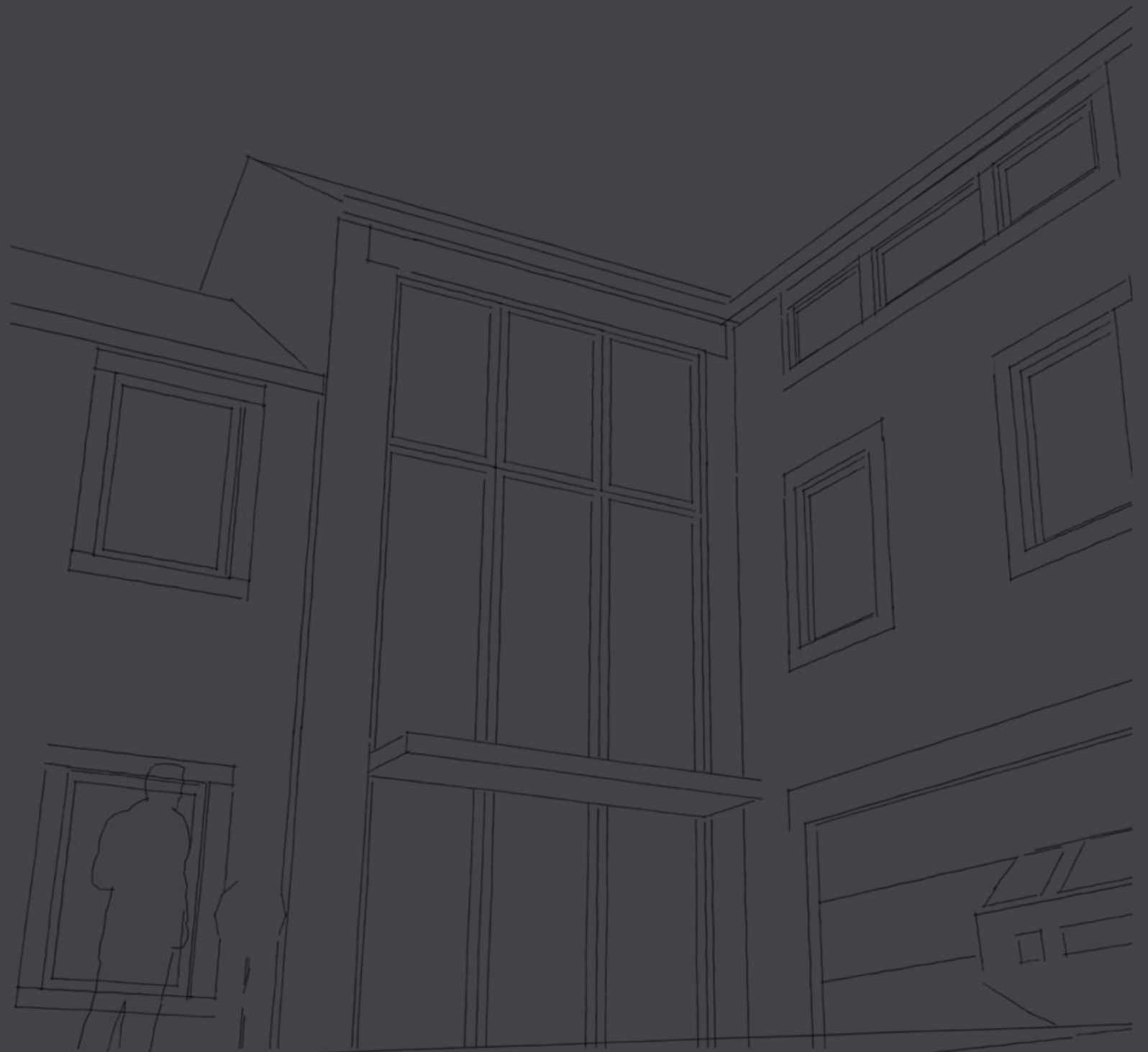


The Old Quarry
Off Rockside Road
Thurlstone
Sheffield

Design & Access Statement



DSA

design

space

architecture

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Context: Around the Site

Buildings within the Thurlstone conservation area are generally 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 a few contemporary interventions (h), all within or on the edge of the conservation area.



