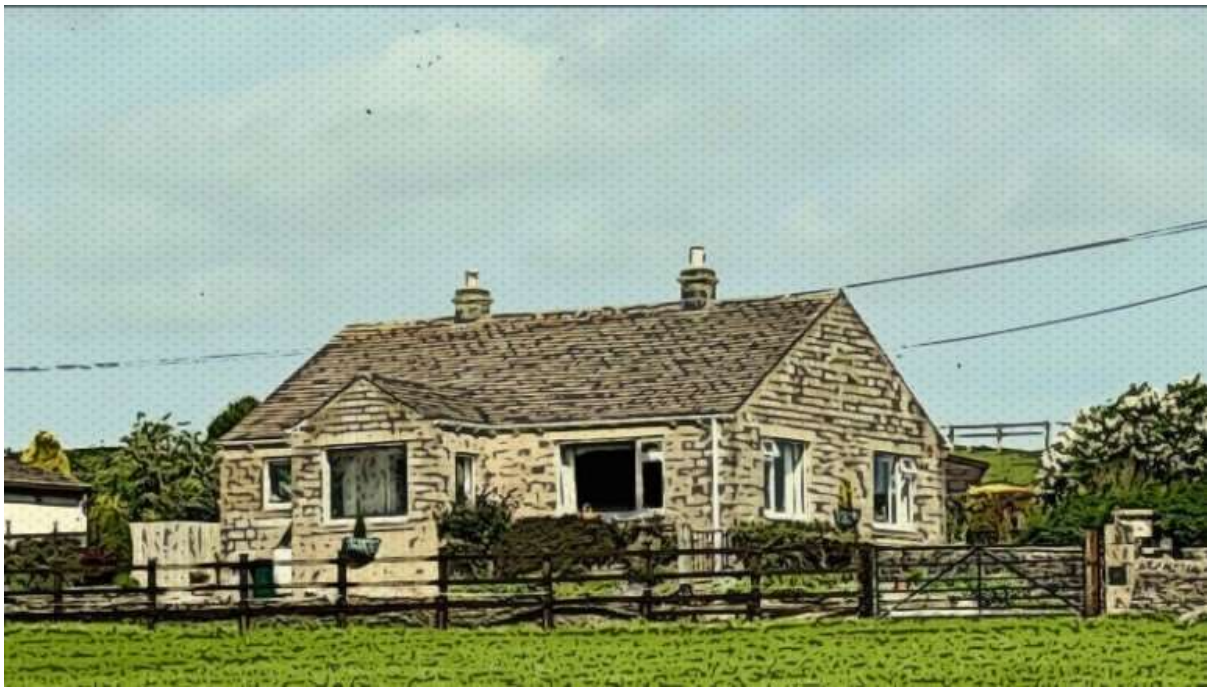
JPS DESIGN

DESIGN AND ACCESS STATEMENT

FOLLY LANE FARM, THURLSTONE, BARNSLEY, S36 7QF



INTRODUCTION

Folly Lane Farm is a detached farmhouse, currently owned in its entirety by Mr & Mrs Speight. located on the northern outskirts of Thurlstone, on the eastern edge of Royd Moor, Barnsley. Ordnance survey grid reference SE 23065 04057, at an altitude of approximately 244m and is accessed via Folly Lane.

Thurlstone is a village and former civil parish, now in the parish of Penistone, in the metropolitan borough of Barnsley, in South Yorkshire. Originally it was a small farming community. Some industries developed using waterpower from the river Don such as corn milling, wire drawing and various wool and cloth processes.

The village is now a dormitory for the urban areas of South and West Yorkshire. The village now falls in the Penistone West ward of the Barnsley MBC.

It is situated about 8 miles (13 km) from Barnsley, 14 miles (23 km) from Huddersfield, 16 miles (26 km) from both Sheffield, and Glossop, 27 miles (43 km) from Leeds, and 28 miles (45 km) from Manchester.

PLANNING HISTORY

The property is outside the Thurlstone conservation area and was constructed circa 1973. The property has had a previous planning applications submitted as listed below:

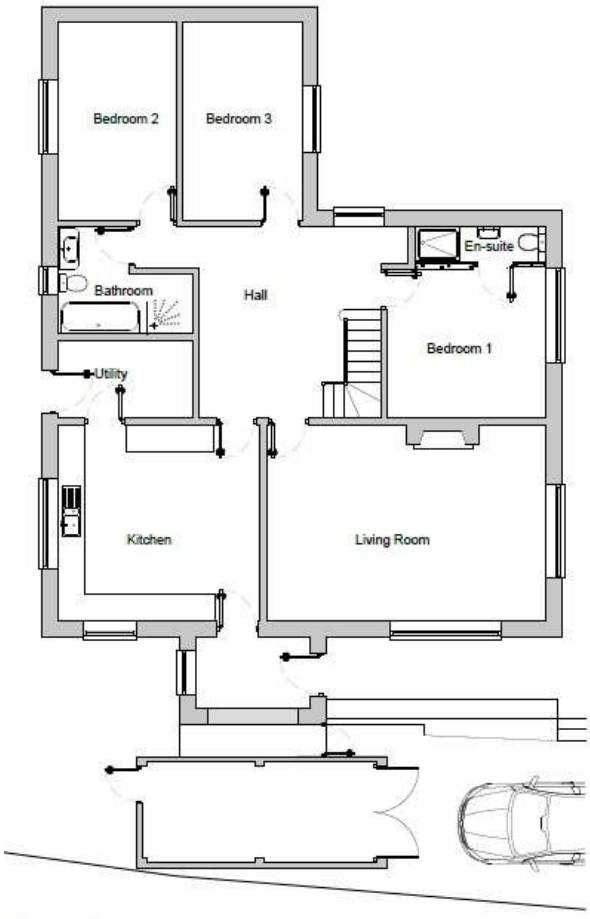
B/85/1430 PU	11/4/86	agricultural occupancy condition removal.	Approved.
B/98/0382 PU	4/6/98	glasshouse & polytunnel.	Refused
B/98/1162/PU	9/12/98	erection of detached garage	Unknown.

All the above applications are historic with little available detail.

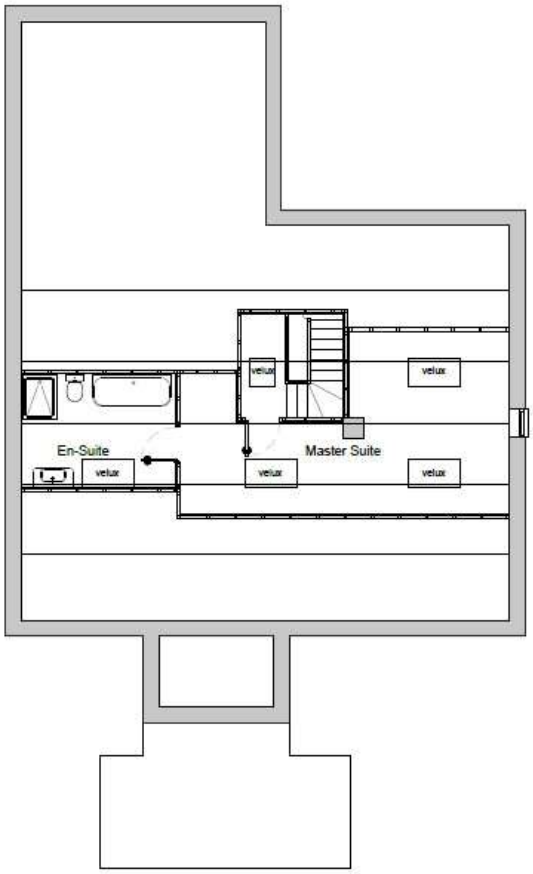
DESIGN

Mr & Mrs Speight have recently acquired the property and would like to upgrade their home by creating more generous living space within the existing volume of the property by utilising the roof space. It is also proposed to create a new garage that is accessible for vehicles this is proposed to be link detached and is situated on the existing drive. The new garage will also incorporate an electric car charging facility to ensure the property will be suitable for use in the future. The design is sympathetic to its surroundings and maintains the use of stone and render in keeping with both Folly Lane Farm and neighbouring buildings.

Details of the proposals have been incorporated into the proposed plans, an extract of the proposed ground and first floor plans are presented below for information.



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

ACCESS

Pedestrian access into the property will be improved by these proposals. An additional external door has been incorporated to the utility room.

Vehicular access will also remain unaffected with parking available for minimum of three vehicles.

Emergency services access remains unaltered.

Refuse and recycling arrangements remain unaltered.