

11 Coningsby Road, N4 1EG

Design and Access Statement

Aug - 2026

Project Details



Client Property Address:

11 Coningsby Road
Hornsey
London
Haringey
N4 1EG

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Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 11 Coningsby Road, Hornsey, London, Haringey, N4 1EG.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

Proposed ground floor side extension, loft conversion with hip to gable and rear dormer, extension of the ridge, internal alterations and all associated works at 11 Coningsby Road, N4 1EG.

Character and Significance

The application site at 11 Coningsby Road is located within an established residential area of Hornsey and **sits outside any designated Conservation Area**. As such, the site is not subject to the additional heritage considerations associated with conservation area designation. Nevertheless, the surrounding townscape exhibits a consistent residential character that informs the design approach.

Coningsby Road is characterised by predominantly late Victorian and early twentieth-century terraced housing arranged in a regular urban grain. Buildings are generally two to three storeys in height, with a consistent building line, traditional brick construction and pitched slate or tiled roofs. Many properties have been altered over time through rear extensions, loft conversions and modest domestic alterations, resulting in a varied but coherent streetscape.

The immediate area is suburban in character, with active residential frontages, modest front gardens and a well-defined public realm.

Site Analysis

2.1 The Area

The surrounding streets demonstrate a varied pattern of householder development, including single-storey rear and side extensions, loft conversions, rear dormers, hip-to-gable roof enlargements and rooflights.

Numerous properties within Coningsby Road and the neighbouring streets have already been extended at roof level in a manner comparable to the current proposal, resulting in roof extensions forming an established and familiar component of the local townscape.



Site Analysis

2.2 The Existing Property

The proposed loft conversion with a hip-to-gable enlargement, rear dormer and ridge extension would not appear as an isolated or incongruous form of development but would sit comfortably within the prevailing pattern of residential alterations.

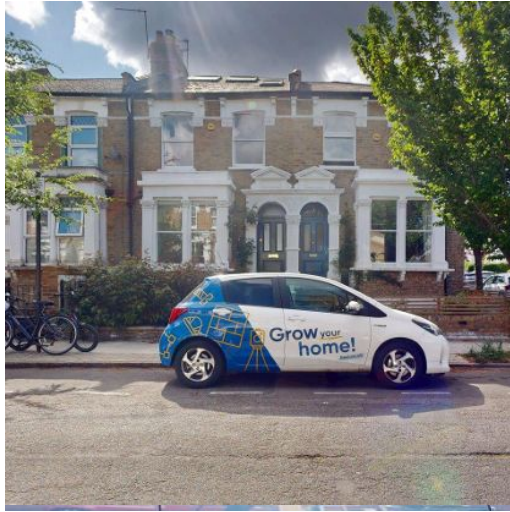
The proposed ground floor side extension has likewise been designed to respect the scale, proportions and architectural character of the host dwelling and adjoining properties, ensuring that the overall development integrates appropriately with its surroundings while preserving the established residential character of the area.

This approach is consistent with Haringey's guidance, which seeks roof extensions to be sympathetic to the character of the area and recognises that well-designed rear dormers and domestic extensions can be acceptable where they respond appropriately to the host building and surrounding context.



Site analysis

2.2 The Existing Property



Existing Front facade



Existing Rear facade

Site analysis

2.3 Local Precedent

The proposed extension of the existing roof ridge has been carefully considered in the context of recent planning decisions within the surrounding area.

A review of comparable developments demonstrates that Haringey Council has accepted modest ridge height increases where they form part of a well-designed loft conversion and where the resulting development remains proportionate to the host dwelling and does not cause unacceptable harm to the character of the street scene or neighbouring amenity.

These approvals demonstrate that modest increases to ridge height are capable of being accommodated within the local townscape where they are justified by the roof design, remain subordinate to the host building, and are integrated with the overall architectural composition.

They also indicate that the Local Planning Authority has accepted that raising the ridge can be an appropriate design solution to achieve usable roof accommodation while maintaining a balanced and proportionate appearance.

The proposed development at 11 Coningsby Road follows the same design principles.

