Proposed Extension and Alterations to Existing Outbuilding
Woodbank House, Crich
Design and Heritage Statement

February 2026



James Boon Architects

Document	**Proposed Extension and Alterations to Existing Outbuilding** **Woodbank House, Crich, DE4 5BW** **Design and Heritage Statement**
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1.0 Introduction

1.1 Background

This document has been prepared to accompany a full planning and listed building consent application to Amber Valley Borough Council for an extension and alterations to an existing outbuilding at Woodbank House, Crich. The buildings affected by the proposed development within the site boundary comprise an outbuilding, referred to herein as The Coach House, and redundant privy. The buildings fall within the curtilage of Woodbank House, a grade II listed building, which is outside of the Crich Conservation Area.

The applicants live at Woodbank House which is accessed along a private driveway leading off The Common. The intention is to undertake repairs and alterations to the Coach House, making it a flexible and usable space, and to extend it to the south to form a garden room. The new extension will require the demolition of the privy which is a redundant building in very poor condition.

The proposals have been developed following rigorous site and contextual analysis of the site's physical constraints. This has led to a design intended to sit sensitively and politely in its setting while still appearing modern in appearance so as to always be read as a clear modern addition that blends into its setting.

1.2 Notes

This Statement has been prepared by Alex Gilbert BSc(Hons), Dip Arch, MA Arch RIBA, MA Conservation & Regeneration IHBC of James Boon Architects. It is to be read alongside the following drawings produced to accompany the planning and listed building consent application and other supporting documents:

Existing drawings:
2512 (02) 01 Existing Site Plan
2512 (02) 02 Existing Plan & Elevations
2512 (02) 03 Existing Sections & Elevations
2512 (02) 04 Site Location Plan
2512 (02) 05 Site Analysis
2512 (02) 06 Existing Elevations

Proposed drawings:
2512 (08) 01 Block Plan
2512 (08) 02 Proposed Plans & Roof
2512 (08) 03 Proposed Elevations
2512 (08) 04 Proposed Elevations
2512 (08) 05 Proposed Sections

All sketch visuals are indicative, used to aid design development and visualisation and to convey design intent. They are not intended as photo-realistic visuals of the exact final scale and appearance of the proposed design.

This document incorporates the following documents as an integral part of the submission:

- Design Statement

- Heritage Statement
- Schedule of Works

Included within the Appendix are the following documents for information:

A. List Description

1.3 The Client

Nigel Shaw and Hazel Johnson are the project clients and are the owners and occupiers of Woodbank House. They have lived at the house for 28 years, since May 1997. They wish to rennovate the Coach House and form an extension to the side, in part, owing to the effects of the recent housing development to the north; it is the intention that this would, in effect, make the boundary wall higher, to help restore a level of privacy, peacefulness and seclusion historically experienced at the house.

2.1 Site Location

Woodbank House falls within the village of Crich towards the south of the settlement. It is one of a number of other properties that run along The Common with more recent housing developments to the north west of the site. The property falls within the administrative boundary of Amber Valley Borough Council in Derbyshire. It is approximately 7 miles south of Matlock and 4 miles to the north of Belper.



Fig. 01: Annotated aerial of the site location.

2.2 Site Access

The proposed development is located at the end of a private driveway that serves Woodbank House, and is easily accessible, by foot or vehicle, along a private driveway accessed from The Common to the east of the property. The driveway also provides a means of access and off street parking for Woodbank House.

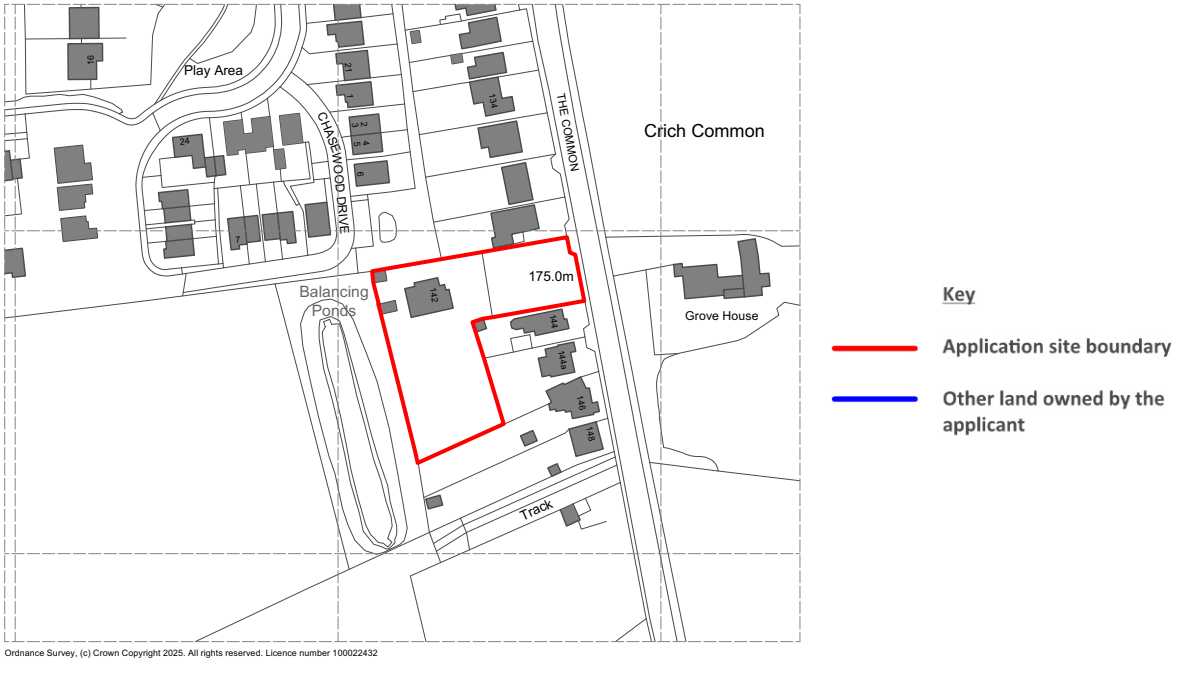


Fig. 02: Annotated aerial of the site location.

2.3 Size, Features and Use

The proposed development falls within part of the garden area surrounding Woodbank House which is a domestic residence. The area of the proposed development is occupied by two outbuildings comprising The Coach House and a redundant privy, both of which form part of the masonry boundary wall to the north of the property. Both buildings are of a traditional masonry solid wall construction and feature tiled roofs.

The Coach House is used for general garden storage purposes and the privy is no longer used. This has become overgrown with ivy and has fallen into a state of disrepair.

2.4 Site Context

Analysis of the site context, both immediate and wider, including built heritage, its development and character, identified a number of opportunities and constraints to enable the design to be developed.

In very general terms, much of the context of the site is formed by developments which run along The Common. The Common includes properties of various ages which surround the site probably dating from at least the first half of the 19th century. Although more recent developments have greatly urbanised this part of Crich, a significant area surrounding the site remains rural in character.

A new housing development occupies former agricultural land which is situated immediately to the northwest, permitted under development ref number: AVA/2017/1363; '*Development of 58 dwellings (houses, bungalows & 30% affordable housing), infrastructure, public open space, equipped area for play, landscaping, ecological enhancement and stabling'.* A suburban drainage pond separates the north boundary of the site from the rest of the new development which is accessed from The Common.

The west of the site is predominantly rural in character with an open field and view of the rising woodland beyond it. A balancing pond, constructed recently as part of the new housing development, is located immediately to the west. It is understood that the land to the west of the site is currently identified as a housing growth site in the draft local plan.

A few more residential properties line The Common to the south of the site with further agricultural land beyond these.

2.5 Setting of the Site

This section is intended to help form an appreciation of the setting of site and its immediate surroundings. The annotated key plans below should be read in conjunction with the photos provided on the following pages. The views provided are intended to provide a general representative record of the site and its setting.

