location.

The gym and wellness facilities are located at Level 21 with access to the terraces.




21st FLOOR PLAN

**LEVEL 21ST**

<u>TOTAL GIA AREA</u>
292.4 sqm
* measuring into balcony door reveals internally

# Shared Living Block
## Laundry and Drying Facilities

### CLARIFICATION OF THE LAUNDRY AND DRYING FACILITIES AND HOW THEY MEET LPG GUIDANCE

Following post-submission discussions with the London Borough of Haringey, clarification was requested regarding the laundry and drying facilities and how they could meet the London Plan Guidance (LPG) requirements.

The laundry and drying facilities are at Ground Floor Level and are highlighted on the plan, with an indicative layout to demonstrate how the proposed provision responds to the LPG requirements.

**Large-scale purpose-built shared living London Plan Guidance**

**Table 3.2 Recommended benchmarks: Communal areas and facilities**

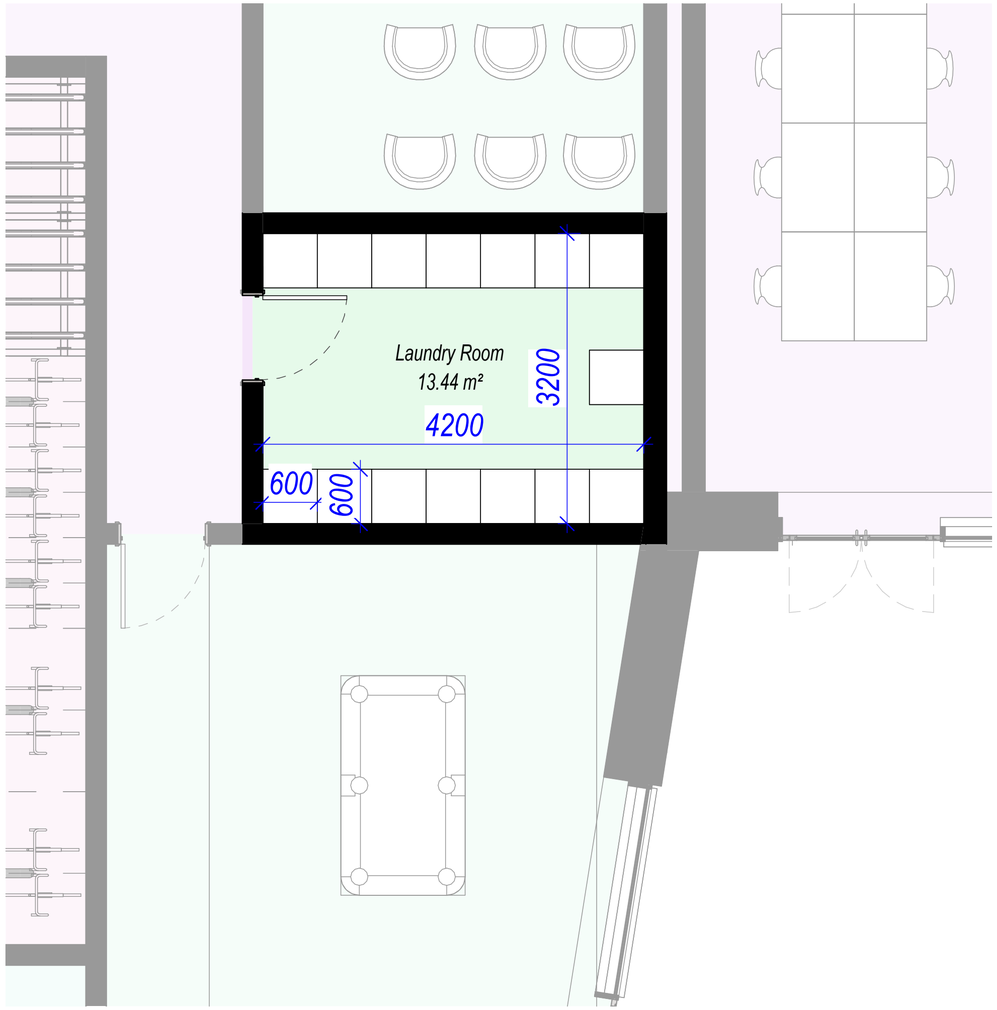
| Communal area/facility | Required by policy or optional | Included in communal space requirement (table 3.1)? | Benchmark |
|---|---|---|---|
| Laundry and drying facilities (section 3.6) | Required | No (unless designed as part of a space that encourages residents to spend recreational time) | One washer and one dryer per 35 residents |

* One washer and one dryer per 35 residents

522 units / 35: **15**

15No. of washing machines
15No. of dryer

Stacked Washer-Dryer Configuration: The washing machine is positioned at the bottom, with the dryer installed directly above it.




GROUND FLOOR PLAN

# Shared Living Block

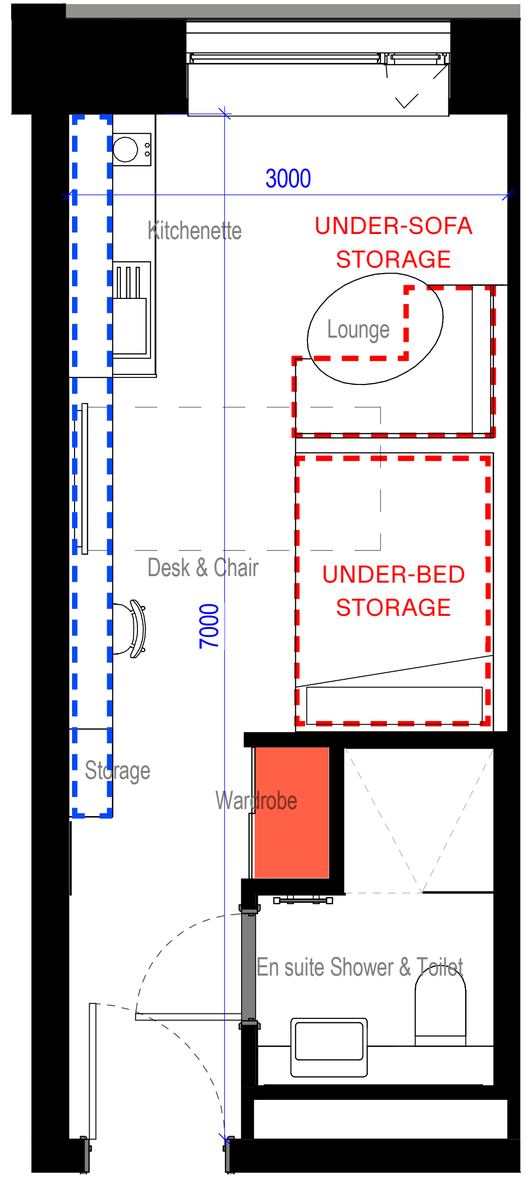
## Storage within Studios

Following post-submission discussions with the London Borough of Haringey, clarification was requested regarding the storage within the studios and how they could meet the London Plan Guidance (LPG) requirements.

Storage is provided within wall cabinets, under-bed and under-sofa, and built-in wardrobe which are highlighted on the plan, with an indicative layout to demonstrate how the proposed provision responds to the LPG requirements.

KEY

- 0.6m X 0.9m Wardrobe
- Under-bed & Under-sofa Storage
- Wall storage




TYPICAL STUDIO LAYOUT