

Bilstone Hill Farmhouse, Twycross Road, Bilstone
Retrospective Extension & Alterations to the Farmhouse and setting

HERITAGE IMPACT, DESIGN & ACCESS SUPPORT STATEMENT
On behalf of Mr J Rowell

Harrison McAfee
July 2025
Rev0

This Heritage Impact & Design Support Statement forms part of the retrospective detailed Planning and Listed Building Consent Application, submitted by Harrison McAfee on behalf of the building owner in connection with the alterations to the previously approved schemes.

This Statement seeks to explain how the scheme design has evolved in respect of the following matters:-

- Introduction
- Analysis of the building's setting
- Analysis of the building's existing fabric and features
- Analysis of significance
- The works
- Justification and mitigation
- Conclusions

The drawings and documents to which this statement and the planning application relate list as follows:-

Drawings previously approved under ref: 20/00453/HOU

- 1601(P)200b - Block plan
- 1601(P)211a - Ground Floor Plan As Proposed
- 1601(P)212b - Part Ground Floor Plan As Proposed
- 1601(P)213a - Part First Floor Plan As Proposed
- 1601(P)215c - Elevations 1 of 3 As Proposed
- 1601(P)216d - Elevations 2 of 3 As Proposed
- 1601(P)217d - Elevations 3 of 3 As Proposed
- 1601(P)218a - Sections 1 of 3 As Proposed
- 1601(P)219a - Sections 2 of 3 As Proposed
- 1601(P)220 - Sections 3 of 3 As Proposed

Drawings showing amendments to the scheme

- 1601(P)410a - Block plan
- 1601(P)411a - Ground Floor Plan As Proposed
- 1601(P)412 - First Floor Plan As Proposed
- 1601(P)413 - Second Floor Plan As Proposed
- 1601(P)414 - Roof Plan As Proposed
- 1601(P)415 - Front Elevation As Proposed
- 1601(P)416 - Rear Elevation As Proposed
- 1601(P)417 - Side Elevation As Proposed
- 1601(P)418 - Section through kitchen extension As Proposed
- 1601(P)419 - Section through kitchen extension As Proposed
- 1601(P)420 - Section through kitchen extension As Proposed
- 1601(P)421 - Elevation of garage As Proposed
- 1601(P)422 - Section through new internal beams As Proposed
- 1601(P)423a - Sections through ancillary building As Proposed
- 1601(P)431a - Part Ground Floor Plan As Proposed
- 1601(P)432 - Part First Floor Plan As Proposed

- 1601(P)433a - Part Ground Floor Plan of garage As Proposed
- 1601(P)434 - Part Ground Floor Plan As Proposed
- 1601(P)435 - Part First Floor Plan As Proposed

1 Introduction

Bilstone Hill Farmhouse is a Grade II listed building, situated in the Bilstone Conservation Area of Hinckley & Bosworth.

The house is situated at the western edge of the village of Bilstone on the northern side of Twycross Road.



Location Plan

The listing descriptions for the buildings state that:

"Farmhouse. Early C19. Red brick, plain tile roof and brick end stacks. 2 parallel ranges. 2 storeys and gable-lit attic. Regular 3-window front; glazing bar sashes. Central glazed double door with fanlight."

The National Planning Policy Framework (NPPF) sets out the government's guidance on planning for the historic environment. The guidance states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the heritage asset the greater the presumption should be. This statement has been prepared with regard to the NPPF, local planning policy and the English Heritage Conservation Principles, Policies and Guidance.

The proposal is for minor internal and external alterations to the previously approved schemes. References 16/00511/LBC & 20/00453/HOU have been implemented and this application seeks approval for variations from those schemes.

2 Analysis of the Building's setting



Bilstone Hill Farmhouse is a large imposing early C19 Grade 2 Listed Building built in two parallel ranges of red brick with a plain Staffordshire blue tiled roof and end chimney stacks. The 2 storey property has twin end gables that are clearly visible entering the village of Bilstone from the West on Twycross Road.



The primary elevation facing Twycross shows a symmetric regular 3-window frontage and central paneled door and fanlight. The Farmhouse is set back from the road behind a low planted front garden.



To the east of the Farmhouse is a walled side garden that is enclosed by a high traditional brick wall with saddleback copings that steps down in height.



