

Design and Access Plan

Plan created by:

Mr S Darlington



Erection of two temporary structures

1. House/site location

Mrs A Harrison

5 Goodacres, Arundel road Fontwell, BN18 0SF

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2. Overview

Site A : Green metal shed, approx 10ft by 8ft. The door will face the rear of the house.

Site B: Car port, approx 20ft by 16ft. At the end of existing drive.

Both these proposals would normally fall under permitted development (size, position and type), but as part of the curtilage of a house is listed, any changes requires, planning/listed building consent.

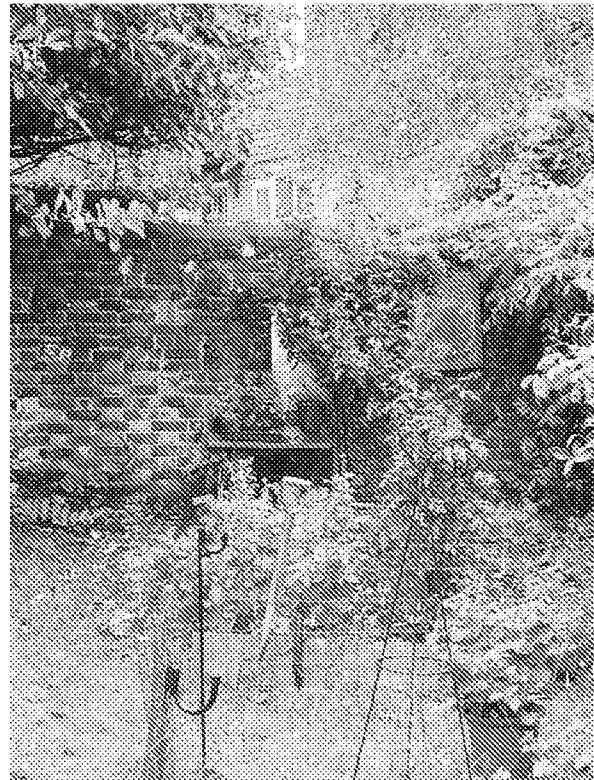
Image from Google maps taken August 2020, with hand drawn overlay.



View of current fence panels



View from the house/south



C/ Level the ground, lay weed control mesh. Install a level wooden base, the wooden floor. Then seal the edge of the base to stop rodents getting underneath.

D/ Erect 10 x 8 metal shed.

E/ Create path around vegetable patch, to provide access. Train the wisteria to grow along the repaired fence.

6. We are proposing to use a Skinners 8 x10 metal shed, who's dimensions are

2460(w) x 3010(d) x 2020(h)

SKINNERS ZINC STEEL METAL SHED

From **£225.00**

Metal garden sheds constructed with Zinc Steel Chlorimond at great. Comes with sliding doors and roof vents.

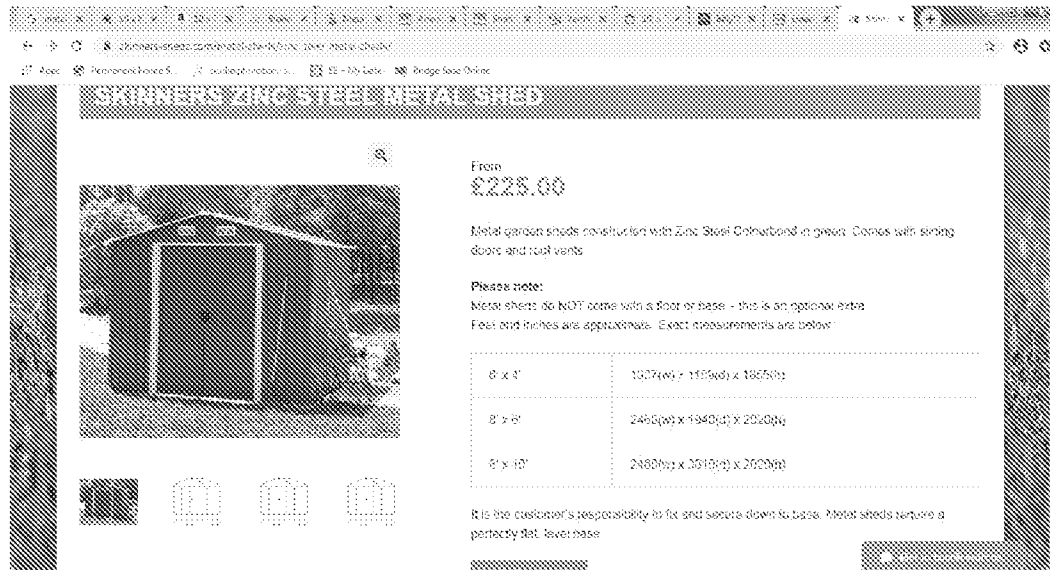
Please note:
Metal sheds do NOT come with a floor or base - this is an optional extra.
Feet and anchors are compulsory. Exact measurements are below:

6' x 4'	1857(w) x 1158(d) x 1075(h)
6' x 6'	2460(w) x 1540(d) x 2020(h)
8' x 10'	2460(w) x 3010(d) x 2020(h)

It is the customer's responsibility to fix and secure down to base. Metal sheds require a perfectly flat, level base.

