Chartered Institute of
Architectural Technologists

E M E R Y A R C H I T E C T U R A L D E S I G N L T D

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Conservation Area Assessment

Elm Farm
Main Street
Higham on the Hill
Nuneaton CV13 6AE

Elm Farm farmhouse is central in the Conservation Area of Higham on the Hill and is located on the south side of Main Street with its front wall on the back of the footpath. The building is an important feature in the conservation area, built in the traditional materials of the locality.

The Archaeologist report notes the different type of bricks in the faces of the stables which are a feature of farm outbuildings. Photographs indicate the existence of a first floor in the past.

It is important to retain farmhouses and their associated buildings within the village and the rebuilding to a profile of the past will add interest and character to the area.

High blank walls are a feature of the area and probably is how the structure originally was built. It is necessary to rebuild the ground floor element as the walls have deteriorated badly and bowed significantly.

The rebuilding is to enable the associated outbuilding to the Grade II listed dwelling to be retained and contribute positively to the character of the conservation area. The first floor rebuild will conform to planning guidance for extensions.

The farmhouse was recently improved to modern standards and retains its rural appearance. Planning Approval was given for the rebuilding of the outbuilding at the same time as the modernisation but not to the same profile, however during this modernisation evidence emerged of the slightly higher ridge line than that applied for and a faint line has been applied to the render of the gable of the farmhouse which indicates the line on the existing structure.

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