

# DESIGN ACCESS AND HERITAGE STATEMENT

## BIG HOUSE FARMHOUSE

Church Road, Norton Lindsey  
Warwickshire, CV35 8JE

by KENMOORE DESIGN

# DOCUMENT CONTROL

Project Title	Big House Farmhouse
Document Title	Design, Access and Heritage Statement
Project Reference	P22.214
Issue Date	15 / 12 / 2023
Revision	B
Purpose of Issue	Planning Issue
Prepared By	GC
Checked By	-
Approved By	-

## Contact Details

E: [equiries@kenmooredesign.co.uk](mailto:equiries@kenmooredesign.co.uk)  
T: 0178 952 0013

The Coach House, Kinwarton House,  
Captains Hill, Alcester, B49 6HA

[www.kenmooredesign.co.uk](http://www.kenmooredesign.co.uk)

## Introduction

1.0	Introduction . . . . .	4
-----	------------------------	---

## Analysis

2.0	Site Location. . . . .	6
3.0	Context . . . . .	7
4.0	Historical Analysis. . . . .	9
5.0	Site Photos . . . . .	13
6.0	Planning History. . . . .	14

## Project Brief

7.0	Project Brief. . . . .	16
-----	------------------------	----

## Developed Design

8.0	Developed Design. . . . .	19
-----	---------------------------	----

## Conclusion

9.0	Conclusion. . . . .	23
-----	---------------------	----

Introduction

# 1.0 | INTRODUCTION

This Planning Application has been prepared by Kenmoore Design to describe proposals for a residential refurbishment at Big House Farmhouse, Church Road, Warwickshire.

The proposal seeks to create a unique opportunity for a sympathetic but credible design to refurbish and uplift the existing listed building. The design seeks to transform the property with internal alterations to improve the house layout and circulation.

Listed Building Consent has previously been granted for a slightly larger scheme in August 2022 (ref W/22/0690/LB). This scheme omits the proposed extension to the rear of the property. Instead, the rear garden room will be altered, the small step in elevation will be removed, and a bi-fold door will be inserted into the new elevation. The new bi-fold door will match the other adjacent bi-fold door as granted in application ref W/22/0690/LB.



Analysis

## 2.0 | SITE LOCATION

The application site is in Norton Lindsey, Warwick, near Warwick City Centre (4.2 miles – 11 minute drive). Within close proximity to the application site there are a number of listed buildings (Fig. 2.2), including 1-4 Church Road (Grade II listed) and Holy Trinity Church (Grade II\* listed).

The application site is located to the north of the church and is accessed via a driveway which is shared with the surrounding barns which have all since been converted.



Figure 2.2\_Location Plan (Source Pre-Application Document)

- Green Belt
- Conservation Area Boundary
- Big House Farm Site Boundary



Figure 2.1\_Site Route to Warwick (Source Google)

Application site to Warwick - Drive Route

The Big House Farmhouse is a grade II listed former farmhouse located in Norton Lindsey Conservation Area (Fig 2.3) in Warwickshire. It also sits within the West Midlands Greenbelt. The local plan states:

*"4.95 The Council will consider each case on its merits, although as a guide additions (taking into account any previous extensions) that represent an increase of more than 40% to the gross floor space of the original dwelling (or 30% for dwellings within the green belt), excluding any detached buildings, are likely to be considered disproportionate."*

The proposal has been designed against the Warwick District Local Plan 2011-2029, the relevant planning policy and guidance for the application site. The relevant site constraints therefore are:

- Grade II Listed
- West Midlands Greenbelt
- Norton Lindsey Conservation Area

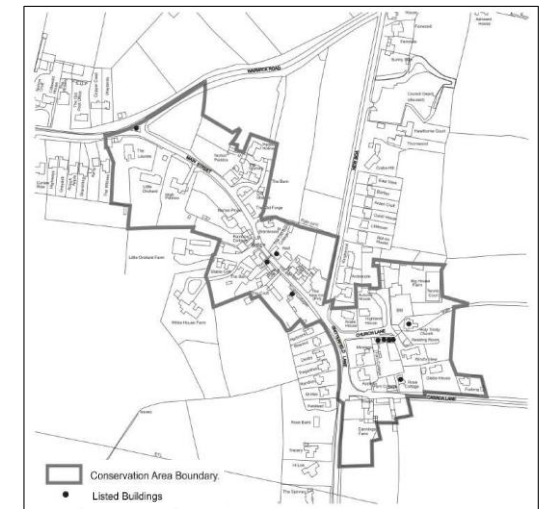
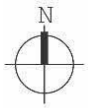


