

# Heritage, Design & Access Statement

## Refurbishment of Broadcroft Farmhouse



Figure 1. Broadcroft Farmhouse, Front (South) Elevation (Savills:2020)

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<b>File reference:</b>	454570

## 1. Introduction

### 1.1. Client Name and Address

Bournville Village Trust  
350 Bournville Lane  
Bournville  
Birmingham  
B30 1QY

### 1.2. Property Address

Broadcroft Farmhouse  
Watery Lane  
Lea End  
Alvechurch  
B48 7AZ

### 1.3. Background

Savills (UK) Ltd. have been commissioned by Bournville Village Trust to prepare a Heritage, Design and Access Statement in support of an application for Listed Building Consent in respect of the proposed works at Broadcroft Farmhouse, Watery Lane, Lea End, Alvechurch, B48 7AZ (hereafter “the Application Site”).

Broadcroft Farmhouse is in need of general repairs and refurbishment and Bournville Village Trust wish to undertake a comprehensive scheme of works to bring the property back into a good state of repair that is suitable for modern living, whilst retaining and respecting as much of the original features and character as is practically possible.

Broadcroft Farmhouse is grade II listed (list entry number 1100233).

It is recommended that this statement be read in conjunction with the following drawings submitted as part of the Application for Listed Building Consent:

- 454570-01 – Location Plan
- 454570-02 – Existing Floor Plan
- 454570-03 – Existing Elevations
- 454570-04 – Existing Site Plan
- 454570-05 – Proposed Floor Plans
- 454570-06 – Proposed Elevations
- 454570-07 – Proposed Site Plan

## 1.4. Site Location and Description



Figure 2. Location Map (Google Maps, 2020).

Broadcroft Farmhouse is located in the county of Worcestershire, District of Bromsgrove and Parish of Alvechurch. The Farmhouse is located in Lea End, approximately two and half miles north-east of Alvechurch, one and a half miles north-east from Junction 2 of the M42 and three miles north-west from Junction 3 of the M42 (figure 2). The full postal address of the property is Broadcroft Farmhouse, Watery Lane, Lea End, Alvechurch, B48 7AZ.

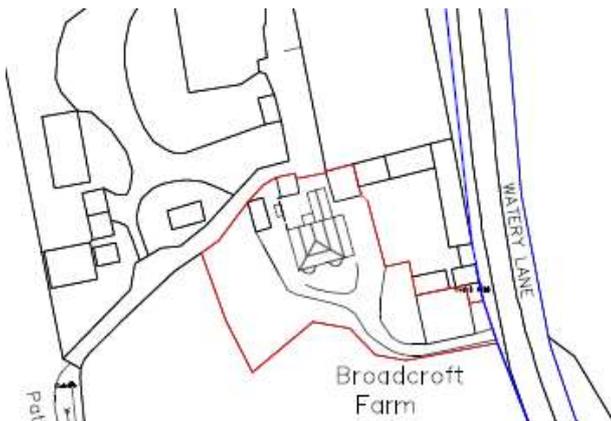


Figure 3. Location Map (Google Maps, 2020).

The Application Site is located at Broadcroft Farm and can be accessed off Watery Lane to the east of the site, off Stonehouse Lane from the south and Lea End Lane to the north. The Application Site comprises of the Farmhouse, rear Outbuilding, two modern sheep pens and surrounding land (figure 3). Access to the Application Site is currently through the farmyard to the east.

## 2. Heritage Statement

### 2.1. Statutory Designations

Broadcroft Farmhouse is Grade II listed (list entry number 1100233) and was built in the early 19<sup>th</sup> century. The Farmhouse was first listed on 16<sup>th</sup> July 1986 and a copy of the Historic England list entry and map can be found in **Appendix 1.0**. The Historic England list entry describes the Farmhouse as:-

*Farmhouse. Early C19 with some late C20 alterations. Brick with hipped slate roof, rear stacks. Three storeys, three windows: two 16-pane boxed sashes flank a boxed glazing bar sash, all under segmental heads; second floor has 8-pane flanking 6-pane boxed sashes under similar heads; ground floor: two bow windows with tripartite sashes flank central entrance which has a pilastered doorcase with open pediment, radially glazed fanlight and half-glazed door.*

Broadcroft Farmhouse does not fall within any of the twelve Bromsgrove District Conservation Areas. The nearest Conservation Area is Alvechurch, which is approximately two miles south-west.

