

AUSTEN Architecture

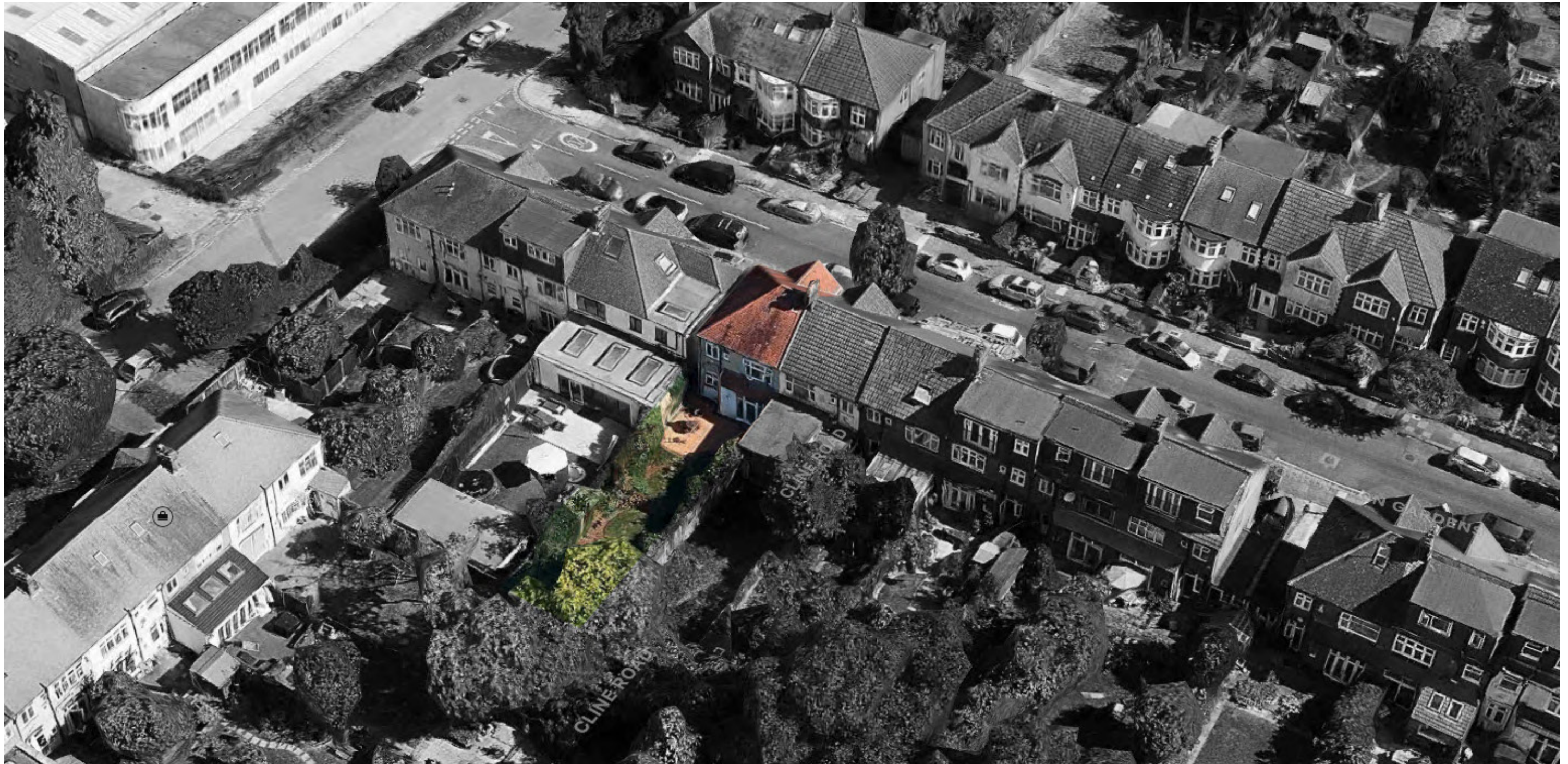
LOFT CONVERSION

37 CHURSTON GARDENS
LONDON

N11

CERTIFICATE OF LAWFULNESS PACK

FEBRUARY 2026



PHOTOGRAPHS

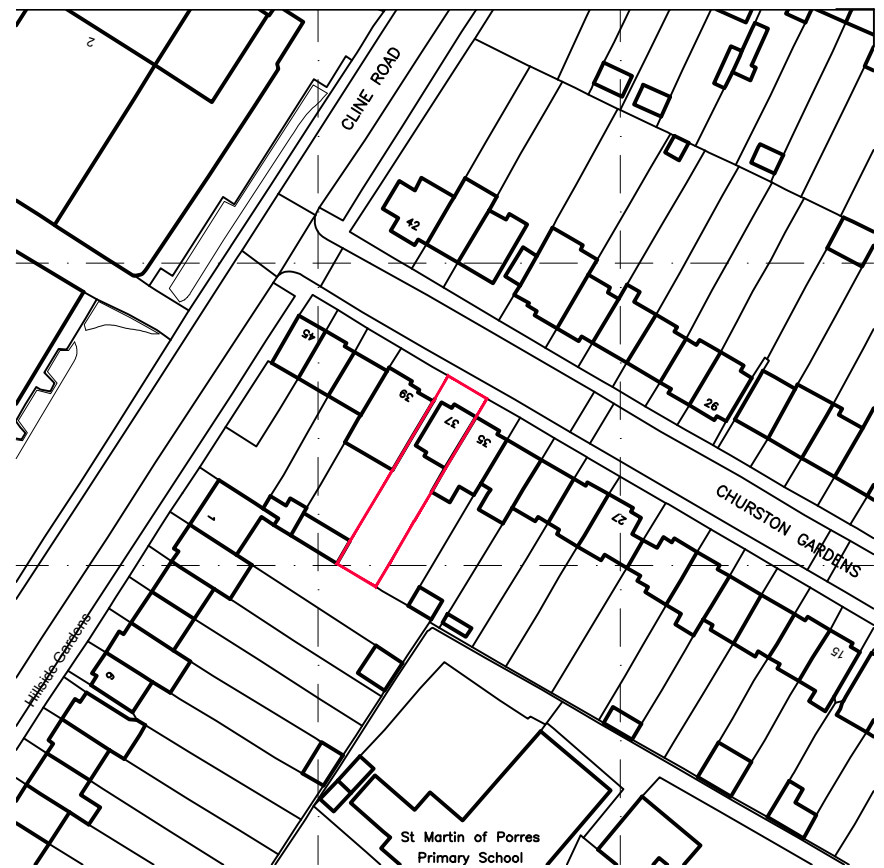




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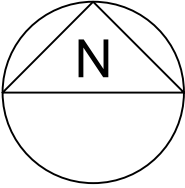


