

Proposed Agricultural Building at:

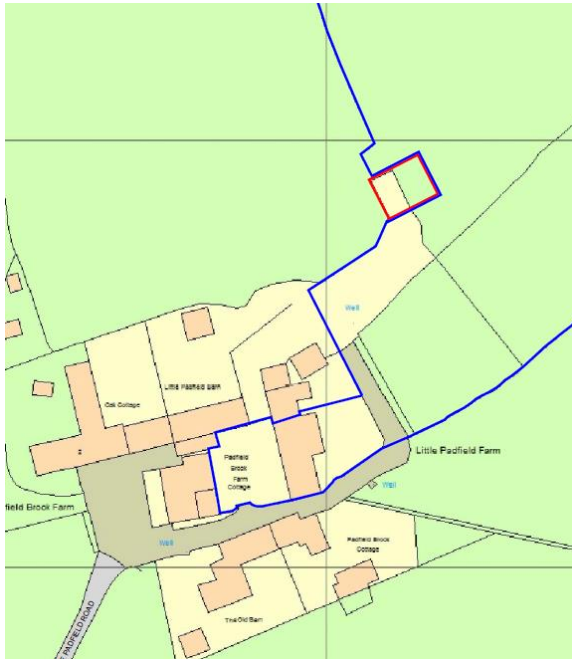
**Little Padfield Farm, Little Padfield, Glossop, SK13 1ER**



Design and Access Statement  
Heritage Statement  
Heritage Features & Impact Assessment  
Operational Statement

## Introduction

The site is located on land forming part of Little Padfield Farm near Little Padfield Road, Little Padfield in Glossop, Derbyshire, within 200 metres of the junction of Little Padfield Road and Platt Street. The site is used for agricultural use with livestock farming. The building has deteriorated over recent years and is now required to be brought back into use to support continued farming operations on the site. The area itself is dominated by both residential and farming usage. The immediate setting is residential and agricultural with fields to the east giving way to moorland and the Peak District National Park.



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

**(Figure 1 (to cover):** View of remaining agricultural building structure from south west of building.

## Description of Proposed Works

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

- Erection of new Agricultural Building to support continued agricultural use of the site to provide animal shelter and storage for farming equipment.

Drawings provided with the application show the existing site and proposed works. There is no overall change of use to the site with the site's usage remaining as agricultural operations.

## Site Setting and Heritage Features

The immediate setting is within fields to the east of Padfield, the site lying close to the hamlet of Little Padfield. 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 next to expansive farmland, the houses having originally provided accommodation for workers on the farmland.

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.

With regard to utility buildings there have been several modern large timber storage and workshop type buildings added to surrounding sites principally to the east of Little Padfield towards the proposed agricultural building. This building sits on the footprint of a former agricultural building with evidence of columns and pre-cast concrete dwarf walls evident. The site itself is dislocated from the settlement of Little Padfield but does lie near the Padfield Conservation Area and a number of listed buildings.

The new agricultural building incorporates animal housing which has been designed in accordance with the DEFRA document: 'Code of Recommendations for the Welfare of Livestock - Sheep'. This chiefly affects exterior appearance in terms of minimising draughts at low levels whilst ensuring natural ventilation. For

this reason the building has been designed with stonework to the lower elevational section and ‘hit and miss’ vertical timber to the upper section.

Stonework for the lower section was selected to match the materials used on much of the buildings within Lower Padfield and the wider Glossopdale area. To achieve the ventilation required ‘hit and miss’ timber was selected and a light stain specified for application to match the lighter colour of the stonework to Little Padfield as evident in Figure 3.

Furthermore the change in level on the site of the proposed Agricultural Building has enabled higher roof clearance in the Agricultural Equipment Store to facilitate the storage of machinery such as tractors, whilst the Animal Housing has a lower roof height. Externally the appears as a simple ridge roof to a rectangular building. This emulates the simple square design with ridged roofs to Little Padfield and Padfield .

The buildings overall height will also be lower than the surrounding trees whilst the Moorland Green cladding is a light shade of green and will merge into the greenery of the fields and trees thus retaining the focus on the houses in Little Padfield when viewed from surrounding land.