### 2.2. Landscape and Setting

The Application Site is surrounded by a range of traditional brick buildings to the east, a range of modern agricultural sheds to the north and open fields to the west and south (figures 4 and 5). The site is relatively flat, with a gentle slope down from east to west. The Farmhouse stands prominently within the site when viewed from the south (figures 6 and 7).



Figure 4. Site Plan (Historic England: 2020)



Figure 5. Aerial View (Google Maps: 2020)

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Figure 6. View from Stonehouse Lane (Google Maps: 2020)



Figure 7. View from Watery Lane (Google Maps: 2020)

The traditional brick barns to the east of the Application Site form a traditional 'L' shape courtyard plan (figure 8), with a further small range to the south east corner, separated by a small access route providing access off Watery Lane into the farmyard (figure 9). These range of traditional barns are deemed to be curtilage listed, having been constructed prior to 1948 and set within the curtilage of the grade II listed Farmhouse. No works are proposed to these barns as part of the application.



Figure 8. Traditional Barns (Savills: 2020)



Figure 9. Traditional Barns (Savills: 2020)

## 2.3. Building Description

Built in the early 19<sup>th</sup> century the Farmhouse is a three storey dwelling, square in plan, with red brick walls laid to Flemish bond and with a shallow pitched double pile roof with two rear wings, all of which are clad with slate. There are three red brick chimneys, two to the right (east) elevation and one to the left (west) elevation. The front elevation is a typical Georgian symmetrical façade, albeit the door is off centre, with later addition Victorian brick bow windows at ground floor (figure 10). Windows are traditional timber painted sash, set beneath segmental brick arches at first and second floor, with a mixture of timber casement and metal Crittal style windows to the side and rear (figures 11, 12 and 13). The front door is a later half glazed five panel door, two over three, set beneath a radially glazed fanlight and with a lead clad timber open pediment and pilastered doorcase externally. There is a single storey later addition to the right (east elevation) that spans the full length of the Farmhouse, set behind a brick wall and with a mono-pitched roof clad with slate. There is a further rectangular brick outbuilding to the rear with a pitched roof clad with plain clay tiles that adjoins the farmhouse at roof level, with an open sided walkway beneath.



Figure 10. Front (south) Elevation (Savills: 2020)



Figure 11. Right (east) Elevation (Savills: 2020)



Figure 12. Rear (north) Elevation (Savills: 2020)



Figure 13. Left (west) Elevation (Savills: 2020)

## 2.4. Historical Background

To understand the historical background of the Application Site, a full assessment of the data held on the Worcestershire Historic Environment Record (HER) online database has been carried out from the Heritage Gateway and the only two results found relating to Broadcroft Farmhouse and/or Farm are detailed below:-

**Name:** Broadcroft Farm, Alvechurch

**HER Reference:** WSM62763

**Type of Record:** Landscape Component

**Grid Reference:** SP 044 749

**Map Sheet:** SP07SW

**Parish:** Alvechurch, Bromsgrove, Worcestershire

**Monument Type:** FARMSTEAD (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)

**Full Description:** Broadcroft Farm, Alvechurch. Partially extant 19th century (?) listed farmstead with unconverted buildings. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. Additional, prominent detached elements to the main plan. The farmhouse is detached with gable on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a loose farmstead cluster. Large modern sheds are located on the site.

