PLANNING SERVICES
Part of the SAM Group

Unit 9b, The High Cross Centre,
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# DESIGN AND ACCESS STATEMENT

## 92b High Road, N15 6JU.

The Design and Access Statement is accompanying a planning application for the conversion of the existing three self-contained flats into a single-family residential dwelling, together with the construction of an additional full-floor extension and associated external alterations and works.

The proposal does not introduce a new or incompatible land use. Rather, it seeks to improve the quality, functionality and organisation of the existing residential accommodation

***Pre-application (ref: PRE/2026/0193)*** *for this application was sought and the proposal has been put together in line with the advice response provided by the Council.*

**Design**

The proposal by virtue of its design, scale and position is considered to relate well with the design character and materials of the existing host building and other buildings in the streetscene.




**Existing**

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**Proposed perspective**

**Nationally Described Space Standard**

The proposed total gross internal area provides an adequate amount of accommodation for a family dwelling arranged over three floors.

The ground-floor accommodation provides the principal living and domestic facilities, whilst the upper floors provide the private bedroom accommodation and bathroom facilities.

The proposal is considered to meet the overall NDSS floor-area requirement for a four-bedroom dwelling.

**Accessibility and Inclusive Design**

The proposed development will seek to provide a safe, practical and convenient residential environment for occupants and visitors.

The conversion of the existing flats into a single dwelling will create a unified entrance and internal circulation arrangement, reducing the need for separate access arrangements associated with the previous independent residential units.

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**Transport and Accessibility**

The application site is located on High Road, Tottenham, within an established urban area served by public transport and local amenities. The location provides residents with opportunities to undertake everyday journeys using public transport, walking and cycling, thereby reducing reliance on private motor vehicles.

The development will consolidate three existing residential units into one family dwelling. Consequently, the proposal will reduce the number of independent households occupying the property from three to one.

This change is expected to reduce the potential number of separate residential journeys generated by the site compared with its existing arrangement.

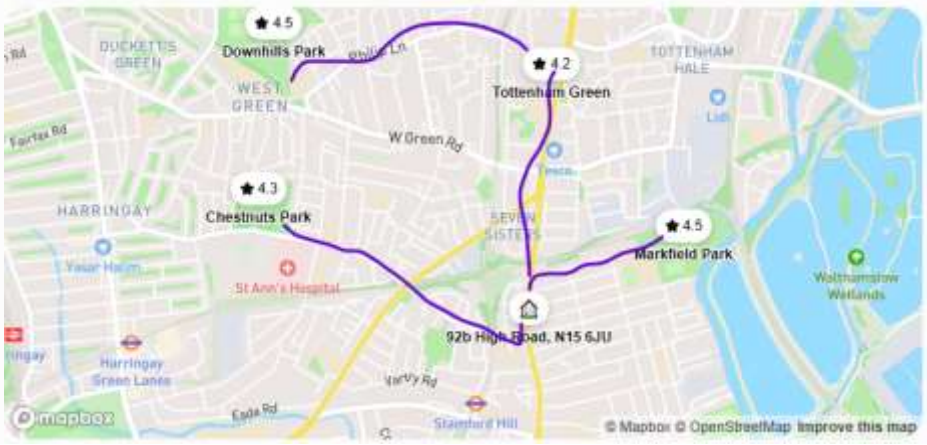
**Parking and Highway Impacts**

The proposal is car free and considered to have minimum impact on parking and highways. It represents a reduction in the number of separate residential household occupying the property and is therefore not expected to generate an increase in overall parking demand when compared with the existing arrangement.

**Outdoor amenity space and public green space**

The proposal has small outdoor amenity space and this will be complemented by a number of established public parks near the site such as Marksfield Park, Tottenham Green, chestnut Park, and Downshill Park.

Public green spaces around 92b High Road



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**Amenity of the neighbours**

The design and layout of the additional full-floor extension and associated external works has been carefully considered to ensure that the neighbouring residential occupiers are not adversely affected.

The proposal by virtue of its design, scale and position is considered not to adversely affect the amenity of the neighbours in terms of loss of light, loss of privacy, overlooking or sense of enclosure.

**Conclusion:**

The proposal overall is considered to be acceptable and there is no demonstrable adverse impact on the neighbouring properties. The proposal matches the scale, form and materials of the existing property and reflects the general design character of the buildings in the terrace and the streetcene. As such, the proposal complies with the relevant London Plan policies and Haringey Local Plan policies.

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