

# Site Context

## Surrounding Context



1. ROSA LUXEMBURG



2. THE SESSILE



3. BEROL HOUSE



4. ASHLEY RD. WEST SITE



5. ASHLEY RD. EAST SITE

# Site Context

## Site Photography



1



2



5



3



4



6



Design Evolution



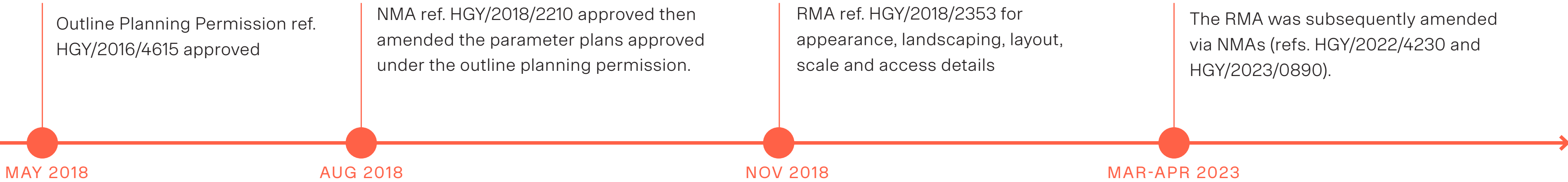
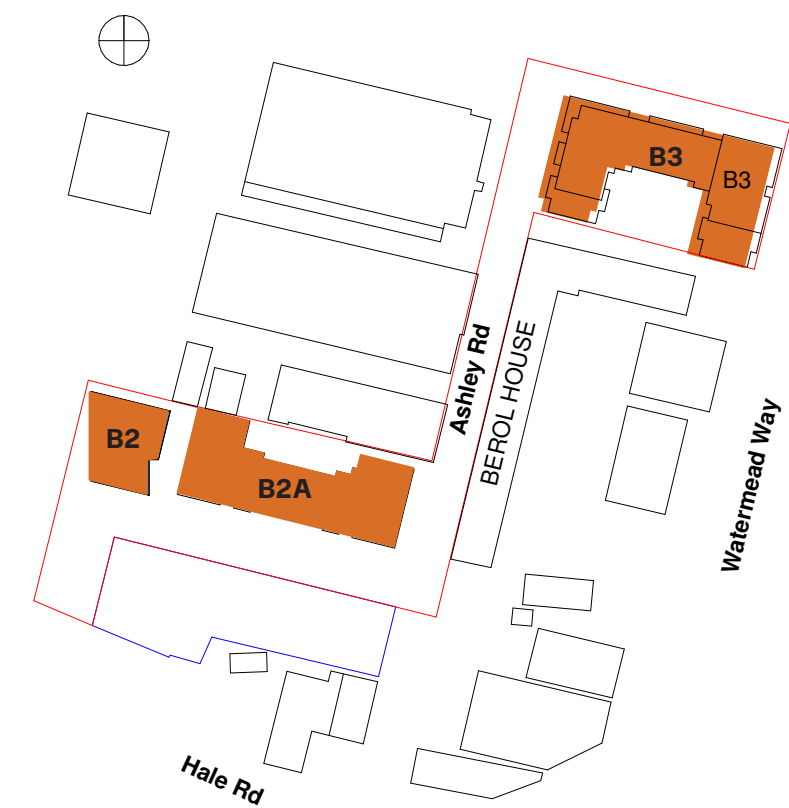
# Design Evolution

## Planning Background - Building 2, 2a, 3

**BUILDINGS 2 AND 2A (AND 3 - NOT WITHIN THIS SITE)**

The site is subject to extant planning consents, submitted by a different Applicant. The wider Ashley House and Cannon Factory site was granted outline planning permission (ref. HGY/2016/4615) for:

*“Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/ B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. An Environmental Statement was submitted with the outline planning application”, and subsequent Reserved Matters approval (ref. HGY/2018/2353), both approved in 2018. Following amendments by NMA, the permission was implemented in 2023, and confirmed by approval of a Certificate of Lawfulness (existing use) application.”*



