

The Mistal  
Lower Belle Clive  
Farm  
Hartcliffe Road  
Sheffield S36 9FE

# Design & Access Statement

1024B - Full Planning Application for New Equestrian Stable and Associated Shed

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## Context: Location & The Site

The site lies to the South East of Penistone, in the heart of the green belt. Accessed by a private lane off Hartcliffe Road, the property is one of two listed barn conversions originally part of Lower Belle Clive Farm, the original farm house also forming part of the cluster along with assorted agricultural buildings. The three properties share a common courtyard.

The land slopes from North to South giving wonderful views across Langsett from the gardens & paddock to the rear of the property. The property is constructed of stone with stone slate roof, original openings have been kept with stained timber windows, the lower subservient garage and bedroom block on the eastern end is a new addition completed as part of the original conversion, it is tied in seamlessly with the original. There are a number of small conservation roof lights.

The paddock is approximately 12 hectares, sloping from North to South, bounded by dry stone wall and fence.

The original planning application for conversion into residential and extension of garage and bedroom was completed approximately 10 years ago.



Views



The site



The conversion



The Conversion &amp; Rear Garden



Aerial Photograph of Site

## **Context:** Planning policy & Consultation

The site is within the green belt, the barn is a grade II listed building.

Relevant Legislation and Guidance -

National Planning Policy PPG2 sets out guidance on protecting the green belt.

GS8 - The construction of new buildings will not be permitted, except in very special circumstances, unless it is for the following purposes, agriculture and forestry.

GS9 - Development within the green belt or conspicuous from it, should not by reason of its siting, materials or design, result in significant harm to the visual amenity of the green belt.

Barnsley MBC supplementary planning guidance 13 - Agricultural Buildings, gives guidance on the design & siting of agricultural buildings.

The proposal is in line with all relevant legislation and guidance, it is an agricultural building of a temporary nature and the siting, design & materials do not cause significant harm.

Barnsley MBC Planning Officer Laura Bibby and Conservation Officer Tony Wiles were both consulted with regards the proposals and had no objections.



