

Proposed Window, Boundary Wall and Fireplace Replacement to:

Little Padfield Farm, Little Padfield, Glossop, SK13 1ER



Design and Access Statement
Heritage Impact Statement

Introduction

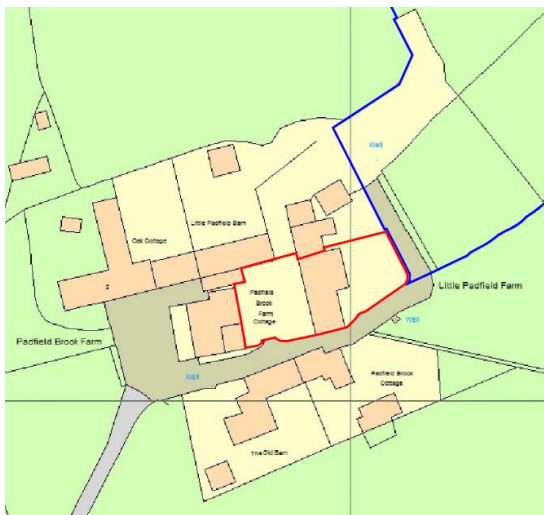


Figure 2: Site location plan showing site outlined in red with other land owned by freeholder outlined in blue.

(Figure 1 (to cover): Part rear elevation of Little Padfield Farm House).

The site is located on Little Padfield Road, Little Padfield in Glossop, Derbyshire, within 200 metres of the junction of Little Padfield Road and Platt Street. The site's most recent use is as a dwelling under planning use class C3(a). The building's form suggests that it has always been used as a dwelling associated with farming and is believed to have been built in the 17th century although a definitive year of construction cannot be established. The area itself is dominated by both residential and farming with a primary school within a quarter of a mile, and local amenities (shops, restaurants, public houses, railway station, etc.) all within a fifteen minute walk from the site to the nearby village of Hadfield. The immediate setting is residential and agricultural with fields to the east giving way to moorland and the Peak District National Park.

Little Padfield Farm House is a Grade II Listed Building and also sits within the Padfield Conservation Area, the adjoining Padfield Brook Farm Cottage is also listed and as such the collection of buildings forming Little Padfield forms a distinct hamlet from Padfield as a whole.

Description of Proposed Works

The planning application which this statement accompanies is for proposed works as outlined below:

- Replacement of non-original bow window to rear Lounge window with window to match those installed under previously granted planning permission reference: HPK/2018/0135;
- Replacement of modern fireplace to Lounge with new fireplace to match that previously granted planning permission reference: HPK/2018/0135;
- Demolition of existing dwarf boundary wall and replacement with new boundary wall to part of the rear garden bounding onto footpath no. 114.

Drawings provided with the application show the existing and proposed works. There is no overall change of use to the site with the sites usage remaining as private domestic dwelling with associated agricultural land.

Building Listed Status



Figure 3: Rear elevation with Ground Floor obscured by hedgerow to south eastern boundary.

The house is representative of typical farmhouses in the area built using local stone both for the walls and also to form the roof covering. The building is Grade II Listed (List Entry No. 1384292) and Historic England provide the following details in the listing entry:

‘Farmhouse, now house. Late C17, altered C20. Coursed millstone grit, with tooled dressings and stone slate roof. Stone stacks with watertabling. PLAN: single-depth range with catslide and outshut to rear. EXTERIOR: 2 storey. Front has 5 window range. Double garage doors under heavy lintel to left, main doorway to right with C20 plank door and beyond C20 bow windows have been inserted in original window openings. Above 4 windows originally 3-light, now with mullions removed and with wooden casements, plus single tall window. Rear elevation has C20 dormer window inserted into catslide roof. The entire elevation has been refenestrated in the C20. INTERIOR: reputed to retain original beams.’

Of note in the listing is that all original windows to the rear elevation have been removed during the last century and structural openings replaced with modern frames and glazing. Also of note is that it is believed that the Lounge (subject to the replacement window and fireplace) is an extension to the original footprint.

Planning History

A planning search has been undertaken and the following application which was granted conditional permission has been located:

- Planning application reference number (Listed Building Consent): HPK/2018/0135, valid 20th March 2018
- Planning application description (Listed Building Consent): Internal and external repairs and alterations to a Grade 2 listed building. Works comprise replacement of windows, repairs to building fabric, fireplace replacement to Snug etc..

This fresh application proposes the removal of the final remaining bow window to the rear elevation, the Conservation Officer commented that all the pre-2018 windows to the property had poor quality frames. The fireplace replacement to the Lounge is to replicate the one approved to the Snug in 2018.

