

Design & Access Statement

Site Address: 108 The Avenue, Tottenham

Date: 26th February 2026

Prepared by: Mr A S Bhamra

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of the property at:

108 The Avenue, Tottenham, N17 6TG

from a 5-bedroom House in Multiple Occupation (HMO) to two self-contained residential flats, comprising:

- 1 × 1-bedroom flat
- 1 × 3-bedroom flat

The proposals involve internal reconfiguration only. There are no extensions, no alterations to the external appearance, and no changes to the building envelope.

The application is submitted to London Borough of Haringey.

2. Site and Surroundings

The site comprises an existing two-storey mid-terrace residential property located on The Avenue, a predominantly residential street characterised by similar terraced housing.

The property is currently in lawful residential use and is well served by existing infrastructure, services, and public transport. No trees, landscaping features, or ecological assets are affected by the proposal.

3. Proposed Development

The proposal seeks permission for the change of use and internal reconfiguration of the existing HMO to create two self-contained flats.

The development will:

- Retain the existing building footprint
- Retain all existing external walls, roof form, windows, and doors
- Maintain the existing residential character of the property
- Result in a reduction in occupancy intensity compared to the existing HMO use

No operational development is proposed.

4. Design Principles

4.1 Amount

The amount of development is limited strictly to internal reconfiguration. The scale and massing of the building remain unchanged.

4.2 Layout

The internal layout has been designed to:

- Provide clearly defined self-contained dwellings
- Ensure good levels of internal amenity and privacy
- Improve residential quality compared to shared HMO accommodation
- Deliver a practical and efficient arrangement of habitable rooms

4.3 Scale

There is no change to the scale, height, or form of the building.

4.4 Appearance

There are no external alterations proposed. The appearance of the building will remain exactly as existing, ensuring no visual impact on the street scene.

5. Use

The proposed use remains residential (Use Class C3).

The change from a large HMO to two self-contained flats will:

- Reduce pressure associated with intensive shared accommodation
- Provide improved long-term housing
- Deliver a family-sized 3-bedroom unit, supporting local housing needs

6. Access

6.1 Pedestrian Access

Pedestrian access will remain as existing. Each flat will benefit from clearly defined internal access arrangements.

6.2 Vehicular Access

No changes are proposed to existing vehicular access arrangements.

6.3 Inclusive Access

The proposals do not worsen existing access arrangements and remain appropriate to the constraints of the existing building.

7. Impact on Neighbouring Amenity

The proposal will have no adverse impact on neighbouring properties as:

- No extensions are proposed
- No new windows or openings are introduced
- There is no increase in building height or mass
- Occupancy levels are reduced compared to the existing HMO

Noise, overlooking, and daylight impacts will remain unchanged or be improved.

8. Planning Policy Context and Assessment

8.1 Principle of Development

Haringey Local Plan Strategic Policy SP0 – Spatial Strategy supports the efficient use of land within established residential areas.

The proposal retains residential use and therefore accords with the borough's spatial strategy.

8.2 Housing Supply and Mix

Strategic Policy SP2 – Housing seeks to optimise housing delivery and provide a mix of dwelling types.

The proposal:

- Provides two self-contained dwellings
- Includes a family-sized 3-bedroom unit
- Improves housing quality compared to shared accommodation

The development therefore supports SP2 objectives.

8.3 HMOs and Residential Intensification

Development Management Policy DM13 – Houses in Multiple Occupation seeks to manage HMO concentrations and protect residential amenity.

The proposal results in:

- The loss of an existing HMO
- A reduction in residential intensity
- Improved living conditions

The development is fully compliant with DM13 and delivers a clear planning benefit.

8.4 Residential Quality and Amenity

Development Management Policy DM1 – Development Management requires development to provide a high standard of design and protect residential amenity.

The proposed internal layouts deliver self-contained accommodation with improved privacy and reduced disturbance. With no external alterations, neighbouring amenity is fully safeguarded.

8.5 Character and Appearance

Strategic Policy SP11 – Design requires development to respect local character and form.

As the proposal involves no external alterations, the existing character and appearance of the building and street are preserved entirely.

8.6 Sustainable Development

Development Management Policy DM55 – Sustainable Design and Construction encourages the reuse of existing buildings and efficient use of resources.

The proposal represents a sustainable form of development through:

- Reuse of an existing building
- No demolition or new construction
- Continued use of existing infrastructure

8.7 London Plan Compliance

The proposal accords with the London Plan (2021), including:

- Policy D3 – Optimising Site Capacity through Design
- Policy D6 – Housing Quality and Standards
- Policy H9 – Large HMOs

The proposal does not conflict with strategic housing objectives and supports borough-level housing management.

9. Biodiversity Net Gain (BNG)

The proposal is exempt from mandatory Biodiversity Net Gain requirements as it comprises:

- A change of use only
- No operational development
- No external works
- No loss or alteration of habitat

No BNG assessment is required.

10. Conclusion

The proposed change of use at 108 The Avenue, Tottenham, N17 6TG represents a modest, policy-compliant form of development that:

- Improves residential quality
- Reduces occupancy intensity
- Preserves the character of the area
- Protects neighbouring amenity
- Aligns with both local and strategic planning policy

The proposal is therefore considered acceptable in planning terms and approval is respectfully sought.