
To	Re:shape
Subject	Ashley Road Feedback Report
Date	30 June 2026

Overview

This document provides an overview of, and feedback received for, the stakeholder engagement public consultation held on 17 June 2026 regarding Re:shape's proposals for Ashley House and the Cannon Factory. The purpose of this engagement was to help shape the ongoing planning and design process by eliciting the opinions and thoughts of those who live in, work in and visit the area.

Responses (June 2026)

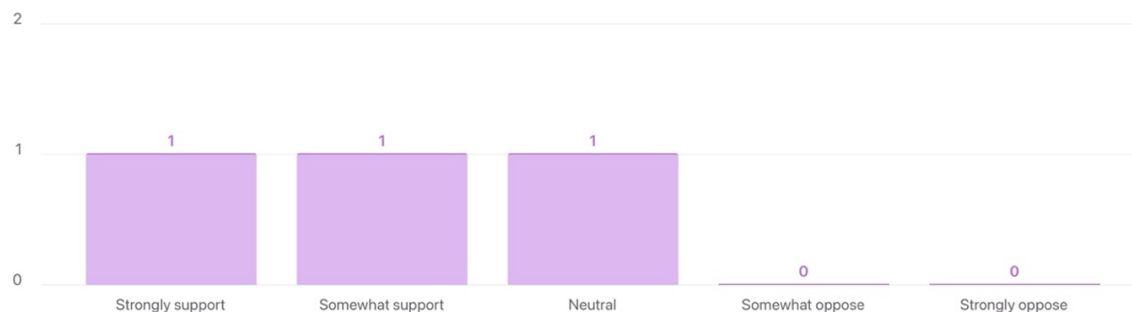
There were 13 attendees at the in-person exhibition event, with 3 of those attendees choosing to provide feedback via physical form. There have been a further 3 online submissions.

Overall, the 3 respondents who provided feedback were broadly supportive of the proposals, with the clearest support shown for the proposed housing mix and the improved public realm. Views on the proposed building appearance were more mixed.

The in-person survey responses are outlined below, with graphs used to outline sentiment.

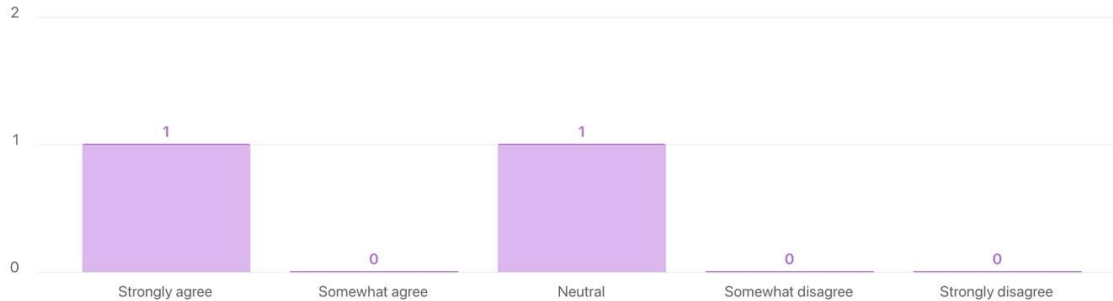
Q1) What is your overall view of the Ashley Road masterplan proposals?

Question 1 asked respondents for their overall view of the masterplan proposals. Of the 3 respondents, 1 (33.3%) strongly supported the proposals, 1 (33.3%) somewhat supported the proposals, and 1 (33.3%) was neutral. No respondents opposed the proposals.



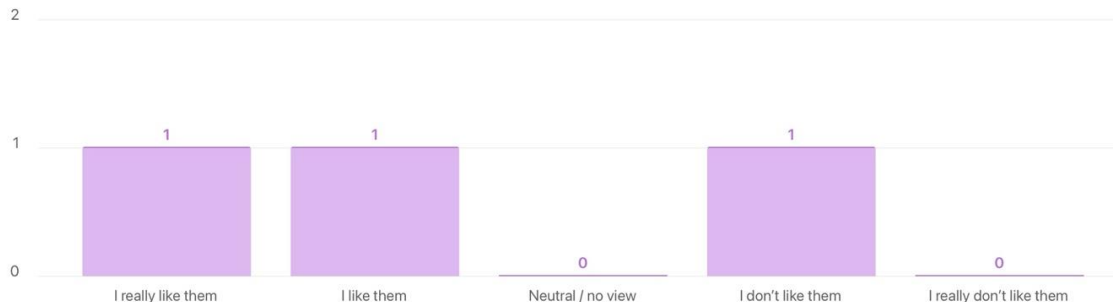
Q2) The existing Ashley House and Cannon Factory sites are a missed opportunity and would benefit from redevelopment to deliver new shared living and affordable housing. To what extent do you agree with this statement?

