

2026

re:shape

Statement of Community Involvement

Ashley Park



Lowick Hedry

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1. Executive Summary

- 1.1.1. This Statement of Community Involvement (SCI) has been prepared by Lowick Hedry to accompany an application for full planning permission for Ashley Park (“the Site”); the redevelopment of a brownfield site to deliver new social rented homes and shared living accommodation together with new commercial, and community space and a significantly enhanced public realm. The application is submitted by Re:shape T Ltd (“the Applicant”).
- 1.1.2. The Site is located within Tottenham Hale District Centre in the London Borough of Haringey. The previous building on site was demolished in August 2023, under extant planning permissions. The Site was cleared and has remained vacant since.
- 1.1.3. The Applicant appointed Lowick Hedry, a specialist public affairs and consultation company to undertake wider engagement and public consultation in support of this planning application.
- 1.1.4. Lowick Hedry’s brief was to develop and implement a strategy of engagement with local residents, businesses and key political and community stakeholders. The aim was to notify them about the proposals for the Site and to give them the opportunity to provide their feedback on the proposals.
- 1.1.5. The consultation process was carried out in conjunction with pre-application meetings with officers from the London Borough of Haringey (and the GLA) details for which can be found in the Design and Access Statement and Planning Statement that accompany this application.
- 1.1.6. Public consultation has taken place for the proposals with stakeholder meetings held with elected members and community groups. It has included 5,051 flyers distributed to the local area, a consultation event held on 17th June 2026. This approach included a bespoke consultation website which hosted the exhibition materials in a downloadable format for visitors to view at their leisure. The website was launched on the 5 June.
- 1.1.7. A public planning forum will also be held on 10th September and will deliver a presentation of the submitted scheme by the project team. This will provide a additional explanation of the submission pieces, where the information can be found and an opportunity to ask further questions, enhancing the wider consultation.
- 1.1.8. A dedicated email address info@ashleyroadconsultation.com and phone number (0800 061 4770) was provided and managed by Lowick Hedry for further residents, business and stakeholders’ enquiries.
- 1.1.9. Consultees have broadly supported the principles of redevelopment though comments have been raised over design, scaling and increased strain on the area. Despite this consultees have noted that the proposed mixed-use proposals would be welcome, particularly the inclusion of affordable residential accommodation and shared living units.
- 1.1.10. The consultation materials and process were designed to meet the latest accessibility regulations for public sector bodies. Paper copies of materials and feedback forms were readily available and the dedicated consultation website included accessibility features.
- 1.1.11. The Applicant has undertaken a comprehensive and transparent pre-application consultation with the local community, in line with both guidance and best practice. Where possible, and when not in contravention of the core purpose of the scheme and policy, changes have been made to the scheme to resolve specific comments.

- 1.1.12. The Statement of Community Involvement has been informed by the Central Government Guidance within the Revised National Planning Policy Framework (NPPF), December 2024 on community involvement in planning.

2. Introduction

- 2.1.1. This Statement of Community Involvement (SCI) has been prepared by Lowick Hedry to accompany an application for full planning permission for Ashley Park (“the Site”). The redevelopment of a brownfield site in Tottenham Hale to deliver new social rented and shared living accommodation; commercial and community space, and a substantially improved public realm. The application is submitted by Re:shape T Ltd (“the Applicant”).
- 2.1.2. Ashley Park is a long-vacant, brownfield site within the Ashley Road South Masterplan area. Ashley Park was most recently used as a civil engineering depot before falling vacant in 2014. The Site has a lengthy planning history, including a previous consent for 97 homes (ref. HGY/2019/0108), and is now considered unfit for modern occupation. The current proposals represent a comprehensive re-think of what the Site can deliver, bringing forward social rented homes and shared living accommodation and alongside new community and commercial space.
- 2.1.3. An application for full planning permission is being submitted for the following:
- Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.*
- 2.1.4. The purpose of this report is to outline the community engagement undertaken by the Applicant, and how the application submitted responds to the issues raised. It should be read alongside the following key documents as well as the wider technical reports:
- Design and Access Statement prepared by DLA Architects;
 - Landscape and Public Realm Strategy prepared by Studio Bosk Landscape Architects;
 - Planning Statement prepared by Lichfields.
- 2.1.5. The Applicant has held formal pre-application discussions with the London Borough of Haringey Greater London Authority (GLA) and other statutory consultees including Transport for London (in their strategic planning and transport role). Three rounds of independent design review have also been undertaken with the Haringey Quality Review Panel (QRP).
- 2.1.6. Our consultation strategy was drafted in accordance with the relevant provisions and recommendations laid out in the London Borough of Haringey’s Statement of Community Involvement (2021), The Localism Act (2011) and the Revised National Planning Policy Framework (2021) on community involvement in planning. It forms part of the supporting documentation, which informs the planning application.
- 2.1.7. The Applicant acknowledges its responsibility to make sure that people are aware of the proposals and given an opportunity to give their feedback on the plans. The aim has been to deliver a consultation in line with industry best practice.

3. Stakeholder audit

3.1.1. Lowick Hedry conducted an audit of the relevant political, business and community stakeholders in the local area. The stakeholders were either invited to have individual meetings with members of the project team, offered presentations to their organisation or specifically invited to the public consultation events.

3.1.2. **Political stakeholders:**

- Cllr Tehseen Khan (Tottenham Hale Ward Councillor and Cabinet Member for Health and Social Care) – **Green**
- Cllr Hannah Ward (Tottenham Hale Ward Councillor and Cabinet Member for Health and Social Care) – **Green**
- Cllr Nelly Tackie (Tottenham Hale Ward Councillor) – **Green**
- Cllr Mark Blake (Tottenham Central Ward Councillor and Leader of the Council) – **Green**
- Cllr Dixie-Ann Joseph (Tottenham Central Ward Councillor and Cabinet Member for Placemaking) – **Green**
- Cllr Andrew Reid (Tottenham Central Ward Councillor) – **Green**
- Cllr Mark Grosskopf (South Tottenham Ward Councillor) – **Labour**
- Cllr Makbule Gunes (South Tottenham Ward Councillor and Deputy Mayor of Haringey) – **Labour**
- Cllr Anna Lawton (South Tottenham Ward Councillor) – **Labour**

3.1.3. **Local groups, businesses and organisations**

- | | |
|--|---|
| • Our Tottenham | • The Haringey and Enfield Youth Network |
| • Haringey Community Action Network (CAN) | • Fair Chance CIC |
| • Wood Green Business Improvement District (BID) | • the Sister System |
| • Made by Tottenham | • Haringey Collective |
| • North London Community House | • Thru Life |
| • The Conservation Volunteers | • OK Foundation |
| • Hope in Haringey | • The Engine Room |
| • Tottenham Foodbank | • TCV |
| • The Bridge Renewal Trust | • Father to Father |
| • Ferry Lane Action Group (FLAG) | • 1000 Black Boys |
| • Mulberry Academy Woodside | • Jellot Youth |
| • Disability Action Haringey | • Downside DIY |
| • Stay Safe East | • Haringey Community Collaborative |
| • Haringey Mencap | • A Fairer Chance |
| • Roj Women's Association | • Godwin Lawson Foundation |
| • OK Foundation | • Innovative Vision Organisation IVO |
| • Kiran Support Services | • Friends of the Paddock |
| • Maa Maat Centre | • Walk this Way (Community Walks programme) |
| • Latin American Women's Aid (Lawa) | • Healthy Streets North Tottenham |
| • Imece Women | • Haringey Living Streets |
| • The Ben Kinsella Trust | |

- Tottenham Hale Mosque & Community Centre
- Canal River Trust

4. Consultation Overview

- 4.1.1. Through a constructive pre-application process, the Applicant has proactively engaged with the Local Planning Authority (by way of a PPA), elected councillors and the local community, prior to the submission of this planning application. The following engagement objectives were identified at an early stage:
- To provide a full pre-application consultation, in line with the London Borough of Haringey's requirements and expectations for engagement.
 - To ensure that key information on the proposals was communicated clearly to stakeholders and local residents whilst being readily accessible.
 - To collect feedback on the plans for the future of the Site and identify key consideration ahead of submission.
 - To offer opportunities for people to shape key aspects of the proposals in a meaningful way, particularly through the Community Investment Programme (CIP).
- 4.1.2. Throughout the consultation process, a dedicated email address info@ashleyroadconsultation.com and phone number 0800 061 4770 were supplied and managed by Lowick Hedry, providing residents and stakeholders with the ability to provide feedback directly to the project team and ask questions.
- 4.1.3. The table below shows the timeline of the consultation process for the proposals. Further information on the consultation activities and outcomes can be found throughout the document.

