

THRESHFIELD QUARRY
DEVELOPMENT PROSPECTUS

GROWTH · CREATIVITY · LEARNING · SUSTAINABILITY

A unique brownfield development opportunity in the heart of the Yorkshire Dales for business, residential, community, leisure and education spaces.

Threshfield Quarry
Development Trust

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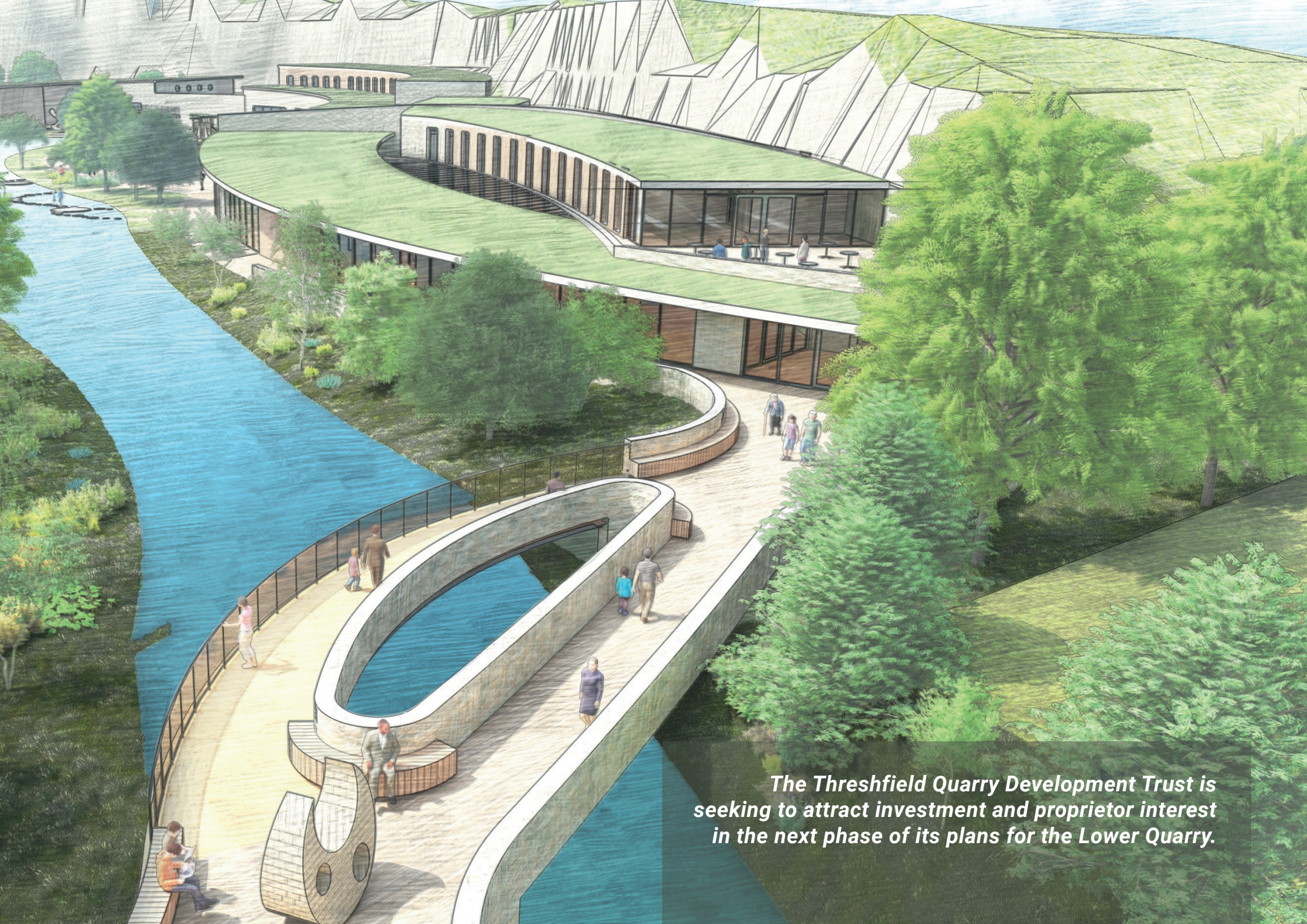
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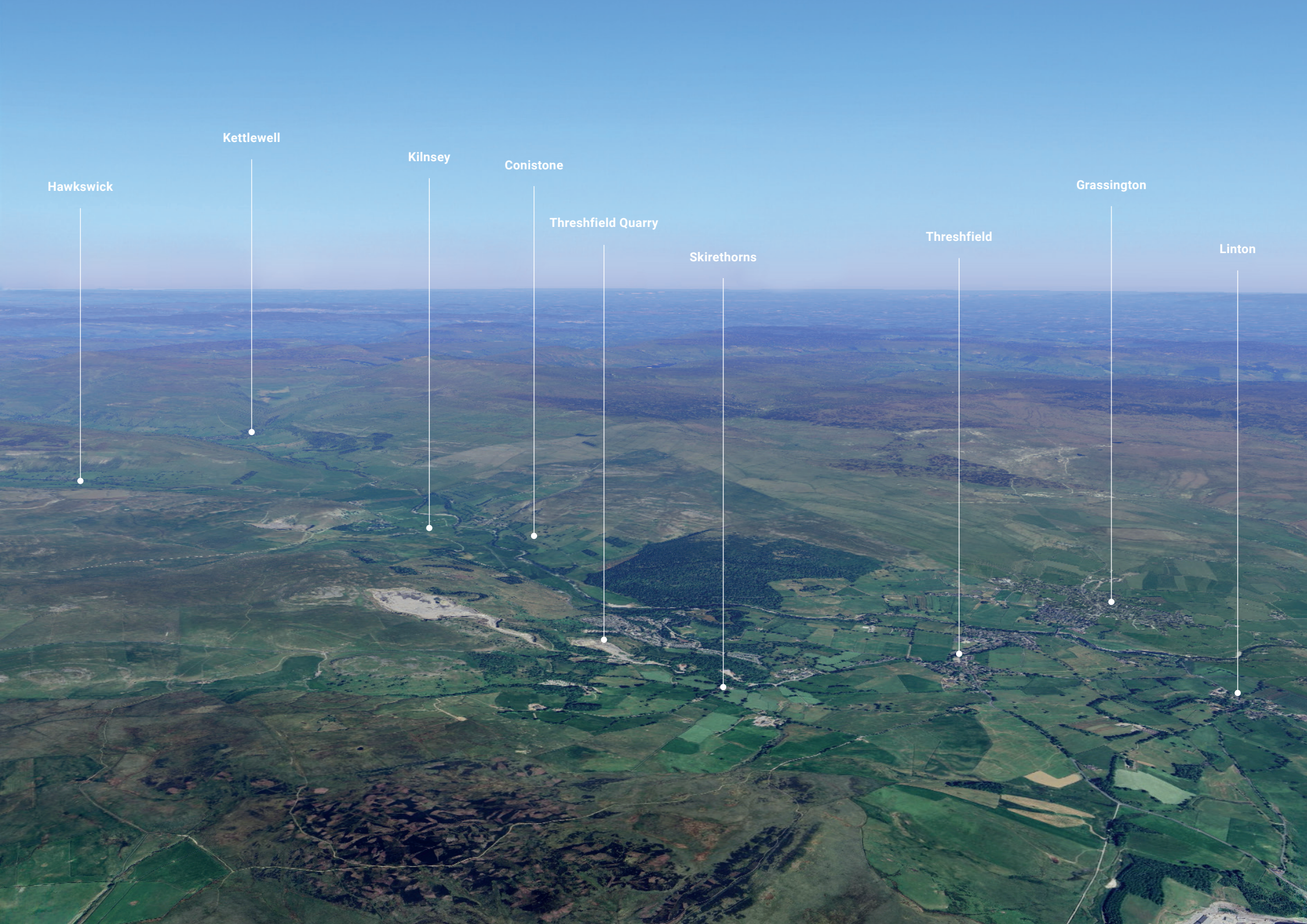
The Threshfield Quarry Development Trust is seeking to attract investment and proprietor interest in the next phase of its plans for the Lower Quarry.

