



DESIGN AND ACCESS STATEMENT

UNIT 28, MILLMEAD
INDUSTRIAL ESTATE,
TOTTENHAM HALE

2ND JULY 2026

CONTENTS



- 01 - COVER
- 02 - CONTENTS
- 03 - INTRODUCTION
- 04 - SITE LOCATION AND SURROUNDINGS
- 05 - PROPOSAL

PLEASE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:

- 2385_YPUK_P001 - Site Location Plan
- 2385_YPUK_P003 - Existing Plans
- 2385_YPUK_P004 - Existing Elevations
- 2385_YPUK_P005 - Proposed Plans
- 2239_YPUK_P006 - Proposed Elevations

INTRODUCTION

This Design and Access Statement has been prepared by Your Plans UK on behalf of the client, Jamie Soteriou. It provides an overview of the proposal.

This document has been prepared to accompany a change of use application with Haringey Council.

The proposal is for a change of use from a joinery workshop (B2) to Class E (office).



SITE LOCATION & SURROUNDINGS

The site is located within the Millmead Industrial Estate on Mill Mead Road in Tottenham Hale, North London. It forms part of a long-established commercial and light industrial estate that accommodates a mix of small businesses, workshops, offices and studios.

Unit 28 benefits from excellent transport links. It is a 10 minute walk from Tottenham Hale Underground and National Rail Station, providing direct access to the Victoria Line, London Liverpool Street and Cambridge. The site also has great road access via Ferry Lane (A503), making the location great for businesses serving London and the South East.



Site Location Plan



PROPOSAL

The proposed development is the change of use of Unit 28, Millmead Industrial Estate from a joinery workshop (Use Class B2) to office accommodation (Use Class E).

The proposal involves the continued occupation of the existing unit with internal alterations only to provide offices. No external alterations to the building are proposed, and the existing access, servicing arrangements and parking provision will remain unchanged. The change of use will remove the industrial operations, eliminating noise, dust and machinery associated with the former joinery use, while providing office space that supports local employment within the area.



The proposed development aligns with policies SP8 (Employment) and SP9 (Improving Skills and Training to Support Access to Jobs and Community Cohesion and Inclusion) found in Haringey's Local Plan Strategic Policies. This is because the change of use will promote economic growth by protecting, enhancing and creating employment opportunities (SP8/9).