Date	Activity
28/05/2026	Introductory emails were sent to political stakeholders. The purpose of the email was to introduce the project team, the proposals for the Site and offering an in-person briefing.
05/06/2026	The dedicated consultation website (www.ashleyroadconsultation.co.uk) was launched. The consultation website included further details on the proposals being brought forward and allowed visitors to provide their feedback directly via an embedded feedback form.
05/06/2026	The consultation newsletter was distributed to 5,051 addresses in the local community. The purpose of the newsletter was to introduce the proposals being brought forward for the Site, invite members of the public to attend the drop-in session with the project team, and directing recipients to the dedicated consultation website, where they could view the proposals in more detail and provide their feedback.
17/06/2026	The in-person consultation event was held on-site at the Engine Room, Eagle Heights, Lebus Street N17 9FU. The event was attended by 13

	members of the public joining to view the proposals and provide their feedback directly to the project team. Those attending included the newly elected Green ward councillor, Cllr Nelly Tackie.
30/06/2026	Members of the project team met with the newly elected Green ward councillors in Tottenham Hale: Cllr Tehseen Khan, Cllr Hannah Ward and Cllr Nelly Tackie.
03/07/2026	Emails were sent to community stakeholders, after the recommendations from the local ward councillors. The purpose of these emails was to introduce the proposals being brought forward for the Site and inviting them to participate in the Community Investment Programme (CIP).

4.1.4 Engagement was carried out through a combination of an in-person public exhibition, a dedicated project website and online survey, and targeted meetings with ward councillors, political stakeholders and local community groups identified through the stakeholder and community audits. Feedback captured at the exhibition indicated that respondents to date have predominantly been long-term residents, reflecting the audits' emphasis on engaging established Tottenham Hale communities alongside newer residents.

4.1.5 Further details on the consultation activities undertaken during this process are provided in the subsequent sections of this report.

4.1.6 Stakeholder meetings

4.1.7 The objective of this primary stakeholder engagement was to inform key stakeholders of the proposals being brought forward for the Site, obtain initial feedback, and discuss further comments prior to the launch of the public consultation and subsequent submission of the planning application.

4.1.8 Prior to the launch of wider public consultation and in conversation with the Tottenham Hale ward councillors, Lowick Hedry identified and approached key stakeholders to discuss the proposals for the redevelopment of the Site.

4.1.9 A Strategic Planning Briefing with the previous Labour-majority council was conducted in March, prior to the new council taking over. This was to ensure a thorough briefing was conducted on all parts, regardless of the outcome in the local elections.

4.1.10 Stakeholder engagement process

4.1.11 In May 2026, ahead of the start of public consultation, letters (Appendix I) were sent via email to key political and community stakeholders.

4.1.12 The correspondence was sent to the following political stakeholders:

- Cllr Tehseen Khan (Tottenham Hale Ward Councillor and Cabinet Member for Health and Social Care)
- Cllr Hannah Ward (Tottenham Hale Ward Councillor and Cabinet Member for Health and Social Care)

- Cllr Nelly Tackie (Tottenham Hale Ward Councillor)
- Cllr Mark Blake (Tottenham Central Ward Councillor and Leader of the Council)
- Cllr Dixie-Ann Joseph (Tottenham Central Ward Councillor and Cabinet Member for Placemaking)
- Cllr Andrew Reid (Tottenham Central Ward Councillor)
- Cllr Mark Grosskopf (South Tottenham Ward Councillor)
- Cllr Makbule Gunes (South Tottenham Ward Councillor and Deputy Mayor of Haringey)
- Cllr Anna Lawton (South Tottenham Ward Councillor)

4.1.13 The correspondence was latterly sent to the community stakeholders, outlined on section 2, on 28 May 2026.

4.1.14 Regular follow up emails were sent to political and community stakeholders throughout the consultation process, offering them meetings to discuss the proposals and keeping them up to date with the consultation process.

4.1.15 All political and community stakeholders were invited to the public consultation event, which took place in June 2026.

4.1.16 On 30 June 2026, after the in-person consultation event, the team met with the newly elected Green ward councillors in Tottenham Hale as well as meeting with local community groups, as shown in the table below.

Date	Meeting Details	Themes
18 June 2026	Members of the project team met with Hope in Haringey.	▪ Use of community space for weekend sessions they've struggled to find locally. ▪ Cost-free employability: using the organisation's existing relationships with local schools (Harris Academy, Haringey Sixth Form, Capital City College) to facilitate work experience for local students.
18 June 2026	Members of the project team met with Haringey Collective.	• Discussed Haringey's London Borough of Culture 2027 programme and their ambition to build a longer-term cultural identity and infrastructure in Tottenham Hale, rather than one-off activity. • Identified a need for more cultural activation, evening activity and a stronger sense of place in Tottenham Hale. • Discussed opportunities around public art and placemaking, activation of the Ashley Road east-west route, local festivals and family/cultural programming.
30 June 2026	Members of the project team met with the newly elected Green ward councillors in	• Principles of development • Social housing • Design

	Tottenham Hale: Cllr Tehseen Khan, Cllr Hannah Ward and Cllr Nelly Tackie.	• Planning policy alignment
21 July 2026	Members of the project team met with 1000 Black Boys.	• Discussed their mentoring and youth development work and opportunities to build a stronger presence in Tottenham. • Potential fit around mentoring, skills, young people and use of community space. •
21 July 2026	Members of the project team met with Downside DIY.	• Focused on free wheeled-sports activities for local young people. • Discussed practical support including potential access to storage and meeting/community space to support their local delivery.
23 July 2026	Members of the project team met with Ferry Lane Action Group (FLAG), who provided a tour of who the Ferry Lane Estate and introduced us to their plans for the Ferry Lane Mural Trail.	• Organised a tour of Ferry Lane Estate and talked us through the existing community and local priorities. • Discussed their Ferry Lane Mural Trail and opportunities to maintain links between the development and existing residents/local initiatives.
27 July 2026	Members of the project team met with Walk this Way/Sanjuro.	• Discussed potential collaboration around existing Haringey community programmes, particularly health, wellbeing and physical activity. • The group offered to introduce us to other relevant community programmes and teams locally, helping build relationships as part of a wider ecosystem, within the community.
27 July 2026	Members of the project team presented formally to Haringey's Planning Application Sub Committee to discuss the proposals for the Site. The meeting was open to the public and was streamed virtually.	• Members noted their support for the delivery of affordable homes • Discussion around the impact of cumulative development within the area • Questions arose regarding the operation of the building
29 July 2026	Members of the project team met with the Godwin Lawson Foundation.	• Discussed their youth programmes across Haringey and potential opportunities through the CIP.

		• Areas discussed included mentoring, youth development and potential use of community space for local programmes.
4 August 2026	Members of the project team met with Cllrs Mark Blake, Hannah Ward, Dixie-Ann Joseph, Scott Emery and Tammy Hymas to discuss the proposals for the Site.	• Daylight and sunlight impacts. • Height and environmental impacts • Encouraged community use and involvement. • Comments on affordability and commercial viability.
5 August 2026	Members of the project team met with Thru Life.	• Strong focus on grassroots youth engagement in Tottenham through sport, mentoring and life skills. • Discussed opportunities for future youth/community programming and their experience delivering directly within local estates.

4.1.17 The Applicant has remained in regular communication with key local stakeholders, extending invitations to meet and through other informal channels to share plans as they continued to evolve throughout the planning and delivery process.

4.1.18 The Applicant has carefully considered comments from local stakeholders, elected members and the local community and has provided detailed responses in section 7 of this report.

4.1.19 The Applicant welcomes continued meetings with key local stakeholders to respond to key questions and comments, as well as local needs and priorities.

