**Design and Access Statement - Planning Application – DC/23/03919**

This statement is to support the retrospective application for planning permission for the replacement of an unlisted garden shed which falls within the curtilage of a listed building in a conservation area and which the applicant has been advised does, therefore, require planning permission.

## ***Official list entry***

*Grade:II*

*List Entry Number:1271897 TL 96 NE HUNSTON THE STREET (North side) 1229/2/10000 Parish Cottage  
  
GV II  
  
House. C17. Rendered and whitewashed timber-frame. Roof of pantiles, black-glazed to front. Brick central ridge stack. Unusual 2-unit plan with central stack and passage across front, from which rises a winder stair. Entrance on right gable end with secondary entrance on left gable. Single storey and attic; one small 2-light casement to first floor on front facing road with 2 similar larger casements below. Plank door on right end with 2-light casement above, left end similar. Full-length outshut to rear under catslide roof has 3 small casements. INTERIOR: close-studded frame with long straight tension braces and wattle and daub infill. Floor below eaves level has chamfered bridging beams. Roof, only partly visible, has heavy common rafters. Winder stair. Large contemporary brick stack with later inserted fireplaces, complete set of early plank doors. Wide plank floors. Simple full-height fitted corner cupboard in left room. A remarkably intact house of the period*.

The replacement shed is in the same position as the shed it replaces and is marked (Blue) on the Block plan attached to the planning application. The original shed was in a very dilapidated state and the tenants of the cottage asked for permission to replace it. The Permission was given by the then Chair of the Parish Meeting, being the registered owner of the cottage. It sits behind a hedgerow adjoining the highway and is not visible from outside the property. In particular, it is not visible from the adjoining highway and does not have any visual impact on the Conservation Area of the village.

**Justification**

The replaced shed, which it is believed was brought into the garden in the late 1990s, was falling beyond repair, despite several attempts at re-felting to make the old shed watertight. The tenants need a shed for storage and for carrying out some DIY tasks which may require an electrical connection.

**The replacement shed materials**

The shed that has been replaced was an ‘off the shelf’ shiplap garden shed with a single door.The replacement is hand built of a timber frame construction, with a chipboard floor and grey roofing felt on plywood. The exterior is wood barn cladding in natural wood.

**Access considerations**

The shed sits within the garden of the cottage and will only be accessed by tenants of the cottage.