

Document H.

Design Access Statement

Garden Shed Project

39 Farm lane, Great Bedwyn, SN8 3LU

1.0 This design access statement has been written by the agent Ian Bond on behalf of the homeowner – Mr Ed Lambert

2.0 The proposal is to ensure the local authority have a clear indication of the shed we are looking to build and our consideration for both the local environment and our immediate neighbours in creating the structure.

3.0 The application site lies within the Great Bedwyn Conservation Area.

4.0 The Site

The property is a single storey house and is situated on the North side of Farm lane in Great Bedwyn. The house within the property isn't listed. The shed will be built at the far end of the side garden, 12m from the the house.

The construction will be 0.8m from the fence-line to the neighbouring properties on the North side and 2 m from the property on the east side.

5.0 Tree Consideration.

There are no trees involved in this development

6.0 Design

The proposed building is orientated so that the front aspect faces South – towards the house.

The new construction will be 3.8m long by 3.4m deep with a flat roof at 2.5m high. The shed is sunk into the lawn by 0.3m so that the overall height from current ground level is 2.2m. The corresponds with part of the wall separating from neighbour's property on North side. On the front aspect there will be double ½ glazed doors.

The exterior of the structure will be faced with cedar planking. The flat roof will be rubber clad with a cedar soffit surrounding it. The cedar will be untreated.

The shed will be used for storage



cedar cladding

7.0 Privacy Considerations

The new shed will have the same view across the road towards the neighbouring houses as is currently afforded by the garden. Slightly less so as the shed will be sunk into the lawn by 300mm.

Rear aspect - no windows

Front Aspect. Doors onto garden.

8.0 Amenity considerations

The flat roof at 2.5m will not obscure any view from the neighbouring gardens and will be only just visible above the existing boundary fence.

The shed won't be visible from the road.

It will cover a stretch of unsightly breeze block wall.



Small light inside only.

9.0 Usage Requirements

The house has no other outdoor storage so there is a need for this small shed.

10.0 Environmental considerations

No foundations, Only 6 concrete blocks.
All new timber used either fsc or pefc certified.
Insulation in line with building regs levels.

11. Access

Access via a path across the lawn. No changes to the vehicle access.