**Little Padfield**

**Proposed  
Agricultural  
Building**



**Figure 3:** View over Little Padfield settlement and site of proposed Agricultural Building

## Heritage Features & Impact Assessment – Little Padfield Farmhouse

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 outshot 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.’*

The proposed replacement agricultural building lies 55m to the north east of Little Padfield Farmhouse and forms part of the estate with the agricultural building being used by the owner of Little Padfield Farmhouse. As can be seen from Figure 3 the proposed location of the agricultural building sits remotely from the farmhouse and the visual footprint of Little Padfield overall. The agricultural building’s overall height will also be lower than the surrounding trees whilst the Moorland Green cladding is a light shade of green and will merge into the greenery of the fields and trees thus retaining the focus on the houses in Little Padfield when viewed from surrounding land and avoiding the visual dominance of the agricultural building. Stonework to the lower section and timber to the upper section have been selected so that the agricultural building echoes both Little Padfield Farmhouse and the utility buildings nearer the farmhouse, setting it as a utility building in itself. A modern sheet clad building was not selected as it was

felt that this would detract from Little Padfield's streetscape and the farmhouse itself.

As mentioned in this document the proposed agricultural building is sited on the footprint of a former agricultural building, the proposed use of the new building is to ensure the continued viability of Little Padfield Farmhouse as a farmhouse with linked land and farming activities, thus promoting conservation of the farmhouse itself from the farming and continuing the link to this historical use of the house. By following the design for the agricultural building selected a contribution is made to local character with a functional building designed with materials used on Little Padfield Farmhouse whilst the timber upper section identifies it as an agricultural building and meets DEFRA design requirements.

Whilst the siting of the agricultural building was determined by the existing footprint of the former agricultural building the trees and topography provide a remoteness from Little Padfield Farmhouse which enables Little Padfield Farmhouse to sit in isolation from the proposed agricultural building and ensure no harm during construction or operation of the proposed agricultural building arises to the listed building.

As described above the agricultural building is complimentary to the occupation of Little Padfield Farmhouse in terms of continued farming operations, the proposed design representing a significant improvement on the former agricultural building (see figure 4).

## Heritage Features & Impact Assessment – Padfield Brook Farmhouse

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. 1384293) and Historic England provide the following details in the listing entry:

*‘Farmhouse, converted to cottages, now house. Early C17, with C19 and C20 alterations. Narrow coursed millstone grit with ashlar dressings, stone slate roof with kneelers and stone stacks with watertabling, and one brick stack. PLAN: L-plan, with catslide roof in angle and gable end entry. EXTERIOR: 2 storey. Quoins. Garden front has flush gable crosswing to left. Off-centre doorway with chamfered ashlar surround and large shaped lintel flanked by single C20 bow windows. Above two C20 glazing bar casements. Street front has irregular 2 window facade. Doorway to left with C20 glazed door to left large C19 3-light casement in flush ashlar surround beyond 5-light and 2-light chamfered mullion windows, the 2-light window now blocked. Above 3-light casement in chamfered surround and to right 4-light casement with central mullion in chamfered surround at eaves level. Right return has 3-light chamfered mullion window to each floor and above blocked single light garret window. INTERIOR: not inspected.’*

The proposed replacement agricultural building lies 80m to the north east of Padfield Brook Farmhouse and is now a private dwelling. As can be seen from figure 3 the proposed location of the agricultural building sits remotely from the house and the visual footprint of Little Padfield overall – Padfield Brook Farmhouse is obscured by trees in figure 3 when viewed from the south east. The agricultural building’s overall height will also be lower than the surrounding trees whilst the Moorland Green cladding is a light shade of green and will merge into the greenery of the fields and trees thus retaining the focus on the houses in Little Padfield when viewed from surrounding land and avoiding the visual dominance of the agricultural building. Stonework to the lower section and timber to the upper

section have been selected so that the agricultural building echoes both Padfield Brook Farmhouse (and indeed the other stone dwellings to Little Padfield) and the utility buildings nearer the farmhouse, setting it as a utility building in itself. A modern sheet clad building was not selected as it was felt that this would detract from Little Padfield's streetscape and the dwelling itself. Padfield Brook Farmhouse has its principle elevation set against the access track (listed as Platt Street on the listing, however the accessway is known simply as Little Padfield) and when viewed from this track the remoteness of the proposed agricultural building cannot be seen.