At the edge of the village Bilstone Hill Farmhouse with its prominent twin gables, is an imposing property viewed from the adjacent farmland. A two storey rear extension / attached building, built of the same materials is perpendicular to the two main building ranges and with it's lower roofline is clearly subsidiary to the main house.



To the east of the Farmhouse is a walled garden. The house is orientated away from the garden with few windows in the side elevation.



To the North of the walled garden is a second garden area primarily laid to lawn. The subsidiary element of the Farmhouse almost completely ignores this garden area with only a timber door access.



To the North of the Farmhouse is a range of single storey outbuildings that enclose the rear yard area behind the house. The buildings were formerly stables, and despite a consistent roofline there are clear open and enclosed elements.



At the Western end of the outbuilding range is a garage that has been built relatively recently to be reminiscent of the local barn architype.



To the rear of the Farmhouse is a courtyard enclosed by a low brick wall within the rear yard area. This courtyard is elevated above the main driveway / yard area. A pitched roof along the length of the subsidiary element of the Farmhouse acts as a porch to the back doors.



To the West of the Farmhouse is a gravel driveway giving access to the rear yard and garages.



There is a small lawn planted with silver birch trees to the West of the driveway.

3 Existing Fabric & Features

Building Envelope

The existing brickwork to the Farmhouse was originally pointed with lime mortar, and subsequent works carried out since 2016 have used lime mortar.

The existing timber windows and external doors are to be retained unaltered by the proposed works. The windows to the primary elevations are 12 pane sash windows, with a combination of sash and casement windows to the secondary elevations. Works to upgrade the windows was carried out as approved under application 20/00467/LBC.

The existing clay tiled roof is in good condition, and no works are proposed as part of this application.

The Former Kitchen

The kitchen was moved to the rear of the house under previously approved schemes.

The ceiling has retained the exposed timber beams and lighting was fixed to them prior to the kitchen being relocated within the house.



The kitchen floor has a quarry tile floor that may be original, which has been retained and tiled over when the room was refurbished in 2016.



The previous door opening into the passageway has been removed and part of the wall demolished to open up the room to the passageway.



The New Kitchen

The new kitchen and family room utilises the extension to the building approved under previous schemes.



Exterior Front

To the right of the house is the wall enclosing the garden. In red brick with saddleback copings the section of the wall facing the road is severely weathered.



The enclosure of the walled garden limits views of the proposal from the street.



Exterior Side (rear garden)

The side / rear extension has been constructed as the previously approved scheme with minor amendments.



Exterior Rear

At the rear of the house the bread oven projects beyond the rear elevation of the house. The linked garden wall aligns to both brick elevations creating an enclosure which previously housed the oil tanks.



An electrical cupboard has been created adjacent to the bread oven to house the modern incoming electrical requirements for a house of this size.



The Outbuildings

The outbuildings have been converted to include a gym which has made minor amendments to the proposals approved under planning reference 16/00511/LBC.



4 Significance

This section discusses the heritage value of the property. Consideration has been given to the evidential value, historical value, aesthetic value and communal value in accordance with the English Heritage Conservation Principles, Policies and Guidance (2008).

In terms of evidential value, the house is an example of an early 19th Century dwelling complete with walled garden and outbuildings. The original house is largely unaltered in significant terms, retaining the original plan form or evidence of it throughout. Rooms have been amalgamated (the dining room), but where this has happened the alterations have retained sufficient structure to clearly show the changes.

In terms of historic value, the house is not associated with particular people and most of its features are present in a large number of listed buildings. However, the remaining original features do give the property some historic value. Of note are:

- The consistent external appearance
- The wall around the walled garden to the south and west sides.
- The exposed attic roof structure
- The plan form of the primary farmhouse building.
- The timber sash windows to the main house with timber shutters
- The form of the stair
- The quarry tiled floor in the kitchen

- The exposed beam structures to ceilings
- The bread oven.
- The form of the outbuildings
- The low enclosing wall within the rear yard

The house has aesthetic value as an attractive building, particularly the front elevation that retains it's original simple symmetry.

The Farmhouse has a communal value as it forms part of the wider Conservation Area. The house has a prominent position at the entrance to the village and the buildings positively contribute to the character of the area.

