

PLANNING, DESIGN and HERITAGE STATEMENT

Proposed Change of Use and Consolidation of Existing Ground Floor Retail Space and Existing First Floor Residential Flat to Create a Single Three-Bedroom House

64 Station Road, Wood Green, London, N22 7SY

Existing First Floor Flat: 64a Station Road, Wood Green, London, N22 7SY

Local Planning Authority: London Borough of Haringey

Applicant: Mr S O'Connell

Date: 05 October 2026

1. Introduction

This Planning Statement has been prepared in support of a planning application to the London Borough of Haringey for the change of use and consolidation of the existing ground-floor premises at 64 Station Road, Wood Green, London, N22 7SY, with the existing first-floor two-bedroom residential flat at 64a Station Road, Wood Green, London N22 7SY to create a single three-bedroom family dwelling.

The proposal represents the comprehensive reuse and rationalisation of an existing property which currently comprises a ground-floor commercial unit and a separate first-floor residential flat.

The existing ground-floor retail premises provide approximately 31.5 sqm of floorspace and have been vacant and unlet for approximately ten years. The first floor flat is now vacant but was let until February 2026

The proposals would provide approximately 100 sqm of residential floorspace, comprising three bedrooms, living / dining, kitchen, bathroom and front and rear gardens.

The principal elements of the proposal are:

- the change of use of the existing ground-floor retail unit to residential use;
- the integration of the ground floor with the existing first-floor two-bedroom flat to create one single three-bedroom family dwelling;
- a dedicated residential entrance hall from Bradley Road;
- the creation of a private front garden to the Station Road frontage;
- the retention and adaptation of the existing building; and
- improvements to the appearance of the existing frontage.

The property is understood to be located within the Wood Green Common Conservation Area. The Council's own Conservation Area Character Appraisal specifically identifies the existing retail frontage at the junction of Station Road and Bradley Road as an **“unsympathetic retail unit”**, with prominent fascia signage and large picture windows. The appraisal also considers this section of the terrace to make a limited contribution to the character of this part of the Conservation Area.

The proposed development provides an opportunity to address this existing condition through the sensitive conversion of the property to residential use, together with the introduction of a landscaped private garden and an appropriately designed frontage.

The proposal should therefore be considered in the context of the efficient reuse of an existing building, the delivery of a larger family-sized dwelling, the prolonged vacancy of the existing commercial premises and the opportunity to improve the appearance of the property within the Conservation Area.

2. The Site and Surrounding Area

The application property is located at the junction/relationship between Station Road and Bradley Road in Wood Green.

The building is an existing two-storey property forming part of the established built-up environment of Wood Green.

The property currently comprises:

- a ground-floor retail/commercial unit of approximately 31.5 square metres, addressed as 64 Station Road; and
- an existing two-bedroom residential flat at first-floor level, addressed as 64a Station Road.

The surrounding area contains a mixture of residential and commercial properties and reflects the established mixed-use character of Wood Green.

The site is situated within an accessible urban location with shops, services, employment opportunities and public transport facilities available within the surrounding area.

The proposal does not involve the demolition of the existing building or the construction of a replacement building. Instead, it seeks to make more effective use of the existing building and its existing accommodation.

3. Existing Use and Site Circumstances

The property currently has a mixed-use arrangement, with a part commercial space at ground-floor level and residential accommodation above.

The existing ground-floor retail premises comprise approximately 31.5 square metres.

Importantly, the retail premises have remained vacant and unlet for approximately 10 years.

During this period, the premises have therefore not provided an active retail function at the Station Road frontage.

The application does not seek to displace an established or currently trading retail business.

Rather, the proposal concerns the reuse of an area of commercial floorspace which has remained vacant for a prolonged period and its incorporation into an existing residential property.

The existing first-floor flat has an established residential use.

The proposal would bring the vacant ground floor into residential use and combine it with the existing first floor to create one coherent family home.

4. Description of Proposed Development

The proposal is to combine the existing ground-floor commercial accommodation with the existing first-floor two-bedroom flat to create one 2-storey self-contained three-bedroom home.

The resulting dwelling would comprise approximately 100 square metres of residential floorspace.

The proposal would not create additional independent residential units. Instead, the existing first-floor dwelling would be enlarged through the incorporation of the ground-floor retail space.

The principal components of the proposal are described below.

4.1 Ground Floor

The existing approximately 31.5 square metre retail unit would be converted to residential use and integrated with the first floor.

The additional floorspace would provide accommodation associated with the three-bedroom dwelling in accordance with the submitted floor plans.

4.2 First Floor

The existing two-bedroom residential flat space would be retained and incorporated into the larger dwelling.

The resulting property would operate as one single 2-storey home rather than separate commercial and residential premises.

4.3 Residential Entrance

The dedicated residential entrance would remain from the Bradley Road side of the property.

