

August 2026

re:shape

Commercial Strategy

Ashley Park, Tottenham



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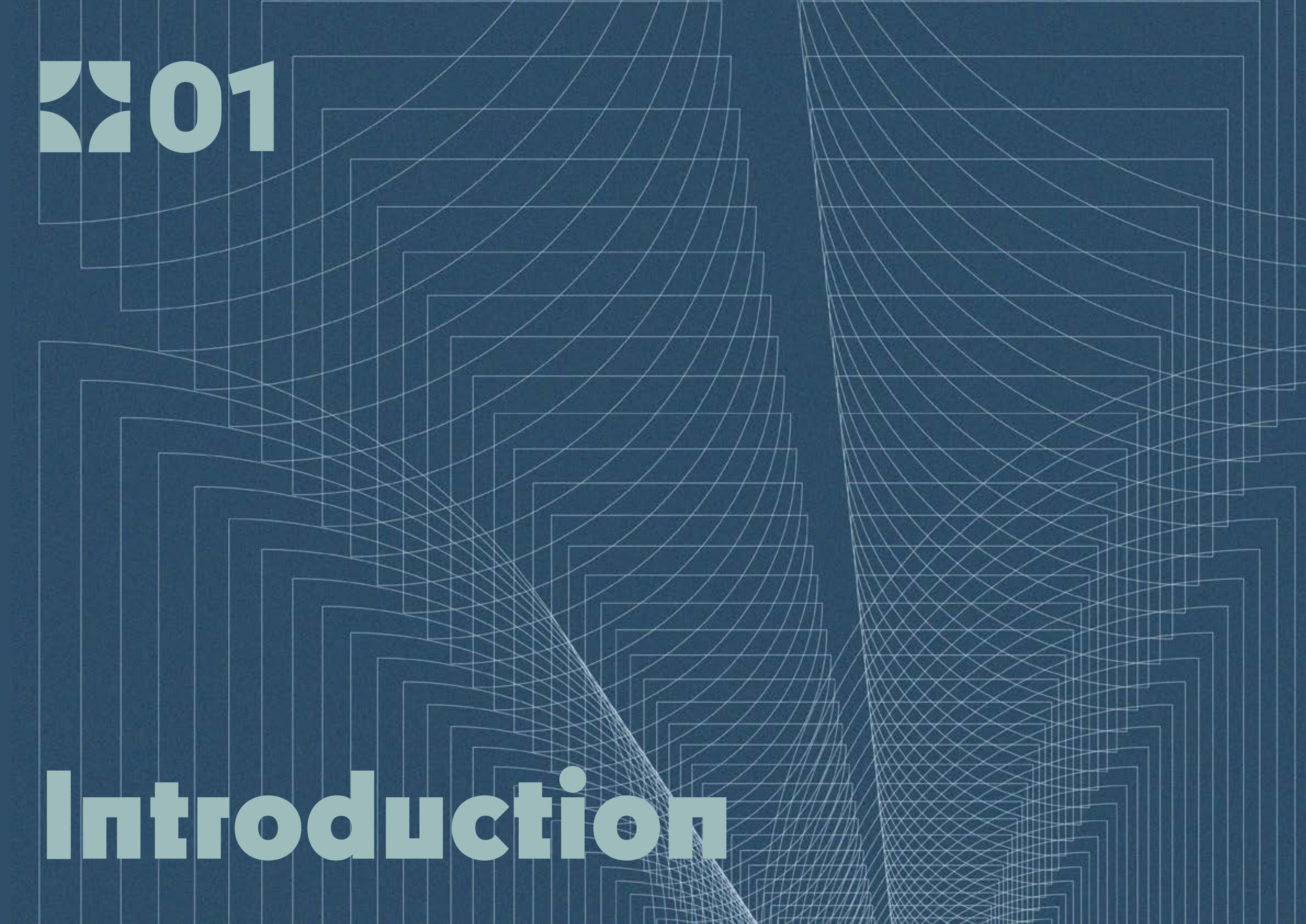
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01

Introduction

The Site

The Ashley House site is situated at the southwest of Ashley Road, in Tottenham Hale, within the London Borough of Haringey.

The plot is at a prominent location within the wider Tottenham Hale Growth Area and Lee Valley Opportunity Area. Majority of the Ashley House site lies within the emerging Tottenham Hale District Centre, with the remainder sitting on its immediate fringe, placing the site at the interface between the established neighbourhood and the area of planned town centre expansion.

History

Historically, the area was open greenfield land during the 19th century before transitioning into an industrial hub in the early 20th century. Between 1900 and 1940, heavy industry became established, supported by the development of housing for local workers.

The Ashley Road site was home to the Lorilleux & Bolton Printing Ink Manufacturer, operating from 1919 to 1991 and producing key colour inks for the printing trade. Industrial activity declined from the 1960s onwards, and by the 1980s, the area had gradually shifted towards housing and small-scale storage uses. More recently, planning permissions (HGY/2016/4165 and HGY/2019/0108) were granted for comprehensive residential-led mixed-use redevelopment.

Current state of the site

The site has been fully cleared, with all former industrial buildings demolished. Remedial works have been carried out as part of the implementation of previous planning

permissions, which proposed to deliver residential homes alongside commercial floorspace, a new public realm, landscaped amenity space, car and cycle parking and all associated works. However, construction subsequently stalled and the scheme was no longer considered deliverable. This contributed to NHG's decision to sell the sites to Re:shape, which now intends to bring forward a new proposal.

Surrounding context

The Ashley House site sits within a rapidly evolving part of Tottenham Hale, characterised by high-density, mixed-use regeneration delivered over the past decade. It is framed by developments associated with the Ashley Road South Masterplan, including The Sessile, Rosa Luxemburg Apartments and The Gessner, alongside the wider Tottenham Hale Centre redevelopment, such as 1 and 2 Ashley Road and Ferry Island (TH4) which have now been delivered, are currently being constructed, or are due to come forwards in due course.

The site lies within the Lea Valley Opportunity Area and partially within the emerging District Centre, placing it at the heart of strategic growth. The existing townscape surrounding the site reflects this transition, with building heights typically ranging from 6-8 storeys, stepping up into the mid-teens, and reaching 20+ storeys at Ferry Island. Two landmark towers of over 30 storeys mark key gateways at Tottenham Hale Station and the Green Link. Despite this intensification, a row of early 20th-century terraced homes remains to the south along Hale Road, which we understand is subject to longer-term development aspirations. Tottenham Hale Station is located a short walk to the south-east, reinforcing the site's strong public transport connectivity.



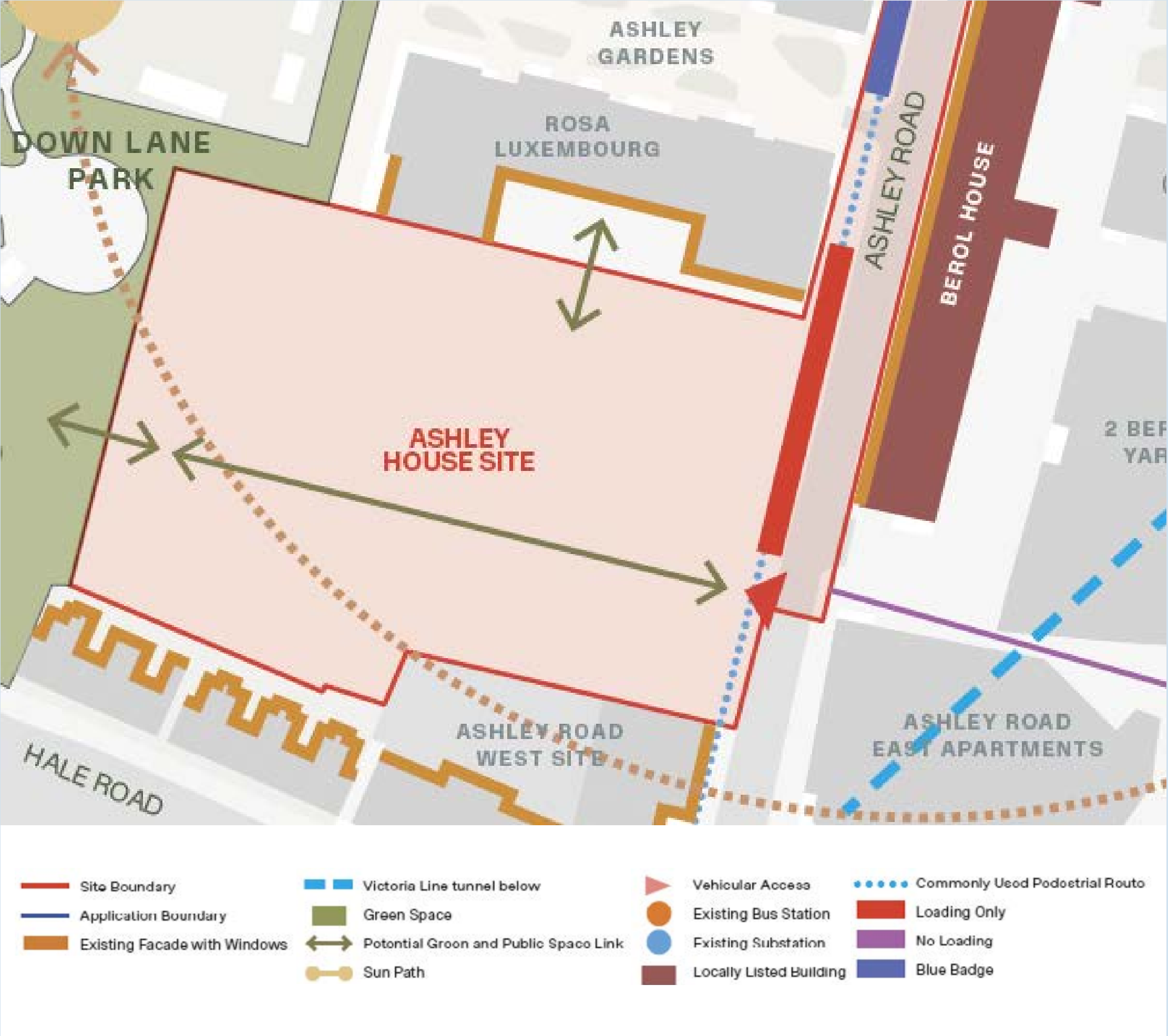
Site designations

The land falls within several strategic allocations in the Tottenham Area Action Plan (TAAP), including TH1: Tottenham Hale District Centre and TH5: Station Square North. Notably, the Ashley House site is one of the two remaining undeveloped parcels in the area.

The Ashley House site is located within the Lea Valley Opportunity Area and within the emerging District Centre, with the rest of the site on its fringe. According to the Haringey Local Plan (2013-2026) the site lies within the designated Growth Area and Tall Building Growth Area, supporting higher-density, mixed-use development. Environmental considerations include a Tier 2 Archaeological Priority Area designation, Flood Zone 2 (groundwater susceptibility), and proximity to Berol House, a locally listed building.

Site opportunities and constraints

The Site benefits from excellent public transport accessibility (PTAL 6a) and is located immediately adjacent to Tottenham Hale Underground Station. The Site also benefits from an extensive network of bus services and strategic cycling routes, supporting convenient access to surrounding neighbourhoods. There is an opportunity to enhance green and public realm links, deliver south-facing homes, and utilise established vehicular access.



Extant Planning Permissions

The provision of some commercial floorspace at the Ashley House site is supported by Site Allocations TH5: Station Square North within the Tottenham Area Action Plan.

In particular, TH5 emphasises the redevelopment of the southern end of Ashley Road for ground floor town centre uses, with residential above, contributing to the emerging District Centre.

There are three primary extant permissions covering the Ashley House site, as well as the adjacent Cannon Factory site, which sits to the northern end of the masterplan:

- + **HGY/2016/4165 (Outline Permission):** Granted in May 2018 for the demolition of industrial buildings and the erection of three new buildings. This allowed for a residential-led development of up to 265 homes (Class C3), plus up to 3,600 sqm of commercial floorspace (Class A1/A3/B1/D1).
- + **HGY/2018/2353 (Reserved Matters):** Approved in November 2018, this scheme detailed the appearance and layout for the outline permission. It secured 3,171 sqm of commercial floorspace and 256 residential units. Flexibility was retained within the planning permission as to the format of commercial space to be brought forward.

- + **HGY/2019/0108 (Appeal Scheme):** Specific to the southern portion of the Ashley House site, this application was initially refused by the Council but allowed on appeal in April 2020. It permitted a part 6, part 8-storey building providing 170 sqm of commercial floorspace and 97 residential units. The commercial floorspace was permitted flexibly, capable of coming forward as a range of uses.

Since adoption of the TAAP, Use Classes have been consolidated, with recent permissions such as Berol Quarter (HGY/2023/0261) securing flexible Class E commercial space, primarily targeted toward office and workspace uses above ground floor.

Many commercial units along Ashley Road have experienced leasing challenges, and the market and local context has changed significantly in the years since the approved position for redevelopment of the site.



IMAGE: EXTANT PERMISSION HGY/2016/4165 (OUTLINE) & HGY/2018/2353 (RESERVED MATTERS)



IMAGE: EXTANT PERMISSION HGY/2019/0108 (APPEAL SCHEME)

The Proposed Scheme

The proposed scheme by Reshape, designed by DLA Architecture, will transform the Ashley House site into a high-density, mixed-use, mixed-tenure development with active ground-floor uses, high-quality public realm and extensive landscaping.

The proposal comprises two buildings delivering:

- 87 affordable social rented homes
- 522 shared living studios
- Ground-floor commercial (flexible Class E, but anticipated to accommodate retail/town centre uses) and community uses
- A new pedestrian connection between Ashley Road and Down Lane Park, the Ashley Link.

North Block

The North Block is focused on delivering affordable family housing alongside community uses.

- 87 affordable social rented homes (35% affordable by floor area)
- 67 homes are dual aspect
- Commercial unit fronting Ashley Road
- Community space overlooking Down Lane Park
- 75% active frontage to create an engaging streetscape.

South Block

The South Block provides purpose-built shared living accommodation with active uses at street level.

- 522 shared living studios
- Ground-floor amenity space for residents
- Commercial unit fronting Ashley Road
- 68% active frontage to strengthen street activity
- A prominent double-height entrance positioned on the corner, creating a clear point of arrival and drawing pedestrians towards the Ashley Link

Ashley Link

A key feature of the proposal is the Ashley Link, a new east-west pedestrian route connecting Ashley Road with Down Lane Park. Designed with permeable paving, rain gardens and generous landscaping, it will improve connectivity, support biodiversity and enhance sustainable drainage.

Sustainability targets

The scheme aims to deliver a low-carbon, climate-resilient and resource-efficient development, reducing operational and embodied carbon, energy and water use while promoting sustainable transport, circular economy principles, biodiversity and urban greening, waste reduction, health and wellbeing, and positive social impact. The principal performance target is BREEAM 'Excellent'.

Knitting into the Wider neighbourhood

The proposal has also been designed to safeguard the long-term redevelopment potential of the terraced properties along Hale Road, ensuring it responds positively to both the existing townscape and future regeneration opportunities.

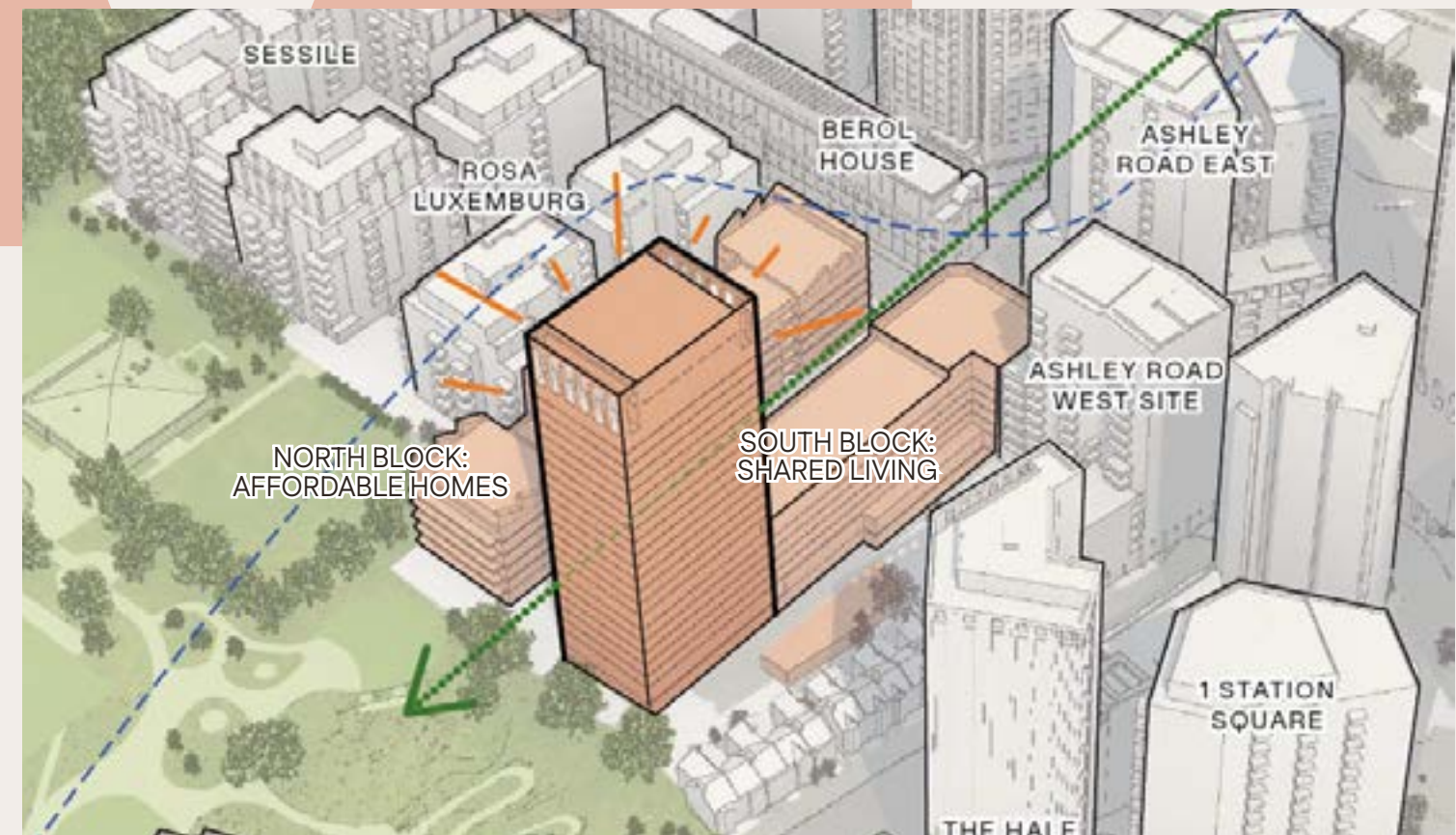


IMAGE: PROPOSED RESIDENTIAL AND SHARED LIVING BLOCKS AT ASHLEY HOUSE SITE



IMAGE: ASHLEY HOUSE SITE LAYOUT

Policy Review

The background of the slide is a dark blue color. It features a complex, abstract pattern of thin, light blue lines. These lines form a series of overlapping rectangles and other geometric shapes that create a sense of depth and movement. The lines appear to be drawn with a fine pen or a digital tool, giving the pattern a hand-drawn or technical feel. The overall effect is a modern, minimalist aesthetic.

Policy Review

THE LONDON PLAN



THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
MARCH 2021

The London Plan (2021)

The London Plan establishes the strategic framework for growth within Opportunity Areas and Town Centres, which is applicable to the Ashley House site in Tottenham Hale.

Policy SD1: Opportunity areas

Policy SD1 identifies Opportunity Areas as London's primary locations for large-scale, infrastructure-led growth, typically capable of delivering over 2,500 homes and/or 5,000 jobs.

The London Plan sets an indicative capacity of 21,000 homes and 13,000 jobs for the Lee Valley Opportunity Area within which the application sites are located. Tottenham Hale is identified as a key growth node, where higher-density, mixed-use development is supported. The policy prioritises maximising affordable housing delivery, fostering inclusive communities, expanding local employment opportunities, and supporting industrial, logistics and commercial functions. It also promotes ambitious sustainable transport targets to reduce car dependency. Opportunity Areas are expected to address socio-economic inequalities through comprehensive regeneration.

Policy SD6: Town centres and high streets

Policy SD6 seeks to strengthen the vitality and viability of town centres, including the emerging Tottenham Hale District Centre. Town centres are promoted as accessible, mixed-use hubs accommodating retail, leisure, community, civic and residential uses.

The policy supports residential-led intensification within and around centres, recognising their suitability for diverse housing typologies, including smaller households, Build to Rent and student accommodation. It reinforces town centres as primary commercial locations outside the CAZ and encourages diversification in response to structural retail change. Active frontages, public realm enhancement and the Healthy Streets Approach are central to delivering safe, connected and vibrant environments.

Policy E1: Offices

Policy E1 supports the delivery of high-quality, flexible and adaptable office accommodation capable of meeting the needs of micro, small, medium and larger enterprises. While reinforcing London's major office clusters, it also promotes consolidation of office markets within well-connected inner London town centres. The policy encourages mixed-use development and refurbishment to intensify office provision and requires proposals to consider the need for affordable and lower-cost workspace.

Policy E2: Providing suitable business space

Policy E2 requires boroughs to support a range of B Class business floorspace in terms of type, size and rental levels to meet SME and start-up demand. New workspace must be fit for purpose, with appropriate layouts, floor-to-ceiling heights, active frontages and servicing. Schemes delivering over 2,500 sqm (GEA) of business space should incorporate flexible formats or smaller units suitable for SMEs.