5 Public consultation

5.1.1 Consultation newsletter

- 5.1.2 A newsletter Appendix 1 was distributed by hand and by post to 5,051 households and businesses surrounding the Site on 6 June 2026, informing them that the Applicant was bringing forward emerging masterplan proposals for Ashley Park well as inviting them to find out more by attending the public exhibition on 17 June 2026.
- 5.1.3 The newsletter distribution area encompassed the streets immediately surrounding the Site, including Ashley Road, Hale Road, Park View Road, Burdock Road and Watermead Way. Please see Appendix 2 for the newsletter and distribution area.
- 5.1.4 The newsletter contained the project email address (info@AshleyRoadConsultation.co.uk) and freephone number (0800 061 4770), should residents and stakeholders wish to contact the project team (this is monitored during working hours, 9am-6pm Monday-Friday).
- 5.1.5 The area of the distribution is shown below:

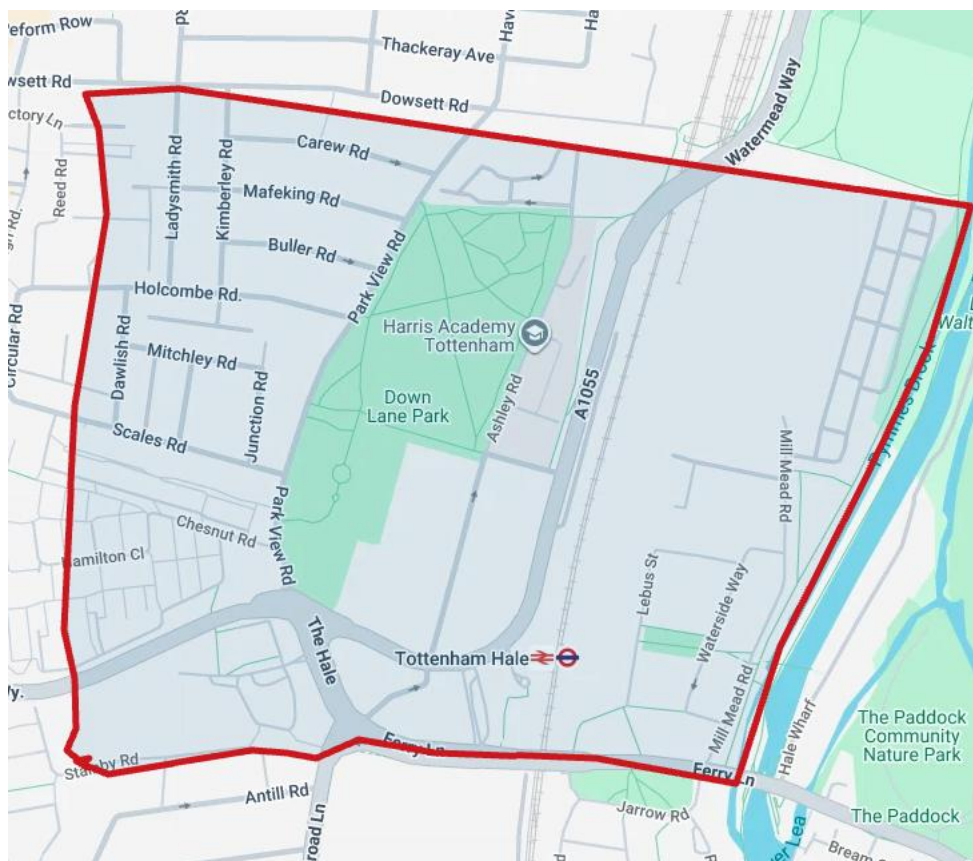


Figure 1: Consultation flyer distribution area

5.1.6 Consultation website

- 5.1.7 A dedicated project website was set up at www.AshleyRoadConsultation.co.uk and launched to coincide with the distribution of the consultation newsletter on 20 May 2026. Initially, the website comprised of a single page, featuring details of the forthcoming

consultation events and providing information on the Applicant and the appointed architects.

5.1.8 Following the public exhibition, the website was updated to include the information that was on display at the exhibition. This was to provide residents with a further opportunity to review the exhibition boards and for those unable to attend the exhibition to see the proposals as presented. The website was also updated with an online questionnaire, which reflected the consultation questionnaire available at the public exhibition and allowed residents to submit their feedback. Also included was a comprehensive list of FAQs and the Applicant and design team's response to each.

5.1.9 The website: www.AshleyRoadConsultation.co.uk can be seen below:



Figure 2: Home page for the consultation website

5.1.10 Public exhibition

5.1.11 Residents and stakeholders were invited to attend one in-person public exhibition at The Engine Room, Unit A, Eagle Heights, Lebus Street, Tottenham, N17 9FU. This event was held on Wednesday 17 June 2026, from 5pm to 8pm.

5.1.12 The times and dates of the exhibitions were chosen to encourage the maximum number of people to attend the events, including those in full-time employment and those with

parental responsibilities. We ensured the exhibition dates did not fall on any locally observed religious or cultural festivals or during the school holiday period.

- 5.1.13 At the exhibition, 13 individuals attended, including members of the public, residents, and members of the project team.
- 5.1.14 Information regarding the background of the Site, the Applicant and its emerging proposals Appendix 3 was displayed alongside sign-in sheets, copies of a questionnaire and a ballot box, so questionnaires could be completed and deposited.
- 5.1.15 The survey Appendix 4 was designed to give the project team a better understanding of general sentiment towards the emerging proposals. It also provided open-ended questions for respondents to provide more extensive feedback.
- 5.1.16 Key members of the project team were on hand to answer questions and talk attendees through the emerging proposals.
- 5.1.17 A summary of the key themes and questions raised during the exhibition can be found below:
- Comments about the design and external appearance of the proposed buildings.
 - The mix of uses proposed, including questions about the need for shared living.
 - Strong support for a new community space, the proposed public realm and landscaping improvements.



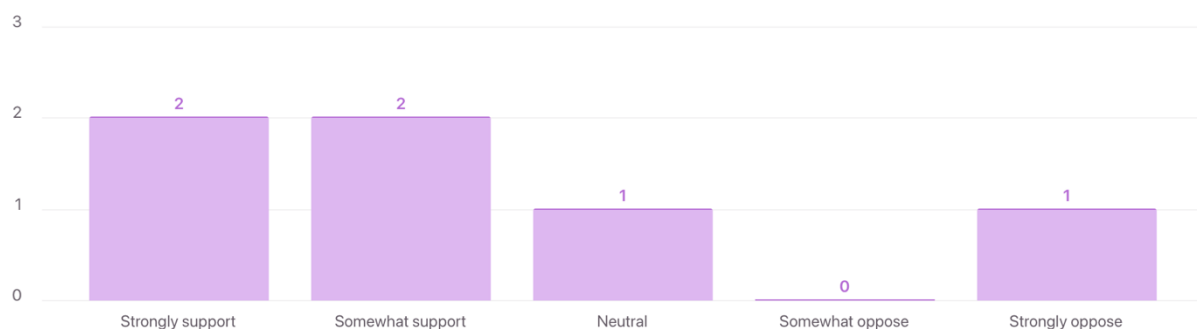
Figure 4: Photo from the public exhibition held on 17 June 2026

6 Feedback

- 6.1.1 To ensure the feedback captures truly reflected the views of the local community, a dedicated survey was launched utilising a mix of qualitative and quantitative questions to collate balanced and representative responses.
- 6.1.2 The surveys encouraged respondents to elaborate on their answers to ensure all aspects of their views on the proposals were captured and explored. The information below summarises the qualitative and quantitative feedback received during this community engagement exercise.
- 6.1.3 Responses from feedback have largely been consistent in recognising the need for investment in the Site and for improvements to the surrounding public realm, safety and activation at ground level. There was particular support for the application to the previously consented scheme with consultees noting the mix of uses, particularly the provision of shared living and affordable welcome. The new community space was also extremely welcomed.
- 6.1.4 There have, however, been comments raised by the community, particularly around the height of the building as well as the appearance, with one respondent describing the external design as unappealing, and calling for more consideration to be placed on material choices.
- 6.1.5 A summary of the feedback received can be viewed through the illustrative charts below.

