

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

Design & Access Statement

1024C - Householder & Listed Building Consent for Wood Burning Stove Flue

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

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



Views



The Barns



The conversion & Courtyard



The Conversion & 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 and reuse of buildings within.

Barnsley MBC supplementary planning guidance 6 - Barn Conversions, gives guidance on the external detailing of a barn conversion

English Heritage also offer advice on conserving listed farm buildings.

The proposal is in line with all relevant legislation and guidance.

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, Appearance

A standard 200mm diameter wood burning stove flue will project through the gable wall at below first floor level, it will step around the bedroom window and finish level with the ridge line with a suitable cowl. The flue will be powder coated a dark grey to appear as unobtrusive as possible.



Showing the flue

Access:

No alterations to highways acces, refuse collection or disabled acess is proposed.

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.



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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.

