

# Shed replacement proposal Design and Access Statement including Heritage and AONB Statements

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**The published guidelines suggest that a design and Access statement is not required for this proposal however the advice received from the Pre-proposal process has been to include one.**

### **Assessment of physical context**

The proposal is to replace an existing 2.4 m x 2.4m garden shed with a 2.4m x 4.27 m shed. The current shed is in poor condition and is barely adequate to hold the required number of bicycles, garden and other tools. It allows no space for an existing workbench and potting table to be set up to allow easier working. The shed will be on the same location as the existing shed in the northwest corner of the garden of 8A Old Park Lane, Fishbourne. This sits adjacent to a 1.8m tall garden wall on two sides. In style/appearance it will not be significantly different to the existing shed. My neighbour at number 8 Old Park Lane also has a shed adjacent to the wall. The nearest trees are in my neighbour's garden (no.8) and would not be affected by the new shed. Please see photograph and diagrams later in this document.

### **Social/economic context and planning context**

I have discussed the application with my near neighbours who have expressed no concerns. The only impact would be on my next door neighbour who, from an upstairs window would see an increased area of shed roof and perhaps the front elevation of the shed. More distant neighbours on the other side of Main Road would also see an increased area of shed roof.

As stated above, my motivations are simply to be able to make more use of the shed in setting up my workbench and potting table, as well as better storage of existing bicycles and tools, etc. I enjoy amateur woodworking as well as gardening. Working on woodworking projects in my kitchen, as I have been doing up to now, is messy and inconvenient.

### **Involvement of local interests–**

I have written to Chichester Harbour Conservancy to gain their view on this application and received the initial reply that is included in my documentation (CHC reply to applicant).

### **Evaluation –**

The current shed is in poor condition and needs to be replaced. Replacing it with one the same size would leave me no better off. It would constrain my hobbies and activities at a time when I am just retiring and wish to pursue them more – as I will hopefully now have time to do. This proposal is thus a logical solution for my needs.

### **Design Principles – the Use proposed**

1. Replacement of dilapidated existing shed
2. More efficient storage of existing bicycles, garden tools and other tools
3. Ability to use workbench and potting table

### **Amount of development – an explanation of how much floor space or many dwelling units are proposed**

There will be an increase of floor space from the existing shed from 5.76 m<sup>2</sup> (2.4m x 2.4m) to 10.25m<sup>2</sup> (2.4m x 4.27m)

**Layout** – The position has been chosen as it will replace the existing shed using the existing concrete base, although this will have to be extended. Apart from an increased roof size there will be little change in visibility of the shed. Currently the shed can be seen from Old Park Lane by looking down the narrow passage between the western wall of the house and the garden wall separating the property from number 8 Old Park Lane. The shed takes up much of this narrow view anyway so this will not change. It is also possible to see it when just entering Old Park Lane from Main Road but it is mostly shielded by the House and a ~2.5 m tall mixed hedge. (See photographs in this document)

**Scale** – the sizes of buildings proposed – as above

**Landscaping** – some small flowering plants will need to be moved to other areas of the garden to allow an extension of the existing concrete base. Circa 2m<sup>2</sup> of lawn area will be lost for the same reason.

**Appearance** – *architectural style for the buildings* – The shed will be little different in style to the existing shed. It will be painted forest green in colour to match existing fences and gates around the garden.

**Access** – The new shed will have both single and double doors. The double doors are intended to allow easier movement of bicycles, lawnmowers and other bulkier items but would also allow better access for future visitors with additional mobility needs, etc. (That is not needed at the moment but could be in the future.)

# Heritage Statement

(I have taken advice from the duty planning officer on what could be included here)

- CDC Local Validation List 2020 - the site is within a conservation area.
- However, there are no heritage assets affected by this proposal. The house itself dates only to the early 2000s and the existing shed was presumably erected by the previous owners around the same time.
- Reviewing old OS maps, there appears to have been no other development on the plot of land on which the house sits, at least between the Victorian era and the current buildings.
- There are no features of special historic, archaeological, architectural or artistic interest known to exist on the site.
- There are no significant elements of demolition or rebuilding involved in the proposal, excepting the replacement of one timber shed by another with a small increase in base size..
- According to the Historic England website, the nearest listed buildings are:
  - April Cottage, Mermaid's Cottage and Little Dolphins on the other side of Main Road. From their upstairs windows they may see a slightly increased area of shed roof but there would be no other impacts.
  - The Black Boy Inn, Main Road. I do not believe the shed would be visible from this site, now part of a larger housing complex.
  - Fishbourne Farmhouse, Main Road, this is further away and I do not believe the proposed shed would have any impact including on the view from the farmhouse.

# AONB Impact Statement

*“An AONB impact assessment shall be provided which demonstrates how the proposal would conserve and enhance the natural beauty of the landscape. The statement must demonstrate how the proposal would;*

*Meet the requirements set out in the Joint AONB Supplementary Planning Document (SPD) particularly in respect of*

- Design, appearance and materials*
- Scale and mass (including comparisons of extension and proposed footprint and silhouette)*
- Boundary treatments and landscaping*
- Fenestration and prevention of light spill to maintain dark skies*
- Renewable technologies, and*

*Protect the flora and fauna which is a special quality of the AONB and result in biodiversity gains”*