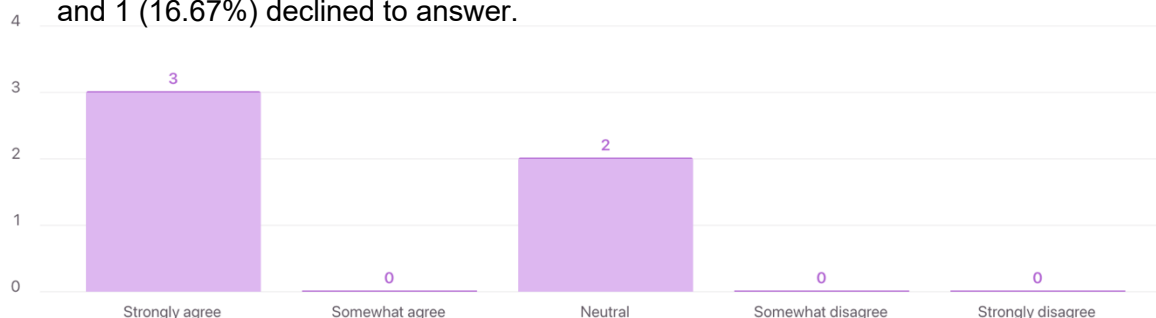
6.1.6 What is your overall view of the Ashley Road masterplan proposals?

This question asked respondents for their overall view of the masterplan proposals. Of the 6 respondents, 2 (33.33%) strongly supported the proposals, 2 (33.33%) somewhat supported the proposals, 1 (33.33%) was neutral and 1 strongly opposed (16.67%).



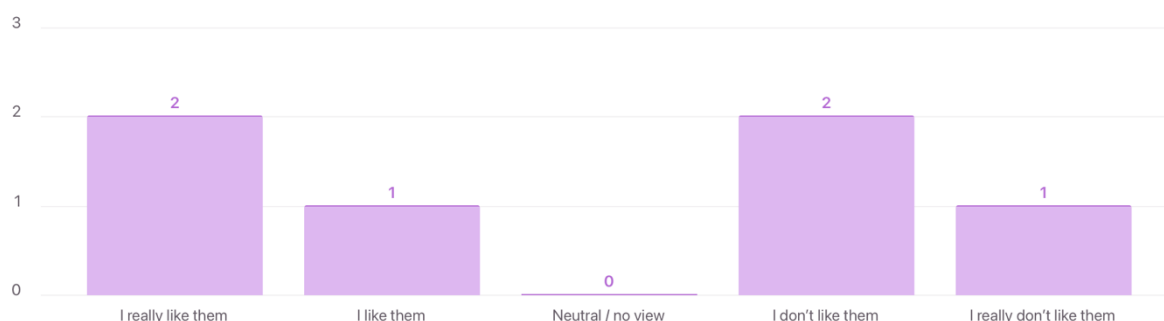
6.1.7 The existing Ashley House and Cannon Factory sites are a missed opportunity and would benefit from redevelopment to deliver new shared living and affordable housing. To what extent do you agree with this statement?

There has been a broad level of support in response to this question with half of respondents noting the Site would benefit from being redeveloped. Of the 6 respondents, only 5 answered this question: 3 (50.00%) strongly agreed, 2 (33.33%) and 1 (16.67%) declined to answer.



6.1.8 Based on the information presented by the exhibition boards, how do you feel the boards look?

Question 3 asked respondents how they felt about the appearance of the buildings, based on the exhibition boards. Of the 6 respondents, 2 (33.33%) said they really liked them, 1 (16.67%) said they liked them, 2 (33.33%) said they did not like them and 1 (16.67%) said they really didn't like them.



6.1.9 Please give a reason for your answer.

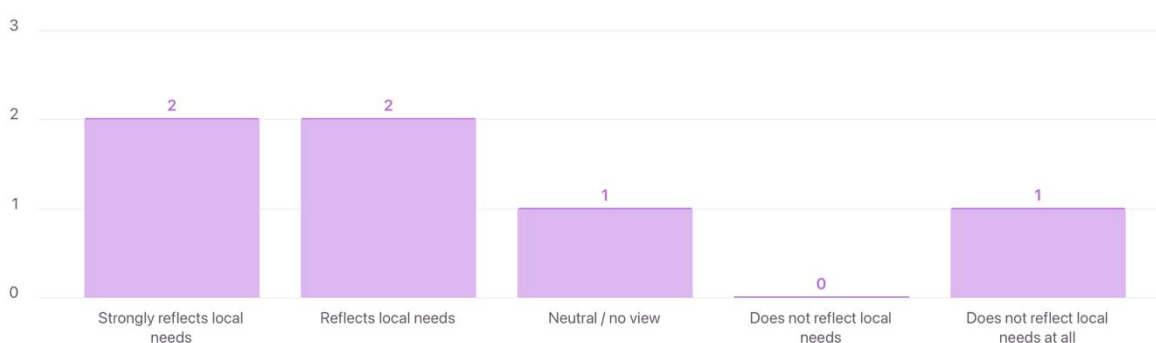
The table below categorises the answers into four distinct sections.

Category	Comment
Affordable Housing	One of the comments focused on welcoming the provision of affordable housing in Haringey and commented that the vacant lot blighted the area.
Community Space	Three out of six comments focused on the need for a community space, especially how the space will suit the growing community, especially "growing families."

Façade	One comment called for “more thought to be given to the design” and called for a more “aesthetic” and “thoughtful” design, that will be part of the community.
Height	Two out of six of the comments took issue with the height, with one comment noting that there is “no need for another tower in the vicinity.” Both commented on the potential loss of sunlight, creation of wind tunnels and construction noise due to proximity to existing neighbours. One comment mentioned “The Hale Road area” and the exacerbation of existing wind tunnels, which would contribute to a sense of enclosure.
Strain of local services	One comment mentioned the lack of mention of amenities planned for the immediate area once the new residents arrive, and comment on how this will put a strain on local amenities. The comment further highlighted how local amenities were already under mass strain and that “this side of development needs to be urgently addressed.”

6.1.10 To what extent do you feel the proposed housing mix reflects the need of Tottenham Hale?

Question 4 asked respondents to what extent the proposed housing mix reflects the needs of Tottenham Hale. Of the 6 respondents, 2 (33.33%) felt the mix strongly reflects local needs, 2 (33.33%) felt it reflects local needs, 1 (16.67%) had neutral/no views and 1 (16.67%) felt that it did not reflect local needs at all.



6.1.11 Please give a reason for your answer:

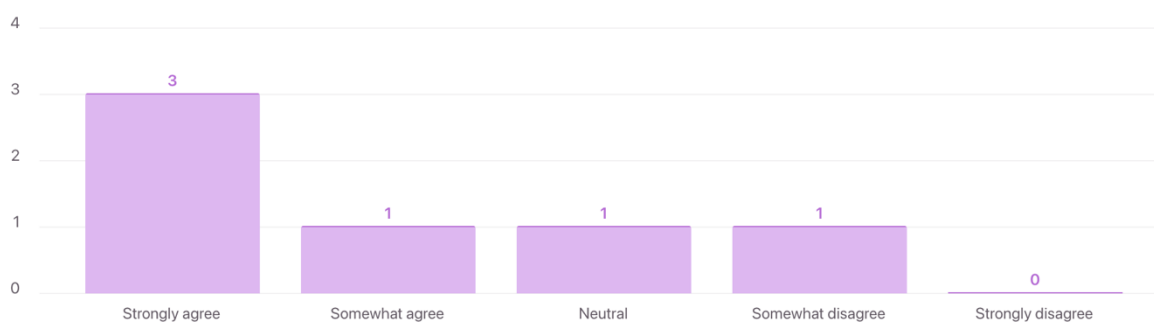
All answers are illustrated below, with one respondent choosing to opt-out.

- “I really like the emphasis on community and building green spaces. However, can't see the need for a hotel though.”
- “We need housing for young and professionals that cannot afford mainstream options”
- “Good mix of homes. Shared living helps alleviate wider housing pressures”

- There are already not enough amenities in the area to cope with the existing population. I also touched on this in my earlier response. More towers are also not appropriate.
- The local area have a number of new builds which are predominantly 1 or 2 bed flats. The residents have now outgrown and would require larger space for growing families.

6.1.12 Our approach includes introducing a significantly improved public realm that includes inviting, green routes around and through the site with refreshed landscaping. To what extent do you agree with this approach?

