H.M. LAND REGISTRY

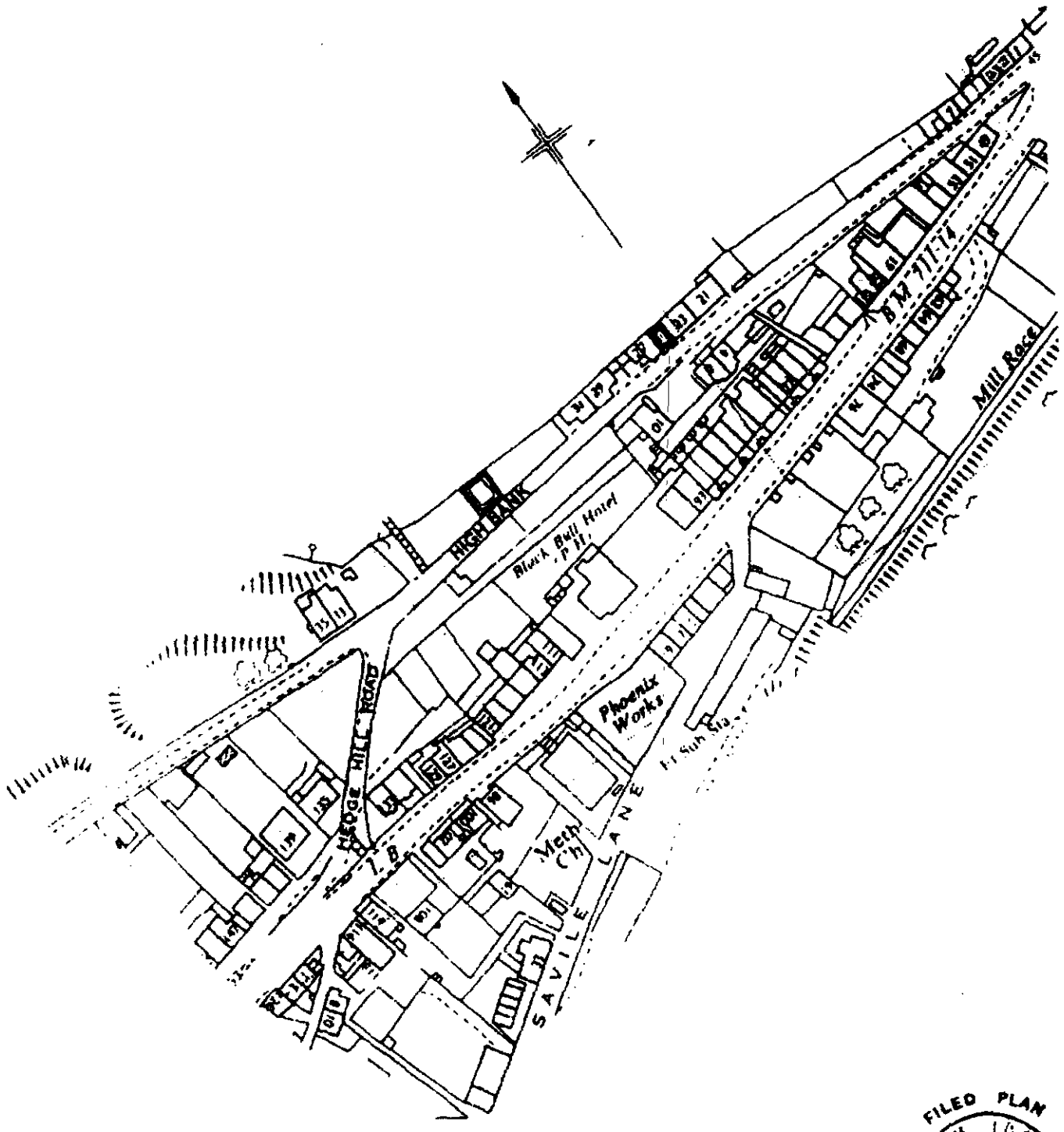
TITLE NUMBER

SYK335746

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	SOUTH YORKSHIRE		SE 2303	

Scale: 1/1250 Enlarged from 1/2500 BARNSLEY DISTRICT

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The boundaries shown by dotted lines have been plotted from the plans on the deeds. For title plan may be updated from later survey information.

FILED PLAN H.M. LAND REGISTRY

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MICHAEL A CLYNCH

Dip. Arch. Dip. T.P. A.R.I.B.A.
Architect and Town Planner

MC
ATDC



24 November 2010

BMBC Planning & Transportation
PO Box 64
Barnsley
S70 9FE

Dear Sirs

High Bank, Thurlstone. Garage

The applicant (trading as CAM RENTALS) owns two properties in High Bank which are rented as holiday accommodation or with tenancies. Both properties do not have garden areas or any off road parking and very restricted bed space.

The unused plot of land, the subject of the application is also owned and can provide much needed secure off road parking for one of the properties or also extra accommodation for holiday rent or to supplement one of the other properties for larger family groups.

The proposed building is similar to a recently erected large garage a few metres further down High Bank, The small stone studio is obviously not family accommodation and like any small studio no outside space is required or desired by any likely occupant.

High Bank is a conservation area with a range of quirky properties. The minor road is being upgraded in character with new buildings reflecting the scale of the surrounding cottages. At least one property was designed by my practice.

The proposal would increase traffic safety and convenience, bring scruffy unused land into use and support the business of CAM RENTALS in the area. It would also be in keeping with the historic scale and character of High Bank in the interest of the Conservation Area,

Yours faithfully

14 Huddersfield Road, Ingbirchworth
Sheffield S36 7GF Tel: 01226 766308

High Bank

Design & Access Statement

Access

Access is from High Bank, Thurlstone, a sub standard highway but well used by a range of traditional properties. On road parking occurs, which is problematic particularly in winter months and the proposal provides an off road parking space available to the owners of No 3 and 25 High Bank.

Design

The Site

The site is currently overgrown and unused. The land does not contribute to the visual amenity of the Conservation Area and has no function.

The Proposal

A garage is proposed, similar in scale to a recently built garage closer to No 31 High Bank. It does facilitate the provision of a small studio/bed sit above the garage which relates well to the scale of the High Bank properties and allows more flexible use of No 3 and No 25 High Bank owned by the applicant.

Material

The building is constructed in natural stone with simple openings glazed in stained timber.

Conservation Area

The building contributes to the quality of the Conservation Area being sympathetic in scale to surrounding buildings and in appropriate materials. It allows for off road parking within a little building of appropriate character.

MAC 11/10