

PROPOSED OUTBUILDING at No.35 HIGH BANK, THURLSTONE, SHEFFIELD S63 9QH

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is situated approximately 15 kilometres west of Barnsley town centre located in the village of Thurlstone, OS grid Reference SE 2307 0347.

The site is bounded to the north and west by open fields, to the south by High Bank Lane and to the east by mature residential development.

The site is in a concealed position hidden on all sides by elevated ground levels to a disused quarry topped on the boundary with High Bank Lane with mature trees. The quarry is adjacent to the applicant's residence and all land described is in the ownership of the applicant.



Photograph 1 - Site from No.35 High Bank



Photograph 2 - Site from quarry

Additional Information

The land is designated as Green Belt in the current adopted plan for the Barnsley UDP published December, 2000. It is not within the designated Conservation Area of Thurlstone village.

Proposal

The proposal is for the part demolition of an existing building contained on the site currently used for storage of logs and other domestic items. The existing building is some 21.25m² in area and it is proposed to extend it to 42.5 m². The new building will be used for storage of these items and to allow the applicant to garage his private vehicles with a raised roof level to cater for an agricultural type tractor. The garage is necessary for the security and the storage of vehicles out of the extreme weather encountered in this remote and exposed location. It is reiterated that the vehicles to be stored are for domestic private usage of the applicant only.

An existing unsightly timber garage and garden shed within the curtilage of the dwelling, considered to be out of keeping with the high quality properties in the immediate area, are to be demolished following the completion of the works.



Photograph 3 - Building to be extended

Design Considerations

The extension will be constructed in a traditional style with natural sandstone walls 2100 high (to match the existing) which will continue up to eaves level in 140 thick concrete blockwork. To ensure the building retains a sympathetic rural and rustic appearance the blockwork is to be clad with 200 x 22 tanalised timber vertical close boarding.

The roof is to be covered with 0.5mm thick "Plastisol" PVC coated galvanised steel corrugated sheets to CA 32/100 profile in Juniper Green to BS 4800: 2011 Reference 12 B 27, as the existing building. Translucent roof panels will be installed to provide natural light to the interior of the building.

The proposed new building has been designed to be as low as possible to suit the applicants intended use, with the existing building footprint doubled in area.

Parking and Access

Access is through an existing gated driveway off High Bank and there will be no additional traffic generated onto the site as a result of these proposals.

Upon removal of the timber buildings there will be adequate space within the site to turn vehicles around and ensure safe access and egress onto the unclassified public highway on High Bank.

New paved areas are to be in impermeable compacted graded limestone as the existing driveway resulting in no increase in rainwater run-off from the site.



Photograph 4 – Site Access

Impact on Neighbouring Dwellings/Buildings

The extension is well shielded from adjacent properties as it is located in the disused quarry. There is a 3.000 metre high embankment covered with mature trees and hedges between the nearest property, Stoneleigh, which is located on the opposite side of in High Bank Lane. The proposal is not visible from the public highway and adjoining land due to its location within the disused quarry and does not impact on the street scene. Additionally, the height will not extend above the adjacent boundary levels to the north and west resulting in there being no detrimental impact on the surrounding Green Belt.



Photograph 5 – View towards proposal from Stoneleigh, High Bank Lane



Photograph 6 –View from proposal towards Stoneleigh, High Bank Lane

Flood Risk Assessment and drainage

The property does not lie within a designated flood risk zone and is does not have any history of flooding, therefore a flood risk assessment is not required. There are no public foul or surface water sewerage systems within 10 metres of the works.

All roof water generated will be collected in an above ground 3000 litres capacity rainwater tank to allow recycling of water for use in the garden to the property.