This question asked respondents whether they agreed with the proposed approach to the public realm. Of the 6 respondents, 3 (50.00%) strongly agreed with the approach, 1 (16.67%) somewhat agreed, 1 (16.67%) was neutral and 1 (16.67%) somewhat disagreed. No respondents strongly disagreed.



6.1.13 Please give a reason for your answer.

All answers are illustrated below, with two respondents choosing to opt-out.

- “Landscaping is incredibly important - please plant as many trees as possible and focus on beautifying spaces using nature. It would also be great if the buildings had rooftop gardens or wall gardens”
- “The Council have spent a lot of money on the surrounding landscape and public realm. Money should not only be spent on this”
- “It is important to keep as much greenery in this area as possible. A lot of green spaces have been taken away recently.”
- “What’s the point if there is yet another great hulking tower amplifying the wind tunnels in the area?”

6.1.14 Are there any local charities, SMEs or community groups that you think Re:shape could partner with as part of their Community Investment Programme?

The organisations below are the ones suggested by consultation attendees. These groups are amongst others, outlined in Section 3.1.3, where outreach has also been conducted.

Group	Status
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Ferry Lane Action Group	Ferry Lane Action group was identified as a vocal residents group and contact has been made and a meeting pending,
Dimensions Entertainment London	Meetings have been offered and follow ups issued however at the time of writing there has been no response. The offer of a meeting remains open throughout the determination of this application.
Wheelie Tots	Meetings have been offered and follow ups issued however at the time of writing there has been no response. The offer of a meeting remains open throughout the determination of this application.
Haringey Basketball	Meetings have been offered and follow ups issued however at the time of writing there has been no response. The offer of a meeting remains open throughout the determination of this application.
Active Change Haringey	Meetings have been offered and follow ups issued however at the time of writing there has been no response. The offer of a meeting remains open throughout the determination of this application.
Haringey Provider Network	Meetings have been offered and follow ups issued however at the time of writing there has been no response. The offer of a meeting remains open throughout the determination of this application.
Pressure Drop Brewery	Meetings have been offered and follow ups issued however at the time of writing there has been no response. The offer of a meeting remains open throughout the determination of this application.

7 Response to feedback

- 7.1.1 This section can be read alongside the Design and Access Statement with details of the design development process, and response to comments raised by Haringey Council and other statutory stakeholder.
- 7.1.2 The table below summarises the key issues raised during the course of the public consultation and meetings with stakeholders, alongside the Applicant's response in the submitted scheme:

Theme	Comment	Response of the Applicant
Design	Consultees asked for further information on the design development process and asked what the inspiration for the design approach has been.	The Applicant noted in response the team has continued to refine material choices and building appearance in response to feedback. It was explained that the design of the Site had been subject to a stringent development process in conversation with Haringey's Quality Review Panel. It was also noted the team had considered the Site's design by examining the architecture of neighbouring buildings. The Applicant noted therefore, the proposals would deliver a building which sat comfortably with its surroundings and made a positive contribution to the local area.
Use	Some consultees questioned whether there was sufficient demand for a new shared living development in the borough, noting they felt the Site would be better utilised as housing.	The Applicant appreciates this feedback and has explained in response that shared living provides a modern solution to housing pressures by offering an alternative form of accommodation for those that want their own space but in a professionally managed environment with a community and extensive communal amenities. As part of this feedback the Applicant also explained the proposals include the delivery of 87 social rent homes which will contribute towards the delivery of affordable homes in Tottenham Hale
Height	Some consultees raised comments about the height of the cluster of buildings, noting the impact that it would likely have on daylight and sunlight due to proximity to existing neighbours.	The Applicant appreciates the feedback and had explained that in the shared living component, the lowest building is 7 storeys, and the tallest building is 23 storeys. For the socially rented component, the building is 6 storeys.

Theme	Comment	Response of the Applicant
		The Applicant also noted that Both Ashley Park has a detailed planning history, with a series of applications and consents having been secured in the past decade. The current proposals represent the next chapter in the ongoing transformation of this part of the Ashley Road masterplan.
Community space	Consultees welcomed the inclusion of community spaces, noting that it was of particular importance to the community.	The Applicant notes that the Community Investment Programme (CIP) is central to their initiatives to provide access to spaces within the scheme for local groups, creating opportunities for events and collaboration. The Applicant has met with and will continue meeting with local groups to discuss how they could be supported most with a community space, skills opportunities, and the wider proposals.
Daylight / Sunlight	Some consultees were concerned about the obstruction of daylight and sunlight into existing homes.	The Applicant noted the Daylight Sunlight have been key considerations when establishing the height and massing for the Site. As part of this feedback, it was also explained that the massing will optimise daylight and sunlight provision in the context of this urban location particularly the tight urban grain established by the masterplan and existing buildings. This report details the impacts of overshadowing at every point in the year, and it has come to the conclusion that it will have minimal effects on existing residents and community spaces.
Social Infrastructure	Consultees raised the importance of social infrastructure including the importance of landscaping, improving the aesthetics of existing social spaces and the importance of green space.	The Applicant appreciates these contributions and would like to highlight that a high quality, green public realm that enhances local air quality and biodiversity will be instrumental to the scheme and its commitments to existing neighbours. As part of this feedback it was also explained the proposals will also deliver 361 sqm doorstep play space for young families alongside the community space the use for which has been curated through conversations with local groups and charities in the area.

Theme	Comment	Response of the Applicant
		The Applicant noted that the Ashley Park site will introduce a new east-west pedestrian route to complete the green link and connecting Down Lane Park to the surrounding neighbourhood. The Applicant also noted that Ashley Park will be designed with permeable surfaces, rain gardens and tree planting, drawing nature and greenery through the heart of the Site. Ground floor maisonettes with individual front doors and front gardens will aid natural surveillance, dissuading anti-social behaviour and promoting community ownership of the public realm.
Construction Management	Some consultees expressed comments about the length and noise of the construction, particularly due to existing construction fatigue in the area.	The Applicant explained in response that a Construction Logistics Plan and Construction Environmental Management Plan are being submitted as part of the wider planning application. It was noted that this will detail how the construction process will be managed to minimise its impact for the local area. As part of this, it was noted by the Applicant that the construction process will abide by Haringey's Code of Construction Practice which limits the hours of noisy works from: • 8:00am – 6:00pm Monday to Friday. • 8:00am- 1:00pm on Saturdays • No noisy work permitted on Sundays and Bank Holidays. The Applicant also explained that a site manager will contact neighbours consult on duration, extent, and impact of the works to see if an informal agreement can be reached to minimise the duration of these works' or to carry them out at specific times.

8 Conclusion

- 8.1.1 In accordance with local and national guidelines, and Re:shape's commitment inclusive and comprehensive engagement. The Applicant has undertaken a pre-application consultation process with local residents, schools, businesses, groups and political representatives. This process has been carried out alongside the formal pre-application meetings between the project team, the London Borough of Haringey, Greater London Authority and other statutory consultees.
- 8.1.2 The project team has been available to discuss the proposals with stakeholders, both in person and through various communication channels, during the pre-application phase. The community engagement process has helped shape our proposals to ensure it complements the vision for the area and delivers on the wider policy goals of the Haringey Local Plan, The Tottenham Hale Area Action Plan, and the London Plan.
- 8.1.3 Future engagement activities include to re-flyer the catchment area and hosting a post-submission planning consultation event, to update residents and ward councillors on the scheme.
- 8.1.4 The proposals for Ashley Park will deliver new social rented and affordable homes, shared living accommodation, commercial space and an improved public realm.
- 8.1.5 A comprehensive engagement exercise has taken place, including a flyer distributed to 5,051 addresses, a public exhibition held on 17 June 2026 focusing on the proposals for Ashley Park attended by 13 people, and 11 meetings with elected members and community stakeholders.
- 8.1.6 Comments from the London Borough of Haringey officer team, cabinet members, the elected members for Tottenham Hale ward, the Greater London Authority (GLA), the Quality Review Panel, stakeholders and the public have all contributed to the emerging scheme and will continue to inform its development ahead of submission.
- 8.1.7 Overall, feedback received to date has been broadly positive, with strong support for the proposed housing mix, community space and improved public realm.
- 8.1.8 The clearest support has been for the delivery of new social rented and affordable homes and improved public realm. However, views on the external building design have been more mixed in response the Applicant has explained the Site's design has been developed through meetings with Haringey's Quality Review Panel and by studying the character of the architecture in the immediate vicinity of the building.
- 8.1.9 There has also been positive feedback for Re:shape's Community Investment Programme, with several respondents suggesting local charities and groups who could benefit from the offer.
- 8.1.10 The Applicant has undertaken a comprehensive and transparent pre-application consultation with the local community, in line with both guidance and best practice. Where possible, and when not in contravention of the core purpose of the scheme and policy, changes have been made to the scheme to resolve specific comments.
- 8.1.11 The Applicant has submitted proposals which will directly benefit the borough and local community by providing new social rented and affordable homes, shared living

accommodation, a new nursery, commercial and community space, and a significantly enhanced public realm.

