

Design and Access Statement

Project: Office Outbuilding - Heather Bank, New Mill Road, Holmfirth.

Project No: 282

Date: 25th June 2025.

1.0 Introduction

This design and access statement has been produced to support a householder planning application for erection of a detached office outbuilding.

This document should be read in conjunction with Bamford Architectural Ltd. drawing nos. 282 (0-) 01 & 02.

2.0 Project Location

The property is located on New Mill Road, approximately 0.57 miles north east of Holmfirth town. It sits to east of New Mill Road in an elevated position.

3.0 Site History / planning.

Previous planning applications

There are 2 visible planning applications on Kirklees Council website. Both relate to the provision of off road parking – see planning application no's. 97/93234 and 96/93470 for details.

The property has no constraints and retains its permitted development rights.

4.0 Design

Requirements / brief

The current owner wishes to erect a new lightweight constructed timber clad office outbuilding for working from home.

Due to the current nature of the property and garden arrangement, the client wishes to locate the outbuilding to the north of the site, this will allow for the continued family use of the existing garden to the south and provide a quite and separated working area to the north.

Size / massing

The building and front canopy will have a footprint of 6 x 5m with an eaves height of 2.5m. The roof pitch has been designed to replicate the pitch of the existing property, this takes the ridge height to 4.45m.

The site area is 1335m² and the proposed footprint of the outbuilding is 30m².

The preferred position and existing site topography means the proposed outbuilding will sit forward of the principal elevation of the dwelling, meaning planning permission is required.

The height would also dictate the planning permission is required, but this could be reduced.

The building will not be visible to the surrounding properties thanks to the site topography and existing screening fence (not boundary).

Materials / structure

The outbuilding is to be formed utilising well-insulated timber frame construction, as such the building is to be clad using lightweight materials.

The walls are to be clad using timber cladding and the roof will be clad using blue slate to match the existing dwelling.

5.0 Access

Access to the site will be unaffected and there is ample parking.

Access to the outbuilding will be from existing front path.

6.0 Conclusion:

The proposed outbuilding will provide the owner with an separate working space away from busy family life, promoting a healthy work space.

The property retains its permitted development rights, so alternative outbuildings could be erected behind the principal elevation, but the proposed location provides a more suitable use of space.

The out building is small scale in relation to the existing property / site.