Woodbank House,142 The Common, Crich

Heritage Statement

1. Introduction

This heritage statement has been prepared as part of a planning application for the erection of a garden shed within the curtilage of Woodbank House, Crich, a designated heritage asset.

The proposed garden shed will be constructed of timber with a felt roof. It will have nominal dimensions: 3.67m long, 2.14m wide and 2.50m high. It will primarily be used for gardening activities and storage. It is proposed to site the shed distant from the house, in the south-west corner of the garden, see site location plan (Drawing No 1 - Site location plan and elevations).

2. The heritage asset and its significance

Woodbank House is a Grade II listed building (list entry number: 1356215).

The building was listed on 14 August 1985. The official list entry states:
'House. Circa 1800, with C20 additions. Coursed rubble gritstone, rising from a shallow plinth, with a moulded eaves band, coped gables, moulded kneelers with ball finials end ashlar ridge stacks, and a stone slated roof. 'T'plan, with C20 additions to angles of main and rear ranges. South elevation; two storeys, three bays, with glazing bar sashes within flush stone frames. Central doorway with quoined surround and massive lintel, below a shallow bracketed hood. C20 glazed door.'

The planning history includes the following:

- AVA/2013/0382
  Repairs to 1st floor lintels to south elevation.
- AVA/2011/0004
  Alterations to provide new bathroom at first floor in existing roof storage space, en-suite to master bedroom within existing room and alterations to existing porch and associated works.
- AVA/2003/1398 Erection of children's outdoor play structure.

- AVA/2003/0649 Listed building consent for repair and replacement of guttering and down pipes, removal of paint from stonework surrounding windows and replacement of exterior doors.

Heritage experts[1] have concluded that the above changes have been appropriate and have not cumulatively or individually amounted to harm to the significance of the asset.

The house is set back from the road (The Common) in a substantial garden, comprising mature trees and shrubs and is (mainly) bounded by a traditional drystone wall. A new housing development to north has harmed the setting of the listed building. A large sustainable urban drainage pond for the new housing development has been constructed adjacent to the west boundary. Beyond this is open farmland.

3. Impact on the significance

The shed will be located at the far south-west corner of the garden, over 35m from the house. It will be screened by vegetation and therefore be largely obscured from view from both the house and neighbouring dwellings. It will replace a children's outdoor play structure (see AVA/2003/1398 above) that was taller. The outdoor play structure became unsafe and has been dismantled.

The shed will be assembled from pre-made timber panels and erected on a prepared level base. It will have no deep foundations.

The shed will allow gardening, maintenance and other materials to be stored away which will tidy up the external environment around the house.

[1] MOLA Historic Environment Assessment 2018.

4. Conclusions

The proposed shed will be lower in height than the previous outdoor play structure and will be largely hidden from view from the house and neighbouring dwellings.

The shed is of a construction that means the changes introduced could be easily reversed.

We do not consider that the erection of the shed will be harmful to the listed building or its setting.