



10th October 2023

**Planning/Design & Access Statement for conversion of first & second floor offices
at 852-858 High Road, Tottenham, London, N17 0EY**

Introduction

This Statement is written in support of a Prior Approval Application for the conversion of first and second floor levels at 852-858 High Road Tottenham to residential use. The ground floor of the building will continue with its existing use as a commercial premises as part of proposal and some internal alterations are proposed to the entrance lobby area to facilitate the separation of access for the existing commercial and proposed residential use. In addition to the changes to the building structure, it is also proposed to construct bin and cycle stores within the rear parking area as part of a general reconfiguration and landscaping of this external spaces.

Existing

The existing building has been leased by Barclays bank for many years and the bank had previously utilised the ground floor for branch activities, whilst the upper floors had been used for their back of house staff. In recent years, the requirement for the use of the upper floors has become less and less with the change in banking practices and the first and second floors of the building are no longer in use/vacant, with the bank solely operating from the ground floor of the building.

Proposed

It is proposed to subdivide the front entrance lobby at ground floor level to independent access to the bank on the ground floor, with independent access also being provided to access the stairwell and lift to the proposed residential flats on the first and second floors. It is proposed that the first floor will accommodate 4 flats and the second floor will accommodate 4 flats. The rear parking will be rearranged to provide 8 fully compliant parking spaces and turning space, with a proposed cycle store structure to provide 12 cycle spaces. A bin store structure is also proposed to provide designated storage for refuse, which currently does not exist on the property.

Amount

The existing building is made up of a ground floor totalling 297m², a first floor of 309m² and a second floor of 309m². The proposed conversion to residential will take 34mm² of the ground floor for lobby access and fire escape, whilst the entire 618m² of the upper floors will be converted to residential as part of the proposals.

	Existing	Proposed
Commercial	915m ²	263m ²
Residential	N/A	652m ²
Studio flat	N/A	40m ²

Studio flat	N/A	40m ²
1 bedroom/2 person flat	N/A	55m ²
1 bedroom/2 person flat	N/A	55m ²
2 bedroom/3 person flat	N/A	66m ²
2 bedroom/3 person flat	N/A	66m ²
2 bedroom/3 person flat	N/A	72m ²
2 bedroom/3 person flat	N/A	72m ²

Transport/Highways

Accompanying Transport Statement from Nick Culhane outlines the impact on transport and highways from which it will be noted that the proposed conversion is intended as a car free development. The car parking retained will continue in its use to serve the bank premises on the ground floor of the building. Improvements are also being made to the cycle provision, bin storage/collection and general arrangement of the parking spaces so that these comply with current standards.

Daylighting

Accompanying Daylight Assessment from Hawkins Environmental has assessed that the proposed residential units will have adequate daylight levels to critical areas of habitable rooms. Due to the deep floor plans and the oversized nature of most of the units, the deeper areas of rooms will fall slightly below recent guidelines, but comfortably meet superseded guidelines that would apply to full Planning Applications. On balance, Hawkins Environmental judged that the units provide an adequate level of daylighting when all considerations are taken into account.

Contamination

The current and historic uses of the land and building would not indicate are concern with regard to contamination.

Flooding

The application site is not located within a flood risk zone and therefore so risk is expected with regard to flooding.