Question 2 asked respondents whether they agreed that the existing sites represent a missed opportunity that would benefit from redevelopment. Of the 3 respondents, only 2 answered this question: 1 (50.0%) strongly agreed and 1 (50.0%) was neutral.



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

Question 3 asked respondents how they felt about the appearance of the buildings, based on the exhibition boards. Of the 3 respondents, 1 (33.3%) said they really liked them, 1 (33.3%) said they liked them, and 1 (33.3%) said they did not like them.



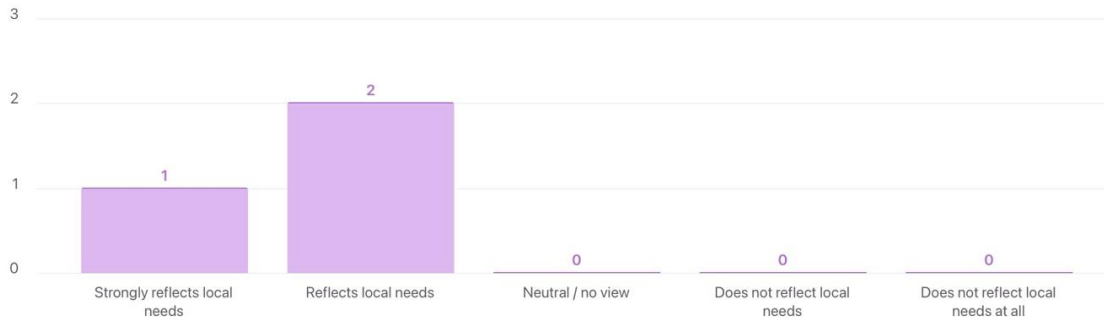
Q4) Please give a reason for your answer:

- “The external building design is ugly. More thought should be given to the design - for example the new flats built at the top of the Down Lane Park look great. Nice bright colours and aesthetic design. Please don't build something like Millstream Tower which is hideous both in design and colour. It's really important that thoughtful design is used to brighten up the area and keep it in style for generations to come.”
- “There is a definite need for community space.”
- “Desperately need more genuinely affordable housing in Haringey. Current vacant sight is an eyesore and blights the area. Community space is welcome.”

The first response is concerned about the aesthetics of the building, while the other two responses welcome the inclusion of the community space.

Q5) To what extent do you feel the proposed housing mix reflects the needs of Tottenham Hale?

Question 4 asked respondents to what extent the proposed housing mix reflects the needs of Tottenham Hale. Of the 3 respondents, 2 (66.7%) felt the mix reflects local needs, and 1 (33.3%) felt it strongly reflects local needs. No respondents felt the housing mix failed to reflect local needs.



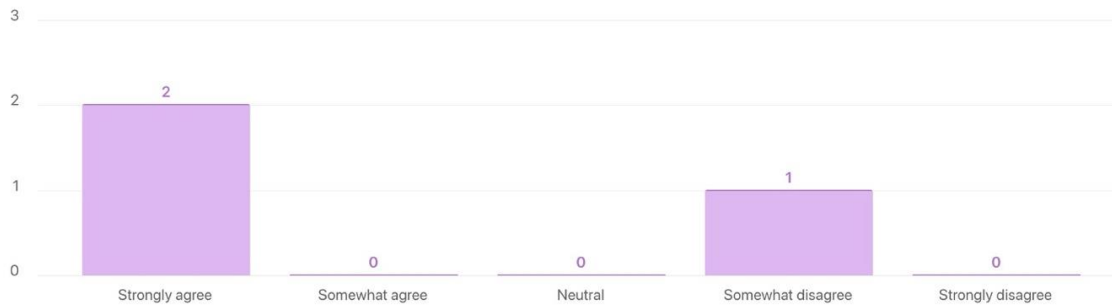
Q6) Please give a reason for your answer:

- “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. Co-living and student housing helps alleviate wider housing pressures”

The comments are generally positive, with only one questioning the need for a hotel at the Cannon Factory.

