LANG ARCHITECTS

Heritage Statement
Proposed Garage and Change of use
20, Cromford Road Crich

1.0 Introduction

This Heritage Assessment has been prepared to accompany the proposals for the proposed garage and change of use of land at 20 Cromford Road, Crich, Derbyshire.

The purpose of the assessment is to evaluate the potential impact of the proposed development upon nearby heritage assets and the wider historic character of the area, in accordance with national and local planning policy.

The assessment considers:

- The historical and architectural significance of the site and surroundings;
- The contribution of setting to significance;
- The likely heritage impact of the proposal

2.0 Site Location and Context

20 Cromford Road is located within the historic settlement of Crich, Derbyshire. Crich is a historic Derbyshire hill settlement with medieval origins that expanded during the industrial period. The historic settlement pattern remains legible and contributes strongly to local distinctiveness.

Cromford Road forms one of the principal historic routes through the village and is characterised by traditional stone-built properties, mature boundary walls, and vernacular domestic architecture.

The wider area possesses considerable historic interest due to its relationship with the Derwent Valley and the industrial development of the region. Nearby designated heritage assets include the Grade I listed Church of St Mary on Cromford Road. The Church of St Mary dates largely from the medieval period with significant later additions and is designated Grade I for its exceptional architectural and historic interest.

The surrounding built form is predominantly locally quarried gritstone construction with pitched natural slate or stone slate roofs and traditional masonry detailing.

3.0 The Existing Site

The application site adjoins the existing residential garden and comprises a narrow, linear parcel at the boundary of the large agricultural plot within the applicant's ownership.

The site level is situated at a lower level in relation to Cromford Road with the site bounded by high stone walls. The difference in ground levels, together with the presence of the stone boundary wall, provides effective screening between the site and the public highway.

The site contains a number of trees and hedges which are outlined within the accompanying tree report.

The land is accessed from an existing car park entrance onto Cromford road and is bounded by timber post and rail fencing.

4.0 Legislative and Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving listed buildings, their settings, and the character or appearance of conservation areas. Section 16 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Relevant policies include:

- NPPF Sections 16 and 12;
- Derbyshire Dales heritage and design policies;
- Historic England guidance relating to setting, scale, materials, and local distinctiveness.

The NPPF advises that proposals causing less than substantial harm should be weighed against public benefits, while developments that preserve significance should generally be supported.

5.0 Description and heritage Impact of the Proposed Development

Its proposed incorporation of the parcel of land into the domestic curtilage of the existing dwelling would represent a modest adjustment to the established use of land adjoining the property.

It would not result in the introduction of a separate building plot, an additional dwelling or a significant change to the established settlement pattern.

The proposed change of use would have a limited visual impact and would not alter the wider landscape character or historic settlement pattern of Crich.

The proposed garage would be positioned within the enlarged residential curtilage and would serve the existing dwelling only.

It would be of a traditional timber-framed appearance, utilising natural materials and a simple, functional architectural form. The use of timber is considered appropriate in this context, providing a natural finish which relates comfortably to the surrounding garden and landscape setting.

The land would continue to retain an open garden character, with the proposed garage representing a modest ancillary addition. The timber post and rail boundary fence and 5 bar gate will retain the agricultural character of the site.

Furthermore, the proposed timber-framed garage would not be visible from the road and would have no visual impact upon the established street scene.

Importantly, the proposal would not result in the loss of any identified historic building, architectural feature or significant historic boundary structure.

The development would therefore preserve the character and appearance of the Conservation Area and would not undermine the qualities which contribute to its historic significance.

7.0 Conclusion

The proposed change of use of the agricultural land to residential curtilage, together with the erection of a detached timber-framed garage, represents a modest and appropriate form of development associated with the existing dwelling at 20 Cromford Road.

The change of use would create a logical extension to the existing domestic garden without altering the established settlement pattern.

There would be no physical impact upon any designated heritage asset, and the nature, scale and appearance of the proposed development would ensure that the setting and significance of nearby heritage assets are preserved.