

STANIFORTH

ARCHITECTS

Gopsall House Farmhouse

Planning Statement:

Proposed External & Internal Works to Gopsall House Farmhouse, 15
Bilstone Road, Twycross, CV9 3PP

August 2026

Rev: 01



Staniforth Architects Ltd

The Warehouse
1A Stamford Street
Leicester LE1 6NL

T +44 (0)116 2853775
E mail@staniforth.co.uk
W www.staniforth.co.uk



Revision History

Revision	Date	By	Checked	Note
01	05.08.2026	CK	--	First Issue

Prepared by : Charles Kennett

Job Title : Associate | Architect

Date : 05.08.26

Information

This document has been produced to accompany a Planning Application and is to read in conjunction with all drawings and documents submitted to the Local Planning Authority.

STANIFORTH Architects Ltd

1A Stamford Street

Leicester

LE1 6NL

T: 0116 2853775

www.staniforth.co.uk

Introduction

This Planning Statement has been prepared to support the full planning and listed building consent applications for Gopsall House Farmhouse. It demonstrates how the proposals comply with national and local planning policies, following positive engagement through the pre-application process (Ref: 25/10185/PREHMO).

Principle of Development

The proposal consists of extensions and alterations to an existing Grade II listed domestic property located in the open countryside. Under **Policy DM4** of the Hinckley & Bosworth Site Allocations and Development Management Policies (SADMP), sustainable development in the countryside is permitted where it involves the extension of existing buildings that enhance the immediate setting. As the scheme seeks to secure the building's long-term sustainable use as a family home while removing unsympathetic modern additions, the principle of development is considered acceptable.

Heritage and Design

In accordance with **Section 16 of the NPPF** and **Policies DM11 and DM12** of the SADMP, the design follows a conservation-led approach aimed at safeguarding the farmhouse's special architectural and historic interest.

- **Subordination:** All new extensions are designed to be visually subordinate to the host building. Their heights are informed by the existing string course, and they are set back from the principal façade to maintain the farmhouse's architectural dominance.
- **Legibility:** The use of contemporary materials, including extensive glazing and stack-bond brickwork, ensures that new interventions are clearly identifiable from the historic fabric, avoiding pastiche while remaining respectful in texture and rhythm.
- **Enhancement:** The proposal removes the unsympathetic 2017 conservatory and a solid rear courtyard infill, replacing them with lightweight glazed structures that re-establish visual permeability and reveal the original historic elevations.

Impact on Countryside Character

The property is situated a considerable distance from Bilstone Road. To ensure the development respects the essential rural character of the area, the new extensions will feature green roofs and integrated planting. The new landscaping strategy includes a tree lined approach, new orchard, kitchen garden, and hedgerow boundaries. These elements are designed to soften the visual profile of the additions and help them blend into the surrounding environment, ensuring that the inherent natural beauty and open character of the landscape are preserved in accordance with **Policy DM4 (Criterion i)**.

Highways and Access

The proposal includes a new driveway track from Bilstone Road to the front entrance. In compliance with **Policy DM17** and the **Leicestershire Highway Design Guide (LHDG)**:

- **Visibility Splays:** The new access provides visibility splays of **2.4m x 215m** to both the east and west, meeting the required standards for a road subject to the national speed limit.
- **Safety:** The proposed access gates are set back at least **5.0 metres** from the highway boundary and do not open towards the highway.

Ecology and Biodiversity

In line with **Policy DM6** and mandatory requirements, the project will achieve a minimum **10% Biodiversity Net Gain (BNG)**. The landscaping strategy includes a new orchard, kitchen garden, and hedgerow boundaries, which will enhance the site's ecological value while simultaneously improving the building's historic setting.

Conclusion

The proposed works represent a high-quality, sensitive response to the heritage significance of Gopsall House Farmhouse. By following the guidance provided in the pre-application response, the scheme fulfills the statutory duty to preserve the listed building and its setting while enabling necessary, well-designed changes. The proposal is consistent with **Policies DM1, DM4, DM10, DM11, DM12, and DM17** of the SADMP and the objectives of the NPPF.

Copyright

This document is copyright and its contents confidential. It cannot be reproduced and given to third parties without the written consent of Staniforth Architects Ltd.

The drawings contained within must not be scaled; figured dimensions / levels only to be used.

STANIFORTH Architects Ltd