

January 2017

Design & Access Statement

Hartcliff Cottage, Upper Belle Clive Farm, Hartcliff Road, Sheffield S36 9FE



1.1.The Site & Surrounding

The site is located on Hartcliff Road, it is a rural farming area within the Barnsley Green Belt. The site is one mile from the market town of Penistone with its many facilities and commutable distance of Sheffield, Leeds and Manchester.

The site access is at the junction of Hartcliff Road & Upper Belle Clive Lane, the access has good visibility in both directions. The site measures 667sqm, within the site are two stone buildings in a poor state of repair with a combined footprint of 50sqm. The site is surrounded on all four sides by dry stone walling in varying states of repair, the site is relatively overgrown with grasses, brambles and shrubs, there are no trees or shrubs of particular note that would require a tree survey.

Hartcliff Cottage was a dwelling which provided two storey accommodation, living space to the lower floor and bedroom to the upper floor, constructed in stone with blue slate roof, currently only two full walls of the building remain although the other walls are still clearly defined. The second building remaining on the site was a single storey stone outhouse; the remains of the walls of this building currently stand at approximately 1m high.

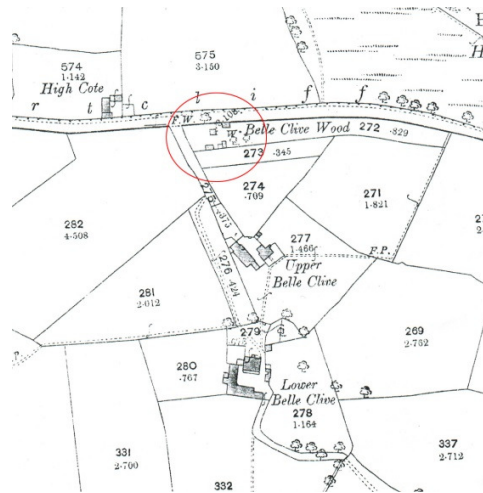
Diagonally opposite the site on Hartcliff Road is High Cote Farm, a small farm stead, further along Belle Clive Lane stand a number of properties, original farm buildings and converted barns, there is a small pond opposite the site across Hartcliff Road; agricultural land is the predominant feature of the area.

Hartcliff Cottage became known locally as the 'Salt Pot' and stood as a local landmark and important feature to the area.



Aerial Views

1.2 The History of the site



Plan from 1895



Aerial photo approx. 2000

The historical map above of 1895 clearly shows a number of buildings on the site, this is reinforced with the aerial photo which shows Hartcliff Cottage and the outbuilding on Hartcliff Road as well as the remnants of further outbuildings to the south of the site.



Historical Photo



Historical Painting

The photo and painting above highlight the distinctive shape of Hartcliff Cottage which gave it its nickname 'The Salt Pot'.

The first listing of the property is in 1899, it is listed as being owned by George Wordsworth, this would tie in with a building date of between 1850 and 1890 when a lot of building took place in the area.

Hartcliff Cottage has always been associated with High Cote Farm, on the opposite side of the road, and remained in its ownership until 1966 when Mr Fred Hoult sold High Cote Farm but retained Hartcliff Cottage. Mr Hoult sold to John Martin in 1985.

Hartcliff Cottage, from the census returns appeared to be mainly rented to single men, agricultural workers. However in the 1910 census a George and Sarah Hill were listed as living there, their son, George was born there and is the grandfather of (another) George Hill who currently lives on Birks Ave, Millhouse Green.

Also listed in 1911 is William Watts who is the great uncle of Willis Watts, who lives at Todd Hall Farm, Thurgoland. Willis was born at Little Ecklands Farm and went to school at Millhouse Green, he was in the same form as Barbara Fieldsend who lived at Hartcliff Cottage, this was 1938/1939, the Fieldsends moved shortly afterwards and this was the last time the cottage was lived in.

The current owners were asked by a family approximately 10 years ago to allow their grandmothers ashes to be scattered in the cottage as she was born there.

The nickname for the building 'The Salt Pot' as well as the distinctive shape is also thought to hark back to the old salt route in the 1200's which passed over Woodhead up Hartcliff and along the ridge and along Salter Hill Road to Rotherham.

The Martins have currently been living and operating the farm for +40 years; of the 33 acre farm, 23 acres are for crops and haylage, the remaining grassland for the 30 cattle and 15 sheep which are on site.