1 LOCATION PLAN
SCALE 1:500@A3
EXISTING



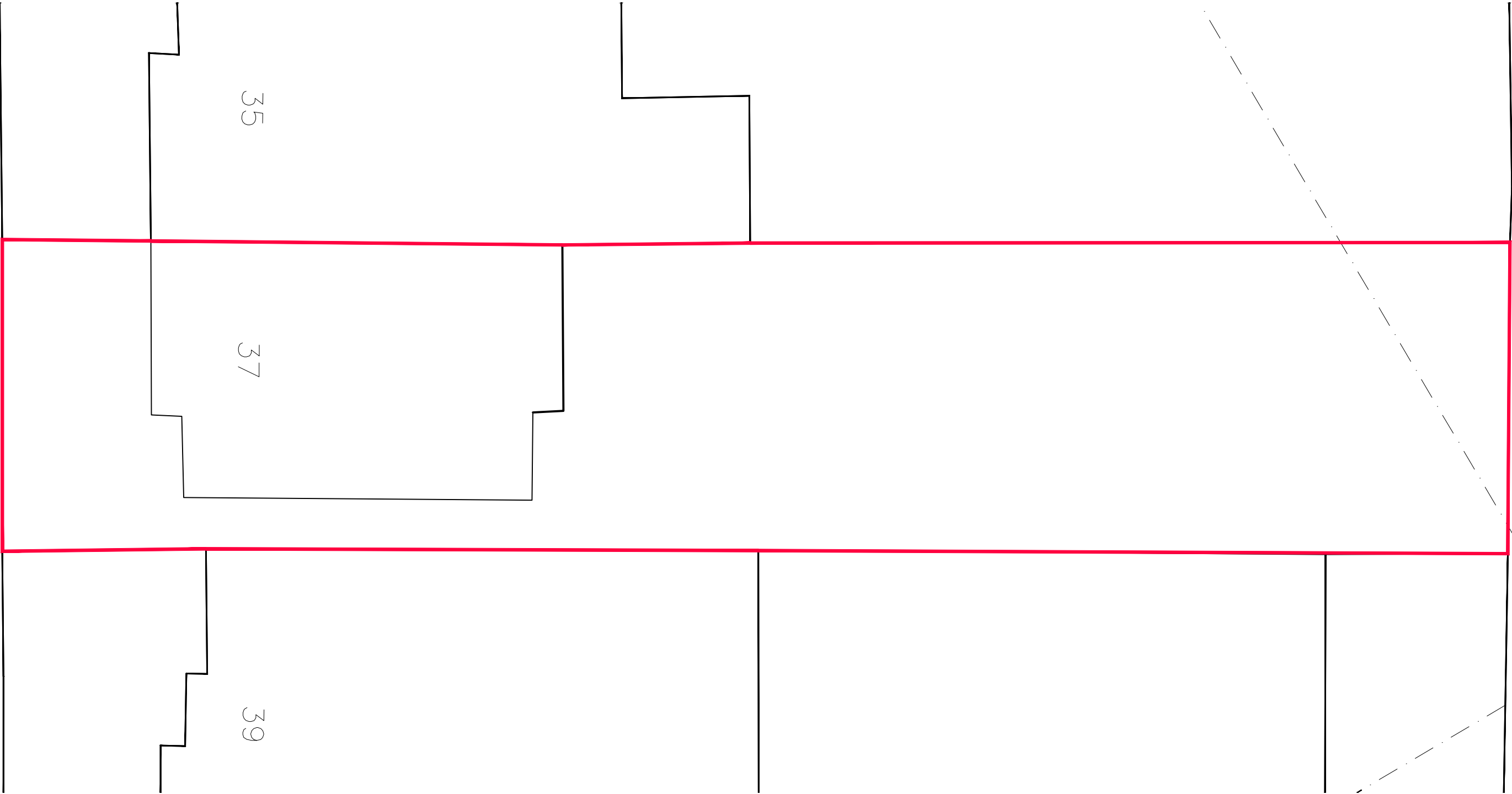
2 LOCATION PLAN
SCALE 1:1250@A3
EXISTING



 Chartered Practice  Architects Registration Board		NOTES	ORIGINAL A3	REV	DATE	DESCRIPTION	PROJECT No 26/002	DATE 02/02/2026	SCALE 1:1250 / 1:500	CLIENT Francesco Tedesco	
		DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. NO DEVIATION MAY BE MADE FROM THE DETAILS SHOWN ON THIS DRAWING WITHOUT PRIOR PERMISSION OF THE ARCHITECT. COPYRIGHT PROTECTED.						TITLE EXISTING LOCATION PLAN		PROJECT PROPOSED ALTERATIONS 37 CHURSTON GARDENS HARINGEY LONDON N11	
		FOR APPROVAL DO NOT USE FOR CONSTRUCTION						DRAWING No 000	STATUS /P	REV /00	



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BLOCK PLAN

SCALE 1:500@A3

EXISTING



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		26/002				02/02/2026	1:100	Francesco Tedesco	
		TITLE				PROJECT			
EXISTING BLOCK PLAN						PROPOSED ALTERATIONS 37 CHURSTON GARDENS			
DRAWING No						STATUS		REV	HARINGEY LONDON N11
001						/P		/00	
FOR APPROVAL DO NOT USE FOR CONSTRUCTION									

