

Application for planning permission - Relevant demolition in conservation area
Garden Cottage, Dunkeswell, Devon EX14 4RE

Project overview

To demolish and re-build large timber framed shed outbuilding at Garden Cottage due to age and deterioration.

The majority of the work is planned to be done by Mark Phillips, the homeowner except the removal of asbestos roof which will be by a licensed contractor. Having worked in and around the building industry for 20 years I have the necessary skills and equipment to complete the work and have available additional manpower where required under my direction.

Background

The large shed (8.25m l x 3.7 w x 2.9h.) in question is of significant age. The shed was in a different location within the curtilage of Garden Cottage and was adjacent to the cottage and was moved to its current location circa 1980 when the house was extended. At that time, I have concluded that, it was installed over a new (at that time) concrete slab and rests on block foundation raised off the slab but the shed is not affixed to it.

Shed condition

I/we moved to Garden Cottage in January 2017. The shed was in poor condition when we moved in and already beyond reasonable repair. I added some additional supports to make it safe immediately.

The shed has structural rot to some timbers and many have twisted causing the shed to lean towards the embankment by about 10 degrees. Due to twisting timbers and lean the shed is not weathertight. Some of the cladding has rotted through in places and has generally deteriorated due to weathering. It has benefitted from heavy door posts more recently added which help support the front end somewhat (before my tenure) but the door still jams when opened due to the lean. It is my opinion that the shed is beyond repair and needs to be replaced. I have added some timber props fixed against the embankment and some additional supports to stop any further lean but the shed will become unsafe if left too long.

The structure has no aesthetic value and looks dilapidated. The concrete slab and block work remain in good condition.

Shed construction

The shed dimensions are 8.25m l x 3.7 w x 2.9h. The apex roof, single storey shed is built from sectional lightweight timber framing (50mm square) and clad with timber cladding with 6 glazed opening, bottom hinge frames (3 each side) which are jammed and no longer operate. Two large side hinged doors at the front and one sliding door at the rear. Two apex type roof trusses support the middle of the roof with roughly fixed timber purlins. A 2.4 metre porch type open area is attached to the main structure and covers the doors and provides shelter and an area for log fuel storage. The support posts for the porch are in generally poor condition. The roof type is corrugated

EAST DEVON DISTRICT COUNCIL ECONOMY			
1 AUG 2022			
ACK	CIRC	SEEN	FILE

22/1671/fcl

metal panels over the porch area and 'Everite standard' corrugated asbestos cement panels over the rest. The roof panels remain in good condition and none seem to be broken.

The shed has no internal finishing

There is no electrical or plumbing supply to the shed

Current and future shed usage

Storage of gardening equipment and tools

Storage of ride on mower

Storage of garden trailer (ride on mower)

Storage of bikes

Storage of classic car

Carpentry bench.

General storage

Risk assessment

Consideration is given to the following:

- 1, Proximity to the footpath
- 2, Removal and disposal of asbestos roof
- 3, Collapse of shed while being demolished
- 4, Broken glass
- 5, Disposal of materials

Health and safety approach:

The footpath is wide enough to allow site pegs and barrier tape to afford a 2 metre separation distance to the site and still allow access along the footpath; a mature willow hedge offers a further separation barrier at the edge of the footpath. The shed is set below an embankment of approx. 1.6 metres height so the eaves of the shed are at the same height as the footpath allowing significant additional protection from unforeseen while being dismantled.

Safety equipment will be used to afford site workers protection during the demolishing process, these will be:

Hard hats

Gloves

Eye protection

Ear defenders

Disposable overalls

Breathing masks

Protective footwear

Hose pipe and water sprayer

Scaffold tower with stays, step up type platforms
Heavy duty polythene sheet wrapping

Demolishing approach:

The shed will be demolished by careful **dismantling** as follows:

Preliminary

Erect signage and site pegs/barrier tape
Affix additional timber props to prevent unforeseen collapse
Erect scaffold tower for access to height
Utilise other appropriate safety equipment as necessary

Demolishing

Preparation

Clear shed of all items, sweep and remove debris from floor prior to demolishing process (to identify contamination at later stage)

Roof

It is intended to use a licensed contractor to remove the asbestos roof. Asbestos Solutions South West Ltd. have provided a quotation which is acceptable to us

Starting at the front end porch area (due to the way roof sheets overlap) remove metal roof sheets evenly side to side to balance weight on the structure working backwards until the start of the main structure. Dismantle the remaining porch timbers and clear area before starting to dismantle main structure.

Instruct licensed contractor to remove asbestos roof and disposal.

Structure

Using additional prop supports where required, support roof trusses and front/rear frame and remove purlins. Remove roof trusses one by one

Remove doors, dismantle remaining wood framing

Upon completion of dismantling process wet down well entire floor area and sweep up debris and double wrap in rubble bags

Material disposal

Asbestos disposal.

To be removed by licensed contractor

General waste.

Timber to be used as fuel for log burning stove. Skip hire for other waste

Replacement structure

It is intended to re-build the shed utilising the existing concrete slab and blockwork to the same dimensions and overall design including the porch area. Finishes to compliment the local surroundings and reflect the nature of the Dunkeswell conservation area. It is **not** intended to make a habitable structure in any way. Sympathetic variations to the existing design are listed below in the Design and access statement

Installation of electrical supply for lighting and general power usage by part P qualified electrical contractor

Design and access statement

The project is to renew an existing dilapidated outbuilding. The design of the replacement structure is intended to replicate the original structure with sympathetic differences listed in the points below. The materials chosen are to enhance the aesthetic appearance within the environment reflecting commonly used materials in the local rural area. The applicant intends the replacement structure only as a continuation of the pre-existing structure's current use.

No alterations are required to the access of the site and a pre-existing block pathway/driveway remains in good condition. The frequency of access is unchanged from our current usage which is strictly personal to Garden Cottage within the curtilage of a private dwelling

Delivery and removal of materials can be easily managed along the track to the property without any damage to it or surrounding areas. As a relatively small project, movements of vehicles in relation to the works would be minimal.

Sympathetic variations to the existing shed design are as follows

- 1, Similar to existing structure, corrugated metal roof sheeting in preferred colour of Juniper green colour (other options for colour are grey, anthracite or unpainted galvanized.) ref ** below
- 2, Horizontal laid featheredge external cladding painted black (similar to common agricultural finish.) Option, cladding could be left unpainted with pressure treated finish. Existing cladding is laid vertically
- 3, Insulation to internal panels and roof (none is present at the moment)
- 4, Front doors to be made 100mm taller for headroom
- 5, Install 3 double glazed windows facing the garden (instead of the current 6, (3 facing embankment are not necessary)
- 6, Electrical supply to be added to provide lighting and sockets for general use by Part P qualified electrician
- 7, Effective guttering and water storage

** Ref to Dunkeswell Conservation area management plan 2010 3.5 'there is a strong tradition for corrugated iron on outbuildings and agricultural buildings.'