A search of the Leicestershire HER does not suggest archaeology of significance will be present in the area affected by the proposed works, which has already been disturbed by previous domestic landscaping works.

5 Planning Policy

The relevant policies are:

DM1

Presumption in Favour of Sustainable Development

There are no adverse impacts on granting permission that would significantly or demonstrably outweigh the benefits.

DM4

Safeguarding the Countryside and Settlement Separation

The scheme is an extension to an existing house within an established settlement will enhance the immediate setting.

DM10

Development and Design

The proposed residential extension adheres to the 9 requirements of the policy.

DM11

Protecting and Enhancing the Historic Environment

The proposed residential extension adheres to the 4 requirements of the policy.

DM12

Heritage Assets

The proposals for residential extension seek to secure the continued protection and enhancement of the asset as a dwelling.

6 Scope of Works

The scope of works is shown on drawings HM1601-410....435 and are limited to:

- The kitchen extension flue for the woodburning stove

- A new glazed door from the kitchen extension to the walled garden.
- An internal pantry within the new kitchen.
- Works to the new gym
- A new electrical store adjacent to the bread oven
- Demolition of a section of internal wall to create a new internal opening to the former kitchen

7 Justification & Mitigation

This application seeks retrospective approval for alterations to the previously approved scheme to suit the reasonable requirements of the owner. The changes proposed are made with respect to the original fabric of the listed building. The justification for each part of the works, together with the mitigation measures to protect the building's special interest, are considered below:

The Modern Kitchen Extension

The modern kitchen and family room were relocated to the rear of the house to re-establish the former utility and a modern extension as the functional area at the rear of the house. The extension was approved under reference 20/00453/HOU.

The works for which retrospective approval is sought are:

- Flue for wood burning stove. The stove and flue are sized to suit the room and the flue is finished in black to reduce the visual impact of the pipe against the Staffordshire blue tiled roof to the extension.
- A new glazed door opening into the walled garden to give direct access into the formal walled garden. The door is glazed with a glazing pattern and frame colour to match the new glazing of the extension. Visually the door reads as a new addition in keeping with the character of the approved extension.



The Incoming Electrical Room

Upgrading incoming services utilised the gravel driveway to avoid damage to the existing building. The preferred location for installing a new meter and the incoming supply was away from the main elevations of the house and part of the rear elevation adjacent to the Bread oven extension was identified as a low impact position.

To mitigate the visual impact of the required electrical installation the form and materials of the bread oven extension have been extended to enclose the paraphernalia and maintain the character of the rear elevation.



The Former Kitchen

The former kitchen at the rear of the main body of the house is accessed from a central corridor that due to the layout of the house was dark and narrow. The works for which retrospective approval is sought removed a section of the internal masonry wall opening the room up to the corridor making the room feel larger and the corridor area brighter.

The works retained significant sections of wall to either side of the new opening so the previous plan form of the room is still clearly legible.



The Outbuildings

The conversion of the outbuildings is substantially as previously approved with former doors and modern structural brick piers removed and replaced with a black framed glazed door screen. The previously approved windows overlooking the northern boundary of the site have not been installed limiting the visual impact of the conversion works.

8 Parking, Highways and Access

The site is located on Twycross Road at the western edge of the village of Bilstone. The driveway leads onto Twycross Road and there is plenty of parking space on the driveway.

The scheme does not seek to alter the existing access onto the site or into the house.

9 Refuse Provision

The refuse provision for the site will be unaltered by the proposals.

10 Conclusions

The scheme has been carefully designed to ensure that the proposed alterations retain the important features and character of the Grade II listed building including it's elevational appearance from Twycross Road.

The significance of the building is largely concentrated on it's external appearance, however several key elements have been identified internally that are also significant to the character of the building.

The external alterations to the house and outbuildings are considered justified to better utilise the house and outbuildings.

The alterations to the modern extension are screened from public view by the house and the walled garden so is unlikely to impact on the character of the conservation area. The demolition required to enable the construction of the conservatory is a blank wall to the garden in a subsidiary part of the house and is considered to have the least impact on the historic character of the Farmhouse.

The changes to the internal fabric of the building are considered justified in order to better integrate the spaces within the house.

The proposals are therefore considered to be consistent with national and local planning policy and planning and listed building consent should be granted accordingly