Hillside Quarry
Cross Lane
Thurlstone
Sheffield

Design & Access Statement

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Context: Around the Site

Hillside Quarry is located on the junction of Cross Lane, Hillside Lane and Hornthwaite Hill Road (f) which are class B highways, access to the quarry is taken directly off the junction of the three lanes. The site is located nearby the 'washed over' green belt settlement of Hillside Lane(a+d) and is within 1 mile of the centre of Thurlstone village and conservation area and 1 mile from Millhouse Green village

The site sits atop the hillside with views along the Millhouse/ Thurlstone valley, in the distance and on the adjacent ridge lines sit a number of wind turbines (b). To the North of the site is a covered reservoir (e) and agricultural buildings, agricultural land surrounds the site, a number of farms and dwelling houses are scattered throughout the area.



Aerial Photo



a



b



c



d



e



f



View across the valley

Context: The Site

The site consists of 20,000m2 overall, of this 13,000m2 form part of the worked quarry, 7,000m2 of access/ parking/ storage area related to the quarrying works and of this area 4,000m2 will form the site of the proposed new dwelling.

The site fronting the highways is enclosed by a new 1.5m high dry stone wall recently constructed by the applicant along with a new gated access(a to d).

The applicant currently sets aside an adjacent field as natural meadow to encourage wildlife.

The quarry area consists of the main area of quarried rock (f) and spoil mound, a large steel portal frame shed (e) and a container/ office, these are located on the Western hillside, for the most part out of view of the highway. The area visible from the highway, consists of the main access road and parking area for the quarry intersecting the proposed site which is a corner of land used as storage for products and machinery.