1.3 Planning Statement

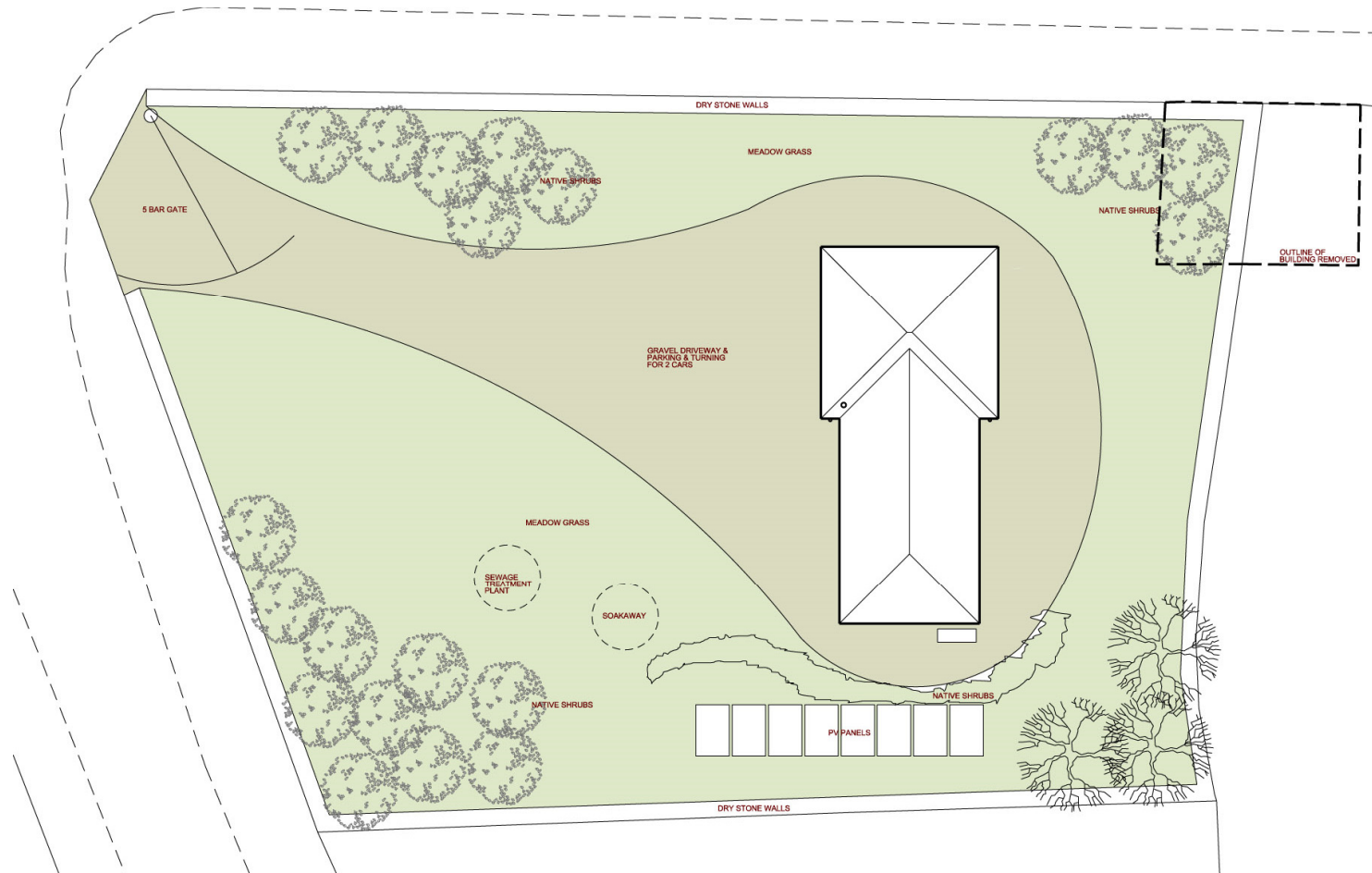
The application is for reinstatement and extension of a single dwelling:

- It has been shown that the site has **previously had a residential use**, sometimes but not wholly related to agricultural workers.
- The accompanying structural report demonstrates that Hartcliff Cottage is able to be restored to a dwelling with the reinstatement of two walls, floor and roof structure while retaining the existing facades.
- The works will involve a rear two storey extension of 100% of the footprint of the original dwelling as allowable under BMBC green belt policy, this extension will be lower at eaves and ridge and set in to each side in line with BMBC guidance.
- The proposal will use a footprint equivalent to the building's that are still clearly intact on site, 25sqm for the original dwelling and 25sqm for the outbuilding, giving a footprint of the proposed building of 50sqm or 80sqm internal floor area over two stories. There will be **no increase in building footprint** and therefore **no harm to the openness of the green belt**
- The walls of the dwelling remain relatively intact with window and door openings still clearly defined, the intention is to **restore the building to its original condition**, the majority of the original stone is still on site in which to repair and rebuild the walls, the applicant also still retains the original blue roof slate which will be used in the restoration.
- It is assumed that the local authority will deem the residential use of the site/ building to have lapsed due to the length of time since its occupation and the condition of the buildings on site; but it should be taken into consideration that the site did have a residential use as a single dwelling and that **reinstatement of such use therefore cannot cause detriment or harm to the green belt** given the site has had no other use, agricultural or otherwise since the residential occupancy.
- The dwelling would be for the applicant's son (Paul Martin) to live and work on the small holding (Upper Belle Clive Farm). The farm is currently run by John & Barbara Martin who also operate a separate business, the Martin's aim is to reduce their workload by passing the operation of the farm to their son who would also run the farm as a secondary business to his regular income, the logistics of this mean that the farm will be run out of office hours, early morning and late evening, **there is therefore a functional need to live on site**. The applicant would also like to keep the option of using the property as a holiday let; in either situation the applicant would accept a planning condition tie to Upper Belle Clive Farm if the planning officer felt that this helped to protect the openness of the green belt or avoided unwanted precedence.
- The proposal is for reinstatement of a unique landmark to the area. 'The Salt Pot' is still known by locals and the name is thought to hark back to the days of the salt route from Manchester to Sheffield as well as its distinctive shape, if it is not urgently reinstated it will be lost. Reinstatement of the building will **contribute to the visual amenity of the green belt** and will **'significantly enhance its immediate setting'** and **'be sensitive to the defining characteristics of the local area'** terms that are used in the NPPF document to demonstrate the suitability of a green belt dwelling.

- The proposal will be self-sustaining in terms of energy use and be a **zero carbon home** with high levels of insulation, ground source heat pump, Solar PV panels and Heat Recovery Systems it will reuse materials already on site and from a local quarry so cutting down on transport and helping to create a **sustainable dwelling**.
- A carefully considered design by a **local award winning architect** will ensure 'The Salt Pot' identity is retained and that the building **achieves an exceptional quality**.
- **Enhancement of its setting** through a carefully considered landscape scheme, with the use of indigenous planting and avoidance of domestic surfacing treatments. The included Ecology report details that there are no protected species or flora and fauna on site and simple measures during the works will enable the construction without any detriment to the ecology of the site.
- Given the recent relaxing of planning rules for barn conversions (now often classed as permitted development) which was introduced to encourage the development of much needed rural housing, **the reinstatement of this unique one off dwelling should be encouraged**.

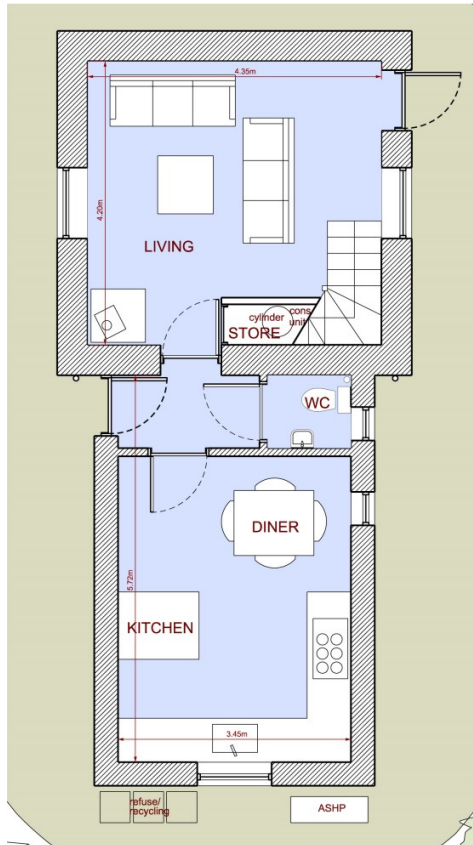
It is considered that taken together the points above outweigh any argument against the development being harmful to the openness of the green belt.