Site Setting and Heritage Features

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to windows either varnished or finished in a variety of colours of paintwork. Little Padfield Farm House 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. Local amenities (shops, restaurants, public houses, railway station, etc.) are all available within a fifteen minute walk from the site to the nearby village of Hadfield.

The immediate setting is residential within the Little Padfield hamlet having evolved from farming usage and the presence of a mill. Dominant usage of the area to the east of Padfield (in which Little Padfield is set) is agricultural with fields giving way to moorland to the east and the Peak District National Park. 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 with Little Padfield very much retaining a pre-industrial revolution character to its layout of closely spaced dwellings.

The existing design of dwellings in both Padfield and Little Padfield is principally uniform with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings having stone heads and cills, with the earlier properties featuring stone mullions. The existing building reflects the local vernacular and as noted in former heritage assessments is typical of a north Derbyshire long farmhouse.

Amount

The scheme does not involve additional footprint, the boundary wall is higher than the existing wall but has been designed to be of a scale to not extend beyond the First Floor level of the existing dwelling, nor will it impact the overall rear elevation of the house when viewed from the existing right of way which exists to the east of the site of the house. The window replacement is to sit within the existing structural opening whilst the fireplace replacement simplifies the appearance internally of the gable wall replacing the mid-20th century fireplace currently in the Lounge, this current fireplace having a negative impact on the building's appearance.

Appearance and Mitigation to Protect Existing Character

Principle changes to the external appearance of the building currently proposed are as follows and are shown graphically on the drawings submitted

- 1) Replacement of non-original bow window to rear Lounge window with window to match those installed under previously granted planning permission reference: HPK/2018/0135:**

The bow window shown in figure 4 is to be removed and the structural opening is to receive a new window as shown on the drawings (details W.01 and W.02). The window is to match those installed under permission received from the LPA in 2018 and will match the window to the First Floor shown in Figure 4 in terms of profile, material, colour and configuration. It is noted that joints are visible (highlighted in yellow on figure 4) to the external wall below the cill level of the existing bow window suggesting an infill of the opening during the life of the building, this further supports its status as being non-original

- 2) Replacement of modern fireplace to Lounge with new fireplace to match that previously granted planning permission reference: HPK/2018/0135:**

The mid-20th century fireplace is to be removed and fireplace opening enlarged to provide a larger, simpler fireplace replicating the fireplace to the



Figure 4: Rear elevation with bow window to Ground Floor and post-2018 window to First Floor



Figure 5: Mid-20th century fireplace with extensive surround and modern hearth to the Lounge.



Figure 6: Fireplace installed to the Snug post-2018 to be replicated in the Lounge.

Snug approved by the LPA in 2018. Figure 5 shows the existing fireplace to be removed, although of substantial build it has a negative appearance on the building given that such intricate details would have not been seen in the farmhouse when originally built. The new fireplace is shown on the drawings and is to replicate the existing fireplace (both in form and dimensions) to the Snug as shown in figure 6.

3) Demolition of existing dwarf boundary wall and replacement with new boundary wall to part of the rear garden bounding onto footpath no. 114:

The boundary wall to be removed is to the southern boundary of the site with the new wall being built on the existing footprint of the wall and extending to close the gap between the house and wall which currently exists. The wall is believed to have been built at some time following the construction of the house, image 7 showing the contrast between random coursed stonework to the house and the random stonework to the wall. Additionally the stone to the existing wall has a different weathered shade and more modern cementitious mortar evident.

It is proposed to construct a new boundary wall with gate as shown on the drawings to provide a more secure environment to the rear garden whilst using random coursed stonework to match the house and a simple stonework capping to the top of the wall. The wall is to have mortared joints to match the house pointing in shade and texture. It is proposed that the new wall will have a 'soft' joint with the existing house (rather than 'starter bars' fixed to the house rear elevation) and will be self-supporting to ensure that the two are viewed as separate structures on future inspection.



Figure 7: Existing boundary wall to the right of image and gable wall to the house to the left of the image.

Conclusion

The changes proposed for the house and its curtilage have been formulated to improve the appearance of the building both externally and internally by applying the strategy as approved by the LPA in 2018 to the remaining bow window and non-sympathetic mid-20th century fireplace. This will create a space with features reflecting the history and use of the farmhouse.

Externally the new wall will flow from the existing house rather than being an ad-hoc boundary treatment as it appears now.

✉ : grundyglossop@outlook.com

☎ : 0774 501 3862

R.A.Grundy Architectural Services Limited
30 Park Road
Hadfield
Glossop
SK13 2AH