a



b



c



d



e



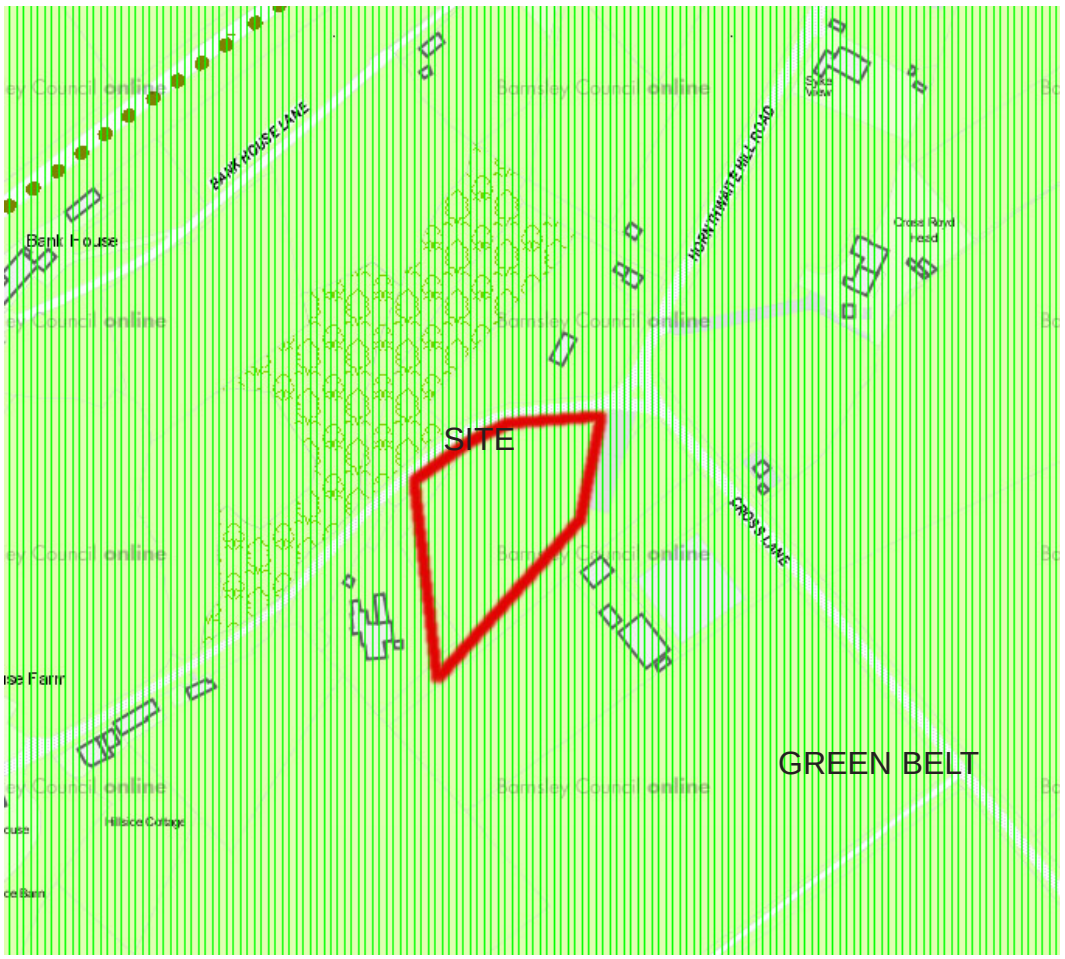
f



The site, aerial photo

Context: Planning History & Relevant Policy

Please refer to the seperate planning statement / Rural workers dwelling appraisal



LDF plan

Context: Consultation

Pre planning application enquiry, comments from planning officer Laura Bibby 16,11,2011

The site lies within the Green Belt and, as such, a new dwelling is inappropriate development. I am not persuaded that a dwelling on this site can be justified given the overriding policy presumption against as outlined in PPG2. The submitted justification relies, to a large extent, on the nearby quarrying operations. However, the quarrying works are very temporary and low-key involving the extraction of block stone. The issues identified in your submission regarding trespass and theft relate to management of the quarry and I do not see how the addition of a dwelling would bring about anything other than incidental security benefits. In any event, in assuming the dwelling would be a permanent feature, it could not be justified given the quarrying operations have a very limited life (and the quarry would be restored thereafter). Therefore, there would not be a functional need and I do not consider a dwelling would meet the necessary tests outlined in the Annex to PPS7. In terms of design, the dwelling itself is overly large and prominent. Whilst I accept it may have certain appreciable design features; the design and size of the dwelling does not work to reduce the impact on the openness and visual amenities of the Green Belt.

The applicant will seek for the proposal (as is usual for a new dwelling in the green belt) to be decided by the planning regulatory board.

Design: Use

The site currently has no defined use other than a storage area for the quarry. The land cannot be used for agriculture because of the nature of the quarrying business, namely large vehicles passing along the access road which disects the site from surrounding farmland, the site area is not of a size to stand alone as an agricultural plot.

The proposal is for a single occupancy residential dwelling and garden for the applicant and his family.







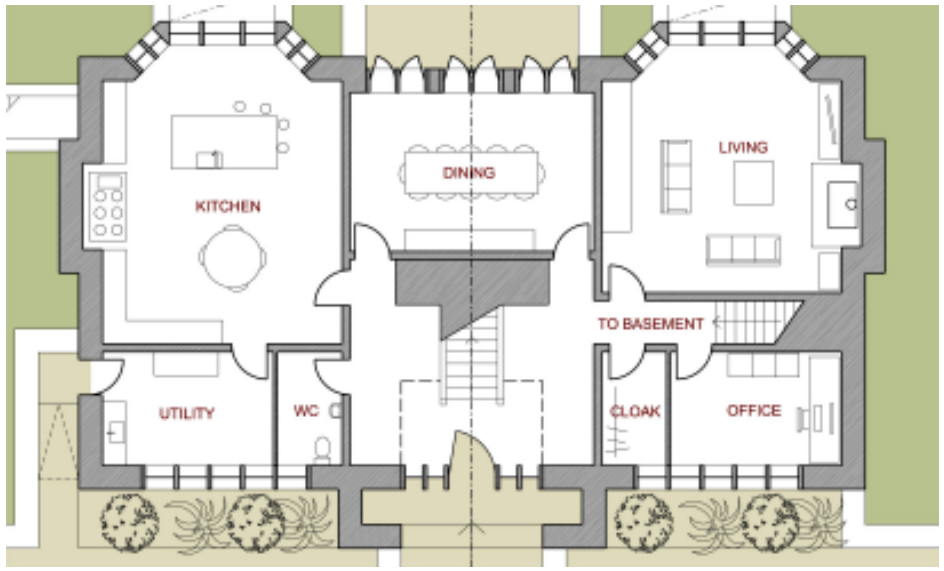




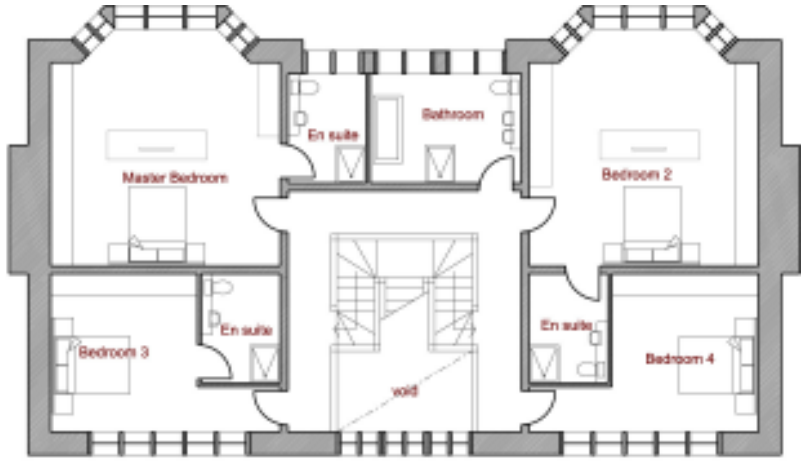
The quarry and its products

Design: Amount

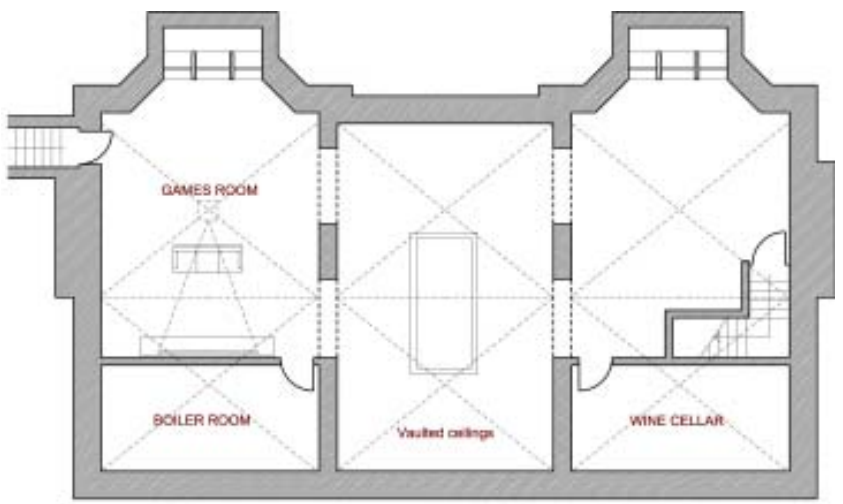
The proposal is for a large four bedroom detached property over two floors and also a full basement of accommodation. The dwelling will provide 560sqm of floor space. It will consist of four double bedrooms, kitchen, dining room and living room, study, games room, wine cellar. It is grand in scale as befitting the country houses of the area.



Ground Floor Plan



First Floor Plan



Basement Plan

Design: Layout

The current access from Hillside Road will remain unchanged, the existing quarry access road will be shared up to a point where it branches off into a courtyard for the new dwelling

The dwelling is positioned centrally on the site in a prominent position, orientated to face the views over the Thurlstone valley.

Ample space is provided in front of the house for a full turning circle and parking for up to 6 vehicles, Garden space is provided on all sides.

There are no neighbour issues.



Site Layout

Design: Scale

There are no surroundings buildings within the setting to which the proposal needs to relate. The proposal is designed on a grand scale in keeping with country houses throughout the area. Large 3.4m floor to ceiling heights, 50’ pitched roofs, constructed from 300mm coursed stone blocks, all of a scale befitting a grand country house. It will stand on the hillside and can be seen from the Thurlstone valley, it does not try to hide or be apologetic about its scale, it is designed to impress through both the scale and quality of materials and craftsmanship that will go into it.

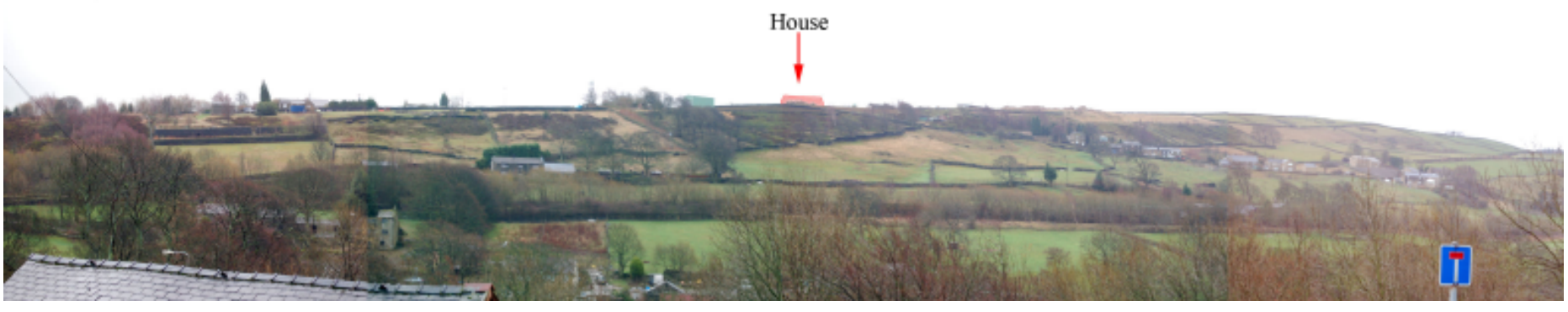
The valley side is littered with buildings and an additional isolated new dwelling as can be seen from the photograph below will not have any significant impact on the view or the openness of this area of green belt.



The grand scale of the elevation



Site Section



Design: Visual Impact Assesment

View One. From Shore Hall on shore Hall Lane.



View Two. From Bullace Grange and Farm



View Three. From Copperas Close, Millhouse Green



View Four. From 'Knuckle of the Hill', off Royd Lane



View Five. From upper Royd Lane



View Seven. From Westfield Close, Thurlstone.



Design: Visual Impact Assesment

View Six. From track along 'Royd Edge'



View Ten. From Rud Broom Lane, behind Bluebell Avenue, Penistone



10 A. From Rud Broom Lane



10 B. View from Bluebell Ave

View Eight. From Sandringham Close, Thurlstone.



View Thirteen. From public footpath to south of quarry.



Current view



ojected view of southern
ndary soil mound

View Nine. From the A629 near Hoylandswain

Actual view



Enlargement



Design: Appearence

Influenced by the Victorian Gothic vernacular, the house is constructed from large blocks of split faced coursed sandstone, ashlar stone plinths, water tabling, secret gutters with feature stone downpipes, arched two storey entrance with ashlar stone columns, stone roofing slates, also large areas of glazing, incorporating stone mullions and transoms, leaded glazing in bronze frames, feature lead rolled roofs. The building is an exemplar of the use of stone in construction.



South East Elevation



North West Elevation

Design: Appearence

GOTHIC REVIVAL HOUSES - NATIONALLY

Treberfydd House

Nestled between the Black Mountains and the Brecon Beacons, Treberfydd House is widely regarded as one of the finest examples of a country house built during the Gothic Revival movement of the 19th century.





Woodchester Mansion

a 19th Century Victorian Gothic Masterpiece mysteriously abandoned mid-construction in 1873. Hidden in a secluded Cotswold valley, it is untouched by time and the modern world. This Grade 1 Listed Building has been saved from dereliction, but will never be completed.



Hassobury Mansion, Farnham

A magnificently restored portion of a fine Victorian Gothic mansion set in idyllic farmland.



Beryl Mansion

A Small Victorian Gothic mansion one mile from Wells Cathedral.



Design: Appearence

COUNTRY HOUSES LOCALLY, (all within the green belt)

Parkin House, Millhouse Green



Manor house, Silkstone

An outstanding Grade II Listed mansion house, believed to date back to the 1840's, with some truly exceptional original features and around 10, 900sq/ft of accommodation over four floors. Set in a discreet and convenient location within around 18 acres of grounds.



The Vicarage, Hoylandswaine



Design: Appearence

Examples of the stone detailing to be used are shown opposite. The house will be an exhibition of stone craftsmanship, with every detail of the house being thoroughly worked. The applicant will use the house as a showcase of what can be achieved with stone from his quarry, this will be done with taste and style. Ensuring the development will be an impressive addition to the landscape.



Stone mullion and transom windows with decorative header



Stone water tabling



Detailing



bush hammered sandstone, 300mm coursed



Stone roofing tiles



Quoins



Gothic arch



Stone walling

Design: Appearence

Examples of the interior design of the house are shown opposite; the level of detail given to the exterior of the house will be carried through to the interior; recapturing the traditional country manor, utilising stone flooring, exposed beams, wood panelling and a grand entrance stair.



Traditional wood panelling to the living area



Traditional country kitchen with exposed beams



Feature stone



Feature stone stair to the hallway

Design: Landscaping

The landscape design will form a large element of the scheme, the application site being of 4,000m2 of which the house footprint utilises only 200sqm of this.

Access will be through a wrought iron gate, bordered by grand stone posts, the gravelled courtyard will be surrounded by a dwarf stone wall and will have a central stone feature.

