design, access & heritage statement

application:	Proposed stables with riding manege to The Mistle, Lower Belle Clive Farm, Hartcliff Road, Penistone, S36 9FE
client:	Neil Cocker and Antonia Jessop
job nr:	19069
date:	22 April 2020

Introduction
This design, access and heritage statement has been prepared by ***ADP Architecture and Design Ltd*** on the instructions of Neil Cocker and Antonia Jessop and provides sufficient information to accompany a planning and listed buildings application for proposed erection of equestrian stables and associated riding manege, at The Mistle, Lower Belle Clive Farm, Hartcliff Road, Penistone, S36 9FE. The Mistle building is a Grade II listed building (outbuilding) (list entry nr. 1151079), first listed on 21st July 1986.

The site lies to the South East of Penistone, in the heart of the green belt. It is accessed via a private lane off Hartcliff Road and is one of two listed buildings within Belle Clive Farm. Belle Clive Farm consists of the Farmhouse and a cluster of outbuildings, which have been converted. There are now three properties which share a common courtyard.

Planning and Listed building consent was granted by Barnsley MB Council in January 2010 for proposed "new stable block and associated shed". However, these works were never completed on site, with only an element of excavation and some retaining walls being constructed.

This application seeks permission for an alternative stable block arrangement, in the same location as that previously proposed, along with a riding manege for exercising horses and associated ground works in connection with the same.

Use
The current use of the property is residential, this use will not change by virtue of this application. The land where the stables and manege are to be located is currently a paddock/field.

Amount, Layout and Scale
The paddock where the stables and manege will sit, slopes from North to South and is approx. 12 hectares, it is bounded by dry stone walls and fencing. The proposed stables will sit to the North-west corner of the paddock. In this location they do not impact on the amenity and views from the property but are close enough to the other buildings to still appear as part of the overall cluster of development.

The proposals allow for three stables with associated tack and feed/hay rooms. These are to be single storey, traditional stables, which due to the topography and location will "sit down" within the land and not impact on the setting. The associated manege will cut into the land, with a "cut and fill" exercise meaning that the land around the menage can be regraded to work with the existing levels. The menage is 40m by 20m.

Appearance
The stable building will be a standard stable block, constructed from timber frame with exterior shiplap cladding, green pressure treated. With Onduline roofing sheets in black with matching ridge and square gutters. The stable doors will be top and bottom tongue and groove doors, with pad bolts and kick over latch.

The manege will be surfaced with a rubber chip weather surface and will be enclosed with a timber post and rail fence.

The full appearance details can be seen on the application drawings.

Access
There is no new access required. The existing vehicular access is via the gate off the main lane

Significance of the Heritage Asset
The Mistle building is a Grade II listed building (barn) with the main part of the building dating back to the 17th Century with later 18th Century additions and alterations. A date stone of 1854 is included on the gable end of the East elevation of the building. The Historic England listing describes the building as former stable, now outbuilding, located 10m to the South of Lower Belle Clive Farmhouse.

The building is at an elevated location (310m, 1007ft 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 4nr. dividing the roof into 5nr. bays. The roof covering is stone slates. Original openings have been kept and have stained timber windows. The more subservient garage and bedroom black on the Eastern elevation is a later addition completed as part of the conversion to dwelling.

A mono-pitch single storey 'shed' with 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).

Impact of the proposed development upon significance of the Heritage Asset

The paddock is approximately 12 hectares and slopes away from the property down to the South. The topography of the land and the proposed location of the stables and menage, mean that they will have little impact on the heritage asset. The stables are located over to the North-west corner of the field and sit down within the land, so that they are inconspicuous and do not detract from the views out of, or views looking back at, the property.

The stables and menage are an appropriate use within the green belt and will allow the applicants to use the paddock for a suitable and intended use. The menage has been carefully considered to sit in the most appropriate location across the field to minimise the amount of cut and fill, be close to the stables and easily accessible.

It is proposed that the small amount of harm caused by the proposals will be outweighed by the benefit of the appropriate use of the paddock.

Conclusion

The proposed stables and manege are an essential additional to enable the applicants to house, care for and exercise horses, and for the field to be used as a paddock. The proposals are in line with policy and do not harm the visual amenity or the open character of the green belt, nor do they pose any material harm to the listed building.

We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.