

Appendix 2 - QRP 17 June 2026

London Borough of Haringey Quality Review Panel

Report of Full Review Meeting: Ashley House

Wednesday 17 June 2026

Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)

Martha Alker

Nuno Correia

Dieter Kleiner

Neha Tayal

Attendees

Philip Elliott	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Lucy Block	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Alice Tsoi	London Borough of Haringey
Bryce Tudball	London Borough of Haringey
Wendy Charlton	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

Former Ashley House, Ashley Road, Tottenham Hale, London N17 9LZ

2. Presenting team

Jade Cox	Carbon Climate Certified
Chris Levett	DLA Architecture
Charles Jabre	DLA Architecture
Ben Kelway	Lichfields
David Taylor	Montagu Evans
Peter Yarushin	KS4 Consulting
Jermaine Browne	Re:shape
Robbie Nightingale	Re:shape
Paul French	Studio Bosk

3. Planning authority briefing

The site is in a significant area of Tottenham Hale, within and just to the north of the emerging District Centre. It has long been allocated for mixed use development in the Local Plan and in the adopted Tottenham Area Action Plan (AAP) July 2017. The principle of developing the site is therefore already established.

Tottenham Hale has undergone significant regeneration over the past 10 to 15 years with many of the site allocations in and around the station being built out. Only a few parcels of land remain undeveloped including the retail park, this site, the Cannon Factory site, and a portion of Berol Yard behind Berol House. The new buildings include several tall buildings that form a cluster and mark the District Centre, the green link from the High Road in the west to the Wetlands in the east, and the rail/underground station.

The applicant seeks to redevelop the site for residential and employment use. A part seven-, part 23-storey building is proposed to the southern part of the site, comprising approximately 530 shared living units, publicly accessible and active ground floor uses, 245 sqm of commercial space and 58 sqm of community space. A six-storey building to the north of the site will consist of around 88 100 per cent affordable homes for social rent (weighted towards family-sized units), all with private balconies or gardens. This will form 35 per cent affordable housing by floorspace.

Officers asked for the panel's comments on the updates since the previous review, particularly the developed architectural detail, materiality, landscaping and the route through to Down Lane Park.



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4. Quality Review Panel's views

Summary

The Quality Review Panel supports the developed site layout and massing. Following the new requirement for increased on-site parking, the central space is struggling to accommodate all the demands placed on it, including residential amenity, greening, access and servicing, and the public through-route to the park. More time and thought is needed to ensure that people can use the space, and move through it safely. The definition of thresholds and boundary conditions should be developed.

The internal layouts of the buildings, provision of amenity and active frontages have been well-considered. However, further thought on the placement of entrances and specifically the arrival sequences for the affordable block is recommended. Relocating the north-eastern core entrance to Ashley Road would be positive. Relocating the southern cycle store will create an improved relationship between the shared living entrance and rear courtyard, but needs testing to understand the implications on both the internal and external spaces.

The development of the tower architecture is encouraging, with the simple palette and expression of the base, middle and crown working well. However, further development of affordable block design is needed. While the diagram of a central building defined by two bookends works, the expression of the central upper floors and the grounding of the bookends should be developed further to provide a more elegant solution. Further studies on how the façades and building design can respond to overheating and daylight would be welcome. The panel encourages the team to be playful, to create a celebratory, uplifting moment within the area especially as it will be seen from many homes.

Site layout

- The site layout has developed well since the previous review. The diagram is much clearer, with three defined sections facing the road, the park and the central section.
- The heights and massing sit comfortably within the townscape views.
- The linear access through the site is working well, engaging with the wider connections and people moving through.
- However, further thought on legibility and wayfinding is encouraged to ensure that the space feels welcoming for the public to walk and cycle through. The definition and character of the central space should be developed, to ensure this feels like a public space rather than a private courtyard.



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- The way thresholds and edge conditions are defined needs clarification. Sections through private and defensible edges would be helpful to explore and explain the design of these spaces.