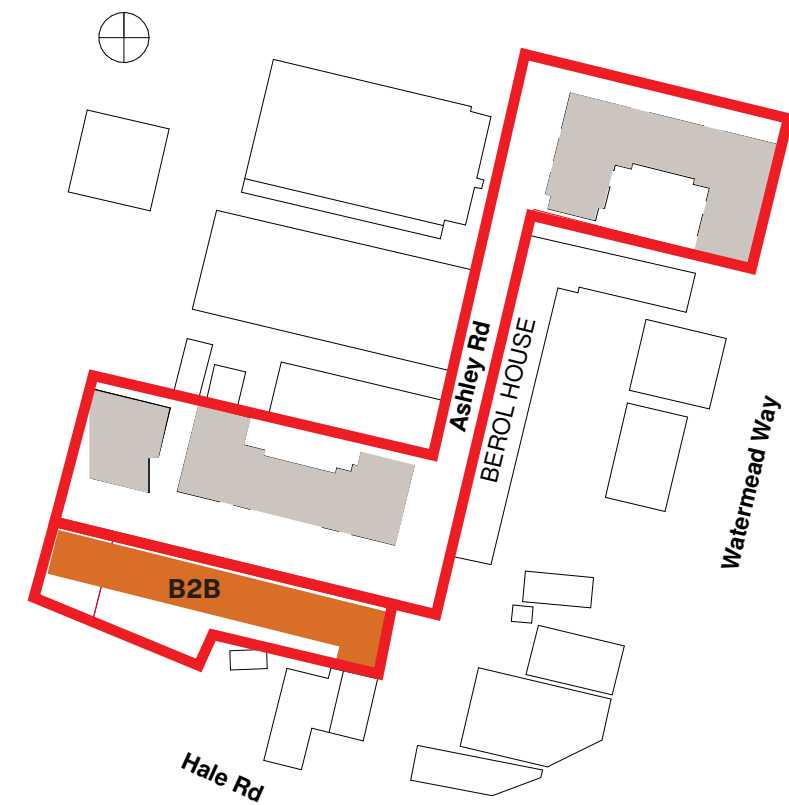
# Design Evolution

## Planning Background - Building 2b

### BUILDING 2B

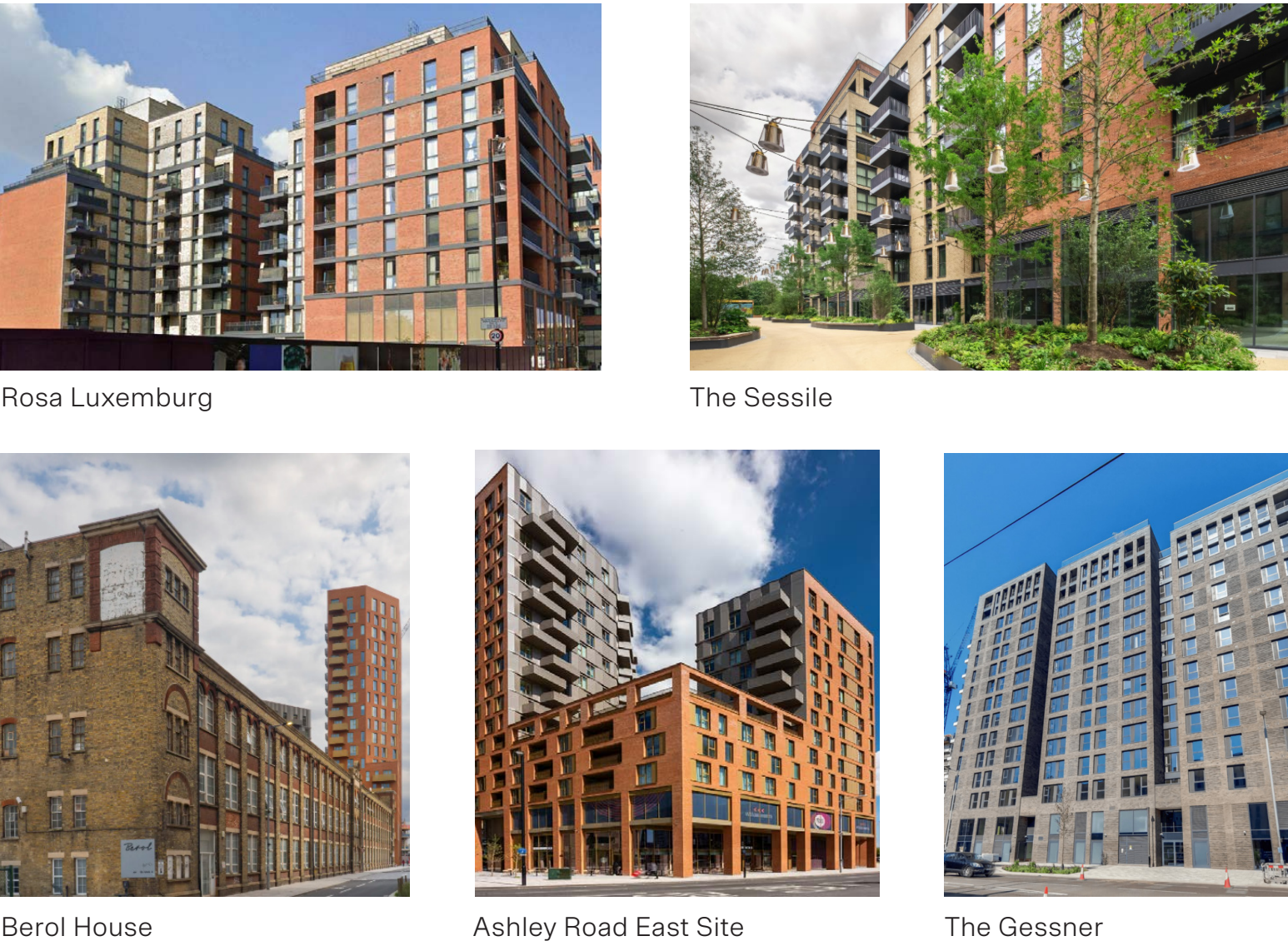
Full planning permission was also secured for the Ashley Park site, ref. HGY/2019/0108 (refused by the LPA) approved at appeal on 16/04/2020 (ref. APP/Y5420/W/19/3232707), for:

*“Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.” Following amendments by NMA, the permission was implemented in 2023, and confirmed by approval of a Certificate of Lawfulness (existing use) application.”*



# Design Evolution

## Existing & Emerging Context



Key

Site Boundary

Under Construction

Consented

Tottenham Hale Station

Railway Station

Main Road

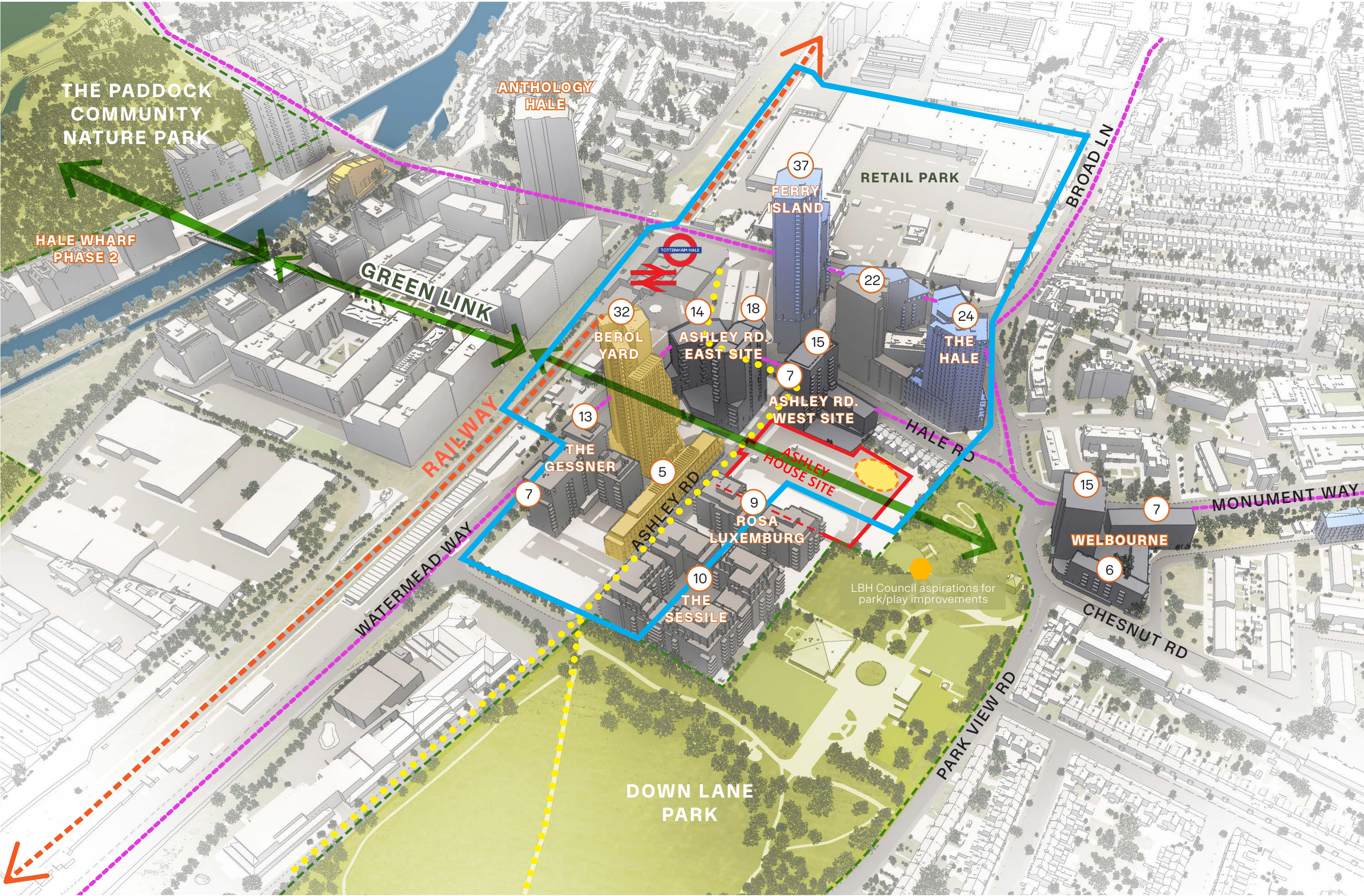
Main Pedestrian Route

Green Link

LBH Council aspirations for park/play improvements

Suitable location for tall building

Existing District Centre



# Design Evolution

## Timeline

The scheme has undergone a comprehensive pre-application engagement process that has guided its design development. Each engagement focused on a different aspect of the scheme. The following section of this document summarizes this process and how the design team responded to comments raised at these meetings.

The timeline shows the different design stages and milestones since the design team has been instructed.