Q7) 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?

Question 5 asked respondents whether they agreed with the proposed approach to the public realm. Of the 3 respondents, 2 (66.7%) strongly agreed with the approach, and 1 (33.3%) somewhat disagreed.



Q8) Please give a reason for your answer:

- “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”

The responses are generally positive, with only one questioning if the council should diversify their public expenditure on improvements besides the public realm.

Q9) Are there any local charities, SMEs, local businesses or community groups that you think Re:shape could partner with as part of their Community Investment Programme?

- “N/a”
- “Dimensions ent, Wheelie Tots, Haringey Basketball, Active change Haringey, Haringey Provider Network”
- “Pressure Drop Brewery”

These have all been noted, and outreach correspondence has been conducted as part of bolstering the Community Investment Programme aspect of this scheme.

Q10) Please let us know if you have any further thoughts on our proposals for Ashley House and the Cannon Factory.

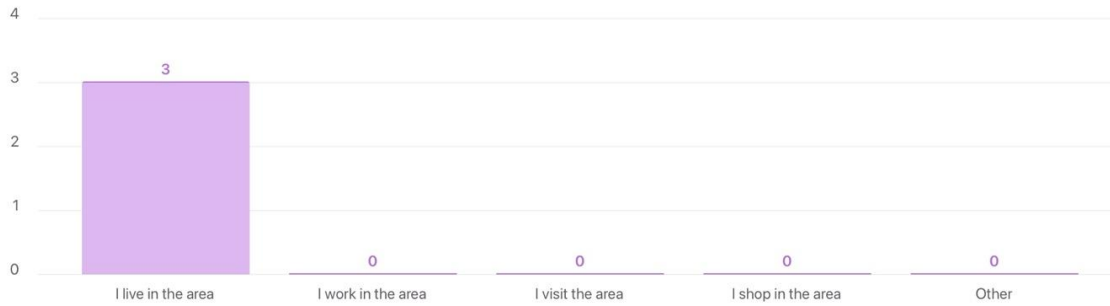
- “Please support local businesses to create more independent shops. It would also be great to have a waitrose or M&S in the area. There aren't enough supermarkets.”
- “To have a community steering group, friends of Down Lane”

Demographic Data

The following demographic information was captured from the 3 respondents who completed a physical feedback form.

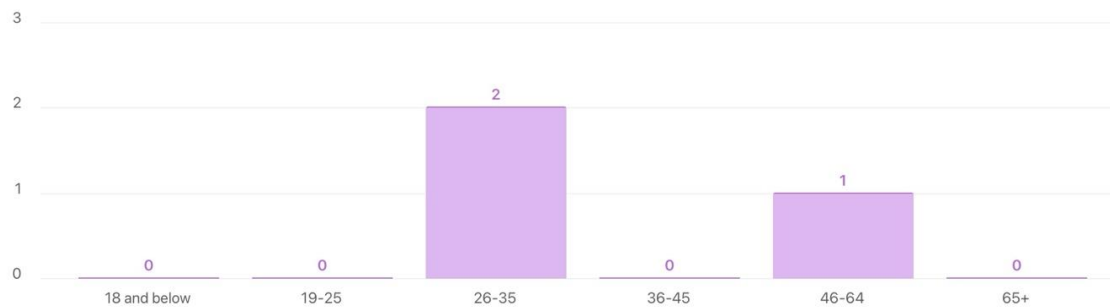
Connection to the area

All 3 respondents (100%) indicated that they live in the area. No respondents indicated that they work in, visit, or shop in the area.



