

Design and Access Report

The proposal is for the erection of a new timber-clad agricultural shed adjacent to the existing shed at Porthloo. The proposed development site is outlined in red on the aerial image below:



(Drawing not to scale)

Design

The proposed design for the shed is a 10.5m wide x 12.45m long agricultural shed with an adjoining 4.0m wide x 8.3m long lean-to. A galvanised steel portal frame will form the structure of the shed which will be clad in timber lapped boards from roof level down to floor level. The roof will be comprised of Anthracite grey corrugated fibre cement with matching ridge, barge boards and fibre cement eaves fillers. Additionally, the roof will have a total of 14 roof-lights to ensure sufficient natural light within the shed.

The main shed building will be accessed through a pair of bi-folding doors which will fit an 8.0m wide opening on the east-northeast facing gable end of the building. This is primarily to allow for ease of access with boats and other equipment used within the business premises. Additionally, the lean-to will have a pair of 2.4m x 2.4m side hinged doors to allow access to the reception and chandlery area.

The visibility of the new shed from the road or any public footpath is significantly restricted by the pittosporum trees and hedging which borders the site.

The design of the new shed will be in keeping with the agricultural design of the existing shed, which is shown in the image below. The existing shed has a galvanised steel frame which supports a corrugated fibre cement roof and timber cladding from roof level down to floor level.



Access

The proposed shed will be accessed through the main entrance to the premises, as marked on the aerial image below. The entrance is situated at the southern end of Porthloo Boatpark. As access is already in place, no works will need to be carried out to enable pedestrian or vehicular access to the proposed shed.