Figure 2.3\_Conservation Area



## 3.0 | CONTEXT

The application site (Fig 3.1) is occupied by an ensemble of dwellings circa C16/17. The listed description (Listing number 1299031) is as follows:

*"Circa C16/17 timber-framed house, with main elevations rendered. Steeply pitched plain tile roof with gabled ends. Two storeys. Two modern ground floor bay windows and two modern gables, with modern casements. Timber framing exposed at east (right-hand) end. Circa C17, lower, one storey and attic gabled cross-wing to west (left hand). Large chimney stacks with brick diagonal shafts. C19 wing at rear (north)".*

The gardens that surround the property to the east and south are established and contain a number of mature trees and shrubs. In addition, the boundaries are mature and east and southern elevations are hidden from public view, ensuring the house and gardens retain a high level of privacy. There is a large area of hard standing to the north and west which is the former farmyard, this provides good access and parking for 3 cars. In addition to the main house, the property also comprises of a small outbuilding to the north and a detached single garage to the east, both of which are used as storage. A 5-bar gate to the north-east of the yard provides access to the 1.9 acre paddock, which is currently used as occasional grazing.

Norton Lindsey is a small hamlet, which was designated a Conservation Area in 1969, and comprises of three main streets; Snitterfield Lane, Church Lane and Main Street.

Big House Farmhouse is located off Church Lane occupying a large plot to the north of the church. The house, its grounds and the former barns, now converted, all lie within the Conservation Area.

The house is one of two halves with the original and more historical elevations facing south and west, the north and east elevations have been much altered by unsympathetic later additions. These give the house a rambling and inconsistent architectural appearance, detracting from some of the key historical features such as the timber-framed gables and brick tudor chimney stacks.



Figure 3.1\_Site Aerial View (Source Google)

The earliest parts of the house are timber-framed with brick infill which is painted white, the timber frame is expressed externally on the north and east elevations and rendered on the southern elevation. Later alterations to the house are constructed from modern bricks, some of which have been painted.

The roofs are steeply pitched, and covered with local handmade plain tiles on the oldest part of the house and modern plain tiles on the late c20th extensions. The roofscape is punctuated by two large brick chimney stacks, which are located in the centre of the house. The external windows and doors are generally modern and seem to date from the 1970s.

## 3.0 | CONTEXT



Figure 3.2\_ Context Photo



Figure 3.3\_ Context Photo



Figure 3.4\_ Context Photo



Figure 3.5\_ Context Photo



## 4.0 | HISTORICAL ANALYSIS

### The History of "Big House Farmhouse"

It is believed that the house is built on the site of an original Saxon Farm known as 'North Farm', or Norton which was founded in the 700s. It was known as "Old House Farm" in the 17th century and "Church Farm" in the c19th. The existing building is thought to date from the early 14th century and functioned as the village manor house.

In a history of the village, the house is described as follows: "The very spacious centre room is lined with oak panels and was built on four oak trees. One on each corner. All other rooms were built up to this. There used to be a big opening above the fireplace of the centre room giving access into the chimney which was climbable. On the side is a secret door through which one can climb. Upstairs a trap-door in the ceiling beyond the little hallway gives access to the roof space where there used to be a seat all round the main cluster of chimneys."

The house was formerly surrounded by barns, including a late mediaeval barn and cowsheds to the west. These were demolished in 1850 and replaced with the current brick buildings. The barns were converted into 3 residential dwellings in 1989 when the farm was no longer in operation.

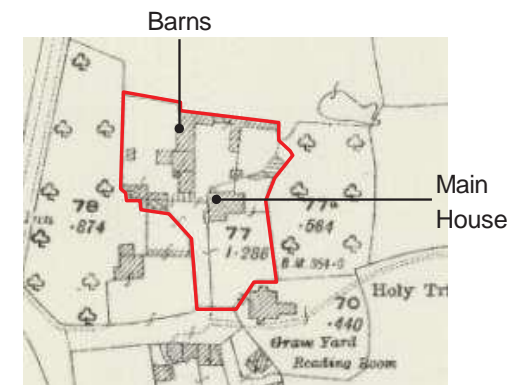
The village history provides a detailed record of ownership and tenants of Big House Farmhouse, some of which correlates with changes to the design and architecture of the building and the phases of development.



View of Church Road and Big House Farm in the late 1950s



1885 Historic Map



1923 Historic Map

Source Pre-Application Document

# 4.0 | HISTORICAL ANALYSIS

## Summary of Phases of Development

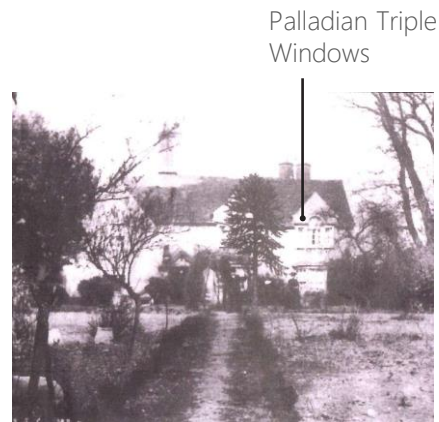
The main body of the house originates from the c16th when it was a small timber-framed house with external brick chimney stacks. In the c17th a cross-wing was added which evolved the plan form from a linear bar into L-shape and increased the level of accommodation significantly.

In 1585 the house is described in Ralph Baile's inventory as consisting of a "hall, buttery, kitchen and milk house downstairs, main bedroom, other bedroom, buttery chamber and children's chamber upstairs with barn, backhouse, storehouse, stable and carhouse beyond."

In the early c17th – until the early c18th there appears to be no phases of development at 'Big House Farmhouse' and the next major phase was in the mid c18th, during Richard Grimshaw's occupation of the house, when the southern elevation was altered. "After his possession, alterations including the installation of large dormers, which were Palladian triple windows, and fashionable in the mid 18th century, were carried out".

During the mid-nineteenth century, c1850, the surrounding barns, including the late mediaeval barn and cowsheds to the west, were demolished by Samuel Gibbs and replaced with the current brick buildings. Other changes at this time are the gable wing to the north.

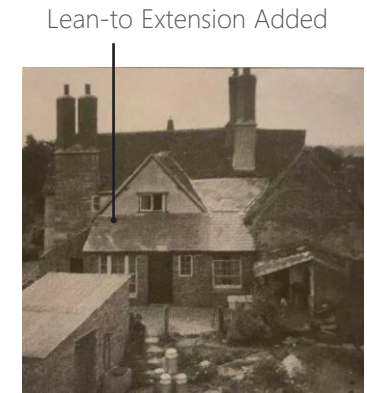
In the early c20th the northern elevation appears to have been altered and a lean-to extension added to the front, perhaps to act as a porch. Further alterations in the mid-c20th include the two-storey brick addition to the north east and in the 1970s the dormer windows and bays to the south. Late c20th additions comprise of the addition of the triple garage to the north which was built in the 1990s and the pool extension to the east of this structure.



