

**SITE ADDRESS:**

Proposed single storey garage and
dropped kerb

PROJECT:

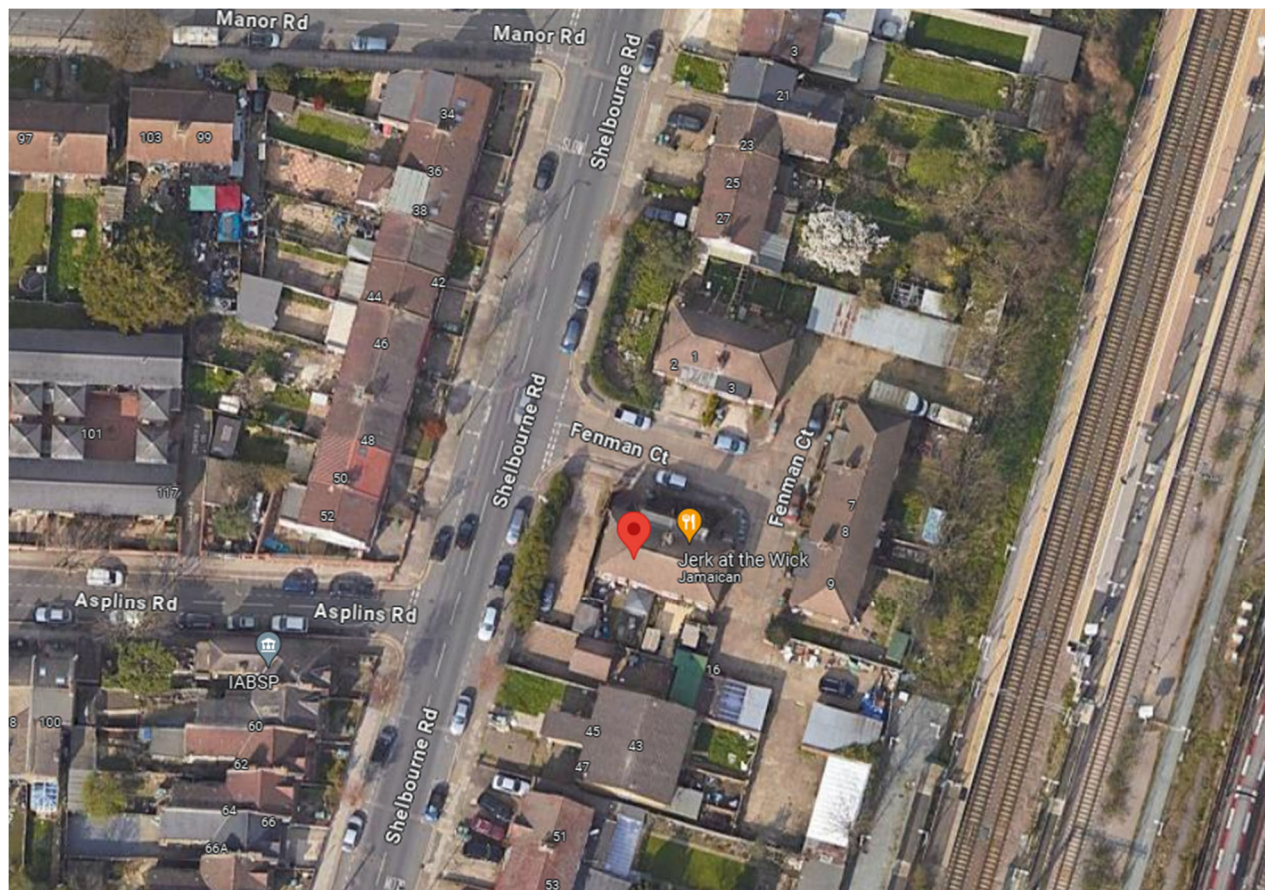
Flat 14 Fenman Court,
Shelbourne Road,
Tottenham, N17 0JY

DATE:

March 2024

OUR REFERENCE:

SCSD0257_404

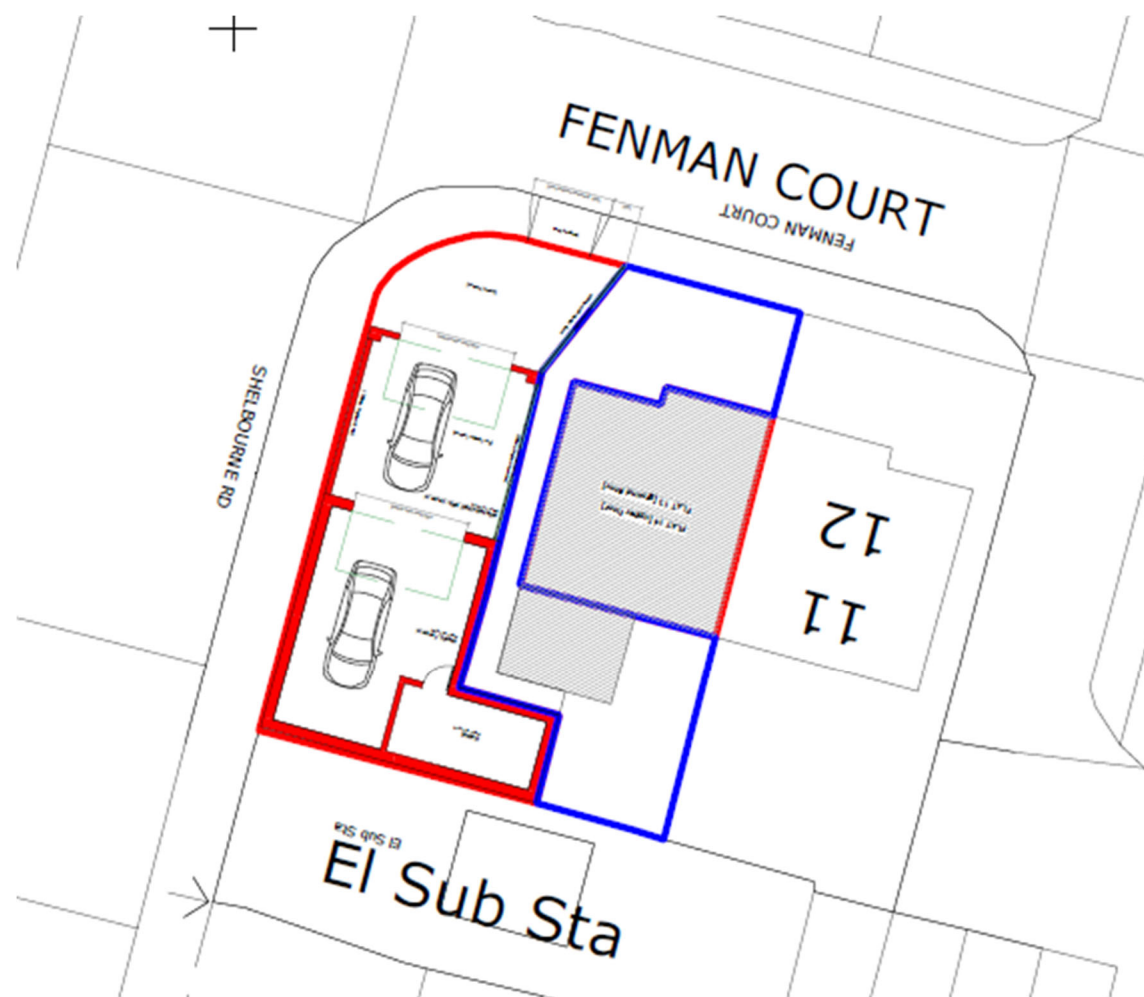


**IMAGES OF EXISTING SITE CONDITION:****THE SITE:**

Flat 14 Fenman Court, Shelbourne Road forms part of a larger development consisting of Flat 1 – 14 respectively, with separate blocks of Garages situated adjacent to the dwellings. The close has a mixture of semi-detached, and terrace houses throughout. Properties within Fenman Court displays materials such as:

- White upvc windows
- Varying entry door materials, and colours
- Wall type consisting of faced brick, and dry dash render.
- Tiled roof
- Timber fence

Though Flat 14 is situated at the upper floor, it also has a side plot which has consistently been used for off-street parking purposes – please refer to associated drawings enclosed.