Internal layout

- The legibility of entrances and cores for the different blocks needs more thought.
- The location of the entrances to the affordable block needs reconsideration. They need to be more celebratory, to create an entrance experience that matches the shared living block.
- Where entrances are off an undercroft space then they need to be well considered in how they function for residents.
- The core to the northeast of the affordable homes would benefit from an access onto Ashley Road, to enhance its presence on the street for wayfinding and legibility.
- The provision of active frontages is positive. Consideration of commercial analysis to avoid vacancies is welcome.
- The distribution of communal residential amenity within the shared living building works well. It would be good to understand how the spaces can be used by residents, and allow for different people to come together.
- Given the propensity of single-aspect units required by the co-living typology, providing views out from shared and private spaces overlooking the garden spaces and park will be beneficial.

Access and servicing

- While the need for parking is appreciated, it is critical that the functions of green route to the park, car parking, deliveries and movement around the central space to access entrances can co-exist, More work is needed on the diagram to achieve this and it may result in more segregation for safety and clarity.
- More thought on how to minimise its visual impact is also required. Screening measures should be considered alongside secure by design principles.
- There could be conflict between reversing vehicles and people walking or cycling through the space, as well as children playing. This needs careful thought to minimise risk and ensure safety for all users.



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- The proposal to relocate the southern cycle store is supported, creating an improved relationship between the shared living entrance and rear courtyard. However, it will be important to illustrate the implications of this change for the experience of internal and external spaces.
- There will likely be a high number of deliveries given the shared living accommodation proposed. A space for delivery vehicles and bikes should be considered as part of the overall layout.
- Further work is needed to resolve servicing, refuse and fire access. This should ensure that operation and maintenance for both the council and shared living provider can work together successfully.

Architectural detail

- The development of the tower architecture is encouraging. The simple palette, and expression of the base, middle and crown is positive.
- The deep setbacks at the crown of the tower, with the bold colour behind promise to create a distinct landmark on the skyline.
- While the massing of the affordable block works well, with the central building defined by two bookends, but there remains scope to improve its architecture.
- The definition of the maisonettes on the central section works well, creating a more human scale to the block.
- The expression of the upper floors and the deck access should be developed further. Playing with different materials, colours and layering is recommended to make this more distinct from the base.
- The panel feels that the bookends need to be better grounded. Using a column or similar to meet the ground on the chamfered corners could define these more successfully.
- Continuing the datum of the maisonettes across the bookends could be considered to create a more coherent composition.
- The undercroft spaces either side of the bookends have potential to be surprising celebratory spaces. The panel encourages the team to be more playful, using the ceilings, as well as the walls for the artwork.
- Where blank facades are required for plant and servicing spaces, opportunities for art or features such as climbing walls could create more engaging elevations.



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Sustainability and low carbon design

- Aligning with the UK Net Zero Carbon Building Standard is positive. The planning submission should demonstrate how the design meets these targets.
- The studies on how the façades can respond to orientation and ventilation strategy are also welcome.
- It would be good to see further detail on how shading features are integrated with the façade.
- The panel also recommends developing the elevations and ventilation strategy to address potential noise and air quality issues.

Landscape and public realm

- The panel welcomes the way the landscape design addresses urban greening and biodiversity.
- The green area to the west of the site could be extended to the park edge, to maximise green space.
- The specification and location of planting should be considered alongside fire regulations, as this could limit the scope for planting placed against homes.
- The placement of the street trees should also be checked to ensure they have sufficient space to thrive without impacting the buildings.
- Sustainable drainage features should be incorporated within the public realm design, to maximise infiltration and enhance placemaking character.
- While the play provision is welcome, it currently feels too segregated. Integrating this within the public realm could be a more efficient use of the constrained space. Play on the way features rather than a fenced-off, defined spaces would be one way to achieve this.
- Furthermore, the play provision could be rationalised and relocated away from routes and towards entrances and could contribute towards these celebratory moments,
- The surface materials, street furniture and lighting should be designed holistically, to draw people through the space. Considering how these relate to other developments in the area would create a more coherent place, and enhance connections beyond the application boundary.



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- There may be an opportunity to use the ground treatment to reflect the industrial heritage of the site. Paving materials and detailing should be shown to illustrate how this would be delivered.
- The defensible space in front of the ground floor units is positive but needs more thought, particularly around the usability and maintenance of these spaces.
- Use of the roof terraces should be maximised to alleviate pressure on the public realm at the ground floor. How the spaces relate to internal amenity space should be considered to promote use of these areas.

Next steps

- The Quality Review Panel would like to see the scheme again. An intermediate review format could be appropriate.



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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;
- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials

