

Pre-application briefing to the Planning Sub-Committee 27 July 2026

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2026/0004

Ward: Tottenham Hale

Address: Ashley House and Cannon Factory sites - Ashley Road, Tottenham Hale, London, N17 9LZ

Proposal:

Ashley House:

(i) Erection of new buildings on the Ashley House site (western side and southern end of Ashley Road): one part 7, part 24 storey building of c.530 co-living studios; and a 6 storey building of 87 affordable Social Rent homes; with commercial and community spaces; new public realm, landscaping, and parking, and

Cannon Factory:

(ii) One/two new buildings on the Cannon Factory site (eastern side and northern end of Ashley Road on corner of Ashley Road & Burdock Road): a part 8, part 10 storey hotel building with c.150 rooms; and a part 10, part 25 storey building of c.500 Purpose Built Student Accommodation (PBSA) units (including 35% affordable student accommodation); with employment, commercial and community spaces; new public realm, landscaping, and parking.

Applicant: Re:Shape T Ltd

Agent: Lichfields

Ownership: Private

Case Officer: Philip Elliott

2. BACKGROUND

- 2.1 The proposals are being reported to the Planning Sub-Committee to enable Members to view them ahead of the submission of a formal planning application.
- 2.2 Any comments made now are of a provisional nature only and would not prejudice the final outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

3.1 The proposals cover two cleared sites just to the north of Tottenham Hale District Centre and to the northeast of the Railway & Underground Station:

- Ashley House which is situated on the western side and southern end of Ashley Road; and
- The Cannon Factory which is situated on the eastern side and northern end of Ashley Road on corner of Ashley Road & Burdock Road. See Figures 1 and 2 below showing the two sites and key areas/sites nearby.

Figure 1 – Satellite image of Tottenham Hale looking north showing the two sites edged in red – Ashley House to the south and Cannon Factory to the north

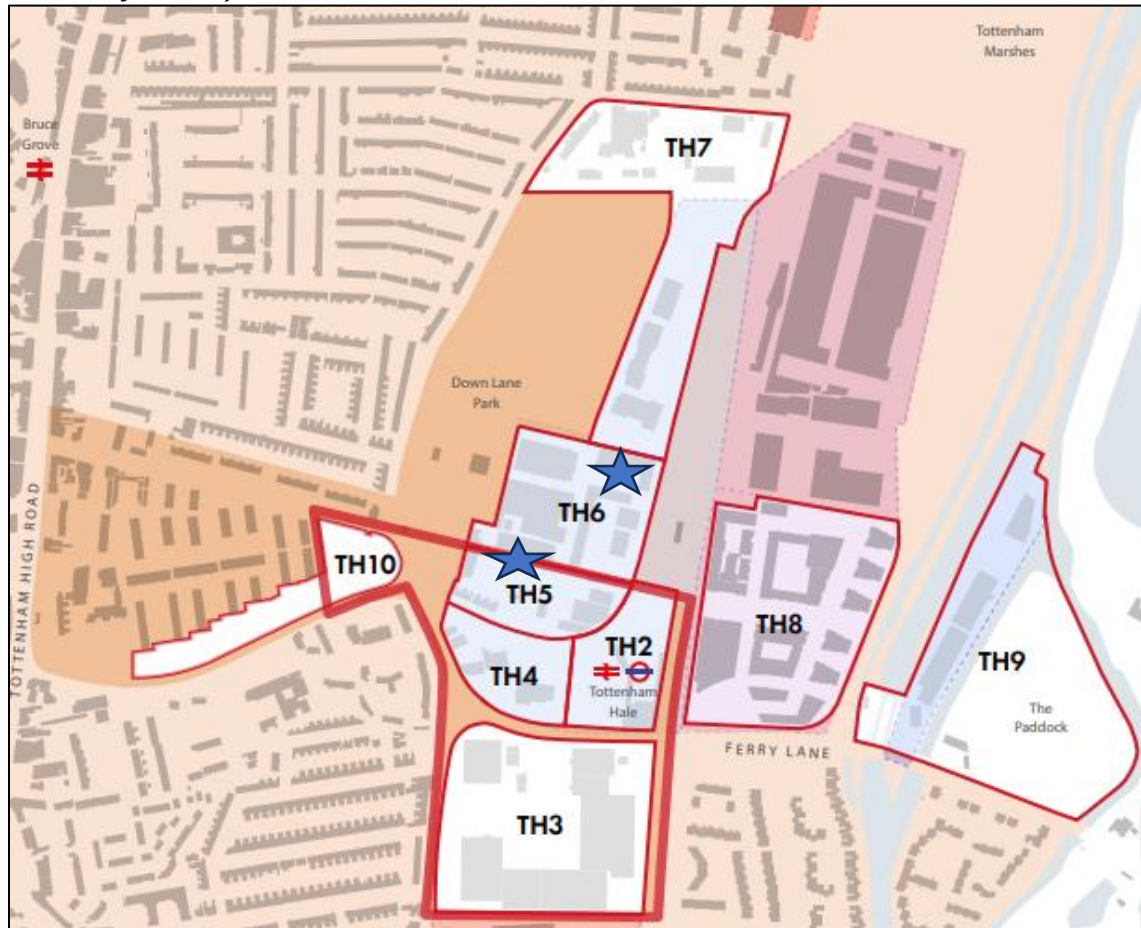


Figure 2 – Image identifying the two sites and key areas/sites nearby



- 3.2 The sites have been cleared with all former buildings demolished and remedial works carried out as part of the implementation of extant planning permissions HGY/2016/4165/HGY/2018/2353 and HGY/2019/0108 (See **RELEVANT PLANNING HISTORY** at Section 5 below).
- 3.3 The sites are some of the last remaining parcels of land within Site Allocations TH1: Tottenham Hale District Centre, TH5: Station Square North and TH6: Ashley Road South Employment Area in the Tottenham Area Action Plan (TAAP) that have not yet been redeveloped / built out. All have extant planning permissions for redevelopment.

Figure 3 – Site allocations in Tottenham Hale with District Centre edged in thick red line (sites marked by a star)



- 3.4 The sites, subject of these pre-application schemes, are surrounded by newly built existing developments associated with the Ashley Road South Masterplan (The Sessile, Rosa Luxemburg Apartments, The Gessner) and the wider Tottenham Hale Centre redevelopment being delivered by Related Argent (1 and 2 Ashley Road and Ferry Island further south (within TH4: Station Square West - (planning permission ref: HGY/2018/2223))).
- 3.5 The land to the south of the Ashley House site falls within the emerging District Centre with the rest of the site on its fringe. The area has undergone and continues to undergo significant change with several mixed-use high-density developments that have recently been completed or are currently under construction.
- 3.6 These buildings range in height from 6-8 storeys, increasing up to 20+ storey buildings on Ferry Island, as well as two 30+ storey towers marking key points – the Station and the Green Link.