**LEASE AGREEMENT:**

Agreement made between Mr Hassan Rezvan [The Landlord], and Mr Baris Cilkez [The Tenant] on 5th December 2023

Under the “Repairs and Alterations” paragraph, line 9.6 of the Lease Agreement stipulates *The Tenant shall not make any alteration, addition, or redecorate the Property without the prior consent of the Landlord*. Please see enclosed supporting letter “Consent Letter from Landlord”.

9.0 Repairs and alterations

9.1 The Tenant shall keep the interior of the Property clean, tidy and in the same condition as at the start of the Tenancy (except for fair wear and tear) and shall return the Property to the Landlord at the end of the Tenancy cleaned to a professional standard.

9.2 If the Property has a garden, the Tenant shall keep it clean and tidy, and free from rubbish. The Tenant shall keep the inside and outside of all windows that the Tenant can reasonably reach clean.

9.3 The Tenant shall promptly replace all broken glass at the Property where the Tenant, or the Tenant's family or visitors cause the breakage.

The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. This obligation does not require the Tenant to carry out any works or repairs for which the Landlord is liable under clause 11.5.

9.6 The Tenant shall not make any alteration, addition, or redecorate the Property without the prior consent of the Landlord.

9.7 The Tenant shall not carry out any alteration to the Property which would, or may reasonably be expected to, have an adverse effect on the asset rating in any Energy Performance Certificate for the Property or the building of which it forms part.

**THE PROPOSED DESIGN:**

The proposed seeks to validate the existing garage design with internal storage space with modifications. Adhering to Planning guidelines, the new garage design sits under 2.5m height, with a free-standing entry roller shutter door, which leads into a courtyard, then in a secured garage.

The boundary line to have a 2.4m block wall which merges into both the free-standing entry roller shutter, and new garage. All measures have been implemented to retain prominent characteristics throughout. The faced brick finished is consistent throughout the new garage. Roof finish to be of GRP material system.

Proposed dropped kerb to lead onto a paved entry driveway which followings onto a pea shingle courtyard space. New 600mm high timber fence to be erected at front of the property as indicated proposed conditions drawings.

Consideration is in cooperated for the construction to be carried out as such, the building works does not disrupt the neighbouring properties, or existing traffic flow. This statement should be read in conjunction with the application form and supporting drawings, which will weigh up the significance of the development impact that it may have on the site. For reasons identified in this statement it is considered that the application proposal represents appropriate development and has no detrimental impact upon the significance, setting or character of the heritage asset.

LANDSCAPE

- I. Proposed dropped kerb.
- II. Proposed paved entry area.
- III. Proposed pea shingle or equivalent to Courtyard

**AREA:**

FLAT NO.13		TOTAL AREA
Allocated Plot	83.54 m.sq	
Flat	53.3 m.sq	136.84 m.sq

FLAT NO.14	[area indicated with RED boundary lines]
Allocated Plot	130.45 m.sq
Flat	53.3 m.sq
Proposed Garage	50.9 m.sq

ACCESS:

Pedestrian access via Fenman Court.

PARKING:

- I. Existing off-street parking of two (2) car park spaces available. Parking volume to remain as existing.

**JUSTIFICATION:**

The new proposed design upgrade will reside comfortably within the existing elements, and merge gently with the existing Architectural characteristics of Fenman Court, Shelbourne Road environment. Great effort has been upheld to ensure material type, and finishes is adopted to match, and avoid any possibilities not in-keeping with current theme within Fenman Court.

The proposed dropped kerb, and garage seeks to alleviate on-street parking constraint, while also ensuing the Homeowner vehicles are safely secured within their premises. High efforts has been made to ensure the proposed does not exceeds 2.5m height throughout, as such does not detract from the boundary neither will the proposed over power the scenic view whilst being a corner plot.

To conclude, the new proposal will only serve to enhance the property both visually and economically, blending naturally with the surroundings and remaining sympathetic to the conservation area in which it is situated.