

Dear Plot holder,

Thank you for your request to erect a shed/greenhouse/polytunnel/children's play equipment on your plot. The following guidance also applies to ALL other structures of more than 1.5m in height.

Our aim is that ALL new structures are in positions that show consideration to other plot holders, cast no more than minimal shade on neighbouring plots and enable easy access for wheelbarrows on paths.

We appreciate that every plot is different and would be happy to meet with you to discuss the best location for your new structure – ideally before you source and install your structure – if you wish to discuss it with us, please contact us to arrange a day/time.

Permission is granted on condition that you follow the stipulations outlined below. Where the size of structures is specified, there is no flexibility on this; neither is there any flexibility on the composition of shed bases. There may occasionally be some limited flexibility on location; this will be decided on a case-by-case basis and must be agreed with the committee prior to installation.

Responsibility for the correct installation of a structure lies with the plot holder. If you use a contractor, you will need to ensure that they comply with the stipulations provided in this letter and any prior agreement with the committee.

ALL STRUCTURES

This includes any structure of more than 1.5m in height.

Cement or concrete must NOT be used on the allotment site or any permanent foundation.

Structures must be at least 30cm inside the boundaries of your plot with the exception that they can be up to the boundary line between plot A and B halves. If your plot abuts the hedgerow, the structure must be at least 1.8m from the perimeter fence, to allow for a hedge & access depth of 1.5m.

A maximum of 10% of a plot can be occupied by sheds, children's play equipment, composting areas and water storage. Greenhouses and polytunnels are regarded as growing areas provided that they are used for this purpose.

SHEDS

1. The structure must be temporary and should not be built of brick or concrete. That includes the foundation. We recommend resting sheds on concrete slabs or bricks that are not fixed. Sheds must NOT be set on a poured concrete base, scalping or any other hardcore base or sub-base.
2. Sheds on full plots must not be larger than 3.6m x 3.0m. Sheds on half plots should not be larger than 2.4m x 2.1m.
3. Sheds should be no taller than 2.5m at their highest point.

GREENHOUSES

1. Greenhouses on full plots should not be larger than 3.6m x 3.0m. Greenhouses on half plots should not be larger than 2.4m x 2.1m.
2. Greenhouses should be no taller than 2.5m at their highest point.
3. There can be no more than one greenhouse OR polytunnel on each half plot. Where a full plot holder has a greenhouse on one half of their plot and a polytunnel on the other half, the greenhouse can be no bigger than 2.4m x 2.1m.
4. These stipulations apply to all greenhouses, whether rigid and glazed with glass or plastic, or made from plastic sheeting covering a frame.

POLYTUNNELS

1. Polytunnels should be no larger than 4m x 2m.
2. See Greenhouse 3 above.

CHILDREN'S PLAY EQUIPMENT

1. Children's play equipment should be no higher than 2.5m.

GOOD PRACTICE

- Choose a site for your newly installed structure that minimises shade cast on to neighbouring plots.
- When erecting a shed, ensure the ground is level (sand helps), cover the soil with weed suppressing membrane and then paving slabs or bricks. Put the shed on top. A pallet base will rot, become uneven over time, and attract mice and rats.
- To secure polytunnels against high winds, use the trench method: www.youtube.com/watch?v=eye4czXz91k
- To save rainwater, and ensure you have a supply over winter, add guttering to shed roofs and drain into a water butt or tank.

Please be aware that our insurance policy does not cover sheds, greenhouses, polytunnels and children's play equipment and their contents, or any other structure, and neither EDAS nor Pathways accept any liability for loss or damage.

When you leave your plot, you will be asked to remove or relinquish your structure/s if left on the plot.

When your structure has been erected, it will be inspected by a committee member. If it fails to meet the stipulations described in this letter, or your prior agreement with the committee, you will have to alter it at your own expense, or remove it.

None of these rules are intended to be retrospective.

Kind regards,

The Committee
Ealing Dean Allotments Society