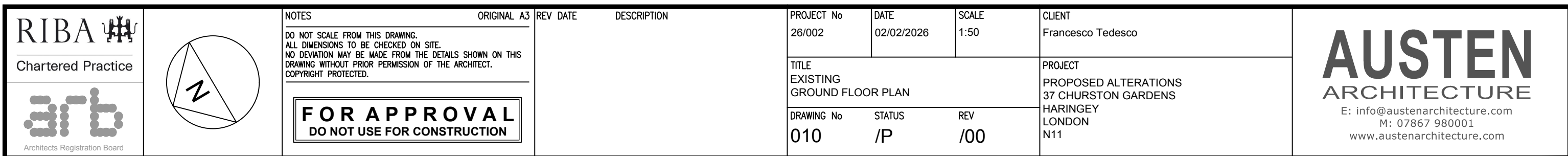
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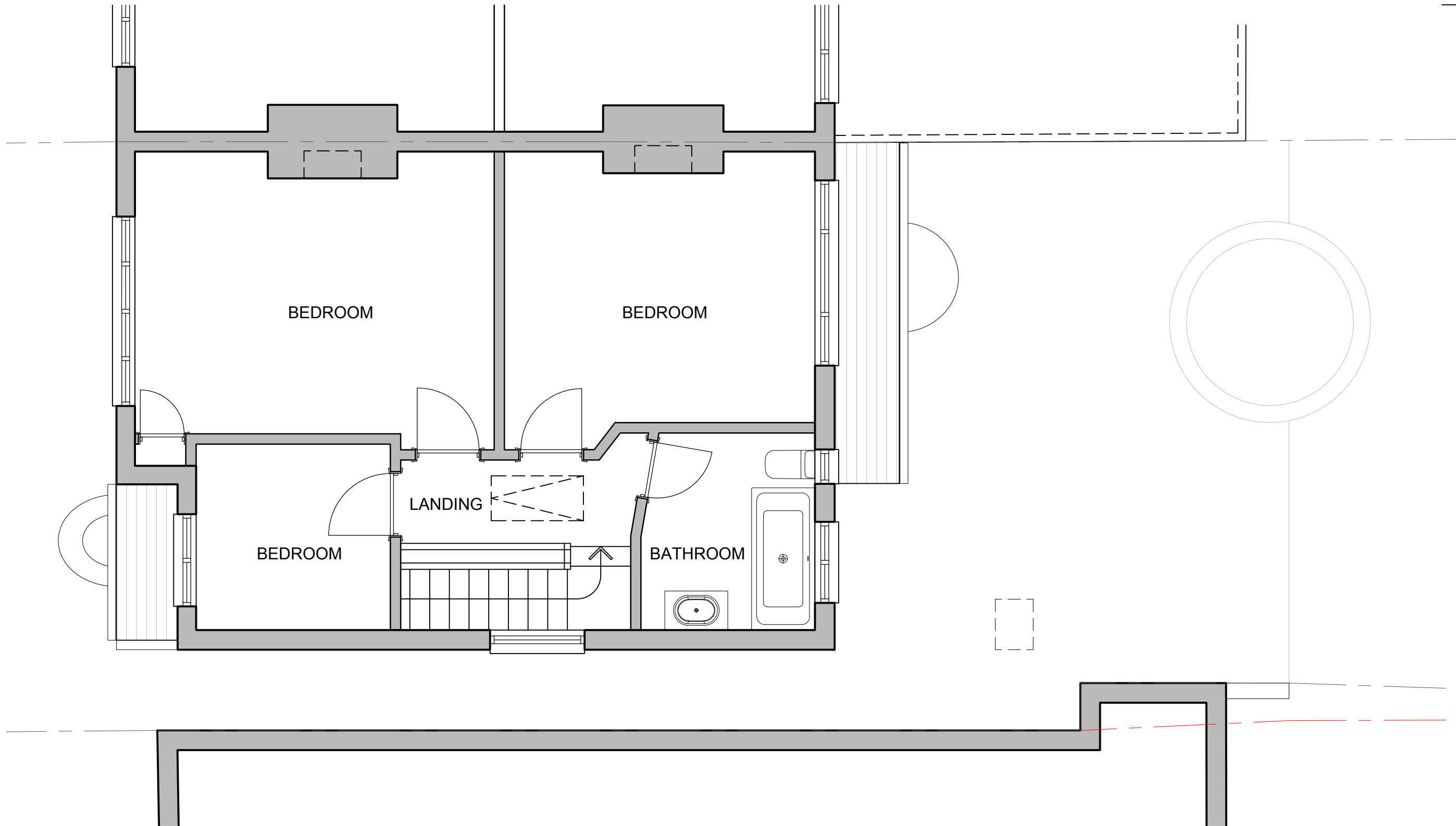
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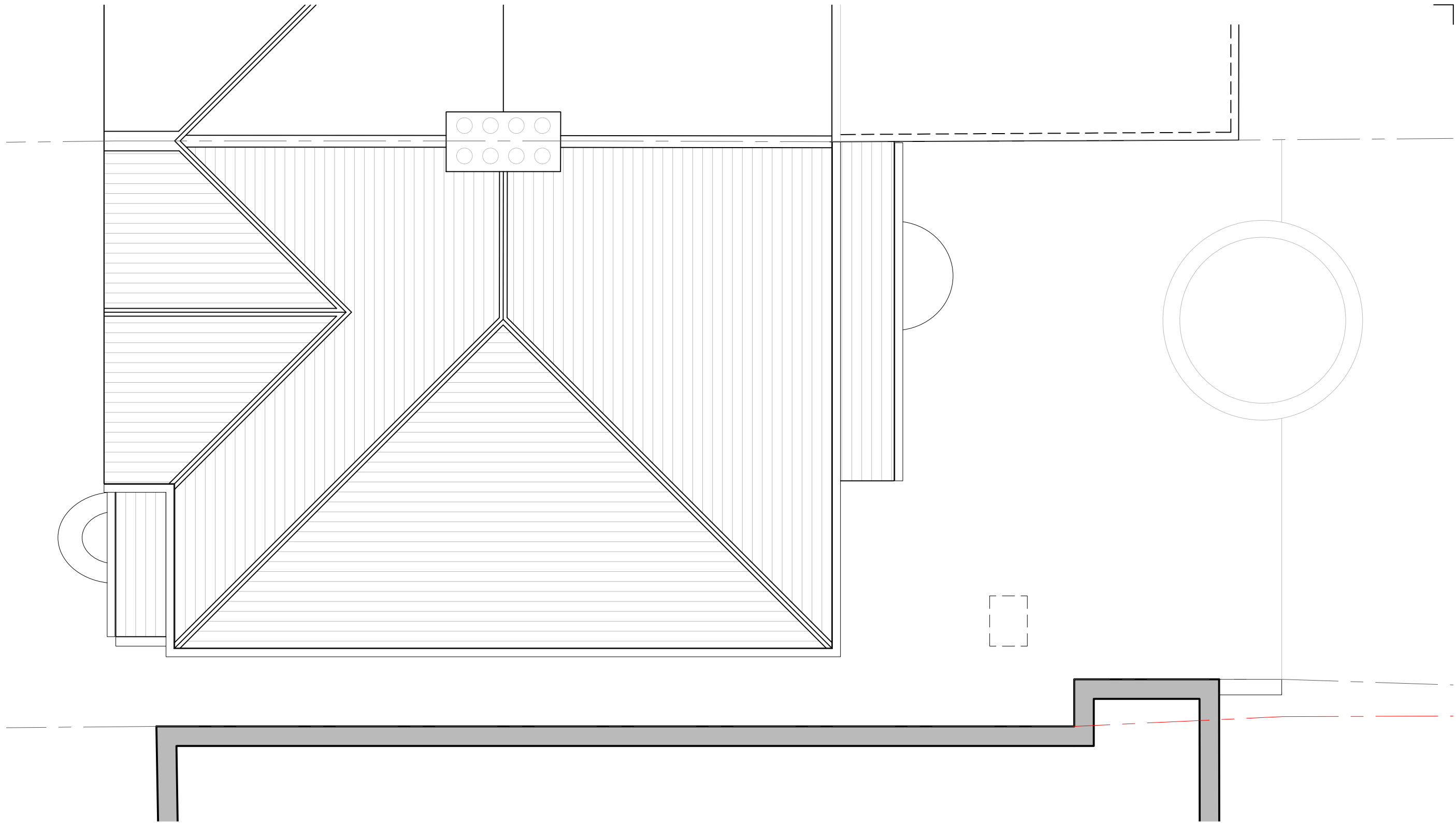




1 FIRST PLAN
- SCALE 1:50@A3 EXISTING



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		FOR APPROVAL DO NOT USE FOR CONSTRUCTION	DRAWING No 011	STATUS /P	REV /00		