- 3.7 Down Lane Park runs to the west of the Ashley House site and includes some mature trees close to the site. The northern part of the park beyond The Sessile is identified as a local Site of Importance for Nature Conservation (SINC).
- 3.8 An existing row of early 20th century terraced homes are located to the south of the site fronting Hale Road. Tottenham Hale bus/rail/underground station is a short walk (approx. 3-4 minutes) away to the southeast of the sites.
- 3.9 The sites fall within The Hale Controlled Parking Zone (CPZ) which operates Monday to Friday, 8.30am to 6.30pm with extended operating hours on event days at the Tottenham Hotspur Football Stadium. The Harris Academy school is located on Ashley Road north of Burdock Road – this part of Ashley Road is a school street.
- 3.10 The sites have a very good to excellent Public Transport Accessibility Level (PTAL) of 5 with the rear of the Ashley House site being 6a.
- 3.11 Other relevant site designations and constraints:
- Site Allocations TH1: Tottenham Hale District Centre, TH5: Station Square North and TH6: Ashley Road South Employment Area in the Tottenham Area Action Plan (TAAP)
 - Local Employment Area: Regeneration Area – Top third of Ashley House site only and whole of the Cannon Factory site
 - Tottenham Hale District Centre – Lower half of Ashley House site
 - Down Lane Recreation Ground Local SINC
 - Area susceptible to groundwater flooding and Flood Zone 2
 - Growth Area and Tall Building Growth Area
 - Tier 2 Archaeological Priority Area
 - Berol House Locally Listed Building
 - Tottenham High Road Historic Corridor Conservation Area – potential setting impacts

4. PROPOSED DEVELOPMENT

- 4.1 The two sites are linked as they are both owned by the applicant, and they have extant planning permissions which spanned both sites. However, these schemes are being submitted separately with each site forming a separate planning application. In summary – the pre-application proposals involve:

Ashley House site

- Two new buildings: one part 7, part 24-storey building of c.530 shared living or co-living studios ‘co-living block’; and
- a 6-storey building of 87 affordable Social Rent homes ‘affordable block’; with commercial and community spaces; new public realm, landscaping, and parking; &

Cannon Factory site*

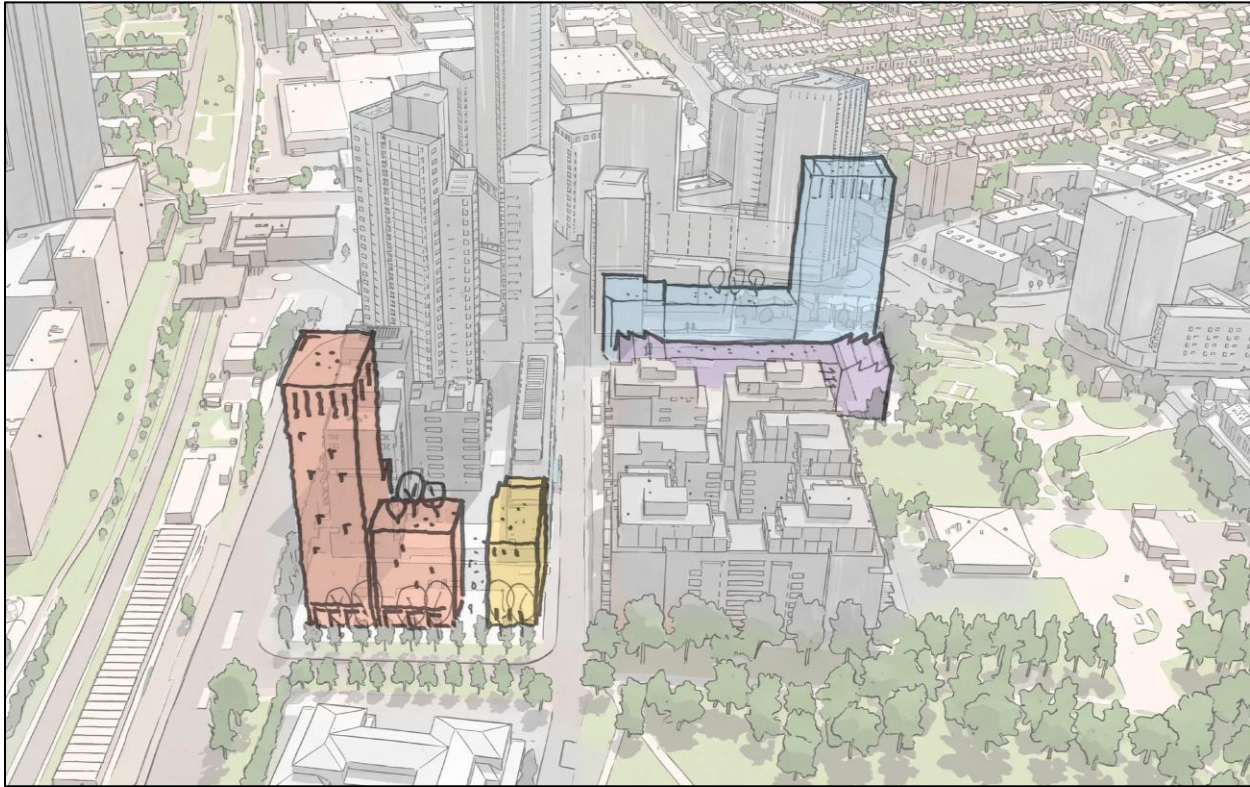
- One/two new buildings: a part 8, part 10-storey hotel building with c.150 rooms; and
- a part 10, part 25-storey building of c.500 Purpose Built Student Accommodation (PBSA) units (35% affordable student accommodation to comply with London Plan and relevant guidance); with employment, commercial and community spaces; new public realm, landscaping, and parking.

**Discussions are advanced on this site, but the applicant has not yet submitted detailed proposals. However, they have indicated the general massing / scale of the buildings that are being proposed and Officers are generally comfortable with this level of detail at this point in time.*

More detailed plans are going to be presented to Officers in the very near future.

- 4.2 The Ashley House scheme has progressed much more than the proposals for the Cannon Factory site and will be submitted formally sooner after all pre-application consultation requirements have been carried out. The image below shows the envelope of the proposed buildings on the Cannon Factory site. Further plans and images of the schemes can be found in Appendix 3.