This provides a clear and legible entrance to the property and establishes an appropriate relationship between the property and Bradley Road.

It also avoids reliance upon the existing commercial frontage as the principal residential entrance.

4.4 Private Front Garden

The outside area to the front of the property facing Station Road would be incorporated into the residential property and used as a **private front garden**.

This would provide additional dedicated external space for the occupants, greater privacy, and allow the existing commercial paving to be replaced with a more residential, landscaped setting.

The garden would be appropriately enclosed and landscaped to provide privacy whilst maintaining a suitable relationship with the neighbouring properties and public highway.

5. Planning Policy Context

The proposal has been produced having regard to the relevant development plan policies, including the London Borough of Haringey's adopted Local Plan and Development Management policies, relevant London-wide planning policy and the National Planning Policy Framework.

The key planning considerations are:

1. the principle of residential use;
2. the loss of existing commercial/retail floorspace;
3. the prolonged vacancy of the existing retail premises;
4. the provision of family-sized housing;
5. the character and appearance of the Conservation Area;
6. the design and appearance of the proposed residential frontage;
7. residential amenity;
8. access and transport; and
9. the sustainable reuse of an existing building.

Haringey's Development Management policies recognise the need for town centres to remain flexible and adaptable and support the effective use of vacant and underused buildings, whilst also seeking to protect the vitality and viability of designated town-centre areas.

Policy DM45 is particularly relevant because it recognises the contribution residential development can make to town-centre vitality and the opportunity to make better use of underused, surplus and vacant floorspace.

The proposal should therefore be considered against the specific circumstances of the property, including the approximately 10-year vacancy of the existing commercial premises.

6. Principle of Residential Development

The proposal would make efficient use of an existing building within an established urban area and would provide one substantial three-bedroom family home.

It would not involve the creation of a new residential block or the subdivision of the property into multiple flats.

Instead, the proposal would consolidate two existing uses into one coherent residential property.

The resulting dwelling would provide approximately 100 square metres of residential floorspace, which represents an efficient use of the existing building.

The proposal would also provide a larger family-sized home, responding to the need for a range of housing sizes within the Borough.

The development therefore represents a proportionate form of residential intensification which makes effective use of an existing property without requiring significant additional built form.

7. Loss of Retail/Commercial Use

The principal consideration is the loss of approximately 31.5 square metres of ground-floor retail floorspace.

The applicant recognises the importance of Wood Green as an established town centre and acknowledges the Council's objective of maintaining the vitality and viability of appropriate commercial frontages.

However, the circumstances of the application are particularly important.

The premises have been vacant and unlet for approximately ten years.

The proposal therefore does not involve the displacement of an established retail business, nor does it remove an active commercial operation that is currently generating footfall or contributing to the vitality of Station Road.

Instead, it involves the reuse of a long-term vacant commercial unit.

The applicant's position is that retaining the premises as a commercial unit, without a realistic prospect of securing an occupier, would perpetuate the underutilisation of the property.

The proposed residential use would instead provide a viable long-term use for the premises and secure their continued occupation and maintenance.

8. Ten-Year Vacancy and Commercial Viability

The approximately ten-year period of vacancy is a significant material consideration.

The prolonged vacancy demonstrates that the existing commercial use has not, to date, secured a sustainable occupier.

The applicant respectfully submits that the Council should assess the existing commercial use based on the property's actual circumstances rather than assuming the vacant unit represents an active or viable retail operation.

9. Town Centre Vitality and Viability

The proposal has been designed with Haringey's objective of maintaining vibrant and sustainable town centres in mind.

The applicant recognises that commercial uses can play an important role in supporting the vitality and viability of Wood Green.

However, the existing property is not currently making that contribution through retail activity.

The ground-floor premises have remained vacant for approximately ten years.

Accordingly, retaining the commercial use in name only would not necessarily maintain or improve town-centre vitality.

The proposal would instead bring the currently vacant unit into active use as part of a family home.

The resulting property would provide approximately 100 square metres of residential accommodation for use as a single household.

The proposal would therefore secure the continued use, maintenance and occupation of the building rather than allowing the ground-floor premises to remain vacant.

The proposed private garden and improved residential frontage would also provide an opportunity to improve the appearance of this section of Station Road.

10. Family Housing

A significant benefit of the proposal is the provision of a three-bedroom family home.

The existing property contains a two-bedroom first-floor flat.

The proposal would incorporate the vacant retail space on the ground floor and provide a substantially larger home of approximately 100 square metres.

The resulting accommodation would provide a suitable home for a family requiring three bedrooms and associated living accommodation.

The proposal therefore makes a positive contribution to the provision of larger family-sized housing within the Borough.

Importantly, this is achieved without creating multiple new flats or introducing a high-density residential scheme.

