

ANDREAS GEORGIU T/A GIAD

78 Churchbury Lane  
Enfield  
EN1 3TY

Planning / Design and Access Statement

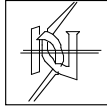
Removal of existing garage to provide  
Single Storey Rear, 2 Storey Side / Rear extension  
to include new garage  
and New Dormer to Existing Loft Conversion.

18<sup>th</sup> January 2024



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## Site Location and Description

78 Churchbury Lane is a 4 bedroom two-storey semi detached house on a corner plot, located on the western side of Churchbury Lane with the junction of Parsonage Lane.

The property currently has a loft conversion, a single storey rear conservatory in need of renovation, a single storey garage & store at the side of the property and a single storey garage at the rear of the site with a cross over.

Churchbury Lane is a pleasant residential street comprising a series of semi detached two-storey houses with pitched tiled roofs. Most of the properties are of different character from each other.

The predominant facing material on the front elevations between most properties differ from each other.

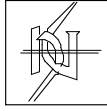
The facing materials of the property are generally brickwork and pebble dash with a pitched tile roof of plain tiles.

78 Churchbury Lane, because of its position on the corner plot with a garage located at the front of the property including an additional garage located at the rear of the site with access from Parsonage Lane, benefits from having a site area of 411m<sup>2</sup> (0.0411 hectare).

From the corner at the front of the house to the side boundary it is 6.335 meters and from the rear of the property, it is 7.16 meters and continues to widen greatly towards the end of the plot.

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## Proposal

Our proposal is to provide additional accommodation for the existing house and improve the living arrangements for the existing growing family..

Our proposal is to remove the conservatory and garage / store at the front side of the property and to provide a single storey rear and two storey rear and side extension and a dormer to the existing loft conversion. In our proposal, the existing front garage will be relocated in this extension in the same position.

The design is to provide additional space on the ground first floor and to the loft conversion.

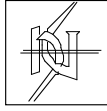
On the ground floor, this will provide a much needed family room, utility room and cloak room. On the first floor, to provide much need additional two bedrooms, a lager main bathroom, an en-suite to Master Bedroom 1, and a study. The new dormer to the existing loft conversion will improve space.

The proposed depth for the rear extension on the ground floor is 4 meters. The two storey rear and side extension will be in line at the front with the existing garage and will be set back from the existing / proposed garage on the first floor by 2.08 meters to line up with the main front external wall and roof. The set back on the first floor from the bay window will be 3.415 meters.

The proposed width of the two storey rear and side extension on the ground floor is 5.9 meters and on the first floor it is set in from the side by 0.7 meters giving a proposed width of 5.2 meters.

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*In accordance with Policy DMD 14 (Side extensions), were it states that should be 1 metre away from your side site boundary. However as out site boundary is played, at the front we are 0.435 meters away and at the rear of the proposed extension we are 1.585 meters away.*

*Generally the purpose of setbacks and set-downs is essentially, to ensure that an extension is both subservient to the original house and that it does not create a terracing effect. There can be no concerns in this instance about the creation of a terracing effect because of the location of the property on the large corner plot and having substantial space.*

Regarding the subservience issue, the guidance additionally sets out that, in order to avoid a side extension dominating the original house, it should normally be no wider than two thirds of the width of that original house. In this case, due to the large plot, the addition width will improve the aesthetics of the building and with our propose design, it will retain the character of the existing building.

In the close proximity of the property, the properties listed below have all carried out two storey side extensions:

179 Parsonage Lane.

230 Parsonage Lane.

47 Churchbury Lane.

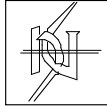
69 Churchbury Lane. (Width of extension is equal to the existing property).

We do not believe that our proposal would cause any material harm to the surrounding areas.

The surroundings of the development are indeed an important consideration, as of course, is its design quality. In my opinion, the proposed development would sit quite comfortably with the existing property.

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### Conclusion

In my opinion this proposal represents a sustainable form of development, which would provide improved living conditions for the applicant and his family and indeed for any future residents of 78 Churchbury Road, without causing material harm either to the dwelling house itself or to the surrounding area.

### Access

The access to the property will remain as existing.