

Heritage/Design and Access Statement and Application Notes for:

Planning Permission (listed building consent) for Replacement Front Door at Top Of The Hill Farm, Park Road, Hadfield, Glossop, SK13 1EP (Planning Portal Ref: PP-12694592)

This document is intended to provide information to assist with the above Application. If further information is required during the planning process, the Applicant is more than happy to provide this.

Proposed works	Impacts of the proposed works and significance of the historic fabric/area that will be affected
Replacement of existing wooden front door with composite door of comparable design and colour.	The farm is not located within a conservation area. The farm house is a Grade II listed building under the Listed Building and Conservation Areas Act 1990. The existing wooden front door has poor insulation properties including inadequate sealing and draft proofing. The nature of the material is such that it shrinks and swells dependent on the weather conditions, and the exposed location results in leakages. Furthermore, the security of the existing wooden front door is poor due to an old lock design. Composite doors have a number of benefits, including reduced maintenance, less warping and cracking than wood, increased insulation performance and weatherproofing. The replacement front door has been chosen to be of a comparable design and colour, thus rendering any changes to visual impacts unnoticeable. Therefore, there is a negligible impact to the historic area.

The farm lies at the top of Park Road in Hadfield, Glossop. A Site Plan, showing the Application site (red line boundary) and the land ownership, are provided with the Application.

The planning history of the farm is limited. The farm was acquired by the Applicant's parents in 1975. A retrospective Listed Building Consent (Ref: HPK/2012/0393) was secured in 2012 to retain the rebuilt barn wall at the front of the house.

The back of the farm faces the village of Padfield to the north, whilst the front of the farm faces Castle Hill to the south. The front door is located on the side of the front porch and therefore does not directly face the road or Castle Hill to the south. As such, there are limited viewpoints from which the front door can be seen. The front door is only visible

when approaching from the western side of Park Road – refer to photograph ‘View From West’ submitted with the Application. The front door is not visible when approaching from the eastern side of Park Road – refer to photograph ‘View From East’ submitted with the Application.

A photograph is submitted with the Application (‘Existing Front Door’) which shows the design of the existing front door at the farm.

The proposed front door will be sourced from a local supplier (Deylight Windows in Glossop), who has been consulted to ensure that the proposed front door retains the same character as the existing front door. A plan is submitted with the Application (‘Elevation & Images – A3 Final’) which provides details of the existing front door and details of the proposed front door for comparison.

The proposed alterations are minimal and have been specially designed to retain and preserve the character of the Grade II Listed building itself. Therefore, the proposal is in line with relevant national and local policies. Consequently, it is considered that consent for the works should be granted.