Figure 4 – View looking south towards Tottenham Hale Centre showing indicative envelope(s) for the building(s) proposed on the Cannon factory site. The orange-coloured building would be the PBSA element with the yellow the hotel



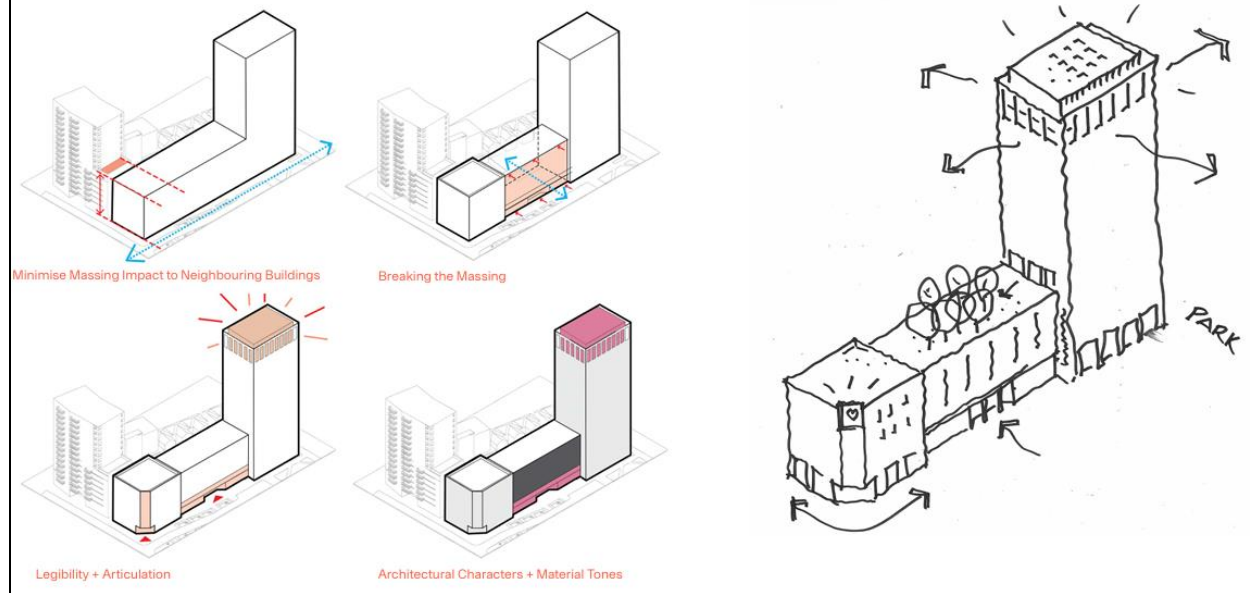
- 4.3 The Cannon Factory site is proposed to include a part 8, part 10-storey hotel building with approximately 150 rooms; and a part 10, part 25-storey building of approximately 500 Purpose Built Student Accommodation (PBSA) units (35% of which would be affordable student accommodation to comply with London Plan Policy H15 and relevant guidance); with employment, commercial and community spaces; new public realm, landscaping, and parking.
- 4.4 The proposals for the Ashley House site are more developed, with detailed layouts, design detailing, and materials under consideration.
- 4.5 The ground floor of the affordable housing block would include two cores at the east and western ends of the building with a row of maisonettes in between and flats above. The block would also include a commercial space at its southeast corner where it fronts Ashley Road and the Green link that runs east-west through the site and between the two buildings.
- 4.6 The ground floor of the co-living block would include commercial spaces at its northeast corner to mirror the location of those in the affordable housing block – fronting the Green Link and Ashley Road. Most of the ground floor would be taken up by co-living amenities which is likely to include a reception, lounge, and co-working space.

- 4.7 A dedicated community space has been included at the northwest corner fronting the Green Link and park frontage. The applicant has advised that this space would be let at a peppercorn rent. The rest of the ground floor is for plant and cycle and refuse storage.
- 4.8 The landscaping includes a tree lined central street with blue badge parking for the blocks just to the north of the central street. To the western edge near to the park are doorstep play features and landscaping. The central street would form part of the Green Link which extends from the High Road in the west, through Down Lane Park, to Hale Village and Hale Wharf, through to The Paddock in the east.
- 4.9 The current planting strategy indicates that a diverse range of medium to large trees would be incorporated into the central street, park frontage, and to the private amenity spaces at ground and upper floors.
- 4.10 The current upper floor plans show the flat layouts in the affordable housing block and the room and amenity space layouts in the co-living block. The co-living block would include single occupancy units in a range of different sizes from standard to premium. The affordable housing block would include the following dwelling mix:
- 15 x 1B2P (17%)
 - 50 x 2B4P (57.5%)
 - 18 x 3B5P (21%)
 - 4 x 4B6P (4.5%)
 - **Total 87 homes**
- 4.11 In terms of form and massing the co-living block would be a part 7, part 24 storey building. The 7-storey element would reflect the shoulder height of the adjacent building at Ashley Road West. The 7-storey element would run westwards with the 24-storey tower located at the western end of the site abutting Down Lane Park.
- 4.12 The materials for the co-living block would include two shades of light grey brickwork, (Glass Reinforced Concrete) and framing, and terracotta and perforated metal panels in red and grey. The figures below show the massing and these materials.

Figure 5 – Explaining the massing of the co-living block

Facade & Materiality - Shared Living

Massing Development



Figures 6, & 7 – 6. A CGI looking south from the Green Link showing the co-living block; and 7. The proposed tower viewed looking east from Down Lane Park



- 4.13 The affordable housing block would be a 6-storey building of 87 new homes to be let at Social Rent; with commercial and community spaces; new public realm, landscaping, and parking. The affordable housing block would represent 35% net internal area (NIA) of the co-living block.

- 4.14 The materials for the affordable housing block would include dark grey and off-white brickwork and framing and perforated panels in green. The figures below show the rationale for the massing and these materials.