To the North side of the house will be a terrace area stepping down cut stone steps to a formal lawned garden, symmetrical layout with stone flag paths crossing down to a raised water feature.

To the East will be planted a new 1,000m2 woodland of a variety of native trees both slow and fast maturing,(Oak, Alder, Birch, Beech, Ash) as well as shrubs (Hawthorn, Broom, Heather, Blackthorn) this will provide a valuable habitat for local wildlife, bats, birds, reptiles and rodents, it will be a managed site with periodoical cuttting, felling and mowing, providing fuel for the dwellings biomass boiler and developing an attractive woodland for the area.

The remaining grounds will be of a more natural landscape, with meandering paths through meadow grass with wildflowers, this will encourage further wildlife and indigenous flora and fauna, this area will be interspersed with planted areas, landscape features and seating areas all utilising the quarries products.



Stone landscaping products



Courtyard design



Feature landscaping



Woodland walk



Formal lawn



Landscape Plan

Design: Sustainability

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

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/ biomass boiler will provide all the heating requirement for the house.

A good majority of the biomass fuel will be sourced from the newly planted woodland

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

All the stone, including walling, roofing, landscaping and internal floor finishes wall be quarried, cut, carved and crafted on site, a truly sustainable method of construction

Thin bed jointing will be used to minimise the amount of concrete used in the build

Low energy LED lighting throughout

A+ rated and water saving appliances

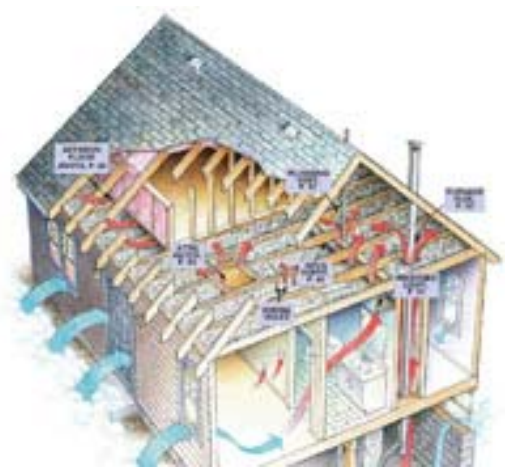
All surface water will be dealt with on site in line with Suburban Urban Drainage principles.

Rainwater will be stored and used to water the gardens.

A package sewage treatment plant will be installed on site, discharge will be in line with environment agency standards allowing it to be dealt with through a soakaway.

The landscaping is designed to encourage local wildlife, birds, bats, reptiles as well as local flora and fauna.









Access:

No alteration to the access off Hillside road is required

Parking for six cars in the courtyard is possible, still allowing ample on site turning.

Emergency services can gain access to the property from Hillside Road

Refuse & recycling store is provided to the side of the house, collection is fortnightly 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 ramped access is available at the side entrance, 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.

Summary:

Development in the green belt will only be allowed in exceptional circumstances, these circumstances are:

The proposal is in line with green belt policy, planning policy statement 7, para. 11, 'very occasionally the exceptional quality and innovative nature of the design of a proposed, isolated new house may provide this special justification for granting planning permission. Such a design should be truly outstanding and ground-breaking'.

The design is truly outstanding in its use of stone in its construction

The proposal is ground breaking in its contribution to improving its immediate setting through landscaping and also the buildings sensitivity to the defining characteristics of the area

The site is seperated from surrounding agricultural land and is not of a sufficent size to be utilised as a stand alone agricultual plot, as such it has no current use other than an overspill for the quarrying enterprise.

The proposal also offers a rural workers dwelling conditional tie in, maintaining the link to the quarrying business and ensuring that the proposal does not become a speculative development, the proposal meets the required functional and financial tests required by planning policy statement 7 annexe A.

The visual impact on the views of the green belt (as shown in section 2.5-2.6) of an additional single dwelling on a hillside already scattered with individual houses, barns, agricultural sheds, wind turbines, mobile phone masts - is negligible

The primary function of green belt policy is to retain openness and prevent urban sprawl; the proposal is a building that needs to stand alone and isolated within substantial grounds, it will improve the visual amenity of a redundant corner of the green belt by providing a building inextricably linked to its site and the heritage of the area.

The proposal is also in line with planning policy statement 9, biodiversity and geological conservation, in that the 4,000m2 of landscaping will provide new habitats and encourage indigenous flora and fauna.

The proposed dwelling is part of the quarries business plan of expansion and development that will bring much needed employment and apprenticeships to the surrounding rural communities.

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.