

**A Design and Access Statement**

**And Heritage Statement**

**For a Shed**

**At**

**Land opposite Wepham Farm Barn, Wepham, Nr Arundel,  
West Sussex, BN18 9RA**

**22nd May 2011**

**Introduction and Historical background**

The site is a piece of land designated horticultural opposite Wepham Farm Barn, BN18 9RA which lies in the Arun valley, North of Arundel in the new South Downs National Park and conservation area.

This planning application seeks gain approval from the Local Authority for the introduction of a proposed shed on the far north eastern corner of land.

Our client Mr and Mrs William Tustin purchased the land in February 2009. It had been run as a small holding for approximately 9-10 years and then left for five years after the occupier had died. Prior to that it was owned by the Angmering Park Estate who used it as a storage ground for redundant railway track, corrugated tin, old trailers and alike. Our clients live nearby and did not want to see the land deteriorate or merely become unnecessarily overgrown and therefore sort to purchase the land to look after.

A preliminary enquiry (ref:PAA/37/10) was submitted to Arun District Council late last year. In response we received a letter from Karl Roberts informing us that the relevant policies GEN3, GEN7 and AREA2 were considered with regard to effective use of land etc and neighbourhood amenity and that, subject to a suitable design, an application could attract an approval subject to the use of the shed restricted to horticultural use.

### **Context**

The site adjoins Burpham Road which runs North South between Wepham and Burpham just north of Splash Lane on the eastern side.

The land is bound by a screen of sycamore and elm trees running parallel to the road and rises up to the east which is edged by silver birch trees. Since owning the land our clients have reinstated the fence and deer fence, retained and enhanced the vegetable area and introduced new species of trees.

The work, time and money Mr and Mrs Tustin have invested since purchasing the land has been driven by the aim of wishing to enhance the immediate local area to which they live and to provide a sense of enjoyment to whom may wish to involve. It not only provides a place of solace and enjoyment for Mr and Mrs Tustin and family but also local residents, many of whom who have said that it is great enhancement of the area.

### **Amount**

Mr and Mrs Tustin wish to have a small shed at the far eastern corner of the site so that they may both continue to enjoy the space they have created and also use it as a store for the tools and equipment they have found necessary. It will be enjoyed as a place for rest and also refuge when inclement weather onsets.

### **Layout**

This planning application is for a shed which is approximately 11ftx11ftx11ft, approximately 3metres off the northern boundary and 2.5metres off the eastern boundary, octagonal on plan with a pitched shingle roof, all left to naturally weather. It will be naturally lit by windows facing back down the land to the west.

### **Scale**

The scale and proportion has been brought about by considering what felt to be a suitable and sensibly sized shed for its purpose in its setting.

### **Landscaping**

The proposed shed is situated and contained on three sides by existing laurel bushes to north and laurel bushes and silver birch trees to the east all bound by existing mesh fence adjoining farmers land.

This application does not seek to alter any existing landscaping and actually utilises a slight dip in the ground level thus aiming to reduce its height when viewed from neighbouring fields.

### **Appearance**

The design of the shed deliberately seeks to be in keeping with its rural area utilising a simple form typical of its type using materials sympathetic to its rural setting.

### **Access**

There is no change to the access. The site is accessed off a track running eastwards from Burpham Road.

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