

Heritage Statement

The Stables 104A Padfield Main Road, Padfield, Derbyshire, SK13 1ET

Protected Status / Designation

104A Padfield Main Road is a Grade II Listed building (List entry number 1384290 Historic England). Date assigned 27 January 1978. Authority Historic England. A 17th century building of two storeys in coursed stonewith slate roof.

- House (Stuart to 21st Century-1669 AD to 2050 AD)
- Abattoir (Stuart to Victorian - 1669 to 1900 AD)
- Stable (Stuart to Victorian -1669 to 1900 AD)
- Title Plan DY3800078

Description

Archive image available on Histroic England website taken by Mr Mike Widdas 2001-11-05.

SK0296SE Padfield Main Road,Padfield 921-1/6/78 (South side) 27/01/78 Padfield (Formally Listed as: Padfield Main Road, Padfield (South side) House at north-west corner of junction with Post Street).

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as ammended for its special architectural or histroic interest.

House and stables, 1669, converted 1990. Irregular coursed millstone grit with ashlar dressing and stone slate roof. Originally single unit with attached stables.

EXTERIOR: 2 storey. Front has irregular fenestration. Tall central doorway with chamfered ashlar surround and C20 door, with to left boarded window and beyond blocked doorway with large lintel bearing the inscription: 'EH/1969'. To right C20 casement inserted in former doorway. Above boarded window to left and plain sash to right. Left elevation has inserted doorway with plank door to right and above blocked opening in apex of gable and another to left. Rear elevation blank.

INTERIOR: has"keeping places" within walls to both units and an iron tethering ring in former stable. Purlins rest on side walls. Stable was used as slaughterhouse at one time.

104A Padfield Main Road was at one time part of a small farmstead and has a date stone of 1669. It was converted from a stables and slaughterhouse into a dwelling in 1990 and now stands with a later complex of building to the south which probably replaced the original farm. There is no evidence that this was a single-bay dwelling, and the form of the construction is more typical of samll 17th century barns in this area, although the chamfered door surrounds indicate it may have been associated with a principle house of some status.



Padfield Village

Situated in a conservation area of special architectural and historic interest. The village of Padfield lies on the northern periphery of Glossopdale, where it meets and overlooks Longdendale, and has a very separate rural identity from Glossop. The upland moorland landscape dominates its setting. The village lies within the administrative area of High Peak Borough Council, but a high proportion of the parish lies within the Peak District National Park, in recognition of its outstanding landscape value. 104A Padfield Main Road is part of an attractive cluster of stone cottages at the edge of a conservation area.

Approved Planning Applications

1. HPK/2017/0341 Listed Building Consent - Alteration

18.5.18 List Building Consent was approved for replacement windows, erection of a dry stone wall and adding a real stone finish to the exterior garage.

The raised bed application is an extension to the above, adding a real stone finish to a recessed part of the garden. There was no objection by Gill Bayliss (19.3.18 Senior Conservation Officer) to the exterior garage and the raised bed (blockwork, coursing and pointing) will match the garage stone.

The deeds to the site stipulate there is no throughfare in existence. The conversion of an area of soil garden with a stone raised bed would be more in keeping and tradition to the original dated look, which would be built to match the existing drystone walls already on the curtilage of the site. The raised beds would be a semi-permanent structure of raised treated timber beds placed directly on top of the soil without touching the neighbouring property of 104 Padfield Main Road, to the look of a drystone built raised bed using traditional drystone cladding.

Again, this would be more traditional and dated to the original look for the area, given that:

- a. The garden exists and has been continuously planted since 2004. When the house was bought from Mr and Mrs Horrobin there was an established row of conifers adjacent to the garage that was removed circa 2004
- b. It is considered to be of semi-permanent and substantial construction
- c. That it is within close proximity to the site address listed building dwelling
- d. The purpose of the garden will not be altered or seen from Padfield Main Road as it is recessed
- e. The raised bed will not touch the neighbouring property 104 gable ends

2. Peak Tree Consultancy Arboricultural Report 14th March 2024 (Report No. PTC/2415/003.01/TS)

To assess the risk with respect to potential for damage to the adjacent building (104) by the trees, soil and vegetation. The report provides details of the trees, soil and vegetation within the potential influencing distance of buildings- directly or indirectly causing damage.

The trees are growing in the garden bed immediately adjacent to the gable end of the garage attached to 104 Padfield Main Road. The garage is an addition to the original dwelling and a search of the planning applications on High Peak Council website indicates that consent for its construction was granted circa 1989. The presumption is that it was built in accordance with the building regulations at the time and suitable foundations were constructed in accordance with the prevailing ground conditions.

There was an established row of conifers adjacent to the garage that was removed circa 2004 following a Conservation Notification to the Local Authority. The current tree planting was undertaken to replace this hedge.

The trees will not be affected. **T3 is a young Japanese maple tree.** This like the rowan has some growth potential and in time regular pruning of its crown will be required to manage its dimensions. The raised bed will be built around it.

This is the location of the planned recessed raised bed.



Based on the site appraisal, the Arboricultural report concluded that the risk of the trees, soil and vegetation present causing damage to the near-by property is low. There will be no adverse risk or damage to 104 property from its construction and it will be in keeping of the curtilage of the site.

3. HPC/24/015 Section 211 Tree Works Notification

Planning permission was sought on 15th March 2024 detailing our intention to carry out the following tree works:

T1 Rowan tree - Crown to reduce by a maximum of 1.5m

T2 Laburnum – Fell (right hand side of image above)

High Peak Borough Council confirmed on 5th April 2024, to no objection has been raised to the works described above. Other shrubs, climbers and small trees were mentioned on the application form but no works were requested or the plants are not covered by the conservation area legislation (**climbing hydrangea C5 and small magnolia bush S6**, also in close proximity to the gable end of 104).

There will be no impact on the trees as they reduce the amount of pollution in the air, and have a positive impact on my health. Trees are essential to reduce runoff, prevent erosion and protect our

water sources. The trees help filter pollutants and chemicals, which is especially important where runoff from Padfield Main Road and buildings can be a major source of pollution.

Architectural drawing, planning and building regulation submission

Architectural designers will be attending 104A on 19th April 2024 to provide full working drawings for this alteration and landscaping proposal for Local Authority Approval and to help with all the necessary planning and building consent approval.

Plans will be submitted.

Environmental Impact and Conservation - Promotes biodiversity with trees and Raised Garden Beds

The raised bed will be beneficial for water conservation and promote biodiversity. The raised bed in addition to the garden trees (transpiration) will conserve water. The raised bed will improve drainage and reduce the amount of water that is lost to runoff. This will help to reduce soil compaction, which will improve the soil's ability to absorb and retain water plus less water waste. In addition to their water conservation benefits, trees and raised garden beds can help to promote biodiversity. By planting a variety of trees and plants, it creates habitats for birds, insects and other wildlife. This can help to improve the overall health of our ecosystem and promote a more sustainable future.

The raised bed will be less prone to pest attack for growing my own vegetables and drain more easily than vegetable plots, grow bags and pots. Overwatering is less of an issue and I will get a better amount of moisture throughout the bed to encourage perfect growth. Raised beds do not suffer from soil compaction. This looser soil will encourage easier growth and also make ongoing maintenance easier as there is less need to re-dig to loosen the soil. The bed will also require less bending, reducing back strain and no more clambering over flower beds to tend to plants.\