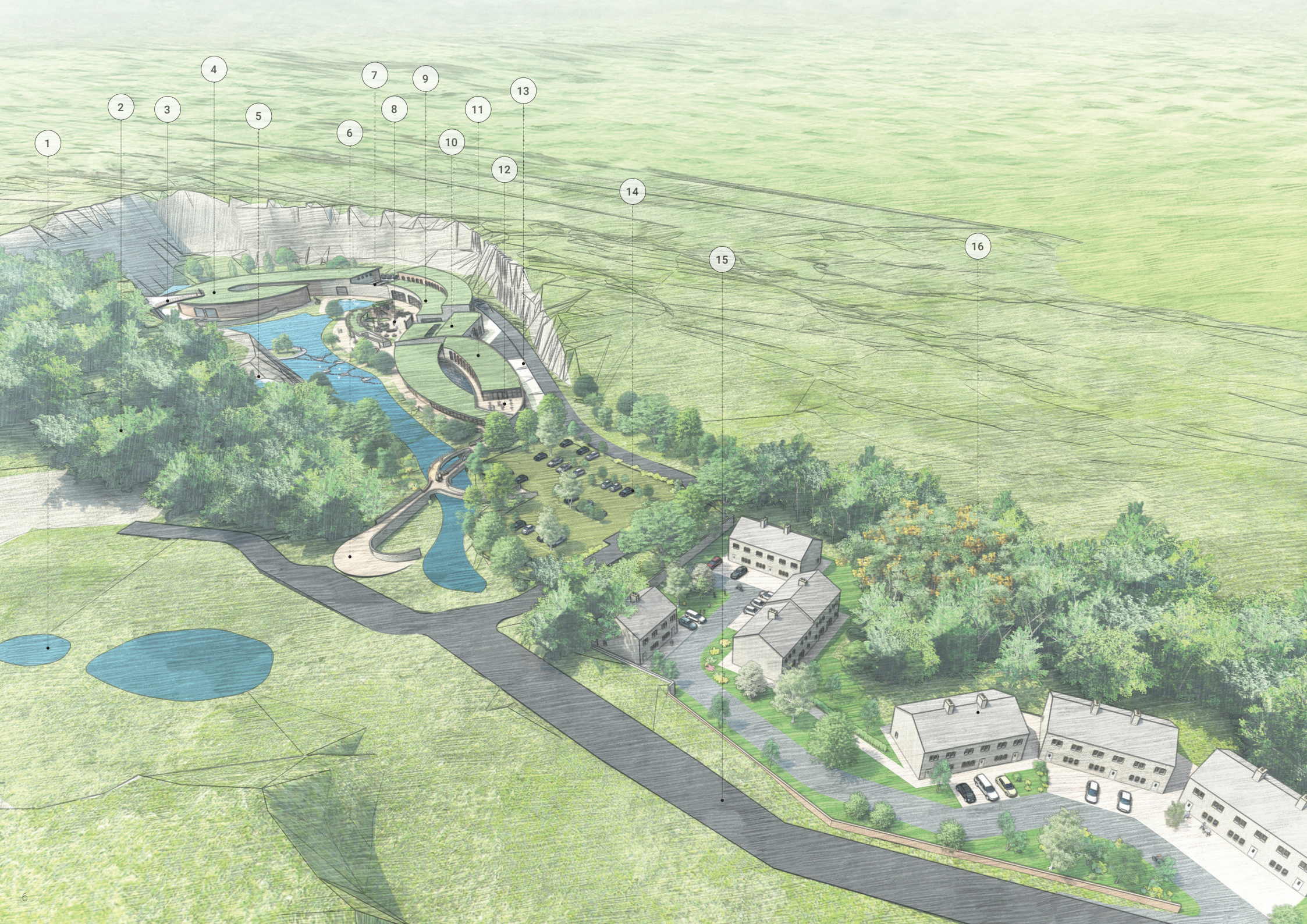
LOCATION

Threshfield Lower Quarry offers a unique brownfield development opportunity in the heart of the Yorkshire Dales National Park, close to the popular visitor destination of Grassington and within an hour's drive of Leeds, Bradford and the A1, M1 and M6 motorways.

We are continuing to engage with stakeholders including local residents, businesses and Local Authorities to take our existing Master Plan forward in response to changing economic and climatic circumstances. Because we are at the early stage of more detailed design work, we can still respond to specific needs while creating sustainable, energy-efficient living and working spaces: expressions of interest are welcome through the contacts listed at the end of this prospectus.




Hawkswick
Kettlewell
Kilnsey
Conistone
Threshfield Quarry
Skirethorns
Threshfield
Grassington
Linton


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VISION

Threshfield Quarry will emerge as a beacon of economic growth, sustainability and community nestled within the captivating landscape of the Yorkshire Dales. Our vision blends natural beauty with forward thinking landscape design and construction, to create a sustainable and unique environment inspired by, and harmonising with, the surrounding countryside.

Quarried limestone faces will provide a dramatic backdrop for business spaces, destination and learning centres. Affordable homes will be screened by existing mature woodland.

While contributing to the economic and social well-being of existing and new local communities, our vision will conserve and enhance the natural beauty, wildlife and cultural heritage of the area, promoting opportunities for the understanding and enjoyment of the special qualities of this protected landscape.

KEY

1. Crayfish ponds
2. Art installation and sculpture walk
3. Viewing platform with 360° camera feed to Threshfield Quarry Hub (via woodland walk)
4. Four large manufacturing/office units
5. Natural existing waterfall
6. Visitor drop off area
7. Service yard
8. Picnic and play area
9. Eight medium manufacturing/office units (four are live-work units)
10. Eleven small manufacturing/office units with covered courtyard (six are live-work units)
11. Threshfield Hub with cafe, gallery, education spaces and hostel
12. Rooftop cafe/bar
13. Service area
14. Car park
15. Vehicular access
16. Residential accommodation

SETTING THE SCENE

STORY SO FAR

The Power of Place

Threshfield Quarry has had significance for the local community for over a century. Work there increased dramatically in the early 20th century to feed four enormous limekilns. Rail tracks were built across the surrounding fields to bring coal from a mine on Threshfield Moor, and then from the railhead in Threshfield itself. There are local residents who recall visiting relatives working in dangerous conditions around the kilns, in the days before much attention was paid to the safety of employees. The kilns stopped working and were dismantled in 1964, and the quarry changed hands several times while being extended to continue producing crushed stone. Today, an interactive trail tells some of these stories of the quarry's past, passing on the powerful associations to new generations.



The story of a much longer past is visible in the landscape around the quarry. Our plans include opportunities to engage both locals and visitors with the visible evidence of climate change, and people's impact on the surrounding landscape, over thousands of years.

The quarry ceased operations in 2000 and the owners, Tarmac, undertook award-winning landscaping to enhance the site's biodiversity. This included working with Natural England, the Yorkshire Dales National Park and the Yorkshire Wildlife Trust to create an ark site where threatened native crayfish could be protected.

Threshfield Quarry is more than an ex-industrial brownfield site: it has the potential to contribute to the economy of Upper Wharfedale across a wide and diverse range of opportunities.







PURPOSE AND ASPIRATIONS



PLACES TO WORK



A PLACE TO LIVE



PLACES TO VISIT



SPACES TO LEARN



A PLACE FOR FAMILY AND FUN



A PLACE FOR CREATIVITY

PLACES TO WORK

Demand studies for the western Dales have shown that nearly all current business centres are at capacity (a report commissioned in 2021).

Workshops, medium and larger units will be spread across three separate buildings that curve around the inside of the quarry walls. Accessed from a secondary roadway, these flexible workspaces will be available to lease and purchase.