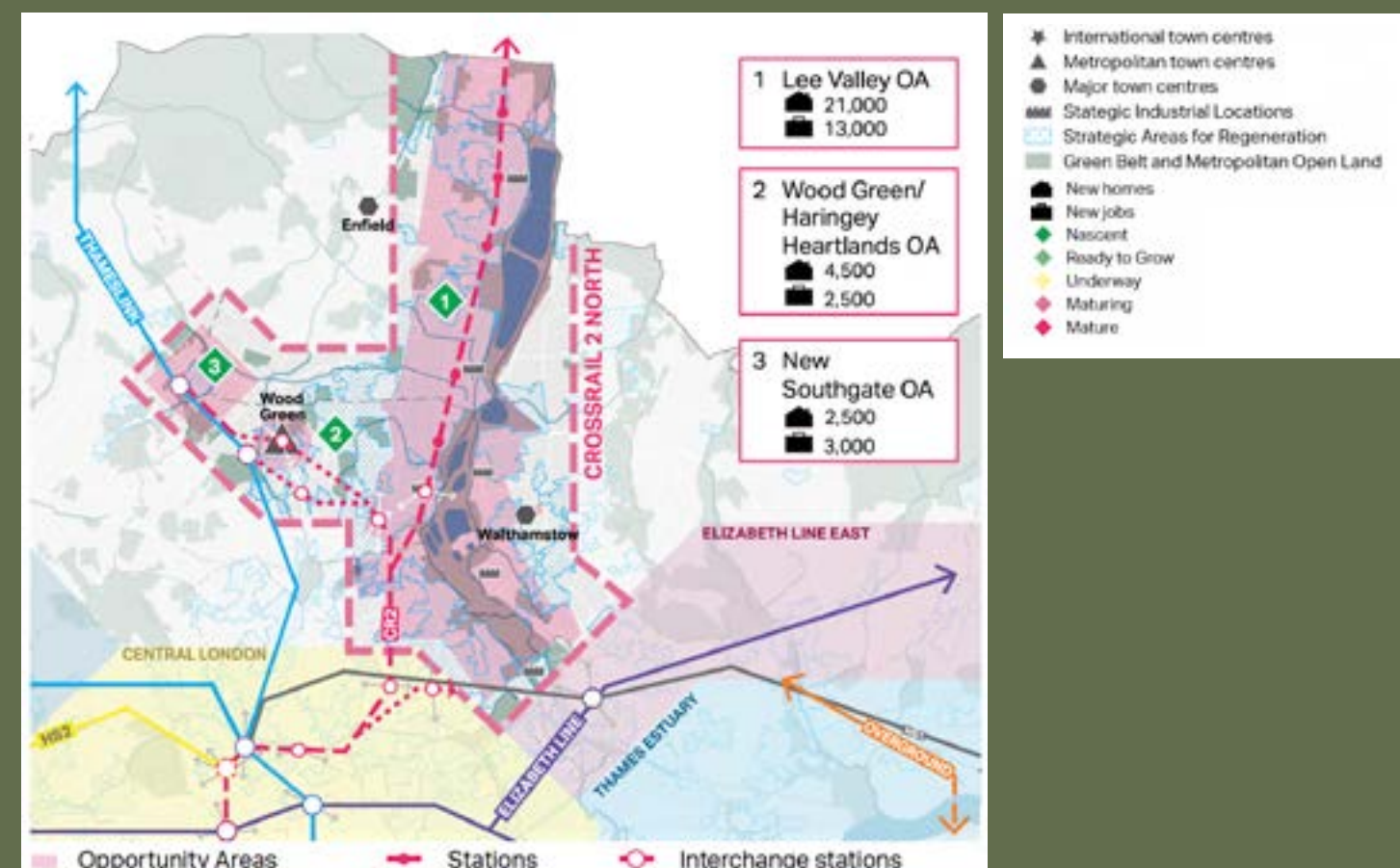


IMAGE: LEA VALLEY OPPORTUNITY AREA MAP

Policy E3: Affordable workspace

Affordable workspace is defined as space secured below market rents to support specific social, cultural or economic objectives, including creative industries, charities and disadvantaged enterprises. The policy prioritises delivery through Section 106 obligations, particularly within mixed-use schemes, and may require early provision ahead of residential occupation. Long-term management by an experienced workspace provider is essential to ensure sustained impact.

Policy E9: Retail, markets and hot food takeaways

Policy E9 supports a diverse and resilient retail offer aligned with the role and catchment of the relevant town centre. Larger commercial schemes (over 2,500 sqm) should incorporate smaller shop units, and boroughs are encouraged to secure affordable retail floorspace where local need is identified. The policy also restricts new hot food takeaways within 400 metres of primary and secondary school entrances to promote healthier environments.

Policy E11: Skills and opportunities for all

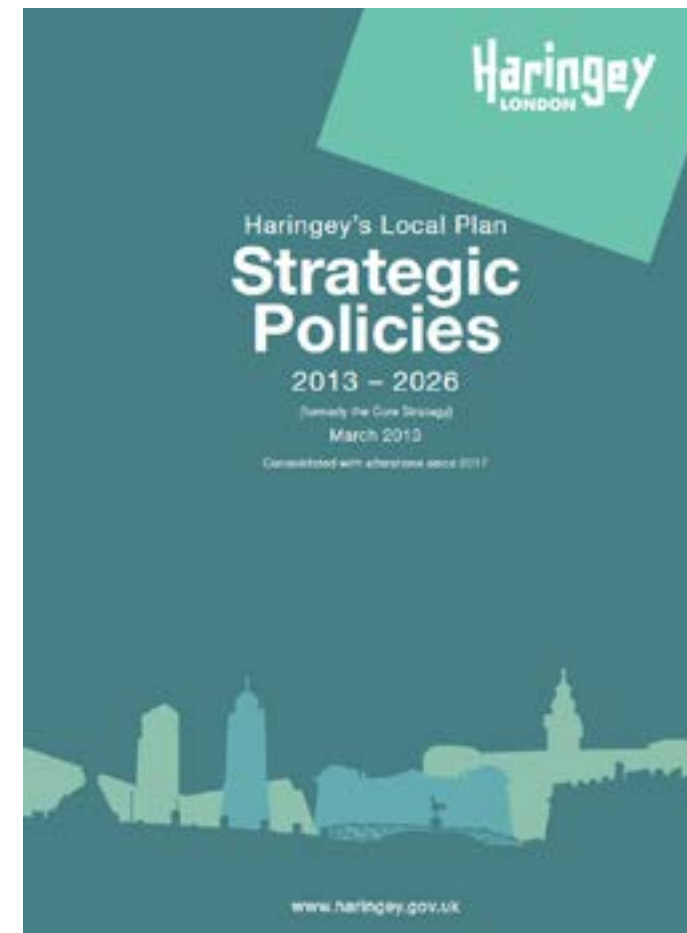
Policy E11 requires developments to contribute to employment and skills outcomes during both construction and operational phases. Training, apprenticeships and local labour commitments are typically secured via Section 106 agreements, with a focus on increasing access for under-represented groups and ensuring local residents benefit from growth.

Policy S1: Developing London's social infrastructure

Policy S1 seeks to ensure sufficient health, community and social facilities to support population growth, particularly within Opportunity Areas. It promotes protection of existing assets, delivery of new high-quality facilities in accessible locations, and co-location of services within flexible, multi-functional spaces.

Policy S3: Education and childcare facilities

Policy S3 safeguards existing education and childcare sites and supports new provision in accessible, well-connected locations. Facilities must provide safe and convenient access, particularly for children and caregivers, and should only be lost where there is no demonstrable need or where re-provision improves quality and capacity.

**Haringey Local Plan (2013 - 2026)****Policy SP1: Managing growth**

The Haringey Local Plan identifies Tottenham Hale as a key Growth Area under Policy SP1. Growth Areas are expected to accommodate the majority of new homes, jobs and supporting infrastructure over the plan period. The Council seeks to direct development to the most sustainable locations to deliver strong, healthy and inclusive communities. Borough-wide, the Plan sets a minimum target of 19,802

new homes (2011–2026), with Growth Areas expected to deliver approximately 20,410 homes and the majority of new business floorspace. Development is required to optimise site capacity, provide appropriate infrastructure, integrate with surrounding neighbourhoods, and accord with the full suite of planning policies.

IMAGE: GROWTH AREAS AND AREAS OF CHANGE MAP



Policy SP8: Employment

Policy SP8 seeks to secure a strong and diverse local economy by protecting and enhancing the borough’s hierarchy of employment land, including Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas (LEAs). Forecast demand identifies a requirement for an additional 23,800 sqm of B Class floorspace by 2026. This is to be met through the reconfiguration and intensification of existing sites, provision of B1a/b floorspace within mixed-use schemes (including town centres), and protection of viable employment uses.

The Ashley House site falls within a designated LEA – Regeneration Area. Regeneration Areas provide the greatest flexibility, supporting mixed-use development including employment, small-scale “walk-to” retail, community and residential uses. However, proposals must align with London Plan town centre and retail policies to avoid undermining established centres, while continuing to support SMEs, innovation, and employment-led regeneration in the Upper Lea Valley.

IMAGE: EMPLOYMENT AREAS MAP



Policy SP9: Improving skills and training to support access to jobs and community cohesion and inclusion

Policy SP9 seeks to reduce unemployment and strengthen community cohesion by improving access to skills and training. The Council supports the allocation and protection of employment land and promotes education and training facilities, particularly in growth areas and locations with higher unemployment. The policy encourages diversification of the local economy, including support for SMEs, green industries and emerging sectors. Where development results in a net loss of employment floorspace, financial contributions may be secured to fund training initiatives and employment support programmes.

Policy SP10: Town centres

Part of the Ashley House site falls within the Tottenham Hale District Centre. Policy SP10 promotes a balanced distribution of retail growth across the borough’s hierarchy, with District Centres playing a key role in meeting day-to-day needs. The Council supports retail, office, leisure, community, cultural and entertainment uses within town centres to enhance vitality and viability. A proactive partnership approach is encouraged to strengthen town centre identity, improve public realm quality and enhance accessibility, ensuring centres remain resilient and adaptable.

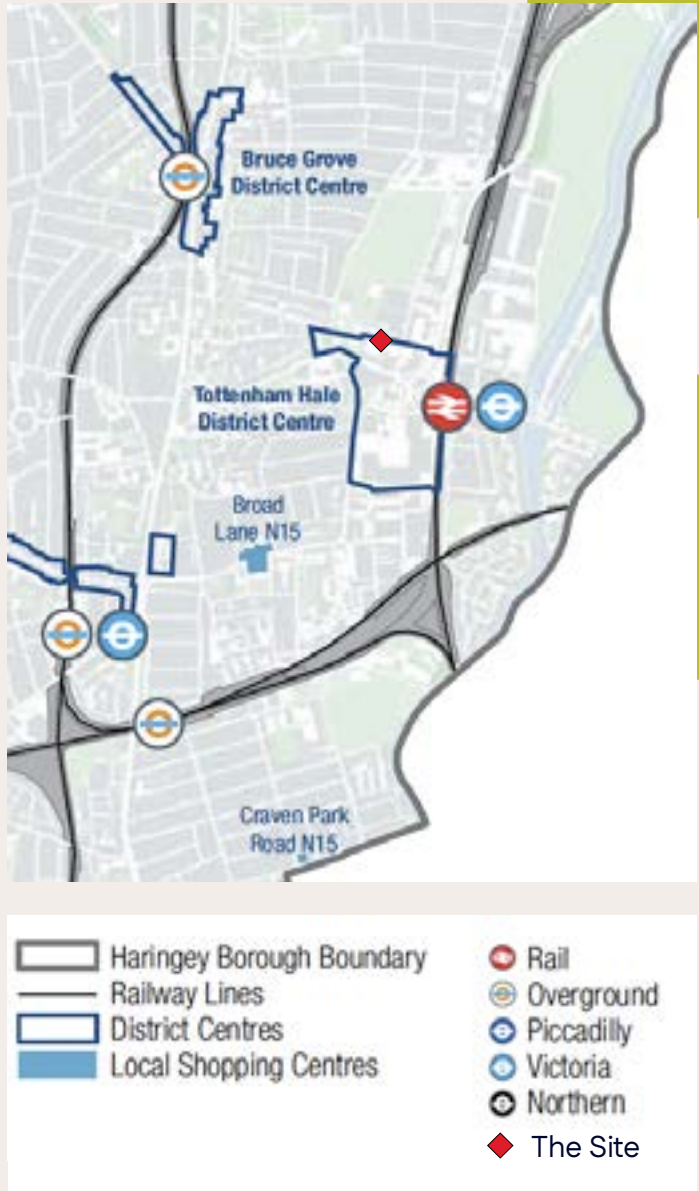
Policy SP15: Culture and leisure

Policy SP15 safeguards and promotes cultural and leisure infrastructure. This includes protecting existing cultural assets, supporting new cultural quarters where appropriate, and enabling new workspace and venues for creative and leisure activities. The policy also seeks to protect and enhance sporting and recreational facilities, particularly in areas of deficiency. It encourages dual or multi-use of cultural and community assets to maximise public benefit and support a broad range of formal and informal activities.

Policy SP16: Community facilities

Policy SP16 requires development to support the delivery and improvement of community infrastructure in line with the borough’s Infrastructure Delivery Plan. Schemes generating additional demand must contribute towards new or enhanced facilities. The policy promotes efficient use of space, co-location and multi-purpose community facilities to ensure long-term adaptability and inclusive access for residents.

IMAGE: TOWN CENTRES MAP





Haringey Development Management DPD (Adopted July 2017)

Policy DM38: Local Employment Area – Regeneration Areas

Policy DM38 supports employment-led mixed-use development within designated Local Employment Area – Regeneration Areas where proposals facilitate the renewal, intensification, and long-term viability of employment land.

Development must maximise employment floorspace and demonstrably improve the site's suitability for business use. This includes enhancing job quality and density, delivering flexible and adaptable workspace capable of accommodating evolving business needs, and improving environmental performance. An element of affordable workspace should be provided where viable.

Where residential uses are introduced, proposals must secure appropriate standards of amenity, avoid conflicts with surrounding employment uses, and ensure that the scheme does not undermine the continued employment function of the site or neighbouring employment areas. High-quality digital connectivity, including ultra-fast broadband, is required.

Policy DM41: New town centre development

Retail, leisure, and cultural uses within designated town centres are supported where they align with the centre's scale, role, and catchment, enhance vitality and viability, and contribute to the borough's spatial strategy.

Edge-of-centre proposals must demonstrate compliance with the sequential test, evidencing that no preferable in-centre sites are available and must similarly support town centre vitality and strategic objectives.

Policy DM45: Optimising the use of town centre land and floorspace

The Council seeks to optimise land and floorspace within town centres through mixed-use development, including residential use above commercial premises, where appropriate. Proposals must respect the role and function of the centre, safeguard vitality and viability, and ensure compatibility with neighbouring uses.

Residential components must provide suitable access arrangements, including separate entrances, and must not compromise the function or character of designated frontages. The loss of ground-floor town centre premises to non-town centre uses will not be permitted.

Policy DM48: Use of planning obligations

Planning obligations will be secured on a site-specific basis, having regard to Local Plan policy,

development impacts, viability, and statutory tests. Contributions may relate to affordable housing, employment and skills training, amenity space, and children's play space, alongside other mitigation requirements as necessary.

Policy DM49: Managing the provision and quality of community infrastructure

Existing community facilities are protected unless suitable replacement provision is delivered. Evidence of marketing (minimum 12 months) is required where loss is proposed.

New or extended facilities are supported where they are accessible, located within the community served, flexible in design, and do not adversely impact transport networks or residential amenity. Major developments may be required to incorporate new infrastructure where deficiencies are identified through the Infrastructure Delivery Plan. Proposals must safeguard and integrate with planned infrastructure.

Policy DM55: Regeneration / Masterplanning

For allocated sites, development proposals must be supported by a comprehensive masterplan where necessary. This must demonstrate that the scheme does not prejudice the delivery of the wider allocation or adjoining land.

Applicants are expected to engage with relevant landowners and stakeholders in preparing proposals. In the absence of an agreed masterplan, interim applications must demonstrate they will not compromise the long-term regeneration objectives of the site or wider area.



Tottenham Area Action Plan (Adopted July 2017)

Policy AAP1: Regeneration & Masterplanning

Development within the AAP area is expected to come forward comprehensively and contribute to the wider regeneration objectives for Tottenham. Proposals forming part of site allocations must be supported by a masterplan demonstrating alignment with site-specific requirements, neighbourhood objectives, and the overarching AAP vision.

Schemes must integrate effectively with surrounding development, optimise site capacity, and contribute positively to Tottenham's regeneration in accordance with the Strategic Regeneration Framework. The Council will proactively collaborate with landowners, the Mayor of London, local businesses, and communities to deliver coordinated change.

Development is expected to deliver a mix of housing types and tenures, foster inclusive communities, generate local employment opportunities, enhance environmental quality, and support carbon reduction and climate resilience in line with Local Plan policy.



Policy AAP4: Employment

The AAP seeks to regenerate and intensify Designated Employment Areas (DEAs), maximising business floorspace and diversifying job opportunities. This includes reconfiguring certain employment areas, protecting viable industrial land, and supporting employment-led mixed-use schemes consistent with Local Plan Policy DM38.

The policy supports office development in Tottenham Hale, new employment uses along the High Road, and the intensification of Strategic Industrial Locations (SIL). Active enforcement will resist inappropriate non-employment uses that undermine employment capacity.

The Council will also support local residents' access to employment and may secure planning contributions toward skills and employment initiatives where appropriate.

Policy AAP10: Meanwhile uses

Temporary or “meanwhile” uses on allocated sites awaiting redevelopment are supported where they contribute to local vibrancy and align with the long-term vision for the area. Time-limited consents may be granted, including through Local Development Orders, provided such uses support regeneration objectives.

Policy TH1: Tottenham Hale District Centre

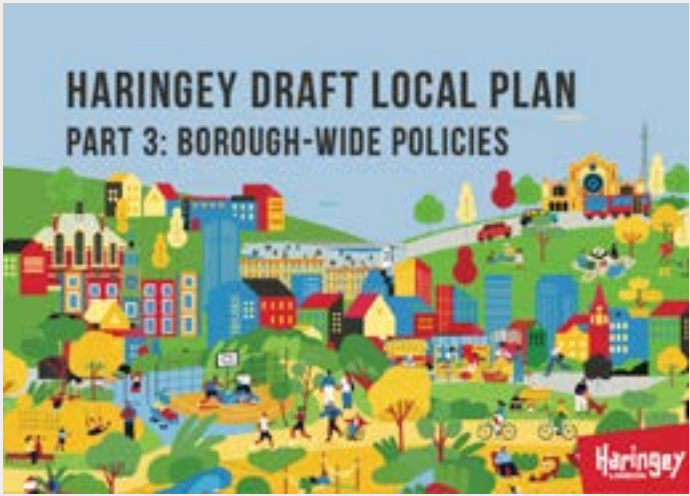
Within the Tottenham Hale District Centre, development is expected to promote comprehensive regeneration. Proposals should deliver enhanced public realm, particularly around the former gyratory, improve access to Tottenham Hale Station, and prioritise pedestrian and cycle movement.

A coherent urban form reflecting the area’s accessibility is required, alongside high-quality public spaces incorporating green infrastructure. Active ground floor frontages with retail, leisure, or community uses are encouraged, with residential or office uses above. Small-scale units near the station are supported to enhance vibrancy and safety. Town centre uses must align with the National Planning Policy Framework.

Site allocation: TH5

The application site falls within Site Allocations TH5 which promotes comprehensive redevelopment of the southern end of Ashley Road for ground floor town centre uses, with residential and employment above, contributing to the emerging District Centre.

IMAGE: TAAP ADOPTED SITE ALLOCATIONS



Haringey Draft Local Plan

Policy SS1: Spatial strategy – A Place Where We Can All Belong and Thrive

Policy SS1 establishes the overarching spatial strategy for the borough, seeking to optimise development opportunities in line with the Haringey Placemaking Framework. Growth is expected to deliver a fairer, healthier and more resilient borough, with development shaped through meaningful community engagement in accordance with the Haringey Deal.

The application site falls within a designated Placemaking Focus Area – Transform Area. These areas are identified as locations with the greatest placemaking potential, where significant change is planned to deliver new homes, workspaces, public spaces, and infrastructure while respecting valued local features.

The site is also located within the Tottenham part of the Lee Valley Opportunity Area, as identified in the London Plan. This designation seeks to realise significant growth potential, including the delivery of at least 7,000 homes and a substantial uplift in employment. In Tottenham, development is expected to reinforce the area’s role as a destination,

supported by the Tottenham Hotspur Stadium and Tottenham High Road’s function as a Cultural Corridor. Policy also supports masterplanned town centre growth, intensification of industrial and employment land, and enhanced connections to the Lee Valley Regional Park.

Development must align with infrastructure delivery and the ambitions of the Shaping Tottenham strategy.

Under the Inclusive Economy objectives, the policy promotes the vitality and resilience of the town centre network, including the establishment of Tottenham Hale as a vibrant District Centre. It seeks to meet strategic employment demand through safeguarding and intensifying industrial land, while supporting creative industries (particularly within the Haringey Creative Enterprise Zone) and protecting space for SMEs, independent businesses and emerging entrepreneurs.

Policy THN1: Tottenham Hale neighbourhood

Policy THN1 supports development that delivers the Tottenham Hale Vision and aligns with Shaping Tottenham and the London Growth Plan. The neighbourhood is expected to accommodate at least 2,500 homes and a significant uplift in employment, with growth focused within the Tottenham segment of the Upper Lee Valley Opportunity Area and the emerging Tottenham Hale District Centre, where the application sites are located.

Proposals must consolidate Tottenham Hale’s role as a District Centre, reinforcing its sense of place and supporting town centre functions. There is a strong emphasis on optimising designated industrial land to generate employment, strengthen the creative economy and retain SMEs. Development should support existing creative

clusters, enhance environmental quality within industrial areas, and provide new employment floorspace, including for technology and innovation-led sectors, reflecting Tottenham Hale’s position within the Innovation Corridor.

Policy THN2: Tottenham Hale District Centre

Policy THN2 sets out the framework for transforming the emerging District Centre into an established, vibrant mixed-use centre. Development must be comprehensive, masterplan-led and consistent with the Tottenham Hale District Centre Framework. A reconfigured urban structure is required, centred on a clear north-south high street from Ashley Road to the South Tottenham LSIS, with high-quality public realm, pedestrian priority and active frontages.

Proposals must deliver a diverse mix of town centre uses, including retail, leisure, social and cultural infrastructure, alongside high-quality office and workspace provision. Catalyst uses are encouraged to anchor activity. Development should also create a permeable street network with enhanced pedestrian and cycle connectivity, including improved links to Tottenham Hale Station, Hale Village and the Lee Valley Regional Park.

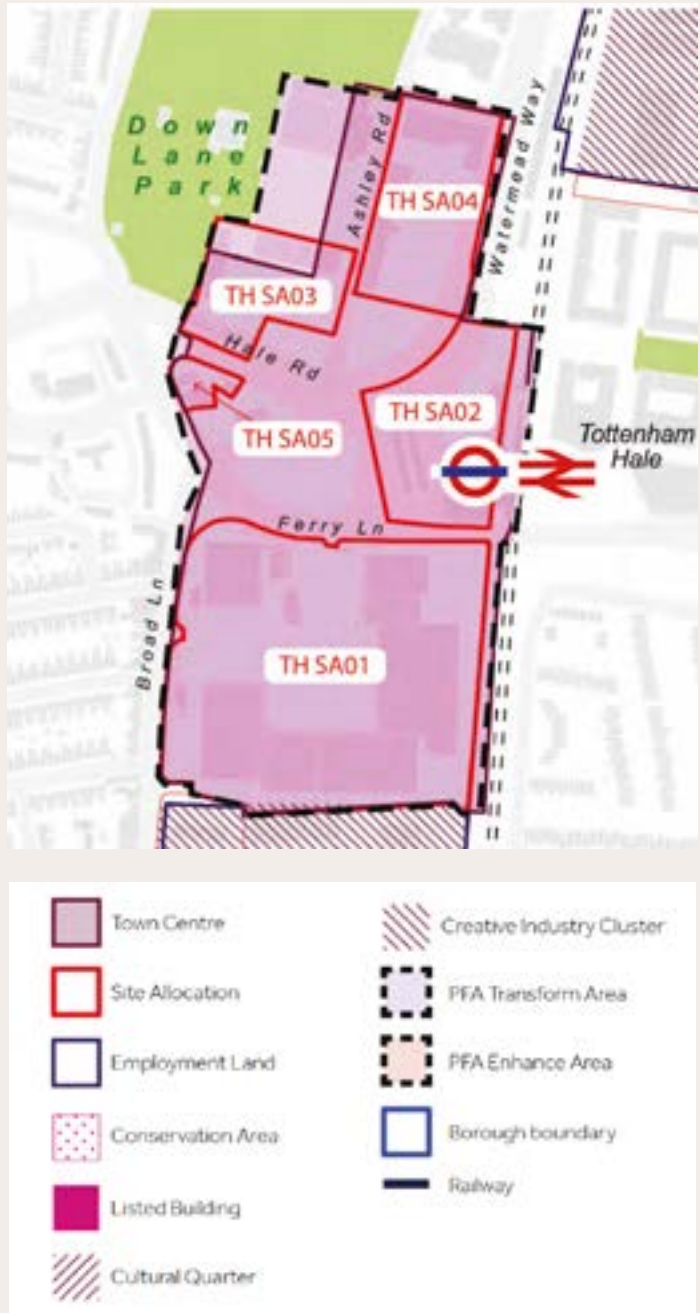
Site Allocations

The application site falls within the Site Allocations THSA03: Ashley Link.