The ridge extension forms an integral component of the loft conversion, enabling the creation of functional accommodation within the roof space while maintaining the established proportions of the dwelling. When considered alongside the approved local examples and the prevalence of loft conversions within the surrounding area, the proposal represents a logical continuation of the pattern of residential development and is not considered to result in any material harm to the character or appearance of the street scene.

Relevant local precedents include:

- **Planning Ref. HGY/2024/0668 6 -105 Lothair Road North Hornsey N4 1ER**
Erection of a rear dormer loft extension with raised ridge height and raised parapet walls. 2 proposed front roof lights. Installation of air conditioning unit on ground floor rear roof.
- **Planning Ref. HGY/2025/1203 – 16 Warham Road Hornsey London N4 1AT**
Proposed alterations to raise roof ridge height by 400mm. Construction of rear dormer and outrigger extensions to facilitate loft conversion with associated rooflights. Erection of single storey rear extension to replace existing conservatory extension. Replacement of existing uPVC/aluminium windows at front & rear elevation, with timber sash windows.

The Proposal

3.1 Proposed Design

The proposed ground floor side extension has been designed to integrate seamlessly with the existing dwelling, providing additional internal floor space while respecting the scale, proportions and architectural character of the host property.

The extension follows the established building line where appropriate and has been designed to appear as a natural addition to the original dwelling through the use of complementary materials and detailing.

At roof level, the proposal includes the conversion of the existing loft space through the formation of a hip-to-gable roof enlargement, a modest extension of the existing ridge and the construction of a rear dormer.

These elements work together to create a functional and well-proportioned upper floor capable of providing additional living accommodation while maintaining the overall form and appearance of the dwelling.

The proposed ridge extension is limited to the minimum necessary to achieve adequate internal headroom and a practical layout within the loft space. Its design has been carefully considered to ensure that it remains proportionate to the existing roof form and reads as a sympathetic alteration rather than a dominant addition.

When viewed within the context of the surrounding street, where similar roof enlargements and loft conversions have become an established feature, the proposal will integrate comfortably with the prevailing character of the area.

Internally, the development includes alterations to improve the functionality and efficiency of the existing accommodation, providing enhanced living space that meets the needs of modern family occupation.

The proposal has been developed to maximise the potential of the site without resulting in undue impacts on neighbouring occupiers or the wider streetscape.

Impact on Neighbours

4.1 Impact in Context

The proposed development has been carefully designed to ensure that it does not give rise to any unacceptable impacts on the residential amenity of neighbouring occupiers. The scale, siting and design of the extension have been developed having regard to the relationship with adjoining properties and the established pattern of development within the surrounding area.

The proposal has also been assessed in relation to neighbouring daylight and sunlight levels. Due to the location, scale and form of the proposed alterations, together with the existing pattern of development along Coningsby Road, the works are not considered to result in any significant reduction in the availability of natural light to adjoining properties.

Overall, the proposed development has been designed to achieve an appropriate balance between improving the accommodation of the existing dwelling and protecting the residential amenity of neighbouring occupiers. The works remain compatible with the established character of the area and will not give rise to unacceptable overlooking, loss of privacy, overshadowing or overbearing impacts.



View of Neighbouring Property

Conclusion

Our proposal at 11 Coningsby Road, Hornsey, London, Haringey, N4 1EG is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development has been carefully designed to optimise the use of the site while maintaining an appropriate balance between the scale of the extension and the overall openness of the Green Belt. The scheme seeks to enhance the character and composition of the existing dwelling without resulting in disproportionate additions over and above the size of the original building.

The proposal would not give rise to any adverse impacts on the visual amenity of the surrounding area or on neighbouring properties. The modest increase in internal floor area and overall building volume is justified by the need to improve the functionality and quality of the living accommodation, providing suitable and sustainable space for a growing family of six and two pets.

The design approach prioritises efficient use of space and materials, improving the internal layout, comfort, and usability of the dwelling while respecting the site's Green Belt context and ensuring the openness of the area is preserved.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would enhance the character and appearance of the area.