1 ROOF PLAN
- SCALE 1:50@A3
EXISTING

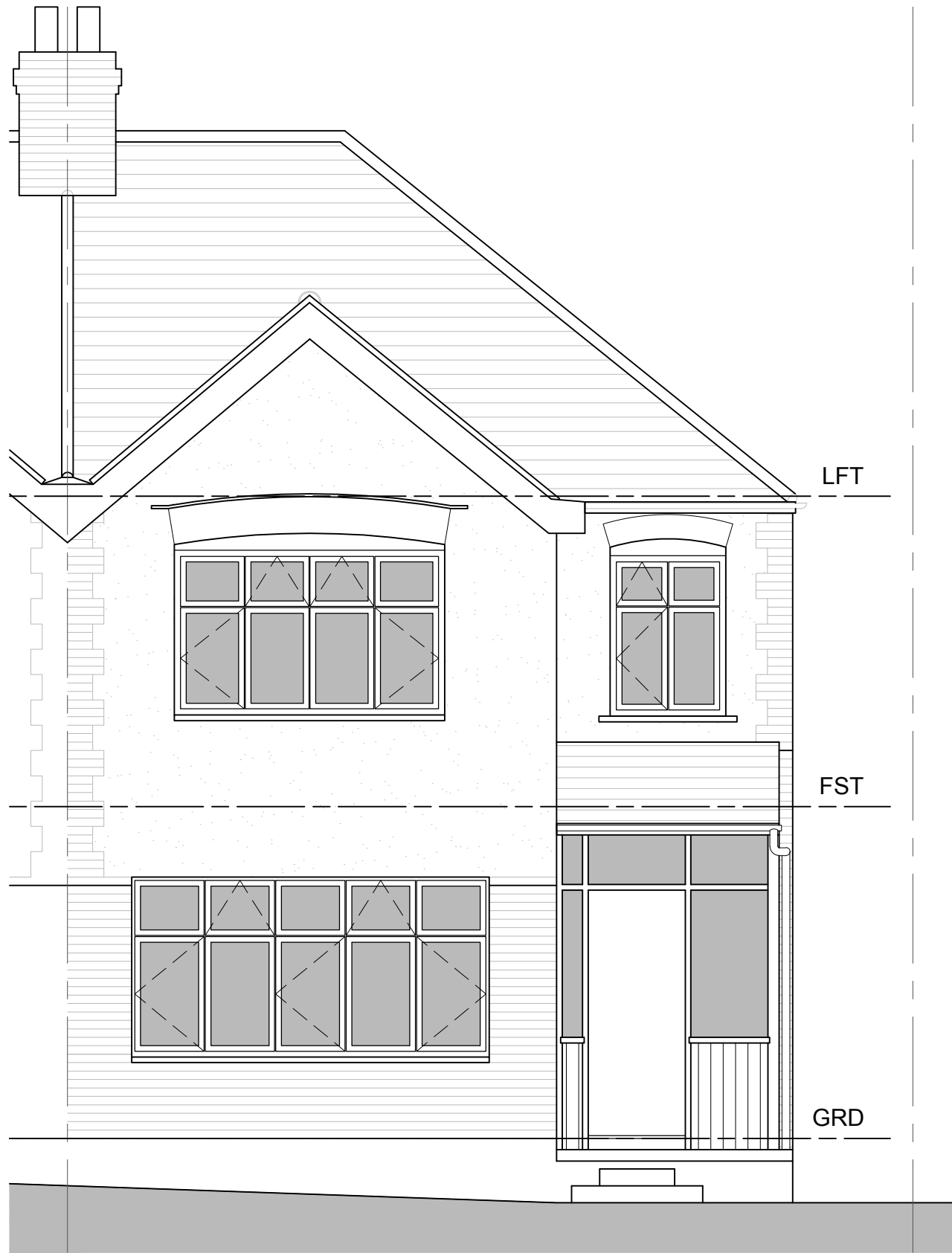


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		FOR APPROVAL DO NOT USE FOR CONSTRUCTION						DRAWING No 012	STATUS /P	REV /00	

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1 FRONT ELEVATION
SCALE 1:50@A3 EXISTING



1 REAR ELEVATION
SCALE 1:50@A3 EXISTING



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		DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. NO DEVIATION MAY BE MADE FROM THE DETAILS SHOWN ON THIS DRAWING WITHOUT PRIOR PERMISSION OF THE ARCHITECT. COPYRIGHT PROTECTED.						26/002	02/02/2026	1:50	Francesco Tedesco
		FOR APPROVAL DO NOT USE FOR CONSTRUCTION						TITLE			PROJECT
								EXISTING FRONT & REAR ELEVATIONS			PROPOSED ALTERATIONS 37 CHURSTON GARDENS HARINGEY LONDON N11
								DRAWING No	STATUS	REV	
								020	/P	/00	

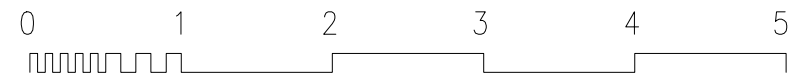
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SIDE ELEVATION

SCALE 1:50@A3

EXISTING



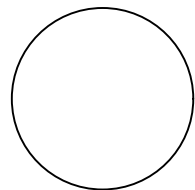
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ORIGINAL A3