Figure 8 – Explaining the massing of the affordable block

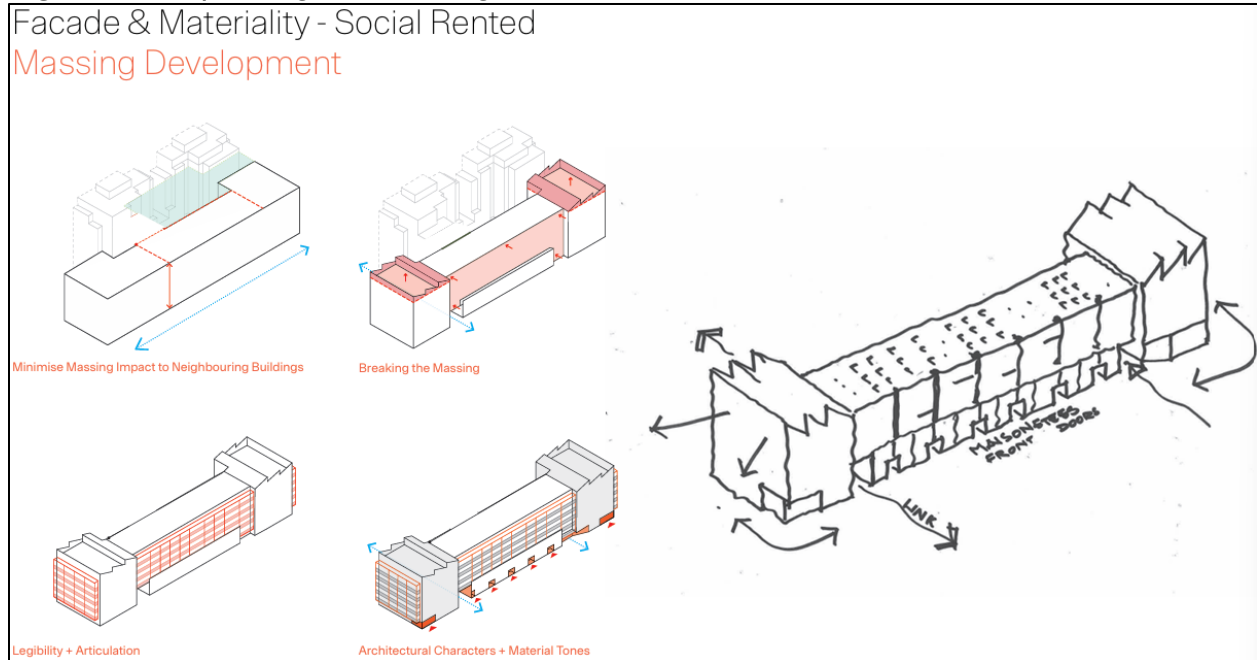


Figure 9 – Top: A CGI looking north from the Green Link showing the affordable block.



5. RELEVANT PLANNING HISTORY

- 5.1 The sites have recent planning permissions for redevelopment that have been implemented and therefore remain extant. Whilst the permissions were implemented no buildings were constructed, with the development to date consisting of demolition, site clearance and remediation works, which constitutes 'implementation of a planning permission' in a planning context in this case.
- 5.2 The following applications are those most relevant to these sites:
- HGY/2016/4165 – Outline planning permission granted on 2 May 2018 for: Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
 - HGY/2018/2353 – Reserved Matters approved on 14/11/2018 of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
 - HGY/2019/0108 – Planning application HGY/2019/0108 was refused by the Council on 10/04/2019. The application was subsequently allowed on appeal (PINS Ref. APP/Y5420/W/19/3232707) on 16/04/2020. The approved development consisted of the following: Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.
 - HGY/2023/1621 & HGY/2023/1622 – Lawful development certificates granted on 21/08/2023 confirming that HGY/2019/0108 and HGY/2016/4165 respectively had been lawfully implemented.

6. CONSULTATION

Public Consultation

- 6.1 The applicant carried out their own public consultation exhibition event on the 17 June 2026 at The Engine Room, Eagle Heights, Lebus Street N17 9FU. The applicant has stated that there were 13 attendees at the in-person exhibition event, with 3 of those attendees choosing to provide feedback via physical form. With a further 3 submissions made online. Appendix 4 – 'Stakeholder Feedback

Report for 17 June 2026 Public Consultation' provides an overview of, and feedback received for this event.

6.2 The applicant has provided the following summary and analysis of **their** event and the feedback received:

Overall, the 3 respondents who provided feedback were broadly supportive of the proposals, with the clearest support shown for the proposed housing mix (said to assist young and professionals, and alleviate wider housing pressures) and the improved public realm (cited as incredibly important, with requests to plant trees). Views on the proposed building appearance were mixed, with requests for bright colours and aesthetic design to brighten up the area. This feedback has been incorporated into the design and materiality proposed. There were also comments on the need for affordable homes, which are being delivered on site, and the proposed community space was welcomed.

The councillors' comments centred on three themes: affordability, impact and engagement. On affordability, they asked about proposed rent levels and questioned whether affordable business rates would genuinely enable small businesses, rather than chains or wealthier operators, to take space, as well as how the scheme would help address vacant sites. This is being considered in the design, size, location and layout of the commercial spaces. We have undertaken retail and commercial assessment work to inform this. On impact and design, they asked questions around the height and daylight/sunlight effects of the tower adjacent to the park, the total population uplift arising from the co-living (and student and hotel at Cannon Factory) elements, and the nature of the green corridor, and expressed a preference for a greener/less red materiality. On engagement, they asked which community groups are involved and encouraged the team to engage residents' groups as well.

Re:shape has been engaging local groups, with Hope in Haringey having already been met with. The group required space for drop-in sessions for youth in the area to host talks on future career paths, thus Re:shape's Community Investment Programme was an excellent fit for the community group. We are in the process of formalising a CIP agreement with the group. Coffee mornings with residents of individual buildings in the area have also been offered.

The engagement process is ongoing and feedback continues to be gathered. All feedback received so far has been considered in detail by the design team and through the iterative design process many requests have been incorporated, for example in relation to colour and materiality, tree planting, and housing mix, and elements retained where positive feedback has been received, for example the green corridor, and community and appropriately-sized commercial spaces.

- 6.3 Pre-application discussions have also taken place with Local Planning Authority Officers from LB Haringey as well as GLA officers.

Planning Forum (PF)

- 6.4 The Council has established a Planning Forum to facilitate the discussion of large-scale or contentious planning proposals. The forum does not reach a decision about a proposal. Its purpose is to allow participants to raise issues of concern and obtain answers to questions about the particular application.
- 6.5 The aim is to allow early discussion by Members and members of the public on planning issues related to these planning proposals and to explore the scope for agreement between all parties in a positive and constructive way prior to the later decision being made at the Planning Sub-Committee.
- 6.6 Forum meetings will usually take place prior to the submission of an application but can take place at an early stage of the formal process before the Planning Sub-Committee meeting. They do not remove the opportunity for objectors, supporters and applicants to address the Planning Sub-Committee when an application is to be determined or the holding of exhibitions and or public meetings where these are considered appropriate.
- 6.7 Meetings are open to all Members, local businesses and residents. Normally one application or proposal will be considered at each forum to allow for effective discussion. To assist the running of the meeting an agenda is prepared and a short briefing note on the proposal is available.
- 6.8 The format of the meeting is as follows:
- A senior planning officer chairs the forum. They ensure that all planning issues arising from the proposal are raised. Planning officers provide information on the progress of the proposal.
 - The applicant is invited to make a presentation of the proposal for a maximum of 15 minutes.
 - Local residents and organisations have an opportunity to present their views either for or against the proposal.
 - The applicant responds to questions from Members of the Planning Sub-Committee, ward councillors and local business and residents.
- 6.9 A Planning Forum is programmed for 10th September 2026.

