

Design and Access Statement

Project Location: Holme Farm

Applicant: Matthew Wilkinson

Proposal: Demolition of existing triple garage and construction of a replacement garage with first-floor office accommodation.

1. Introduction This Design and Access Statement accompanies the planning application for the replacement of an existing single-storey garage structure at Holme Farm. The proposed scheme involves removing an unsightly, poor-quality structure and replacing it with a high-performance, aesthetically enhanced building featuring ground-floor vehicle storage and a first-floor home office.

2. Context & Site Assessment

- **Existing Structure:** The site is currently occupied by a flat-roofed, triple single-storey garage constructed from painted breeze blocks. Positioned adjacent to the private driveway and public footpath, the current building offers poor visual appeal and detracts from the character of the host property.
- **New proposed location:** The new site previously housed four large sheds. Two of these sheds have been removed and is currently used as a open storage area on hard standing ground.
- **Highways & Visibility:** The existing layout creates a significant visual obstruction along the junction of the private road, the public footpath, and the adjacent bridleway, compromising safety for vehicular and pedestrian users.

3. Design Proposals

- **Scale, Massing & Layout:** The proposed garage features a pitched roof design with a ridge height of 5.46m (first floor level at 2.40m). To enhance spatial hierarchy and reduce visual density along the public boundary, the new building is deliberately set back into the site. Due to existing site topography and elevation changes, the structure will remain barely visible from the primary roadside view.
- **Footprint & Scale:** The existing garage has a ground footprint of 29.25m² (4.5mx6.5m). The proposed replacement structure increases the footprint to 41.25m² (5.5mx7.5m). This represents a modest increase of 12m² (+41%).
- **Materials & Appearance:** The building will be finished in high-quality oak cladding, replacing the utilitarian breeze blocks. The natural oak palette visually distinguishes the garage to the main residential extension while complementing the rural context of Holme Farm and its woodland setting.

- **Energy Efficiency & Functionality:** The scheme integrates modern high-performance insulation to support the first-floor home office, creating a thermal barrier that drastically improves overall energy efficiency compared to the single-skin blockwork structure it replaces.

4. Access & Highways Safety

- **Improved Sightlines:** Demolition of the existing footprint directly adjoining the boundary enables an improved, widened entrance. Removing the sightline barrier significantly enhances visibility and safety across the private road, adjacent bridleway, and public footpath.
- **Access Points:** Existing vehicular and pedestrian access arrangements are fully retained but substantially upgraded in terms of safety, spatial maneuverability, and aesthetic arrival.