REV DATE

DESCRIPTION

PROJECT No

26/002

DATE

02/02/2026

SCALE

1:50

CLIENT

Francesco Tedesco

TITLE
EXISTING
SIDE ELEVATION

DRAWING No

021

STATUS

/P

REV

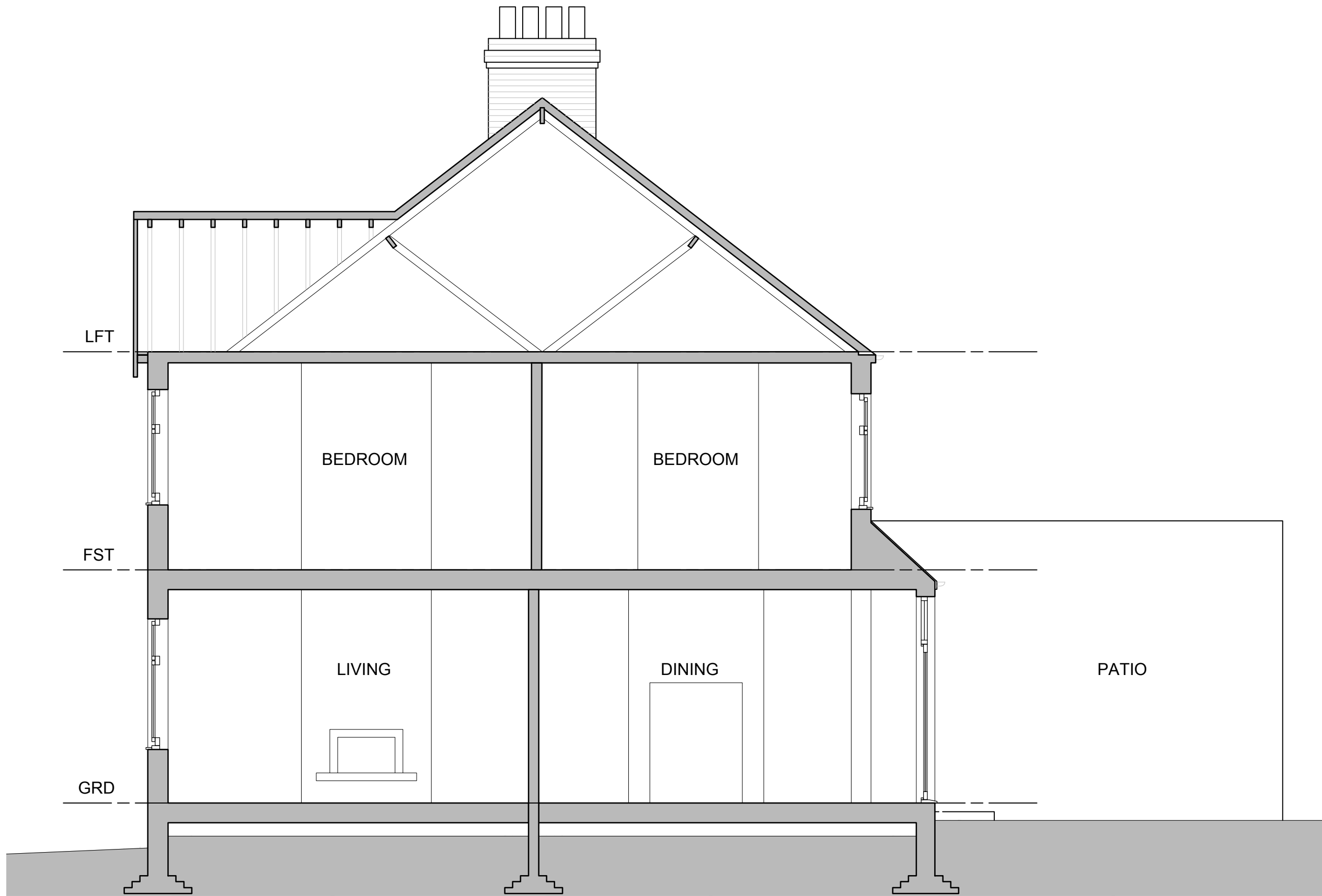
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PROJECT

PROPOSED ALTERATIONS
37 CHURSTON GARDENS
HARINGEY
LONDON
N11

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SECTION

SCALE 1:50@A3

EXISTING



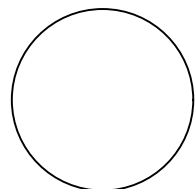
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NOTES

ORIGINAL A3

REV DATE

DESCRIPTION

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PROJECT No
26/002

DATE
02/02/2026

SCALE
1:50

CLIENT
Francesco Tedesco

TITLE
EXISTING
SECTION

PROJECT
PROPOSED ALTERATIONS
37 CHURSTON GARDENS
HARINGEY
LONDON
N11

DRAWING No
030

STATUS
/P

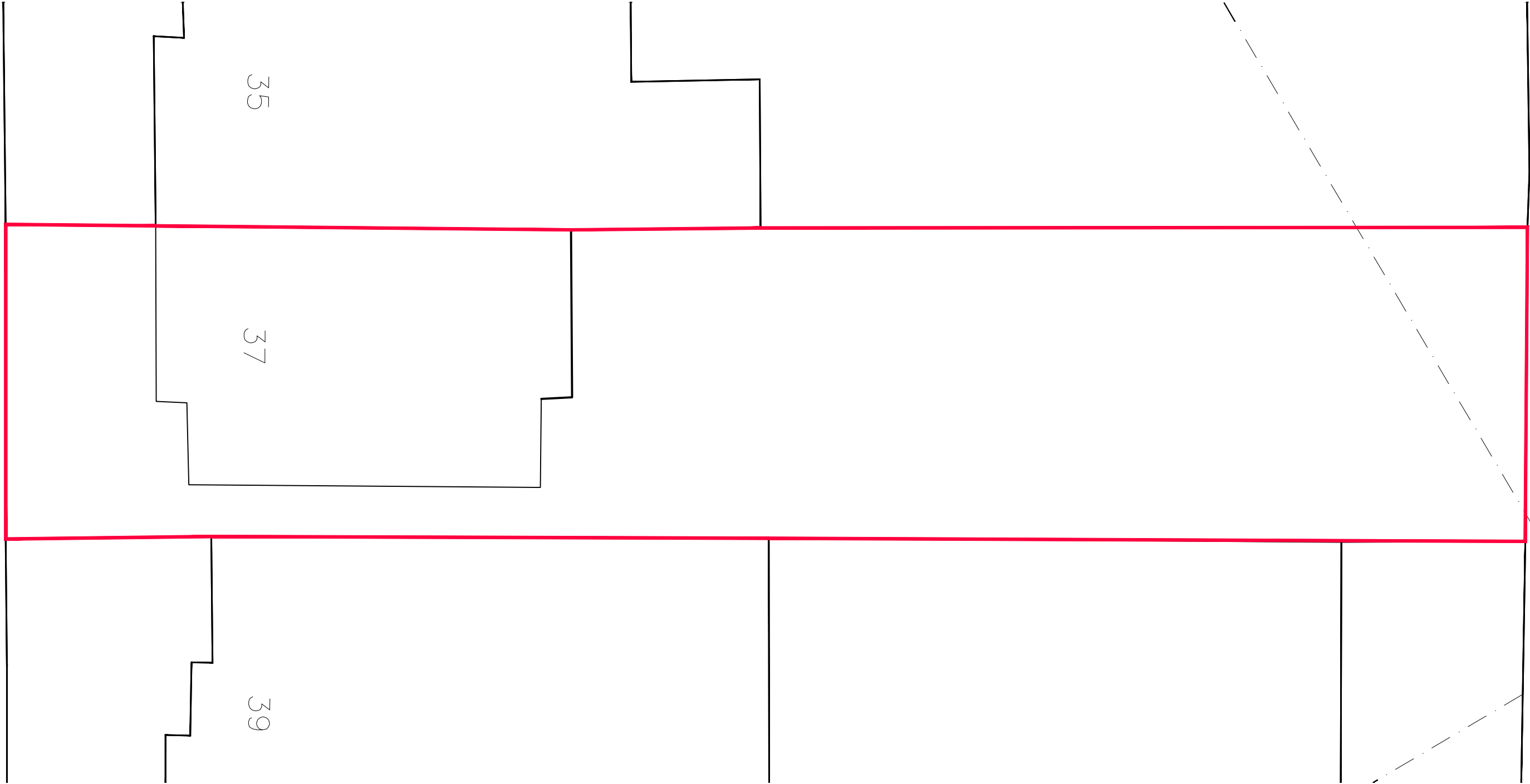
REV
/00

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PROPOSED

AREAS –	
TOTAL CURTLIGE	= 267.1 sqm
TOTAL GROUND PLAN	= 62.3 sqm
REMAINING CURTLIGE	= 204.8 sqm
PROPOSED EXTENSION AREA	= 0.0 sqm
DEVELOPMENT AREA	= 0%



