

DESIGN *group* N I N E

Transport and Bio Diversity Net Gain Statements

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

May 2026

General

These statements are produced for the proposal change the use of the rear part of the commercial unit.

TRANSPORT STATEMENT

The existing premises and buildings

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



Primary access from Albert Place to rear entrance

From a design perspective the proposal does not propose any parking arrangements, however the existing loading bay can be changed to permit use for wheelchair access which is important for the proposed use for adult education.

The main access point is on Stoneleigh Road utilizing the existing available entrance close to Albert Place (this is where the existing access to the upper floor is located).

DESIGN *group* N I N E

Local Transport availability

All access for users and staff will be by public transport. In this respect the building is well served by nearby bus routes in High Road (including night bus routes) and Bruce Grove overground train station. In addition 2 underground stations are not too far away; Tottenham Hale station is a short walk (about 15minutes on foot) and Seven Sisters Station (about 17minutes on foot or a short bus ride).

If users wish to arrive by car there is a paid car in Stoneleigh Road.

The PTAL rating for High Road is excellent with a rating of 5.

Bio Diversity Net Gain

The bio diversity net gain applies, as the proposal is for internal works only and there is no part of the application site that is not covered with buildings, the de minimis exemption set out below therefore applies

The de minimis exemption only applies to development if the following two conditions are met:

1. the development must not impact on any onsite priority habitat; and
2. if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)

Design Group Nine London Limited

May 2026