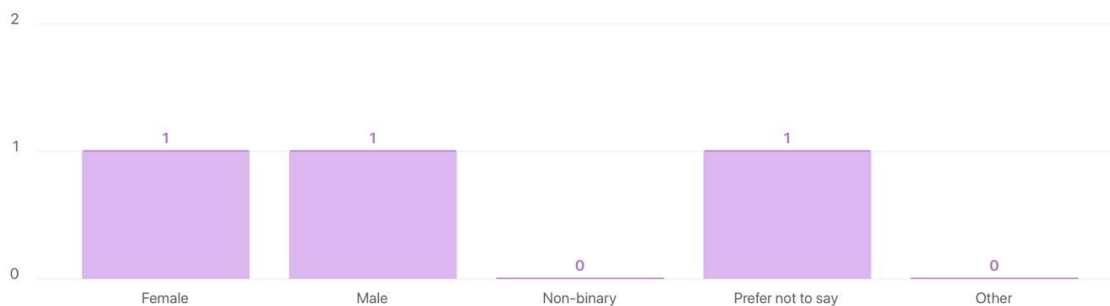
Age group

Of the 3 respondents, 2 (66.7%) were aged 26-35, and 1 (33.3%) was aged 46-64.



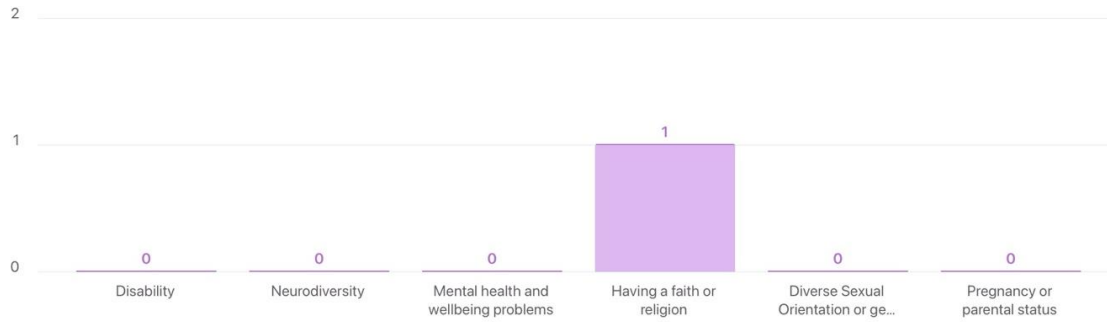
Gender

Of the 3 respondents, 1 (33.3%) identified as female, 1 (33.3%) identified as male, and 1 (33.3%) preferred not to say.



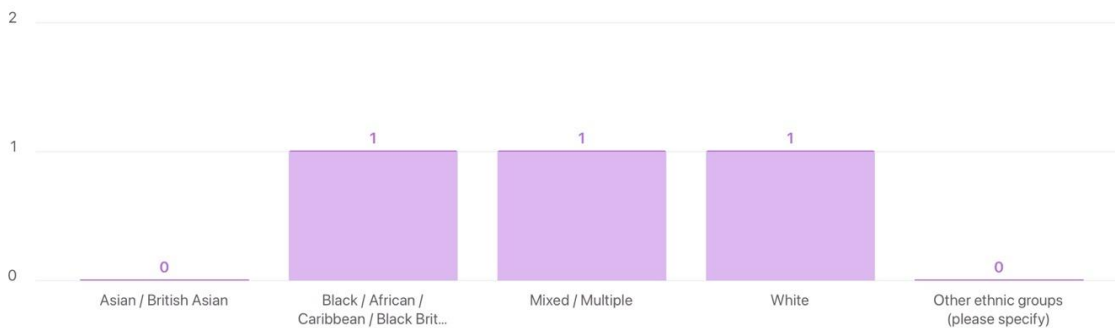
Characteristics

Of the 3 respondents, only 1 (33.3%) identified with a listed characteristic, selecting “having a faith or religion.”



Ethnicity

Of the 3 respondents, 1 (33.3%) identified as Black / African / Caribbean / Black British, 1 (33.3%) identified as Mixed / Multiple ethnic groups, and 1 (33.3%) identified as White.



Postcode and local community groups

- N17 9RZ
- N17 9AT
- N17 9RZ

Based on these responses, all respondents have been identified as being local to the area.

Would you like to be kept informed on the proposals?

All respondents wanted to be kept updated on the proposals.