1 BLOCK PLAN
SCALE 1:500@A3 PROPOSED



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		FOR APPROVAL DO NOT USE FOR CONSTRUCTION						DRAWING No 000		STATUS /P	REV /00

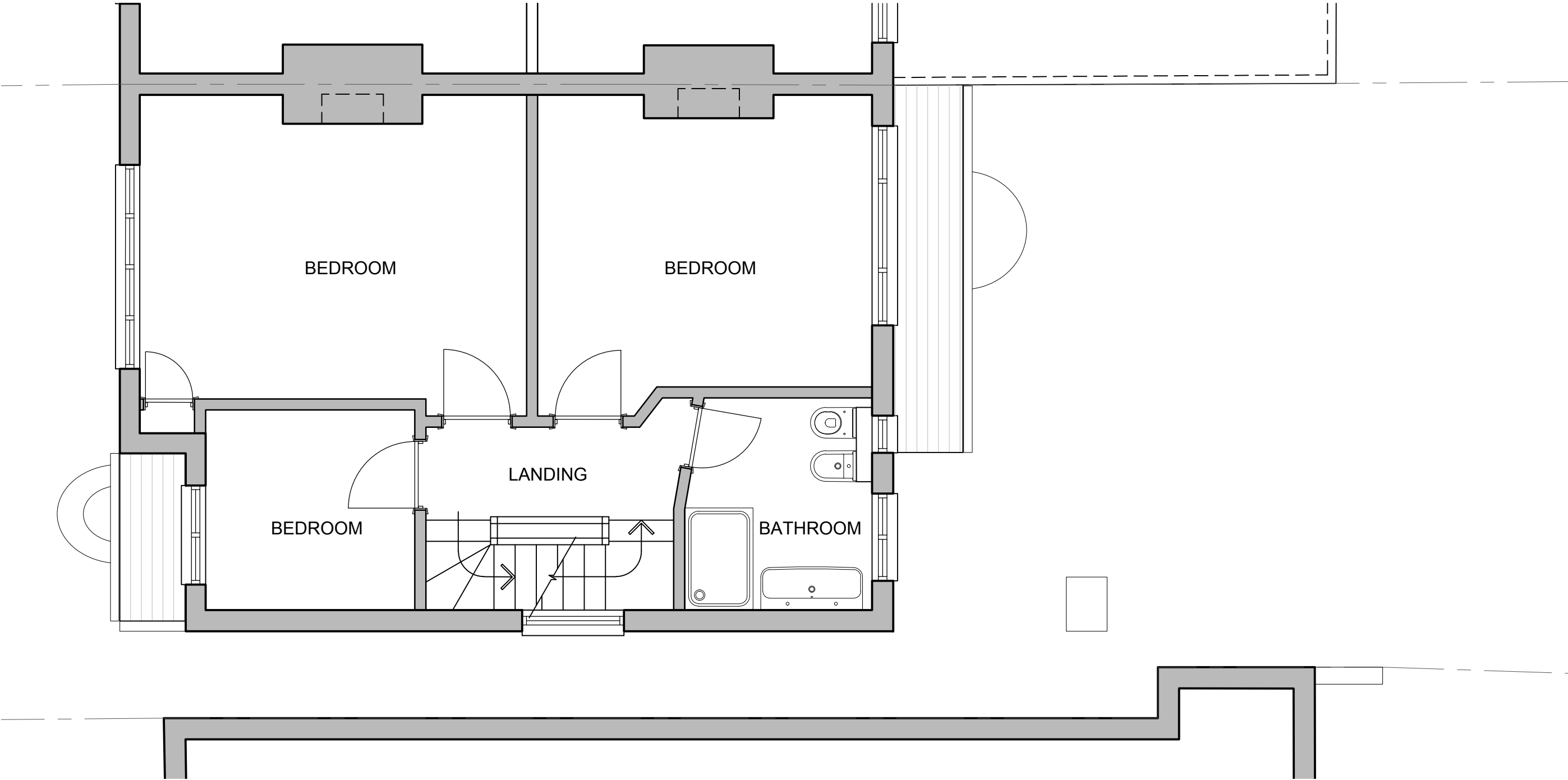
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NOTES

RL** DENOTES ROOFLIGHT ABOVE.
REFER TO DRAWING No's 110, 111, 120 & 130 FOR ADDITIONAL INFORMATION.

PROPOSED EXTERNAL WALLS TO BE FINISHED TO MATCH EXISTING.
INTERNAL FINISH TO WALLS TO BE DRYLINED AND PLASTERED.
DOORS TO BE POWDER COATED ALUMINIUM.
ROOF TO BE COVERED IN FELT OR GRP ROOFING SYSTEM.



1 FIRST PLAN
- SCALE 1:50@A3 PROPOSED



RIBA Chartered Practice arb Architects Registration Board		NOTES	ORIGINAL A3	REV	DATE	DESCRIPTION	PROJECT No	DATE	SCALE	CLIENT	
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		FOR APPROVAL DO NOT USE FOR CONSTRUCTION									
							TITLE		PROJECT		
							PROPOSED		PROPOSED ALTERATIONS		
							FIRST FLOOR PLAN		37 CHURSTON GARDENS		
									HARINGEY		
									LONDON		
									N11		
							DRAWING No	STATUS	REV		
							111	/P	/00		

— — — — — EXISTING

RL** DENOTES ROOFLIGHT ABOVE.
REFER TO DRAWING No's 110, 111, 120 & 130 FOR ADDITIONAL INFORMATION.

This architectural floor plan illustrates a residential unit with the following features:

- Bedroom:** Located at the rear of the unit, featuring a bed and a window.
- Dressing:** Situated between the bedroom and the ensuite, containing a wardrobe and a window.
- Ensuite:** A bathroom area containing a bathtub, toilet, and sink.
- Stairs:** A central staircase with an upward-pointing arrow, indicating access to another level.
- Entrance:** A small area at the front right of the unit.
- Windows:** Labeled RL02, RL03, and RL04, positioned along the left and rear walls.
- Structural Elements:** A thick grey line represents the main structural wall, and a dashed green line indicates a diagonal structural member or partition.

