

Design Statement

456-460 High Road, Tottenham, London, N17

Change of use of part of the ground floor commercial unit only to use as a school for Adult Education

April 2026

General

This statement is produced for the proposal change the use of the rear part of the commercial unit.

The existing premises and buildings

The application affects the Ground floor commercial part only. Upper floors are unchanged.

The existing premises a building running between High Road and Stoneleigh Road. The ground floor is entirely commercial with the front being a Superdrug Store and the rear was part of the previous Peacocks Store but has been vacant for over 5 years (apart from the entrances to the upper floors). The first floor is entirely residential and there is a second floor over the shop units at the front 456-460. (462 is a separate title entity not affected by the works).

The ground floor is let to Superdrug and the upper floors are let to Network Housing Association on a long lease.

The location and lack of frontage leaves the rear area unattractive as a retail unit. It is mainly for this reason that the change of use is proposed. There will be loss of the rear part of the retail commercial space although most of the loss is of previous storage areas.



Existing from Stoneleigh Road



Existing from Holcombe Road

DESIGN *group* NINE

Planning history

All floors as existing are used in accordance with valid planning approvals.

Proposals and Design

Use

The use of the building will be as a school and training centre for adults. The application is being made with an end user known in advance but the user will only take occupation if the existing owner obtains Planning Approval. The proposed end user is City of Praise a registered company.

Amount of development

The building will not be enlarged at ground level. The building already has 100% site coverage.

Layout

The Ground floor will not be significantly altered but arrangements for wheelchair access is necessary. To this end the existing loading bay will be changed to accommodate parking and a short lift from street level to ground floor level (about 600-700mm)



rear loading bay to be altered to street level for access

Appearance

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The appearance of the building remains entirely as existing apart from a change to the entrance roller shutter to suit the parking space.

Parking

There is no available parking but the property is ideally suited for access to public transport with buses on High Road and over ground trains at Bruce Grove. In addition Tottenham Hale underground station is also within walking distance (via the side roads behind).

Cycle parking can be provided in the space beyond the parking space.

Access and lifetime homes

The access to the building is as existing apart from the new wheelchair access point. The internal space of the building is open for access to all and there are wheelchair WC arrangements.

Refuse areas

There is no outside space but there is a storage area on the ground floor which can be used for refuse, as this a “commercial” use the user will make its own arrangements for refuse collection of waste.

Energy

The details of the heating system have not been fixed as yet. The fact that there are no opening windows means that a form of mechanical ventilation will be necessary with heating options. The building structure will have its insulation values upgraded to at least current standards for walls floor and ceiling.

Summary

The proposal makes use of vacant part of the building which otherwise will remain empty as other uses to date have not been viable due to location or structural difficulties causing excessive cost of conversion (in the case of the last residential application)

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