THSA03: Ashley Link:

0.88 ha site allocated for comprehensive mixed-use redevelopment, delivering approximately 150 homes and 400 sqm of town centre floorspace (2027–2031). The scheme should maximise town centre and employment use and strengthen east-west connectivity through Down Lane Park.

IMAGE: EMERGING TH DISTRICT CENTRE & SITE ALLOCATIONS



Policy C2: Cultural facilities

Policy C2 supports new cultural facilities within designated Cultural Quarters, the borough’s Town Centre Network and high streets. Proposals must integrate with the existing social and cultural infrastructure network, respond to identified needs, and avoid adverse amenity impacts. Facilities should be inclusive, accessible and rooted in local context, reflecting heritage, identity and community diversity, while fostering social interaction and

belonging. Schemes are expected to provide flexible and adaptable spaces capable of accommodating a range of cultural activities, unless a specific identified need justifies a more tailored format. Early and ongoing engagement with cultural organisations, community groups and stakeholders is required to ensure facilities reflect local aspirations and deliver sustainable outcomes.

Policy C3: Meanwhile, ancillary and flexible cultural uses

Policy C3 supports meanwhile, ancillary and flexible cultural uses where they positively contribute to placemaking and cultural wellbeing. Proposals must demonstrate compatibility with the primary use and surrounding context, with appropriate management of amenity, servicing and infrastructure impacts.

Policy C5: Tottenham Creative Enterprise Zone

The application sites fall within the Tottenham Creative Enterprise Zone. Policy C5 seeks to strengthen the creative economy by securing affordable employment space (in line with Policy EI4), prioritising new workspace within Creative Industry Clusters, and supporting temporary activation of vacant sites. It promotes complementary cultural, commercial and community use along Tottenham High Road and within Tottenham Hale and North Tottenham District Centres, reinforcing Tottenham’s established strengths in music, fashion and cultural production.

Policy S1: Living well

Policy S1 promotes a coordinated, locality-based approach to delivering social infrastructure that enables residents to live well. Development must safeguard existing facilities, deliver new provision where required (within site allocations or otherwise) and

contribute through on-site delivery or financial contributions to mitigate demand arising from growth.

Policy S2: Social infrastructure

Policy S2 supports proposals for new high quality, accessible social infrastructure shaped by community engagement. Facilities should be located in accessible, prominent locations; complement and co-locate with existing services; and reinforce town centres and Cultural Quarters. Design must prioritise inclusivity, safety and adaptability, incorporating multifunctional spaces where appropriate. Where secured, facilities may be subject to Community Use Agreements. In town centres and cultural quarters, cultural facilities are the preferred alternative where social infrastructure use is no longer viable.

Policy EI4: Affordable employment space

Policy EI4 requires major schemes with over 1,000 sqm GIA of office Class E(g)(i-iii) or B2 space to provide affordable workspace, subject to viability: at least 10% for office (E(g)(i)) and 20% for R&D, industrial and B2 uses. Rents must be significantly below market levels, typically 60% of open market rates for office and 20–40% for industrial/R&D, with provision secured for a minimum of 25 years where viable.

Affordable workspace should be delivered onsite and should be marketed in the first instance to local businesses. Management arrangements must ensure long-term affordability, typically through low or peppercorn rents to workspace operators. Payments in lieu are only accepted in limited circumstances and must be calculated using the Council’s formula.

Policy EI5: Employment, Skills Development, and Local Business Growth

Policy EI5 requires major developments to deliver employment, training, apprenticeships, work experience and business growth through an agreed Employment, Skills and Business Plan (ESBP). At least 20% of construction jobs and roles created during the first two years of occupation must be offered to local residents via the Council’s job portals, for a minimum of 26 weeks and paid at London Living Wage (as set by the Living Wage Foundation) or above. Within this, 5% must be supported employment for priority groups and 20% dedicated to skills and training for unemployed residents. One Level 2+ apprenticeship/NVQ per £3m construction value is required, plus a £1,700 support fee. Delivery is secured and monitored through Section 106 agreements, with offset payments applied where obligations are not met.



02

Place Snapshot

Study Area

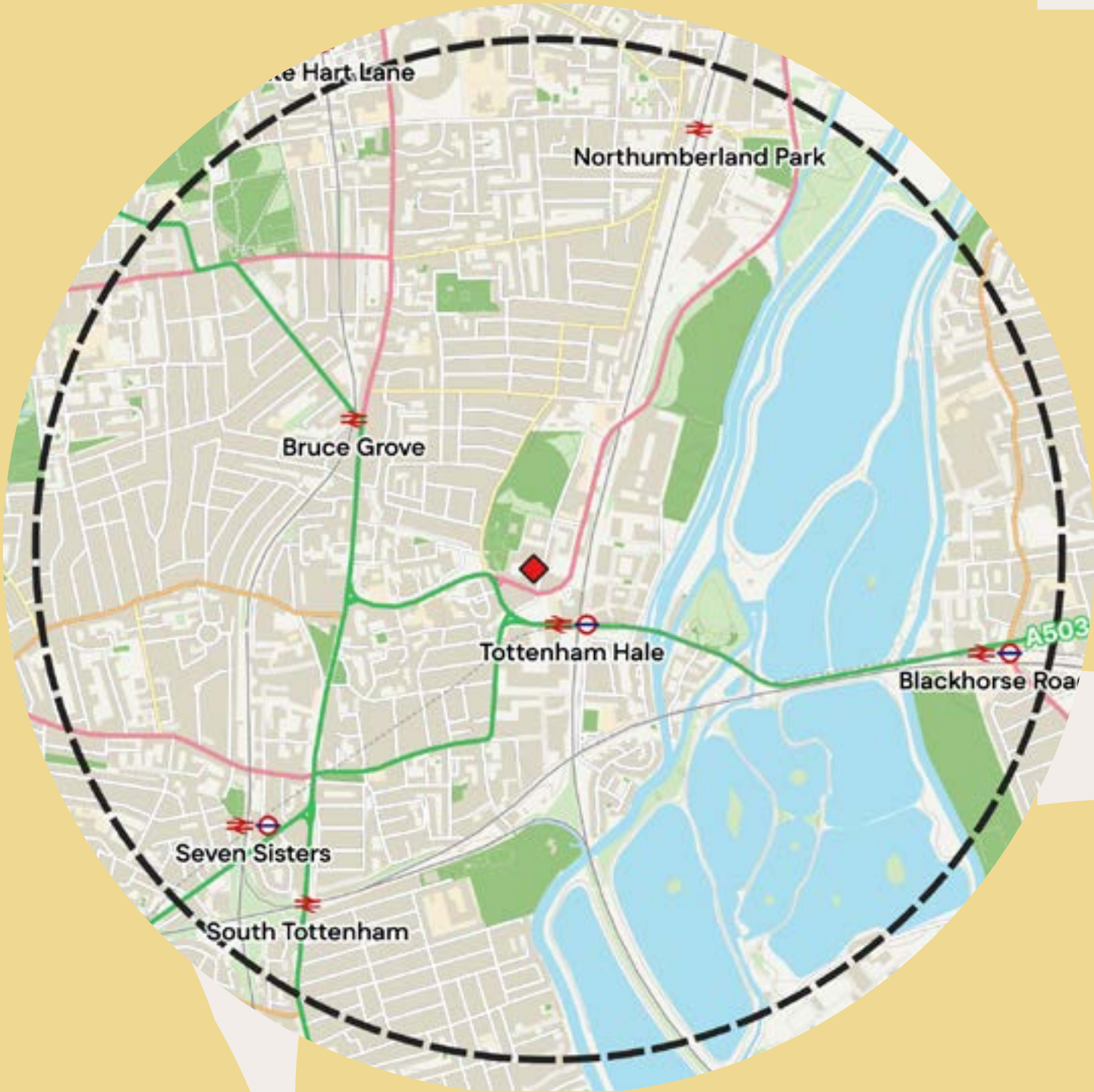
The Study Area is defined as a 1-mile radius around the Ashley House site in Tottenham Hale. Most of the area falls within the LB of Haringey, with the eastern edge extending into the LB of Waltham Forest.

A large proportion of the Study Area falls within the Lee Valley Opportunity Area, which is identified in the London Plan as having capacity for around 21,000 new homes and 13,000 jobs by 2041. The Study Area captures three key district centres (Tottenham Hale, Bruce Grove, and West Green Road) where much of the retail and service offer is concentrated. Tottenham Hale itself is undergoing substantial regeneration centred around the station and Ashley Road. Within the district centre area, approximately 1,125 new homes are planned across three development sites, including 432 student rooms.

Major landmarks within the Study Area include Tottenham Hotspur Stadium and the historic Bruce Castle Museum. The Study Area benefits from significant green and blue infrastructure.

To the north-east lies Tottenham Marshes, providing extensive walking, cycling and open grassland areas and connecting to nearby attractions such as Lee Valley Athletics Centre. The Study Area also covers 182 hectares of the 221-hectare Walthamstow Wetlands, which is Europe's largest urban wetland nature reserve.

The Study Area is exceptionally well-connected. Tottenham High Road provides a key route towards Central London, while seven railway and Underground stations serve the wider area. The site is located adjacent to Tottenham Hale station, providing direct access to the Victoria line and West Anglia Main Line, with additional connections available from Bruce Grove railway station, Seven Sisters station and South Tottenham railway station.



◆ THE SITE - - - STUDY AREA

Local Demographics

A young and international population

52.8% of residents within the 1-mile Study Area are aged under 35, above both Haringey and London averages. Young adults aged 20–34 represent the largest age group (28.4%), while children and teenagers aged 0–19 account for a further 24.4%. The area is also highly international, with 52% of residents born outside the UK.

An ethnically and religiously distinct community

While White residents remain the largest ethnic group (43.9%), the Study Area has a higher proportion of Black residents (27.6%) and residents from Other ethnic backgrounds (11.8%). Christianity (43.8%) and Islam (15.8%) are the two largest religions and are more prevalent locally than across the borough.

Residents living in higher-density housing

The housing stock is dominated by flats and apartments (62.9%), reflecting the area’s urban character. Single-person and two-person households are the most common household types, indicating a strong presence of singles and young professionals. At the same time, large households of four or more people account for 24.3% of all households, demonstrating that the area also supports a significant number of established families.

Higher levels of renting and lower affluence

Private renting (37.8%) and social renting (33%) both exceed borough averages, while home ownership is less common. 64.1% of households experience deprivation in at least one dimension, higher than both Haringey and London. Employment levels are also slightly lower, suggesting comparatively lower levels of affluence.

Lower educational attainment and professional employment

Only 38% hold a Level 4 qualification or above, while 23.5% have no formal qualifications. This is reflected in the occupational profile, with fewer residents working in high skilled professional roles. Instead, a larger share of residents are employed in semi-low skilled jobs such as caring, sales, operative and other service-based occupations.

FLAT, MAISONETTE OR APARTMENTS

63%

VS 61% HARINGEY, 54% LONDON

LEVEL 4 QUALIFICATION & ABOVE

38%

VS 48.3% HARINGEY, 46.7% LONDON

SEMI-LOW SKILLED JOBS

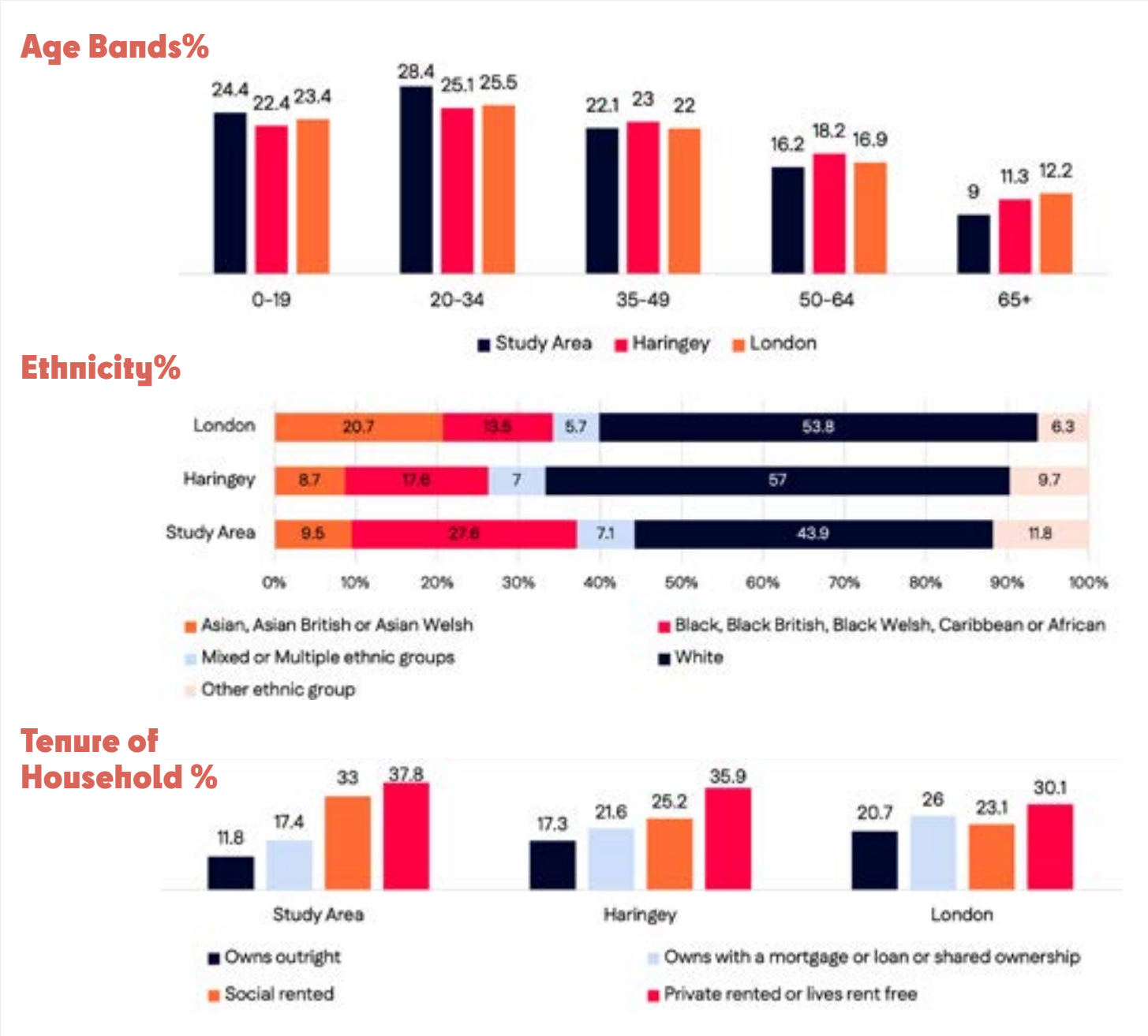
52%

VS 39.1% HARINGEY, 35.7% LONDON

SCHOOLCHILDREN/ FULL-TIME STUDENTS

25.1%

VS 21.1% HARINGEY, 22.2% LONDON



74,320

POPULATION (1-MILE STUDY AREA)

26,229

HOUSEHOLDS

52.8%

AGED UNDER 34

VS 47.5% HARINGEY, 49% LONDON

52%

RESIDENTS BORN OUTSIDE THE UK

VS 45.8% HARINGEY, 40.6% LONDON

64.1%

HOUSEHOLD DEPRIVATION

VS 56.7% HARINGEY, 52% LONDON

59%

RESIDENTS AGED 16+ IN EMPLOYMENT

VS 62.2% HARINGEY, 61.4% LONDON

Consumer Profile

To understand the local consumer profile, the Output Area Classification (OAC), developed by the Consumer Data Research Centre (CDRC), has been analysed. OAC is a UK-wide geodemographic framework that classifies small areas (Output Areas) using census data, grouping locations with similar demographic, socio-economic, and housing characteristics. This provides a robust basis for understanding how communities differ and evolve.

The classification highlights key structural trends, including ageing populations, shifts in housing tenure, and increasing ethnic diversity. The 2021 classification reflects post-pandemic changes such as higher levels of homeworking, altered mobility patterns, and a growing convergence between urban and rural characteristics. As a result, OAC serves as a valuable tool for informing planning, commercial strategy, and service provision through an evidence-led understanding of local populations.

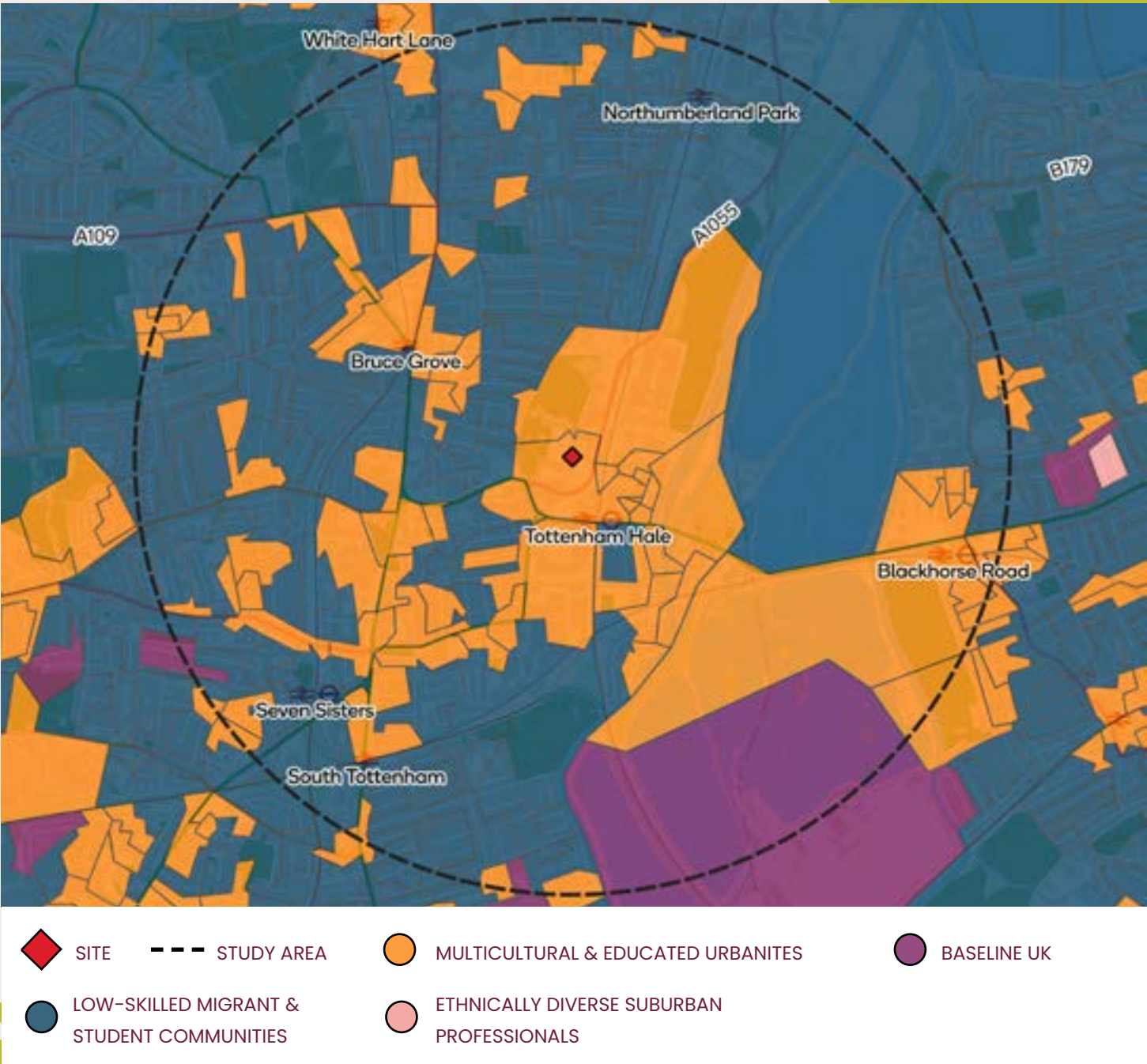
For this assessment, 232 Output Areas within the Study Area have been analysed at the OAC supergroup level, which is the broadest classification tier. This approach enables a clear benchmarking of local characteristics against national averages, providing a high-level view of the area’s consumer profile and how it compares within a wider UK context. Descriptions of top two Supergroups that make up the Study Areas are listed below.

SG 3: Multicultural and Educated Urbanites: 80/232 OAs (34.5%)

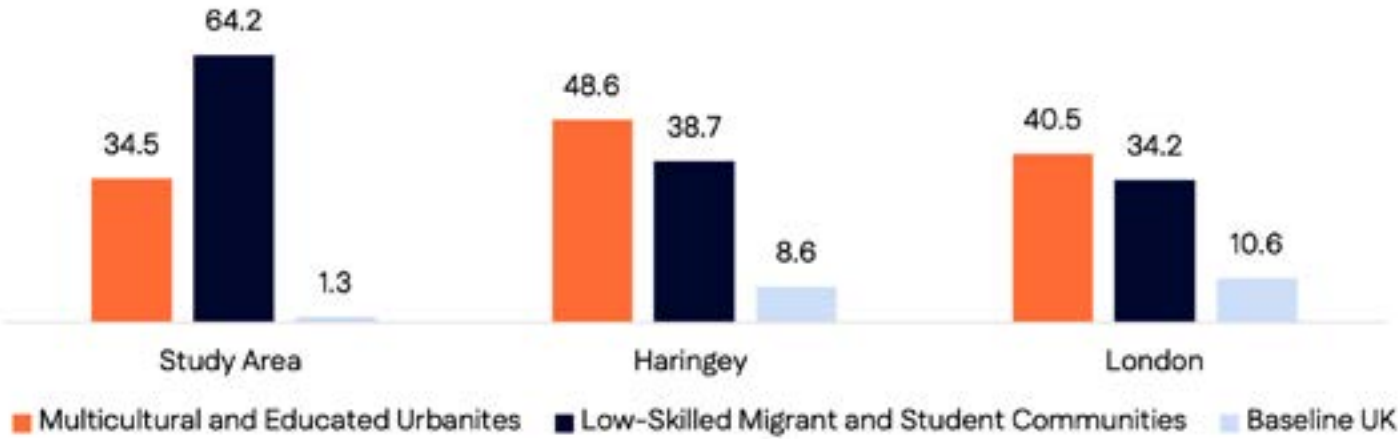
Established populations comprising ethnic minorities together with persons born outside the UK predominate in this Supergroup. Residents present diverse personal characteristics and circumstances: while generally well-educated and practising skilled occupations, some residents live in overcrowded rental sector housing. English may not be the main language used by people in this Group. Although the typical adult resident is middle aged, single person households are common, and marriage rates are low by national standards. This Supergroup predominates in Inner London, with smaller enclaves in many other densely populated metropolitan areas.

SG 4: Low-Skilled Migrant and Student Communities: 149/232 OAs (64.2%)

Young adults, many of whom are students, predominate in these high-density and overcrowded neighbourhoods of rented terrace houses or flats. Most ethnic minorities are present in these communities, as are people born in European countries that are not part of the EU. Students aside, low skilled occupations predominate, and unemployment rates are above average. Overall, the mix of students and more sedentary households means that neighbourhood average numbers of children are not very high. The Mixed or Multiple ethnic group composition of neighbourhoods is often associated with low rates of affiliation to Christian religions. This Supergroup predominates in non-central urban locations across the UK, particularly within England in the Midlands and the outskirts of west, south and north-east London.



Output Area Classification %



15 Minute Neighbourhood

The 15-minute neighbourhood is an urban planning concept, popularised by Carlos Moreno, in which most daily needs such as work, shopping, education, healthcare, and leisure can be reached within a 15-minute walk, bike ride, or public transport trip from any point in the area. To evaluate local provision around the Ashley Road site in Tottenham Hale, we apply AND’s 15-Minute Neighbourhood Checklist, grouping 20 key amenities into six categories: Living, Working, Commerce, Healthcare, Education, and Leisure.

Exceptional neighbourhood provision

The 15-minute catchment covers the wider Tottenham Hale area and demonstrates a strong level of self-sufficiency, with 19 of the 20 identified amenities present (the area does not contain a cinema/theatre). Provision is concentrated primarily along the High Road corridor, which functions as the area’s primary service and commercial hub. This level of provision supports walkable, day-to-day living and strengthens Tottenham Hale’s role as an emerging mixed-use neighbourhood within North London.

Wide range of everyday service and commercial amenities

The catchment provides a broad mix of everyday living amenities, including two post

offices, 21 places of worship, three community centres, 14 hair salons and eight EV charging points. Banking provision is limited, with Halifax operating the only bank branch in the area. ‘Commercial’ amenities are concentrated around Bruce Grove High Road, Tottenham Hale Retail Park and Ferry Lane. Grocery provision is particularly strong, with four supermarkets and 23 convenience stores serving local residents and workers.

Living

RELIGIOUS INSTITUTION

COMMUNITY CENTRES

CASH POINTS (BANKS, ATMS)

POST OFFICE

EV CHARGING POINT

HAIR SALON

Commerce

HIGH STREET

DEPARTMENT STORE

SUPERMARKETS

CONVENIENCE STORES

Healthcare

HOSPITAL/MEDICAL CENTRE

GYM

PHARMACY

Leisure

CINEMA/THEATRE

PLAYGROUND

PUB

Education

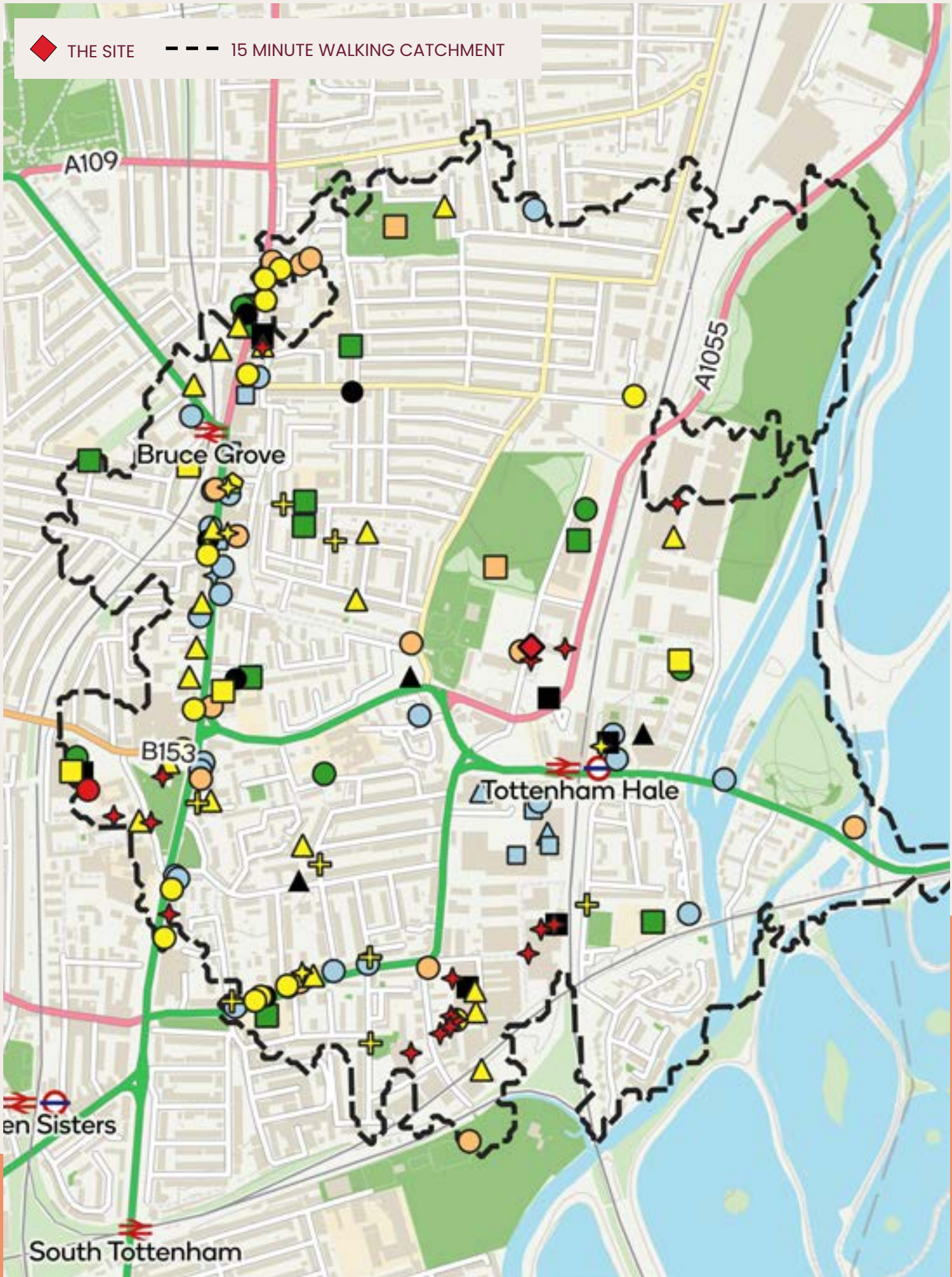
NURSERY

SCHOOL

Working

LIBRARY

WORKSPACES



Well-Established Healthcare, Workspace and Education offer

The area supports a growing local economy and residential population through a strong provision of ‘Education’, ‘Healthcare’ and ‘Working’ amenities. Marcus Garvey Library is the only library within the catchment, while 17 workspaces support SMEs, entrepreneurs and creative industries, including 10 Haringey Council-designated affordable workspace providers. Educational provision includes five nurseries and nine schools, although there are no dedicated secondary schools within the catchment. Healthcare provision includes four medical centres, five pharmacies and six gyms, with facilities located close to the site.

Leisure amenities remain limited

The catchment contains three parks and playgrounds alongside several green spaces, helping support health and wellbeing. There are also 12 pubs and bars, including Mother Kelly’s Tottenham adjacent to the site. However, there are currently no cinemas within the 15-minute area, with Forest Cinema being the closest major cinema offer.

Pipeline developments to strengthen the local offer

A number of pipeline developments are expected to strengthen and diversify the local offer. The nearby Ferry Island schemes are set to introduce new café, restaurant and convenience-led operators, alongside a proposed cinema which would address an existing gap in leisure provision. Additional commercial occupiers have also secured space near the site, including new supermarket operators just west of the junction of Ashley Road Hale Road, and at the base of the Millstream Tower. Collectively, these developments are expected to improve local activation and convenience provision, while also increasing competition within an increasingly well-served market.

Living

RELIGIOUS INSTITUTION

COMMUNITY CENTRES

CASH POINTS (BANKS, ATMS)

POST OFFICE

EV CHARGING POINT

HAIR SALON

Commerce

HIGH STREET

DEPARTMENT STORE

SUPERMARKETS

CONVENIENCE STORES

Healthcare

HOSPITAL/MEDICAL CENTRE

GYM

PHARMACY

Leisure

CINEMA/THEATRE

PLAYGROUND

PUB

Education

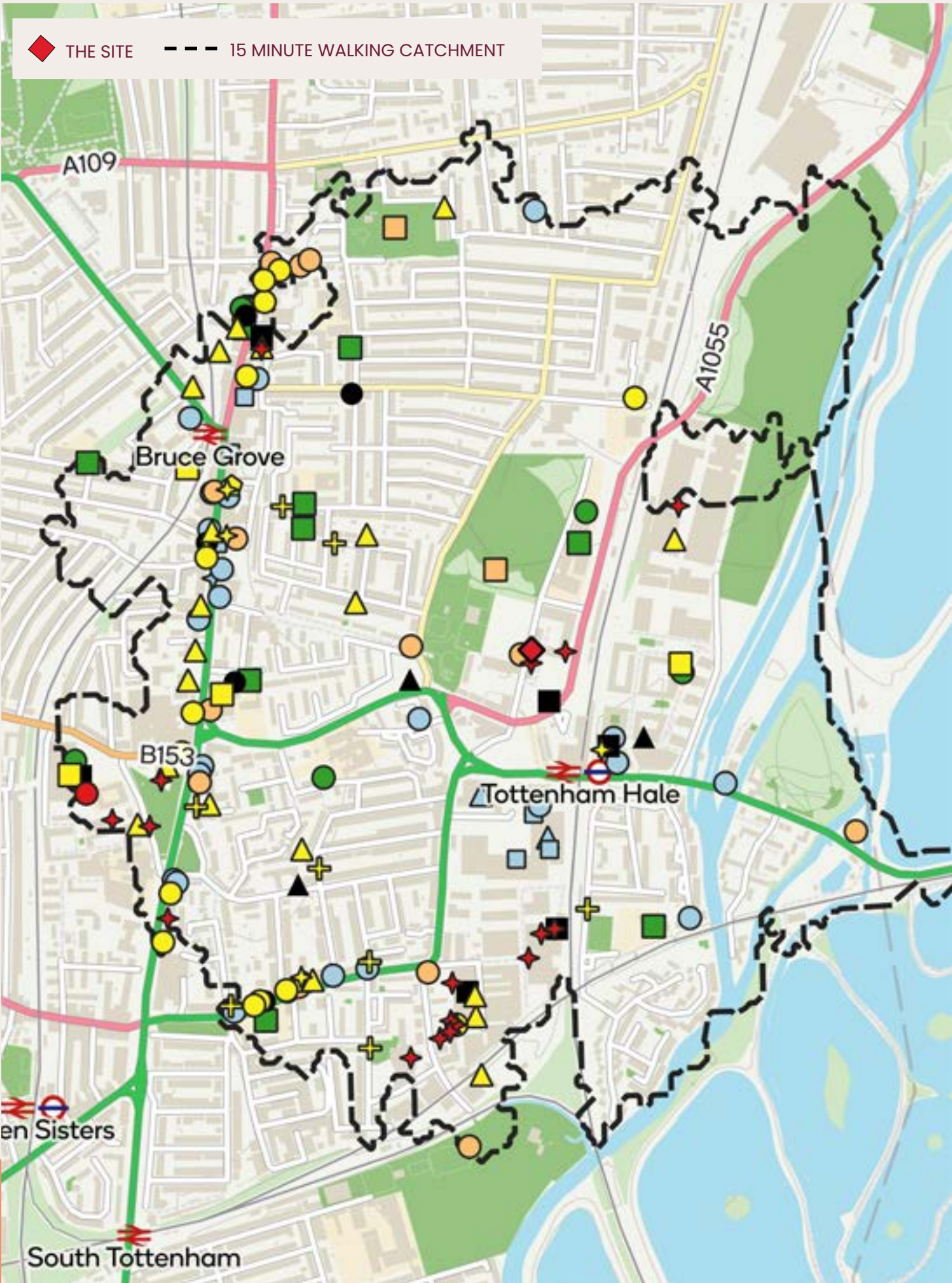
NURSERY

SCHOOL

Working

LIBRARY

WORKSPACES



Development Context

A neighbourhood in transformation

Tottenham Hale has undergone significant change in recent years, with a range of residential and mixed-use schemes delivered across the area. The most significant activity within the 1-mile Study Area has centred on Ashley Road and Tottenham Hale town centre. Over the past five years, eight developments have delivered 1,252 new homes here, creating a higher-density neighbourhood and supporting ongoing regeneration.

Pipeline concentrated around the town centre

The four pipeline developments in the Study Area are concentrated in and around the town centre, all due for completion within the next two years. Combined, these developments are set to deliver 694 residential homes and 432 PBSA units, bringing an estimated 2,237 new residents to the area. They will also add a total of 33,950 sq ft of commercial floorspace.

Ferry Island completes the Heart of Hale masterplan

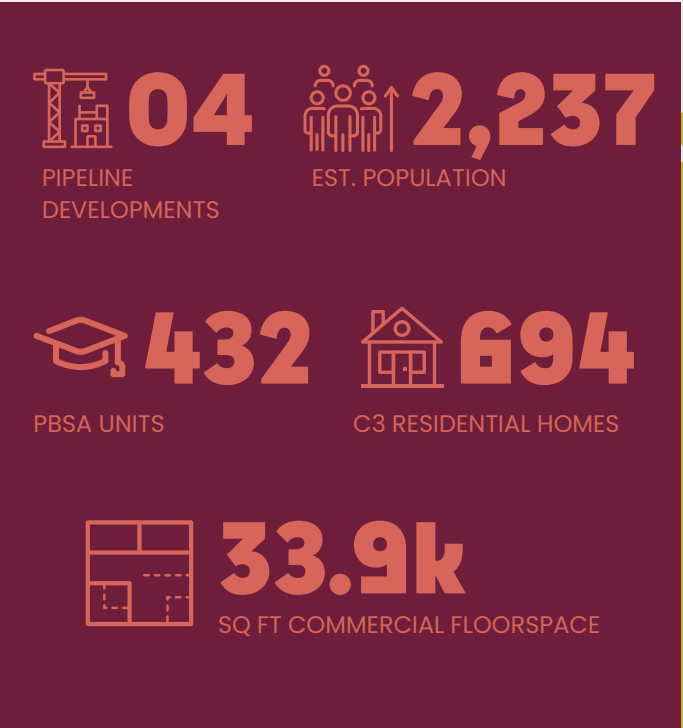
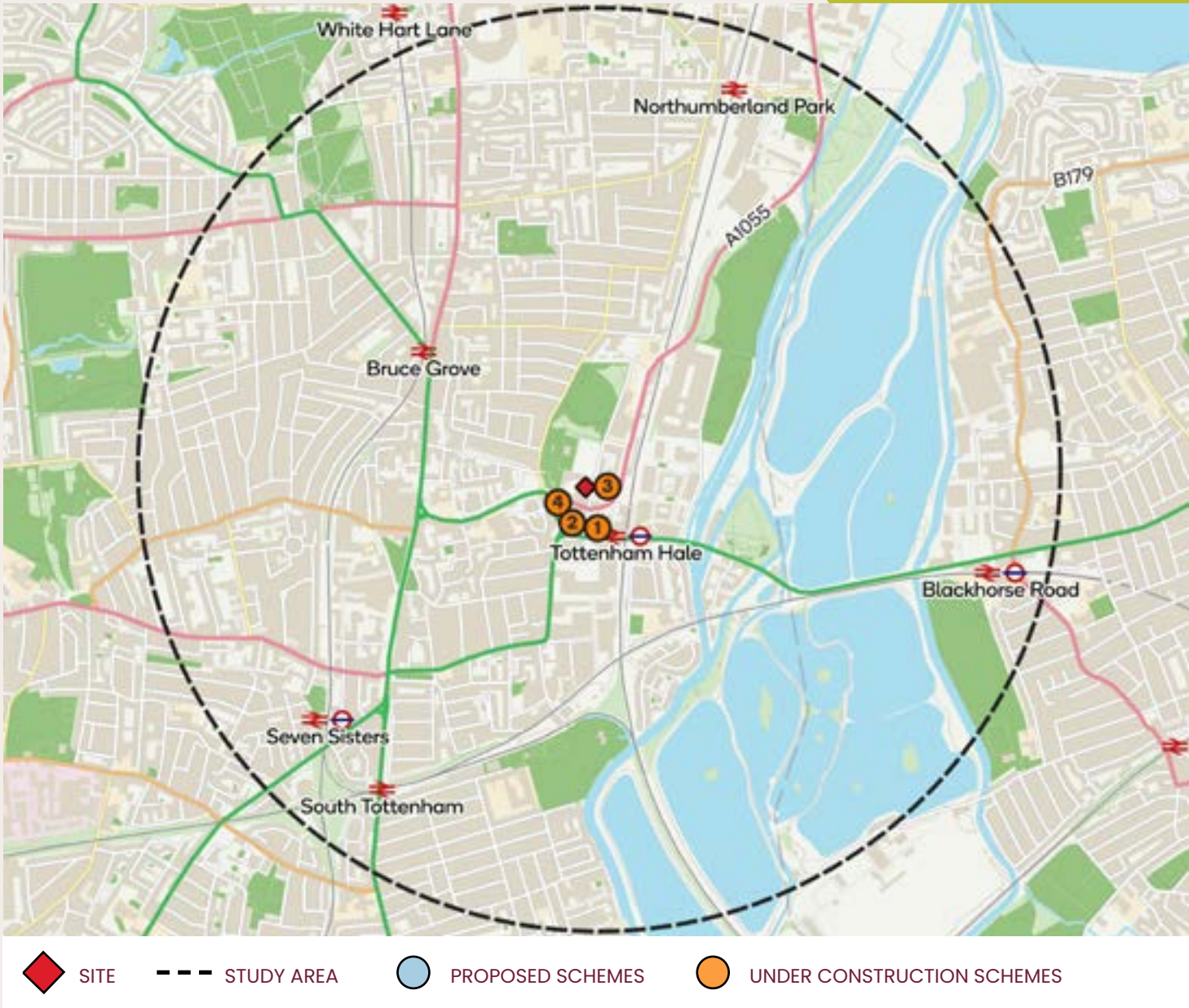
The Ferry Island site is nearing completion, comprising two mixed-use residential buildings. As the final phase of the wider Heart of Hale masterplan, it is designed as a town centre destination, with substantial commercial and community space at ground, mezzanine and roof levels.

1 Ferry Island will deliver 376 Build-to-Rent homes and c.13,900 sq ft of flexible retail, office and leisure space, including a cinema. 2 Ferry Island will add 108 Build-to-Rent homes and

c.6,300 sq ft of flexible retail and leisure space. Across both buildings, eight ground-floor units will activate Hale Square and the routes to Tottenham Hale Station, while the new two-screen cinema will provide an additional leisure destination for both residents and the wider community. Both buildings are due for completion by the end of 2026.

Other pipeline developments

2 Berol Yard, next to the Ashley House site, forms part of the Berol Quarter scheme and will deliver 210 BTR homes and 7,600 sq ft of commercial space by 2028. Meanwhile, 29-33 The Hale is expected to open for the 2027/28 academic year, providing 431 PBSA beds, extensive resident amenities, roof terraces, and 6,082 sq ft of retail space, reinforcing Tottenham Hale’s growing mixed-use town centre.



No.	Scheme	Status	Est. Year of Completion	Tenure Type	No. of Units	Est. Population	Commercial space (sq ft)
1	1 Ferry Island (Building 1 South)	Nearing Completion	Q4 2026	100% BTR	376	926	13,961
2	2 Ferry Island (Building 2 South)	Nearing Completion	Q4 2026	100% BTR	108	281	6,308
3	2 Berol Yard - Berol Quarter	Constuction to commence	2028	100% BTR (35% affordable)	210	598	7,600
4	29-33 The Hale	Under Construction	2027	PBSA	432	432	6,082
TOTAL					1,126	2,237	33,950

♣ 03

Demand Study

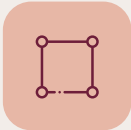
Retail Demand Study

Retail Demand Overview



1.4M

SQ FT TOTAL INVENTORY



29.7K

SQ FT TOTAL AVAILABLE SPACE



£31.14

MARKET RENT PER SQ FT



15

PROPERTIES WITH UNITS AVAILABLE

Average Transaction Size

2026 YTD 4,730 SQ FT

2025 1,233.8 SQ FT

2024 3,021.4 SQ FT

2023 8,314.6 SQ FT

2022 2,530 SQ FT



1.7%

VACANCY RATE



2.1%

AVAILABILITY RATE



1.4%

ANNUAL RENTAL GROWTH

Net Absorption

2026 YTD

0 SQ FT

2025

-872 SQ FT

2024

-61 SQ FT

2023

11,519 SQ FT

2022

59,558 SQ FT

TRANSACTIONS

DEALS

VOLUME (SQ FT)

2026 YTD

1

4,730

2025

5

6,169

2024

12

36,257

2023

7

58,202

2022

9

22,767

Average

8.2

30,848.7

457.3K SQ FT

SUB 2,500 SQ FT RETAIL INVENTORY



72,864 SQ FT

UNDER CONSTRUCTION

7.8

AVERAGE MONTHS ON THE MARKET

1.2



YEARS SUPPLY ON THE MARKET

Wider Retail Market Analysis

This demand assessment focuses on all retail properties located within the 1-mile Study Area. This study aims to evaluate the overall strength of the local retail market in the Study Area, providing an evidence-based foundation for subsequent strategic decisions. The analysis is based on CoStar data downloaded on 27th January 2026 and reinforced by relevant planning portal data, as well as AND’s extensive in-house database.

Well-established retail market dominated by small units

The Study Area contains 637 retail properties providing approximately 1.42 million sq ft of floorspace, reflecting a mature and well-established local retail market.

The stock is heavily weighted towards small-format units, with 85% (539 properties) below 2,500 sq ft. Among these, the most common

size bracket is under 1,000 sq ft (393 properties; 62%), followed by those under 1000–2,500 sq ft (146 properties; 23%). Medium-sized retail properties between 2,500 and 10,000 sq ft account for 75 properties (12% of stock). Larger retail properties above 10,000 sq ft are limited to only 23 properties (4% of stock).

This distribution reflects a local retail market primarily serving day-to-day needs through convenience retail, independent businesses and service-led occupiers, with limited provision for larger-format retailers.

