

Heritage Statement
for
The Mistle, Lower Belle Clive Farm,
Hartcliff Road,
Penistone,
S36 9FE

To accompany the application ref: 2018/1081 for Planning Permission for the replacement of 2No. existing Septic Tanks with one purpose designed Sewage Treatment Plant processing domestic waste from The Mistle and two adjoining properties The Barn and The Cottage both of Lower Belle Clive Farm, Hartcliff Road, Penistone, S36 9FE

Submitted by Neil Cocker and Antonia Jessop

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The Nature of the Asset

The Mistle building is a Grade II listed building (Barn) with the main part of the building probably being built in excess of 400 years ago (16th or 17th century) with considerable alterations, extension (to the east) and reconstruction taking place in the 19th century. A date stone showing a date of 1854 is included on the gable end of the East elevation of the building.

Please refer to Appendix 1 – the Listed Building Profile for The Mistle, rated in 1986, describing the property as an Outbuilding approx. 10metres to the south of Lower Belle Clive Farmhouse.

The building is located at an elevated location (310M, 1007 ft above sea level) within the homestead of Lower Belle Clive Farm approx. 3.5 miles south of Penistone overlooking the Little Don Valley Bottom and Pennine Uplands beyond. The property includes a field (O.S. 9139) of approx. 2.66 acres to the south.

The main Barn is 14m long x 7m wide having external walls of 600-700mm thick. The west end abuts The Barn (refurbished property) having no independent gable end. The original ground floor was concrete at the east end of the barn with a cobbled floor towards the west end (older part of the property) of the building.

The original first floor was timber throughout being supported by timber beams (retained) at third points creating an open space throughout. The roof structure comprised timber rafters (replaced due to worm rot), purlins (two on each pitch) supported on King-Post trusses, totalling 4No. dividing the roof into 5No. bays. The roof covering is stone flag.

A mono pitch single storey 'shed' having a stone wall construction and profiled metal sheet roof was originally positioned at the east end of the Barn this has been subsequently replaced with a two storey extension to the Barn.

The Barn was built into the ground such that the external ground levels were consistent with the internal ground level on the south side, the internal ground level was about 600mm below the external level on the north side (the internal slope was subsequently removed to provide a level floor throughout the ground level of the Barn).

The Extent of the Asset

Currently 2No. existing Septic Tanks serve The Mistle (dedicated tank) and two adjoining properties The Barn and The Cottage (shared tank). Both tanks are installed in the field (O.S. 9139) to the south east of The Mistle, adjacent to a footpath that runs north to south through the field – see Appendix 2 – Site plan issued as part of planning application. Each of the existing tanks has a dedicated herringbone soakaway. Both tanks are in need of replacement due to their age, the lay of the land (steep slope) and poor drainage due to the thin layer of top soil on a deep clay base.

It is intended to replace both the existing septic tanks with a single sewage treatment plant having a single clean water discharge which will be piped to an existing land drain which runs north/south along the eastern edge of the field (O.S. 9139).

The sewage treatment plant will be positioned to the east of the existing footpath and be fully installed in the ground. The head of the plant will be shrouded from sight of The Mistle and southern elevation of the adjacent property The Barn by an existing dry stone wall 1metre in height (see photos below).



View from The Mistle (looking South East)



View to The Mistle (looking North West)

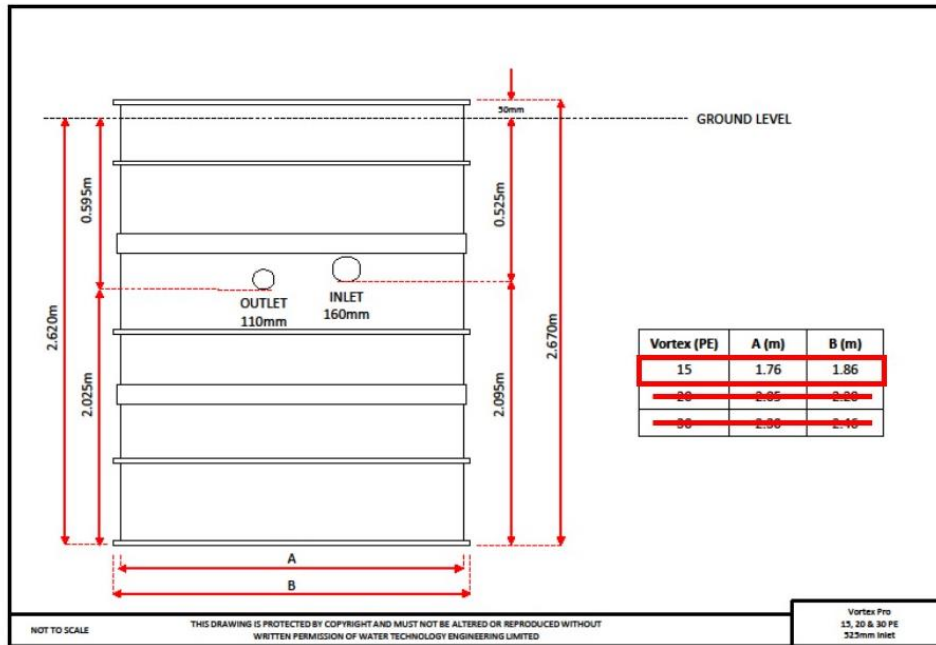
The Proposed Works

The proposed works comprises the decommissioning of 2No. existing Septic Tanks currently serving The Mistle (dedicated tank) and two adjoining properties The Barn and The Cottage (shared tank) with a single a purpose designed Sewage Treatment Plant.

