

Proposed Side Extensions and Alterations at:

Padfield Brook House, Little Padfield, Glossop, SK13 1ER



Design and Access Statement
Heritage Statement
Heritage Features & Impact Assessment

Introduction

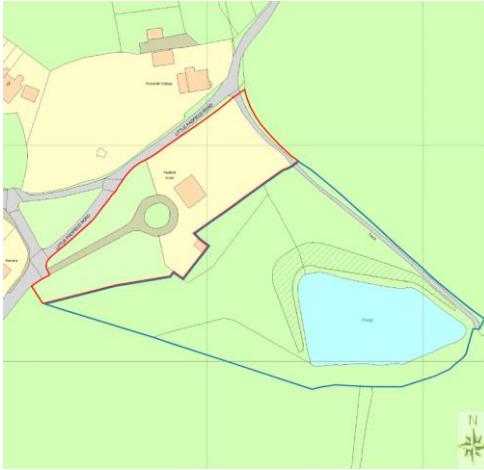


Figure 2: Site location plan showing site outlined in red (plan orientated to north).

(Figure 1 (to cover): View of front and elevation from private driveway off Redgate.

The site is located off Redgate on a private driveway, in Little Padfield in Glossop, Derbyshire, within 100 metres of the junction of Little Padfield Road, Platt Street and Redgate. 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 a former mill on the site (Padfieldbrook Mill) and is believed to have been built in the 19th 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.

Nearby listed buildings are Little Padfield Farm House which is a Grade II Listed Building and also sits within the Padfield Conservation Area, the adjoining Padfield Brook Farm Cottage is also listed. These buildings are around 180m from the applicant's site.

Description of Proposed Works

The planning application and conservation area consent to which this statement accompanies is for proposed works as outlined below:

- New single storey side extension to form new Kitchen and Family Room;
- Replacement of existing windows to front elevation with windows incorporating Georgian bars;
- Replacement of remainder of existing windows;
- Replacement of existing concrete heads to structural openings to rear elevations with stonework heads;
- Minor internal alterations.

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 a private dwelling.

Site Setting and Heritage Features

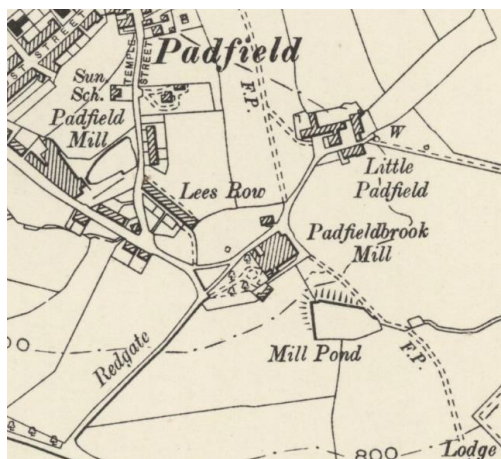


Figure 3: Extract from OS Derbyshire Sheet II.NE printed 1899 showing Padfieldbrook Mill.

The predominant materials used for construction of buildings and boundary walls in Padfield are sandstone coursed stonework, with timber or uPVC frames to windows in a variety of colours. Padfield Brook 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 near the Little Padfield hamlet having evolved from farming usage and the presence of a mill. The house is believed to have been accommodation linked Padfield Brook 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 whilst the site of Padfield Brook House represents a post-industrial legacy which is merging back into its rural setting.

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 is rather grander than the local vernacular and this may be because it was occupied by the mill owner.

Amount & Scale

The side extension is designed to sit on the footprint of the existing hardstanding to the side of the property, the map in figure 3 indicating that this was a previously developed footprint. The single storey extension has been designed to be subservient to the existing dwelling and as such is less than half the width of the dwelling. The present Kitchen in the dwelling is somewhat small and lacks sufficient natural light, whereas the new extension provides Kitchen accommodation in a larger space with more structural openings to the east of the extension. The elevation forming the front elevation of the extension has had 2no. structural openings formed in similar proportions (in terms of height, width and spacing) to provide additional natural light.

Appearance

As aforementioned the single storey extension has been designed with the largest structural opening to the rear elevation and even though the property sits within its own grounds this protects the view of the property from the gates to the public highway.

Stone has been selected for the external walls to match the existing house and predominant local building material, whilst natural slate has been selected for the roof covering again to match the dwelling. Rooflights have been placed in the roof of the extension to the rear facing slope of the pitched roof, these are to be conservation style rooflights to suit the sites setting in the valley.

The rear concrete heads to structural openings are incongruous to the area, although likely functional. It is likely the building was originally built with stone heads and these have been removed as the rear elevation has been adapted over the years. The new stone heads will complement the building's setting and stonework walls.

Conclusion

The applicant has recently purchased the property and their aim is to enhance the property in a manner which is complementary to its setting and age. Their investment in the building will ensure it continues to form a positive part of the conservation area in which it sits.

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