

Design & Access Statement



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Context: Thurlstone

The essence of the Thurlstone conservation area seems to be the dwellings of coursed sandstone; of particular note are the weavers cottages (a+b) clearly identified with their ribbon of upper floor windows, there are also many traditional stone farmhouses and barn conversions with stone roofs (c). Interspersed between the traditional buildings are more recent additions of semi and detached houses of stone brick and render (e). To the north of the village and outside the conservation area are more modern estates, built with a multitude of brick types (e). Rockside road contains a variety of house types; a new estate of stone houses with quite steeply pitched roofs (f), more traditional stone terrace properties (d) and two modern interventions (h), all within or on the edge of the conservation area. There are further unique buildings scattered throughout the area, in the lower valley on Thurlstone road is a modern timber clad house and half way up the hillside an isolated mock Tudor building (g).



a



b



c



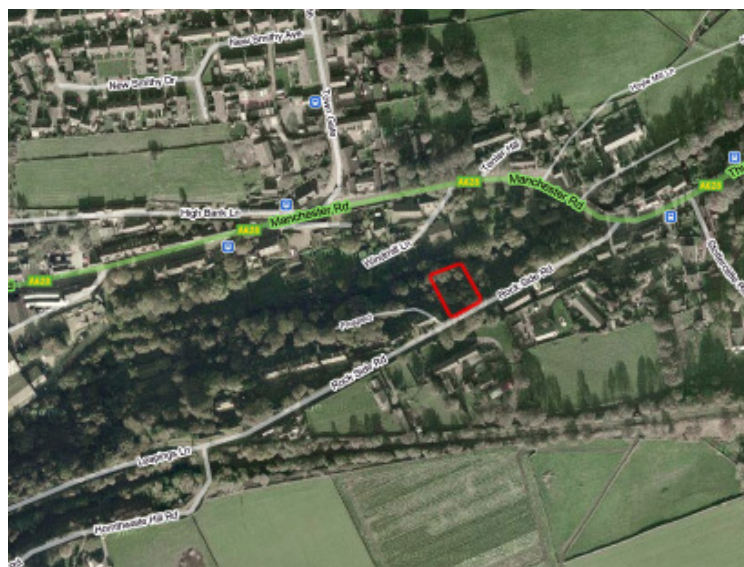
d



e



f



g



h

Context: Rockside Road

Rockside Road climbs steeply from river level eventually to give views over Penistone, the site is about halfway along Rockside Road adjacent and below a large stone built two storey terrace block (a+b+c) of four properties, next along is a small stone bungalow with a large two storey contemporary rendered rear extension (g), stepping down the river valley. There is a further row of two storey terraces below and opposite the site (f). Across Rockside Road from the site is a recent housing development of fifteen large two storey stone built detached homes (e), these are at a higher elevation than the proposal and screened from the site by a row of mature trees. Further along Rockside road and opposite, also at a substantially higher elevation is Hornthwaite Farm (d) and beyond that a two storey contemporary stone and cedar detached house (h). Lower down Rockside Road are a selection of more modern homes and on the junction of Thurlstone Road a fine example of a weaver's cottage. The majority of these buildings are within the Thurlstone conservation area.



a



b



c



d



e



f



g



h

Context: The site and Planning History

The site is within but on the edge of the conservation area. The site measures 700sqm it is part of the river Don Valley and subsequently slopes steeply from South to North down to the River Don, about 18m from roadside down to river level. Number 5 owns the strip of land directly to the West of the site, this has planning permission (expires Oct 09) for a traditional two storey side extension and attached single storey garage.

It is believed that the land to the East of the site is in the ownership of the river authority.

Mature trees enclose the site on three sides, for nine months of the year the building will only be visible from Rockside Road, it will be completely obscured from the centre of Thurlstone across the valley.

A dry stone wall forms the roadside and Eastern boundaries, there is currently no Western boundary treatment, the southern boundary is the river Don.

Interestingly when the land around was originally subdivided the site was set aside for two houses, hence the numbering on Rockside road begins with No 5.

In 2006 a full planning application for two, four storey detached houses was refused, reasoning given was that the proposed would detract from the appearance of the locality, the scale of the development was certainly excessive.

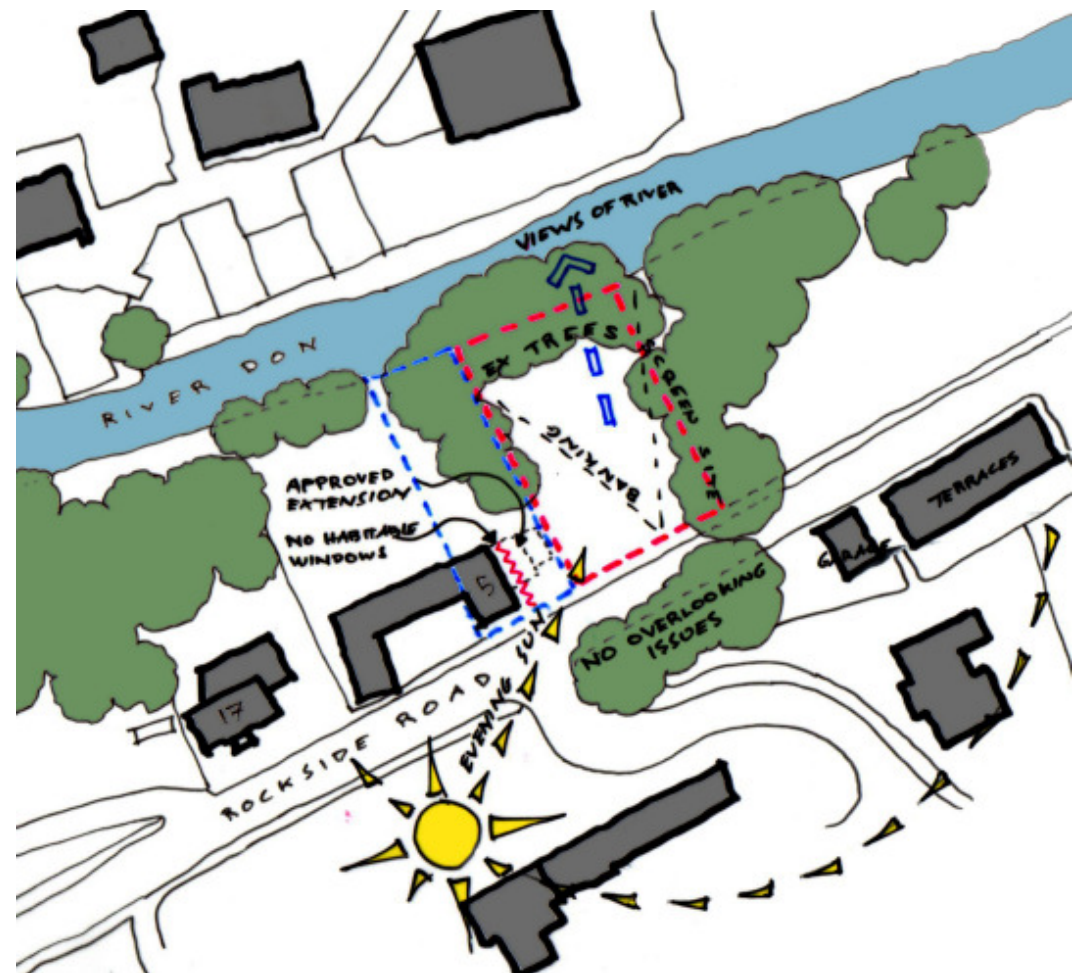
In 2006 an application was approved for the adjacent site (No5) for a two storey side extension and single storey garage, although not built, this proposal takes that application into account.



View of the Site & River Below



View from Rockside Below the Site



Site Analysis

Context: Planning policy

BMBC do not provide supplementary planning guidance for the Thurlstone conservation area, but they do recommend early discussion with their urban design and conservation officer.

PPG15 - Special attention shall be paid in the exercising of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

PPG15 -Planning and the historic environment, says:

New buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.' (Para 2.14)

PPS7 -Sustainable development in rural areas, says:

'Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.' (Para 12)



UDP for Thurlstone

Context: Consultation

Two meetings took place between designSpace and Barnsley MBC planning department, the first was with the conservation officer Mr Tony Wiles, the second with the planning officer Mr Graham Northern on site. Both offered minor suggestions to the detail of the design but were supportive of the proposal.

Recommendations that were incorporated in the design were for the lower gable wall to be in stone as opposed render and that the roadside windows to be smaller in line with traditional weavers cottages.

No5 is the only adjoining neighbour and this is owned by the applicant, so there are obviously no objections from any adjoining neighbours.

The owner of Hornthwaite farm and Highfield, the only properties that could be described as overlooking the proposal were consulted and in favour of the proposal.

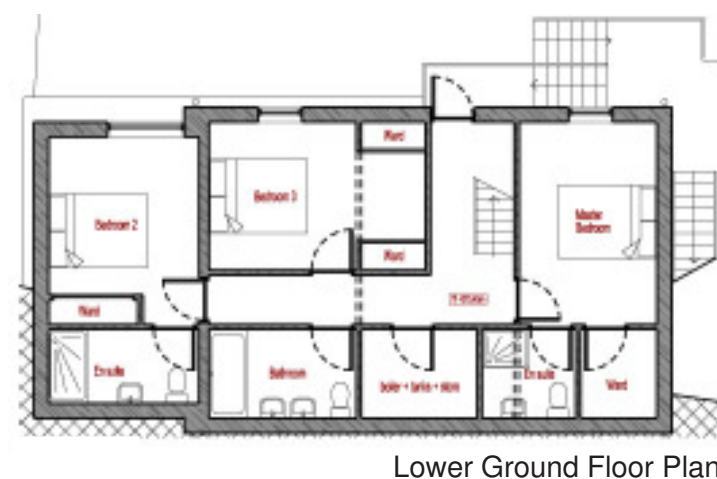
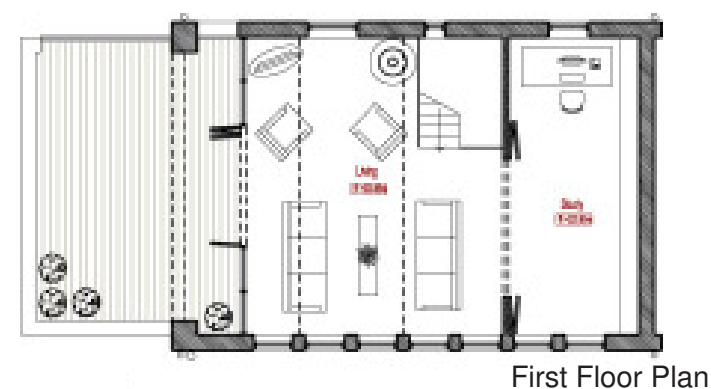
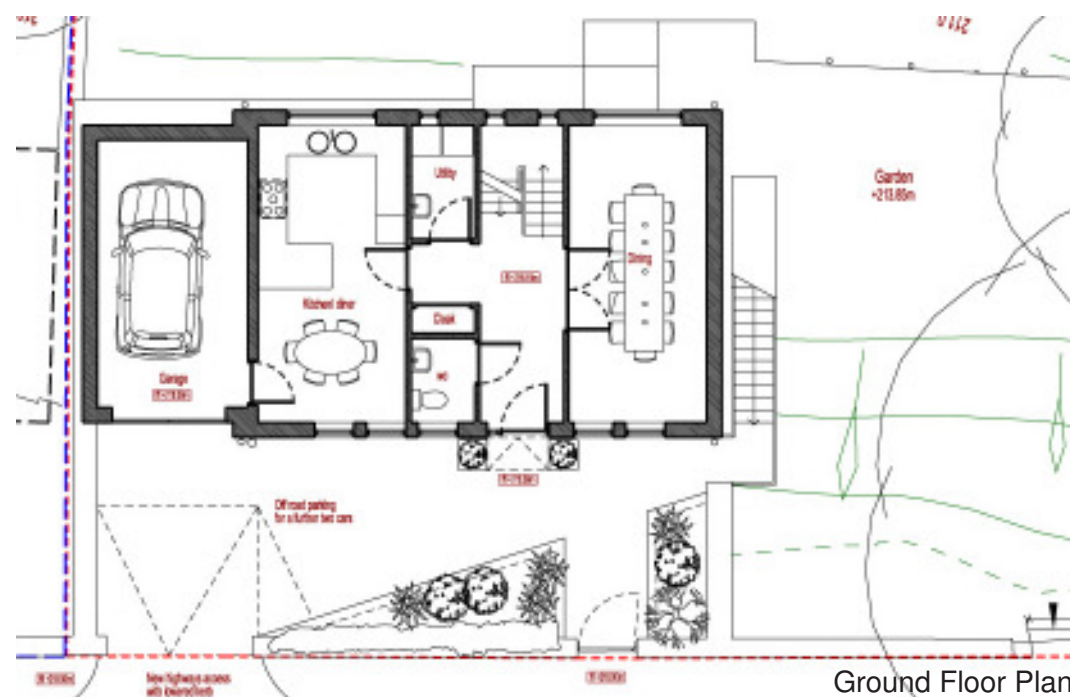
The proposal is not seen as directly affecting any other properties.

Design: Use

A single dwelling is proposed for the site, this will be the permanent residence of the applicant and her family, the site is currently owned by her father Mr R Coldwell.

Design: Amount

The proposal is for a three bedroom detached property, two floors above road level and one level below. 174sqm of living accommodation in total, the proposal also incorporates a single garage with terrace over. It is a three bedroom home with separate kitchen, dining and living areas, study and a single garage, the accommodation is arranged over three storeys, bedrooms at the lower level where light is more restricted, kitchen and diner at entrance level and the large living room and study at the first floor where light is at a premium. The three level proposal, makes the best use of a difficult sloping site.



Design: Layout

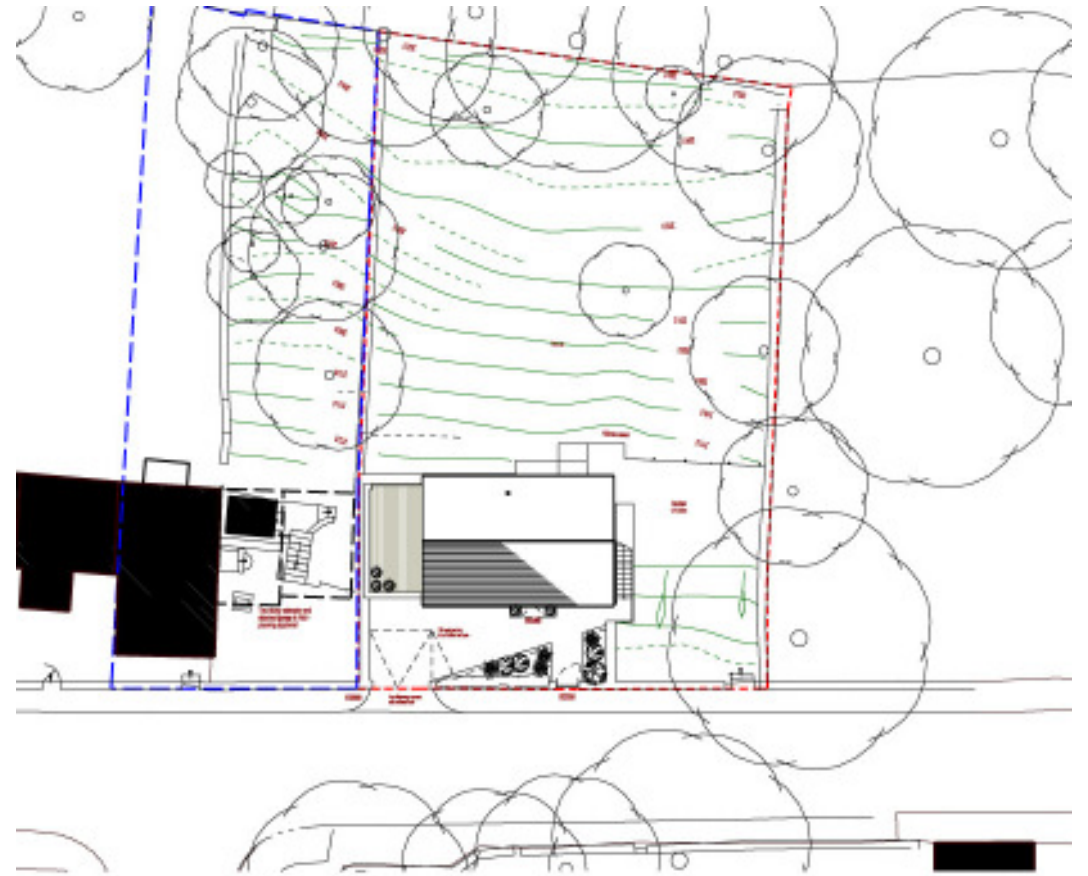
The proposal is located 5m from the back edge of the footpath, this aligns it with the main body of the neighbouring building and is sufficient for off road parking in front of the garage, It is also positioned 10m from the nearest mature tree to avoid disturbance of root systems.

The building is orientated East West, giving a long south façade containing the majority of the glazing, the ideal orientation to make the most of heat gains and light from the southern sun.

The site can accommodate three cars, one in the garage, two on the forecourt.

The first floor terrace is located to the west side of the building, capturing the evening sun and allowing its occupants to sit out and enjoy the views down to the river.

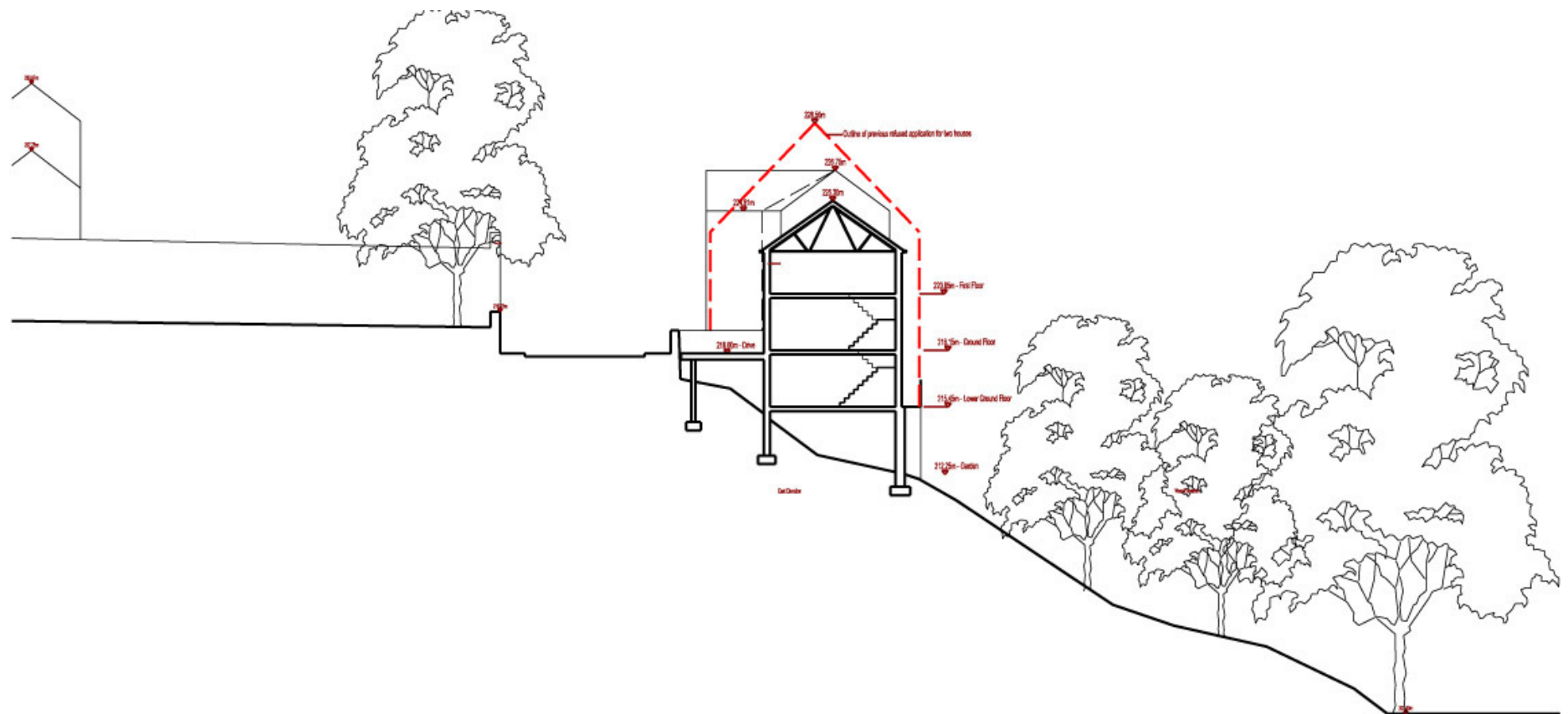
The internal layout is reminiscent of a weaver's cottage with the functional spaces, kitchen and dining room along with utility and wc located on the central entrance level. All three bedrooms on the lower level where light is more restricted due to the single northern aspect and also the more private level, protected from the road. The open plan living and study space are located on the upper open plan level where light is abundant and easy access is afforded to the terrace area.



Site Layout

Design: Scale

As the proposal is lower down the hillside than its neighbour (No5) so the roofline steps down accordingly; the roof pitch is shallow and unimposing matching its neighbour. The diagram below shows the proposal in relation to the previous refused scheme in red, although at a lower elevation the previous scheme was considerably higher than the neighbouring building, using an un-contextually steep pitched roof, the two house scheme would have dominated the hillside.



Site Section Showing the Refused Scheme in Red

Design: Appearance



Design: Appearance

The proposal is a contemporary home drawing influence from the traditional weaver's cottages of the Thurlstone conservation area. The weaver's cottages are distinctive by their simple rectangular plan and the row of windows flooding the open plan first floor with light, where the weaving took place.

It is this simplicity of construction, abundance of light and open plan living that has inspired this contemporary twenty first century home.

Using a traditional coursed Delph sandstone, sawn stone mullioned windows and a blue slate roof, the shell of the building is instantly recognisable to the area; out of this traditionally inspired shell slides a box of coloured render and cantilevered glass balustrades, revealing the contemporary building within.

The roadside facade is ordered asymmetry, lots of glazing on the 'sunny' south side provided by the rows of stone mullioned windows, split by the large oak entrance door. Simple stone detailing and angular black rainwater pipes combine with a pitched slate roof and solar water heating panels ideally positioned to catch the sun.



From Rockside Road, Approved Extension Shown in Grey



Weaves Cottage Rockside Road



Weavers Cottage Thurlstone



Tumbled Delph Sandstone



Delph Stone & Sawn Cills & Mullions

Design: Appearance

The rear elevation, as its neighbour, contains smaller (seemingly) random punchy openings. The cold north facade needs less glazing and more insulation to keep the warmth in, but the views down to the river Don need to be seen, so each opening in this facade is carefully placed to capture a view. The thin vertical windows split the building down the middle and capture river and sky as you ascend and descend the stairs. The kitchen and dining room slit windows are designed to give a sweeping panoramic of the valley side while standing at the worktop; these work together with the stair windows to form a cruciform that begins to add identity to the facade and control the randomness of the openings.

Floor to (nearly) ceiling windows in the study and living room allow you to sit and admire the views down to the river. More modest rectangular windows provide the light necessary for the bedrooms at the lower level.

A fully glazed wall with sliding doors opens the building up to the decked evening terrace, exposing the vaulted ceiling with the modern steel trusses that hint at the industrial roots of this building. The detailing of the cantilevered glass balustrade and bedroom window in this rendered box enhances the idea of a contemporary box within a box.

Steel Gabion baskets will be filled with reclaimed stone from the foundation excavations, these will form a podium for the building that will break up the four storeys to this rear elevation and create a more pleasingly proportioned building.



Rear Elevation



Stone Filled Gabion Baskets



Rear Elevation of Neighbour



Render with Stone

Design: Landscaping

A 5m deep forecourt accommodates parking for two cars on a gravel surface; stone flags form a path along the front of the house and to the front gate. Angular gardens with stone borders back onto the existing dry stone wall, over which is a section of privet hedge tying in with properties further along the road and affording some privacy. There are new sections of dry stone wall on East and West boundaries and an area for refuse & recycling bins.

The first floor terrace has timber decking, solid balustrades to front and side and a cantilevered glass balustrade to the rear elevation.

To the East of the house at a lower level accessed via timber steps is a level section of lawn (already partially formed with retaining wall), all edges are protected with timber balustrades.

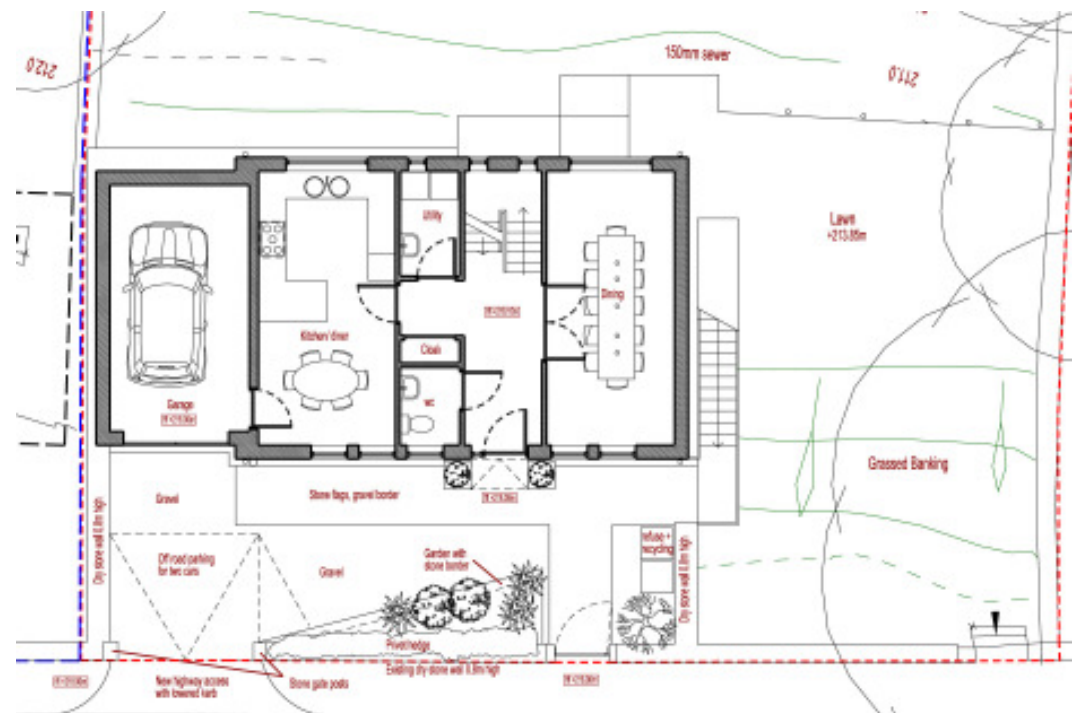
A tree survey is included as part of this submission, no trees are affected by the proposal; mitigation measures will be put in place to protect existing trees during construction.

The remaining banking is left as at present.

All hard surfaces are designed to free drain down the banking and back into the river.



Landscape View



Landscape Plan

Design: Sustainability

The house will look to achieve code for sustainable homes level 4, aspiring to level 5. This will be achieved with the use of:

Orientation and sensible positioning of glazed openings

Highly insulated fabric.

Loadbearing block construction gives the building a high thermal mass and a more constant temperature throughout the day.

Solar water heating panels to the south facing roof.

A sealed building with heat recovery ventilation system eliminates drafts and heat loss through trickle vents.

Under floor heating throughout, the lower constant temperature requirement means under floor heating is far more efficient than radiators.

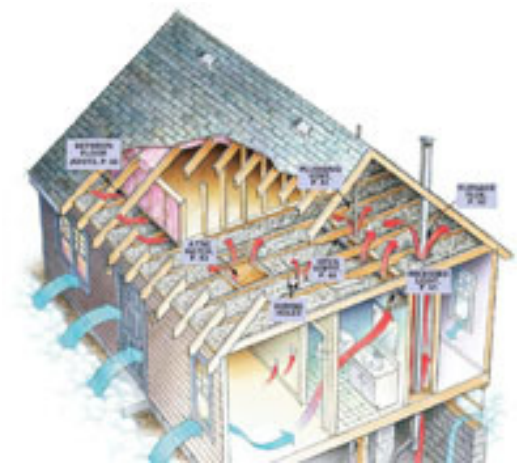
A wood burning stove providing the secondary heating source, this can be fed with waste timber from the surrounding woods.

The building will use locally sourced and recycled materials wherever possible, for example the podium will be constructed from steel gabions filled with stone reclaimed from the foundation dig, Rockside has a high stone content.

A rated mains gas condensing boiler

A+ rated and water saving appliances

All hard surfaces will free drain back down the banking into the river so as not to surcharge existing drains.



Access:

A new highway access to Rockside Road is required, involving a new dropped kerb crossing a small footpath.

A single car garage and parking for an additional two cars on the driveway is possible.

Emergency services can gain access to the property from Rockside Road.

Refuse & recycling store is provided near the entrance gate, collection is weekly from the roadside.

Two means of escape are provided from all habitable rooms, safe distance from the building in the event of fire can be achieved onto Rockside Road.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; A reception space and an accessible WC is provided at ground floor level, corridors and doorways will meet part M of the building regulations.

The building is intended to be fully adaptable to meet the changing needs of the occupants; the stair is wide enough to accommodate a stair lift.

Connection to the existing sewer to the north of the house for foul drainage is proposed.

All surface water will be allowed to free drain down the banking back into the river

The building will follow 'secured by design' principles as far as is reasonably possible.

Conclusions:

The site was originally set aside for two building plots (or one semi detached house) as the road numbering suggests. The proposal takes a sensible approach in terms of scale and uses the steeply sloping banking to its advantage.

Consultation has taken place with the planning and conservation officer as well as key neighbours, all are in favour of the proposal.

The building embraces the history of the area and translates historical design principles to create a contemporary home.

The proposal meets planning policy in that it enhances and preserves the appearance of the conservation area.

Good detailing will produce a building of a very high quality, suitable for this area of Penistone.

Appendix: designSpace portfolio

designSpace are specialists in one off sustainable, contemporary homes, established for two years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

Highfield, Sheffield

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



Two storey extension to an existing bungalow, Sheffield

On the edge of the river Don Valley, in the Thurlstone conservation area, particularly noted for its weavers cottages. A wooded riverside setting is reflected in the tree house balconies and leaf coloured render, a contemporary solution that was praised by the local planning authority.



Broad Close Farm, Sheffield

A second agricultural dwelling in the green belt, received high praise from the planners for the contextual solution and high quality of the design.



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Notes.

All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