The proposed sewage treatment plant is a Vortex 15, manufactured by WTE (Water Technology Engineering) Ltd, Unit 2, Bolton Lane, Bolton, York, YO41 5QX, and being installed by White Rose Installations, The Byre, Foggathorpe, Selby, YO8 6PX.

The Vortex 15 is an all Activated Sludge Process (ASP) sewage treatment plant having a 15/16 person capacity. It is 1800mm in diameter and has an in-ground depth of 2.62M and power consumption of 0.15Kw being tested and certified to EN 12566-3.

As previously stated the sewage treatment plant will be positioned to the east of the existing footpath and be fully installed in the ground as shown in the diagram below.



Dimensional Details of proposed Sewage Treatment Plant

The head of the plant (see photo of similar installed unit below) will be shrouded from sight of The Mistle and southern elevation of the adjacent property The Barn by an existing 1metre high dry stone wall.

The treated effluent will be piped underground to the land drain at the eastern edge of the field (O.S. 9139).



Installed Sewage Treatment Plant

The Impact on the Asset

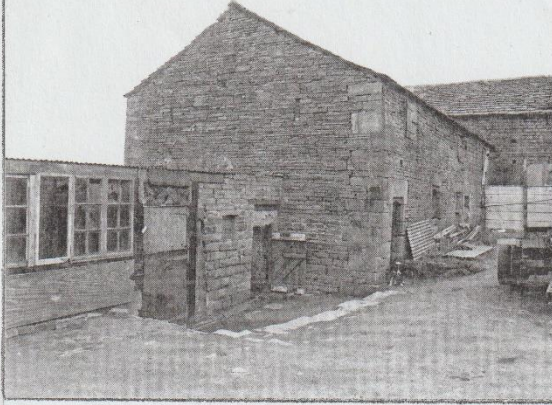
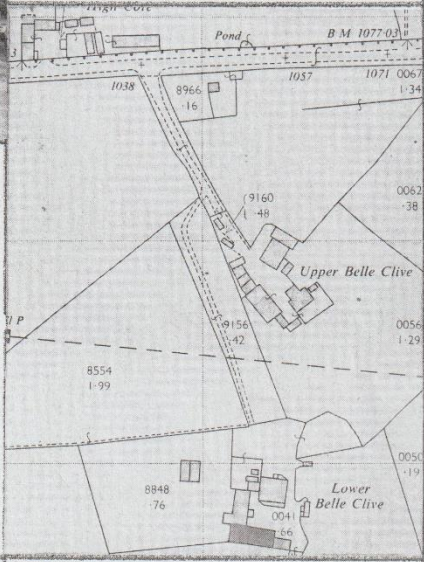
The proposed works will have a positive impact on the asset in terms of providing a positive method of sewage treatment in place of two existing septic tanks which do not presently operate correctly. Due to the nature of the soil, the discharge cannot drain into the land as it should, and as a result, effluent sits on the surface of the land. Consequently, the field cannot be used for the purposes of grazing livestock.

Due to the proposed location of the tank being outside the curtilage of the asset and installed underground, and shielded by a 1metre high wall, the installation is not visible to any of the surrounding properties.

Preserve, Enhance and Mitigate

The proposed installation of the sewage treatment plant will improve the current situation within the field adjoining The Mistle resulting in a significant area of the field being able to be returned back to natural pasture for grazing.

APPENDIX 1

Barnsley		Listed Building Profile			
GROUP VALUE (D&R)	✓	C.S. REF.	SE20SW	DATE LISTED	21.7.86
CONSERVATION AREA	-		SE219015	GRADE	II
			AREA	LANGSETT	
			ADDRESS	Outbuilding approx. 10 metres to south of Lower Belle Clive Farmhouse Hartcliff Road (south side, off) Langsett.	
					
PHOTO DATE	2.9.86	PHOTO REF.	370/14	PRESENT USE	Outbuilding
OWNER & ADDRESS		Mr. G. L. Drewery, Lower Belle Clive Farm, Hartcliff, Penistone, Sheffield			
NOTES					
Stable now outbuilding. C17 with C18 addition and alterations. Rubble brought to course and coursed squared stone; stone slate roof. Single-storey with loft, 3 loft openings. Quoins to left. Left-hand part, of rubble, has 3 chamfered quoined triangular-headed doorways, 2 right ones blocked and with windows. Added right-hand part has 2 quoined doorways, right one blocked and with window. Three boarded square openings above. Rear: quoins to right. 3 doorways, right one chamfered, quoined and triangular-headed; central one chamfered, quoined and blocked with window; later door and window to its left. A chamfered vent between 2 right-hand doorways and blocked arched vent above. Interior: roof structure probably C18.					
VISITED BY J.D.B. Hislop DATE 2.9.86					

APPENDIX 2

