

Design and access statementDesign

The proposal involves demolition of an existing timber shed that is beyond repair and construction of a brick built shed with tiled roof in keeping with the outbuildings on adjacent properties. The shed will be designed in accordance with current Building Regulations and constructed under a Building Notice.

The shed will be the same size as the existing shed but will be moved back by approximately 1.2m in order to:

- expose an existing gully which is connected to the surface water sewage system located beneath the private rear access road to the Elm Grove properties. Reinstatement of this gully, which is in good working order, will enable surface water to be properly drained from the site. During heavy rain, surface water from the site currently runs down the road to a further gully on the Western side of site.
- widen the private rear access road adjacent to the site. The access road adjacent to the site is narrower than elsewhere and whilst other constraints will continue to prevent large vehicles such as council waste disposal lorries from gaining access this will be one less bottleneck to worry about in the future.

The concrete hardstanding adjacent to the shed will be remade to incorporate the required surface water drainage channels and connections with the existing gully.

Access

Relocation of the shed will improve access to the site.



