

Heritage Statement

Padfield Brook Cottage, Little Padfield, Glossop, Derbyshire, SK13 1ER

Proposed single storey rear extension

January 2023

1.0 Introduction

The property is a stone built semi detached barn conversion located in Little Padfield, a hamlet consisting of a group of former farmsteads, about half a mile east of the village of Padfield, Derbyshire. Little Padfield is hidden from the main views through the village and approached via a winding lane, within a deep Holloway of drystone walls.

This statement forms part of a proposal to construct a single storey rear extension which will address the current issue with the leaking stone slate roof of the kitchen.

2.0 The Existing Building

The property was originally part of a former farm and is surrounded by fields, below the lower slopes of Bleaklow on the west side of the Pennines; it is outside the Peak District nation Park boundary. Little Padfield is at about 180 metres above sea level, and situation in a small tributary valley, east of the River Etherow.

It is not known exactly when the farm was first created but it is understood to be a satellite farm created in the 17th century as part of the first stages of the enclosure of the common. It was one of the largest farms in the Padfield area. The Padfield conservation area appraisal (p.10, 2015) refers to two families at Little Padfield in the early 17th century; John Dearneley, a yeoman (d.1626), probably of Padfield Brook Farm, and Ralph Godderd, a husbandman (d.1631).



Fig. 1: 1857 - Poor Law map of Glossop (Glossop Heritage Trust)

The 'Poor Law Map' (fig.1) shows that there were two former farmsteads at Little Padfield, each with a farmhouse facing onto a yard enclosed with barns.

The barn was converted into a semi-detached dwelling house after gaining planning approval in 1984.

(HPK/0002/1598) - Conversion of Barn into two dwellings units: Natural stone.



Rear Elevation - Padfield Brook Cottage

3.0 Heritage significance

The house sits within the Padfield Conservation Area. The conservation area was designated on 27th April 1994. The conservation area includes the hamlet of Little Padfield as well as the properties along Platt Street, Post Street, Padfield Main Road and Temple Street.

The barn originally formed part of the farmstead at Padfield Brook Farm, the map in fig. 2 shows an extract from 1925 Glossop Estate sale particulars and refer to two farms operating from Little Padfield. The map shows how the building and fields were divided between them. The larger of the two holdings was Padfield Brook Farm (lot 263, coloured pink) with over 44 acres at the time and occupying most of the farm buildings (the barn being one of them.)

The barn is constructed of coursed mill stone grit and the roof is constructed of stone slates, obtained from local quarries on the outskirts of the village. In the High Peak conservation area appraisal, Padfield Brook Cottage is described as a 'positive building' within its analysis.



Fig. 2 : Little Padfield - 1925 Glossop Estate sale particulars (Glossop Library)

4.0 Impact of the proposals

The proposal seeks to extend and replace the roof over the existing kitchen. The current stone slate roof has been installed at a pitch shallower than the main barn roof. The low pitch is causing serious water ingress issues for the owners with buckets needing to be placed in the kitchen area to catch the leaking water on wet days. The owners have had the roof 'fixed' a number of times however it continues to fail due to its shallow pitch and therefore they are seeking to replace it with a dual pitched roof which will match the existing barn and alleviate the problem.

The impact to the heritage aspects of the building and surrounding area will be negligible as the proposal is located to the rear of the main dwelling house, the site is very well screened from the rest of the conservation area and the proposal seeks to use matching stone and stone slates to be sympathetic to the host dwelling.

5.0 Elements of the new design

The extension has been designed to sit well with the host dwelling. The materials will match and be reused where possible and the height and massing has taken reference from the dwelling house to produce its form.

6.0 Conclusion

The scheme seeks to improve the property so that it will be more accommodating to the needs of the occupants (the leaks on a wet day mean water currently pours through into the kitchen, the rear elevation shows the temporary tarpaulin used after multiple repair failures.) The proposal is sympathetic to the host dwelling and surrounding conservation area. The extension will help preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.



Side Elevation - Padfield Brook Cottage



Front Elevation - Padfield Brook Cottage