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**Figure 14. Extract from Worcestershire & Worcester City HER (Heritage Gateway: 2020)**

**Name:** Farm Buildings, Broadcroft Farm, Alvechurch

**HER Reference:** WSM55113

**Type of Record:** Building

**Grid Reference:** SP 044 749

**Map Sheet:** SP07SW

**Parish:** Alvechurch, Bromsgrove, Worcestershire

**Monument Type:** FARMSTEAD (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)

**Full Description:** Broadcroft Farm, Alvechurch. Partially extant 19th century (?) listed farmstead with unconverted buildings. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. Additional, prominent detached elements to the main plan. The farmhouse is detached with gable on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a loose farmstead cluster. Large modern sheds are located on the site.

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**Figure 15. Extract from Worcestershire & Worcester City HER (Heritage Gateway: 2020)**

A wider search of the area on the National Heritage List for England (NHLE) was also undertaken but did not reveal any records in close proximity to the Application Site.

## 2.5. Map Regression

The earliest historic mapping from 1884 shows the Farmhouse with the bow windows to the front (south) elevation and the range of traditional barns much as they are today (figure 16). By 1904 the outbuilding to the rear of the Farmhouse has been constructed and there are few other notable changes to the farmstead. By 1971 the sheep pens, which are to be demolished as part of the proposals, appear along the south elevation of the traditional barns to the south-east corner of the site and numerous other modern sheds have also appeared to the north of the site (figure 17). Interestingly, the outbuilding to the rear of the Farmhouse appears to have reduced in size, although we know this not to be the case, and there are much larger additions to the opposite rear corner, some of which are still in place today.

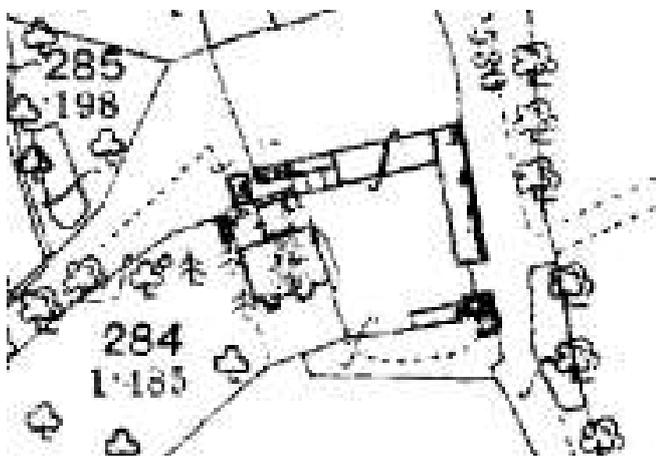


Figure 16. Extract from 1884 map (Ordnance Survey)

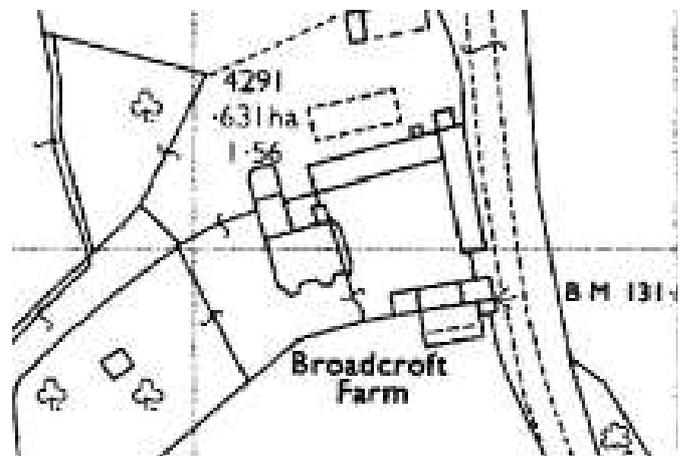


Figure 17. Extract from 1971 map (Ordnance Survey)

## 2.6. Statement of Significance

Broadcroft Farmhouse is a grade II listed building and is therefore recognised as having national significance. The Farmhouse has high evidential and historical value, retaining much of its original form and construction. Internally, modern fixtures and finishes have had a negative impact on the historical and aesthetic value, as has the effects of damp which the proposals seek to rectify.

The traditional barns are listed by virtue of curtilage and are all considered to contribute to the special interest of the listed Farmhouse and as part of the wider group of buildings forming the historic farmstead. The barns have high evidential and historical significance, being illustrative of the traditional 'L' shape courtyard plan. No works are proposed to these barns as part of the application.