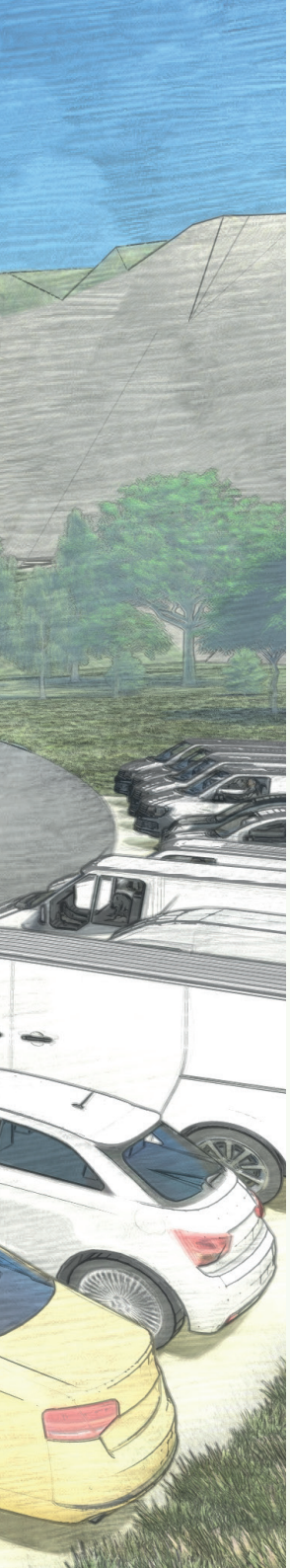
Available spaces to include:

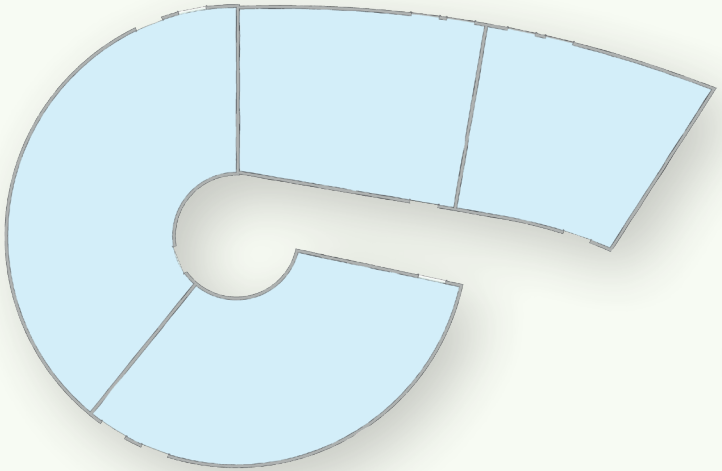
- 4 large units with potential for mezzanine levels, 559 - 920m^2
- 7 medium units with potential for mezzanine levels, 125 - 374m^2
- 11 small units, 39 - 72m^2
- A potential mix of live-work units

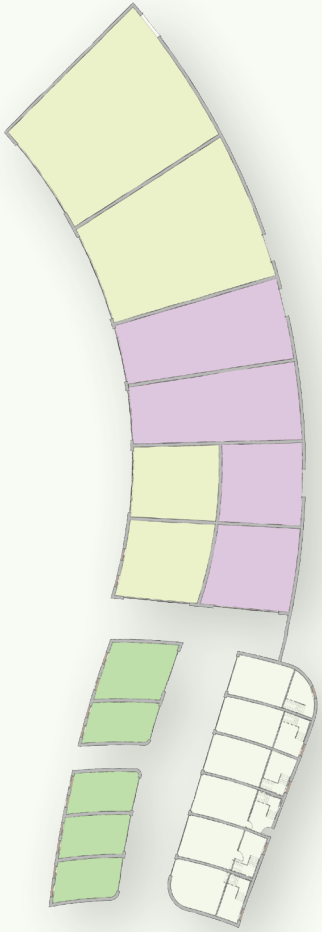
We estimate a minimum of 96 new jobs will be created or housed within the development creating a GVA of nearly £2.5m a year.

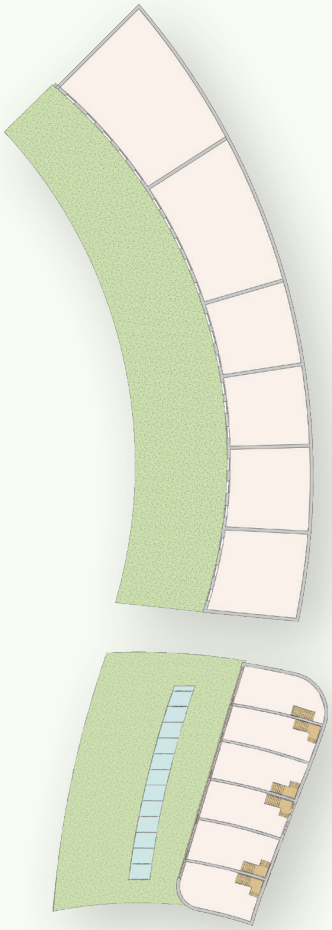
Whilst in construction the development will also offer local employment opportunities.











- Small units
- Medium units
- Large units
- Small Live Work Units
- Medium Live Work Units
- Live Work Accommodation

Ground Floor Places to Work

First Floor Places to Live

A PLACE TO LIVE

The residential component of the plan is key to delivering our vision. It will cross-subsidise the development of business units and will create opportunities for new employees to live close to their place of work, reducing their long-term carbon footprint.

Sustainable design will include energy-efficiency and in-built electric vehicle charging, with attention to conservation elements such as rain-water harvesting, run-off reduction, opportunities for biodiversity enhancement and minimising light pollution.

The residential areas are screened by mature woodland and carefully located within the quarry area to minimise visual impact from outside the site. Permanent residents will bring vitality and life to the development, and will additionally provide passive 24 hour security for the wider site.



New Family Homes











Plan View of Typical Live Work Units

PLACES TO VISIT

Central to supporting the innovative diversity of our proposal, the Threshfield Quarry Hub will be a focus for commercial users of the site, the local community and visitors alike. It will provide reception and hospitality areas, learning spaces and areas for flexible co-working and for meetings.

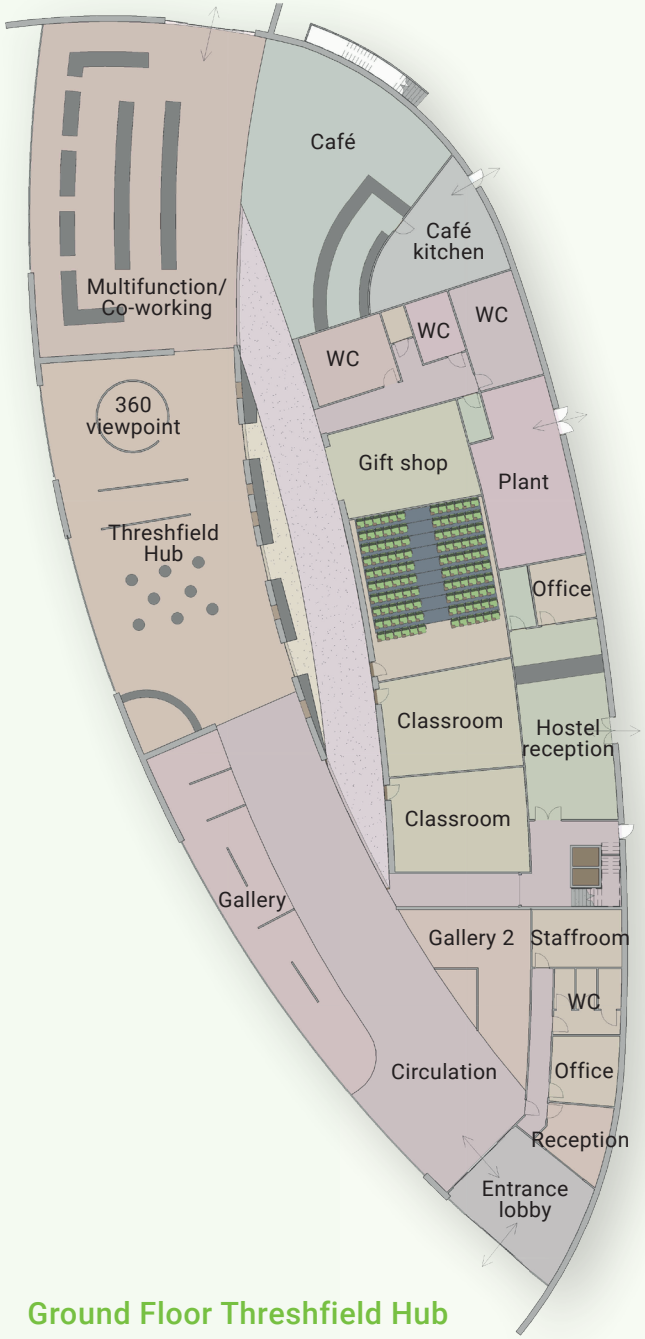
Further hospitality facilities at the first-floor level will make the most of the rooftop access with south-facing views to Rylstone Fell. This area would offer a dramatic setting for weddings or special occasions.

Areas that would be available for lease include:

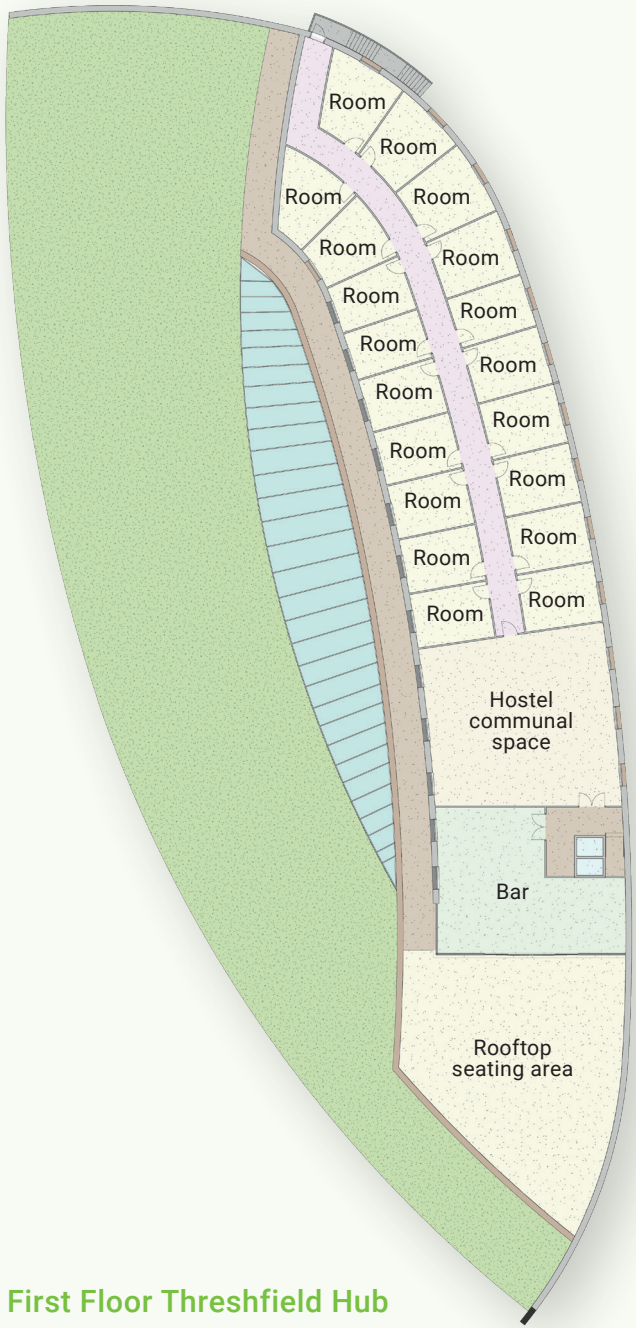
- Main café and kitchen - 2,445ft^2
- Upstairs bar/bistro with open-air seating - 3,180ft^2
- Visitors shop - from 590ft^2
- 19-Bedroom hostel/hotel - 8,070ft^2
- Other kiosks/opportunities - from 390ft^2







Ground Floor Threshfield Hub



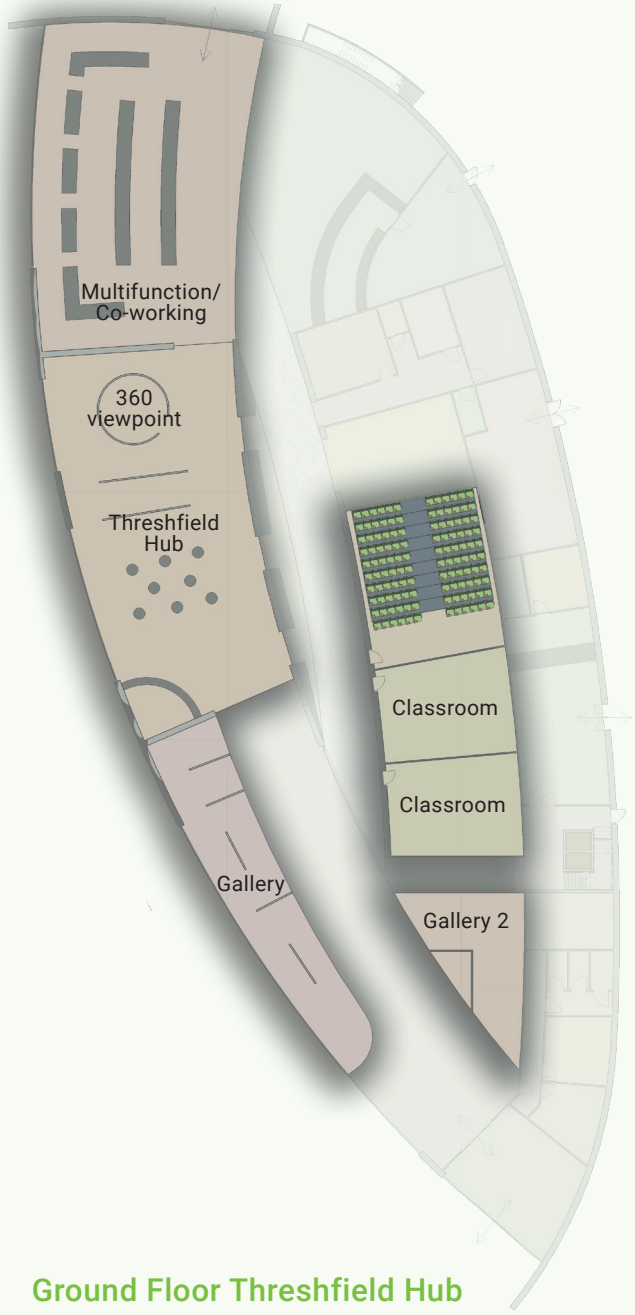
First Floor Threshfield Hub

SPACES TO LEARN

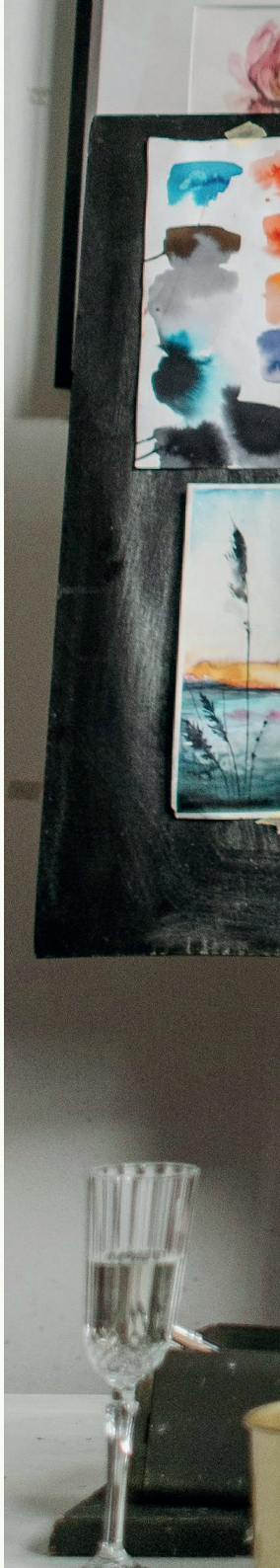
Our vision includes collaboration with local artists, schools and community groups, promoting opportunities for the understanding and enjoyment of the special qualities of this protected landscape, and ensuring that the arts continue to offer vibrant opportunities to support creativity and well-being.

Lifelong Learning is already a theme at Threshfield Quarry through local schools, the University of Leeds, the Yorkshire Wildlife Trust and the Yorkshire Dales National Park Authority.

The gateway visitors centre will incorporate classroom facilities and accommodation for visiting educational groups, while the smaller studios will provide facilities for innovative potential developments in arts, making, healthy living and leisure-related activities.



Ground Floor Threshfield Hub





A PLACE FOR FAMILY AND FUN

The nearby town of Grassington is already a tourist hot-spot, typically seen as a half-day destination and with increased visitor numbers for special events such as the 1940s Weekend and Christmas Farmers' Market (replacing the popular "Dickensian" event). Threshfield Quarry Hub will offer a year-round, all-weather destination to turn visits to the area into a full-day outing, supporting the seasonal extension of overnight stays in the Yorkshire Dales.

The camera obscura will link to the accessible viewing platform above the quarry, making innovative use of new technology. This will provide an alternative way for visitors to interact with the spectacular views across the surrounding landscape of this part of Upper Wharfedale, seeing how it has changed over time.

Managing run-off from the quarry floor will allow us to develop existing balancing ponds into carefully designed, year-round water features. With safety very much in mind, spaces will be created for play and picnic areas as well as for biodiversity and educational activities such as pond-dipping.





A PLACE FOR CREATIVITY

Nurturing Creativity: Where Art Meets Nature

Discover an environment where creativity thrives amidst the landscapes of the Yorkshire Dales. Our sustainable centre and workspaces will be designed to be more than just a place of employment; they're a canvas for artistic expression and cultural enrichment.



Embracing Artistic Inspiration

The Destination and Community Space will house a gallery where local artists can shine, and cultural and historical treasures and artefacts can come to life.

Sculpted Landscapes - The vision for the quarry includes carefully landscaped gardens with sculptures and installations inspired by the surrounding environment.

Engaging The Creative Community

Workshops and Events - Regular events held at the Visitors Centre will allow local residents and visitors to unleash creativity through hands on workshops, lively classes, and vibrant events designed to spark imagination, nurture talents and teach new skills.











WHERE SUSTAINABILITY MEETS INSPIRATION

At the heart of the vision lies a deep commitment to sustainability. Our eco-conscious business, residential and leisure spaces will sit alongside nature; embodying good design, energy efficiency, and renewable energy principles. A regional beacon of sustainable living and working, our thoughtfully designed spaces will be a model for the future.

With a focus on environmental principles, our development will embrace the following:

Good Design - Naturally lit interiors and comfortable environments, crafted to integrate with the beautiful Yorkshire landscape.

Energy Efficiency - Energy-saving technologies and appliances, ensuring every watt is used wisely.

Renewable Energy - Using on-site natural renewable energy sources.

Green Roofs - We believe in sustainable building practices from top to bottom.

Balancing Ponds - Designed to manage stormwater runoff, prevent flooding, and create habitats for local wildlife.

Sustainable Materials - Using locally sourced or reclaimed materials wherever possible, our design reflects best practice in sustainable construction.

Water Conservation - Low-flow fixtures and innovative rainwater harvesting systems.

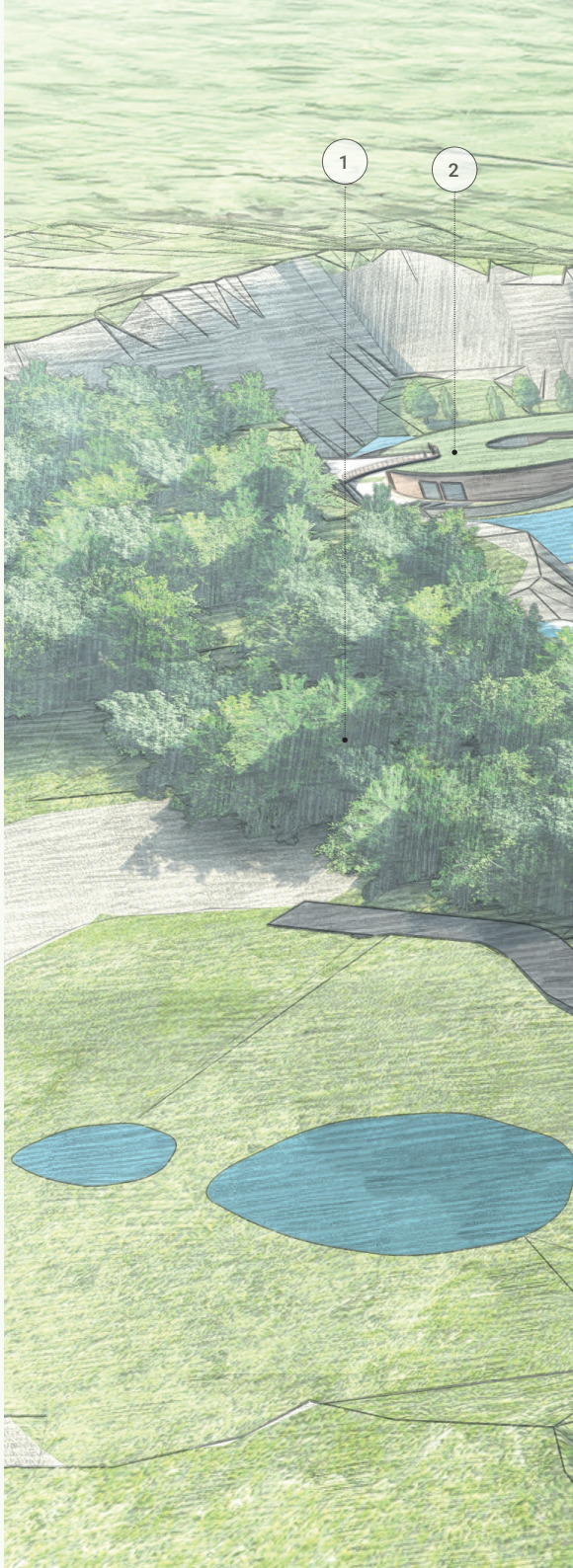
Waste Not, Want Not - A reduce, reuse and recycle policy will be in place with an aim of minimising waste.

Localised Employment - Reduction of commuting times for local residents.

SITE PLAN SUMMARY

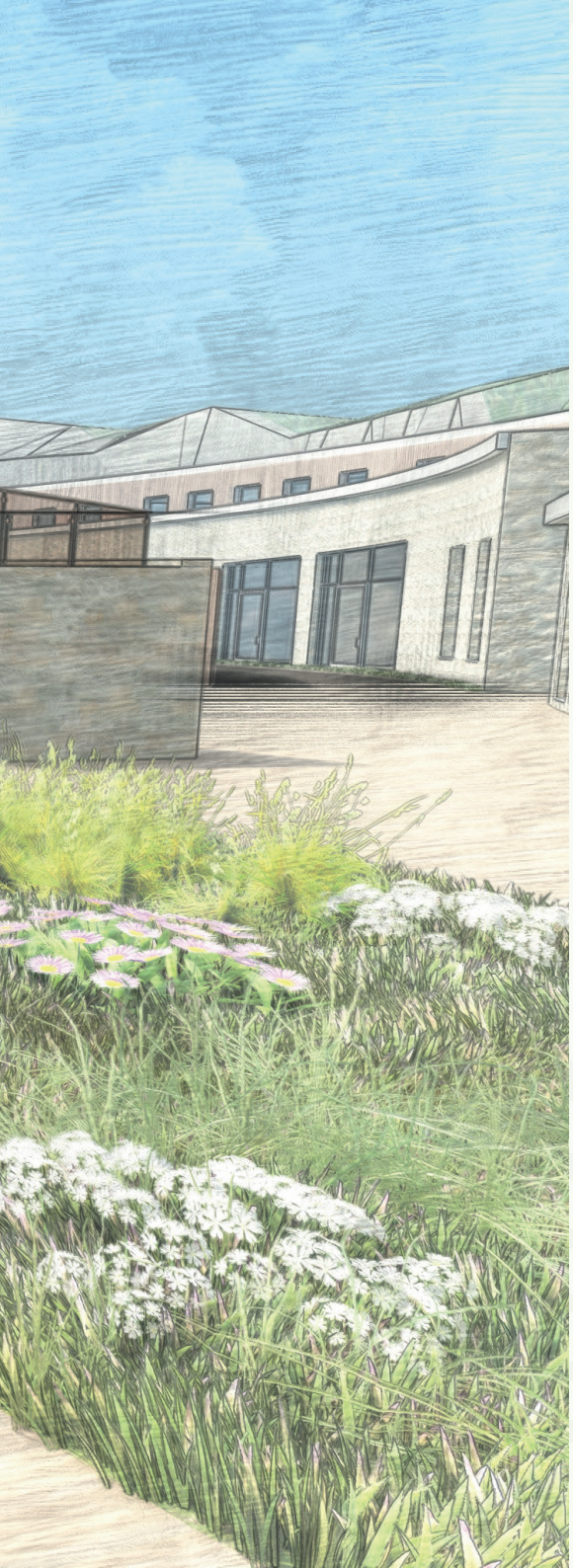
KEY

1. Nature walks
2. Large units
3. Medium Live Work units
4. Multiple outdoor areas
5. Small units, including some Live Work
6. Central hub with multifunctional spaces
7. Service yard
8. Car park
9. Residential accommodation
10. Residential accommodation




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WHAT'S NEXT

The development is underpinned by

- Design elegance
- Energy efficiency
- Use of renewables
- Minimised carbon footprint
- Enhancing biodiversity

Innovation and connectedness are the heart of this plan. Within this unique location we are able to move away from differentiated zoning of business, residential and leisure, and our proposal sees the space inhabited 24 hours a day in addition to good connections to nearby centres.

We want to create and work with partners who will help develop and deliver our vision.

Because we are at the early design stage, opportunities exist to work with local businesses so we can create the spaces around their needs.

Who to contact

To arrange a site visit or for informal discussion please contact:

Stefan Sykes: stefsykes@gmail.com

Roger Martlew: info@threshfieldquarry.org.uk



Threshfield Quarry Development Prospectus

Prepared by Bowman Riley June 2024

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