

BUILDINGS AND STRUCTURES GUIDANCE

Building Guidance – encompassing sheds, greenhouses, polytunnels, temporary covers and internal fences.

The objective has been to keep guidance to a minimum consistent with maintaining and improving the standard of allotment buildings.

- Approval**
- The erection of any building is dependent upon 'prior' approval by the Site Committee. Advice if necessary may be sought from the Allotments Officer and/or Allotments Working Group representatives.
 - Prior approval is sought by making an application in writing, including a diagram, measurements and materials.
 - Materials should not be ordered or delivered prior to approval.
 - **Access** – a pathway should be kept around buildings for maintenance and access purposes.
- Location**
- Due regard must be given to neighbours and proximity to site perimeters in locating buildings.
 - Due regard must be given to overall Site Plan and environmental impact.
 - Uniformity of location and materials should be considered. Uniformity needs to be balanced against expression of individuality. Some sites specify no sheds, or sheds/greenhouses in line, or aluminium greenhouses only, or that polytunnels must be commercially produced standard. It is now accepted practice that new plot holders be allocated half-plots, the location of structures should be such as to facilitate this, that is buildings should not straddle the mid-line.
- Dimensions**
- The apex of any structure shall not exceed 8ft 6in. Maximum dimensions of sheds are 10ft x 8ft.
 - No more than 25% of an allotment may be taken up by structures.
 - A minimum of 75% of an allotment should be under cultivation; this excludes working or sitting out areas.
- Materials**
- Sheds must be of sound treated timber or pre-formed commercial construction.
 - Timber should be treated or painted in discreet or subdued colours specified in the approval application.
 - Greenhouses may be timber or aluminium.
 - UPVC is not allowed, likewise recycled windows and doors (except for cold frames) thus avoiding structures which convey a ramshackle appearance.
 - Polytunnels should be regarded as a variation of greenhouses. **NB** the 25:75 rule applies. There is no requirement to remove the polythene covers at season's end, this practice shortens the life of an expensive structure.
 - Chrysanthemum covers and similar – height should not exceed 7ft, timber should not exceed 2 in x 2 in, covers to be allowed 01.08 – 30.11. These covers are regarded as temporary structures and may be in addition to the 25% permanent structure rule.

Glazing

- Shall be of glass (preferably toughened) horticultural Perspex or clear polythene, or clear acrylic/PVC.
- Corrugated or opaque materials are not recommended.
- Adequate glazing bars must be used.

Maintenance

- All structures should be regularly maintained. No stipulation is made other than that identified during bi-annual site inspections.

Heating

- Shall be by paraffin or bottled gas. Due regard will be given to safe storage and regular disposal of gas bottles.

Internal Fences

- Maximum height 3 ft, construction post and wire. Post 2 in x 2 in two or three strands of wire, galvanised.

Water Collection

- Plot holders are encouraged to collect water from building roofs. Water storage should be in containers which are not sunk into the ground and thereby avoid potential danger. Site inspections should monitor water features and storage in light of risk.