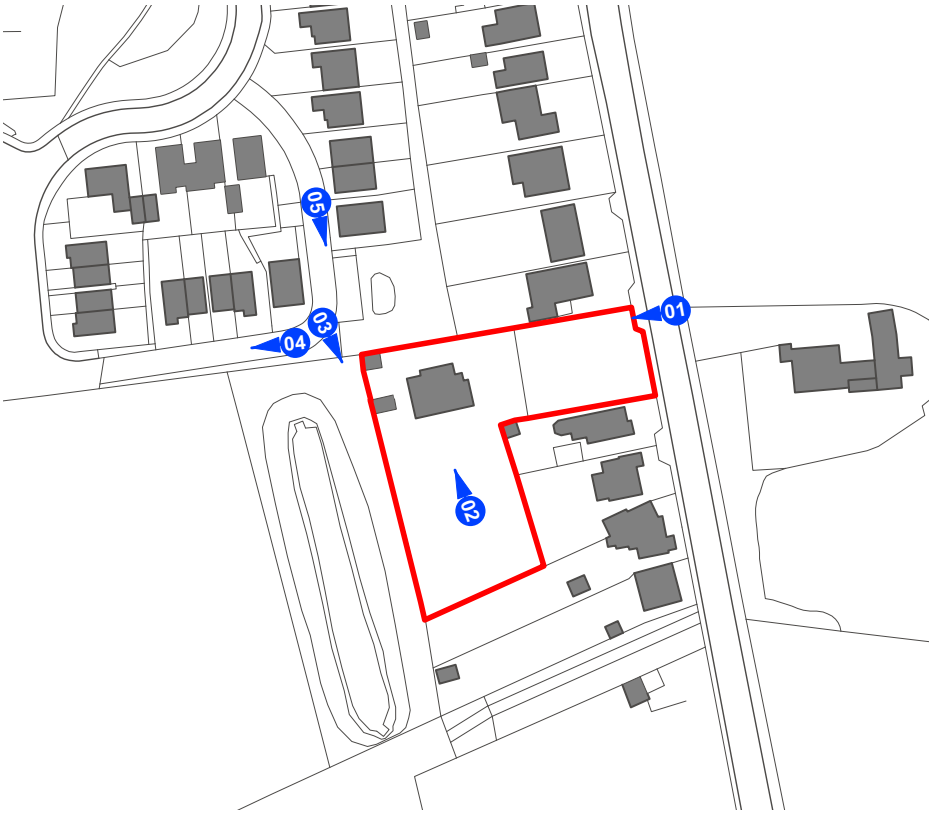


Fig. 03: Annotated Key Plan - external site setting viewpoints



Fig. 04: Annotated Key Plan - interior site viewpoints



View 01: Looking west along the entrance to driveway from The Common. It is not possible to see the Coach House.



View 02: The south elevation of the main house from the garden. The Coach House is just visible to the left of the image.



View 03: Looking south with the Coach House clearly visible to the left with the main house just visible behind it. This image helps to illustrate the remaining rural landscape setting of the site.



View 04: the new housing development creates an imposing backdrop to Woodbank House and has resulted in a loss of its rural setting.



View 05: The rear of Woodbank House is now overlooked from the rising ground from along Chasewood Drive and the new housing development.



View 06: The Coach House is in a secluded location at the end of the driveway.



View 07: A sense of seclusion is still evident when looking back from the site towards The Common.



View 08: Looking north directly at The Coach House and the redundant privy. Note the new housing development to the rear of the site which has caused privacy concerns to the client.



View 09: An elevated view of the Coach House from first floor level of Woodbank House.



View 10: View of Woodbank House from the proposed development site. This is the least sensitive elevation of the listed building.

2.6 Key Constraints and Opportunities

The site analysis diagram, included on the following page, sets out a series of key physical constraints and opportunities. The client has identified an opportunity to make Woodbank House more private in response to the construction of the new housing development. This can be achieved by renovating the Coach House and forming an extension to the east, helping to visually screen the development to the north and reduce some of the associated increased levels of noise pollution. A high quality and sensitive design has been developed to ensure that this does not negatively impact the listed building or any curtilage listed buildings.

The analysis indicates that the location of the proposed development should be well screened from view and it is unlikely to be visible from The Common or Grove House. Any new extension to the east of the Coach House is also unlikely to be visible from the west as views of it would be largely obscured by the Coach House and intervening vegetation. This would also be located to the rear of Woodbank House which is the least sensitive elevation.

The site is south facing, ideal for passive solar gains, it is also likely that there will be some overshadowing from the main house and surrounding mature trees. These surrounding features also help to protect it from the prevailing south westerly winds.

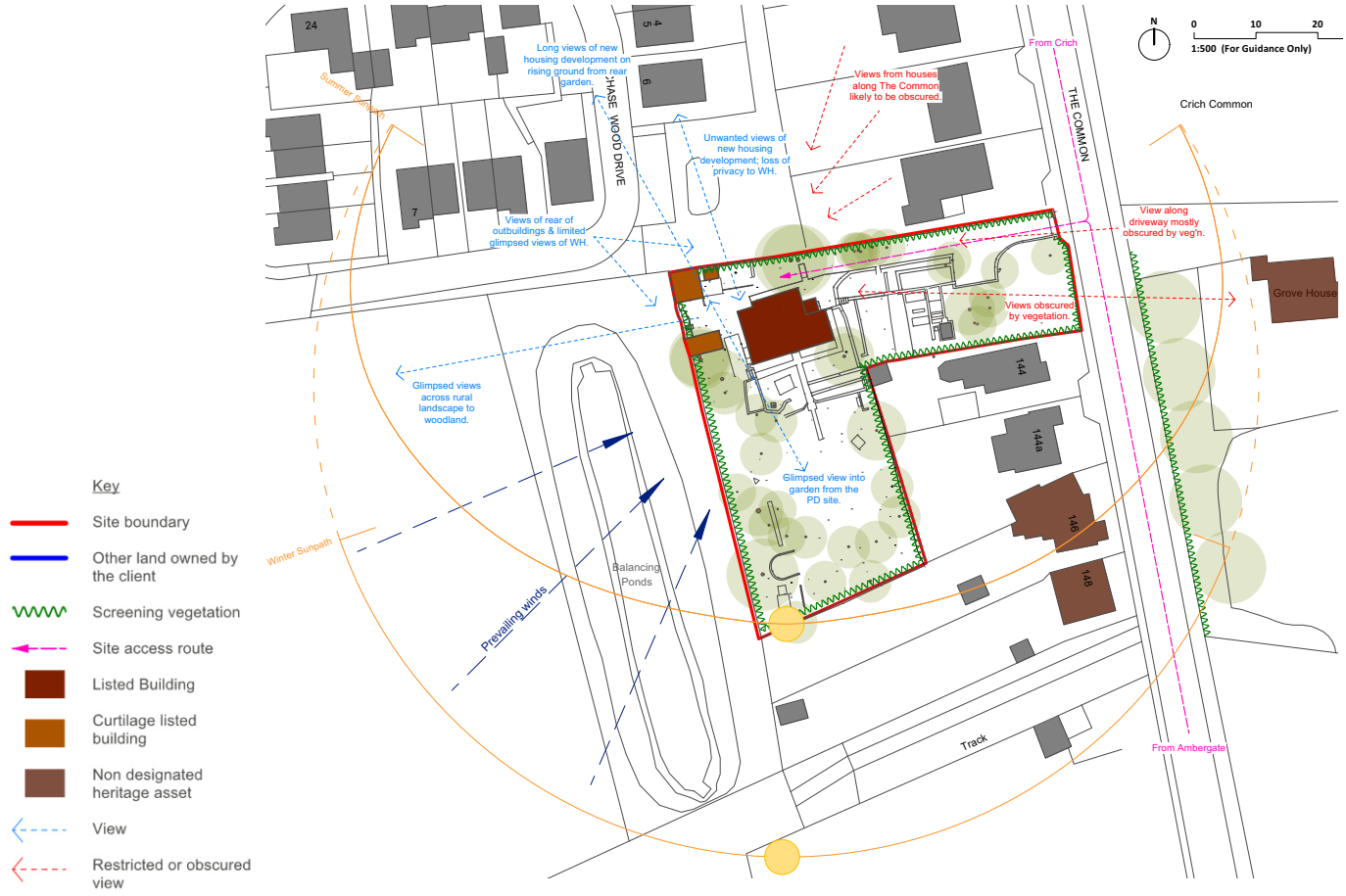


Fig. 05: Site analysis diagram - available to view in more detail on drawing 2512 (02) 05

2.7 Existing Grain and Development Patterns

The figure ground map highlights the existing built form in the area surrounding the site. This shows a tighter urban grain to the north of the site, largely formed through the new housing development. Aside from Grove House and the four dwellings to the south of the site, the remaining surrounding land development remains undeveloped and rural in character.



Fig. 06: Figure ground map of the site and its locality.

2.8 Site Topography

The topography of the area surrounding the site features gentle hills in what is more widely an undulating landscape. This gentle topography is partially evident across the site, shown in the sectional elevation below, as the land falls away from it down to The Common. This provides an opportunity to engage with this and step the proposed development down from The Coach House.



Fig. 07: Existing elevation of the Coach House and Privy looking north.

2.9 Arboriculture

There are a number of large trees which contribute positively to the character of Woodbank House and the surrounding area. None of the trees carry TPOs, and the proposals will not impact on these or their root systems.

2.10 Flood Risk

The site nor its immediate surroundings are shown to be at risk of flooding, according to a search of the Environment Agency's flood map for planning.

2.11 Ecology

A summary of requirements shall be subject to a Preliminary Ecological Assessment (PEA). Our clients are aware of this requirement and a PEA shall be submitted to the Council.

3.0 Heritage Statement

3.1 Purpose

The purpose of this outline Heritage Statement (HS) is to provide an understanding of the heritage significance of the site and its surrounding context. It is the intention to demonstrate that due care has been provided to ensure that any sensitivities pertaining to the built historic environment have been appropriately considered and responded to through the design process.

It is also to demonstrate that the requirements of the NPPF, in particular those set out in paragraphs 207 & 208, have been considered.