Appendices

Appendices

Appendix 1: Stakeholder Letter
Appendix 2: Flyer
Appendix 3: Exhibition boards
Appendix 4: Consultation website
Appendix 5: Feedback form

Appendix 1: Stakeholder Letter

I am writing on behalf of Re:shape Living about their forthcoming application for Ashley House and The Cannon Factory, the remaining two sites of the Ashley Road South Masterplan.

We will be holding our public exhibition at **The Engine Room, Unit A, Eagle Heights, Lebus Street, N17 9FU** on **Wednesday 17 June** from **5pm-8pm**. Here you will be able to view the proposals being brought forward, meet the team and provide your feedback.

The new proposals represent a significant step forward from that earlier permission, delivering community spaces, housing for social rent – including much needed, family-sized homes – and a more inclusive, and commercially sustainable project.

- One site will feature best-in-class co-living accommodation designed for young professionals and key workers, and those seeking more flexible living arrangements, alongside high-quality shared living spaces, such as our 'penthouse for everyone'.
- The other site will feature a hotel, addressing a significant demand in Tottenham, in response to extended event programme at the Tottenham Hotspur Stadium, as well as new rental homes at a mix of bedroom sizes that will contribute to Haringey's housing targets.
- Both sites will include meaningful on-site affordable housing at tenures that are genuinely affordable.

As part of the proposal, Re:shape offers a Community Investment Programme (CIP), where it looks to partner with local community groups, social enterprises, and charities in Homerton. Re:shape aims to offer free access and use of shared spaces within their proposed developments, including event spaces, co-working areas, and gym facilities, to support the valuable work of community groups and social enterprises. We would welcome the opportunity to meet with you, to discuss how Duke's Aldridge Academy may be able to make best use of the spaces within our site.

If this sounds like it may be of interest, I would be grateful if you could provide some dates and times over the coming weeks when you may be available for a briefing with the team, I will then align diaries to find a suitable date to meet.

I look forward to hearing from you.

Best wishes
Sam

Appendix 2: Flyer

Do you want to shape the new plans for Ashley House, Tottenham Hale?

Drop into our consultation event
5PM to 8PM WEDNESDAY 17 JUNE 2026

re:shape



Re:shape is preparing to bring forward planning applications as part of the Ashley Road Masterplan. Re:shape is excited to share its vision for the site, which will deliver social rented housing, shared living accommodation, amongst other uses, and meaningful community benefits. The proposals include:

-  Affordable workspaces, co-working spaces and community space
-  Social rented homes including family homes
-  Shared living accommodation suitable for young professionals and key workers
-  Potential for other housing and hospitality uses
-  A genuine mixed community for Tottenham Hale
-  A new Ashley Park Link and public realm



The site today



re:shape

Re:shape is a UK-based developer and operator specialising in shared living accommodation.

Re:shape is passionate about community-led placemaking and is committed to creating inclusive, mixed-use neighbourhoods that respond to the local needs and aspirations of Tottenham Hale.

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-  0800 061 4770
-  www.AshleyRoadConsultation.co.uk

Have your
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website



Hear about our new vision for Ashley Road Sites, Tottenham Hale

re:shape



Your opinion matters

- Prominent site for development for mixed-use purposes
- Opportunity to provide much-needed social rented family homes to address an urgent borough need
- Opportunity to house young professionals and key workers



Your community matters

- We operate our own developments and want to be a long-term partner for Tottenham Hale
- We know first-hand the importance of creating spaces where everyone feels welcome and has a sense of belonging

Find out more at our public event

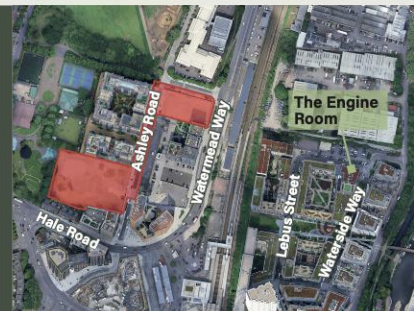
We are hosting a public consultation event where you can view the emerging ideas, ask questions of the applicant team and provide your feedback. We hope you can join us.



When?
Wednesday
17 June 2026
5-8pm



Where?
The Engine Room,
Unit A, Eagle Heights,
Lebus Street, N17 9FU



Community Investment Programme

As part of every development, Re:shape seeks to embed social value through its Community Investment Programme. Re:shape is looking to partner with local groups, social enterprises, and charities in Tottenham to benefit from free access and use of the building and support the good work they do in the borough. If you know any groups who may benefit from this offer, please let us know by contacting the project team using the details below.



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Appendix 3: Exhibition boards

Hear about our new vision
for Ashley Road

re:shape 

Welcome to the Public Exhibition for the Ashley Road Masterplan

Re:shape is preparing to bring forward planning applications for two sites in Tottenham Hale as part of the Ashley Road South Masterplan. Re:shape is excited to share its vision for the sites, which will deliver 35% social housing, accommodation for single persons living, amongst other uses and meaningful community benefits. We would like to discuss a scheme with you today that proposes the following:



New town centre uses and employment opportunities, including affordable workspace



Community space, creating a genuine mixed community



35% affordable housing, including family-sized homes, 82% of which are suitable for 4+ persons



New Ashley Park link and significant public realm improvements



Accommodation for single persons living including best in class on site amenities



Other complementary planning uses, such as student and visitor accommodation

Today's exhibition is an opportunity to:

- Meet the project team.
- Learn about the proposals for the site.
- Ask more detailed questions about the plans.
- Share your ideas on how the proposals could be improved.
- Suggest organisations that could partner with Re:shape as part of its Community Investment Programme.

About Re:shape

Re:shape is a UK-based developer and operator specialising in shared living to deliver much needed single person housing for the younger generations.

As Re:shape intend to build out and operate these buildings, they have a vested interest in the quality and legacy of these buildings for the local community.

They intend to legally obligate themselves to support a number of community initiatives through their Community Investment Programme, which they would be happy to provide further detail today.

Meet the team

re:shape

Developer and Operator

dla

Architect

LICHFIELDS

Planning Consultant



Engagement Consultant

carbon.
climate.
certified.

Sustainability + Social Value Consultant

AD

Employment Strategy Consultant

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Planning history

Both Ashley House and the Cannon Factory have a detailed planning history, with a series of applications and consents having been secured across both sites in the past decade. The current proposals represent the next chapter in the ongoing transformation of this part of the Ashley Road masterplan.

Ashley House and The Cannon Factory

The Cannon Factory had Outline Planning Permission granted in 2016 (ref. HGY/2016/4165). This included the demolition of the existing buildings at both the Cannon Factory and Ashley House, allowing for the creation of three new buildings delivering 3,171 sqm of commercial floorspace and 256 new homes.

In August 2018, a Non-Material Amendment (NMA) was approved, amending the parameter plans approved under the outline planning permission. This was subsequently followed by a Reserved Matters Application (RMA) (ref. HGY/2018/2353) covering the buildings appearance, landscaping, layout, and scale, receiving approval in March 2023.

The site today

The previous buildings on both sites were demolished in August 2023, under the extant planning permissions. The sites were cleared and have been vacant since. The previous owners were not able to take forward the development and have recently sold the site to Re:shape.



The site today



View toward the former Cannon Factory site

Ashley Park

A full planning application (ref. HGY/2019/0108) was submitted in April 2019 for the demolition of the existing building to provide 97 new homes. Having initially been refused by London Borough Haringey, the application was subsequently approved in 2020.