2.1. Use & Amount

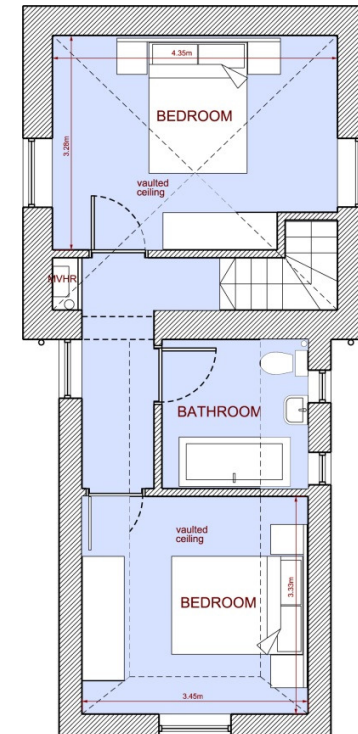


Access to the site remains as existing to the corner of the lane and Hartcliff Road, visibility is good in both directions. A five bar timber field gate will maintain a rural appearance, the driveway and parking area will be in a loose stone aggregate, to avoid any unnecessary domestication of the site and to allow self-drainage. The remaining site will be set to planting of indigenous shrubs and grasses, the grass will be cropped twice a year and will incorporate wildflower so maintaining a rural appearance. There will be a number of ground mounted solar (PV) panels to the south boundary, these will be screened by a Hawthorne hedge.

The siting of the building is determined by the existing structure, this two storey structure will be extended to the rear (south) by 100% of the footprint of the original dwelling and by an equivalent amount as provided by the existing structure to the north east of the site; this allows the original dwelling to remain the dominant form.



Ground Floor Plan Proposed



First Floor Plan Proposed

The proposal is to provide a footprint of 50sqm, which is equivalent to the footprint of buildings still standing on the site, this equates over two stories as 80sqm internal floor area, which is an average sized two bedroom property and is in line with local and national space guidelines.

The extension is set back at both sides and the eaves and ridge height is lower to allow the main 'Salt Pot' to remain the dominant form on the landscape.

2.2. Scale & Appearance

The scale is determined by the existing two storey structure, the rear extension is set lower at eaves and ridge and set in at the sides so as to be of a smaller scale to the 'Salt Pot' and in line with BMBC guidance for extensions.

The predominantly in-tacked walls of the of the original house will be repaired and repointed, the further two walls will be rebuilt to match using stone on site and stone brought in from the local Hilltop quarry which will be carefully matched in. The extension will be in a stone a good match with the existing; pointing will be brushed/ bagged to give a traditional appearance. The window and door openings remain as the existing and in the south extension window and door openings will be of a similar scale and appearance; the openings are restricted in number and size in order to maintain the solid aesthetic of the original. Headers and cills will be large lumps of natural stone with chiselled face; simple, square cuts with no detailing will reflect the simplicity of the original design. The existing blue roof slate has been retained and this will be used on the Salt Pot, new slate of a good match will be brought in for the south extension. There will be no fascia's or soffits, timber box gutters will be fixed with cast iron brackets direct to the wall, as would have been original.

The before and after images below show the principle of retaining the identity of the 'Salt Pot' while ensuring there is as little impact on the openness of the green belt as possible.



East Elevation



Existing View From Hartcliffe Road East



Proposed View From Hartcliffe Road East



Existing View From Hartcliffe Road West



Proposed View From Hartcliffe Road West

3.1. Access & Sustainability

No alteration to the highways access is proposed

There is sufficient off street parking & turning for the property size.

An ecology report has been provided and the recommendations will be adhered to in the construction.

No trees are affected by the proposal

Emergency services can gain access to the property from Hartcliff Road

Refuse & recycling area is provided, roadside collection

The property will have a new package sewage treatment plant installed for all foul drainage

Surface water will be dealt with on site with soakaways.

The building will look to achieve a zero carbon home (SAP assessment), it will include:

- High level of insulation, 100mm kingspan to walls (0.18W/m2K) and floors (0.16W/m2K), 200mm to roof (0.1W/m2K)

- High performance triple glazed windows and doors (0.8W/m2K) or better

- Solar Photovoltaic panels

- Air Source Heat Pump

- Mechanical ventilation Heat Recovery

- Airtightness of 4m3/hr/m2 or better

4.1. Contact

Client:

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Architect:

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*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.

5.1. Design Space Architects – Projects

DSA are award winning architects who specialise in one off, sustainable homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware award winning building in the area, with a striking form on a hilltop location overlooking the market town and conservation area



Example of weavers cottage

New Dwelling, Penistone

A ground-breaking building of local stone and cedar, exceptional and unique while sitting comfortably in its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling Yorkshire & Humber 2016



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.