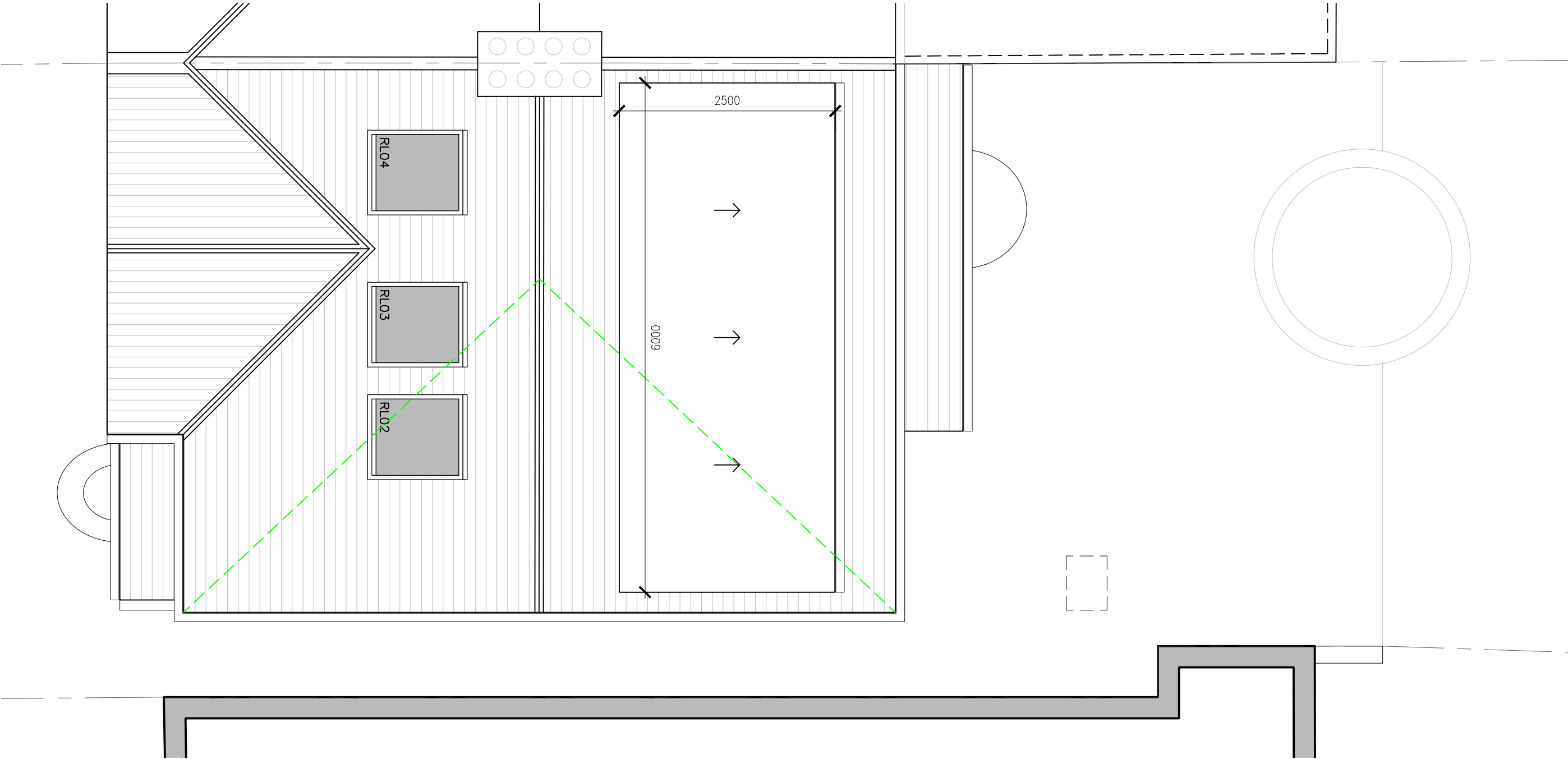
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KEY
- - - - - EXISTING

NOTES
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PROPOSED EXTERNAL WALLS TO BE FINISHED TO MATCH EXISTING.
INTERNAL FINISH TO WALLS TO BE DRYLINED AND PLASTERED.
DOORS TO BE POWDER COATED ALUMINIUM.
FLAT ROOFS TO BE COVERED IN FELT OR GRP ROOFING SYSTEM.
ROOFLIGHTS WILL NOT PROJECT MORE THAN 150mm FROM ROOF PLANE.



1 ROOF PLAN
- SCALE 1:50@A3 PROPOSED

RIBA Chartered Practice arb Architects Registration Board		NOTES	ORIGINAL A3	REV DATE	DESCRIPTION	PROJECT No	DATE	SCALE	CLIENT	
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		FOR APPROVAL DO NOT USE FOR CONSTRUCTION				TITLE	PROJECT			
						PROPOSED ROOF PLAN	PROPOSED ALTERATIONS 37 CHURSTON GARDENS HARINGEY LONDON N11			
						DRAWING No	STATUS	REV		
						113	/P	/00		



1 FRONT ELEVATION
SCALE 1:50@A3 PROPOSED



1 REAR ELEVATION
SCALE 1:50@A3 PROPOSED

NOTES

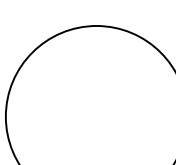
RL** DENOTES ROOFLIGHT ABOVE.
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ROOFLIGHTS WILL NOT PROJECT MORE THAN 150mm FROM ROOF PLANE.

KEY

--- EXISTING



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					PROPOSED FRONT & REAR ELEVATIONS			PROPOSED ALTERATIONS 37 CHURSTON GARDENS HARINGEY LONDON N11			
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		120	/P	/00							

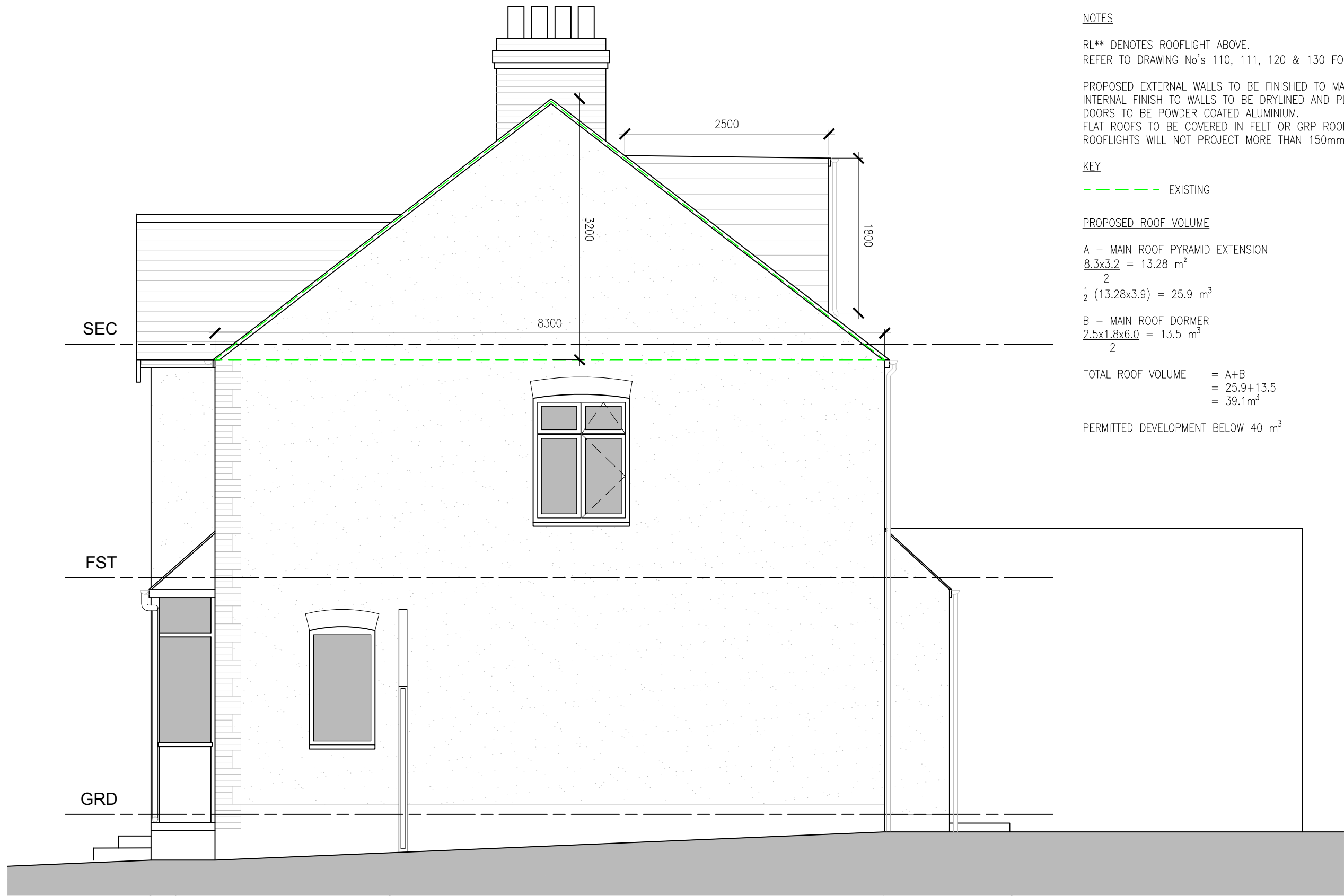
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KEY