The proposal instead provides one appropriately sized family home.

11. Conservation Area and Heritage Considerations

The application site is understood to fall within the Wood Green Common Conservation Area.

The proposal has therefore been developed having regard to the character and appearance of the Conservation Area.

The Council's Wood Green Common Conservation Area Character Appraisal is particularly relevant to this application.

The Character Appraisal identifies the terrace comprising Nos. 64–80 Station Road and specifically refers to the property at the junction with Bradley Road.

The appraisal identifies the existing ground-floor retail unit as an “**unsympathetic retail unit**”, noting its prominent fascia signage and large picture windows.

The appraisal also considers this part of the terrace to make a **limited contribution** to this section of the Conservation Area.

These observations are directly relevant to the proposed development.

The application does not seek to demolish the building or introduce a substantially different built form.

Instead, it provides an opportunity to improve an element of the existing streetscene which has already been identified by the Council as being visually unsympathetic.

12. Heritage-Led Design Approach

The proposal would retain the existing principal building and its established two-storey form.

There would be no increase in height, massing or footprint.

The proposal therefore represents the adaptation and reuse of an existing building rather than redevelopment.

The external alterations associated with the conversion would be designed to respect the character of the existing building and surrounding terrace.

Particular attention would be paid to:

- the design and proportions of new windows and doors;
- the treatment of the existing commercial frontage;
- the design and retained positioning of the residential entrance;
- the proposed boundary treatment;
- the private garden;
- hard and soft landscaping;
- materials; and
- the relationship between the proposed alterations and the existing character of the terrace and neighbouring properties.

The intention is to ensure that the completed property is seen as a coherent and appropriately detailed residential building.

13. Station Road Frontage

The existing Station Road frontage is currently associated with the vacant retail premises.

The proposal would remove the commercial function of this frontage and replace it with a private residential garden.

This provides an opportunity to significantly improve the privacy and presentation of the property.

The proposed garden would introduce soft landscaping and planting and provide a clear distinction between the public highway and the private residential space.

Appropriate boundary treatment would be used to establish a secure and attractive frontage without creating an unnecessarily defensive appearance.

The proposal would therefore replace the existing vacant commercial frontage with a considered, landscaped residential frontage.

This is considered particularly appropriate given the Council's own identification of the existing retail frontage as an unsympathetic feature within the Conservation Area.

14. Bradley Road Entrance

A dedicated residential entrance would be provided from Bradley Road.

This would establish a clear entrance to the property and would be appropriate to the proposed residential use.

The entrance would be designed to complement the existing architecture and would avoid the need to retain the appearance of a commercial shopfront.

The arrangement would also provide a logical relationship between the dwelling, Bradley Road and the proposed private garden.

No new vehicular access is proposed.

15. Impact on the Character and Appearance of the Conservation Area

The proposal is considered to have a limited physical impact on the established built form of the Conservation Area.

The existing building would be retained.

There would be no substantial increase in height, footprint or massing.

The principal change would be the alteration of the ground-floor use and associated treatment of the frontage.

In this regard, the proposal provides an opportunity to address an existing feature which the Council's own Character Appraisal identifies as unsympathetic.

The introduction of a carefully designed frontage, together with an enclosed front garden, would improve the relationship between the property and Station Road.

The proposal would therefore preserve the established form of the terrace whilst providing an opportunity to enhance the immediate townscape setting.

Subject to appropriate detailing, the proposal is considered capable of preserving the character and appearance of the Wood Green Common Conservation Area and enhancing the appearance of the application property's immediate frontage.

16. Residential Amenity

The proposal would provide one single family dwelling rather than multiple residential units.

The resulting use would be compatible with the existing residential accommodation at first-floor level and with the residential properties within the surrounding area.

The proposal would not involve an increase in the scale of the building.

Consequently, there would be no increase in impacts such as:

- loss of daylight;
- loss of sunlight;
- loss of outlook;
- overlooking; or
- overbearing impact

arising from additional built form.

The proposed private garden would provide dedicated external amenity space for the property.

The resulting property would therefore provide an appropriate residential environment for future occupants.

17. Design and Appearance

The development would make efficient use of the existing building and would avoid unnecessary demolition or construction.

The conversion of the ground-floor retail unit would be undertaken in a manner which establishes a clear residential identity whilst respecting the existing architectural character of the building.

The Station Road front garden would provide additional greenery and soften the relationship between the building and the public realm and provide additional privacy for residents.

The Bradley Road entrance would provide clear and appropriate access.

Overall, the proposal would improve the property's visual appearance and respond positively to its Conservation Area context.

18. Access, Highways and Transport

No new vehicular access is proposed.

The proposed residential entrance from Bradley Road would provide pedestrian access to the property.

The site is located within an established urban area with access to public transport, shops, services and other facilities.

