DESIGN AND ACCESS STATEMENT FOR TWO SINGLE STOREY TIMBER OUTBUILDINGS TO REPLACE EXISTING SHED AND DECKING

The following design and access statement has been written with the perspective and simplicity of a single storey timber outbuilding in mind. Therefore please accept that the detail will be limited and in some cases repetitive.

Install two single storey timber outbuildings, replacing existing shed and decking within the confines of a private garden.

Address: 12 The Close, Shoreham. BN43 5AH

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 0833/14
DATE VALID	16 JUN 2014

Proposed Use:
Garden Room

Amount: Building 1, 18.14sq m Building 2, 12.96sq m

Layout:
Building set on a hard standing concrete foundation and decking in a private garden.

Scale:
Length: 4.2m & 3.6m
Depth: 4.3m & 3.6m

Landscaping:
The garden room will be situated in an area of garden where no "landscaping" will be necessary. The proposed development will not have an adverse effect on any protected species/habitats.

Appearance:
Brown woodstained timber cladding.
Brown Tiles and firestone rubber cover.

Access:
Building in garden easily and safely accessible to all people irrespective of disability, age or gender.

Sustainable Materials and Recycling:
In order to ensure that the development is as sustainable as is viable care is taken to ensure that the materials of construction and waste generated by the site have a reduced impact on the environment. To this end the design will seek to incorporate the following features:Timber is specified from sustainable sources and the use of tropical hardwoods is avoided.Wood preservatives, paint and stains are to be applied in accordance with COSHH Regulations and the use of solvent based paint and stains will be avoided.