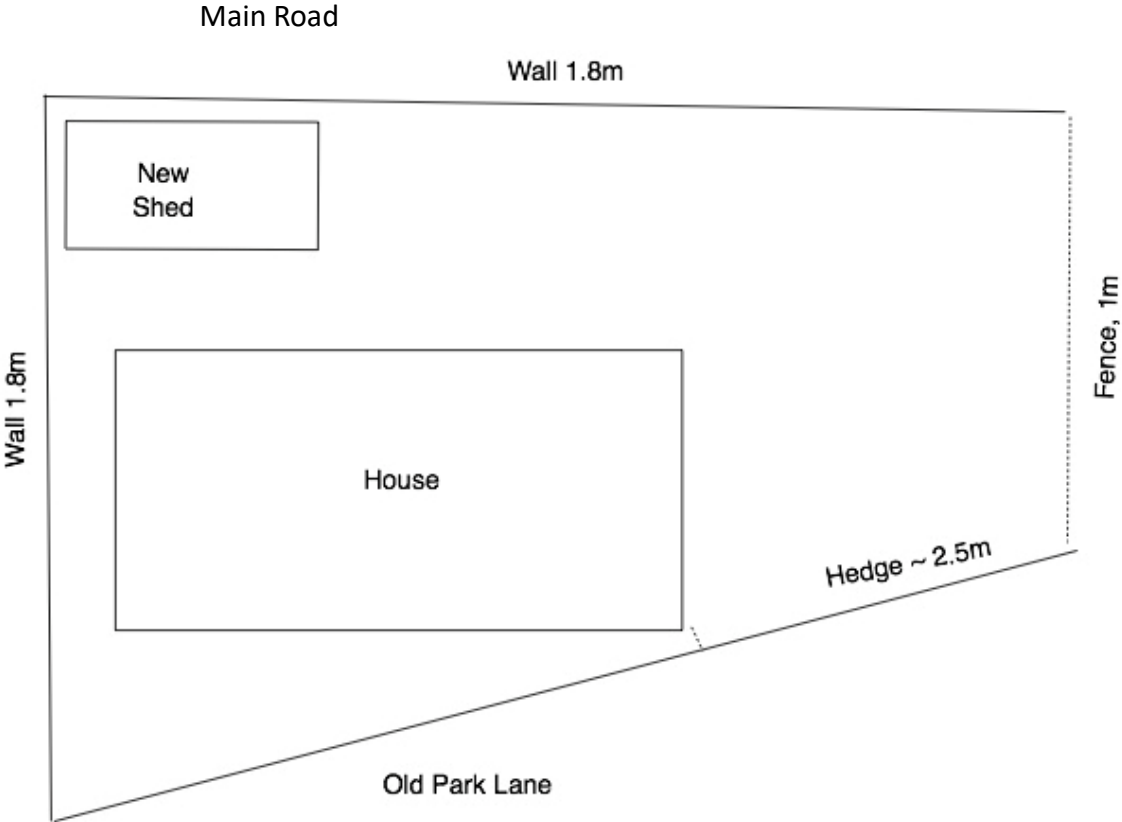
- I have consulted with Chichester Harbour Conservancy about this proposal and include their initial response in my documentation (CHC reply to applicant).
- There is no change of materials or colour between the existing shed and the proposed shed, both are of standard timber construction and painted green, to match existing fencing and woodwork on the property.
- There will be a change of scale in that the proposed shed is larger than the existing one. However as the shed is largely hidden from view by existing walls and viewing angles, this is believed not to be significant. The only real change will be a slight change in height of the shed roof increasing its visibility to near neighbours, mainly from their upstairs windows.
- There are no changes to boundaries and landscaping will change slightly due to a small loss of lawn area and the reshaping of one flower border. Most plants will be moved elsewhere and there is no loss of existing trees or bushes
- The shed will have windows where the existing shed does not but it is unlikely to be used within hours of darkness. It is also located close to Main Road and the nearest street light is only ~7m away from the shed’s position. Thus it is highly unlikely to impact on dark skies.
- There will be no renewable technologies involved in this proposal, e.g. solar panels, etc..

- As suggested elsewhere, I hope that a new shed will assist me in increasing local biodiversity or at the very least support it.
- I have recently retired from academia in 2023 but remain a member of the Institution of Environmental Sciences. For some years I lead and taught on the Environmental Sciences programme at the University of Portsmouth.
- Moving to a semi-rural area from an urban one I have been disappointed, but not surprised, by the decrease in the range of bird species that I see in my garden. I have installed more bird boxes and bird feeders and try to ensure I provide a range of habitats and foods that might encourage more diverse visitors and nesters. I have long been keen to support wild bee populations and am again establishing habitats to support them as well as replanting the garden gradually to provide food sources over a longer period of the year, whilst also developing a more traditional cottage garden aesthetic.
- A new shed will provide me with more storage for garden equipment and bicycles and obviously more space to work. At the moment it is not possible to use my potting table or workbench at all, which is a hindrance.

# Plan View

(see also main plan document, dimensions noted on sketch are heights)

2.4m x 4.27m shed



# Proposed shed

- The proposed shed replacement is an Apex 8'x14' workshop (2.44 x 4.27m) from Skinners Sheds and Log Cabins
- Height at apex centre, 2.5m, at eaves 1.78m
- It will have a 75x50mm framework with Redwood shiplap cladding, all timber is pressure treated. For durability I would choose the optional Firestone rubber roofing material rather than standard mineral felt. It has roof trussing for additional strength as well as tongue and groove flooring. As shown elsewhere I will order it with one standard side door facing toward the house (South elevation) and a double door on the East elevation to allow easier access for bicycles, mower, etc.



Existing shed



# View of existing shed from Old Park Lane via garden

The shed can be seen in the distance between the green waste bin and the yellow washing line.



# View of existing shed from Old Park Lane via passage to side of house

The left hand edge of the shed  
can be seen behind the white  
meter box on the side wall of  
the house.



# View of existing shed roof from the pavement on the other side of Main Road

(Note neighbour's brick shed to immediate  
right)

