

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
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Application Reference No. : HPK/2021/0070 Site Address: 113 Padfield Main Road Padfield Glossop Derbyshire SK13 1ET Glossop Comments by: Philip Power

From:

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Padfield Main Road

Comments on application HPK/2021/0070

As commented on the previous application HPK/2019/0094, I welcome the approach to arrest the decay of the last section of the former shippon and attached pigsty which were formerly part of the original Cross Farm Estate. Rebuilding the former pigsty in natural stone is also appreciated as an enhancement to the former brick built sections. It is good to see that the original format of a lean-to roof construction has been proposed.

However there are details within the Design and Access Statement of application HPK/2021/0070 which are incorrect and appear to have been adjusted to accommodate a more suitable space for end use. The comments below are not an objection but an indication of misrepresentation of facts.

Materials and Layout statement:

„The proposed shed will be built on original dimensions of the pigsty 6.10 x 5.05.

The 6.10 dimension is a cumulative of both shed (Summer House/Day Room/Studio) and the pigsty (Study/Office); internal dimension of the shed 2.900, wall thickness 300 and the internal drawn dimension of the pigsty also 2.900. The actual overall dimension of the pigsty (Study/Office) from the wall of the shed to the outside wall of the pigsty is 2.150. This can be interpolated from the attached photo of the pigsty prior to demolition by counting the number of header bricks forming the door opening, 9 on edge headers (75 each), the wall, 3 stretchers (225 each) plus 4 headers (105 each), allow for 10 mm joints and a 105 mm reveal to the right hand side of the door opening, the total outside wall to outside wall, is 2.150. Photo DSC 0001 shows the former pigsty and needs to be enlarged to identify the detail. This is also verified by the photograph attached to the application HPK/2021/0070 which clearly shows the end brick wall of the former pigsty and the height of the inclined roofline just below the existing garden wall.

In Materials and Layout, there is the comment, „the stone shed will be rebuilt on the original footing of the former pigsty“. The photograph accompanying the Design and Access Statement identifies two holes outlined in yellow as being the original footings. The two holes identified are the former concrete surrounds to timber uprights (railway sleepers) which were used to form two temporary gathering pens (timber post and rails) which were erected by the previous tenant farmer circa 1998 and dismantled three years later, posts (railway sleepers) being extracted vertically by a JCB without excavation, leaving the identified features.

To accommodate sufficient headroom the roof line has also been increased. Photo IMG 1496 indicates the original height of the pigsty which is substantially lower than the „roofline datum“ indicated on the proposed elevations. The photo included in the Design Statement identifies two natural stones atop the brickwork on the left hand side of the already converted shed, the top surface of the stone relates to the former height of the pigsty roof, compare this with IMG 1496.

Photographs sent under separate cover by email to Jane Colley

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