Poor-quality stock limits occupier choice

The quality of the stock was assessed using CoStar’s rating system. CoStar assesses properties based on their architectural attributes, amenities, location, landscaping, and third-party building certifications. A one or two-star rating indicates older, poor-quality properties that require refurbishment to make them more appealing to a greater variety of prospective tenants. A three-star rating is average quality, and a four- or five-star rating is above average or excellent quality.

The Study Area is dominated by poor-quality, ageing stock, limiting the choice for occupiers looking for modern retail units. Around 79% of the existing stock (507 properties) is rated 2-star, indicating older properties that would benefit from refurbishment. This suggests that occupier demand is currently being met by lower-quality stock, and that refurbished or new high-quality retail space would be well absorbed by the market.

Tight market with strong occupier demand

The retail market is characterised by limited availability, with only 15 properties offering 29,725 sq ft at the time of analysis. Availability stands at 2.1%, while the vacancy rate is just 1.7%, both indicating a tightly supplied market. Positive net absorption of +70,144 sq ft over the past five years further demonstrates sustained occupier demand. Although approximately 72,864 sq ft of retail floorspace is currently under construction, this is unlikely to significantly ease market constraints in the short term.

Strong demand for small units

Leasing activity reinforces the existing stock profile. Over the past five years, 70.5% of recorded retail transactions (24 out of 34 deals) involved units below 2,500 sq ft, demonstrating sustained demand for smaller units suited to independent retailers, food and beverage operators, convenience uses and local services. By comparison, larger lettings have been limited, with only three transactions involving units above 10,000 sq ft and just one exceeding 25,000 sq ft.

Clear preference for high-quality space

While the majority of existing retail stock is of lower quality, leasing activity shows that

occupiers actively seek for higher-quality units within the Study Area. 73.5% of all transactions over the past five years (25 out of 34 deals) were for 3 and 4-star properties, indicating a clear preference for modern, well-specified retail space. This suggests new, high-quality units would compete effectively despite the predominantly secondary nature of the wider market.

Stable rental performance and growth

Retail rents currently average £31.14 per sq ft, with annual rental growth of 1.4%, reflecting a stable and healthy market. Given the limited availability of modern retail accommodation and continued occupier demand, future rental growth is likely to be driven by the delivery of high-quality small-format units and the refurbishment of existing stock, rather than by a significant increase in overall supply.

Total Retail Stock

	No. of Properties	% of Properties	Sq ft Floorspace	% of Floorspace
Under 1,000 sq ft	393	61.7%	231,807	16.3%
1,000 sq ft to 2,499 sq ft	146	22.9%	225,509	15.9%
2,500 sq ft to 4,999 sq ft	61	9.6%	207,777	14.9%
5,000 sq ft to 9,999 sq ft	14	2.2%	105,796	7.5%
10,000 sq ft to 24,999 sq ft	16	2.5%	255,120	18%
25,000 sq ft to 49,999 sq ft	5	0.8%	156,946	11.1%
50,000 sq ft to 99,999 sq ft	1	0.2%	53,207	3.7%
Over 100,000 sq ft	1	0.2%	182,904	12.9%
TOTAL	637	100%	1,419,066	100%

CoStar Rating

★
1 Property

★ ★
507 Properties

★ ★ ★
124 Properties

★ ★ ★ ★
5 Properties

★ ★ ★ ★ ★
0 Properties

I Recent Transactions: Retail



101 Bruce Grove

N17 9JD

3 Star Retail Shopfront Built in 1926
989 sq ft Leased on 29 August 2025
2,343 sq ft Total Floorspace
£25.28/ sq ft Asking Rent
3 Months on Market



266-268 High Rd

N15 4AJ

3 Star Retail Shopfront Built in 1883
537 sq ft Leased on 01 March 2025
3,879 sq ft Total Floorspace
£34.45/ sq ft Achieved Rent
4 Months on Market



711 Seven Sisters Rd

N15 5JT

2 Star Retail Shopfront Built in 1960
893 sq ft Leased on 05 March 2025
1,265 sq ft Total Floorspace
£26.88 / sq ft Achieved Rent
8 Months on Market



713 Seven Sisters Rd

N15 5JT

2 Star Retail Shopfront Built in 1960
1,375 sq ft Leased on 21 February 2025
1,375 sq ft Total Floorspace
£22.18/ sq ft Achieved Rent
4 Months on Market



Eagle Heights, Waterside Way

N17 9FU

3 Star Retail Shopfront Built in 2022
2,375 sq ft Leased on 01 February 2025
8,145 sq ft Total Floorspace
£20/sq ft Achieved Rent
15 Months on Market



Blackhorse View, Blackhorse Rd

N17 6AU

3 Star Retail Shopfront Built in 2022
1,547 sq ft Leased on 24 November 2024
17,579 sq ft Total Floorspace
£28.59/sq ft Achieved Rent
Months on Market Not Available

I Recent Voids: Retail



530-536 High Rd

N17 9SX
3 Star Retail Shopfront Built in 1990
7,300 sq ft Available (1 Space)
24,820 sq ft Total Floorspace
£22-27/sq ft CoStar Est. Rent
3 Months on Market



522-528 High Rd

N17 9SX
2 Star Retail Shopfront Built in 1930
6,980 sq ft Available (1 Space)
15,378 sq ft Total Floorspace
£21.49/sq ft Asking Rent
2 Months on Market



456-460 High Rd

N17 9JD
2 Star Retail Shopfront Built in 1950
5,167 sq ft Available (1 Space)
193,136 sq ft Total Floorspace
£14-17/sq ft CoStar Est. Rent
8 Months on Market



1 Moria Close

N17 6HZ
3 Star Retail Shopfront Built in 2026
4,100 sq ft Available (1 Space)
4,100 sq ft Total Floorspace
£19.51/sq ft Asking Rent
15 Months on Market



Blackhorse View, Blackhorse Rd

E17 6AU
3 Star Retail Built in 2022
5,429 sq ft Available (4 Spaces)
17,579 sq ft Total Floorspace
£19-23/sq ft CoStar Est. Rent
16 Months on Market



50-52 Lawrence Rd

N15 4EG
3 Star Retail Shopfront Built in 2020
1,851 sq ft Available (1 Space)
17,579 sq ft Total Floorspace
£21.34/sq ft Asking Rent
35 Months on Market

I Hyper-Local Retail Context

Strong and well-established retail offer

The retail offer in the wider local area is performing well. Tottenham Hale Retail Park and Ferry Lane provide a strong mix of convenience, comparison, and F&B uses. Anchors include Lidl, Iceland, Poundland, and Boots, alongside national F&B operators such as Starbucks, Pret, and Greggs. Broad Lane also accommodates a mix of local services, including salons and takeaways. Additionally, Tesco Express and Asda Express located near the station, further strengthen the convenience offer.

Initial research indicates limited gaps in the local offer, with potential demand for more specialist uses, such as a greengrocer or bakery.

This is reinforced by a 15-minute neighbourhood assessment conducted by AND, which identified 19 out of 20 key amenities necessary for daily life present, highlighting a high level of local self-sufficiency and strong commercial provision.

Prolonged vacancy of newly delivered commercial units

The wider retail market within the 1-mile Study Area is performing strongly, with low vacancy, and positive net absorption over recent years. However, this strength is not reflected in the immediate area around the sites.

Recent on-the-ground observations indicate a consistent pattern of prolonged vacancy in newly delivered ground-floor commercial units. The Sessile (delivered in 2023) has multiple vacant units (4-5), with hoarding focused on residential marketing rather than commercial leasing. Nearby, 1 Ashley Road (delivered in 2023) has a vacant 1,109 sq ft unit, while Millstream Tower (delivered in 2025)

includes two unoccupied units along Hale Road. At 3 Ferry Island (delivered in 2023), a 3,315 sq ft ground-floor unit also remains vacant.

Leasing constraints and poor visibility affecting take-up and activation

Leasing performance appears to be affected not only by supply levels but also by operational and design constraints. Several occupied units suffer from poor visibility and weak frontage activation. For example, Mother Kelly's lacks clear signage and has darkened glazing, limiting its presence on the street. Discussions with local occupiers also highlight challenging leasing terms and restrictions on signage, which can deter occupiers or delay fit-out and opening. One occupier noted ongoing negotiations simply to install appropriate signage on their cafe unit.

These issues suggest that, beyond market demand, leasing strategy, flexibility, and unit design are key barriers to successful retail occupation in the immediate area.



IMAGE: SIGNAGE AT MOTHER KELLY'S BAR, ASHLEY RD



IMAGE: VACANT UNITS AT THE SESSILE BUILDING



IMAGE: VACANT UNIT AT 1 ASHLEY RD



IMAGE: VACANT UNIT AT 3 FERRY ISLAND

*All images taken March 2026.

Upcoming commercial offer to further increase supply and intensify competition

Within 100 metres of the site, recently delivered schemes have already secured new convenience operators, including an Asda at 2 Ashley Road (West Apartments) and a Tesco Express at Millstream Tower.

Beyond this, there are four developments in the pipeline in and around the town centre, all expected within the next two years. Together they will deliver 33,950 sq ft of commercial space, further increasing local provision.

The Ferry Island site is nearing completion and comprises two mixed-use residential buildings. As the final phase of the wider Heart of Hale masterplan, it is designed as a town centre destination, delivering c.20,000 sq ft of retail, commercial and leisure space across ground, mezzanine and roof levels. 1 Ferry Island will deliver c.13,900 sq ft of flexible retail, office and leisure floorspace, including a cinema, while 2 Ferry Island will provide a further c.6,300 sq ft of flexible floorspace.

Across both buildings, there will be eight ground-floor units for retail, restaurant and leisure, fronting Hale Square and the routes to Tottenham Hale station. 1 Ferry Island will also include a two-screen cinema in a shared basement, designed as a community facility rather than just a resident amenity.

Elsewhere, 2 Berol Yard, next to the Ashley House site, forms part of the Berol Quarter scheme and will add 7,600 sq ft of commercial space by 2028. Meanwhile, 29–33 The Hale is expected to open for the 2027/28 academic year, providing 431 PBSA beds, resident amenities, roof terraces and 6,082 sq ft of retail space.

While this will strengthen the overall offer and activation, it will also intensify competition in a

micro-level market already facing oversupply, particularly given current vacancy levels in nearby new-build units.

Strong local preference for active ground floor uses

To understand retail preferences locally, an in-person engagement was carried out near Tottenham Hale station and Ashley House, gathering public views on the future of the Site and its retail provision. Fifty people were surveyed in total. The sample gave strong local representation. 42% of respondents lived in Tottenham, 16% worked in the area, 18% visited regularly, and a further 18% were visiting at the time. The remainder were passing through or visiting for specific purposes. Almost half (48%) were aged between 19 and 30, the largest age group represented.

There was strong support for active ground floor town centre uses at Ashley House, with 84% of respondents in favour. Only 8% saw no need for retail uses, while a further 8% were unsure. Support came from a wide range of age groups, living situations and connections to Tottenham, indicating broad community appeal.

When asked what uses they would like at ground floor level, respondents favoured a diverse mix. Food and beverage options were the most common preference (58%), followed by shops and convenience retail (40%) and supermarket provision (36%), with requests for fresh food and higher-quality grocers such as Waitrose, M&S and Whole Foods. Community facilities (30%) and workspace (20%) were also popular, alongside smaller calls for healthcare, a cinema and family-focused facilities.

Demand for supermarkets and community facilities was strongest among local residents, while retail appealed particularly to younger respondents. However, some noted that Tottenham Hale Retail Park already offers significant retail, suggesting any new provision should complement rather than duplicate what exists.



IMAGE: 1 FERRY ISLAND



IMAGE: 2 FERRY ISLAND



IMAGE: TOTTENHAM HALE RETAIL PARK

Light Industrial Demand Study

Light Industrial Demand Overview



299.1K
SQ FT TOTAL INVENTORY



700
SQ FT TOTAL AVAILABLE SPACE

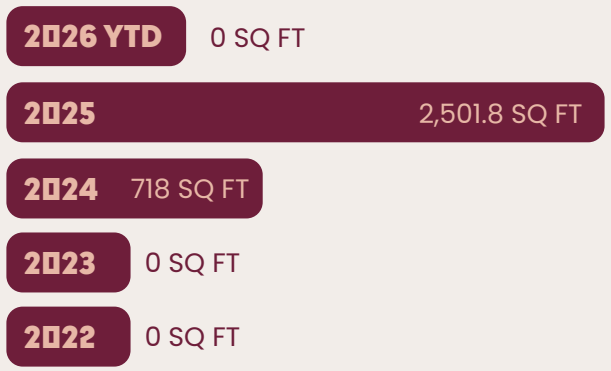


£19.65
MARKET RENT PER SQ FT

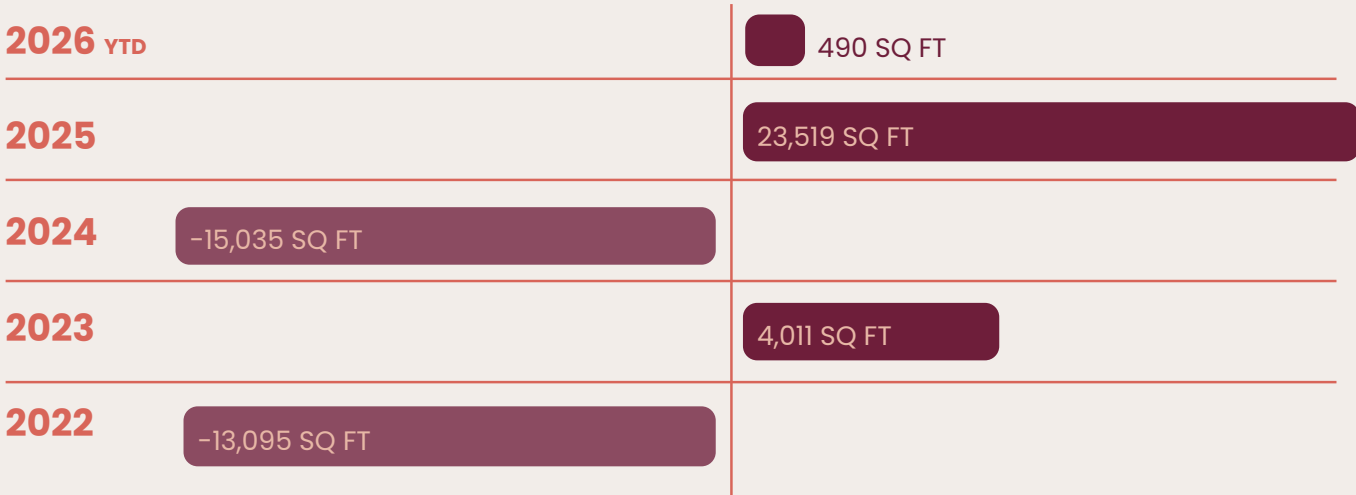


1
PROPERTY WITH UNITS AVAILABLE

Average Transaction Size



Net Absorption



TRANSACTIONS	DEALS	VOLUME (SQ FT)
2026 YTD	0	0
2025	5	12,509
2024	4	2,871
2023	0	0
2022	0	0
Average	2.2	3,845

63,252 SQ FT
SUB 5,000 SQ FT INVENTORY

**0** SQ FT
UNDER CONSTRUCTION

9.3 
AVERAGE MONTHS ON THE MARKET

0.2 
YEARS SUPPLY ON THE MARKET

I Light Industrial Market Analysis

The light industrial demand assessment analyses all light industrial properties located within a 1-mile study radius. The purpose of this assessment is to develop an understanding of the relative strength of the light industrial market in the Study Area and to provide evidence for subsequent strategic commercial decisions. The analysis is based on CoStar data downloaded on 27 January 2026 and reinforced by relevant planning portal data as well as AND’s extensive in-house database.

Small units dominate the market

The 1-mile Study Area contains 50 light industrial properties providing approximately 299,125 sq ft of floorspace. The market is dominated by small-format units, with 60% of properties below 5,000 sq ft. These units typically accommodate SMEs, small trades, workshops, light manufacturing, storage, and creative or studio businesses.

Total Light Industrial Stock

	No. of Properties	% of Properties	Sq ft Floorspace	% of Floorspace
Under 1,000 sq ft	9	18%	6,075	2%
1,000 sq ft to 2,499 sq ft	8	16%	14,091	5%
2,500 sq ft to 4,999 sq ft	13	26%	43,086	14%
5,000 sq ft to 9,999 sq ft	12	24%	87,571	29%
10,000 sq ft to 24,999 sq ft	7	14%	109,261	37%
25,000 sq ft to 49,999 sq ft	1	2%	39,041	13%
50,000 sq ft to 99,999 sq ft	0	0%	0	0%
Over 100,000 sq ft	0	0%	0	0%
TOTAL	50	100%	299,215	100%

This stock profile reflects the Study Area’s transformation, particularly in Tottenham Hale. Over the past two decades, many larger industrial sites have been redeveloped for residential and mixed-use schemes. As land values have risen, remaining industrial space has increasingly been subdivided into smaller, more flexible units serving local businesses and service-based industries. Consequently, larger industrial premises above 10,000 sq ft have become scarce in the Study Area.

Ageing stock highlights the need for modern space

The quality of existing stock is generally poor. According to CoStar, 86% of light industrial properties are rated one or two stars, indicating basic accommodation with limited modern specifications. This suggests occupiers are accepting lower-quality premises due to a lack of alternatives rather than preference.

The poor condition of the stock largely reflects its age. Existing properties have an average construction date of 1953, the newest building dates from 1993, and only one property has

undergone refurbishment since 2010. Much of the remaining stock was designed for earlier manufacturing uses and no longer meets modern occupier requirements for servicing, loading, ceiling heights or internal layouts. As former factory sites have been redeveloped, many surviving industrial buildings represent the oldest and least-invested parts of the market.

Extremely tight supply leaves occupiers with no choice

Supply is extremely constrained, with only one available unit currently on the market – a 700 sq ft, 2-star property at 70–72 Markfield Road (built in 1967). This single unit accounts for both the 0.2% vacancy and availability rates, leaving prospective occupiers with virtually no choice.

No pipeline to relieve supply pressure

No light industrial space is currently under construction, meaning pressure on existing stock is likely to continue. Higher land values around Tottenham Hale Station have diverted investments towards residential-led mixed-use schemes, where returns exceed those of standalone industrial development. Planning policy has encouraged this transition, with employment space increasingly delivered only as part of wider mixed-use projects. As a result, no new industrial supply is expected to relieve pressure on the ageing stock.

Low leasing activity reflects a constrained market

Between 2022 and 2025, 9 leases totalling 15,380 sq ft were recorded, which equates to an average of 2.2 deals and approximately 3,845 sq ft per year. This low level of activity reflects the market’s small size and constrained supply, with existing premises

largely occupied by long-term tenants. Notably, 90% of recent lettings involved units below 1,000 sq ft, demonstrating occupier preference for small format units.

Rising rents despite flat absorption

Market rent stands at £19.65 per sq ft with an annually growth of 2.7%, while net absorption remains marginal at –110 sq ft. This combination suggests minor stock churn rather than weakening occupier demand.

Without targeted investment or planning protection, the area risks losing its industrial capacity, thereby limiting future economic diversity and displacing small, local businesses reliant on this space. The delivery of small-format, high-quality units will cater to the needs of small businesses, artisans, and light manufacturing or service-based enterprises requiring flexible, affordable workspace close to central London.

CoStar Rating



| Recent Transactions: Light Industrial



Fountayne Rd

N15 4LQ
2 Star Light Manufacturing Building Built in 1975
477 sq ft Leased on 30 October 2025
18,512 sq ft Total Floorspace
Rent Not Available
5 Months on Market



Rangemoor Rd

E15 1NG
2 Star Light Manufacturing Building Built in 1993
925 sq ft Leased on 1 July 2025
3,322 sq ft Total Floorspace
Rent Not Available
01 Months on Market



70-72 Markfield Rd

N15 4QF
2 Star Light Industrial Building Built in 1967
700 sq ft Available (1 Space)
3,504 sq ft Total Floorspace
£13.35 – 16.32/sq ft CoStar Est. Rent
Months on Market Not Available



Blackhorse Ln

E17 5QN
3 Star Industrial Building Built in 2024
4,500 sq ft Leased on 24 June 2025
6,000 sq ft Total Floorspace
£23/sq ft Asking Rent
16 Months on Market



2 Somerset Rd

N17 9EJ
2 Star Light Industrial Built in 1896
776 sq ft Leased on 17 December 2024
10,434 sq ft Total Floorspace
£15.92/sq ft Achieved Rent
4 Months on Market

Office Demand Study

Office Demand Overview



755.3K
SQ FT TOTAL INVENTORY



15.8K
SQ FT TOTAL AVAILABLE SPACE

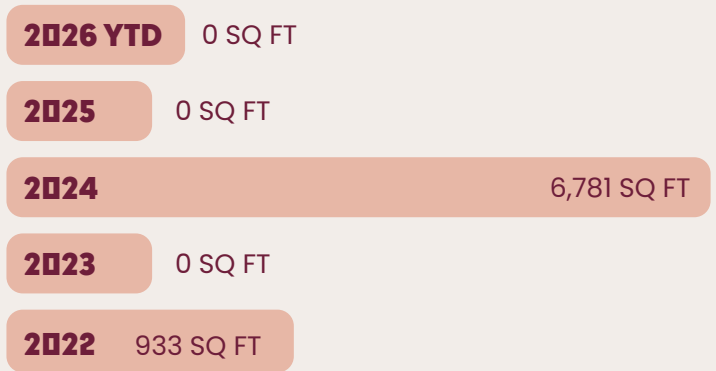


£17.30
MARKET RENT PER SQ FT



6
PROPERTIES WITH UNITS AVAILABLE

Average Transaction Size



Net Absorption

2026 YTD	0 SQ FT
2025	25,297 SQ FT
2024	-13,420 SQ FT
2023	67,337 SQ FT
2022	-4,264 SQ FT

TRANSACTIONS	DEALS	VOLUME (SQ FT)
2026 YTD	0	0
2025	0	0
2024	3	20,343
2023	0	0
2022	4	3,732
Average	1.8	6,019



95,192 SQ FT
SUB 5,000 SQ FT RETAIL INVENTORY



28,750 SQ FT
UNDER CONSTRUCTION

9.1 

9.1
AVERAGE MONTHS ON THE MARKET

2.6 

2.6
YEARS SUPPLY ON THE MARKET

Wider Office Market Analysis

The office demand assessment analyses all office properties within the 1-mile Study Area to evaluate the performance of the local office market and inform the commercial strategy for the proposed development. The analysis is based on CoStar data downloaded on 27 January 2026, supplemented by planning evidence and AND’s in-house market database.

Functionally balanced but spatially skewed market

The Study Area contains 83 office properties providing approximately 755,330 sq ft of office floorspace. The market offers a balanced range of office formats, with 38.6% of properties (32 buildings) comprising small offices below 2,500 sq ft, 31.3% (26 properties) providing medium-sized offices between 2,500 and 10,000 sq ft, and the remaining 30.1% (25 properties) comprising large offices above 10,000 sq ft. However, large-format

offices account for over 76% of the total office floorspace, indicating that while the market is balanced by the number of properties, it is spatially dominated by larger office buildings.