3.2 Built Heritage - The Site

The site falls within the curtilage of Woodbank House which is a grade II listed building. The Historic England list description for this has been included as follows:

'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.'[1]

There are also several other curtilage listed buildings which are not described in the list description. These are likely to be contemporary with the main house and include the Coach House, the privy and a masonry garden building with a single pitched roof.

3.3 Other Heritage Assets

Although Woodbank House falls well outside the Crich conservation area it falls within, and contributes positively to, its wider setting. No Character Area Appraisal is currently available for the conservation area, however, its significance can perhaps be summarised as follows.

Historic Significance of Crich Conservation Area:

Crich is an ancient settlement whose name reflects its upland, commanding setting, developed over centuries through lead mining, limestone quarrying, lime burning and associated transport infrastructure. By the 18th-19th centuries, village industries such as frame-knitting were significant alongside quarrying and agriculture. The village's built form, its linear layout, vernacular stone buildings, public and religious buildings, market place, remains largely legible. Dominating the skyline is Crich Stand, a memorial tower (Grade II*) with roots in earlier towers on the same site, which, like an inland lighthouse, acts as a landmark with architectural, historic and cultural value.

Within the wider civil parish of Crich there are 52 buildings included on the National Heritage List for England (1 Grade I, 1 Grade II*, remainder Grade II)[2], of which 47 of these fall within the Crich conservation area[3].

[1] Historic England list description available to view in full at: https://historicengland.org.uk/listing/the-list/list-entry/1356215?section=official-list-entry, accessed 09.02.2026.
[2] According to a search conducted at; https://britishlistedbuildings.co.uk/england/crich-amber-valley-derbyshire?utm_source=chatgpt.com#google_vignette, accessed 09.02.2026.
[3] According to a report published for Derbyshire County Council's Planning Committee (30 Sept 2024), available at https://democracy.derbyshire.gov.uk/documents/, accessed 09.02.2026. s26965/1%2BOutline%2BPlanning%2BPermission%2Bfor%2Ban%2BAlternative%2BForm%2Bof%2BRestoration%2Band%2BRedevelopment%2Bof%2BCrich%2BQuar.pdf, accessed 09.02.2026.

While the site is not particularly close to any other listed buildings, it is close to several non-designated heritage assets along The Common which also positively contribute to the setting of the conservation area. The most prominent of which is Grove House, a Georgian era dwelling similar in appearance to Woodbank House, located on the opposite side of the The Common. It is also worth mentioning that George Stephenson's historic tramway, another non-designated heritage asset, is located two to three hundred metres to the west of the site.

The site lies approximately half a mile away from the most southern tip of the conservation area. Owing to this, and significant areas of more recent intervening modern developments, it is unlikely that the site would be visible from within the conservation area. Since the site is also set back from The Common and is well screened from view by existing mature planting which further creates a sense of separation from the conservation area and any nearby non designated heritage assets.

The site is not within the Derwent Valley Mills World Heritage Site or its Buffer Zone. Although this may be considered to fall within its wider setting, it is highly unlikely that it will be visible from within these owing to the secluded location of the site, and, intervening land-forms and mature vegetation in the wider landscape; to the west and south west of the site.

3.4 Development & History of Woodbank House

The simple map regression exercise, presented on the following page, is intended to form an appreciation of the historic development of the site, which falls within the curtilage of Woodbank House, and the immediate area surrounding it since around the first half of the 19th century.

As can be seen in figures 8 to 10, Woodbank House and the surrounding land remain unchanged until the first half of the 20th century. Thereafter, modern housing developments were subsequently built along The Common to the north.

According to earlier Heritage Statement report (by MOLA) commissioned by client[4], although Woodbank House is listed as built in 1800 it is thought to date from 1790. This corroborates with the maps illustrated on the next page, since the first edition map (1843-93) shows the dwelling with a well established garden and outbuildings. Although it cannot be said with certainty, it is likely that these outbuildings, which includes the Coach House and Privy, are contemporary with the main house given their vernacular construction.

The MOLA report also indicates that the house is known to have a causal link to George Stephenson's historic tramway and the Crich Quarry[5]. According to some preliminary research by the client, its was occupied by those with significant historic roles associated with the management and operation of both the mineral line and quarry.

3.5 Building Form & Materials

Although the list description sets out a comprehensive description of the form and materials of the main house, it does not refer to the other built features within the curtilage of Woodbank House.

The Coach House, to the north west corner of the site, is a simple vernacular building, similar in form and scale to other contemporary agricultural structures, such as a small Derbyshire field barn. There are few openings in the building, of which some have been either blocked up or altered over the years. The duo-pitched roof is finished with clay tiles and, similar to the main house it is of a coursed gritstone construction. Inside the building there appears to be some evidence of a mezzanine floor;

[4] Prepared by the client in response to planning application AVA/2017/1363; Vickers, Alicia (January 2003), *Land at Woodsider Farm, The Common Crich, Heritage Statement,* MOLA.
[5] Ibid, p22.

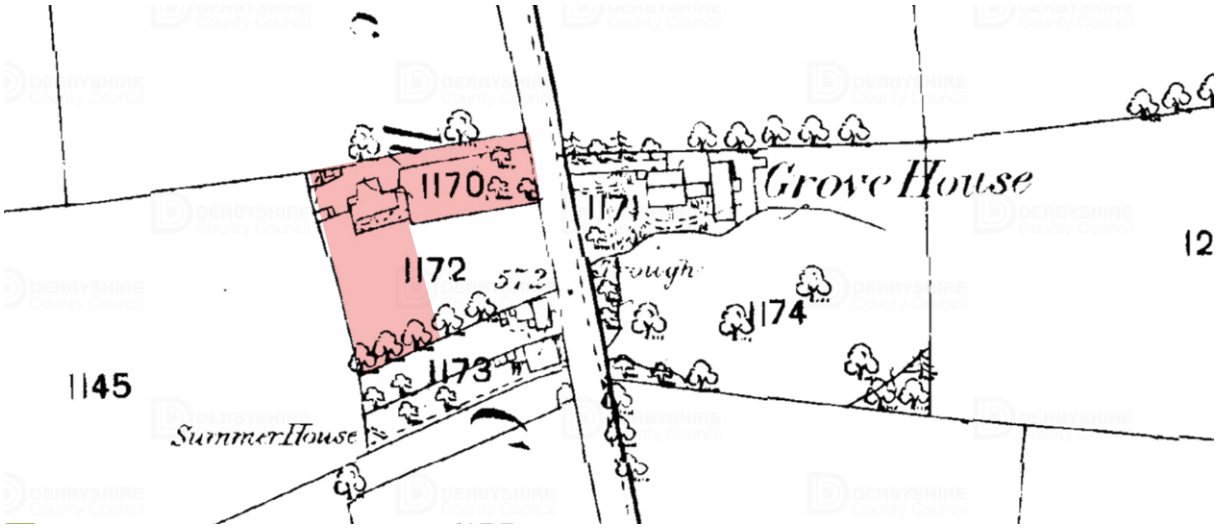


Fig. 08: First edition Ordnance Survey Map (6' series) c.1840-90s

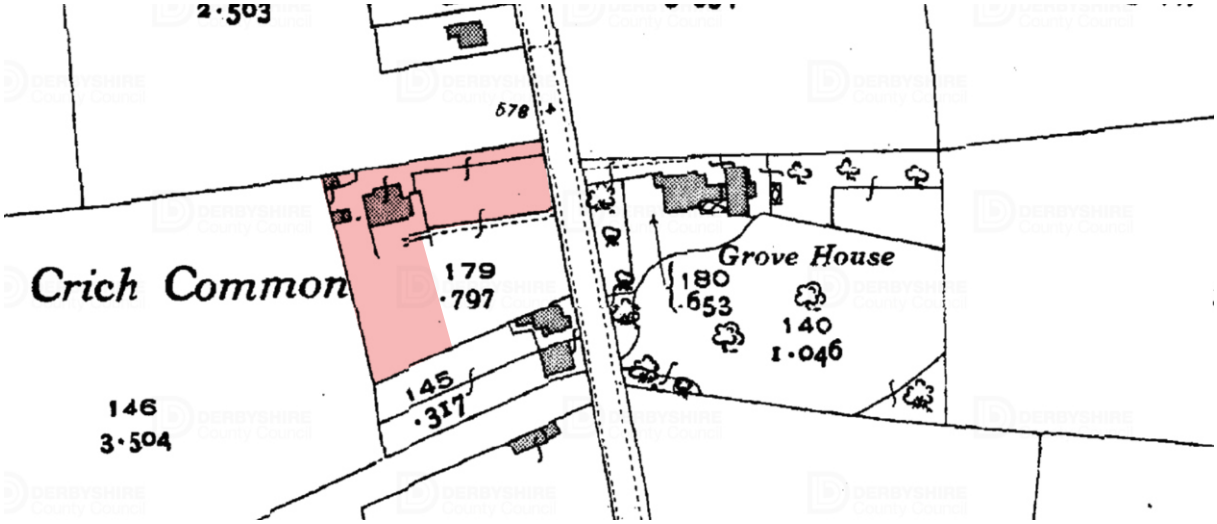


Fig. 09: Fourth edition Ordnance Survey Map (6' series) c.1920-1940s



Fig. 10:Current Ordnance Survey Map



Fig. 11: Photo of the south elevation of Woodbank House (Circa 1930's) provided by the client. The privy is just visible to the far left of the image.



Fig. 12: Photo of the entrance driveway to Woodbank House (Circa 1930's) provided by the client. Although vegetation across the site is not as mature as it is today, the site appears not to be visible from the road. Note also that no housing developments appear to the land to the north.



Fig. 13: Photo looking north from the left of Woodbank House (Circa 1930's) provided by the client. The Coach House, privy and lean-to outbuilding is visible towards the top of the image.

there are some holes within the wall, perhaps indicating where timber floor joists where once positioned.

The front elevation features a large opening with a pair of timber doors. This is a modern intervention which has caused some structural problems in recent years[6].

The Privy, is detached from this and located just to the east of the Coach House. This is a small building with thick masonry walls and a tiled roof, although this is currently difficult to see due to vegetation growth.

Opposite The Coach House, to the south, is a low-lying single storey building which is used for additional garden storage. This has a mono-pitched roof and is constructed of the same materials.

The front of the property features a pair of decorative and rusticated masonry gate piers and wrought iron gates. The boundary walls to the property are of a traditional masonry construction.

3.6 Setting & Views

Prior to the construction of the new housing development (application AVA/2017/1363) to the north/north west, the setting of Woodbank House had altered very little over time. During the 20th century, and most likely before the property was designated, the linear residential developments had already spread along The Common. Although these had a negative effect on its rural setting, much of this would have remained intact until this point.

During the planning consultation stage of the new housing development, the clients became concerned about the impact this would have on the setting of Woodbank House. Consequently, they privately commissioned a Heritage Statement (by MOLA), to determine the impact that the proposed development would have.

In brief, the findings of this report were that the proposed development would '*cause less than substantial harm to the significance of a designated asset of high significance*[7]. This was owing to the impacts on the setting of the Grade II listed building.

[6] A copy of the most recent structural report by GCA consulting (August 2025) can be provided on request.
[7] Ibid, p13.

Although prepared prior to the new development, the report usefully set out the key characteristics of the setting of Woodbank House as follows:

- *'Woodbank House is enclosed in an immediate garden setting with low masonry boundary fencing and mature trees'.*
- *The house and immediate garden setting generally retains a high degree of integrity; but has been subject to later 20th century alterations. The surrounding context has been subject to some more recent residential development, the most apparent in the locality being the redevelopment of the former abattoir site to the north'* [8].

Notwithstanding the harm the new housing development has had on the setting of Woodbank House, it is considered that, on the whole, these characteristics are still present and contribute greatly to its significance. It is worth highlighting again, that future housing development is planned on the land directly to the west, which is likely to incur even greater cumulative harm to the setting of the listed building.

3.7 Significance

3.7.1 Definition of Significance

Heritage Significance can be defined as; the value of a heritage asset to this and future generations because of its heritage interest. Historic England's *Conservation Principles, Policies and Guidance (2008)* identify a number of heritage values that contribute to the significance of a heritage asset. These values overlap and together explain why a place is important and how it should be conserved. These values are:

- **Evidential value:** The building possesses evidential value through its surviving historic fabric, form, and construction, which provide physical evidence of its original function, development, and historic building techniques. These elements contribute to an understanding of past technologies and working practices.
- **Historical value:** The historical value of the building lies in its association with the historic development of the area and its role within the social and economic history of the locality. As a long-standing structure, it provides a tangible link to earlier patterns of activity and land use.
- **Aesthetic value:** The aesthetic value of the building derives from its architectural form, design intent & layering, materials, and craftsmanship, as well as its visual relationship with its setting. The building contributes positively to local character and distinctiveness and is valued for its appearance and presence within the historic landscape.
- **Communal value:** The building holds communal value through its contribution to local identity and sense of place. This includes cultural and educational value, as well as associations formed through long-term recognition and appreciation by the local community.

Overall Significance
The significance of the building is derived from the combined contribution of its evidential, historical, aesthetic, and communal values. These values underpin its designation and inform the careful consideration of proposals to ensure that its significance is sustained in accordance with Historic England's Conservation Principles.

[8] Ibid, p15

3.7.2 Significance of Woodbank House and The Coach House

As the proposals relate to the conversion and extension of the former Coach House, which is a curtilage listed structure, it is necessary to understand both the significance of Woodbank House as the principal listed building and the relative significance of the Coach House, whose heritage value is largely derived from its historic and functional relationship with the main house. While the proposals do not involve direct physical alteration to Woodbank House, consideration has been given to its setting and to the contribution made by the Coach House to its overall significance.

Evidential value:

- **Woodbank House**
  Woodbank House possesses evidential value through its surviving historic fabric, form, and construction, which provide physical evidence of its late 18th-century origins and subsequent development. The building retains legible historic fabric and traditional construction techniques that allow for an understanding of historic domestic architecture of the period.

- **The Coach House**
  The Coach House has evidential value as a curtilage listed structure historically associated with Woodbank House. Its stone construction, scale, and position within the site provide evidence of the historic functional arrangement of the property and its supporting buildings. However, the evidential value of the Coach House has been diminished by later alterations and loss of historic fabric, which have reduced the legibility of its original form and function.

Historical value:

- **Woodbank House**
  The historical value of Woodbank House derives from its association with the historic development of Crich during the late 18th and early 19th centuries, a period characterised by industrial activity related to quarrying, mineral extraction, and associated transport infrastructure. The building is understood to have historic associations with George Stephenson's tramway and the Crich Quarry, contributing to its place within the wider historical narrative of the area.

- **The Coach House**
  The Coach House holds historical value through its functional relationship with Woodbank House, reflecting historic patterns of domestic service, transport, and land management associated with a rural dwelling of this period. While it does not possess strong associative historical value in its own right, it contributes to an understanding of how the principal building was historically supported and used.

Aesthetic value:

- **Woodbank House**
  Woodbank House has aesthetic value derived from its architectural composition, materials, craftsmanship, and its relationship with its immediate garden setting. Despite later alterations and changes to the wider context, the building retains a strong visual presence and contributes positively to local character and distinctiveness.

- **The Coach House**
  The aesthetic value of the Coach House is modest. Its simple vernacular form and traditional materials allow it to sit comfortably within the historic group, but alterations and loss of original

detailing have reduced its visual coherence. Nevertheless, it continues to make a positive contribution to the setting of Woodbank House through its scale, massing, and material relationship.

Communal value:

- **Woodbank House**
  Woodbank House holds communal value through its long-standing presence within the locality and its contribution to local identity and sense of place. As a designated heritage asset, it forms part of the recognised historic fabric of Crich and contributes to an understanding and appreciation of the area's historic development.

- **The Coach House**
  The Coach House has limited communal value. It is not publicly accessible and has no known strong social or cultural associations independent of the principal building. Its communal value is therefore largely derived from its role as part of the wider historic group associated with Woodbank House.

Overall Significance
Woodbank House is a Grade II listed building of clear heritage significance, derived from the combined evidential, historical, aesthetic, and communal values of the principal building and its immediate setting.

The Coach House is a curtilage listed structure whose significance is primarily derived from its historic and functional association with Woodbank House, rather than from high intrinsic heritage value. The building has experienced a number of alterations over time, including the loss of its original roof structure and changes to its openings, which have diminished its historic integrity. As a result, the Coach House now makes a modest contribution to the significance and setting of the principal listed building, a view consistent with advice received from the Local Planning Authority's Heritage and Conservation Officer.

Notwithstanding this, the surviving stone fabric, proportions, and remnants of historic features, including stone paving flags, continue to provide legibility of its original function and historic association.

This understanding of relative significance provides the framework for assessing the impact of the proposed works, ensuring that interventions are proportionate, sensitive, and focused on securing the long-term conservation and viable use of the Coach House, while preserving the significance of Woodbank House.

3.8 General Condition

The Coach House is in a generally poor to fair condition, having suffered from prolonged periods of underuse, exposure to the elements, and the cumulative impact of past alterations. The loss of the historic roof has left the structure vulnerable to water ingress, accelerating the deterioration of masonry and internal fabric.

A structural condition report prepared by GCA identifies that while the primary stone walls remain largely intact, there are areas of concern including localised cracking, open joints, and instability arising from the absence of adequate tying elements and weather protection. The report concludes that the building is capable of repair and reuse, subject to a programme of consolidation works, reinstatement of a roof structure, and sensitive interventions designed to stabilise and tie the

structure back together.

The proposed introduction of a mezzanine floor, underpinning works, and reduction in the size of the existing gable opening would assist in improving the overall structural performance of the building, while also enabling its viable reuse.

3.9 Consultation

Pre-application consultation has been undertaken with Amber Valley Borough Council, including the Council's Heritage and Conservation Officer. The principle of consolidating, repairing, and bringing the former Coach House back into active use has been supported, with confirmation that the proposals are unlikely to result in harm to the setting of the principal listed building.

The Heritage Officer has advised that the Coach House makes a modest contribution to the setting of Woodbank House and has low historic value due to previous alterations. Subject to careful detailing, the proposed alterations, including the introduction of a mezzanine, reduction of the gable opening, and removal of the later external privy, are supported in heritage terms.

Detailed advice has been provided in respect of the design and detailing of the proposed extension, boundary wall treatment, roof form and materials, rainwater goods, and the need to keep the design simple and uncluttered. This advice has informed the development of the proposals submitted as part of this application.

4.0 Proposals

4.1 Use and Amount

The proposals seek to sensitively convert and extend the Coach House to form usable ancillary accommodation associated with Woodbank House. The proposals have been developed while taking into consideration the key themes set out in the clients brief.

4.1.1 The Clients Brief

The clients brief, which needs to be considered holistically alongside the constraints and opportunities afforded by the sites physical and heritage context, has developed as follows:

Key themes:

- Repairs to the Coach House and renovation works to make it a flexible and habitable building, including;
  - Provision of services (water, electric) and maximising the use of natural daylight.
  - Making the building water-tight and thermally insulated.
  - Undertaking structural repairs to structural engineer's report recommendations.
  - Use of the ground floor as a flexible space; as a gym, art studio, etc.
  - Reinstating the mezzanine floor for use as a small office.
- Extending the Coach House to provide a garden room suitable for growing plants and as a leisure/ dining space. It is the intention of the client that this will also provide greater privacy to Woodbank House by increasing the height of the wall to the north of the building.
- Landscaping of external spaces to compliment the setting of the listed building and potentially help to screen out nearby housing developments.

4.1.2 Key Areas

The total area of land owned by the applicant and registered with the Woodbank House, including that of the proposed development site, measures 0.2313 ha. The proposed development itself, comprises approximately:

- 166 sq/m of existing buildings (retained); the main house and other outbuildings
- 4 sq/m of existing buildings to be demolished; the privy
- 24 sq/m of new development; the extension to the Coach House

4.2 Proposals

The constraints and opportunities presented by the site and its surroundings (see also drawing 2512 (02) 05 Site Analysis), combined with the aspirations of the clients brief provided a very clear framework to formulate our design response. The concept diagram (see Fig. 14) helps to illustrate how the proposals were developed in principle.

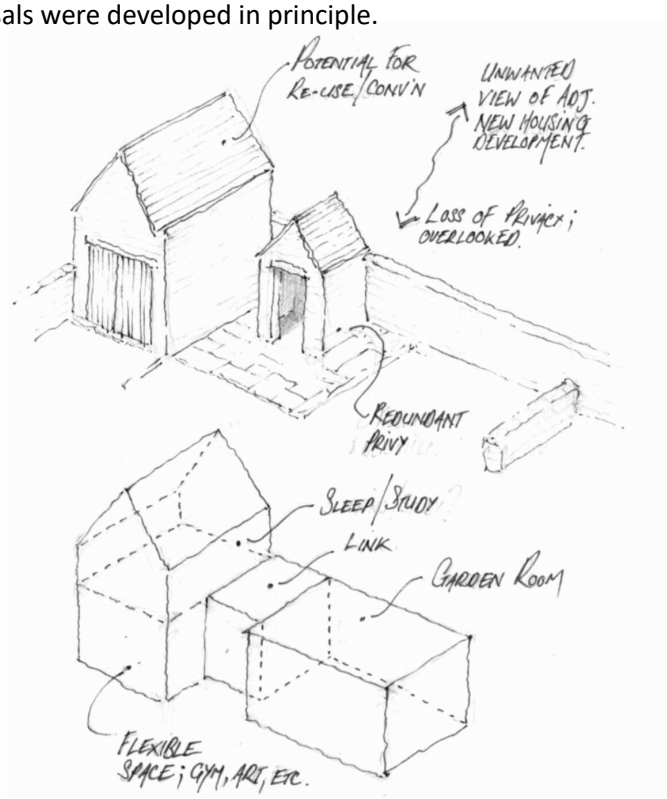


Fig. 14: Existing outbuildings and concept sketch (NTS). It is important to note that it is the intention that the proposed development will also help to reduce some of the additional noise pollution experienced at Woodbank House from the new development. It is hoped that this will therefore have a positive impact on Woodbank House in that it will help to, at least, partially restore some of its former levels of tranquillity.

Various sketch design options where then developed around this concept (see Fig. 15). These were used to explore what built form would be the most suitable for the garden room extension to the Coach House.

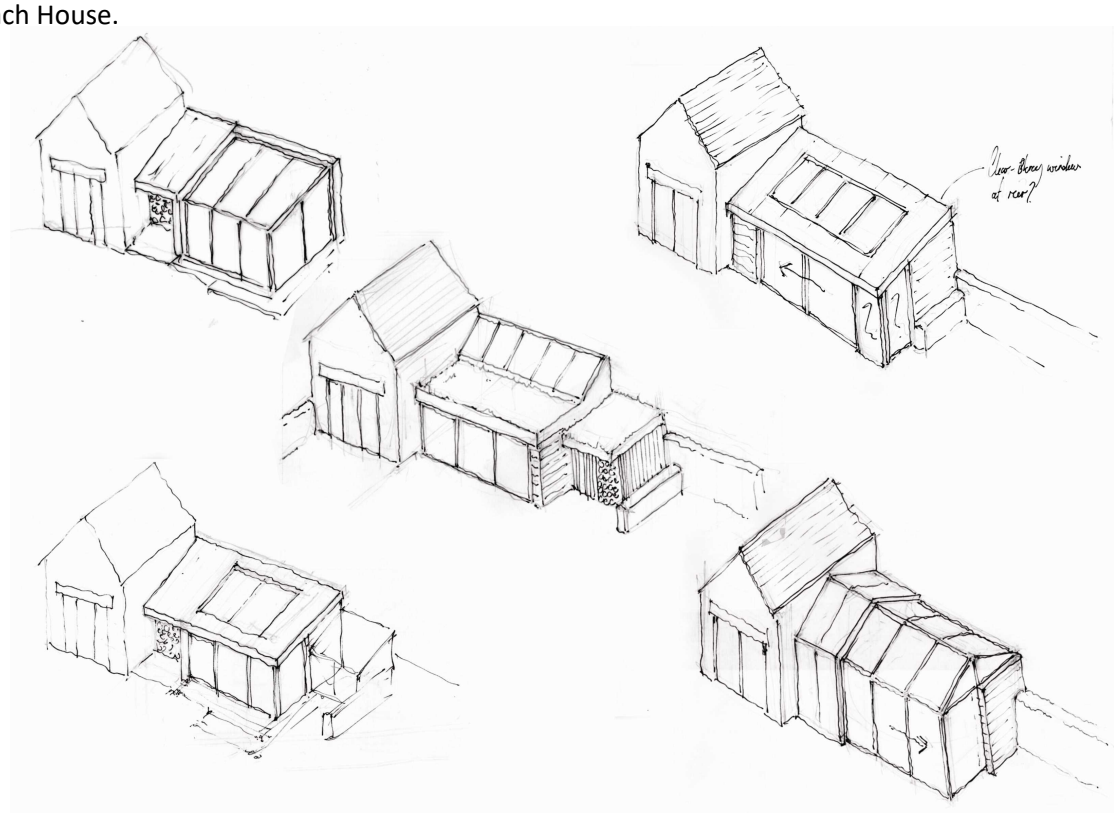


Fig. 15: Preliminary sketches (NTS) - based on the principles set out in the concept sketch

However, after careful discussions with the client, and following feedback from AVBC's conservation officer, the design was then refined. The most suitable approach is considered to form a lean-to type structure which is subservient in form and would appear almost as a garden wall from onlooking views.

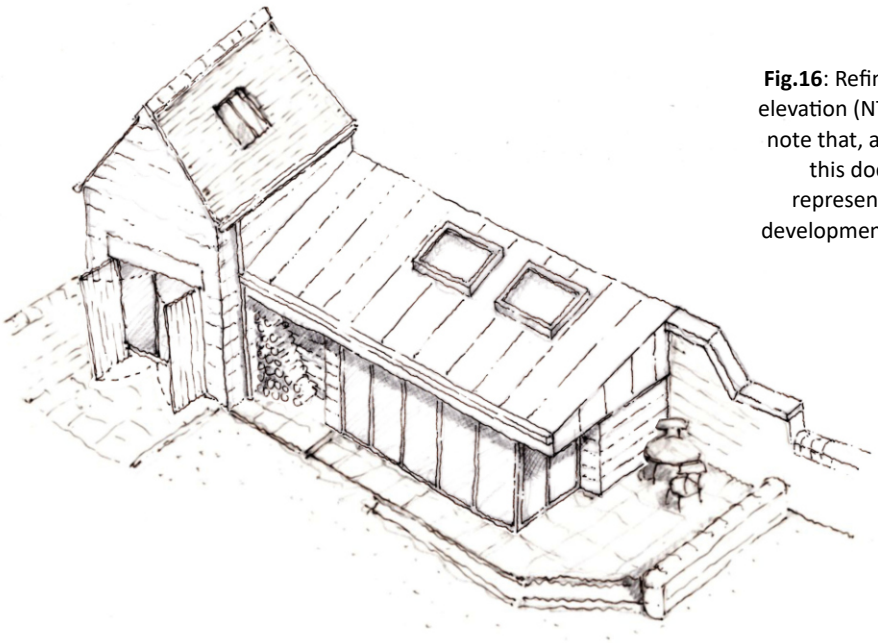


Fig.16: Refined concept sketch isometric and elevation (NTS) - the preferred design. Please note that, as highlighted at the beginning of this document, this is an indicative representation only. used to aid design development and visualisation and to convey design intent.

The drawings included on the following pages (see Fig's. 17 & 18) have been included to help further illustrate the proposed scheme in conjunction with the following, very generalised, schedule of the work required to achieve the proposed development:

The Coach House:

Relatively minimal interventions will be required to provide the level of accommodation set out in the brief, in general, comprising:

- Reduction of the front opening to a size more historically appropriate, including; incorporation of a new stone lintel in a matching stone, associated structural repairs, installation of PPC aluminium windows with double glazed units and the provision of new timber shutter doors to maintain the buildings appearance when not in use.
- Re-use of the existing stone flag floor on a suitable breathable substrate; a limecrete and glass aggregate floor to the design of a specialist.
- Underpinning works to improve the structural stability of the external walls; refer to details by structural engineer (GCA) in relation to trial pit investigations and confirmation of specification.
- Installation of a breathable insulation and lime plaster finish internally to improve the thermal efficiency of the building.
- Reinstatement of blocked-up windows at ground floor and mezzanine level; it is proposed that these are to be made of wood and feature slimline type double-glazed units.
- Insertion of an opening to the east elevation to connect it to the Garden Room; refer to information by GCA in relation to provision of any lintels.
- Reintroduction of the former mezzanine floor and provision of a staircase up to the office accommodation; all structural work to GCA specification.
- Building to be re-roofed in accordance with GCA specification and include a suitable level of breatheable insulation to improve thermal comfort.
- Introduction of a pair of small, conservation style, rooflights.

- Re-pointing using a suitable lime mortar and stitch repairs to cracking identified within the structural engineers report; stitch repairs to be undertaken to GCA specification.

Please note that all structural repairs, stabilisation works, and any necessary strengthening to the Coach House will be undertaken in accordance with the recommendations set out in the Structural Condition Report prepared by GCA (ref. 10928-GCA-XX-01-RP-S-0001-S04-P01). These works are intended to secure the long-term stability and conservation of the building and will be carried out using appropriate materials and techniques, informed by the historic fabric of the structure. Where structural intervention affects historic fabric, works will be designed to minimise loss of significance and, where appropriate, will be reversible.

For further information concerning the overall structural strategy for both the Coach House and extension, please refer also to GCA drawing 'Initial Scheme for Planning' ref: 10928-GCA-XX-XX-DR-S-SK1.

The Garden Room extension:

At an early stage of the design process it was felt that a lean-to type extension would be the most suited building form to the site, for various reasons, including:

- This would be similar in form to the other pre-existing built forms on the site; the existing mono-pitched roofed outbuilding, located to the south of The Coach House.
- From the outside world the extension would appear very much as a traditional garden wall rather than an extension.
- Since the clients do not own or have a right of access to the land to the north, a mono-pitched roof, sloping away from the boundary should mean that they will be able to easily maintain the roof and any rainwater goods associated with it.

The construction of the Garden Room extension will require the demolition of the old privy, part of the north boundary wall, and removal of some existing stone flags. It is the intention that these materials will be incorporated within the proposed development where possible.

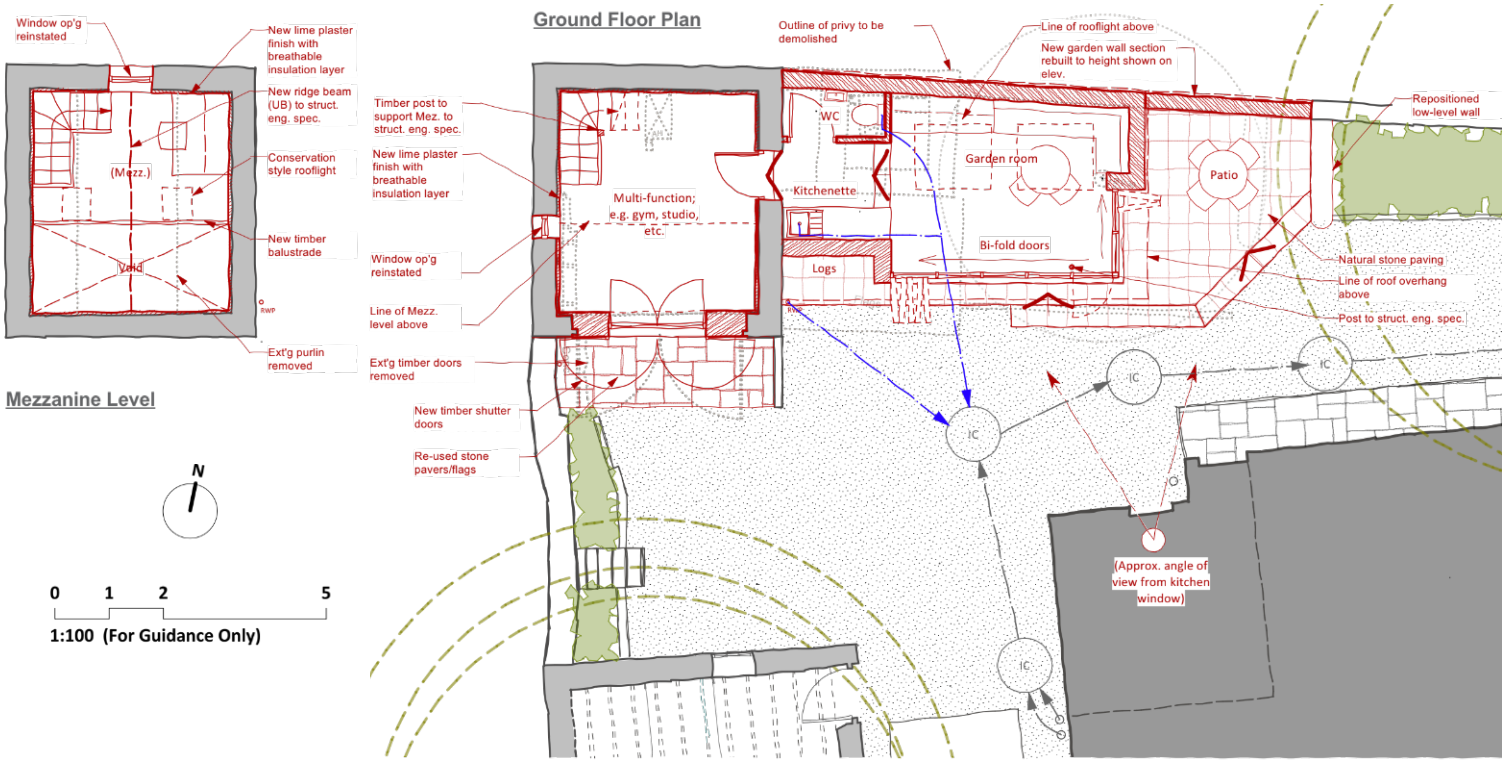
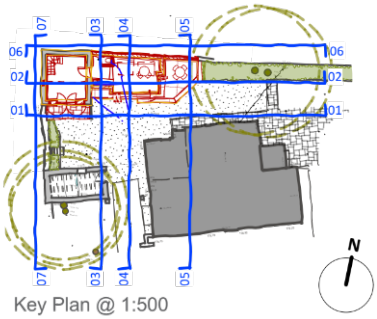


Fig.17: Proposed ground floor and mezzanine level plan.



Key Plan @ 1:500

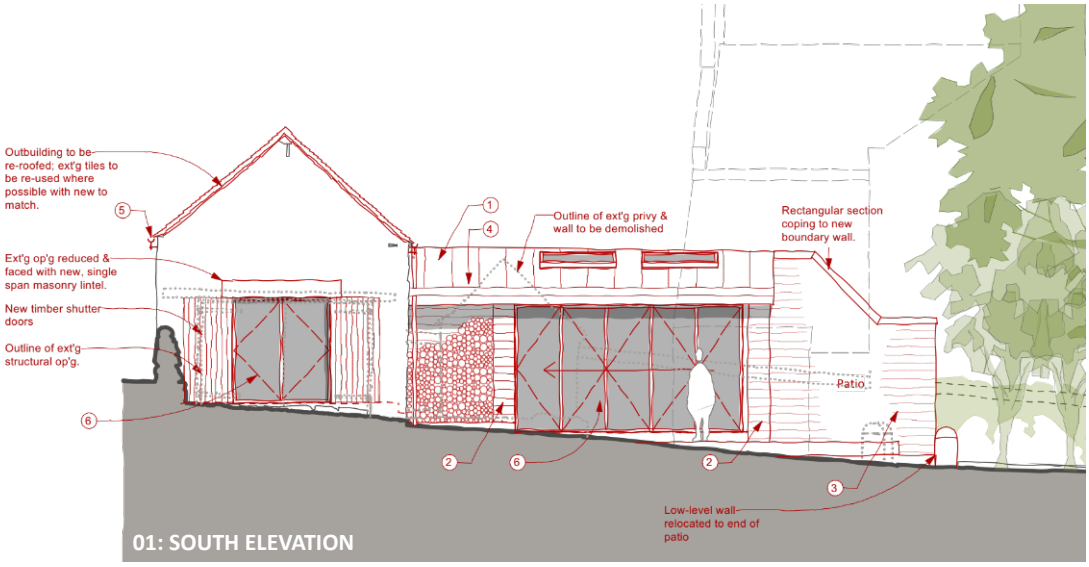
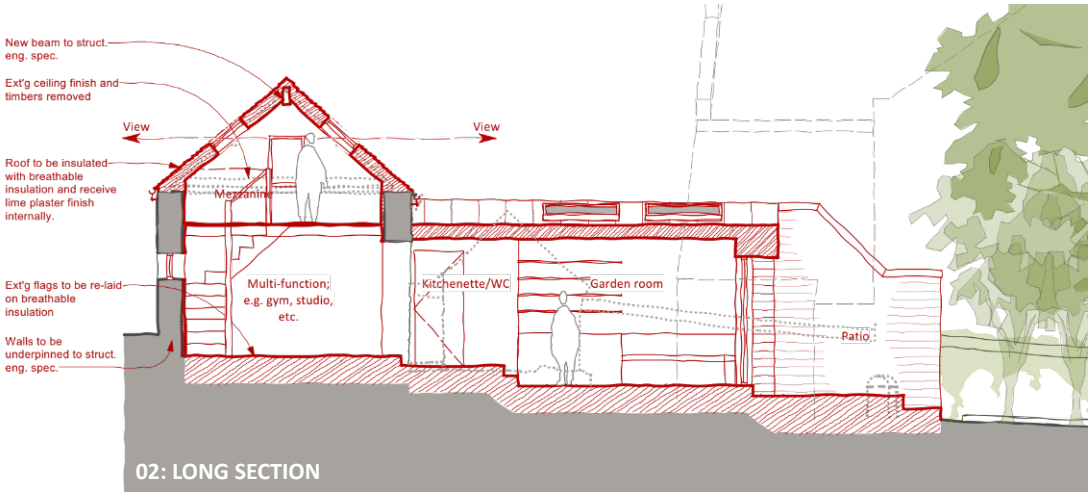
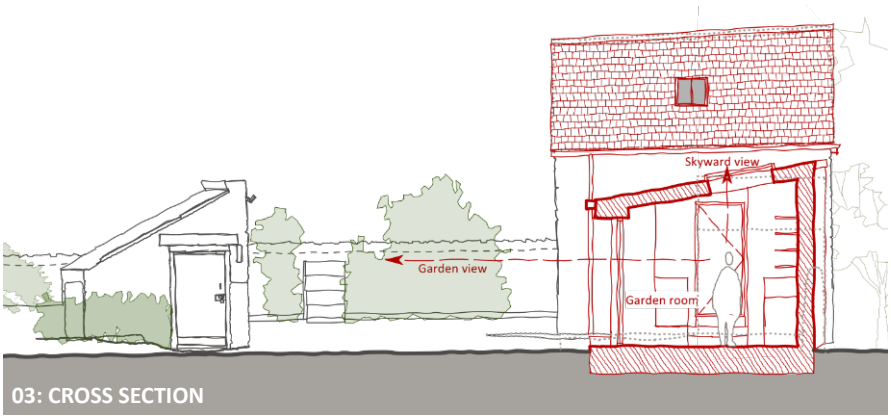
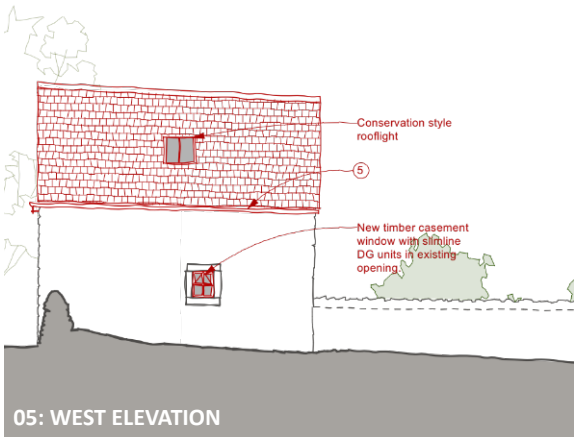


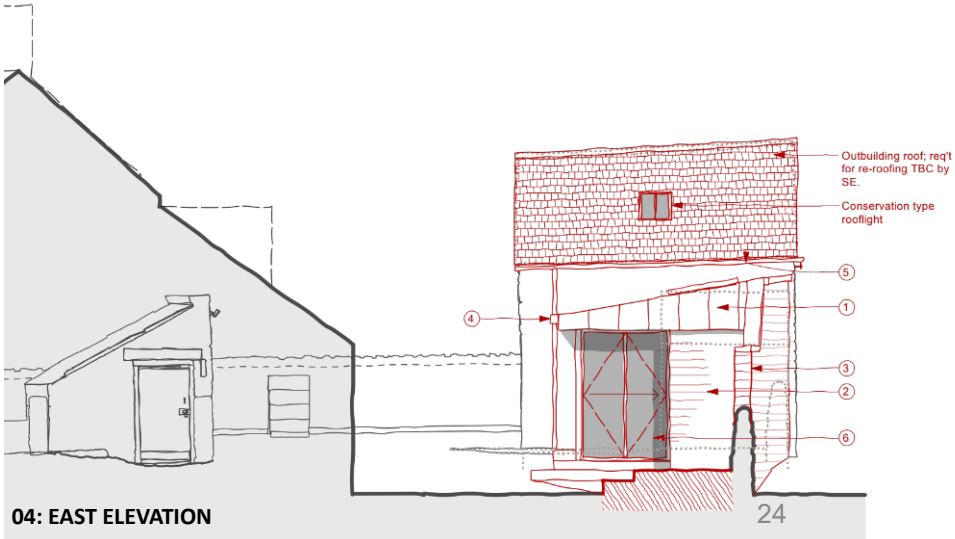
Fig.18: The sections and elevations included on this page have been included to help illustrate that due consideration has been given towards the sensitive nature of the site. Please note that these drawings have been included at full scale on layout sheets included as part of the planning and listed building consent application.

It is the intention that the interventions to the Coach House will be complimentary to its historic character and that of Woodbank House. In contrast to these buildings, the extension is intended to be distinctly modern, while being of similar form to others found on the site, and, it has also been designed to be subservient in scale such that it has an ancillary character. The materials for the extension have been chosen to be both durable and traditional, featuring masonry walls, with a stone to match Woodbank House, with a roof in a standing seam metal (Zinc) finish.







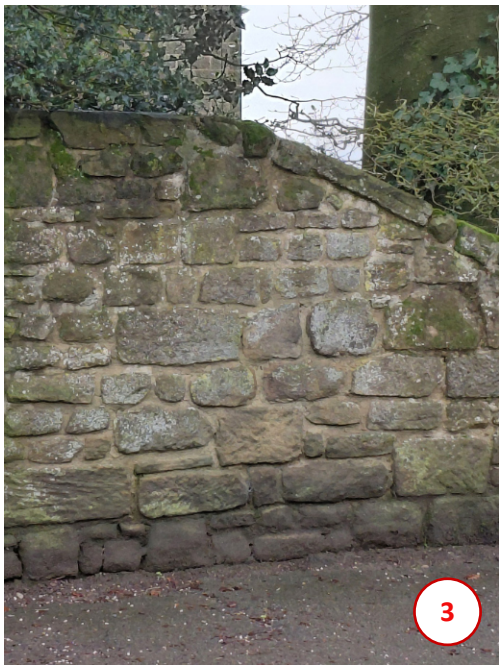


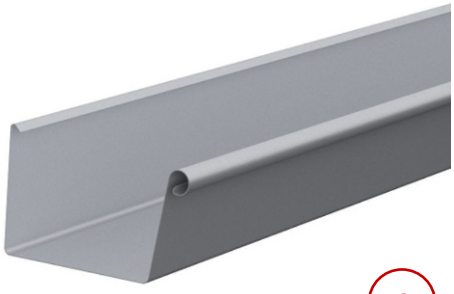
4.3 Materials

The accompanying elevation drawings show the location of the proposed materials illustrated in this section; the numerical references relate to those used on the drawings. In general terms, It is proposed that the garden room shall be faced with natural stone and feature a (Zinc) metal roof. With the exception of those on the west and north elevations of the Coach House, windows are to be of PPC aluminium in an appropriate recessive colour. The patio area is to be finished with natural stone paving, similar to those used at Woodbank House, and any boundary treatments shall match the existing dry stone walls.

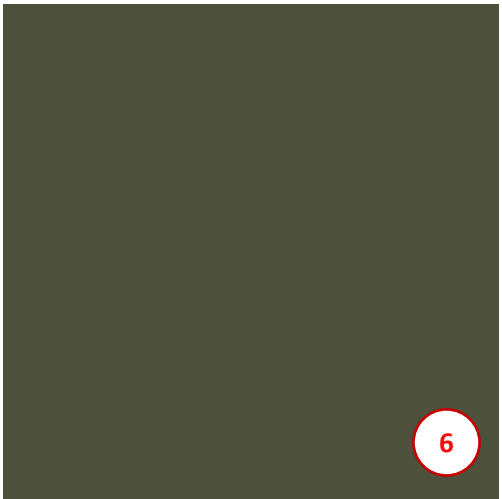












Materials Key

1. Standing seam zinc roof (natural finish)
2. Masonry - type, tooling & coursing to match Woodbank House.
3. Masonry - type, tooling & coursing to match boundary wall to Grove House.
4. PPC Aluminium gutter - rectangular section (grey to match roof);
5. Cast metal rainwater goods (black)
6. PPC aluminium doors/windows with double glazed units; colour to match ext'g Coach House.

4.4 Design Precedents

The precedent images provided are not intended to explicitly depict the design intent but moreover to help convey how the garden room extension to The Coach House could be realised; through a careful reinterpretation of traditional forms, contemporary detailing and sensitive application of materials.















4.4 Heritage Impact Assessment

As set out in Section 3.7.2, the significance of the Coach House is primarily derived from its historic and functional relationship with Woodbank House, which makes a modest contribution to the setting of the principal listed building. The assessment below therefore focuses on the impact of the proposals on this relationship, the retained historic fabric, and the setting of Woodbank House.

It is acknowledged that the extension will result in the loss of the redundant privy and that the existing boundary wall will need to be rebuilt to form the rear of the extension. However, it is hoped that these interventions, including those associated with the Coach House, will, overall, have a positive impact on the listed building through;

- Sensitive repairs to the Coach House and reintroduction of some of its lost architectural features.
- A well considered and high-quality design which has the potential to positively contribute to the significance of the listed building.
- The provision of a design which will help the Coach House realise its full optimal viable use, ensuring its future sustainability to its current and future occupants.
- The appropriate incorporation of any historic materials salvaged from the site within the proposed development; the demolished privy, garden wall, etc. This will help to ensure that any loss of historic building fabric is kept to a minimum.
- Partial restoration of a level of privacy, peacefulness (through a reduction in noise), and seclusion once associated with the dwelling to help mitigate recent effects of new housing development to the north.

5.0 Conclusion and Heritage Balance

This Design and Heritage Statement has demonstrated that the proposed development has been informed by a thorough understanding of the site, its historic evolution, and the significance of both Woodbank House and its curtilage listed structures.

The Coach House is identified as a building of modest heritage significance, whose value is primarily derived from its historic and functional relationship with the principal listed building. While it retains elements of historic fabric, its significance has been diminished through alteration, deterioration, and loss of original features. In its current condition, the building is underutilised and at risk of further decline.

The proposals seek to secure the long-term conservation of the Coach House through a programme of sensitive repair, reinstatement, and viable reuse. These works will enhance its evidential and aesthetic value, while reinforcing its historic relationship with Woodbank House.

The proposed garden room extension has been carefully designed to be subservient in scale and form, drawing on the established language of ancillary structures within the site. Its simple lean-to form, restrained material palette, and limited visibility within the wider setting ensure that it reads as a discreet and sympathetic addition. The removal of the redundant privy and partial rebuilding of the boundary wall are acknowledged as resulting in a degree of heritage impact; however, these elements are of low significance and their loss is mitigated through the reuse of salvaged materials and the overall enhancement of the site.

In accordance with the National Planning Policy Framework (2024), the proposals would result in no harm, or at most less than substantial harm, to the significance of the designated heritage asset. Where any limited harm arises, this is clearly and demonstrably outweighed by the public benefits of the scheme, which include:

- Securing of the long-term viable use and conservation of a curtilage listed structure;
- The enhancement of the character and appearance of the site through high-quality design;
- The reinstatement of architectural features and improvement of the building's legibility;
- The partial restoration of the setting of Woodbank House through improved enclosure, privacy, and reduction of external disturbance.

Overall, the proposals represent a proportionate, sensitive, and well-considered response to the opportunities and constraints of the site. They will preserve the significance of Woodbank House and its setting, while delivering heritage, functional, and environmental benefits.

The development is therefore considered to accord with national and local heritage policy and should be supported.

References

MHCLG (December 2024), *The National Planning Policy Framework*, available to view at the following URL: https://www.gov.uk/government/publications/national-planning-policy-framework--2.

Historic England (2025), *Search the List, Woodbank House,* available to view at the following URL; https://historicengland.org.uk/listing/the-list/list-entry/1356215?section=official-list-entry

British Listed Buildings (2025), *Listed Buildings in Crich, Amber Valley, Derbyshire,* available to view at the following URL; https://britishlistedbuildings.co.uk/england/crich-amber-valley-derbyshire?utm_source=chatgpt.com#google_vignette

Derbyshire County Council (2025), *Derbyshire County Council's Planning Committee (30 Sept 2024)*, available to view at the following URL; https://democracy.derbyshire.gov.uk/documents/s26965/1%2BOutline%2BPlanning%2BPermission%2Bfor%2Ban%2BAlternative%2BForm%2Bof%2BRestoration%2Band%2BRedevelopment%2Bof%2BCrich%2BQuar.pdf

Heritage Gateway (2025), *Heritage Gateway*, available to view at the following URL; https://www.heritagegateway.org.uk/gateway/.

Historic England (Oct. 2019), *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, available to view at the following URL; https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/,

Historic England, (Apr. 2008), *Conservation Principles, Policies and Guidance*, available to view at the following URL; https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1356215

Date first listed: 14-Aug-1985

List Entry Name: Woodbank House

Statutory Address 1: WOODBANK HOUSE, THE COMMON

Location

Statutory Address: WOODBANK HOUSE, THE COMMON

The building or site itself may lie within the boundary of more than one authority.

County: Derbyshire

District: Amber Valley (District Authority)

Parish: Crich

National Grid Reference: SK 35128 53279

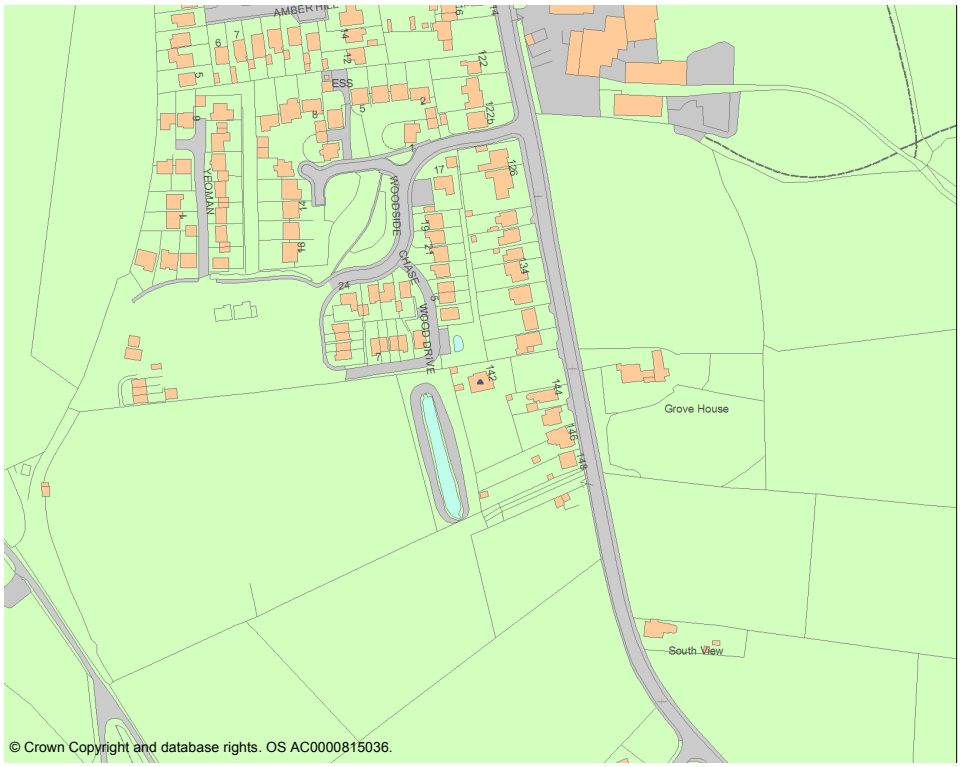
Details

SK 35 SE PARISH OF CRICH THE COMMON 4/18 (West Side) Woodbank House

II

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.S

Listing NGR: SK3512853279











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