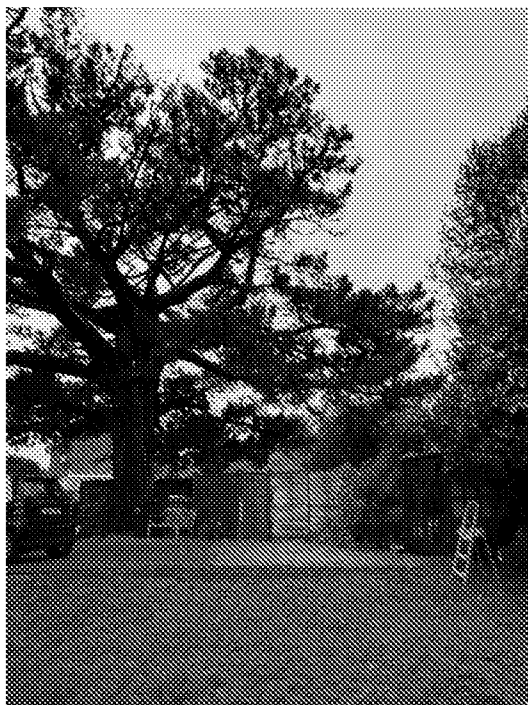
More details can be found at this web link.

<https://www.skinners-sheds.com/metal-sheds/zinc-steel-metal-sheds/>



7. Site B

We have issues with cones and pine needles falling from a very tall Monterey Pine (with a TPO) and paint damage on cars caused by significant amounts of bird droppings. The cones are very hard and when dropped from 15 meters they have damaged the roofs of vehicles, the needles collect on the windshields and damage the wiper blades and also magically find their way into and block the air ducts, during a recent service handfuls where taken out the heater matrix.



Note: The short metal step ladder, approximates the nearest point of the carport to the house in all the following pictures

Having recently converted the garage into ancillary accommodation (WA/100/19/L), we now need some protection for the vehicles. So we are proposing to erect a carport with a minimal visual intrusion to the plot in its north west corner (see site plan).

8. Proposal:

A/ Clear the vegetation (mainly an apple tree, overgrown holly and laurel) to the borders of the property (wooden fences on the left and rear)

B/ Remove the rotten/unstable summer house.

View from the house/south east



View from the south



C/ Create level concrete mounting points, for the posts only, to secure the construction.

D/ Install a shingle /mesh base to park on

E/Install / align the Carport with the existing drive, so we can drive the vehicles straight under it.
Leaving room to maintain it around the edges/border of the property

F/ Drainage will be on the existing shingle drive/parking area and naturally through the base

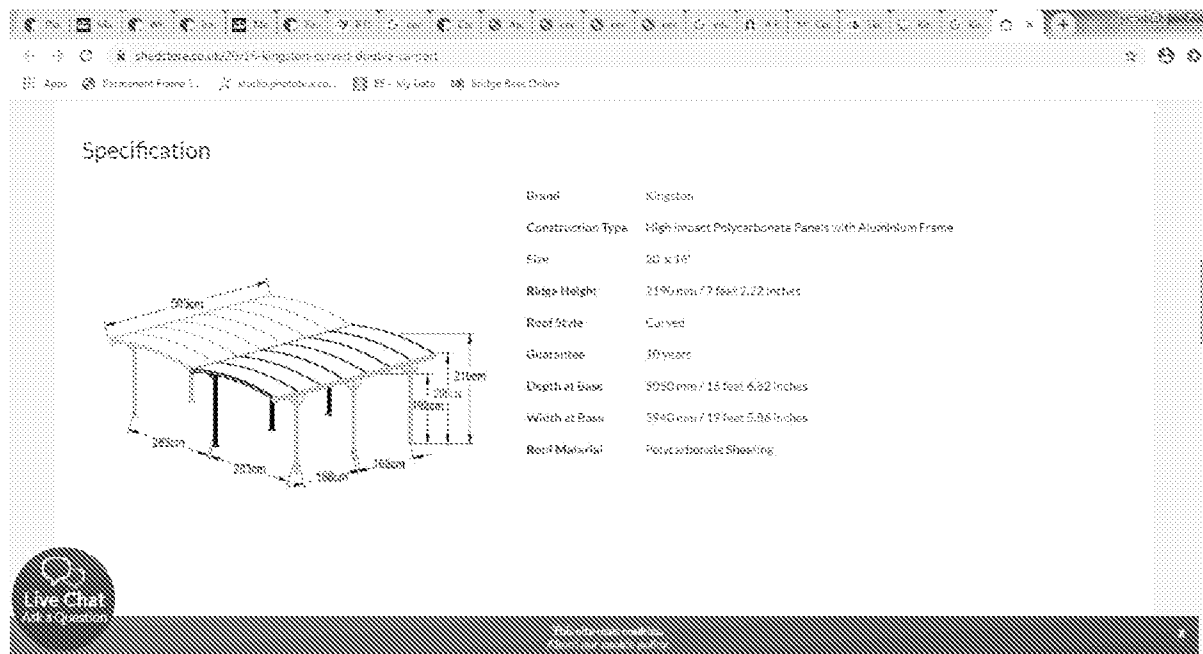
G/ Reduce the visual impact of the carport, by using large planters, near its front and growing vegetation up and eventually over it.

9. We are proposing to use a metal structure as it would be less visible/bulky than a wooden one and have a clear roof, so less intrusive.

10. The 20' x 16' Kingston Curved Double Carport (5.9m x 5m)

It is currently listed as out of stock, but a delivery is expected within the month.

Its dimensions are 5050mm (D) x 5980mm (W) x 2190mm (H)



More information can be found at this web link

<https://www.shedstore.co.uk/20x16-kingston-curved-double-carport>