Ageing, mid-quality stock constraints market appeal

The existing office market is characterised by ageing, average to poor-quality accommodation. Based on CoStar’s quality ratings, 92.8% of office properties are rated either 2 or 3 stars, indicating buildings that provide functional accommodation but lack the specification, flexibility and amenities expected in more competitive office locations across London. Only two properties have a 4-star rating, while none are rated 5-star. This reflects an office market with limited modern workspaces capable of attracting a broader range of occupiers.

The age profile of the stock reinforces this position. The average year of construction across the office stock is 1962, with only 11 properties built after 2000 and just one building refurbished since 2021. Although

28,750 sq ft of office space is currently under construction across two properties, the pipeline remains modest relative to the overall market and is unlikely to significantly alter the quality profile of the Study Area.

Supply appears tight but is not transilating into momentum

Historically, office availability and vacancy have remained low across the Study Area. In 2021, availability stood at 3.2%, while vacancy was 3.0%. By 2024, both availability and vacancy had risen to 5%, before falling to 1.6% in 2025. At the time of writing, 15,856 sq ft of office space is available across six properties, resulting in an availability rate of 2% and a vacancy rate of 1.5%. While these figures suggest a tightly supplied market, they do not necessarily reflect strong occupier demand. Instead, a 2.6 years’ supply and limited leasing activity indicate that low availability is primarily driven by low market churn.

Between 2022 and 2025, only seven office transactions have been recorded, comprising four deals totalling 3,732 sq ft in 2022 and three deals totalling 24,075 sq ft in 2024. This equates to an average of just 1.8 transactions and 6,019 sq ft of take-up per year. Overall, this represents a low level of market activity and may indicate either a lack of suitable offices in the area or suppressed demand.

Small offices perform better

Of the seven transactions recorded over the past five years, four involved offices below 2,500 sq ft and a further two were for units between 2,500 and 10,000 sq ft. Only one transaction involved an office exceeding 10,000 sq ft. This demonstrates that the local office market is primarily driven by SMEs and small businesses seeking flexible, modest-

sized accommodation, while demand for large office space remains limited.

Rental performance reflects a stable but under-performing market

At the time of writing, market rents stand at £17.30 per sq ft with a minimal rental growth of +0.4%. This indicates a stable but under-performing office market.

Future rental growth is therefore likely to depend on improving the quality of existing stock and delivering smaller, more flexible office accommodation better aligned with contemporary occupier requirements.

Total Office Stock

	No. of Properties	% of Properties	Sq ft Floorspace	% of Floorspace
Under 1,000 sq ft	12	14.5%	6,667	0.8%
1,000 sq ft to 2,499 sq ft	20	24.1%	34,926	4.6%
2,500 sq ft to 4,999 sq ft	15	18.1%	53,599	7.1%
5,000 sq ft to 9,999 sq ft	11	13.3%	82,058	10.9%
10,000 sq ft to 24,999 sq ft	16	19.3%	239,044	31.6%
25,000 sq ft to 49,999 sq ft	8	9.6%	285,308	37.8%
50,000 sq ft to 99,999 sq ft	1	1.2%	53,728	7.1%
Over 100,000 sq ft	0	0%	0	0%
TOTAL	83	100%	755,330	100%

CoStar Rating

★
4 Properties

★ ★
33 Properties

★ ★ ★
44 Properties

★ ★ ★ ★
2 Properties

★ ★ ★ ★ ★
0 Properties

| Recent Transactions: Office



Champness Close

E17 6ZB
3 Star Office Built in 2023
2,530 sq ft Leased on 01 October 2024
12,500 sq ft Total Floorspace
£15.02/ sq ft Achieved Rent
1 Months on Market



Broad Ln

N15 4AG
3 Star Office Built in 1991
1,699 sq ft Leased on 28 December 2022
13,562 sq ft Total Floorspace
£17.97 / sq ft Asking rent
Months on Market Not Available



Foundry Walthamstow

E17 6ZJ
4 Star Office/Residential Building Built in 2023
13,430 sq ft Leased on 06 August 2024
53,728 sq ft Total Floorspace
£13.64 / sq ft Effective Rent
Months on Market Not Available



Berol House

N17 9LJ
3 Star Office Built in 1907
8,494 sq ft Leased on 1 October 2021
23,033 sq ft Total Floorspace
£22.50/sq ft Achieved Rent
Months on Market Not Available



Block 1, Broad Ln

N15 4EQ
3 Star Office Built in 1991
1,639 sq ft Leased on 26 February 2021
18,019 sq ft Total Floorspace
£18.40/sq ft Asking Rent
Months on Market Not Available



560-568 High Rd

N17 9TA
3 Star Office Built in 1983
660 sq ft Leased on 20 August 2022
16,322 sq ft Total Floorspace
£25/sq ft Asking Rent
Months on Market Not Available

| Voids: Office



Mill Mead Rd

E17 9QR

3 Star Office Built in 2016
450 sq ft Available (1 Spaces)
2,190 sq ft Total Floorspace
£20/sq ft CoStar Est. Rent
Months on Market Not Available



Anna House

N15 4NP

3 Star Office Built in 1999
8,400 sq ft Available (3 Spaces)
30,284 sq ft Total Floorspace
£24/sq ft Asking Rent
22 Months on Market



71 Lordship Ln

N17 6RS

3 Star Office Built in 1937
2,400 sq ft Available (1 Space)
19,202 sq ft Total Floorspace
£15/sq ft Asking Rent
01 Month on Market



Berol House

N17 9LJ

3 Star Office Built in 1907
8,494 sq ft Leased on 1 October 2021
23,033 sq ft Total Floorspace
£22.50/sq ft Achieved Rent
Months on Market Not Available



560-568 High Rd

N17 9TA

3 Star Office Built in 1983
1,983 sq ft Available (1 Space)
16,322 sq ft Total Floorspace
Rent Not Available
6 Months on Market



214-218 High Rd

N15 4NP

3 Star Office Built in 1993
463 sq ft Available (1 Space)
1,527 sq ft Total Floorspace
£14.25/sq ft CoStar Est. Rent
05 Months on Market

Managed Workspaces

| Managed Workspaces

Well-established workspace market

Within the 1-mile Study Area, there are 22 workspaces by 18 operators, offering a total of 399,357 sq ft across 425+ units. 63.5% of floorspace (c.253,700 sq ft) caters primarily to traditionally knowledge-based businesses, freelancers, and remote workers. The remaining 36.5% (c. 145,600 sq ft) comprises creative studios for artists and musicians. Most workspaces are located within converted industrial and warehouse buildings, resulting in a supply of functional but largely mid-quality space.

Low levels of vacancy

At the time of writing, c.19,320 sq ft (29 units) is available across nine workspaces. This equates to an availability rate of 4.8%, which is slightly higher than the wider office market.

Creative workspace at near-full capacity

Notably, office-based workspaces have c.18,530 sq ft available across 25 units, which equates to an availability of 7.3%. However, creative workspaces show stronger performance with many operating at full capacity and others offering flexible short-term hire. At the time of writing, 795 sq ft is available to lease across 4 units. This equates to an availability rate of 0.5%. Overall, this points to strong demand for smaller, flexible workspace, particularly among SMEs and creative occupiers in the area.

22

WORKSPACES

18

OPERATORS

399.3K

SQ FT TOTAL FLOORSPACE

425+

TOTAL UNITS

Concentrated local supply

Within a 0.5-mile radius, 8 workspaces provide over 216,900 sq ft across 200+ units, forming a concentrated and competitive local cluster. Over 16,800 sq ft across 25+ units is currently available, accounting for 87% of all available space in the wider 1-mile Study Area.

Berol House

Berol House (45,528 sq ft converted historic building) offers flexible office space aimed at creative and professional occupiers. Currently 2,160 sq ft is available at the ground floor with an open floor plan layout, partially fit-out as a standard office, capable of accommodating 6-18 people.

Arc Tottenham

ARC Tottenham, a 13,000 sq ft modern workspace at the Gessner building (opened in December 2025) offers 17 private offices, flexible desks, meeting rooms, and communal areas for freelancers and teams. Currently 10 private offices are available (c. 8,000 sq ft; 75+ desks) which indicates that leasing is progressing at a moderate pace. Together, these schemes show stable but moderate demand for office-based workspaces in the local area, with some availability persisting.

19.3K

SQ FT AVAILABLE

29+

UNITS AVAILABLE

4.8%

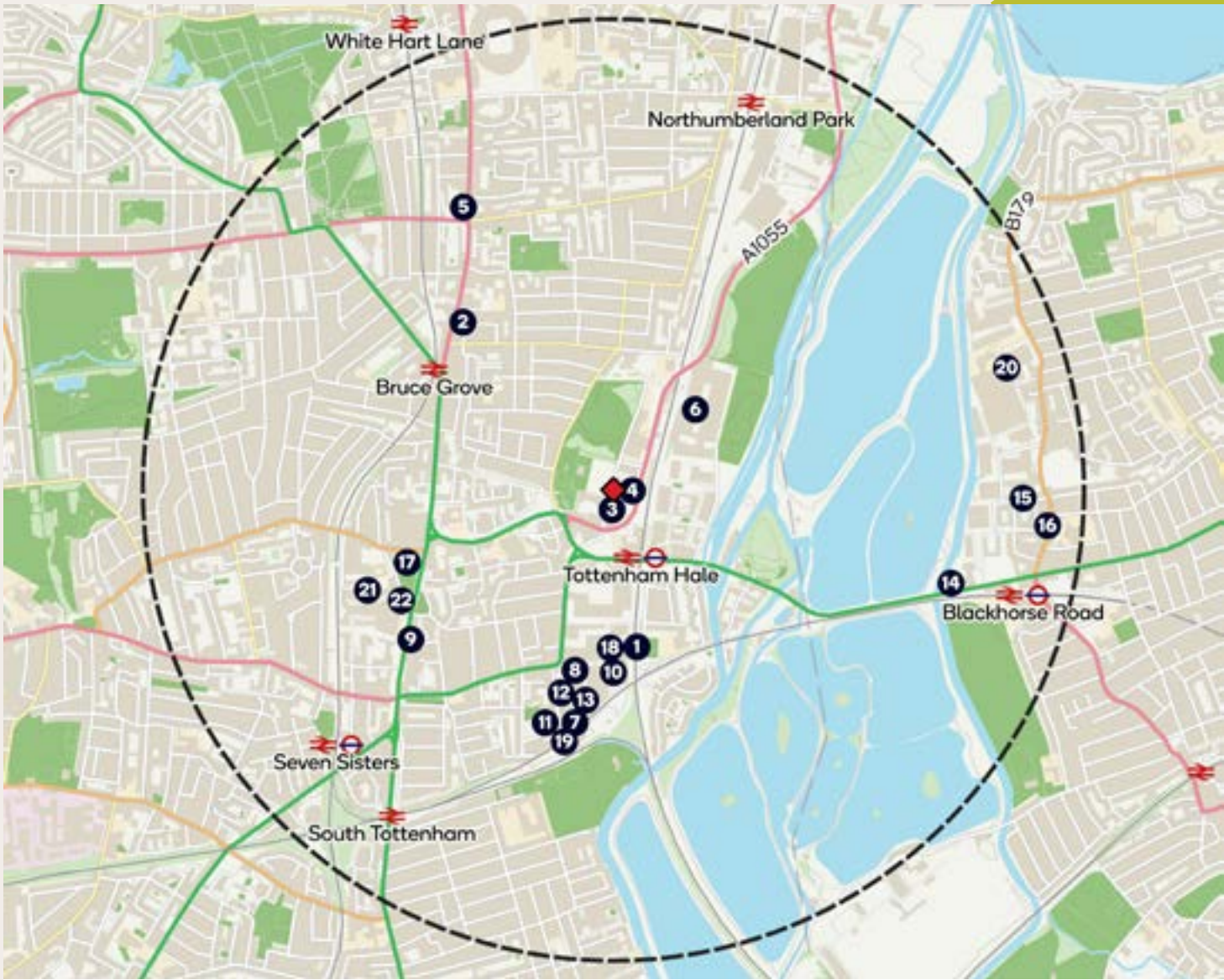
OVERALL AVAILABILITY

7.3%

OFFICE SPACE AVAILABILITY

0.5%

CREATIVE SPACE AVAILABILITY



Workspace			Workspace		
	Typology			Typology	
1	The Archives	Managed Workspace	12	Ten87 Gaunson House	Creative Studios
2	Grove Business Centre	Managed Workspace	13	Gaunson Creative Studios	Creative Studios
3	Berol House	Managed Workspace	14	FOUNDRY Walthamstow	Serviced Office/Co-working
4	ARC Tottenham	Serviced Office/Co-working	15	Yonder Coworking Space	Serviced Office/Co-working
5	The Trampery Tottenham	Serviced Office/Co-working	16	Creative Works Space	Serviced Office/Co-working
6	Greenhouse Millmead Studio	Creative Studios	17	The Old Nursery	Creative Studios
7	Greenhouse Gaunson House	Creative Studios	18	Studio Monde	Creative Studios
8	Greenhouse Tudor Leaf	Managed Workspace	19	The Cove	Creative Studios
9	Blighty Workspace	Managed Workspace	20	Arbeit Studios - Unit 41	Creative Studios
10	Ten87 High Cross	Creative Studios	21	Bernie Grant Arts Centre	Creative Studios
11	Ten87 Markfield Road	Creative Studios	22	Launch It Tottenham	Incubators/Accelerators



Berol House

Operator type: Private Limited Company

Location: 25 Ashley Rd, London N17 9LJ.

Workspace Typology: Managed Workspace

Offer: Managed flexible office space (currently operationa. A refurbishment is planned, which will reproveid employment floorspace, though this may not be managed workspace.

Typical lease structure: Direct to tenant on flexible serviced-office licences.

Target occupiers: SMEs, creative and professional teams, flexible workspace users.

Operational model: A multi-tenant managed workspace run by commercial property developer Berkeley Square Developments. The site offers a traditional commercial leasing model, providing flexible office environments tailored to SMEs, Creative and flexible users as part of the broader Berol Quarter redevelopment.

Rental rate: £16.57-20.25/sq ft CoStar Est. Rent

Space Available: 2,160 sq ft (1 unit)



Arc Tottenham

Operator type: Private Limited Company (Council approved provider)

Location: Unit 1, Gessner Apartments, 3 Watermead Way, London N17 9QZ.

Workspace Typology: Serviced Office/Co-working spaces

Offer: Private offices, flexible coworking, hot desks.

Typical lease structure: Management agreement.

Target occupiers: Freelancers, hybrid workers, SMEs, local residents, charities.

Operational model: A membership-led workspace with multiple product types: day passes, recurring memberships, and private offices. The site is positioned as a Club with shared workspace, meeting rooms, coworking desks, and office space on demand, plus community-style amenities and events.

Rental rate: £330-355/desk/month

Space Available: c.8000 sq ft (8 private offices)



The Archives

Operator type: Private Limited Company

Location: Unit 10, The High Cross Centre, Fountayne Rd, London N15 4QN.

Workspace Typology: Managed Workspace

Offer: Private offices and studios, event space

Typical lease structure: Management agreement.

Target occupiers: SMEs, entrepreneurs, creatives, makers, charities.

Operational model: Purpose Group’s model is to convert disused or vacant buildings into affordable, productive workspace. They offer short, flexible serviced-office style occupation aimed at businesses, artists, makers, and charities.

Rental rate: £145-177/desk/month

Space Available: 4,202 sq ft (6 studio units).



The Trampery Tottenham

Operator type: Social Enterprise and certified B Corp

Location: 639 High Road, N17 8AA.

Workspace Typology: Serviced Office/Co-working spaces

Offer: Membership based coworking, studios, private offices.

Typical lease structure: Solely management agreements.

Target occupiers: SMEs, Creatives, Charity, Desk-based knowledge sector.

Operational model: Partners with property owners, developers and local authorities to secure workspace and then operates and manages that space under long-term arrangements.

Rental rate: £122-244/desk/month

Space Available: 2,098 sq ft (1 unit)



Grove Business Centre

Operator type: Private Limited Company

Location: 560-568 High Rd, London N17 9TA.

Workspace Typology: Managed Workspace

Offer: Flexible serviced office.

Typical lease structure: Management Agreement.

Target occupiers: SMEs, local businesses.

Operational model: A serviced business centre operated by Lenta Space, offering flexible licence-based occupation and some longer-term lease options, targeting small businesses and SME office users.

Rental rate: £220-240/desk/month.

Space Available: 848 sq ft (2 private offices)



Millmead Studio

Operator type: Private Limited Company

Location: Unit 17, Millmead Industrial Estate Millmead Road, London N17 9QU.

Workspace Typology: Creative Studios

Offer: Co-working and private studios.

Typical lease structure: Management Agreement.

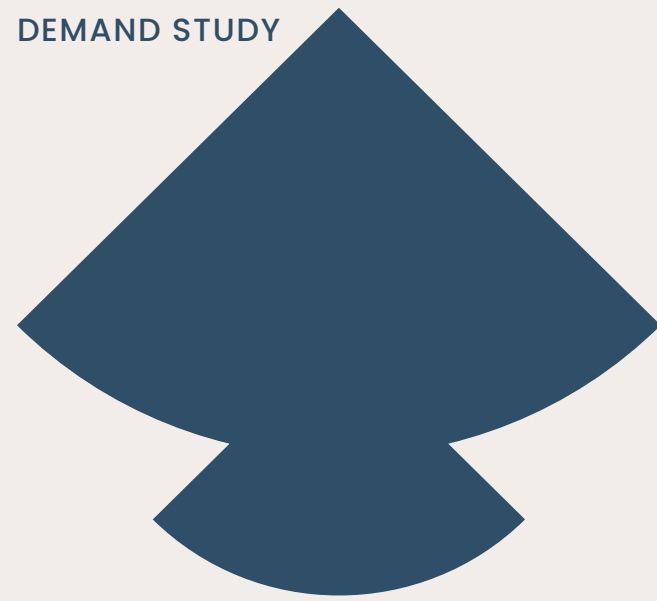
Target occupiers: Artists, Creatives, SMEs.

Operational model: A Greenhouse-managed, all-inclusive creative workspace in a converted former peanut factory/warehouse, offering flexible studio occupation terms, targeting creatives, start-ups and small businesses.

Rental rate: £650/month.

Space Available: 560 sq ft (2 studio units).

Demand Study Conclusions



The retail, light industrial, office and workspace assessments give a consistent picture of the commercial market within the 1-mile Study Area. Across all four, demand is strongest for small, high-quality space, supply is dominated by ageing stock, and a growing pipeline is intensifying local competition. These findings help shape the commercial provision brought forward at Ashley House.

Strong demand for small, high-quality retail units

The retail market is mature, well-established and tightly supplied. Of 637 retail properties (1.42 million sq ft), 85% are small units below 2,500 sq ft, and low availability (2.1%) and vacancy (1.7%) confirm a constrained market. Positive net absorption of +70,144 sq ft over five years, with 70.5% of transactions for units below 2,500 sq ft, demonstrates sustained demand for smaller units suited to independent retailers, F&B, convenience and local services. Occupiers also actively prioritise quality, with 73.5% of transactions for 3 and 4-star space, suggesting new high-quality units would be well absorbed.

Well-established local retail market

The local retail offer performs strongly, anchored by Tottenham Hale Retail Park and Ferry Lane, with the 15-minute neighbourhood assessment identifying 19 of 20 key amenities present. Gaps are limited, though there is potential for specialist uses such as a greengrocer or bakery.

Localised vacancy in new-build units

Despite wider market strength, newly delivered commercial units in the immediate area show prolonged vacancy (including at The Sessile, 1 Ashley Road, Millstream Tower and 3 Ferry Island). Leasing constraints, restrictive terms and poor frontage activation (as at Mother Kelly's) are hampering take-up.

Pipeline intensifying competition

Four pipeline developments will add 33,950 sq ft of commercial space within two years, including Ferry Island's town-centre destination offer, 2 Berol Yard and 29-33 The Hale. While this strengthens overall activation, it intensifies competition in a micro-market which is experiencing prolonged vacancy of newly delivered commercial units.

Strong local appetite for active ground-floor uses

Local engagement confirms strong appetite for active ground-floor uses, with 84% of respondents in favour. Preferences centred on F&B (58%), shops and convenience retail (40%) and supermarkets (36%), alongside community facilities (30%) and workspace (20%). Notably, respondents highlighted that new provision should complement rather than duplicate the existing retail park offer.

Constrained light Industrial market with a demand for small-units

The light industrial market comprises 50

properties (299,125 sq ft) dominated by small units below 5,000 sq ft. Stock is ageing and poor quality, with 86% rated one or two stars and an average construction date of 1953. Supply is extremely constrained, with a single 700 sq ft unit available and no pipeline to relieve pressure. Leasing activity is low (2.2 deals per year), with 90% of recent lettings being units below 1,000 sq.

Without targeted investment or protection, the area risks losing industrial capacity. Delivery of small-format, high-quality units would serve small businesses, artisans and light-manufacturing occupiers requiring flexible, affordable space close to central London.

Tight office market with limited momentum

The office market of 83 properties (755,300 sq ft) is balanced by number but spatially dominated by large-format buildings (76% of floorspace). Availability is low (2%), but this reflects low market churn rather than strong demand. Only seven transactions were recorded between 2022 and 2025, averaging 1.8 deals and 6,019 sq ft per year. Crucially, smaller offices perform best, with six of seven transactions for units below 10,000 sq ft, confirming that demand is driven by SMEs seeking flexible, modest-sized accommodation.

A well-established workspace market

The 1-mile Study Area has 22 workspaces run by 18 operators (399,357 sq ft, 425+ units). 63.5% of floorspace caters to knowledge-based businesses, freelancers and remote workers, with the remaining 36.5% comprising creative studios. Most sit within converted industrial and warehouse buildings, providing functional but largely mid-quality space.

Creative workspaces at near-full capacity
Overall vacancy is low at 4.8%, but

performance diverges sharply. Office-based workspace shows 7.3% availability, while creative workspace operates at near-full capacity, with just 0.5% availability. This points to strong demand for smaller, flexible workspace, particularly among SMEs and creative occupiers.

Concentrated local supply

Supply is concentrated within a 0.5-mile radius, where 8 workspaces provide over 216,900 sq ft across 200+ units. This indicates a competitive local cluster holding 87% of all available space in the wider Study Area.

Nearby workspaces show moderate demand

At the time of assessment, Berol House had 2,160 sq ft available at ground floor (space for 6-18 people), while ARC Tottenham had 10 private offices on the market (c. 8,000 sq ft; 75+ desks). Together, these schemes point to stable but moderate demand for office-based workspace, with some availability persisting.



04

Social Infrastructure

Community and Culture

The 1-mile Study Area is home to 37 VCS organisations and 45 religious institutions, serving the local community and beyond.

The extant consent for the site included a nursery. Through engagement with councillors and the LB Haringey regeneration team, it was deemed a nursery was no longer required on-site. Therefore, alternative options for social infrastructure provision were explored.