The refreshed proposals represent a fundamental rethinking of what the Ashley House and Cannon Factory sites can deliver, drawing on the lessons of their planning history to bring forward a scheme that is more viable, deliverable and better aligned with local need and the evolving character of Tottenham Hale.



Hear about our new vision
for Ashley Road

re:shape 

Community Investment Programme

Central to Re:shape's work is their Community Investment Programme (CIP) initiative. Through this, they provide access to spaces within the scheme for local groups, creating opportunities for events and collaboration.

The community spaces form a key part of the proposals and will be designed flexibly to ensure the space can accommodate a wide range of uses, events, and exhibitions. It is envisaged that the space will be inclusive, making a longer-term contribution to the local economy.

In order to build the plan for this CIP, Re:shape have met and will continue to meet with local groups to discuss how they could be supported most with a community space, employment and skills opportunities, and the wider proposals.

Potential partners could include youth organisations, cultural groups, employment providers and local charities.



We want to partner with more charities in Tottenham Hale who can take some space in our building so they can continue the good work they do in the borough.

If you know of any groups who might be able to benefit from the CIP, please let us know by contacting the consultation team.

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The vision

We believe there is an opportunity to redevelop the existing buildings, bringing them back into active use and allowing both to make a positive contribution to the local area. The proposals for the site include:



531 shared living studio units.



87 affordable social rented units
(which is 35% on site).



A new hotel and student
accommodation.



A new community space with views
onto Down Lane Park.



Approximately 245 sqm of new
commercial and employment spaces.



New social infrastructure and
community space.



A substantially enhanced public realm,
with fresh landscaping to deliver a
location where people want to live
and visit.



We have been working closely with both the London Borough of Haringey, the Design Review Panel and the Greater London Authority to align with the wider masterplan and to accommodate the potential development of the row of terraced houses along Hale Road to the south. However, we are keen to hear your views and provide the community with a genuine opportunity to influence the design.



What is shared living?

Shared living is a modern and flexible housing solution for the younger generations that combines well designed urban scale apartments with state-of-the-art shared amenities.

Shared living developments make a significant contribution to Haringey's housing targets. This type of urban scale apartment has become more popular in recent years through a combination of factors, including:



A lack of professionally managed housing for smaller households, such as young single professionals.



The high cost of independent accommodation.



A preference for traditional, family sized homes, to be kept for families rather than split into house-shares or houses of multiple occupation (HMOs).



Single-person households seeking balance between privacy and avoiding the increasing loneliness epidemic.



A growing desire for more flexible living and avoiding restrictive long-term contracts.

Through the provision of en-suite bathrooms, tenancy agreements, and secure premises at a more affordable price, shared living can provide conditions for people to thrive, whether they are establishing themselves in a new city for the first time or looking for a more sustainable way to live locally.

Shared living apartments

All units will meet the Mayor of London's space standards for shared living accommodation. All apartments benefit from spacious, high quality communal amenity areas and access to good quality external spaces.



Hear about our new vision
for Ashley Road

re:shape 

Shared Living Rooms

The shared living block forms the southern anchor of the Ashley House site. A slender 24 storey tower element is proposed, providing 531 rooms. It is designed to front Ashley Road with an active ground floor, chamfered double-height entrance that draws pedestrians to the new Ashley Link, and a distinctive crown formed by two top floors stepping back from the main body of the building.

The block is managed and operated independently of the adjoining housing, with its own entrances, cycle storage, refuse and plant facilities.

The rooms

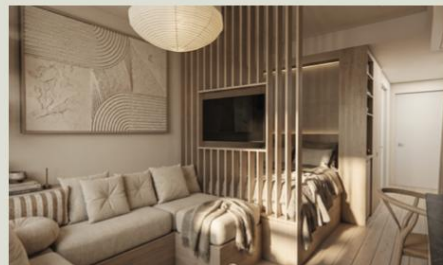
Rooms are arranged consistently throughout the building. The rooms are planned to provide a generous en-suite space near the entrance, with a separated sleeping and living/kitchenette areas.

Shared Facilities

Residents will benefit from a generous range of communal spaces throughout the building including a gym on the first floor, laundry facilities at ground level, residents' lounge and social spaces across multiple floors. The crown amenity rooms to the top of the building will provide new views across Tottenham and the Lee Valley.

Location

The block is located a four minute walk away from Tottenham Hale Underground and Overground station, within the Upper Lee Valley Opportunity and Tottenham Hale District Centre. The site benefits from excellent public transport accessibility and is identified as suitable for a residential development of this nature, as part of the wider regeneration of this part of Tottenham Hale.



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Hear about our new vision
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Ashley House

Our vision for Ashley House is to create a connected, sustainable, and vibrant place that integrates with the wider area.

The proposals will deliver new, welcoming routes around and through the site including new permeable surfaces, rain gardens and pedestrian paths that promote biodiversity and enhance connectivity between the park and the surrounding neighbourhood.

The south of the site will provide new affordable homes including ground and first floor maisonettes with individual front doors and communal spaces to activate the street and encourage interaction between neighbours. All homes will be dual aspect maximising daylight and avoiding single aspect north facing homes.

To the north, the site will accommodate the shared living units with communal areas at ground level to create a sense of place. A double height corner space along Ashley Road will define the entrance to the site and will provide visual interest and permeability through to the residents' courtyard. The taller element has been carefully positioned away from the existing homes on Rosa Luxemburg.



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Hear about our new vision
for Ashley Road

re:shape 

Affordable social homes

The Ashley House proposal will deliver 87 new affordable social homes, all provided at 100% social rent. The most genuinely affordable tenure available and the one most needed by residents on Haringey's housing register.

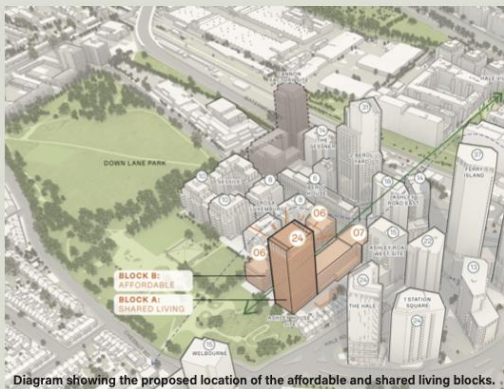


Diagram showing the proposed location of the affordable and shared living blocks.

These homes sit at the core of what we are looking to deliver for Tottenham Hale, providing high-quality, permanently affordable accommodation for families and individuals who might otherwise have no realistic prospect of securing a stable home in the area.

The affordable homes will be delivered as conventional C3 dwellings built and finished to a high quality standard. They will be consistent in appearance from the outside, fully integrated within the building and designed to meet the same space standards and quality benchmarks. The affordable offer will include a proportion of family-sized homes, directly responding to London Borough Haringey's identified priority for larger social rented dwelling within the new development.



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Have your say
on our website



We are also preparing a second planning application for the Cannon Factory, which is earlier in the process than Ashley House. The site will still be subject to the same pre-application processes with the Greater London Authority, London Borough of Haringey and all other stakeholders. We hope to submit a planning application later this year.

To bring the site back into active use, create footfall and support the growth of Tottenham's Town Centre, we are proposing to deliver new affordable workspace, a hotel and student accommodation.



We hope the new hotel would bring a significant hospitality offer to Tottenham Hale, activating the ground floor with a publicly accessible entrance and complementary uses that animate the street edge. New affordable workspace will also help provide employment opportunities for the area.

We are also proposing to deliver accommodation for students here at the Cannon Factory. Across London, a significant number of students take up space in HMOs or traditional family accommodation. In delivering bespoke accommodation for students (as well as affordable housing and single persons housing on our Ashley House site) we hope to alleviate some of the local housing pressures caused by higher demand from students.



Public realm and sustainability

Our vision is to open up the ground floor of the site, creating new welcoming routes around and through the site.

The Ashley House site will introduce a new east-west pedestrian route to complete the green link and connecting Down Lane Park to the surrounding neighbourhood. There is also an opportunity to introduce a north/south connection within the Cannon Factory Site.