## 2.7. Heritage Impact Assessment

The proposals have been carefully considered and sympathetic proposals put forward. The majority of internal works are considered to be repair and utilise like for like materials, lath and plaster ceilings, lime plaster etc.. The replacement of the more modern doors, windows and joinery with traditionally styled and constructed equivalents will have a positive impact on the aesthetical values of the property. The replacement of the rear 20<sup>th</sup> century Conservatory/Lean-to with a bespoke Oak Porch, constructed using traditional jointing techniques, will also improve the aesthetics of the rear elevation in particular and these works are deemed to be reversible and therefore the impact negligible.

The external works to lower ground levels will alleviate damp issues internally and the replacement of all rainwater goods with black cast aluminium will unify what is currently a mismatch of modern materials.

The proposals to demolish the modern sheep pens adjoining the smaller barns to the south-east of the site will simplify the visibility of the traditional 'L' shape courtyard plan and improve views towards and from the Farmhouse. The proposed fencing will provide an informal separation of this plan, but the installations are reversible and therefore the impact considered negligible.

The proposals to reintroduce the driveway to the Farmhouse will enhance the site, providing a more formal access to the house whilst retaining the working access to the farmyard. Overall the proposed improvements to the landscaping are considered to have a positive contribution to the site.

## 3. Design & Access Statement

### 3.1. Design Principals

The proposals adopt the philosophy of minimal intervention whilst actively taking the opportunity to enhance the heritage asset. The internal floor plan remains relatively unaltered, albeit the comparatively minor alterations on the second floor (figures 18 and 19). Internally and externally the proposals aim to repair and/or replicate the historic features, windows, doors, joinery, rainwater goods etc., whilst introducing new and improved mechanical and electrical installations to replace the current outdated systems. The use of traditional materials are to be used wherever possible, with some modern interventions adopted to provide structural stability to the front bow window, which is showing signs of movement and instability.

### 3.2. Use

Broadcroft Farmhouse is a residential dwelling and no longer serves as a working farm. The surrounding farmland and modern barns have been let to a nearby Farm and the Farmhouse and traditional barns remain empty. The property is owned by Bournville Village Trust who have been unable to let the property in its current condition. As such, they wish to undertake a scheme of repair and refurbishment to bring the Farmhouse back into a lettable condition suitable for modern living. The proposed alterations will not impact on the buildings current use as a residential dwelling.

### 3.3. Layout

The proposals to the Farmhouse are predominantly of a non-structural nature and are reversible. The exception to this being the proposals to install a new door opening between the rear right Bedroom and adjacent Store on the second floor, which will provide a new Bedroom and En-Suite arrangement. This mirrors the layout of the first floor below and is considered to have a negligible impact on the building fabric. The rear left Bedroom on the second floor will also be re-used as a separate Bathroom to serve the remaining Bedrooms on the second floor and will improve the accommodation and flow of the property. The remaining existing internal layout will be retained.

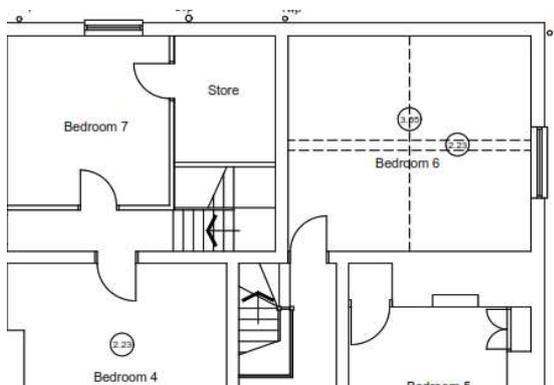


Figure 18. Existing 2<sup>nd</sup> Floor Layout (Savills:2020)

