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August 2026

RE: 8 BROUGHTON GARDENS N6 5RS

Design & Access statement

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 seeks permission for the proposed addition of an external air source heat pump and external air conditioning unit to the existing residential property.

This application is made in addition to a current planning application (ref: HGY/2026/1158) for refurbishment works to the existing property namely;

- 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

These proposals aim to improve the energy efficiency and functionality of the dwelling while preserving its existing character and appearance. The addition of an air source heat pump will significantly enhance the energy efficiency of the property with a increased capacity for renewable energy. The proposed external air conditioning unit is intended to serve the existing bedrooms on the 1st floor and is intended to counter general rising temperatures as currently being experienced by the UK.

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.

Design Principles

The 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 hence the proposed refurbishment works as proposed under application ref: HGY/2026/1158

Proposed Design

Air source heat pump.

The air source heat pump will provide on site renewable energy and provide the energy for hot water and heating. The proposal is part of the Boiler upgrade scheme whereby the existing gas boiler for the property is removed and replaced with a heat pump.

The ASHP unit proposed is;

- 10-12kw Arothermplus external ASHP by Valliant.

The proposed location is at the end of the existing garden, inset from the garden boundary by at least 1m. This location is proposed to avoid visual impact and to site the unit as far away as possible from the residential curtilage of the existing street.

Air conditioning unit.

The proposed air conditioning unit is a single external unit to be site on the existing single storey roof above the kitchen. The proposed location is approximately in the middle of the rear elevation which positions this unit as far away as possible from each adjacent garden boundary.

The AC unit proposed is;

- Bosche Climate line 5000i

To mitigate the noise, it is proposed to house the unit in acoustic enclosures with a minimum 18dB reduction. We have proposed to use model DE034 from Enclosures UK.

www.enclosures-uk.com

To mitigate vibration, we proposed to mount the unit on a suitable isolation system; suitable systems include the Kinetics Model AC (supplied by CMS Acoustics) and Mini Split Kits (supplied by Big Foot Systems). This will reduce any vibration into the roof structure.

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Heritage statement

Impact on Character and Appearance

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

- The AC unit has been positioned on the rear elevation and is not visible from the street or any public viewpoint.
- The ASHP has been positioned in the rear garden away from the existing building and as far away from the existing dwelling as possible.

We believe there will be no visual impact on neighbouring properties, the surrounding area and streetscape.

Access

No changes are proposed to the existing access arrangement for the property.

Sustainability

The proposals align with the Council's overall policy aim of carbon reduction and the promotion of on-site energy generation.

Conclusion

The proposed application will improve the energy efficiency of the property without harming its character or that of the surrounding area.