Well-established community infrastructure

The Study Area benefits from a well-established network of 15 community centres, with seven located within a 0.5-mile radius of the site. Together, these centres support residents of all ages through community events, learning opportunities, family support, youth activities and other services.

Facilities such as The Engine Room provide flexible spaces for meetings, events and community gatherings, while Welbourne Children’s Centre supports families through play, learning and parenting programmes. Specialist organisations, including North London Community House and Pueblito Paisa CIC, play a valuable role in supporting the Turkish, Kurdish and Latin American communities through education, advice and social integration services.

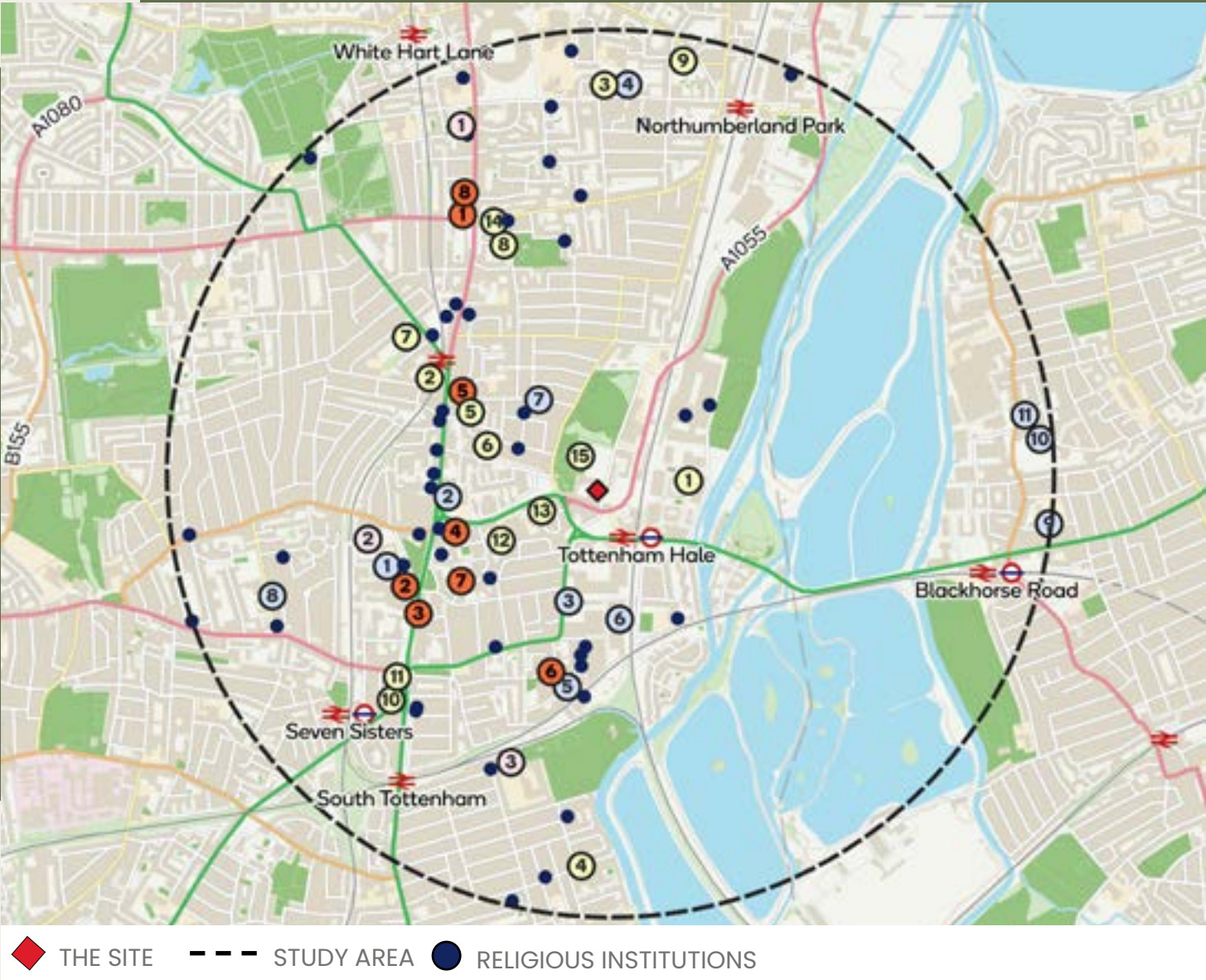
Provision for children is also strong, with Bruce Grove Youth Space and the newly opened Tottenham Hale Community Centre at Down Lane Park. In addition, several community halls and hubs across the area provide affordable spaces for local groups, events and community-led activities.

Strong presence of Christian faith centres

Of the 45 religious institutions, 36 are Christian faith centres, reflecting the area’s demographic profile (43.8% of residents identify as Christian). The remaining institutions include six mosques and three synagogues.



NO.	Community Organisation
1	The Engine Room
2	North London Community House
3	LB of Haringey Resource Centre
4	Craven Park Community Centre
5	Circular Road Community Hub
6	Lord Morrison Hall
7	Bruce Grove Youth Space
8	Kemble Hall
9	The Eric Allin Community Centre
10	Community Centre Pueblito Paisa CIC
11	Wards Corner
12	Welbourne Children’s Centre
13	IVO Tottenham Community Hub
14	Pembury House Children’s Centre
15	Tottenham Hale Community Centre



NO.	Art & Cultural Orgs
1	Bernie Grant Arts Centre
2	Maa Maat Centre
3	Tamil Community Housing Association
4	arc Gallery
5	Bones & Pearl
6	SBartstudios_London
7	The Garden Studio – Art Workshops in North London
8	Birdsmouth Studio
9	Big Creative Academy Campus
10	Pulse Studios
11	Barbican Arts Group

No.	Charities
1	Hope in Haringey
2	Tottenham Food bank
3	Plan Zheroes
4	Mulberry Junction
5	OK Foundation
6	Markfield
7	Lango Community Trust
8	Access UK

No.	Sports/Leisure Facilities
1	Tottenham Community Sports Centre
2	Tottenham Green Leisure Centre
3	Gladesmore Sports Centre

Small but varied network of sports and leisure facilities

There are three sports and leisure facilities in the Study Area that provide access to gyms, fitness training, group exercise classes, swimming and organised sports activities for people of all ages.

Tottenham Green Leisure Centre is the area's main public leisure facility, offering swimming pools, soft play facilities and more than 60 exercise classes each week. Tottenham Community Sports Centre provides a broad range of indoor sports and fitness facilities, alongside spaces for community activities and clubs. Gladesmore Sports Centre complements this offer with sports halls and football pitches that are used by local groups and can be hired for community use.

Established creative ecosystem and cultural infrastructure

The Study Area contains around 11 art and cultural organisations that support local artists, cultural expression and community engagement, reinforcing Tottenham's identity as a diverse creative district.

A key anchor is the Bernie Grant Arts Centre, a £15 million multi-arts venue with a 274-seat auditorium, rehearsal studios, cinema space and creative workspaces. It plays a major role in supporting Black-led and culturally diverse artistic practice. Big Creative Academy, London's largest creative college, provides industry-standard training for around 450 students, strengthening the pipeline of young creative talent. Smaller studios such as the Barbican Arts Group Trust and arc Gallery provides affordable studio space and supports artists through exhibitions, residencies and outreach programmes.

Cultural organisations such as Maa Maat Centre preserve African heritage and knowledge, while the Tamil Community Housing Association combines housing support with community development.

Charities tackling unemployment, food insecurity and homelessness

The Study Area is served by eight charitable organisations addressing some of the most pressing challenges facing local residents. Several focus on employment and skills, including Hope in Haringey and Access UK. Food insecurity is tackled by Tottenham Food bank, Plan Zheroes and the OK Foundation, which provide emergency food and redistribute surplus to vulnerable households. Homelessness is supported through Mulberry Junction, Haringey Council's hub offering housing advice, health support and employment guidance.

Lack of provision for young adults and students

Community facilities catering to young adults and students are limited across the Study Area. Provision spanning training and skill-building, employment support, study/learning space, mental health, leisure and community activities remains sparse for this group. Existing employment support is largely confined to young people up to 24, specific ethnic communities, or those in crisis, leaving the wider cohort underserved. This gap is significant given that 20-34 year olds already form the single largest age group at 28.4%, alongside 23.5% of residents holding no formal qualifications and only 38% qualified to Level 4+. With the local population and student numbers set to rise sharply in the coming years, the priority should be to address this shortfall in provision tailored to young adults and students.



IMAGE: PUEBLITO PAISA CIC COMMUNITY CENTRE



IMAGE: NORTH LONDON COMMUNITY HOUSE



The Engine Room

Unit A, Lebus Street, London, N17 9FU

A lively church and community centre in award-winning Hale Village, just three minutes from Tottenham Hale station. Opened in 2017 by the Diocese of London, it houses St Francis Church, a nursery, and flexible event spaces: a 100-person Main Hall, 50-person Small Hall, and 20-person Workshop. The ground-floor venue offers AV equipment, a professional PA system, and an outdoor courtyard, serving as a modern multi-faith community hub.



North London Community House

22 Moarefield Rd, Tottenham, n17 6py

A registered charity serving the Turkish and Kurdish community, facilitating settlement and integration into UK life. They focus on educational services for young people and women, offering empowerment through common solutions. The venue features large conference hall, small hall, and committee room with a domestic kitchen, available for hire for training, community meetings and cultural events at affordable rates.

Welbourne Children's Centre

Stainby Road, London, N15 4EA

A community hub serving families with children aged 0-5. It offers free child and family health services, Stay & Play drop-ins, Babbling Babies groups, baby massage, ESOL classes, parenting support, and help finding work or volunteering. Open 9am-5pm, 48 weeks yearly, the centre provides indoor/outdoor play, sensory activities, and outreach support, partnering with Health Visiting teams to give local Tottenham families a friendly place to meet and learn.



Bruce Grove Youth Space

10 Bruce Grove, Tottenham, N17 6R

Bruce Grove Youth Space is a council youth hub for ages 11-19 (up to 25 with SEND). It offers safe informal learning, sports (basketball, football, badminton), music studio with three-day-week provisions, cooking, mentoring on knife crime/safety, Young Carers Program, and family-style support. The inclusive space empowers young people to develop life skills, relax from school stresses, and contribute as valued community members.



Pueblito Paisa CIC

245-249 High Rd, South Tottenham, London, N15 5BT

A community centre and social hub that works to empower the Latin American community of North London. Located within Seven Sisters Indoor Market, it serves London's largest concentration of Latin American merchants, offering imported food, hair and beauty services, English classes, and immigration and welfare advice, acting as a vital "home from home" for a marginalised migrant community.



Tottenham Hale Community Center

Down Lane Park, Park View Rd, London, N17 9EX

A new community hub based in the pavilion at Down Lane Park, designed as a welcoming space for local residents of all ages in N17. It combines flexible indoor areas for classes, meetings and workshops with a café offer and access to green space, hosting children's activities, social clubs and evening events.



Bernie Grant Arts Centre

Town Hall, Approach Rd, Tottenham Green, London, N15 4RX

A £15 million purpose-built multi-arts venue, featuring a 274-seat flexible auditorium, three rehearsal studios, a cinema lounge, café/bar, 20 creative enterprise workspaces, and outdoor spaces. The Black-led centre cultivates culturally diverse artists, removes participation barriers, and hosts theatre, music, dance, film, and community events, playing a key role in Tottenham's cultural regeneration.

arc Gallery

177 Park Ln, London, N17 0HJ

arc Gallery was established in 2009 and is dedicated to the appreciation and promotion of the best modern and contemporary art. The gallery's specialist focus is on artists from Africa and other countries that engage in dialogue within a global context. The gallery currently represent and feature a rich diversity of established and emerging contemporary artists, supporting and showcasing their work to wider international audiences.



Big Creative Academy Campus

3B Clifton Ave, Walthamstow, E17 6HL

London's largest creative college, part of Big Creative Education. A £21m Department for Education investment opened its visionary new building in 2025, featuring specialist industry-standard studios for Performing Arts, Fashion, Art & Design, Music, Dance, Drama, Media, Game Design, and Film/TV. The campus includes a 200-seater theatre, gym, community café, outdoor performance area, gardens, and technical studios.



Hope in Haringey

693 High Road, London, N17 8AR

A charity supporting local young people aged 4–24. It delivers four core programmes: short-term early-intervention counselling, employability mentoring, youth projects, and police engagement. Through continued engagement with Hope in Haringey over recent months, they have become the first partner organisation for Re:shape's Community Investment Programme. They will collaborate to deliver social value in Tottenham Hale across the development lifecycle.



Tottenham Food bank

Town Hall, Approach Road, London, N15 4RX

A Trussell Trust food bank established in 2019 that provides emergency food and practical support to people in desperate circumstances across Haringey and North London. It operates only on Thursdays, 5pm–7pm, distributing nutritionally balanced emergency food parcels for three days plus toiletries and household products.



Mulberry Junction

323 Hight Road, Tottenham, N15 4BN

A Council's dedicated resource centre for single adults aged 18+ affected by or at immediate risk of homelessness. Opened in 2019, it offers wrap-around support: housing advice, drug/alcohol treatment assessment, mental health support, debt and benefits help, GP registration, education/employment support, peer support, and a Women-Only One Stop Hub (WOOSH) on Thursdays.



05

Research Conclusions

Conclusions

A young, international and highly mixed population

52.8% of residents within the 1-mile Study Area are aged under 35, above both Haringey and London averages, with 20 to 34-year-olds the largest single group at 28.4%. The area is also highly international, with 52% of residents born outside the UK. White residents remain the largest ethnic group at 43.9%, though proportions of Black residents (27.6%) and those from Other ethnic backgrounds (11.8%) are notably higher than borough averages.

Higher-density rented housing and lower affluence

Flats dominate the housing stock at 63%. Single and two-person households are the most common, indicating a strong presence of singles and young professionals, while households of four or more account for 24.3%, showing the area also supports established families. Private renting (37.8%) and social renting (33%) both exceed borough averages, and 64.1% of households experience deprivation in at least one dimension, higher than both Haringey and London.

Lower educational attainment and professional employment

Only 38% of residents hold a Level 4 qualification or above, while 23.5% have no formal qualifications. The occupational profile follows, with fewer residents in high-skilled professional roles and a larger share in caring, sales, operative and other service-based occupations.

Exceptional neighbourhood provision

The 15-minute catchment has 19 of 20 identified amenities present. Provision is

concentrated along the High Road corridor, the area's primary service and commercial hub.

A neighbourhood in transformation

Activity in recent years has centred on Ashley Road and the town centre, where eight developments have delivered 1,252 new homes over the past five years. Four pipeline developments, all due for completion within two years, will add 694 residential homes and 432 PBSA units, bringing an estimated 2,237 new residents.

Strong demand for small, high-quality retail units

The retail market is mature and tightly supplied. Of 637 properties (1.42 million sq ft), 85% are below 2,500 sq ft, with availability at 2.1% and vacancy at 1.7%. Net absorption of +70,144 sq ft over five years, with 70.5% of transactions for units below 2,500 sq ft, demonstrates sustained demand for smaller units suited to independent retailers, F&B, convenience and local services. Occupiers also prioritise quality, with 73.5% of transactions for 3 and 4-star space, indicating new high-quality units would be well absorbed.

Localised vacancy in new-build units

Despite this wider strength, newly delivered units in the immediate area show prolonged vacancy, including at The Sessile, 1 Ashley Road, Millstream Tower and 3 Ferry Island. Restrictive leasing terms and poor frontage activation, as seen at Mother Kelly's, are hampering take-up..

Pipeline intensifying competition

The 33,950 sq ft coming forward within two years, including Ferry Island's town-centre

destination offer, 2 Berol Yard and 29-33 The Hale, will strengthen overall activation but intensify competition in a micro-market already experiencing prolonged vacancy.

Constrained light industrial market with demand for small units

The light industrial market comprises 50 properties (299,125 sq ft) dominated by units below 5,000 sq ft. Stock is ageing, with 86% rated one or two stars and an average construction date of 1953. Supply is extremely constrained, with a single 700 sq ft unit available and no pipeline. Leasing activity is low at 2.2 deals per year, with 90% of recent lettings below 1,000 sq ft.

Tight office market with limited momentum

The office market of 83 properties (755,300 sq ft) is balanced by number but spatially dominated by large-format buildings, which hold 76% of floorspace. Low availability (2%) reflects low churn rather than strong demand, with only seven transactions between 2022 and 2025, averaging 1.8 deals and 6,019 sq ft per year. Smaller offices perform best, with six of seven transactions below 10,000 sq ft, confirming demand is driven by SMEs seeking flexible, modest-sized accommodation.

A well-established workspace market with creative space near-full capacity

The Study Area has 22 workspaces run by 18 operators (399,357 sq ft, 425+ units), mostly within converted industrial buildings offering functional but mid-quality space. Overall availability is low at 4.8%, but performance diverges sharply: office-based workspace stands at 7.3%, while creative workspace operates at near-full capacity with just 0.5% available.

Supply is concentrated within 0.5 miles, where 8 workspaces hold 87% of all available space. Nearby, Berol House had 2,160 sq ft available and ARC Tottenham 10 private offices, pointing to stable but moderate demand for office-based workspace.

Identified Needs

Strong local appetite for active ground-floor uses

In-person engagement confirms strong support for active ground-floor uses, with 84% of respondents in favour. Preferences centred on F&B (58%), shops and convenience retail (40%) and supermarkets (36%), alongside community facilities (30%) and workspace (20%). Respondents emphasised that new provision should complement rather than duplicate the retail park offer.

A gap for specialist food retail

The local offer performs strongly, anchored by Tottenham Hale Retail Park and Ferry Lane. Gaps are limited, though there is clear potential for specialist uses such as a greengrocer, bakery or delicatessen.

Limited provision for young adults and students

Community facilities serving young adults and students are sparse across training, employment support, mental health, leisure and community activity. Existing employment support is largely confined to under-24s, specific ethnic communities or those in crisis. This gap matters given that 20- to 34-year-olds form the largest age group in the Study Area, along with the comparatively lower educational profile. With population and student numbers set to rise sharply, addressing this shortfall should be a priority.

♠ 06

Commercial Strategy

The Strategy

Proposed uses

The strategy proposes two commercial units alongside a single community space. The commercial units are designed for high street uses that complement, rather than repeat, the existing offer, with target occupiers including a bar or café, bakery, specialist grocery or delicatessen. The community space is set aside for a local organisation serving the area’s population.

Proposed quantum

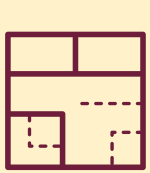
A modest quantum is proposed to match what the local market can support. The commercial offer is limited to two units totalling 230 sqm (c. 75–150 sqm each), reflecting a challenging retail market and prolonged vacancy in nearby new-build units. The community space comprises a flexible 150 sqm unit, sized for a local operator or the shared living building operator, ensuring regular use and activity.

All units offered at affordable rates

All three units will be offered at affordable rates to support local, independent and community-led operators. While de-risking against vacancy, this approach will reduce barriers to entry, broaden the range of occupiers able to establish themselves on site. Discount levels will be agreed via S106 planning obligations.

Location

The commercial units occupy prominent corner positions fronting Ashley Road, joining the established cluster of high street units. The community space sits on the quieter edge fronting Down Lane Park, co-located with Tottenham Hale Community Centre.



230 SQM
COMMERCIAL
SPACE



02 UNITS



**AFFORDABLE
RENTS**



75-150 SQM PER UNIT



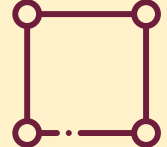
04 M FLOOR-CEILING
HEIGHT



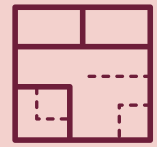
**DUAL-ASPECT
FRONTAGE**



**SHELL AND
CORE SPEC**



**BOXY UNIT
CONFIGURATION**



150 SQM
COMMUNITY SPACE



**AFFORDABLE
RENTS**



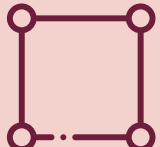
01 FLEXIBLE DUAL-ASPECT
UNIT



04 M FLOOR-CEILING
HEIGHT



**PLUG &
PLAY SPEC**



**BOXY UNIT
CONFIGURATION**

Community uses rely less on passing footfall than retail or high street uses, making this quieter edge well suited to the purpose. The space benefits from frontage onto Down Lane Park and co-location with existing provision at the Tottenham Hale Community Centre. A single flexible, dual-aspect unit of 100-150 sqm, fronting both the park and Ashley Link, is able to accommodate a local community organisation.

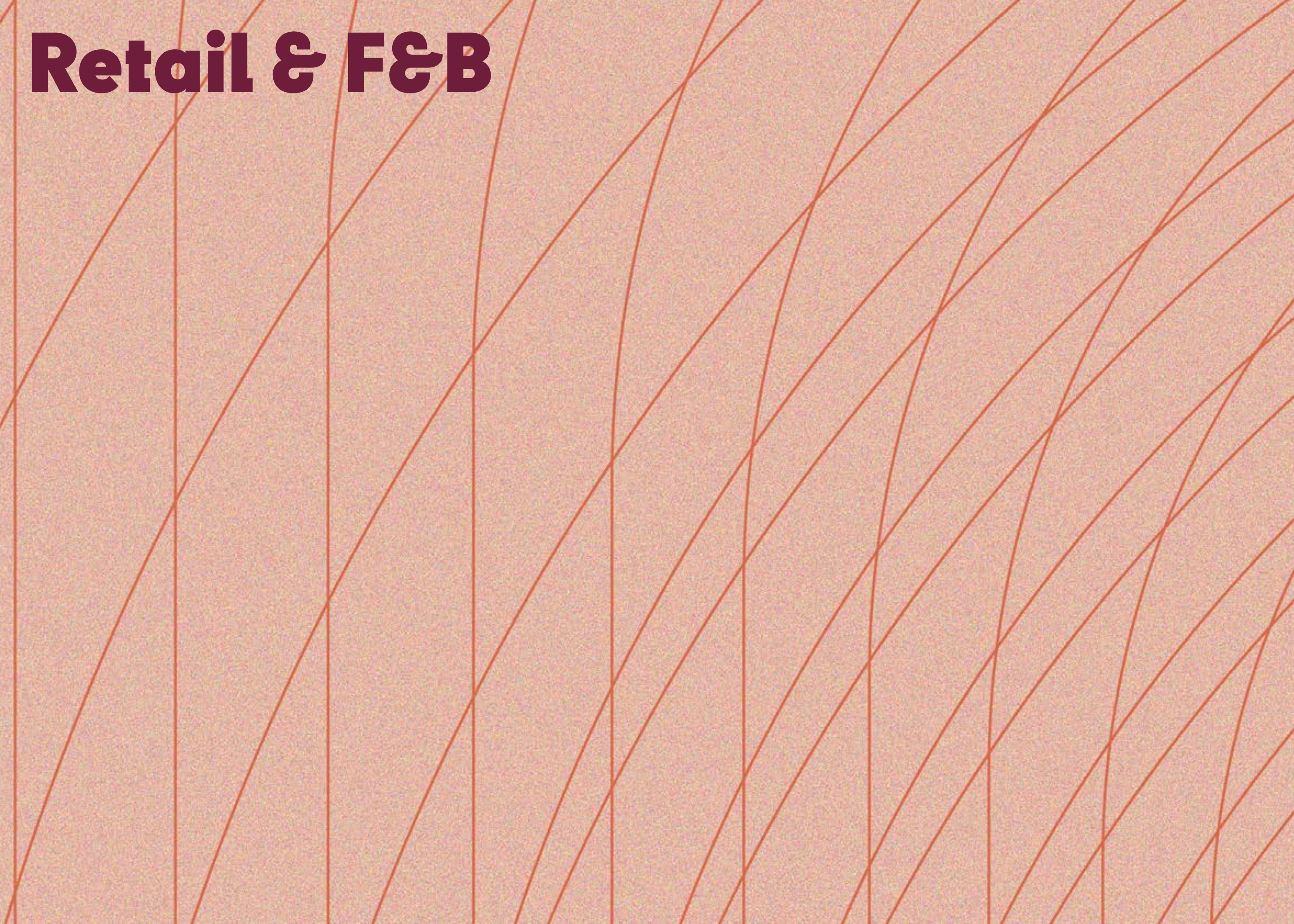
The commercial units are proposed to occupy the corner positions fronting Ashley Road, joining the existing cluster of high street units and benefiting from consistent, established footfall.

