Design and Access Statement

Proposed Lean-to Extension

20 Netherhouse Moor, Church Crookham, Hampshire, GU51 5TY

Introduction	This statement has been prepared in support of a householder planning application erect a lean-to extension to the side of the above property, to be used as a garden store. The property comprises the detached two storey house, which is located on the north east side of Netherhouse Moor, in Church Crookham, Fleet, Hampshire. The proposal comprises the removal of an existing timber shed and erection of a timber framed and clad lean-to extension to the side of the existing property. The property is not listed, nor is it located in conservation area.
Use	The proposed lean-to is for the owner's private use as a garden store.
Amount	The dimensions of the lean-to are 6.20m x 1.05m.
Layout	The proposed lean-to will be sited to the side of the house, in the narrow space between the building and the boundary fence. The side/rear garden areas are enclosed by close boarded fences.
Scale	The maximum height of the lean-to will be approximately 2.32m, where it abuts the house, reducing by 50mm over the width of the building to the eaves. The existing close boarded fences will be retained and will help mask the lean-to from the adjoining property. It is considered that the lean-to will be acceptable, given the overall size of the plot.
Landscaping	A demountable fence panel, similar in appearance to the adjacent boundary fence, will be provided to the front of the lean-to.
Appearance	The front (west) and rear (east) elevations will be clad with painted "V" groove MTX cladding. The side (north) wall will have colour matched painted cement board cladding. The doors and their frames will be painted to match the walls. The colour proposed is Dark Brown. The roof will be covered with E.P.D.M. rubber membrane.
Access	Access to the building will be via small steps at each threshold.
Construction Methodology	The building is pre-fabricated, in a factory, and comprise "panels" that require only manual handling on site. No mechanical plant or cranes are required for the erection of the building. Furthermore, the panels are delivered to site on a "just-in-time" basis, requiring no storage or stacking on site.

Foundations	In order to simplify construction and minimise soil compaction, the building will make use of discrete pad foundations. Pad foundation holes will be lined with polythene prior to concreting.
Rainwater	Rainwater from the roof will be directed to discharge under the building.

Site Photographs

Front (West) Elevation of the property

Space at the side of the property, in which the lean-to will be erected

Rear (East) Elevation of existing shed

Wider view of the north side of the property