a



b



c



d



e



f



Aerial Photo



g



h

Context: Around the Site

The site is outside but on the edge of the Thurlstone conservation area, located close to the junction of Manchester and Rockside Road (a) and accessed through a snickett (c) between two stone buildings, one of which is a three storey grade 2 listed weavers cottage (b). The design and positioning of the proposal needs to consider the affect it will have on the setting of this listed building and also on the view from the conservation area (c). Rockside road rises steeply with properties either side interspersed with gardens, farm land and woodland. The river Don lies to the South at the base of a steep banking, the site is outside the flood risk zone (Environment Agency data).



a



b



c



d



e

Context: The site

The site measures 700sqm and is a disused stone quarry. The site has previously housed eight garages serving properties around the area, it currently contains only one prefabricated garage, the rest of the site remains unused.

Approximately 5m high rock walls border the site to the South and West above this is banked scrub land, bordered by a high fence facing onto part of Stottercliffe Lane, approximately seven properties are accessed off this lane some of which overlook the site at an higher altitude (approximately 7 to 10m).

To the East of the site is a steel framed storage building, owned by the applicant, the North boundary consists of a 2.5m high fence and stone/ block work wall.

The site has a slight slope from South to North and is surfaced with crushed stone, an old spring approximately 2m deep is located within the site and it is understood that a nearby property still draws water from this spring and has a legal right of access and use.

An access road passes the North of the site giving access to the rear of two properties on Manchester Road, No 12 Rockside Road is at a higher altitude and has views from part of the garden into the site.

No4 Rockside Road is a three storey grade 2 listed weavers cottage with garden to the rear and rear windows overlooking the site.



Approach to the site



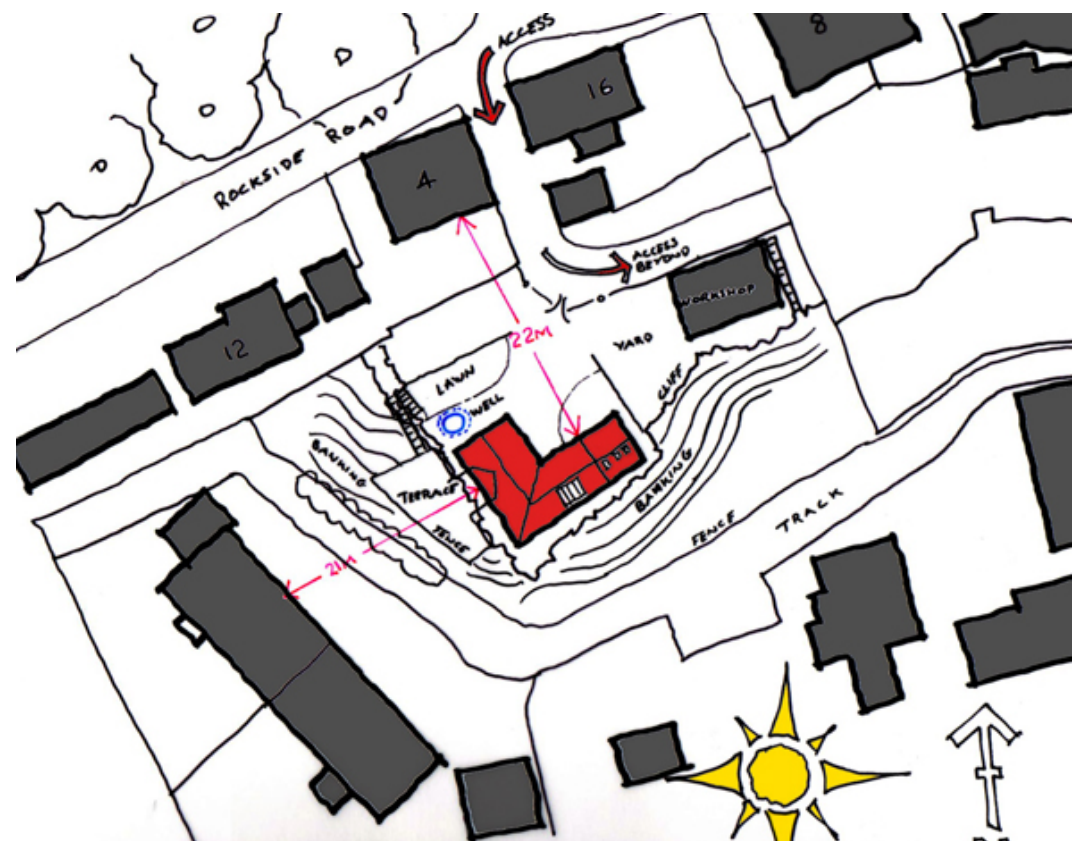
Looking down on the site



Location of the dwelling



Adjacent building



Site Analysis

Context: Planning History & Relevant Policy

Previous applications for a detached dwelling on the site:

1996- outline application - refused
 1998 - detailed application – refused
 2000 - detailed application – refused
 2001 - appeal – dismissed
 (dates are approximate)

Previous proposals have focused on building either close to the access road or on the ledge at the higher level.

Reasons given for refusals and the appeal have all been the same: **Privacy/ overshadowing/ overlooking** of neighbouring properties; **Daylight** within and outlook of proposed property; Only small north facing windows, not enough daylight; **Outlook** of windows facing the quarry wall; Building over the drinking water spring – **ownership issues**

Other points mentioned in the decision notices:

No objection to highway access, given the site has previously housed up to 8 garages and the hatched area at the access points provides good visibility. Given the poor condition of the quarry area **a dwelling could make a positive contribution to the conservation area**

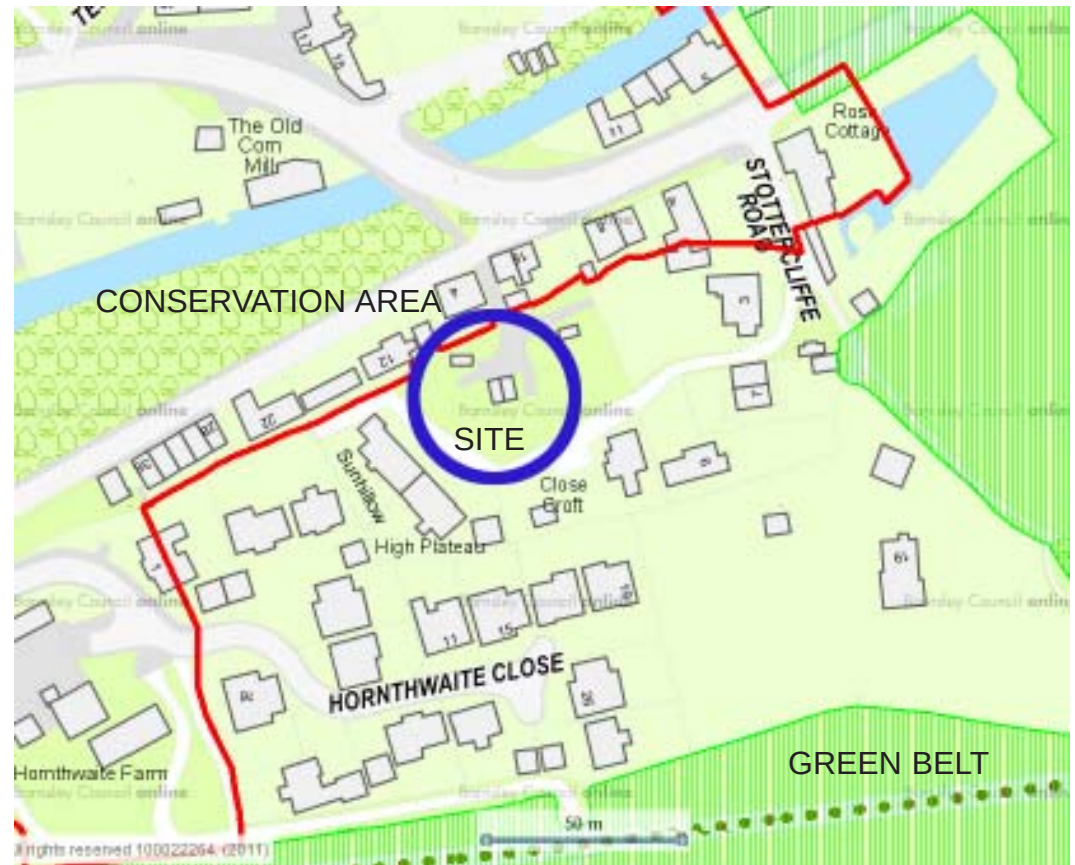
BMBC do not provide supplementary planning guidance for the Thurlstone conservation area, but they do recommend early discussion with their urban design and conservation officer.

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**.

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)

Particular attention should be paid to the setting of a listed building, does the proposed site add to the listed buildings setting, does the listed building owe its character to surrounding buildings or the spaces around it and how will the proposal affect this.



LDF for Thurlstone

Context: Consultation

Both the planning officer Graham Northern and the conservation officer Tony Wiles were consulted on the proposal, no objections were raised, Mr Wiles requested several points of justification concerning the conservation area and setting of the listed building, these are addressed within this document.

As Highways have previously been consulted on earlier applications and raised no objections given the access arrangements have remained the same, it was not felt necessary to directly consult them again prior to this application.

The site is a brownfield site predominantly hardstanding with little or no vegetation, it was not felt necessary for any environmental or tree surveys to be carried out.

Foul drain connection will be to the sewer main on Rockside Road, surface water will be dealt with on site through the use of soakaway and SUDS principles.

The site is outside the Environment Agencies predicted flood zone.

Neighbours have been shown the proposal by the applicant and no objections were raised at the time.

Design: Use

The site currently has no defined use other than a storage area for the applicant. The site was a stone quarry prior to the 1900's and the exposed quarried face can still be clearly seen. The site has recently housed up to eight garages serving local properties, only one of these garages now remain. There is a well accessing a local spring located within the site, this is owned by the applicant but a right of access and use remains for a neighbouring property. A single dwelling is proposed for the site, this will be the permanent residence of the applicant and his family. Parking and on site manoeuvring will be available on site for up to 3 cars.



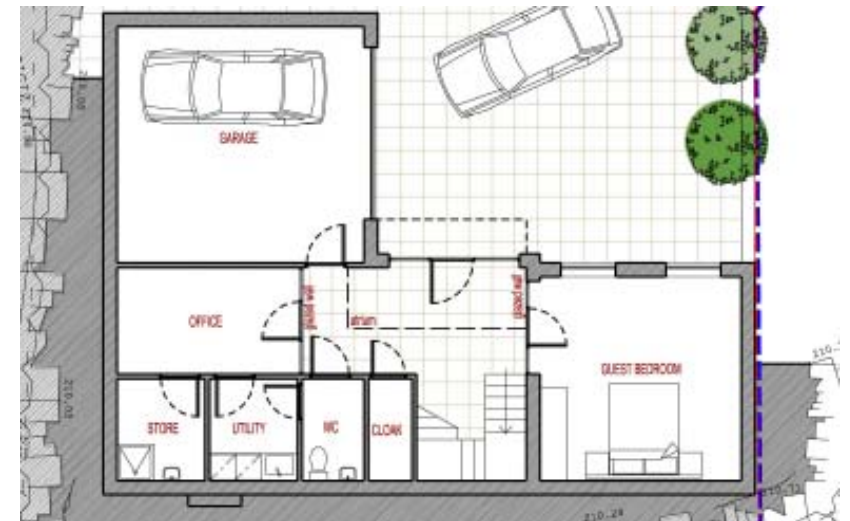
The spring water well



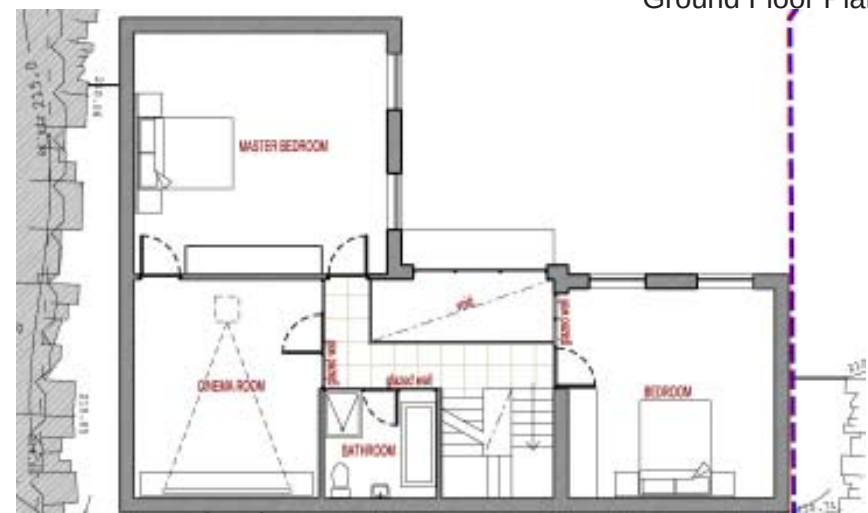
The exposed rock face

Design: Amount

The proposal is for a three bedroom detached property over three floors, the uppermost floor will access a terrace located on the upper rock face. The dwelling will provide 192sqm of floor space in total excluding the double garage, low eaves (below 1.5m) and atrium/ stair voids. It will have three double bedrooms an open plan kitchen and living area, study, cinema room and a double garage.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Design: Layout

The current access from Rockside Road will remain unchanged, the direct gated access to the site will be altered slightly to improve the access but this will not affect the lanes access to the properties beyond.

In deciding the positioning and form of the building the comments on previous refused applications was paramount, namely overlooking of adjacent properties, daylight into the proposal and also to amenity areas, avoiding the spring water well.

Taking the above into account the proposal is positioned in the base of the quarry, tight to the face of the South and West rock walls, this gives ample space to the front of the building for a parking and turning area and also allows garden space to the northern boundary which will receive ample sunlight. The positioning means all windows to the proposal are over 21m from any neighbouring properties so overcoming any overlooking issues.

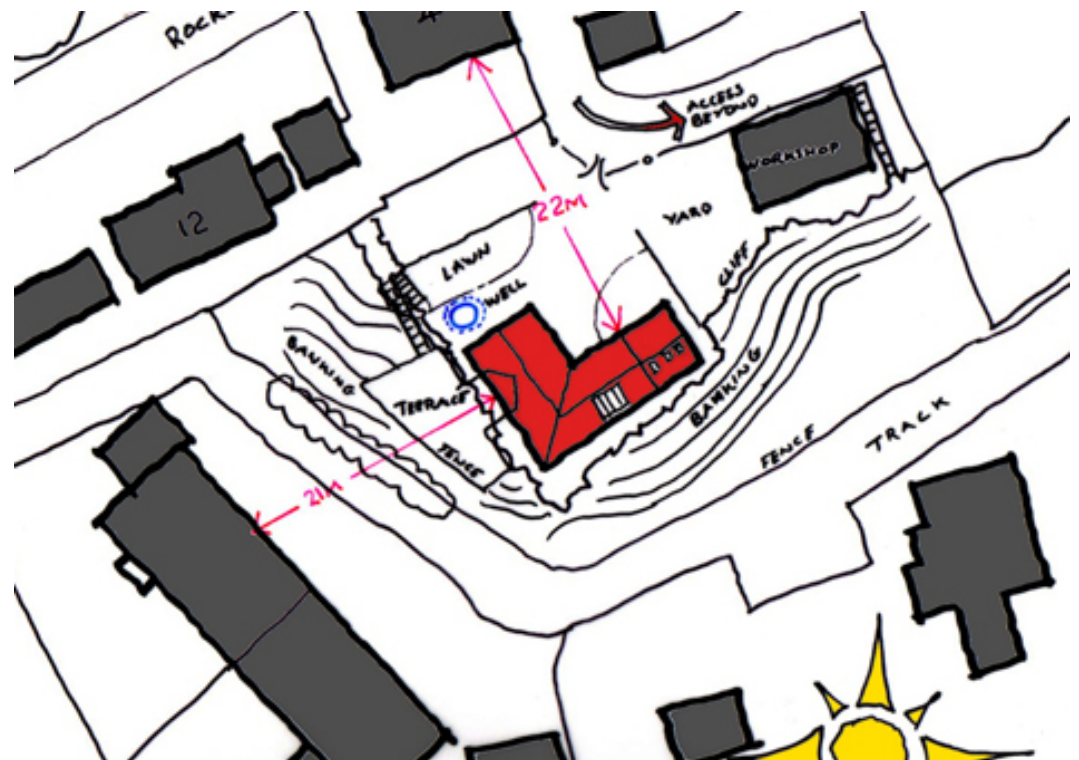
As the quarry walls are to the South and West, the building is predominantly North and East facing, so to overcome any day lighting issues an atrium rises the full height of the building, this has a glazed wall to the front and south facing rooflights above, the atrium will flood the depth of the building with light, glazed internal screens (opaque where necessary) will then provide light to each room, all bedrooms and main living spaces also have good sized windows with an aspect. Further to this the top floor of the dwelling is above the quarry walls and can thus receive south light to the main open plan living space. The windows to the top floor are all over 21m from neighbouring properties.

The existing water well is avoided to the North West of the dwelling; foundation design will also take this into account.

The hard landscaped parking area is positioned in the shaded area to the front of the building, the lawned area can then be positioned against the Northern boundary where it will receive ample sunlight, a further terrace is located on the top of the quarry walls, to the West of the building, accessed via the open plan kitchen/ living room and providing a large amenity space that will receive sunlight from noon onwards. The terrace is bordered by a 1.8m stone dwarf wall and timber fence for privacy.



Site Layout



Distances to neighbouring properties

Design: Scale

The proposal sits tight to the face of the quarry walls, the rear walls will be tanked and infilled producing a building that becomes part of the rock face. The building is no higher than the level of the Stottercliffe lane to the South and no higher than the ridge of No4 Rockside Road (listed building). The three storey dwelling steps down to two storeys to the East following the lie of the land behind; it is in scale with both the buildings and natural features of the area.



Site Section South to North



Site Section West to East



North Elevation

Design: Appearance



Design: Appearance

The proposal is a modern home but using traditional materials and detailing of the area.

The coursed sandstone walls, sawn stone mullions, cills & headers to the windows and blue slate roof are common throughout the area, these and the row of narrow windows to the third floor east elevation compliment the neighbouring listed weavers cottage.

The large glazed entrance screen is reminiscent of many barn conversions around the Penistone area, where the original barn doors have been simply glazed

The building compliments the conservation area in its use of materials and improves a derelict patch of land.



View from High Plateau looking down on the proposal



Birds eye view



Thursltone barn conversion with large glazed barn door



Hoylandswaine barn conversion with large glazed barn door



Weavers cottage Rockside Road

Design: Appearance

The positioning deep in the site against the quarry walls means the building has little impact on No4 Rockside Road (listed building) as shown on the montage below. It is not felt that the redundant scrub land/ storage area and prefabricated garages currently on the site add anything to the setting of the listed building, indeed a good quality building with materials similar to adjacent buildings and the improvements to the landscaping that the development will bring, could be considered to improve and enhance both the conservation area and the setting of the listed building. It is not felt that the spaces around the listed building are particularly important to its setting, never the less the proposal is positioned a good distance from the listed building and so will not negatively impact on the space around the listed building.

The Conservation officer raised a question about how the glazed wall will affect the setting of the listed building; on the previous page similarities were drawn with this glazed wall and those of converted barns common throughout Thurlstone and the surrounding area. Also the proposal will only be viewed in context with the listed building buildings from one position on Rockside Road (a view between two buildings) and the proposal is over 30m in the distance; given these points it is felt that the proposal is in keeping with the conservation area and does not adversely affect the setting of the listed building.



The opportunity to improve and enhance the conservation area



A well designed stone building can enhance this part of the conservation area



The only position the buildings are viewed together is through this gap between buildings

Design: Landscaping

A large paved courtyard area provides ample parking and turning for up to three cars. A lawned area to the North with native planting to the boundary provides amenity space and soft landscaping. The existing spring water well will be protected by a new 1m high stone wall. Steps with timber balustrading will provide external access to the top floor terrace area, the terrace will be hard landscaped with stone flags with native planting to the boundaries, a 1.8m high dwarf stone wall and timber fence will provide privacy to the terrace.

No existing trees are affected by the proposal.

All surface water will be dealt with by a soakaway located in the lawned area, at least 6m from the property and site boundary.



Landscape Plan

Design: Sustainability

The house will look to reduce energy consumption with the following methods:

Due to the proximity to the quarry wall cross ventilation in the property cannot be achieved so the house will cleverly utilise the atrium to create natural stack effect ventilation, expelled and controlled by a temperature/ humidity controlled active vent in the roof glazing.

The quarry wall to the south severely limits the amount of daylight that the property would receive, to overcome this a full height atrium with fully glazed wall and south facing roof glazing will flood the house with light so significantly reducing the burden on artificial lighting

A highly insulated fabric using the latest advancements in insulation

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

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

A wood burning biomass boiler will provide all the heating requirement for the house.

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.

