DESIGN STATEMENT

Ref. 130 DS 01 (23.03.2012)

PROPOSED CONVERSION TO CREATE ADDITIONAL DWELLING AT 110 PADFIELD MAIN ROAD, PADFIELD, GLOSSOP, SK13 1ET

AREA DESCRIPTION

Padfield is a small village, near Hadfield and Glossop in High Peak, Derbyshire. The centre of Padfield is covered by the 'Padfield Conservation Area'. The area primarily covers the residential village comprising high density properties, some converted from existing farm property, but most dating from the industrial growth period of the late 19th Century linked to the construction of the reservoirs and transport links in the nearby Longdendale Valley.

SITE, HISTORY AND EXISTING PROPERTY

110 Padfield Main Road was originally a Cow Milking Shed forming part of a nearby farm – probably Peel Farm. The existing barn structure was built in the late 19th Century of local stone wall and roof material. Previously there has been a 'back to back' cottage attached to the Western end of the Barn (remains of chimney still visible on western elevation), which is a common feature of the locality and can still be seen comprising other properties close by, which housed working families. Following demolition of the cottage some years ago, the external area to the west of the barn was utilised as a meeting place for locals, and the cobbled apron to the North used for off road car parking.

In 1988 Planning Approval was granted to convert the barn to a single 3 bedroom dwelling, utilising the front apron for car parking and amenity space for the dwelling. In 1995 the area to the West where the cottage previously stood was approved to be used as further amenity area to the converted barn.

DEVELOPMENT PROPOSALS

The current owners of 110 Padfield Main Road have made the village their home and wish to maintain the community and family spirit of Padfield village. In order to assist a close relative, who is a Medical Professional, to gain access to the 'property ladder', they propose to split the current living accommodation to form a new 1 bedroom property to the eastern end of the site. This would allow their relative to own her first home, and encourage a younger professional into the current population of the mainly retired or semi-retired residents, who can contribute towards the village prosperity and community.

DESIGN

The proposals do not require any extension or material change to the existing building. The existing internal floor area (total 126m2) would be split to form

one 3 bedroom property (total floor area 94m2), and one 1 bedroom property (total floor area 32m2). The external area would allow for a parking and amenity space (as existing use) as part of the 1 bedroom property.

A new front entrance to the 1 bedroom property would utilise a pre-existing opening on the original barn.
A fire escape route (required for Building Regulations) from the first floor of the 1 bedroom property would also utilise a pre-existing opening on the original barn.

The only additions to the existing building would be in the form of 2 new roof windows (one to front, one to rear) to allow natural light and ventilation into the spaces, and, an enlarged opening to the western elevation to allow access to the amenity space to the side of the 3 bedroom property.

All new/replacement windows and doors will be in style and materials to match the existing property and to enhance the character of the Conservation Area and to protect the ‘heritage asset’ of the barn structure.

It should also be noted that the original cobbled finish of the parking area to the front apron has been retained beneath existing decorative finishes, and will be maintained and revealed to create an additional off road parking space.

CONSERVATION OF ENERGY AND RESOURSES
Both properties will maintain and over-achieve where possible the current standards of heat loss and fuel conservation in terms of insulation levels, window/glazing specification, appliances fitted, etc. – without an effect on the character of the existing property or locality.

No change will be made to the surface water run-off from the roof or hard standing areas.