The proposal would therefore make efficient use of an accessible location.

The change from a vacant retail unit to part of a single residential dwelling would not be expected to generate any adverse highway impact.

19. Waste and Cycle Storage

Appropriate provision would be made for domestic waste and recycling associated with the dwelling.

Cycle storage would be provided within the site where practicable and in accordance with the relevant standards, having regard to the constraints of the existing building and the submitted plans.

20. Sustainability

The proposal represents the sustainable reuse of an existing building.

It avoids the need for demolition and redevelopment and makes efficient use of existing built form and infrastructure.

The proposal would also bring approximately 31.5 square metres of long-term vacant commercial floorspace back into active use.

The existing building would be adapted to provide a substantial family dwelling without significant additional construction.

Where refurbishment works are undertaken, opportunities will be taken to improve energy efficiency, insulation and environmental performance where reasonably practicable.

The proposed private garden provides an opportunity for additional soft landscaping and planting.

This could contribute to biodiversity, visual amenity and sustainable drainage.

21. Planning Benefits

The proposal would deliver a number of clear planning benefits.

21.1 Provision of Family Housing

The development would provide a substantial three-bedroom family home.

21.2 Reuse of Vacant Floorspace

Existing commercial floorspace, vacant for approximately ten years, would be brought back into active use.

21.3 Efficient Use of Existing Buildings

The proposal makes efficient use of an existing building without requiring any new built development.

21.4 Sustainable Development

The existing building would be retained and adapted rather than demolished and rebuilt.

21.5 Improved Residential Environment

The existing two-bedroom flat would be incorporated into a larger family home with dedicated private external space.

21.6 Improved Frontage

The existing vacant commercial frontage would be replaced by a landscaped residential garden.

21.7 Conservation Area Benefit

The proposal provides an opportunity to improve a frontage which the Council's own Conservation Area Character Appraisal identifies as an unsympathetic retail feature.

21.8 Long-Term Use of the Property

The proposal would secure the continued occupation, maintenance and productive use of the property.

22. Planning Balance

The application acknowledges that the proposed development would result in the loss of approximately 31.5 square metres of potential retail/commercial floorspace.

However, this needs to be considered against the actual circumstances of the property.

The commercial unit has been vacant and unlet for approximately ten years.

There is therefore no existing trading business to be displaced and no active retail operation currently contributing to footfall or the vitality of Station Road from these premises.

The proposal would instead bring the vacant floorspace into active use as part of a single three-bedroom family home.

The development would also:

- retain the existing building;
- retain and incorporate the existing residential use;
- provide a larger family-sized home;
- provide a private front garden;
- provide a dedicated Bradley Road entrance;
- improve the presentation of the Station Road frontage;
- provide an opportunity to address an existing unsympathetic retail frontage identified by the Council's own Conservation Area appraisal;

- avoid substantial additional built form; and
- secure a sustainable long-term use for the property.

The proposal is therefore considered to represent a proportionate response to the particular circumstances of the site.

The prolonged vacancy of the commercial unit is a significant factor and should be given appropriate weight in assessing whether the continued retention of the premises for retail purposes is justified.

The proposal is believed to provide a credible and sustainable alternative use which would deliver clear benefits.

23. Conclusion

The proposed development at 64 Station Road / 64a Station Road, Wood Green seeks to consolidate the existing ground-floor retail premises and first-floor two-bedroom flat to create a single three-bedroom 2 storey family house of approximately 100 square metres.

The proposal would bring approximately 31.5 square metres of vacant commercial floorspace back into productive use.

The retail unit has been unlet for approximately ten years, and the application does not involve the displacement of an established or currently trading commercial business.

The proposal would provide a family sized home whilst making efficient and sustainable use of an existing building.

It would also provide:

- a dedicated residential entrance from Bradley Road;
- a private front garden facing Station Road;
- improved residential amenity;
- an enhanced and maintained frontage;
- continued occupation and maintenance of the property; and
- an opportunity to improve an existing frontage identified by the Council's Conservation Area Character Appraisal as an unsympathetic retail feature.

The proposal would retain the existing building and its established two-storey form, ensuring that the development remains proportionate to its surroundings.

The proposal is considered to respond positively to the Council's objectives for the efficient use of land and buildings, housing delivery, family-sized accommodation, sustainable development and adaptable town centres.

Having regard to the prolonged vacancy of the existing commercial premises, the provision of a substantial three-bedroom family dwelling, the retention and adaptation of the existing building, the proposed improvement to the Station Road frontage and the site's Conservation Area context, the development is considered to represent an appropriate and sustainable use of the property.

Planning permission is therefore respectfully sought for the proposed change of use and consolidation of the existing ground-floor and first-floor accommodation to form a single, two-storey, three-bedroom home.