Dual-aspect frontage onto both Ashley Road and Ashley Link maximises visibility and lettability. The units are designed for a range of high street uses that complement rather than duplicate the existing local offer, with target occupiers including:

- + Bar/café
- + Bakery
- + Specialist or international grocery
- + Delicatessen



Retail & F&B



Spatial Brief: Retail & F&B

The following spatial brief has been produced for the Ashley House scheme to ensure the units are fit for market demand and fully future-proofed spaces.

The brief proposes that the following key design principles and specifications should be incorporated into the design:

- + Generous floor to ceiling heights – preferably minimum of 4 metres
- + Good quality natural light
- + Boxy and rectangular spatial configurations
- + High quality robust façades
- + External seating areas to all units
- + The ability to flex the size of units depending on demand
- + Space for signage on each unit
- + Considered transport and loading access with short journey from back of vehicle to front of unit
- + Good standard of basic fit out that works across a range of uses
- + Units finished to Enhanced Shell and Core standard

This brief is designed to accommodate a hierarchy of different uses and sectors including:

- + Cafe/F&B
- + Grocery/Retail

Floor to Ceiling Heights

The floor to ceiling heights should be a minimum of 4 metres across all spaces, if possible, which will provide a much greater degree of flexibility and the widest possible range of end users. If 4 metres can be provided after inclusion of M&E that is beneficial, but is dependent on other design requirements.

Unit Sizes

We think the typical size of the two units facing Ashley Road be within a range of 100-150 sqm, totalling no more than 300 sqm.

Unit Configuration

Typical market requirement is for units that are boxy or rectangular in shape, with occupiers tending not to like strangely configured units – unless it comes as part of an existing heritage building.

It is important to keep the units as flexible as possible and make sure there are enough entrances along the façade to incorporate a range of unit sizes if market demand changes. This is important to provide the best possible chance to lease all of the space.

It is important that units are not too deep, especially if the units need to be split into smaller units in the future. If this is not done with careful consideration it will create units that look like corridors and are very difficult to lease. The ideal depth for units is 14 to 16 meters and slightly more for units that will be used for leisure or a convenience store.

Width to Depth Ratio

Commercial unit frontages are more valuable and where possible narrow deep units should be avoided.

To maximise the functionality of the space, a frontage to depth ratio of 1:2.5 is recommended.

Column Grid

It is important to try and ensure a well-designed column grid and if viable seek to transfer as much load as possible on the ground floor to avoid too many columns.

Where possible, try to avoid columns that are placed close to front doors or windows, as this creates space that is more difficult to lease and is likely to reduce rent levels. Certainly avoid columns within the first 3 meters of a unit.

Façades and Frontages

We recommend providing dual aspect units with frontage onto Ashley Road and Ashley Link as it is essential to maximise lettability. A robust façade is necessary for this location regardless of the use. By a robust façade we mean a unit that has a quality frontage, good natural light and a decent expanse of glazing. We

recommend the use of clear glazing and that coloured glazing should not be used.

The units should also have space for signage on the façade. The opportunity to include projecting signage should also be considered.

Glazed boxes at the base of new homes are increasingly becoming unpopular with operators. We feel the design treatment could include a plinth or a kicker board up to waist height, to make the units have a more urban feel and level of toughness to cope with all potential occupiers.

We also feel that sliding doors or bi-folds should be considered on dedicated cafe units as these are popular with operators and will increase the leasing potential of the unit.

Entrances

The entrance doors should be able to incorporate the delivery of a pallet as a minimum door width.

Outside Seating

Only a café unit would require any form of dedicated outside seating. We recommend a minimum of 3 meters is included for a unit.

Types of Tenants: Retail & F&B



Cafe/Bar

Size requirements:

75-150 sqm

Specification requirements:

- + Storage space
- + 24 hour access
- + Access to loading bay
- + 4m floor - ceiling
- + Boxy / rectangular space



Bakery / Grab & Go

Size requirements:

75-150 sqm

Specification requirements:

- + Storage space
- + 24 hour access
- + Access to loading bay
- + 4m floor - ceiling
- + Boxy / rectangular space



Delicatessen

Size requirements:

75-150 sqm

Specification requirements:

- + Admin space
- + Storage area
- + Access to loading bay
- + 4m floor to ceiling
- + Boxy / rectangular space



Specialist /
International Grocery

Size requirements:

75 to 150 sqm

Specification requirements:

- + Storage area
- + Access to loading
- + 4m floor to ceiling
- + Boxy / rectangular space

Tenant Typologies: Retail & F&B

Cafe



Key Requirements

- 75-150 sqm
- 4 metres floor to ceiling
- Rectangular or boxy shape
- Shell and core specification
- Prominent facade
- Opportunity for outdoor seating
- Consider bi-fold or sliding windows

Grocers



Key Requirements

- 75-150 sqm
- 4 metres floor to ceiling
- Rectangular or boxy shape
- Shell and core specification
- Prominent location
- Good signage opportunities

| Fit-Out Specification: Retail & F&B

Note: Specification These specifications are not part of this application, but advice provided by AND on the final fit-out specifications possible and preferable within the parameters of the proposed spaces.

Enhanced Shell and Core

Glazing

Specification should include clear glazing with 12% outer light reflection, semi-low iron glass.

Doors

Specification to include outward opening door-and-a-half frames that are thermally broken aluminium with PPC finish. Lock and 4 keys to be supplied – Master key to be held by developer / operator

Shuttering

Spec to be agreed with architects and operator taking advice from Secure by Design Officer.

Level of Finish

Construction of shell and core + structural floor screeded and sealed with floor paint. External walls insulated, party walls finished, structural soffits painted all fire and environmental requirements achieved.

Walls

To be white washed or as struck concrete Wall loadings should be capable of supporting storage and fixing loads

Signage

A full signage and wayfinding strategy will be designed and provided by the landlord. Tenants will be provided with guidelines as to

how to use this.

Ceilings

The tenant must ensure that any fixtures or fittings to the ceiling do not interfere with the cabling, pipework and lagging contained within, installing suspended ceilings where necessary. Landlord approval is required for any fixtures and fitting to any ceiling within the unit. Access must be maintained to all Landlord media.

Soffits

To be white washed as struck concrete or similar. Where plasterboard construction used for soffit / upper floor construction the boards should be taped & jointed and painted.

Structural Floor Loadings

The slabs to the units shall be designed for the following loading allowances as a minimum, or as per BS EN 1991-1-1 and the UK National Annex, where higher:
Specialist advice to be taken due to unique nature of project – load bearings critical.
Suspect it will be the following:
Plant areas 7.5kN/m2
Staff only areas 3.0kN/m2
Workshop floor/maker space area 20kN/m2

Mechanical, Electrical and Plumbing

The design, installation and operation of all systems shall comply with all statutory and regulatory obligations where applicable, including the following:

- + All relevant British Standard Specifications
- + Engineering Regulations (IEE) (BS7671)
- + Institute of Plumbing Design Guide (IOP)

- + Water Regulations
- + The Building Regulations
- + Loss Prevention Council (LPC)
- + British Standard Code of Practice (BSCP)
- + CIBSE Guides to Current Practice and Technical Memoranda Institute of Electrical Local Fire Brigade Requirements
- + Building Research Establishment (BRE) Digest Recommendations Health & Safety at Work Act
- + CDM Regulations

Acoustic and Environmental Considerations

Consideration to be given in the detailed design of the external envelope to the acoustic, malodorous, dust and vibration transfer from the adjacent uses.

Emergency Lighting

Emergency Lighting to be provided and must adhere to the legal requirements. Building must have lighting fitted to emergency routes and exits requiring illumination.

Security Systems

Tenant may install their own security system Telephone and Communications Incoming ducts provided Tenant to undertake own works on connection to telephone and data.

Spare Ducts

To allow the provision of any additional tenant requirements and future proof for any future

technological advancements or innovation that tenant may require.

Tenant's Plant
It is the responsibility of the future tenant to provide all necessary additional works to support their plant requirements within their allocated demise and all works are subject to the approval of the Landlord.

Electrical Installation

Developer to provide an independent 3-phase electrical supply and a meter with supply capacity based on 300 watts/m2 All to be registered with an energy provider and operational prior to handover. Tenant to take out account directly with utility company. MPAN Number to be held by Developer / Operator for inclusion in the tenant pack.

Electrical Regulations

All electrical installations, materials, components, equipment and workmanship must comply with statutory and other obligations and the regulations of any Local Authority, Public Services or Statutory Undertaking relating to the execution of the works. In particular they must comply with the requirements of:

- + The IEE Regulations for Electrical Installations (BS7671)
- + Regulations under the Electricity Acts
- + Health & Safety at Work Act
- + The Electricity at Work Regulations
- + The National Inspection Council for Electrical Installation Contracting
- + The Building Regulations

COMMERCIAL STRATEGY

- + C.I.B.S.E. Guides
- + CDM Regulations
- + BS 5266 Emergency Lighting: Code of Practice
- + BS EN 1838 Lighting Applications: Emergency Lighting
- + BS 5839 Fire Detection and Fire Alarm Systems for Buildings: Code of Practice
- + BS EN 7430: 2011 Code of Practice for Earthing
- + All other Relevant British Standard Specifications and Codes of Practice

Power Distribution

Developer to leave incoming power operational to feed lighting and also 1 double socket close to meter. Further distribution undertaken by tenant.

Water Supply

Developer to supply an incoming 28mm cold potable water supply delivering an equivalent of 1.5 litres / second at bar 3 per 100 sqm of GIA.

Meter provided by developer
Water supply to be registered with utility company and operational prior to handover

Bathrooms (location to be agreed)

Basic WC facilities to be provided by the developer.

Community & Culture



Spatial Brief: Community & Culture

The following spatial brief has been produced for the Ashley House scheme to ensure the units are fit for market demand and fully future-proofed spaces.

The brief proposes that the following key design principles and specifications should be incorporated into the design:

- + Generous floor to ceiling heights – preferably minimum of 4 metres
- + Good quality natural light
- + Boxy and rectangular spatial configuration
- + High quality robust façade
- + The ability to flex the configuration of internal spaces based on occupier requirements
- + Space for signage
- + Considered transport and loading access with short journey from back of vehicle to front of unit
- + Plug and Play fit out specification

This brief is designed to accommodate a hierarchy of different uses and sectors including:

- + Community space
- + Cultural venue

Floor to Ceiling Heights

The floor to ceiling heights should be a minimum of 4 metres across all spaces, if possible, which will provide a much greater degree of flexibility and the widest possible range of end users. If 4 metres can be provided after inclusion of M&E that is beneficial, but is dependent on other design requirements.

Unit Sizes

A single unit of 100–150 sqm which can accommodate a local community organisation.

Unit Configuration

Typical requirement is for units that are boxy or rectangular in shape, with occupiers tending not to like strangely configured units – unless it comes as part of an existing heritage building. It is important to keep the internal area as flexible as possible

It is important that the space is not too deep, especially if need to split the area into smaller units arises in the future. If this is not done with careful consideration, future subdivision may not be feasible
The ideal depth for this space is 18 to 20 metres.

Column Grid

It is important to try and ensure a well-designed column grid and if viable seek to transfer as much load as possible on the ground floor to avoid too many columns.

Where possible, try to avoid columns that are placed close to front doors or windows, as this reduces the functionality of the space. Certainly avoid columns within the first 3 meters of a unit.

Façades and Frontages

Dual aspect community space fronting onto Down Lane Park and Ashley Link. We recommend adopting a robust façade for this location regardless of the use. By a robust façade we mean a unit that has a quality frontage, good natural light and a decent expanse of glazing. We recommend the use of clear glazing and that coloured glazing should not be used.

The space should also have space for signage on the façade. The opportunity to include projecting signage should also be considered. Glazed boxes at the base of new homes are increasingly becoming unpopular with operators. We feel the design treatment could include a plinth or a kicker board up to waist height, to make the units have a more urban feel and level of toughness to cope with all potential occupiers.

Entrances

We recommend that this unit has 3 entrances across the frontage in case this needs to be broken down into smaller units in the event of no cultural / community type organisation requiring the space.

The entrance doors should be able to incorporate the delivery of a pallet as a minimum door width.

Tenant Typologies: Community & Cultural

Community Centre



Key Requirements

- 100-150 sqm
- 4 metres floor to ceiling
- Good signage opportunities
- Plug & play specification
- Rectangular or boxy shape

Potential occupiers

The 100-150 sqm dual-aspect corner unit is well suited to accommodate a multi-purpose community centre for students and young adults. Co-location beside the new Tottenham Hale Community Centre strengthens the case for youth-focused occupiers who complement general community provision with targeted young-adult and student services. The following are some of the potential operators who could occupy the space.

Tottenham Hotspur Foundation

The club's award-winning charity runs employability programmes, IT training, mentoring and youth hubs across Tottenham, recently launching a Mobile Youth Hub with Haringey Council. A fixed, park-front base at Ashley House could anchor its education and mentoring work locally, complementing that mobile outreach.

Hope in Haringey

A charity supporting local young people aged 4-24, delivering four core programmes: early-intervention counselling, employability mentoring, youth projects and police engagement. Following continued engagement with Hope in Haringey over recent months, the organisation has become the first partner for Re:shape's Community Investment Programme. Together, they will deliver social value initiatives in Tottenham Hale throughout the development lifecycle.

Open Door

Provides free, confidential counselling and psychotherapy for Haringey residents aged 12 to 24. The unit could be subdivided neatly into counselling rooms and a small waiting area, creating a quiet, park-front centre ideally suited to young-adult mental-health support.



| Fit-Out Specification: Plug & Play

Note: Specification These specifications are not part of this application, but advice provided by AND on the final fit-out specifications possible and preferable within the parameters of the proposed spaces.

Glazing

Specification should include clear glazing with 12% outer light reflection, semi-low iron glass.

Doors

Specification to include outward opening door-and-a-half frames that are thermally broken aluminium with PPC finish. Lock and 4 keys to be supplied – Master key to be held by developer / operator

Shuttering

Spec to be agreed with architects and operator taking advice from Secure by Design Officer.

Level of Finish

Construction of shell and core + structural floor screed and sealed with floor paint. External walls insulated, party walls finished, structural soffits painted all fire and environmental requirements achieved.

Walls

To be white washed or as struck concrete. Wall loadings should be capable of supporting storage and fixing loads

Signage

A full signage and wayfinding strategy will be designed and provided by the landlord. Tenants will be provided with guidelines as to how to use this.

Acoustic and Environmental Considerations

Consideration to be given in the detailed design of the external envelope to the acoustic, malodorous, dust and vibration transfer from the adjacent uses.

Ceilings

The tenant must ensure that any fixtures or fittings to the ceiling do not interfere with the cabling, pipework and lagging contained within, installing suspended ceilings where necessary. Landlord approval is required for any fixtures and fitting to any ceiling within the unit. Access must be maintained to all Landlord media.

Soffits

To be white washed as struck concrete or similar. Where plasterboard construction used for soffit/upper floor construction the boards should be taped & jointed and painted.

Structural Floor Loadings

The slabs to the units shall be designed for the following loading allowances as a minimum, or as per BS EN 1991-1-1 and the UK National Annex, where higher: Specialist advice to be taken due to unique nature of project – load bearings critical.

Suspect it will be the following:

Plant areas 7.5kN/m² Staff only areas 3.0kN/m² Workshop floor/maker space area 20kN/m²

Mechanical, Electrical and Plumbing

The design, installation and operation of all systems shall comply with all statutory and regulatory obligations where applicable,

including the following:

- + All relevant British Standard Specifications Engineering Regulations (IEE) (BS7671) Institute of Plumbing Design Guide (IOP) Water Regulations
- + The Building Regulations Loss Prevention Council (LPC)
- + British Standard Code of Practice (BCSP) CIBSE Guides to Current Practice and Technical Memoranda
- + Local Fire Brigade Requirements
- + Building Research Establishment (BRE) Digest Recommendations
- + Health & Safety at Work Act CDM Regulations

Emergency Lighting

Emergency Lighting to be provided and must adhere to the legal requirements. Building must have lighting fitted to emergency routes and exits requiring illumination.

Ventilation Systems (to check / take suitable professional advice)

A louver allowance of .25m² aerodynamic free area for both the general ventilation inlet and discharge to be allowed at high level on each floor.

Security Systems

Tenant may install their own security system Telephone and Communications Incoming ducts provided Tenant to undertake own works on connection to telephone and data.

Spare Ducts

To allow the provision of any additional tenant requirements and future proof for any future technological advancements or innovation that tenant may require.

Tenant's Plant

It is the responsibility of the future tenant to provide all necessary additional works to support their plant requirements within their allocated demise and all works are subject to the approval of the Landlord.

Electrical Installation

Developer to provide an independent 3-phase electrical supply and a meter with supply capacity based on 300 watts/m² All to be registered with an energy provider and operational prior to handover. Tenant to take out account directly with utility company. MPAN Number to be held by Developer / Operator for inclusion in the tenant pack

Electrical regulations

All electrical installations, materials, components, equipment and workmanship must comply with statutory and other obligations and the regulations of any Local Authority, Public Services or Statutory Undertaking relating to the execution of the works. In particular they must comply with the requirements of:
The IEE Regulations for Electrical Installations (BS7671)
Regulations under the Electricity Acts
Health & Safety at Work Act
The Electricity at Work Regulations
The National Inspection Council for Electrical Installation Contracting
The Building Regulations

C.I.B.S.E. Guides
CDM Regulations
BS 5266 Emergency Lighting: Code of Practice
BS EN 1838 Lighting Applications: Emergency Lighting
BS 5839 Fire Detection and Fire Alarm Systems for Buildings: Code of Practice
BS EN 7430: 2011 Code of Practice for Earthing
All other Relevant British Standard Specifications and Codes of Practice

Power Distribution

Developer to leave incoming power operational to feed lighting and also 1 double socket close to meter. Further distribution undertaken by tenant.

Gas Supply

Developer to supply any incoming gas supply and meter, registered and operational prior to handover. Pipework to be left terminated beyond the meter. Supply capable of supplying 200W / m2. Tenants to take out directly with utility company. MPRN Number to be advised to the developer / operator for inclusion in tenant pack.

Water Supply

Developer to supply an incoming 28mm cold potable water supply delivering an equivalent of 1.5 litres / second at bar 3 per 100 sqm of GIA. Meter provided by developer.

Water supply to be registered with utility company and operational prior to handover.

Air-conditioning and ventilation (HVAC)

Developer to provide heating and ventilation system to include radiator and air conditioning system to provide cooling if necessary.

Signage Power Supply

Developer to provide a supply cable left

suitably terminated on the soffit close to the middle of the main entrance doors ready to be adapted and extended to supply internal or external signage by the incoming tenant. Developer to provide a conduit from within the unit to the identified projecting signage and/or external signage location allowing the tenant to connect their signage without affecting the warranty of the envelope. Conduits to be left capped and weathertight.

Bathrooms (location to be agreed)

Basic WC facilities to be provided by the developer. Numbers to be calculated based on full-time equivalent (FTE) staffing numbers and calculated using the following guidance in the Homes & Communities Agency (HCA) Employment Density Guide. Will need to be suitable for the appropriate light industrial/ maker space category (typical figures between 25sqm to 47sqm per FTE should be expected with Male : Female ratio being 50%: 50% split.

- + WC facilities to comprise basic sanitaryware (Ideal Standard, Concept range, or similar quality level), floor finishes of tile or sheet flooring, tiled walls to wet areas with remainder painted moisture resistant plasterboard with scrubbable bathroom paint. At least one in each group of WCs to be Doc M compliant accessible cubicle. Where larger numbers are clustered together it will be acceptable to provide a cubicle system.
- + Shower rooms will be required to promote cycling to work to be provided by the developer close to the principle staff/ worker entrance
- + Provision of toilet cubicles to be DDA Compliant
- + Sink and taps

- + Toilet system
- + Toilet roll holder
- + Sanitary bin solution
- + Both to be half tiled – using neutral metro tile
- + Remaining wall areas to be painted
- + Appropriate easy clean vinyl flooring
- + 30 minute fire doors with locking system
- +
- + Small Kitchen Point
- + Howdens or similar
- + White or Grey Units, surfaces and cupboards– Contemporary style not old fashioned
- + Sink
- + Tiling
- + Include 2 double electrical sockets
- + Remaining wall areas to be painted white

Telecommunications (Phone & Data)

Developer to provide a working telephone and fibre data connection (with a minimum bandwidth of 100Mbps per 100sqm GIA) and register to a service provider ready for the tenant to take on a contract directly. Cabling to be brought into the unit and left terminated in a suitable and convenient location within a distribution point ready for the operator to provide onward distribution to individual tenancies.

Security Alarm

Developer to provide basic intruder alarm system with sensors on doors and windows

(no PIR). To be registered to monitored service and left operational prior to handover. System to be capable of expansion (with sufficient zones) to cover subdivision of unit into individual sub-tenancies of an average size of 70sqm each. Tenant to take out account directly with monitoring company.

Fire & Smoke Alarm

Developer to provide two-stage BS 5839 L1 grade fire alarm system for the unit with the capacity in the future to allocate a zone individual sub-tenancies of 70sqm average size. They system should be linked into and identified as an individual zones on a wider landlord’s system (e.g. the adjacent residential or office accommodation). Design to be developed and installed in line with the requirements of developed fire strategy for the wider development

Sprinklers

Developer to provide sprinkler system to entire unit if required in line with the requirements of developed fire strategy for the wider development. Sprinkler heads to be laid out on a regular grid with regular isolation valves allowing for adaptation by incoming operator following partitioning of unit.

Smoke Extract

Consideration to be given to the management of smoke in the event of a fire. A strategy for passive or mechanically assisted smoke extraction to be developed and installed by the developer in line with the requirements of detailed fire strategy for the wider development, and capable of further extension by an incoming operator to serve a partitioned layout with an average unit size of 70sqm.

Cycle Storage

As determined in planning agreement.

re:shape



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