

DESIGN AND ACCESS STATEMENT

8 Broughton Gardens, London, N6 5RS



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for works at 8 Broughton Gardens, London, N6 5RS. The proposal relates to the refurbishment and improvement of an existing residential property.

The application seeks consent for:

- Replacement of all existing external windows on a like-for-like basis
- Removal of the existing roof access structure and replacement with a rooflight hatch
- Installation of solar panels on the roof

The proposals aim to improve the energy efficiency and functionality of the dwelling while preserving its existing character and appearance.

2. Site and Surroundings

The property is a residential dwelling located within Highgate, in the London Borough of Haringey. The surrounding area is characterised by similar residential properties of a consistent architectural style, contributing to a cohesive streetscape.

The site is well established and does not involve any change of use or significant alteration to the building's overall form.

3. Design Principles

3.1 Existing Property

The existing house is a midcentury residential building with typical features consistent with the surrounding area. The current windows and roof elements are functional but in need of updating to meet modern performance and sustainability standards.

3.2 Proposed Design

Windows

All existing windows will be replaced on a like-for-like basis. The new windows will replicate the appearance, proportions, and use similar materials of the existing units to ensure that there is no material change to the external appearance of the property. The replacements will, however, provide improved thermal performance and energy efficiency.

Roof Alterations

The existing roof access structure will be removed. In its place, a discreet rooflight hatch will be installed. This will:

- Reduce visual clutter at roof level
- Maintain necessary access for maintenance
- Sit flush or near-flush with the roofline to minimise visual impact

Solar Panels

Solar panels will be installed on the roof in a carefully considered layout. The panels will:

- Be positioned to minimise visibility from the public realm where possible
- Follow the plane of the roof
- Contribute to the sustainability and energy efficiency of the property
- In line with other properties in the Gardens who have also added solar panels – 6 & 3 Broughton Gardens, N6 5RS.

Overall, the design approach is minimal and sensitive, ensuring that the character of the building and surrounding area is preserved.

4. Impact on Character and Appearance

The proposed works are considered to have a neutral to positive impact on the character and appearance of the property and the wider streetscape.

- The like-for-like window replacements will maintain the existing visual character
- The removal of the roof access structure will simplify the roof form
- The solar panels will be low-profile and sensitively integrated

There will be no significant adverse visual impact on neighbouring properties or the surrounding area.

5. Access

The proposals do not alter the existing access arrangements to the property.

- The main entrance and circulation routes remain unchanged
 - The rooflight hatch will provide safe and practical access for maintenance purposes
 - No changes are proposed that would affect accessibility for occupants or visitors
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6. Sustainability

The proposals will significantly improve the environmental performance of the property:

- New windows will enhance insulation and reduce heat loss
- Solar panels will provide renewable energy generation
- The removal of the existing roof access structure and replacement with a more efficient solution reduces unnecessary heat loss and maintenance

These measures align with broader sustainability objectives and contribute to reducing the building's carbon footprint.

7. Conclusion

The proposed development is a modest and sensitive refurbishment that enhances the performance and usability of the existing dwelling without harming its character or that of the surrounding area.

The works are appropriate in scale and design, and it is respectfully requested that planning permission be granted.