Update on Ashley House and Cannon Factory

26th June 2023

Dear Resident,

Notting Hill Genesis is one of the largest housing associations in London and the south east. We own and manage more than 66,000 homes and employ around 2,000 staff. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable to all.

We are delighted to announce that we will be building 353 homes and 5 commercial units on Ashley Road on the former Ashley House and Cannon Factory sites.

Ashley Park will provide 97 mixed tenure -homes, 40% of which will be affordable.

The second scheme is made up of three buildings and will deliver 256 new homes and mixed-use spaces with designs that pay homage to the heritage of the site in Tottenham. Properties will be made up of 14% affordable homes, 37% intermediate rent and 49% private rent. Both schemes will be built together.

On behalf of Notting Hill Genesis, Hill Group will be carrying out demolition and remediation works to the Ashley House and Cannon Factory sites on Ashley Road. Works are starting soon, and we estimate a demolition completion date of December 2023.



CGI IMAGE OF DEVELOPMENT

We currently have a programme for the demolition and enabling works, see below. We are reviewing the design, introducing a secondary evacuation staircase in the tower of the Cannon Building. Details for the main works programme will be provided at a later date.



John Matthews

Senior Site Manager

Contact our Social Value and Community Team

☎ 0800 032 6760 (free phone) 8am to 8pm, seven days a week

✉ residents@hill.co.uk

✍ The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex, EN9 1BN

CONSIDERATE CONSTRUCTORS SCHEME

Update on Ashley House and Cannon Factory

Demolition Timeline

- Remobilise for Demolition works at Ashley and Cannon Factory - June 2023
- Soft strip and Asbestos removal – July/ August 2023
- Scaffolding put up to road side elevations of Cannon Factory – July 2023
- Main demolition works – July/ September 2023
- Crushing of demolition materials and hoarding of sites – 21st August 2023 to September 2023
- Remediation of sites – September/ December 2023



AERIAL VIEW OF DEVELOPMENT



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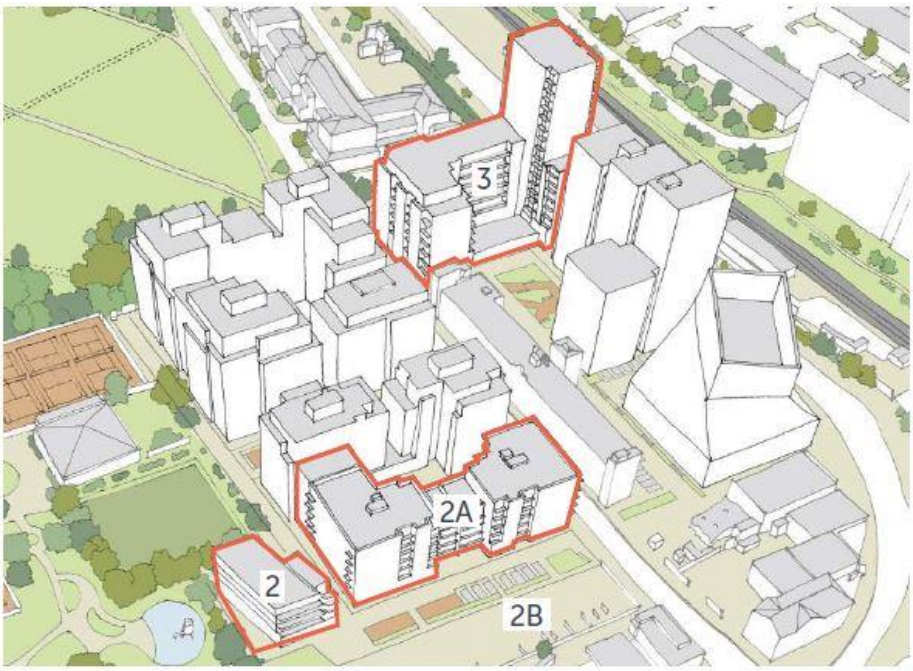
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- Building 2 will provide 15 units
- Building 2A will provide 79 units
- Building 2B will provide 97 units
- Building 3 will provide 162 units



OVERVIEW OF PROJECT

During the demolition period, Hill group will provide residents with monthly progress updates, which will be posted on notice boards of communal areas in blocks. Letters will also be posted on Commonplace.

Our site operating hours are **Monday to Friday 08:00 – 18:00** and **Saturdays 08:00 – 13:00**. Machinery may start getting set up earlier than the specified operating hours, however, we will not begin work earlier than 08:00 daily.

The Social Value and Community team at Hill work closely with residents to support in managing queries or concerns. You can contact us via email at **residents@hill.co.uk** or by free phone on **0800 032 6760**.



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