Quality Review Panel (QRP)

- 6.10 Proposals for both sites were reviewed by the QRP on 22 April 2026 with a further review carried out on just the Ashley House proposals on 17 June 2026. The full reports can be found at Appendix 1 and 2 respectively. The QRP's summary comments for the latest review on the Ashley House proposals were as follows:

“The Quality Review Panel supports the developed site layout and massing. Following the new requirement for increased on-site parking, the central space is struggling to accommodate all the demands placed on it, including residential amenity, greening, access and servicing, and the public through route to the park.

More time and thought is needed to ensure that people can use the space, and move through it safely. The definition of thresholds and boundary conditions should be developed.

The internal layouts of the buildings, provision of amenity and active frontages have been well-considered. However, further thought on the placement of entrances and specifically the arrival sequences for the affordable block is recommended.

Relocating the north-eastern core entrance to Ashley Road would be positive. Relocating the southern cycle store will create an improved relationship between the shared living entrance and rear courtyard, but needs testing to understand the implications on both the internal and external spaces.

The development of the tower architecture is encouraging, with the simple palette and expression of the base, middle and crown working well. However, further development of affordable block design is needed. While the diagram of a central building defined by two bookends works, the expression of the central upper floors and the grounding of the bookends should be developed further to provide a more elegant solution.

Further studies on how the façades and building design can respond to overheating and daylight would be welcome. The panel encourages the team to be playful, to create a celebratory, uplifting moment within the area especially as it will be seen from many homes.”

In the initial review the panel said of both sites which included the Cannon Factory proposals:

The panel broadly supports the proposed height, massing and placement of the buildings on both sites subject to environmental testing and further design development.

- 6.11 The applicant team have been subsequently developing the design of the proposals to address the above and comments from their public consultation exercise.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 Officer's initial views on the development proposals are outlined below.

Land use

Residential uses – Co-living, homes for social rent on Ashley House site; and PBSA, & Hotel on Cannon Factory site

Overview – Site allocations

- 7.2 The principle of including residential uses in the proposals is supported by the Site Allocations that cover these sites (Tottenham Area Action Plan (TAAP) policies TH1: Tottenham Hale District Centre, TH5: Station Square North and TH6: Ashley Road South Employment Area) and by the planning history which includes implemented and extant permissions for mixed-use residential-led schemes.
- 7.3 Site allocation TH5: Station Square North which covers the southern two thirds of the Ashley House site is allocated for ground floor town centre uses with a mix of residential and employment above.
- 7.4 Site Allocation TH6: Ashley Road South Employment Area which covers the northern third of Ashley House and all the Cannon Factory site is allocated for employment-led mixed-use development with residential uses permitted to cross subsidise improvements to the employment stock.
- 7.5 Whilst the schemes would not be employment-led with residential floorspace being the predominant uses proposed, this has already been established under the extant schemes, although the applicant will need to confirm in a formal submission that the employment provision included would improve the employment stock and would need to be supported by viability evidence.

Overview – Housing delivery

- 7.6 Policy H1 London Plan 2021 sets a 10-year target (2019/20-2028/29) for the provision of 522,870 new homes across London as a whole and 15,920 for Haringey. Policy SP2 of the Councils Local Plan 2017 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.
- 7.7 London Plan Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites. There is a significant need for housing in the Borough and across London, and in particular for affordable family housing.
- 7.8 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for

housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing. Policy DM10 of the Council's Development Management Development Plan Document (DM DPD) 2017 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.

Co-living

- 7.9 Co-living is an emerging type of housing, which does not fall within the conventional residential use class (C3) and is classed as a sui-generis use. The current local plan does not remark on co-living but The London Plan 2021 acknowledges the role that it can play in contributing towards housing targets and in providing a range of housing options for Londoners.
- 7.10 The London Plan identifies that co-living should count towards housing completions at a ratio of 1.8:1, so on this basis the equivalent of around 294 homes are proposed in the co-living block on the Ashley House site. The London Plan refers to co-living as: Large-scale Purpose-built Shared Living (LSPBSL).
- 7.11 Policy H16 of the London Plan sets out criteria for LSPBSL to ensure that, where delivered, these developments deliver good quality accommodation that is well designed, provides the necessary communal facilities for residents, promotes social integration, and contributes towards affordable housing targets.
- 7.12 The Ashley House site is located within the Lea Valley Opportunity Area and partly located in Tottenham Hale District Centre – next to Tottenham Hale Rail/Underground/Bus Station which is a highly accessible site in terms of public transport provision.

Draft Local Plan

- 7.13 Whilst little weight can be given to the emerging Local Plan at this stage, it does identify the direction of travel in terms of policy – particularly policies which diverge from or develop extant Local and London policies. Such as those that relate to relevant site allocations and the new Policy on Large-scale Purpose-built Shared Living (Policy H8). The Policy states:

Proposals for large-scale purpose-built shared living must not compromise the supply of land for conventional self-contained homes (use class C3) and would only be supported where a site allocation provides for such uses as an ancillary component of a larger mixed tenure development. Development proposals would otherwise be resisted.

- 7.14 The proposal includes conventional C3 homes in the affordable block, and whilst this would include larger family homes, it would be a smaller percentage of the total amount of residential floorspace. A formal submission should justify the quantum of co-living accommodation and show how the proposals would not

compromise the supply of land for conventional self-contained homes (use class C3).

