

Design and access statement – Garden Shed 52 Grove road, SG51SF

1. Purpose and Context:

- **Project Description:** To erect a garden shed to provide storage and a garden room for primarily summer enjoyment – bikes, tools, gardening equipment, barbeques etc and to have space for arts/crafts. Although a shed could be constructed under permitted development, a planning application is being made to use a pitched/apex roof design (requiring a ridge height of greater than 2.5m) as this will be both more aesthetically pleasing, and also provide a vaulted interior design that is more pleasant and provides greater storage potential.

Location and surrounding area: The shed is at the end of the garden, 1m from the boundary on either side and around 2-3m from the rear boundary. There are trees nearby and the base design is such as to cause minimal disturbance to these trees. The ground level of the houses to the rear is significantly elevated by approximately 2m with respect to the shed.

2. Design Features:

- **Materials:** The black timber wall cladding and slate roofing should help the shed to sit within the shade of the trees and blend in. With regards to roofing materials this material is practical and I believe looks good, it could be changed for another material if required. The pitched roof design is chosen as this will give less of a 'boxy' appearance than a flat roof, making the shed look like a nice outbuilding.
- **Size and Scale:** The eaves height is 2.3m, to accommodate the 6inch timber base with subfloor ventilation. The maximum ridge height is 3.7m, to allow a roof of 30 degrees pitch. The footprint is 4.6m (w) by 5m (d).
- **Integration:** The shed sits at the end of the garden, nestled under some large trees. The black colour will help it not to stand out.

3. Environmental Considerations:

- **Sustainability:** Rainwater from the roof will be harvested to water garden plants using gutters.
- **Impact on the Environment / FRA:** The shed and garden as a whole is not in a flood zone 2 or 3. However as the rear property boundary is formed by a stream (The Hiz), the bed of which is classed as flood zone 3, an FRA form is attached. Measures to mitigate risk of impact to the flood risk of the area are as follows:
 - The site of construction is well away from any area considered risk of flooding per the EA flood risk maps.
 - The timber base design means that there will not be a large concrete base or other impermeable structure, therefore the drainage of the land will not be impeded. The shed will sit on 12 (22x44cm) piers consisting

of 20cm of free draining aggregate. This is free draining, and the remaining ground is unaffected.

- The piers (minimum 100mm) plus suspended timber floor structure (47 x 225mm joists) mean that the finished floor height is well in excess of any existing floor on the site including the main house.
- Rainwater will be harvested from gutters for watering the garden. The roof area of the new shed will represent only a minimal increase to the pre-existing shed and summer house that it replaces.

- **Landscaping:** The shed will be surrounded by free draining gravel

4. Planning Regulations:

- **Permitted Development:** The shed would be possible using permitted development, however as outlined above – the pitched roof design means that planning permission is required for an acceptable ridge height, as the building is within <2m of a boundary. Therefore I have submitted a full application on this basis.

5. Accessibility:

- **Access:** The shed will have a small step up to the door to account for the timber base.
- **Functionality:** The uses will be: Arts / crafts, bike storage, Gardening equipment storage, Tool storage, barbeque storage, sun lounger storage, ladders etc. There will be a central workspace.