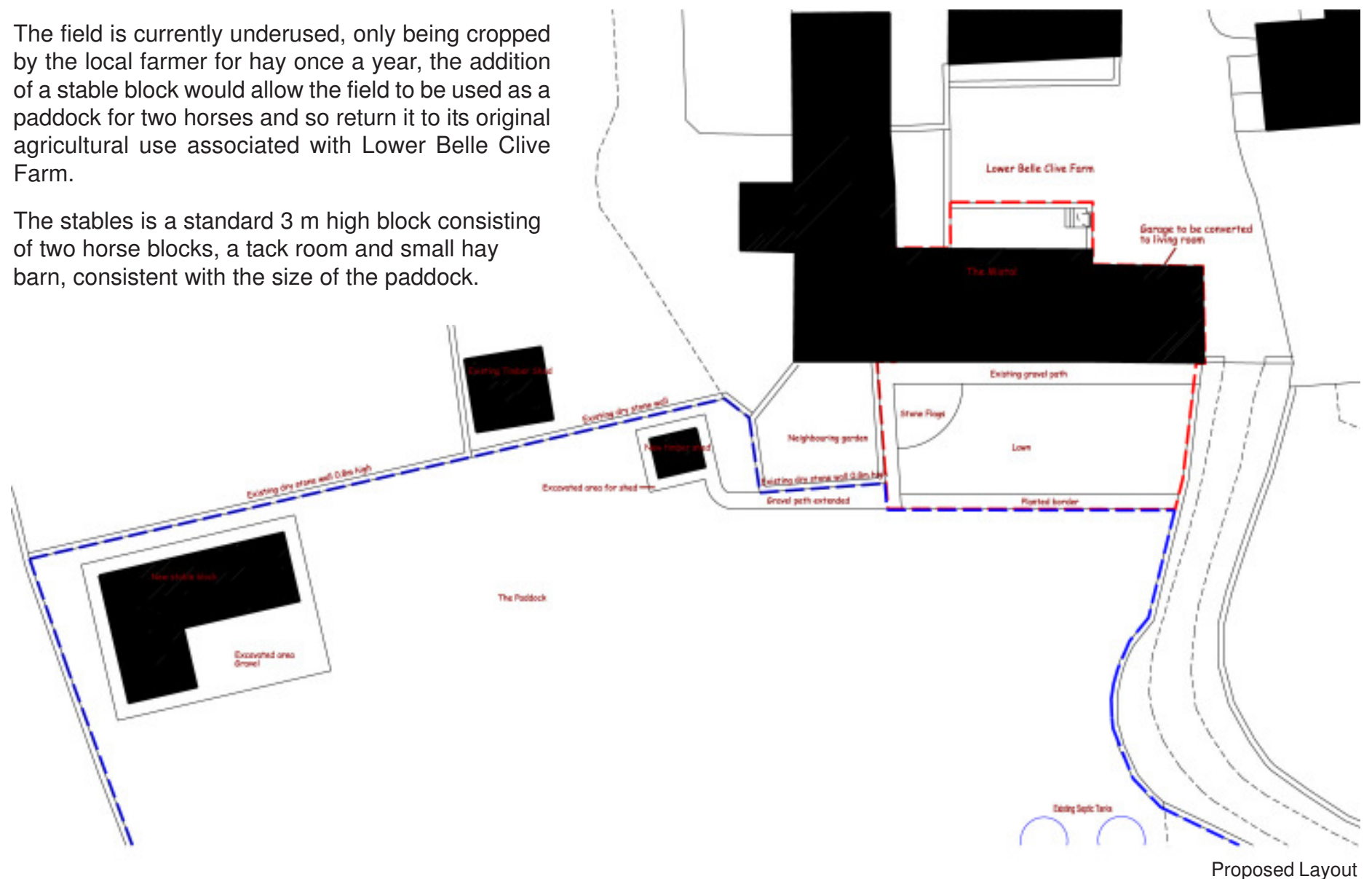
UDP with Site Highlighted

## Design: Use, Amount, layout, Scale, landscape

This application is for equestrian stables and associated shed located to the North West side of the paddock, positioned so as not to impact on the amenity and views from the dwellings, but close enough to still form part of the overall cluster of buildings. The shed is located closer to the dwelling for ease of access. The gradient and existing retaining wall allow the buildings to be 'sunk' to reduce the impact from the buildings to the North. The roofs of both buildings will be approximately the height of the existing stone wall directly to the North.

The field is currently underused, only being cropped by the local farmer for hay once a year, the addition of a stable block would allow the field to be used as a paddock for two horses and so return it to its original agricultural use associated with Lower Belle Clive Farm.

The stables is a standard 3 m high block consisting of two horse blocks, a tack room and small hay barn, consistent with the size of the paddock.



Proposed Layout

## Design: Appearance

The Stable is a standard off the shelf stable block such as that by Chart Stables of Kent. Stained timber cladding with a grey profiled metal sheet roof. Measuring 13 x 3.7m & 22 x 3.7m

The shed is a standard stained timber structure with felt roofing, measuring 3 x 2.5m.



Proposed Stable Block



Proposed Shed



Proposed Stable Block

## **Access:**

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Vehicle Access is via the gate off the main lane.

Roof drainage will be to a herringbone soakaway located within the field

## **Conclusions:**

The Stables and Shed are an essential addition to enable the field to be used as a paddock and maintain its agricultural use.

The proposal is in line with policy in that it is for agricultural purposes and does not harm visual amenity.

The amount is in proportion to the size of the paddock.

## Appendix: designSpace portfolio

designSpace are specialists in homes, extensions & conversions. Established for two years our first completed building won the Home Building & Renovating competition for best do it yourself project.

### Highfield, Sheffield

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.



### Two storey extension to an existing bungalow, Sheffield

On the edge of the river Don Valley, in the Thurlstone conservation area, particularly noted for its weavers cottages. A wooded riverside setting is reflected in the tree house balconies and leaf coloured render, a contemporary solution that was praised by the local planning authority.



### Broad Close Farm, Sheffield

A second agricultural dwelling in the green belt, received high praise from the planners for the contextual solution and high quality of the design.



# Contact:

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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.