Draft Local Plan

- 7.15 The Ashley House site falls within New Local Plan site allocation TH SA03 Ashley Link which does not identify the site as being suitable for co-living. However, the proposed allocation is largely based on the extant permissions granted within the allocation which does not include co-living; and co-living can generally be expected in highly accessible areas.
- 7.16 Co-living is identified as being acceptable as an ancillary component of the overall residential development mix on nearby site allocation TH SA01 Tottenham Hale Retail Park. So, Tottenham Hale has been considered to be appropriate for this use. However, the applicant will need to show why it is acceptable on this site.
- 7.17 Given the proximity of the application sites to the Retail Park the applicant has been engaging with the New Local Plan consultation to propose co-living for these sites and support this with evidence.
- 7.18 The proposed quantum of co-living accommodation, along with PBSA on the Cannon Factory site, would not be an ancillary component of the overall residential development so this needs to be justified in a formal submission.
- 7.19 Whilst there may be no co-living accommodation in Tottenham Hale as it stands, the proposal would introduce a large amount of single occupancy accommodation which would affect the housing mix of the neighbourhood. A formal submission would need to be supported by statements that highlight the demand/need for this type of accommodation locally and its potential benefits.
- 7.20 The TAAP identifies (para 5.152) that... *Tottenham Hale would provide a range of housing with a mix of affordable and private units, and a range of sizes of unit. The delivery of one and two bed units would be prioritised within close proximity to the Station, to support the developing District Centre.*
- 7.21 The Ashley House site which includes the co-living block is located within and just outside of the District Centre. So, whilst there is potential support in the TAAP for smaller units in this location, these were envisaged to be multiple occupancy one and two beds and so a formal submission would need to identify how the proposal would support Tottenham Hale in continuing to provide a range of unit sizes.
- 7.22 The applicant has submitted information to show that there are no co-living developments in the wider Tottenham Hale regeneration area – and so therefore the proposal would contribute to the range of sizes of unit by providing a new type of accommodation for singles that is generally of a lower cost than other

types of purpose-built one bed options in the area. The pre-applicant would need to submit further information will be to substantiate this.

- 7.23 Information and commentary would also be needed to show how the proposal could contribute positively to well-designed, mixed and inclusive neighbourhoods in accordance with London Plan policies H16 and H10(A).
- 7.24 The provision of on-site C3 affordable housing provided alongside the co-living units (as opposed to a payment in lieu contribution towards affordable housing) is supported and has been deemed by the GLA on similar schemes elsewhere to be eligible to follow the Fast Track Route where the affordable housing would exceed 35% on a floorspace (NIA) basis.
- 7.25 It is expected that the co-living building would comply with the other criteria in London Plan Policy H16 (points 4-8) and the Large-scale purpose-built shared living (LSPBSL) London Plan Guidance (LPG). Moreover, that the imposition of planning conditions and obligations would be accepted which would control the management and tenancy aspects of the Policy. Compliance with New Local Plan Policy H8 should also be identified where possible.
- 7.26 It is likely that, if the scheme were considered acceptable, restrictions would be sought to ensure that there would be no change of use of the accommodation, and it would remain in single occupancy to ensure that the space requirements for this type of accommodation are satisfied.

Co-living summary

- 7.27 The site could be considered appropriately located for co-living accommodation in terms of accessibility to public transport, growth area and District Centre status. The provision of on-site C3 affordable housing provided alongside the co-living units (as opposed to a payment in lieu contribution towards affordable housing) would be a key public benefit of the scheme.
- 7.28 At this stage, more information is needed to demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area. And more information is required to show compliance with the other criteria and requirements in relevant London Plan Policy H16.

Conventional homes for social rent

- 7.29 The delivery of 87 affordable new homes to be let at social rent is a key benefit of the Ashley House proposals. It would deliver much needed affordable housing for residents on Haringey Council's housing register. The number of homes represents 35% affordable housing based on the NIA of the co-living block.
- 7.30 The proposed level of affordable housing complies with London Plan but not Local Plan policy SP2 which targets 40% affordable housing by habitable room.

However, the London Plan is the more recently adopted policy and therefore the proposed level of affordable housing is considered to be broadly acceptable at this stage.

Conventional homes for social rent summary

- 7.31 The proposed level of affordable housing provision would comply with the London Plan. This aspect of the proposal would be of considerable public benefit given that it would be delivered on site, at low-cost rent, with a large number of family homes (over 25% of the total).

Purpose Built Student Accommodation (PBSA) and Hotel – Cannon Factory site

- 7.32 The proposals for the Cannon Factory site currently comprise the description of development and the image shown at Figure 4. This level of information is acceptable at this time for Officers to give an initial view and discussions are progressing with more detailed information to be submitted shortly.
- 7.33 PBSA could be appropriate on the Cannon Factory site but would need to show compliance with local policy on specialist housing, these being Policy DM15 of the DM DPD 2017 and Policy H15 of London Plan 2021.
- 7.34 The site falls within New Local Plan site allocation TH SA04 Berol Yard which does not identify the site for PBSA. But as noted with the co-living block on the Ashley House site, PBSA is identified as being acceptable as an ancillary component of the overall residential development mix on nearby site allocation TH SA01 Tottenham Hale Retail Park and could be appropriate on this site too
- 7.35 Officers require details of what discussions have taken place with a university that may wish to occupy the block. A letter identifying an intent to nominate to the proposed accommodation from a higher education institution would need to support the needs assessment.
- 7.36 It is expected that the PBSA building would comply with the other criteria in London Plan Policy H15 (points 2-5) and the London Plan Guidance – Purpose-built Student Accommodation.
- 7.37 In terms of the hotel, Policy DM53 of the DM DPD states that hotels are generally appropriate in locations within an existing town centre or at a location well served by public transport.
- 7.38 The Cannon Factory site is considered to be an appropriate location. Part B of the policy sets out a series of criteria where they would be supported relating to good design and functionality – including where they would not result in a loss of housing. The policy also states that hotels should incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities.

- 7.39 Hotels can create employment and economic activity both directly and indirectly and the area is currently only served by a 96-bed hotel on Ferry Island in TH4: Station Square West. As more information becomes available the applicant will need to show compliance with this Local Plan policy and identify the public benefits of this aspect of the proposal.

PBSA and Hotel – Cannon Factory site summary

- 7.40 The proposals for this site are emerging, but both uses could be supported subject to the applicant confirming compliance with relevant development plan policies. An assessment in this regard will be possible once more information becomes available.

Non-Residential uses – Commercial spaces and community use on Ashley House site

Commercial spaces

- 7.41 The inclusion of commercial floorspace is supported by Site allocation TH5: Station Square North and TH6: Ashley Road South Employment Area. TH6 prioritises the delivery of employment floorspace to replace the former factory and employment uses that historically existed on the site.
- 7.42 Planning permissions within TH6 have progressed this further, with the Berol Quarter planning permission (HGY/2023/0261 & HGY/2025/0930) proposing Class E floorspace at ground floor level and across the entire renovated and extended Berol House. Whilst the intention is to provide retail spaces within 2 Berol Yard and the ground floor of Berol House, the upper floors of Berol House are intended to be office/workspace.
- 7.43 Whilst this scheme would not be employment-led with residential floorspace being the predominant use proposed, this was established under the extant schemes and is acceptable - subject to the employment provision improving the employment stock and this being supported by viability evidence.
- 7.44 For the Ashley House site the extant planning permission HGY/2019/0108 included 151sqm GIA of commercial floorspace (shop, restaurant, office) and HGY/2016/4165 required a minimum of 600sqm (GIA) of shop, restaurant, office, and/or medical or health services/a creche/day nursery or centre.
- 7.45 This application proposes 234sqm of commercial and 125sqm of community space. So, a total of 359sqm which is 392sqm less space than what was secured under the extant planning permissions for the Ashley House site. The applicant needs to justify this level of provision particularly given that the top third of the site falls within a Local Employment Area: Regeneration Area which through Policy DM38 requires employment-led development and the amount of employment floorspace to be provided to be maximised.