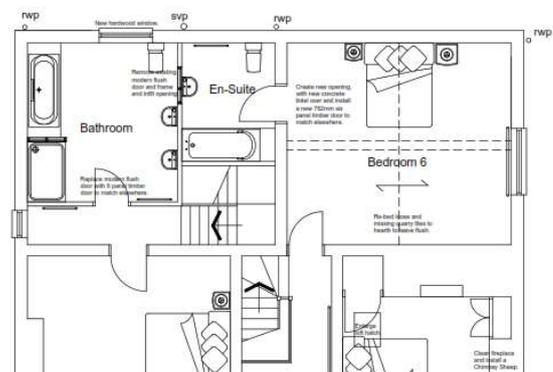


Figure 19. Proposed 2<sup>nd</sup> Floor Layout (Savills:2020)

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## 3.4. Scale

There is no change to external size, shape or massing of the building required to facilitate the proposed works, other than the removal of the rear Conservatory/Lean-to, which is a later addition (figure 20). The removal of this and its replacement with a more modest Oak Canopy (figure 21) will have a positive impact on the heritage asset.



Figure 20. Existing Conservatory / Lean-to (Savills: 2020)



Figure 21. Proposed Oak Canopy (Stock Image: 2020)

## 3.5. Landscaping

The proposed landscaping reflects both the past and current operational needs of the Farmhouse and farmstead, providing a designated formal approach to the Farmhouse, whilst retaining a separate working access to the farmyard. Current access to the Farmhouse is through the farmyard, via a small gap between the traditional barns (figure 22). The proposals seek to reinstate the overgrown access to the south of this, removing the modern sheep pens and cattle grid, clearing the overgrown vegetation and installing a new designated entrance (figure 23).



Figure 22. View from Watery Lane (Savills: 2020)



Figure 23. View towards Watery Lane from Farmhouse (Google Maps: 2020)



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Figure 28. Boot Room (Savills: 2020)



Figure 29. Kitchen (Savills: 2020)



Figure 30. Existing modern mismatched doors to be replaced with new timber six panel doors (Savills: 2020)

Access will not be affected by the proposed works.

## 4. Summary & Conclusion

The proposed works have been carefully considered, sympathetically designed and there are no aspects that are deemed to significantly detract from the buildings character or heritage. The use of traditional materials and techniques have been incorporated as far as is possible and the existing traditional doors and windows retained and refurbished where possible. The most significant alterations will be seen externally, with the removal of the rear Conservatory/Lean-To and reinstatement and revival of the hard and soft landscaping, all of which will have a positive impact on this tired and overgrown site.

Historic England guidance acknowledges that many listed buildings can sustain some degree of sensitive alteration and the proposals are considered to be minor in nature. Historic England also advocate that any alterations and / or interventions are preferably reversible, which these proposals are.

There are no technical reasons why the application should not be granted in line with the details provided. The proposals are entirely consistent with national, regional and local planning policies. It follows that the application ought to be approved in accordance with current Planning Policy.

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## Appendices

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## Appendix 1.0 Historic England List Entry

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## BROADCROFT FARMHOUSE

### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1100233

Date first listed:

16-Jul-1986

Statutory Address:

BROADCROFT FARMHOUSE, WATERY LANE

### Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1100233.pdf](#). The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay. This copy shows the entry on 02-Jan-2020 at 10:33:24.

## Location

### Statutory Address:

BROADCROFT FARMHOUSE, WATERY LANE

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

### County:

Worcestershire

### District:

Bromsgrove (District Authority)

### Parish:

Alvechurch

### National Grid Reference:

SP 04447 74907

## Details

SP 07 SW ALVECHURCH CP WATERY LANE (west side)

6/35 Broadcroft Farmhouse

- II

Farmhouse. Early C19 with some late C20 alterations. Brick with hipped slate roof, rear stacks. Three storeys, three windows: two 16-pane boxed sashes flank a boxed glazing bar sash, all under segmental heads; second floor has 8-pane flanking 6-pane boxed sashes under similar heads; ground floor: two bow windows with tripartite sashes flank central entrance which has a pilastered doorcase with open pediment, radially glazed fanlight and half-glazed door.

Listing NGR: SP0444774907

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## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

156088

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing