

Written Statement of Support for Outbuilding

This statement is written to detail purpose and considerations when designing the proposed outbuilding for 51 Howick St, Lathlain.

History

The proposed outbuilding is a replacement for an asbestos shed that was constructed by the previous owners in 1967. The dimensions of the shed were 5.8m (L) x 3.4m (W) x 2.74m (H) at a Finished Floor Level (FFL) of 25.59m.

In addition to shed was the following awnings:

- Southern chicken coop – 3m (L) x 5.5m (W)
- Eastern Lean-to – 5.8m (L) x 2m (W)
- Western Lean-to – 3.5m (L) x 2m (W)

Purpose and Considerations

Due to the visual appearance, the asbestos material used and the general condition of the shed the decision was made to replace the outbuilding with a new shed of metal construction. The shed was designed with the following purpose in mind:

1. Provide a place for storage of tools and building material.
2. Provide a workshop for general household maintenance.
3. Provide storage of trailer and future caravan.
4. Allow space for maintenance and work on vehicles.

The following restrictions were considered when designing the outbuilding.

1. Bore on the Western side of the property.
2. A Water Corporation sewer line that runs parallel to the rear boundary.
3. Sufficient size to fit workbenches, tools and a trailer.
4. Sufficient height to allow caravan and/or car when required for servicing.
5. Maintaining consistent levels throughout the backyard to minimise drainage issues.
6. Advice given by Town of Victoria Park planning with reference to R-Codes.

Design

After consideration of restrictions and purpose of the shed, the outbuilding was designed to be 6m (L) x 8m (W), with an awning of 3.5m (L) x 8m (W) over the sewer line that could not be concreted over. The wall height of 3m was to allow for access of vehicles as required. The undercover awning area would allow for a wash-up area, and storage of a trailer and other material. The FFL was originally designed at 25.85m however after discussion with the Town of Victoria Park this has been reduced to 25.48m, which is lower than the shed that it is replacing.

Landscaping and Visual Aspect

The existing backyard contained the aforementioned asbestos shed, a large greenhouse also along the rear boundary, a large metal structure that was used as a market garden, an overgrown wisteria and lemon tree, and a further 12x12m area of bushes that could not be used.

We bought the property at 51 Howick St with the intention of renovating the existing house and landscaping the backyard to include a pool, workshop, lawn and gardens. We want to build a family home and feel that our overall design of the backyard will benefit the suburb and surrounding properties, rather than subdividing the block and building two-storey houses or leaving the backyard in an overgrown state of disrepair.

Although the shed has been designed to allow access for vehicles, we have tried to minimise the footprint so that it does not dominate the backyard. The colours have been chosen to compliment the existing colourbond fences and the design of shed to blend in with surrounding properties. The retaining wall constructed of limestone blocks replaces the existing retaining wall that used tin sheets and broken-up concrete slab. Drainage has been considered and the design includes installation of soakwells which supersedes the existing shed which disposed of rainwater straight onto the ground towards the rear.

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