

Planning, Heritage and Design & Access Statement



**6 Southern Road,
London
N2 9LE**

Date: February 2026
Ref: 24595



Building & Structural Design Consultants

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INTRODUCTION

This Planning, Heritage, and Design & Access Statement has been prepared by PCDS Limited in support of a planning application for 6 Southern Road, London, N2 9LE within the London Borough of Haringey dated 11th February 2026 for:

'Installation of a ground-mounted external air conditioning condenser unit within the curtilage of the dwellinghouse.'

This statement describes the existing site and its heritage context, assesses the significance of the Fortis Green Conservation Area, sets out the relevant planning policy framework, and demonstrates that the proposals preserve the character and appearance of the conservation area while delivering a discreet and well-considered improvement to the property.

EXISTING SITE



Image 1: Front elevation

Southern Road is located within the London Borough of Haringey, falling within the Fortis Green ward. The site lies within the Fortis Green Conservation Area.

Fortis Green was influenced by the arrival of the Great Northern Railway, with East Finchley station opening in 1867 and Muswell Hill station in 1872, alongside the opening of Alexandra Park in 1872. Residential development accelerated during the latter half of the 19th century, particularly following the subdivision of the Haswell Park estate. By the early 20th century, roads including Southern Road had been largely developed, with later infill occurring during the inter-war period.

Historic mapping shows that residential development in the area began to take shape in the late 1800s. Architect and surveyor John Farrer is known to have worked extensively in the area during this period, and it is highly possible that he was involved in aspects of the original development.

The application site comprises a substantial terraced house. Despite its terraced form, the generous spacing between adjacent properties creates a sense of openness more typical of semi-detached or detached dwellings.

The house is located on a quiet, wide, tree-lined street which contributes to the overall character of the Fortis Green Conservation Area. The property benefits from a large, secluded rear garden that provides private outdoor space, while the front garden and setbacks from the street contribute to the sense of depth and rhythm along Southern Road.

The principal living areas, including the kitchen and main reception rooms, are located on the ground floor and provide direct access and visual connection to the rear garden, reinforcing the internal-external relationship of the dwelling. The architectural style, proportions, and materials of the property are characteristic of Edwardian development within the conservation area and contribute positively to the area's historic and aesthetic significance.

FORTIS GREEN CONSERVATION AREA

The wider historic and architectural context of the area is reflected in the property's layout and detailing. Fortis Green Conservation Area is significant as it provides a clear record of how the area developed during the Edwardian era, showing a combination of planned development, such as terraces and estates, alongside more gradual or informal growth where buildings were added in stages over time. This mix of structured and incremental development contributes to the historic character and appearance of the area, making it a valuable part of Haringey's heritage.

The conservation area comprises a number of predominantly residential streets displaying a mixture of architectural styles and details, including variations in roof form and detailing. Despite this variety, there is a strong overall consistency in scale, massing, and townscape quality, which is fundamental to the character and appearance of the conservation area and underpins its heritage significance.

There is currently no Article 4 Direction covering the Fortis Green Conservation Area, nor a current adopted conservation area appraisal or management plan. As a result, certain small-scale alterations to single family dwellings are not subject to additional planning control.

HERITAGE SIGNIFICANCE

The significance of the Fortis Green Conservation Area derives from its historic development pattern, largely intact Edwardian and early 20th-century residential character, and the consistent scale and rhythm of its built form. The generous plot sizes and the relationship between buildings and gardens contribute positively to the area's special interest.

In all significant respects, the installation of the proposed external air conditioning unit will not have any material effect on the external appearance of the property due to its discreet siting. The character and appearance of the Fortis Green Conservation Area will therefore be preserved.

POLICY CONTEXT

The proposed development has been assessed against the relevant national, regional and local planning policy framework, including:

- National Planning Policy Framework (NPPF)
- The London Plan (2021)
- Haringey Local Plan Strategic Policies (2017), including Policies SP11 and SP12
- Haringey Development Management Development Plan Document (2017), including Policies DM1, DM9, and DM12

Particular regard has been given to Policy DM9: Management of the Historic Environment, which seeks to conserve and enhance the significance of heritage assets and their settings, including conservation areas.