- 7.46 The applicants will be required to submit a viability assessment that clearly demonstrates that the proposed mixed-use scheme maximises the development of employment uses and makes provision for an element of affordable workspace where viable. A commercial strategy as well as a social economic strategy would be required to support a formal planning application.

Community use

- 7.47 A community space is proposed within the co-living block. This would be welcome if the space has an identified end user that meets a specific need. The applicant has a Community Investment Programme which they have said would identify several local charities, community groups, SMEs and social enterprises to assist in the development and curation of the space to identify and support local needs.

- 7.48 The applicant has also said that the space would be let at a peppercorn rent.

Commercial spaces and community use summary

- 7.49 The scheme proposes both commercial spaces around the frontages near Ashley Road and a community space within the co-living block adjacent to Down Lane Park. There is less commercial space in the proposal than was previously secured and this needs to be justified. The community use is supported.

Non-Residential uses – Cannon Factory site

- 7.50 There is currently no information on the ground and upper floor layouts of the Cannon Factory buildings, and more is required.
- 7.51 The whole of the site falls within a Local Employment Area: Regeneration Area which through Policy DM38 requires employment-led development and the amount of employment floorspace to be provided to be maximised.
- 7.52 The extant scheme HGY/2016/4165 required a minimum of 2000sqm GIA of shop, restaurant, office, and/or medical or health services/a creche/day nursery or centre floorspace on this site. Therefore, the proposal would need to justify any reduction in floorspace from the extant baseline in terms of employment floorspace.

Design, Layout, and Impact on Townscape & Heritage, (Ashley House site)

Overview

- 7.53 The proposal needs to comply with the relevant Design and Heritage policies in the National Planning Policy Framework 2024 (NPPF), The London Plan 2021, and the Local Plan 2017 as well as all relevant London Plan Guidance. The proposals also need to address the placemaking vision for Tottenham Hale within the document 'Shaping Tottenham' published November 2024.

Cannon Factory site

- 7.54 The description for this proposal identifies around an 8 storey increase to the height of the tall building permitted under HGY/2016/4165. This is not out of keeping with the increase in heights across Tottenham Hale from what was originally envisaged. However, it would need to be thoroughly tested to ensure its impact would be acceptable.

QRP

- 7.55 The proposal has been presented to the QRP twice. The most recent review took place on Wednesday 17 June 2026. The Panel supports the tower and the developed site layout and massing and said the internal layouts of the buildings, provision of amenity, and active frontages have been well-considered.
- 7.56 The QRP advised the following matters should be addressed:
- People need to be able to use the Green Link and move through it safely. The definition of thresholds and boundary conditions should be developed.
 - Further thought on the placement of entrances and specifically the arrival sequences for the affordable block is recommended.
 - Relocating the north-eastern core entrance to Ashley Road would be positive.
 - Relocating the southern cycle store will create an improved relationship between the shared living entrance and rear courtyard.
 - Further development of affordable block design is needed to provide a more elegant solution.
 - Further studies on how the façades and building design can respond to overheating and daylight would be welcome.

Design & Layout

- 7.57 The applicant has made changes since this last review to improve the Green Link and thresholds and made several changes to the affordable block to improve its elegance. The entrance to the north-eastern core has been moved to Ashley Road and the cycle store to the co-living block has been brought within the southern elevation of the building. The facades and building design is still being progressed but the applicant has confirmed that the design has been informed by overheating and daylight/sunlight considerations.
- 7.58 The current proposals for the Ashley House site indicate a high-quality and well-designed scheme that would deliver on the design aims of Site Allocations TH5 and TH6 by integrating a new east-west link (the Green Link) to connect into Down Lane Park to the west and to the Lee Valley in the east and activating the frontages with commercial & community spaces and front doors.
- 7.59 The buildings sit well within their context and largely maintain existing building heights sitting at 6 to 7 storeys, albeit with a 24-storey taller element to the co-living block that is discussed under the tall building section below. The 6 to 7 storey heights would respect neighbouring developments and integrate sympathetically with them.

- 7.60 The layout would make the best use of the land available and create successful streets and open spaces as well as improved links to the north and south, east and west. The designs for the public realm would create a successful Green Link that also delivers blue badge parking, greening, and playspaces.
- 7.61 The proposed materiality and detailing of the buildings appears to be of a high quality and it is expected that there will be further improvements to the scheme as more detailed design work is carried out in relation to the building facades and the public realm and the definition / role of the Green Link.

Impact on Townscape & Heritage - Tall Building

- 7.62 The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.
- 7.63 The co-living block would include a tower of 24 storeys. Several buildings near to the site are of a similar height with the tower under construction to the south of Hale Road at 29-33 The Hale also standing at 24 storeys. The District Centre includes a cluster of tall buildings that range in height from 13 to 37 storeys. The scheme will be assessed against relevant London Plan and Local Plan policies but is considered to be broadly acceptable.
- 7.64 The Figure below shows the surrounding buildings and their heights.

Co-living block

- 7.68 In terms of the co-living block, the applicant has stated that the accommodation would comply with London Plan policy H16 and The LSPBSL LPG. There would be units that are single aspect and face north, albeit this is not uncommon for this type of accommodation, and the units would have access to dual aspect internal amenity spaces as well as and external amenities.
- 7.69 The main corridor running east to west and vice-versa through the co-living block is long and has little access to daylight and Officers have encouraged the applicant to see if this could be improved. However, it is acknowledged that this may be difficult given the constraints put on this aspect by the building form resulting from the site requirements.

Affordable housing block

- 7.70 The applicant has identified that all the homes in the affordable housing block would meet or exceed unit size / amenity standards (private gardens, balconies and communal gardens). Dual aspect homes have been maximised and 10% of homes would be wheelchair accessible (M4(3)). The layouts suggest that all homes would be well lit in terms of access to daylight and sunlight.

