

Proposal for Erection of a Shed at Swallows Nest Cottage, Newholm, Whitby, YO21 3QR

Design and Access Statement

Amended (Metric)

10th. June 2013

1. Description of Proposed Shed

The proposed structure is a detached single storey wooden shed with a footprint of 3.05 metres feet x 3.05 metres. The shed would be wooden framed with wooden cladding in a log bow design. This will replace the existing shed.

The shed will sit on a timber frame secured to the ground (see picture below)

The shed will be stained a medium brown colour in keeping with the buildings on the site.

The height of the roof would be 2.44 metres at its apex and 1.83 metres at both trailing edges. The roof would be timber construction with waterproofing provided by green mineral felt.



a) Design of shed

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Access to the shed would be by two wooden doors facing the garden gate and dwelling (South facing)

The doors have been chosen to maximise access to the shed by all users.

2. Purpose of Proposed Shed

At present the only external storage space or 'outbuilding' associated with the property is a very small; old and in very poor condition wooden shed erected some years ago by previous occupants. (The existing shed will be demolished)

A new larger shed is required for the activities and storage of materials not suitable in the dwelling. For example:

- Storage of garden equipment and materials e.g. lawnmower, strimmer, garden tools, plant food, potting compost, pots and hosepipes
 - Storage of leisure equipment, e.g. bikes, barbecue, sun loungers and play equipment for grandchildren.
 - Storage of tools for DIY and materials e.g. paints, varnish, oils etc. purposes.
- The shed is purely for domestic use.

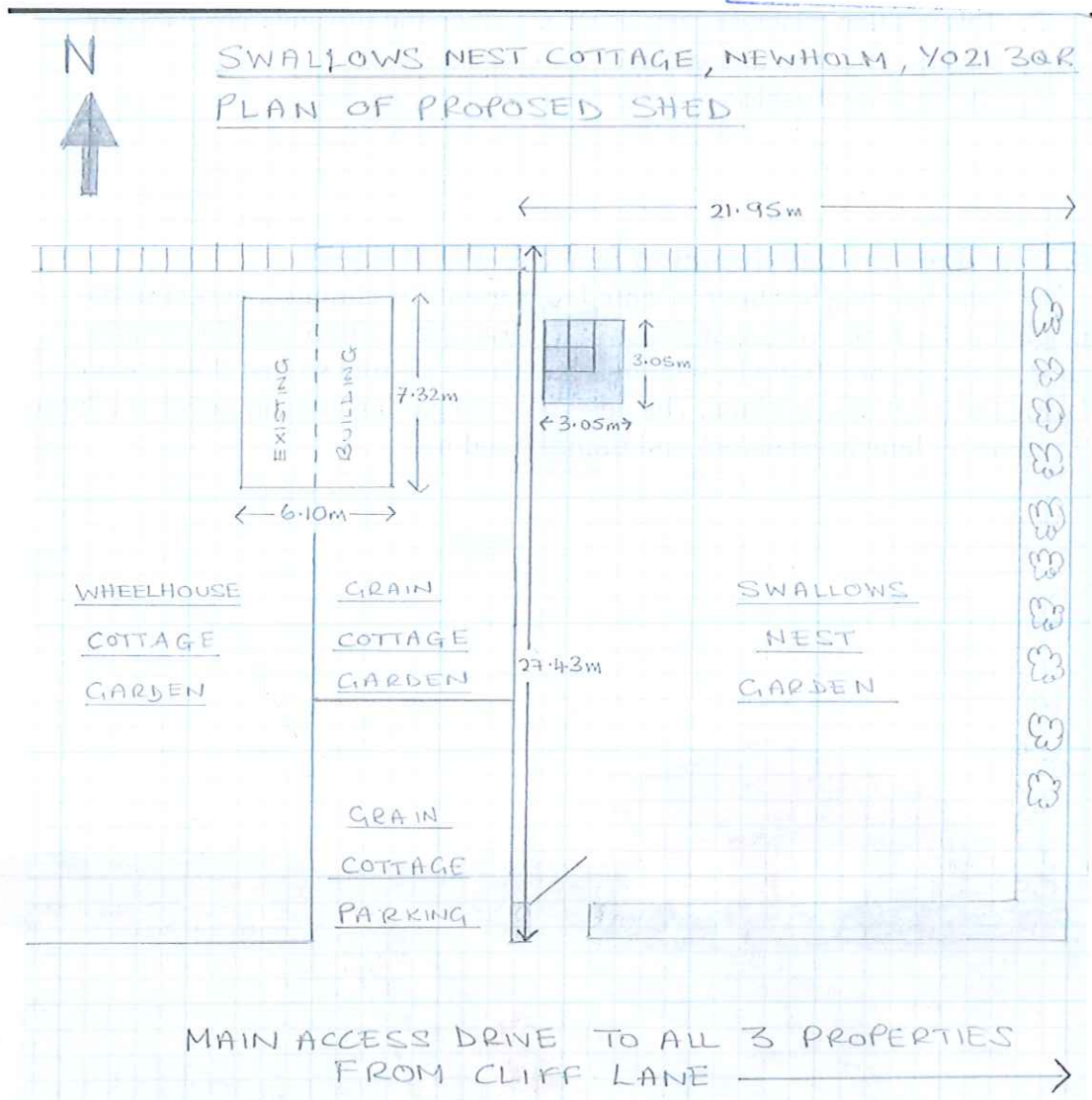
It is worth noting that the other properties on the site have use of a large agricultural type building for storage of their garden and household.

3. Site of Shed

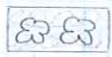
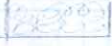
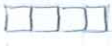




b) Site indicated at top left of Swallows Nest Cottage

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SCALE (1:200)
25mm = 5000mm (5m)

- KEY :=
-  = HEDGEROW + TREES
 -  = HEDGEROW
 -  = DRY STONE WALL
 -  = EXISTING SHED
1.96m x 1.96m
 -  = PROPOSED SHED
3.05m x 3.05m

c) Plan with measurements of the site of the proposed shed(Metric)

1. The shed would be located in the rear left corner of the plot. It will run parallel to the existing fence and neighbouring building as indicated on the plan (See Plan at c) above)
2. This position minimises any visual impact on the site and minimises any adverse effect on the setting of the Listed Buildings.
3. No additional vehicle or pedestrian access is required.

4. Why does the development face the way it does?

The building has been oriented to present the slimmest aspect to the neighbouring land; to maximize use of natural light; and to complement the garden design. Additionally, windows have been sighted so that they are not facing the neighbouring land. The neighbouring garden area already has a large 7.32 metres long breezeblock and timber building.



d) View from the Gate towards the proposed shed-showing existing building on neighbouring land

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The proposed shed would run parallel to this thereby, lessening any visual impact on the character of the neighbourhood.

Given the proposed size of the shed and the size of the existing building, in the adjoining gardens, this would not be over-bearing; out of scale or out of character in terms of its appearance. There would be little impact on existing views from neighbouring properties or gardens.

The size, design and site of the shed compliment the garden. The established landscaping and existing boundary features provide effective screening.



e) View from Cliff Lane into Swallows Nest Garden. (Building that is visible is in garden of Grain Cottage/Wheelhouse Cottage)

The positioning of the doors, facing towards the house, provide the best natural surveillance for crime prevention purposes

The visual impact, given the size and construction, will be modest and unlikely to be detrimental to public enjoyment of the special qualities of the landscape and the National Park.

Sustainability Statement

The principle purpose of the shed is to provide an improved living environment for occupants of the house by removing the necessity for storing some tools, garden machinery, paints, gardening equipment, plant food, fuels within the house,

The shed will be constructed from timber, reducing the embodied impact of the structure. The orientation and windows maximize the use of natural lighting. A Water butt will be connected to the roof drainage in order to harvest rain- water for use in the garden.

Martin Milburn

10th June 2013

Amended 22nd June 2013(Metric)

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