As mentioned in this document the proposed agricultural building is sited on the footprint of a former agricultural building, the proposed use of the new building is to ensure the continued connection with Little Padfield and farming, Padfield Brook Farmhouse is now a dwelling with no linked farming activities known, however the continues farming linked to the proposed agricultural building preserves the historical link between Little Padfield, Padfield Brook Farmhouse and farming. By following the design for the agricultural building selected a contribution is made to local character with a functional building designed with materials used on Padfield Brook Farmhouse, Little Padfield Farmhouse and other buildings in the settlement, whilst the timber upper section identifies it as an agricultural building and meets DEFRA design requirements.

Whilst the siting of the agricultural building was determined by the existing footprint of the former agricultural building other buildings, the trees and the site topography provide a remoteness from Padfield Brook Farmhouse which enables Padfield Brook Farmhouse to sit in visual and distant isolation from the proposed agricultural building and ensure no harm during construction or operation of the proposed agricultural building arises to the listed building.

As described above the agricultural building is complimentary to the farming heritage of Padfield Brook Farmhouse specifically and Little Padfield generally in

terms of continued farming operations, the proposed design representing a significant improvement on the former agricultural building (see figure 4). As mentioned above Padfield Brook Farmhouse is no longer connected to farming operations however the proposed agricultural building with its direct link to farming operations by the owner of Little Padfield Farmhouse provides for some continuation of the link between Little Padfield and farming, thus promoting the historic use and setting of Padfield Brook Farmhouse.

## Amount & Scale



**Figure 4:** The original Agricultural Building on the footprint prior to deterioration.



**Figure 5:** The remains of the Agricultural Building in November 2022.

The scheme does not involve additional footprint, instead the existing footprint of the former Agricultural Building (of which the hardstanding and some steel framing remains) is to be utilised and measurements have been taken on site to ensure that the new Agricultural Building is of no greater height than the original building as shown in figure 4. Figure 5 shows the remains of the building, with the image being taken from a similar position to the image shown in figure 4.

## Appearance

Whilst being a functional building with a defined purpose the design is based on a steel framed structure with stonework to the lower part of the external walls emulating that to surrounding houses and light stained timber from mid to high level. This timber emulates many of the utility buildings to land in Little Padfield whilst the stonework provides relief to the massing of timber, the stonework being random coursed to continue the prevalent style of walling to dwellings in Little Padfield. A sheet clad roof in Moorland Green provides a resilient cover to the building but when viewed from the adjacent hills to the east will blend in with the surrounding farmland.

## Usage

The proposed Agricultural Building is proposed to support the existing farming operations on the site. An agricultural equipment store is proposed to the western side of the building suitable for securely housing agricultural equipment such as tractors, providing a secure environment, necessary given the issues with rural crime and value of such pieces of equipment.

The eastern part of the proposed Agricultural Building will provide animal housing to support the livestock farming on the site. The farmland is topographically exposed with no natural shelter for livestock whilst both Glossopdale and Longdendale are reputed for harsh winter weather.

## Operations

Present extents of operation are commensurate with the approximate 4 acre holding which the agricultural building will serve.

**Livestock:** Currently there are 15no. sheep present on the land although the number does vary and has increased recently with cade lambs from the lambing season. The sheep are presently kept for grazing on the land. The field itself is very exposed to north easterly winds coming down through the Longdendale valley and the ‘Beast from the East’ storm in March 2018 destroyed the previous animal housing and some sheep had to be relocated to alternative grazing as a consequence. The former barn was used for the shearing of between 20 and 30 sheep and the proposed Agricultural Building will enable this to recommence with sufficient animal housing and equipment storage.

**Agricultural Machinery Store:** At present one field is cut for hay in summer by another local farmer. The applicant wishes to become more self-sufficient in her land management operations and looks to the acquisition of a tractor and other machinery to support this self-sufficiency in operations, hence the height and size of the Agricultural Machinery Store. There is also a small orchard attached to the plot requiring machinery and tools on a smaller scale but also requiring storage. Once this storage is available the applicant plans to develop a vegetable patch and keep chickens – this is only possible with the storage that this new building provides. It is noted that several large timber sheds have been erected within the settlement but these do not provide secure or sufficient height for the storage of farm machinery and tools.

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