Summary

- 7.71 Whilst more information is needed to fully assess the impact, the layout of the buildings and the information provided so far indicate that the residential quality would be high. When submitted formally the application would need to be supported by daylight/sunlight analysis, Playspace Strategy, a Fire Strategy, Access Strategy, will need to identify how Designing Out Crime principles have been met, and would need to show compliance with the Mayor's Housing Design Standards LPG and the LSPBSL LPG.

Impact on neighbouring properties

- 7.72 The buildings have been designed so that they would interact sympathetically with neighbouring buildings and sites. The building heights have been selected so that they reflect the heights of adjacent buildings within the Ashley Road South masterplan.
- 7.73 The applicant will need to identify how the proposed tall building would have an acceptable impact on neighbouring properties and the affordable block. It will have an impact on properties to the north in terms of daylight/sunlight & overshadowing and affect the sun on ground to the Green Link. So, this will need to be appropriately tested to show acceptable impacts.
- 7.74 All the other parts of TH5 and TH6 have been constructed or have recent planning permissions (such as Berol Quarter) except for the row of terraced houses to the south of the site.

- 7.75 The applicant has undertaken some studies to show how the row of terraces could be redeveloped to a height of the adjacent Ashley Road West development (5-6 storeys) without the co-living block prejudicing this. This will need to be submitted as part of a formal application.

Impact on transport, parking and highway safety

- 7.76 Local Plan Policy DM32: Parking recommends that proposals for new development with limited or no on-site parking should have a PTAL of at least 4 which both sites are (both being 5 with the western end of Ashley House being 6a).
- 7.77 The scheme proposes on-site parking for blue badge spaces (10% upfront for the social rent homes) only and is 'car lite' with no other vehicular parking. This strategy allows space for urban design improvements including the Green Link street, playspaces, and greening.
- 7.78 Policy DM32 also identifies that proposals with only blue badge parking should have alternative and accessible means of transport available, a Controlled Parking Zone (CPZ) should be in place, and parking is specified as car capped. All of this would apply to the Ashley House site.
- 7.79 The proposal would bring about improvements in pedestrian and cycle access and would be close to bus and rail links as well as employment, leisure, and community facilities. Therefore, a car lite approach is appropriate for the site.
- 7.80 The proposal indicates that the proposed cycle parking for the affordable block would be compliant with the latest London Plan Guidance. However, the applicant is looking at lower levels of provision for the co-living block, which would need to be justified.
- 7.81 The applicant will be encouraged to investigate other types of cycle parking to increase provision, through provision of space and infrastructure for public cycle or scooter hire, managed on-site shared cycles or scooters, storage spaces for folding cycles, and potential contributions towards off-site communal cycle parking.
- 7.82 Refuse storage would be in line with the operational requirements of the Council – with storage being provided in the affordable block for one weekly collections. The applicant will need to identify that servicing vehicles and other vehicles such as blue badge vehicles would be able to satisfactorily pass through the development and turn safely.

Energy & sustainability

- 7.83 The applicant has submitted a high-level indicative sustainability strategy at this stage. Their strategy includes the following:
- The proposal will be developed in line with the LETI (London Energy Transformation Initiative) design guide
 - It will adopt a fabric first approach and incorporates passive house principles
 - Peak heat loss will not exceed 10 W/m² (Watts per square meter)
 - PVs will be provided at roof levels
 - Urban Greening Factor (UGF) and Biodiversity Net Gain (BNG) to achieve the necessary minimum targets
 - BREEAM target “excellent” rating
 - Whole Life Carbon Assessment (WLCA) will benchmark LETI targets

Overheating

- 7.84 Full detail on overheating has not been shared at this stage. However, an overheating analysis is currently being carried out to understand the strategies to minimise risk of overheating. A range of measures are currently being considered by the applicant to reduce this risk.

Supporting Documents

- 7.85 A formal application would be accompanied by an Energy Strategy, Overheating Assessment, Circular Economy Statement, and Sustainability Strategy which would address all the policy criteria and assess compliance.

Landscaping, urban greening, biodiversity & public realm

- 7.86 The proposal incorporates extensive landscaping and planting through the creation of both communal amenity and planted public spaces as well as a new Green Link street. The applicant has identified that the formal application would be accompanied by a comprehensive Landscaping Scheme.
- 7.87 The proposals would provide a significant uplift in ecological benefits through the soft landscaping proposals compared to the existing situation. It is expected that the proposals would comply with the recommended urban greening factor of 0.4 for residential development and a Biodiversity Net Gain (BNG) of 10% would be achieved. The potential impact on Epping Forest Special Area of Conservation will need to be assessed.
- 7.88 The children’s play space provision comprises a mix of formal and informal play areas albeit they do not appear to meet the spatial requirements of Local and London planning policy. The development is very close to the play facilities in Down Lane Park, and the site constraints limit suitable spaces for play. The

applicant will need to justify their proposed provision and show how it would meet the needs of children in the development.

Flood risk & drainage

- 7.89 The site is in Flood Zone 2 so is at medium risk of flooding from rivers. A flood risk assessment would be submitted alongside a formal application which must identify how flooding from surface water would be mitigated.

Planning obligations and community benefits

- 7.90 Planning obligations would be secured for both schemes in line with the Planning Obligations SPD 2018. This will include the following, although not exhaustive:
- Affordable housing, affordability, and review mechanisms; co-living, student, and hotel specific provisions;
 - Transport matters such as Travel Plans, s278 works, restricting car permits, car club, and Traffic Management Order alterations;
 - Employment and skills and apprenticeship support contributions;
 - Carbon Management and Sustainability obligations including any carbon offset payments;
 - Ultra-fast broadband,
 - Considerate contractors, and
 - Monitoring.
- 7.91 The extant permissions included contributions totalling £1,255,000 towards open space provision to secure improvements to Down Lane Park (DLP) and were liable for around £600k in Haringey CIL.
- 7.92 Open space contributions would now be covered by Community Infrastructure Levy (CIL), but a further contribution to DLP would be secured if any new Haringey CIL figure fell below what was previously secured in terms of open space & CIL when considered proportionately.
- 7.93 In terms of benefits to the local community, the schemes would redevelop some of the last remaining sites along Ashley Road, completing the masterplan for this area which would bring public realm benefits with new streets, routes, and planting as well as new commercial spaces. The proposals would introduce employment opportunities during construction and in the new buildings once complete.
- 7.94 The Ashley House scheme includes 87 affordable homes for social rent that would provide housing for residents on the housing waiting list. The proposal also includes a dedicated community space that the local community would have access to, albeit the specific arrangements for this have not been finalised at this stage.