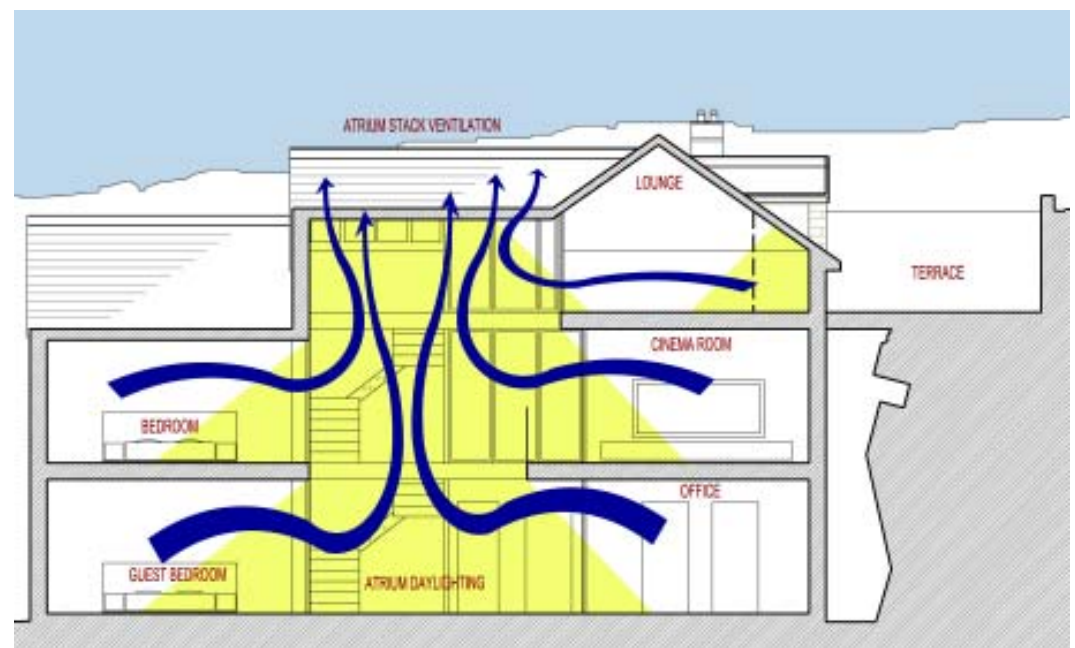
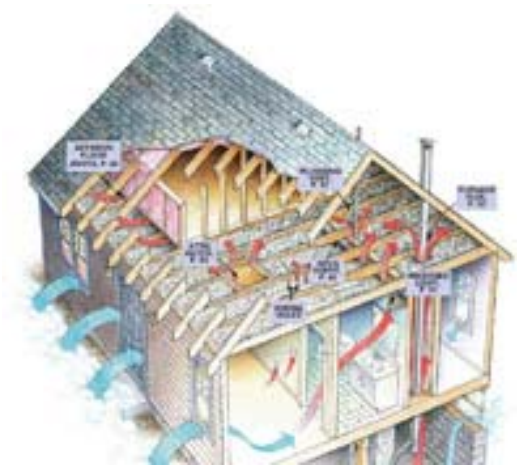
The building will use locally sourced and recycled materials wherever possible, for example using the nearby Hillside quarry for all the walling and feature stone

Low energy lighting throughout

A+ rated and water saving appliances

All surface water will be dealt with on site in line with Suburban Urban Drainage principles.

Connection to the existing sewer on Rockside Road for foul drainage is proposed.



Access:

No alteration to the access off Rockside Road is required, this access is currently used by two properties and a further eight garages used the access up until recently. Previous applications have had no objections from highways; the hatched area to the roadside creates good visibility.

Parking for two cars in the garage and a further two in the courtyard is possible, still allowing ample on site turning.

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 future stair lift.

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

Appendix: designSpace portfolio

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

New Dwelling, Rockside Road, Thurlstone

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.



New Dwellings, Sheffield Road, Penistone

An example of what can be achieved on even the most difficult sites. The two storeys above road level suggest modest cottages; the two storeys stepping down the banking reveal these majestic buildings that capture the sublime views over the river valley.



New Dwelling, Rockside Road, Thurlstone

This contemporary three bedroom home is located in a rural conservation area renowned for its fine examples of weaver's cottages; it is the simplicity of construction, abundance of light and open-planning evident in these early twentieth century industrial



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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.