--- EXISTING

PROPOSED ROOF VOLUME

A – MAIN ROOF PYRAMID EXTENSION
 $\frac{8.3 \times 3.2}{2} = 13.28 \text{ m}^2$
 $\frac{1}{2} (13.28 \times 3.9) = 25.9 \text{ m}^3$

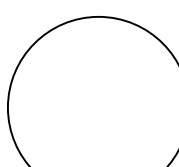
B – MAIN ROOF DORMER
 $\frac{2.5 \times 1.8 \times 6.0}{2} = 13.5 \text{ m}^3$

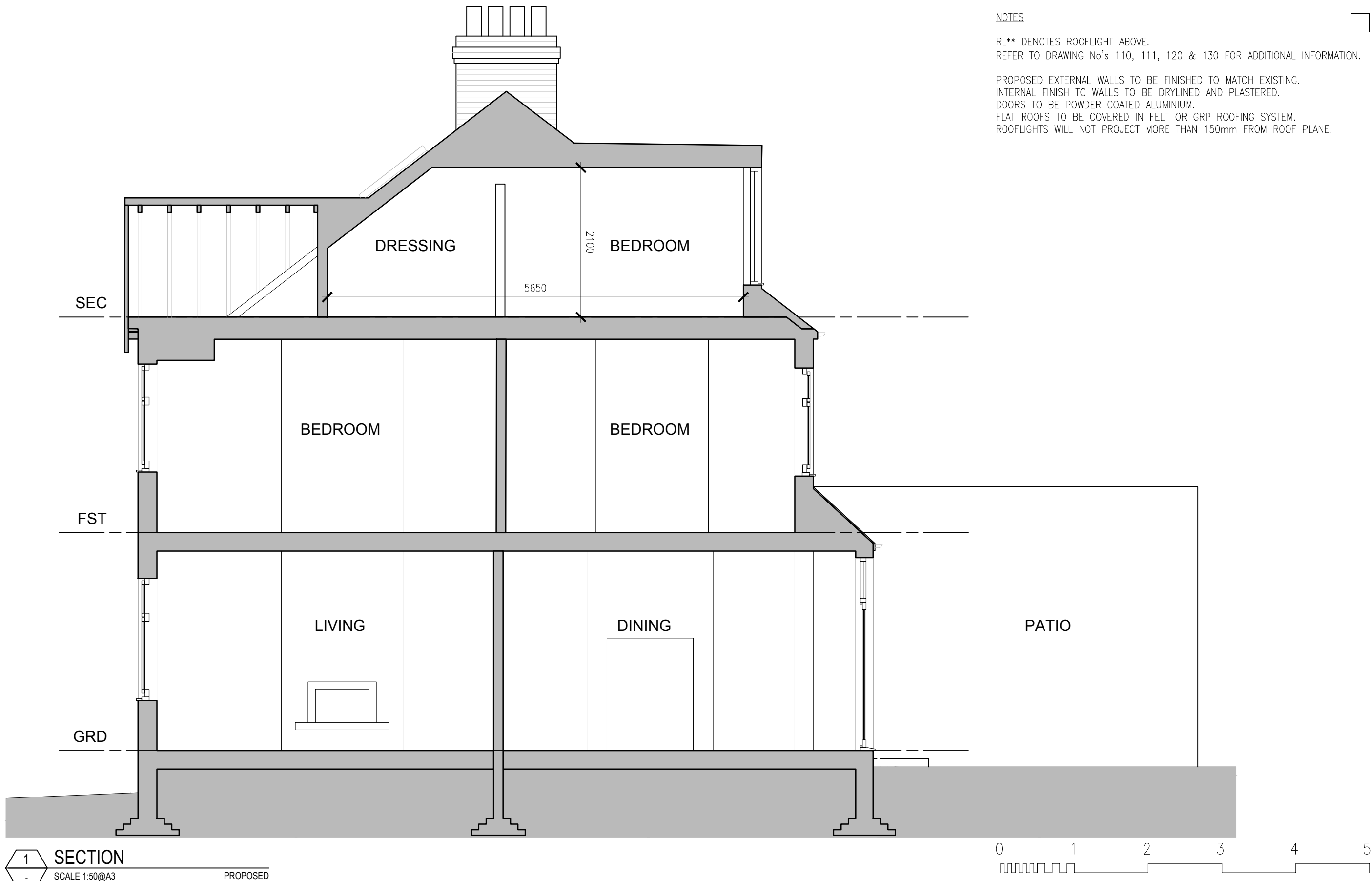
TOTAL ROOF VOLUME = A+B
= 25.9+13.5
= 39.1m³

PERMITTED DEVELOPMENT BELOW 40 m³

1 SIDE ELEVATION
SCALE 1:50@A3 PROPOSED



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						TITLE				PROJECT	
						PROPOSED				PROPOSED ALTERATIONS	
						SIDE ELEVATION				37 CHURSTON GARDENS	
						DRAWING No	STATUS	REV			
						121	/P	/00			
									HARINGEY		
									LONDON		
									N11		
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1 SECTION
- SCALE 1:50@A3 PROPOSED

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		FOR APPROVAL DO NOT USE FOR CONSTRUCTION				TITLE		PROJECT				
							PROPOSED SECTION		PROPOSED ALTERATIONS 37 CHURSTON GARDENS HARINGEY LONDON N11			
							DRAWING No	STATUS	REV			
							130	/P	/00			