DAS 210509

DESIGN & ACCESS STATEMENT

INCORPORATING HERITAGE STATEMENT

Project :

Alterations to Existing Shed, Replacement of 2no Defective Sheds by a New Single Shed and raising height of boundary fence

Ad/020709

22 MAY 2009

Clients:

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Introduction

This Design and Access Statement has been prepared in accordance with the requirements of Adur District Council's Policy. It is a succinct report which illustrates and justifies the design proposals and access arrangements in a structured manner.

Generally

The extent of the site is shown on drawing no 2901/2, defined on the enclosed Location Plan by red edging. The position of the existing sheds which are situated in the rear garden are identified in solid red.

The conditions of the original timber sheds (refer to Sheds 3 & 4 on drawing no 2901/ 3 Existing and photographs 2 and 3) were such that in March 2007 my clients resolved to replace them.

At the same time my clients also decided to replace the defective asbestos cement sheeted roof to Shed 1, which was in a poor state of repair and to substitute it with a more modern built up felt roof on timber joisted construction which is similar to that of Shed 2.

Upon receipt of approval of this application my clients wish to complete the improvements to their property by cladding the exterior of the block walls to Shed 1 with waney edged elm boarding to match the appearance of shed 2 and thereby complete the project.

The neighbours to the rear of my clients property - at no 17 Lesser Foxholes required a 360mm high trellis to be fitted to the top of the existing boundary fence (which is approximately 1800mm high) to enable my clients to grow climbing shrubs; these works were duly carried out. These shrubs would ensure mutual privacy being maintained when the screen hedge of cuppressus leylandi trees was felled by the owners of no17. These trees which were situated along the boundary line (see enclosed photographs) were felled by the owners of 17, Lesser Foxholes in late July / early August 2007.

Amount

The extent of the works comprises the replacement of 2no sheds each measuring approximately 2.4m x 2.1m on plan with a single timber built shed of dimensions 3000mm x 2400mm. The overall height of the new shed is to be 2400mm at the ridge and 1800mm at the eaves.The structure of the shed is to be timber framed and the exterior of this shed is to be finished in waney edged elm boarding under a duopitch built up felt roof. The existing log store is to be retained.

The retained shed (shed 1) is to be fitted with a new built up felt roof on timber deck and joists at the same pitch & height as the old corrugated asbestos cement profiled roof. (see photograph no 4).

The height of the open trellis fitted to the top of the existing fence was mutually agreed, it is 360mm which gives an overall height of 2140mm (varies with ground level along length) which is sufficient to mask the flat roofs to the sheds; the climbing shrub that is to provide a mutual privacy screen is not yet fully established.

Layout

The layout is shown on drawing no 2901/4A Proposed.

Scale

The scale of the sheds is in keeping with that of Hunters Moon Cottage, the Bedroom extension and its garage (which lies to the north east of the cottage) and the surrounding properties.

Appearance including Heritage Statement

When shed 1 is finished in waney edged boarding the rustic exterior of the two sheds will be un-obtrusive and in keeping with that of the appearance of the boundary fence as shown in the enclosed photographs.

The sheds are separated from the Bedroom extension of Hunters Cottage by a distance of 3950mm. This extension projects 800mm further rearward than the original rear line of the Grade II Listed cottage. Ample distance is therefore provided between these shed structures and the original Grade II Listed building.

Landscaping

Continued growth of climbing shrub along the open trellis will provide mutual privacy.

Access

Existing access via steps or garage to upper garden level is maintained.

Conclusion

POLICY AB7 states that Planning permission and/or listed building consent will only be granted for any internal or external alterations, changes of use or extension to a Listed Building where, in the opinion of the District Planning Authority, the character of the building would not be adversely affected.

The design and choice of materials have been undertaken with due consideration by Mr.& Mrs Ede and are such that the sheds do not adversely affect the Listed Building and therefore accord with Policy AB11. The choice of waney edged elm boarding is consistent with the materials originally used for the timber framed house and therefore complies with condition AB9; they were specifically selected by my clients and purchased at considerable expense over the cost of a standard "off the peg" shed.

All of the above parameters have been met and we would therefore request that you find in favour of this application and grant Planning approval for these proposals.



Photograph no 1 Aerial View before trees felled



Photograph no 2 Old shed no 4 on site of Shed 2 (now demolished)



Photograph no 3 Old sheds numbered 3 & 4 on site of Shed 2 (now demolished)



Photograph no 4 Side of shed 2 Roof to be lowered & replaced
(awaiting elm cladding to complete)