PLANNING HISTORY

Reference: HGY/2024/2683

Description: Certificate of lawfulness for formation of new opening in rear elevation and installation of bifold doors.

Decision: Permitted

Reference: HGY/2022/0744

Description: Ground floor rear extension.

Decision: Permitted

Reference: HGY/2003/1378

Description: Erection of timber shed in rear garden.

Decision: Permitted

Reference: HGY/2001/1589

Description: The erection of a single storey rear/side conservatory extension.

Decision: Permitted

PROPOSAL

Although terraced, the property benefits from substantial setbacks between neighbouring buildings, giving it the appearance and spatial quality more typically associated with semi-detached or detached dwellings. Properties along this stretch of Southern Road enjoy generous amenity space, which contributes to the street's open character.

The proposal includes the installation of a new multi-model outdoor air conditioning unit (Daikin 4MXM-A9, data sheet attached) positioned at ground level adjacent to the side elevation of the front projection.

Although the unit is technically located to the front of the property, it will not be perceptible within the public street scene and is located to the side elevation of the front projection of the principal elevation. The proposed location is already screened from view by existing tree planting, existing bins, and the fact it is located to the side elevation, furthermore a small section of 1 m high timber screening is proposed, which will all

together create an effective visual barrier between the unit and Southern Road. As a result, the unit will be hidden from public vantage points along the highway. The siting of the unit within this visually contained and enclosed area ensures that it does not interrupt the rhythm of the street, nor does it detract from the architectural composition of the host dwelling or the wider character of the Fortis Green Conservation Area. Its modest scale, low-level placement, and screened position ensure that any visual impact is negligible.

PRECEDENT

There is precedent within the immediate vicinity for the presence of external mechanical plant on residential properties.

At No. 9 Southern Road, an externally mounted air source heat pump unit is installed towards the front elevation of the dwelling.



Image 2: External unit on No.9 Southern Road

In addition, an external air conditioning condenser unit is installed on the side elevation of No. 27 Eastern Road, further illustrating that external mechanical equipment is already present within the locality and can be accommodated without detriment to visual amenity.



Image 3: External unit on No.27 Eastern Road

Whilst there are no available planning records confirming the granting of permission for the above installations, its presence demonstrates that such equipment has been accepted within the street scene without causing demonstrable harm to the character or appearance of the conservation area.

In comparison to these examples, the proposed unit at No. 6 Southern Road is discreetly hidden, benefiting from ground-level siting and effective screening by existing structures and landscaping. The proposal therefore represents a visually discrete solution and is consistent with the established character of the area.

POLICY JUSTIFICATION

In accordance with DM9 and other relevant planning policies, the proposed installation of the external air conditioning unit is discrete, visually unobtrusive, and does not detract from the character of the building or the conservation area.

The air conditioning unit will provide significant thermal and environmental benefits for the property, which is a traditional and historic dwelling. Traditional construction methods used in Edwardian properties, such as solid masonry walls, can result in uneven internal temperatures and limited insulation performance. Modern air conditioning will:

- Improve thermal comfort within the property, particularly during periods of heat;
- Support the continued use of the historic building as a comfortable and viable family home;
- Reduce reliance on alternative heating or cooling methods that may be less efficient or impact the fabric of the building; and
- Allow the sensitive adaptation of the building for modern living standards without requiring intrusive structural alterations.

The unit represents a balanced approach to the property, providing modern amenities while respecting the heritage significance of the building and the conservation area.

ACCESS

The proposed development does not alter existing access arrangements to the property. The installation of the external unit is at ground level and does not impede pedestrian or vehicular access, nor does it affect inclusive access to the dwelling.

The proposals therefore raise no access concerns and maintain safe and convenient access for all users.

SUMMARY

The proposed development represents a sensitive and well-considered intervention within the Fortis Green Conservation Area. It preserves the character and appearance of the conservation area, accords with local and national planning policy, and provides thermal and environmental benefits to the historic property.