Ashley House will be designed with permeable surfaces, rain gardens and tree planting, drawing nature and greenery through the heart of the site. Ground floor maisonettes with individual front doors and front gardens will aid natural surveillance, dissuading anti-social behaviour and promoting community ownership of the public realm.

Our proposals for Ashley House and the Cannon Factory have been developed with sustainability at the forefront of our decision making. Our sustainability aspirations for the site include:



Use of circular and low carbon materials with a high proportion of these recycled or locally sourced.



A fabric first approach, to prioritise building performance and passive design principles to reduce energy demand.



Active community stewardship and social value generation, through targeted investment in local organisations, employment pathways and community facilities — ensuring the benefits of development are felt by existing residents and businesses in the surrounding neighbourhood.



Openable perforated panels allowing for natural ventilation.



Renewable energy generation on site through the provision of photovoltaic panels at roof level.



An extensive urban greening strategy, including fresh landscaping at ground level and green courtyards.



Green roofs to enhance biodiversity locally, targeting a biodiversity net gain of 10%.



Targeting a BREEAM rating of excellent.



Indicative sketch of the proposed Ashley-Link



Public benefits

We are confident that our proposal for the Ashley House and the Cannon Factory will deliver a comprehensive suite of public benefits. These include:



A new landscaped street completing the link between Hale Village and Down Lane Park.



A distinctive, characterful community that is diverse, multi-generational and safe.



Completing the Ashley Road masterplan with new homes across a range of tenures.



New community spaces and social infrastructure, with local partnerships secured through a dedicated Community Investment Programme.



A thoughtful approach to massing that delivers 35% social housing, including family homes.



A high quality, green public realm that enhances local air quality and biodiversity.



Exemplary architecture by award-winning designers, using high quality materials to enhance the local townscape.



New commercial and employment spaces creating opportunities for local businesses and people.



Hear about our new vision
for Ashley Road

re:shape Certified
B Corporation

Have your say & next steps

We are keen to understand the views of our neighbours and the local community ahead of submitting a planning application to the London Borough Haringey.

We would therefore be grateful, if you could share your views by completing a feedback form and handing it to a member of the project team.

Alternatively you could provide your feedback via our dedicated consultation website and visiting the Have Your Say page or by scanning the QR code.



Next Steps



If you have any further questions or wish to provide your feedback to the project team directly. Please get in touch via the details below.

 info@AshleyRoadConsultation.co.uk
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 www.AshleyRoadConsultation.co.uk

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Have your say
on our website



Appendix 4: Consultation website

Ashley House, Tottenham Hale



A new, vibrant mixed development by Re:shape at Ashley House, Tottenham Hale.

Welcome to our website for Ashley House! Here you can find out more about our proposals, as well as hear about our upcoming public exhibition event.

Re:shape is preparing to bring forward planning applications as part of the Ashley Road Masterplan.

[Share your feedback here](#)

[Click here to view the exhibition boards](#)



Our proposal

Re:shape is excited to share its vision for the site, which will deliver social rented housing, shared living accommodation, amongst other uses, and meaningful community benefits. The proposals include:



Affordable workspaces, co-working spaces and community space



Shared living accommodation suitable for young professionals and key workers



Social rented homes including family homes



A new, and vibrant, genuine mixed community for Tottenham Hale



Potential for other housing and hospitality uses



New Ashley Park link and public realm

Find out more at our public event

We are hosting a public consultation event where you can view the emerging ideas, ask questions of the applicant team and provide your feedback. We hope you can join us.

We are hosting a public consultation event where you can view the emerging ideas, ask questions of the applicant team and provide your feedback. We hope you can join us.



When?
Wednesday 17 June 2026
5-8pm



Where?
The Engine Room, Unit A, Eagle Heights,
Lebus Street, N17 9FU

If you are unable to attend our public exhibition, all the information displayed at the event, along with an online survey will be made available here on after the event takes place.



re:shape



Re:shape is a shared living operator and developer committed to creating inclusive, mixed-use neighbourhoods that respond to local needs and aspirations. To find out more about Re:shape, [visit our website](#).

✉ info@AshleyRoadConsultation.com

☎ 0800 061 4770
(Monday-Friday, 9am-6pm)

[Privacy policy](#)

re:shape 

About Re:Shape

re:shape

Re:shape is a UK-based developer and operator specialising in shared living accommodation. Re:shape is passionate about community led placemaking and are committed to creating inclusive, mixed-use neighbourhoods that respond to local needs and the aspirations of Tottenham Hale.



Community Investment Programme

As part of every development, Re:shape seeks to embed social value through its Community Investment Programme. Re:shape is looking to partner with 12 – 15 local groups, social enterprises, and charities in Tottenham Hale to benefit from free access and use of the building and support the good work they do in the borough. If you know any groups who may benefit from this offer, please let us know by contacting the project team using the details below.



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☎ 0800 061 4770
(Monday-Friday, 9am-6pm)

[Privacy policy](#)

re:shape 

Appendix 5: Feedback Form

Ashley Road Sites Feedback Form

Have your say online:
www.AshleyRoadConsultation.co.uk



Share your thoughts on Re:shape's proposals for Ashley Road

Please complete this feedback form and return it to a member of the project team or deposit it in the ballot box provided. You can also share your thoughts online at www.AshleyRoadConsultation.co.uk

Q1 What is your overall view of the Ashley Road masterplan proposals?

☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat oppose ☐ Strongly oppose

Q2 The existing Ashley House and Cannon Factory sites are a missed opportunity and would benefit from redevelopment to deliver new shared living and affordable housing. To what extent do you agree with this statement?

☐ Strongly agree ☐ Somewhat agree ☐ Neutral ☐ Somewhat disagree ☐ Strongly disagree

Q3 Based on the information presented by the exhibition boards, how do you feel the buildings look?

☐ I really like them ☐ I like them ☐ Neutral / no view ☐ I don't like them ☐ I really don't like them

Please give a reason for your answer.

Q4 To what extent do you feel the proposed housing mix reflects the needs of Tottenham Hale?

☐ Strongly reflects local needs ☐ Reflects local needs ☐ Neutral / no view

☐ Does not reflect local needs ☐ Does not reflect local needs at all

Please give a reason for your answer.

Q5 Our approach includes introducing a significantly improved public realm that includes inviting, green routes around and through the site with refreshed landscaping. To what extent do you agree with this approach?

☐ Strongly agree ☐ Somewhat agree ☐ Neutral ☐ Somewhat disagree ☐ Strongly disagree

Please give a reason for your answer.

Q6 Are there any local charities, SME's, or community groups that you think Re:shape could partner with as part of their Community Investment Programme?

Please see further questions overleaf.

Have your say online at: www.AshleyRoadConsultation.co.uk

Q7 Are there any local charities, SME's, or community groups that you think Re:shape could partner with as part of their Community Investment Programme?

Q8 Please let us know if you have any further thoughts on our proposals for Ashley House and the Cannon Factory.

About you

Name

Email

Postcode

What is your connection to the area?

- ☐ I live in the area ☐ I work in the area ☐ I visit the area
☐ I shop in the area ☐ Other

What is your age group?

- ☐ 18 and below ☐ 19-25 ☐ 26-35 ☐ 36-45 ☐ 46-64 ☐ 65+

What is your gender?

- ☐ Female ☐ Male ☐ Non-binary ☐ Prefer not to say ☐ Other

Do you identify with any of the following characteristics?

- ☐ Disability ☐ Neurodiversity ☐ Mental health and wellbeing ☐ Having a faith or religion
☐ Diverse Sexual Orientation or gender identity ☐ Pregnancy or parental status

What is your ethnicity?

- ☐ Asian / British Asian ☐ Black / African / Caribbean / Black British ☐ Mixed / Multiple
☐ White ☐ Other ethnic groups (please specify)

What local community groups or organisations are you part of, if any?

Would you like to be kept informed about the proposals?

(details will remain confidential and not passed to any third party)

- ☐ Yes, I would like to receive updates ☐ No, I would not like to receive updates

- ☐ Please tick this box to confirm you consent to Re:shape and Lowick Group storing the information provided here in line with GDPR regulations. Your data will remain confidential and not be shared with third parties.

Have your say online at: www.AshleyRoadConsultation.co.uk

The appendices referenced above should be inserted following this page prior to submission.

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