Proposed Garage and Apartment at Rowan Cottage,
108, Padfield Main Road, Padfield,
Glossop,
Derbyshire, SK13 1ET

Heritage Statement **15th September 2012**

INTRODUCTION

The property is located on Padfield Main Road, about a mile and a half from Glossop town centre within the Padfield Conservation Area. The site is accessed from Padfield Main Road via a driveway serving Rowan Cottage, the property which this proposed building is to be ancillary to. The building is presently used as a Garden Store for Rowan Cottage. The setting of the site is chiefly residential with houses to all directions from the site. Rowan Cottage also has extensive gardens to the south of the site. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Demolition of existing Garden Store;
- Construction of a two-storey building comprising Double Garage and Garden Store to Ground Floor, with an apartment to First Floor;

The applicant has undertaken informal consultation over the scheme with the Conservation Officer at High Peak Borough Council. The new apartment and garaging are proposed to be ancillary to the existing Rowan Cottage, and not for sub-let or general subdivision of the plot.

CHARACTER OF THE AREA

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to window either varnished or finished in a variety of colours of paintwork. Rowan Cottage is very much of this style. The area is generally residential, with one local public house, a primary school and industrial buildings present in Padfield. A chapel for religious worship also exists within the village. The area has a number of watercourses which are fed from the Bleaklow plateau and surrounding hills. The properties in the area date from the early 17th Century through to the 21st Century, with the pattern of the roads in the area remaining largely unchanged. This has meant some very narrow roads.

FEATURES OF PREVALENT BUILDING FORM

The existing design for dwellings is principally uniformal with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings have stone heads and cills, with the earlier properties featuring stone mullions. The proposed building reflects the local vernacular.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape making use of the topography, although the works are substantially hidden from Padfield Main Road due to extensive vegetation to the boundary of the site with Padfield Main Road.

PROPOSED DEVELOPMENT DESIGN

The new Double Garage and Apartment has been designed to occupy the existing footprint of the Garden Store, thus not impinging on any amenity space within the site and thus does not represent a significant increase in built footprint to the site.

The new building is over two storeys. This increase in height has been done sympathetically to reflect the rise in the topography of the site and its surroundings, and also ensures privacy to existing dwellings.

A Garden Store has also being incorporated within the new building to replace the derelict Garden Store that is being demolished as a result of the scheme, this is to ensure that no further outbuildings are necessary as a result of the scheme, and the new garaging accommodation included in the scheme will provide further car parking opportunity.

Padfield Main Road has a variety of architecture styles represented, with the area surrounding the site comprising chiefly coursed stonework cottages with stone cills and heads to structural openings. Thus the new building is to be built of coursed stonework and to have stonework heads and cills (to match those to Rowan Cottage) used to all structural openings.

Simple building formulas have been used to provide a unique, functional design which blends into its setting using design to enable the required accommodation to be provided whilst delivering a simple form reflecting the areas architecture. The roof is to crown the proposed building with a natural slate covering. Overall the scheme will represent a vast improvement on the appearance and condition of the current Garden Store occupying the footprint.

SITE SPECIFIC DEVELOPMENT HISTORY

There have been extensions to Rowan Cottage in the 20th century, whilst alterations have been made to Rowan Cottage throughout its lifetime. The building to be demolished as part of the application is currently derelict and at present used as a Garden Store ancillary to Rowan Cottage.

GRAPHICAL DESCRIPTION OF WORK AND USAGE

Drawing 1211P.01 (latest revision as accompanying the application) shows the works to the property. The apartment and garaging will be used as part of the overall residential accommodation to the site, ancillary to Rowan Cottage.