Appendix 1

Technical data

Multi model application Air Conditioning Technical Data 4MXM-A9



4MXM68A2V1B9
4MXM80A2V1B9

2 Specifications

2 - 1 Specifications

Technical specifications					4MXM68A9		4MXM80A9	
Refrigerant	Charge			tCO2Eq	1.35		1.62	
Casing	Colour				Ivory white			
Dimensions	Unit	Height	mm		734			
		Width	mm		974			
		Depth	mm		408			
	Packed unit	Height	mm		820			
		Width	mm		1,050			
		Depth	mm		480			
Weight	Unit			kg	63	67		
	Packed unit			kg	68	73		
Heat exchanger	Length			mm	920			
	Rows	Quantity			2			
	Fin pitch			mm	1.4			
	Stages	Quantity			32			
	Passes	Quantity			6.40	6.00		
	Tube type				Hi-XA			
	Tube diameter			mm	8.0	7.0		
	Fin	Type			WHS8 FIN-HYDROPHILIC			
		Treatment			Anti-corrosion treatment			
Heat exchanger 2	Quantity				-	1		
	Length			mm	-	650		
	Rows	Quantity			-	1		
	Fin pitch			mm	-	2		
	Stages	Quantity			-	12		
Fan	Type				Propeller fan			
	Discharge direction				Horizontal			
	Quantity				1			
	Air flow rate	Cooling	High	m³/min	46.5	49.1		
				cfm	1,642	1,734		
			Medium	m³/min	42.5	45.2		
		cfm		1,501	1,596			
		Low	m³/min	24.1				
			cfm	851				
	Heating		High	m³/min	43.8	47.8		
cfm		1,547		1,688				
Medium		m³/min	43.8	43.9				
Fan	Air flow rate	Heating	Medium	cfm	1,547	1,550		
			Low	m³/min	24.1			
				cfm	851			
			Fan motor	Quantity				1
Model					D55F-31	D90B-37		
Output				W	55	128		
Speed	Cooling	High		rpm	760	800		
		Medium		rpm	700	740		
		Low		rpm	420			
Heating	High	rpm		720	780			
	Low	rpm		420				
	Medium	rpm	720					
Compressor	Quantity				1			
	Model				2YC71DXD#C			
	Oil Amount			cm³	900			
	Type				Hermetically sealed swing compressor			
	Output			W	2,400			
	Oil Type				FW68DA			
Operation range	Cooling	Ambient	Min.	°CDB	-10			
			Max.	°CDB	46			
	Heating	Ambient	Min.	°CDB	-15			
			Max.	°CDB	24			
Sound power level	Cooling	Nom.	dBA		61			
	Heating	Nom.	dBA		61			
Sound pressure level	Cooling	Nom.	dBA		48			
	Heating	Nom.	dBA		49			
Refrigerant	Type				R-32			
	Charge			kg	2	2.4		
	Charge			tCO2Eq	1.35	1.62		
	Control				Expansion valve			
	GWP				675			

2 Specifications

2 - 1 Specifications

2

Technical specifications				4MXM68A9	4MXM80A9
Piping connections	Liquid	Quantity		4	
		OD	mm	6.35	
	Gas	Quantity		2	1
		OD	mm	9.5	
	Drain	Quantity		1	
		OD	mm	16 (inner diameter of connecting hose)	
Piping connections	Gas 2	Quantity		2	1
		OD	mm	12.7	
	Gas 3	Quantity		-	2
		OD	mm	-	15.9
	Piping length	OU - IU	Min.	3 (1)	
			Max.	25 (1)	
		System	Chargeless	30	
	Additional refrigerant charge			0.02 (for piping length exceeding 30m)	
	Level difference	IU - OU	Max.	15	
		IU - IU	Max.	7.5	
	Heat insulation			Both liquid and gas pipes	
	Total piping length	System	Actual	60	70
Capacity control	Method			Inverter controlled	

Standard accessories: Installation manual;Quantity: 1;

Standard accessories: Drain cap;Quantity: 3;

Standard accessories: Drain plug;Quantity: 1;

Standard accessories: Reducer assembly;Quantity: 1;

Standard accessories: Screw bag;Quantity: 1;

Electrical specifications				4MXM68A9	4MXM80A9
Power supply	Phase			1~	
	Frequency			50	
	Voltage			220-240	
Wiring connections	For power supply	Quantity		3	
		Remark		Earth wire included	
	For connection with indoor	Quantity		4	
		Remark		Earth wire included	
Current - 50Hz	Maximum fuse amps (MFA)	Maximum fuse amps	A	20	25

(1)For one room