c. 1900 Photograph



c. 1950 Photograph



c. 1933 Photograph



c. 1970 Photograph



2002 Photograph



2014 Photograph

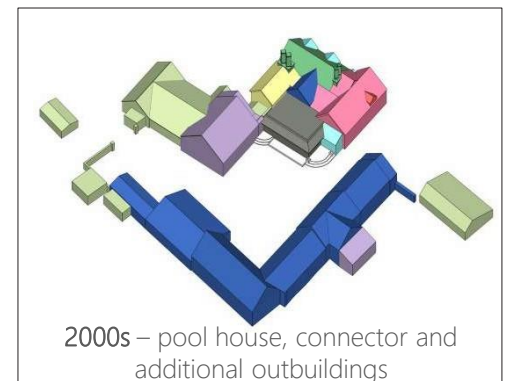
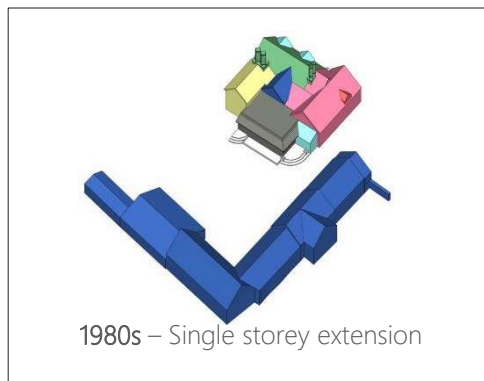
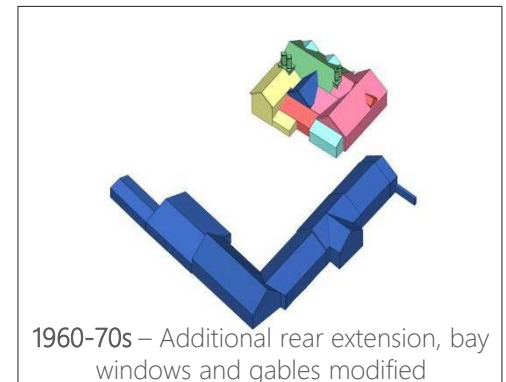
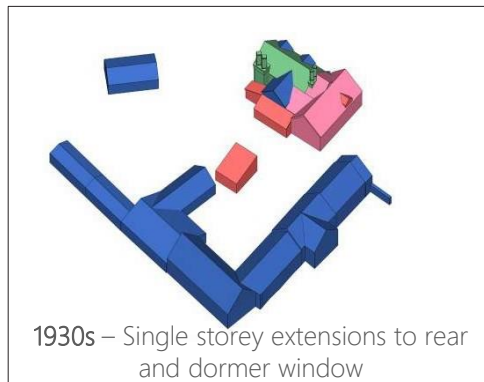
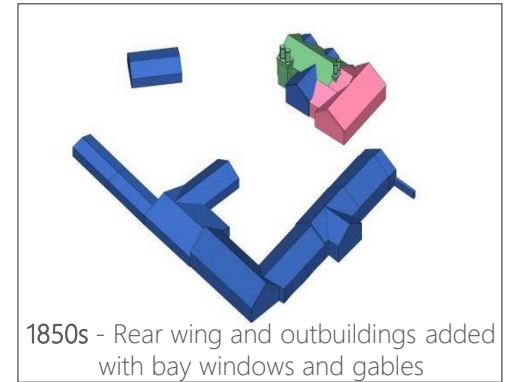
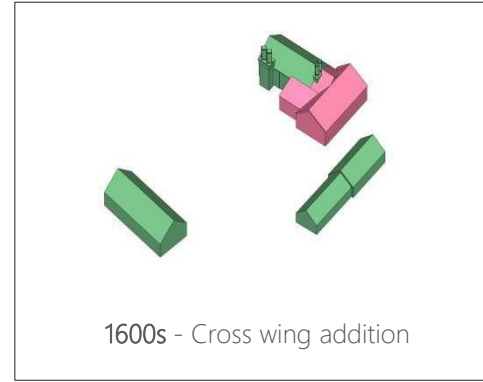
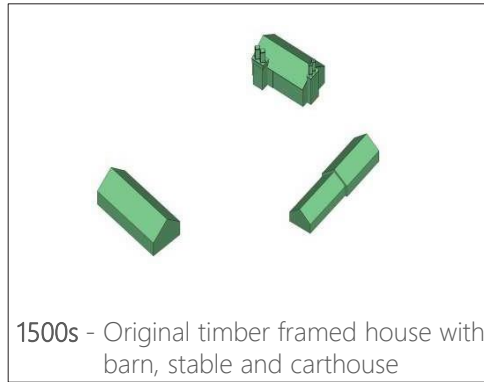
Dormer Windows Added

Source Pre-Application Document

# 4.0 | HISTORICAL ANALYSIS

Key

- 1500s
- 1600s
- 1850s
- 1930s
- 1940-50s
- 1960-70s
- 1980s
- 1994
- 2000s



Source Pre-Application Document

## 4.0 | HISTORICAL ANALYSIS

### Significance of Big House Farmhouse

“Big House Farmhouse” Grade II listed building of architectural and historic interest and is an important example of an c16th farmhouse, with earlier origins, which has experienced a number of phases of development.

The house is an attractive historic building facing the church in the centre of the Norton Lindsey Conservation Area. The house’s positive contribution to the Conservation Area is derived from its external appearance; specifically its pleasing southern elevation and the lively roofscape which comprises of the steeply pitched timber gables, siting under locally-tiled roofs with large brick chimney stacks with diagonal shafts.

Despite the conversion of the barns, the house still retains a legible agricultural setting. The siting of the house set back, on its generous plot, creates an openness and sense of space which is considered to positively contribute to the historic form, character and appearance of the conservation area and the group value of other nearby listed buildings in the village.

Externally, features not of special interest are the c20th and c21st additions to the north and the windows which largely date from the c20th. These later additions did not age well, and given their contrasting color to the rest of the building, it brings increased attention to their divergent aesthetic. The proposal includes for the replacement of all the existing windows into new high-quality timber-framed double-glazed windows painted in ‘mushroom beige’ color. The design of the new windows proposes fenestration detailing that reflects properties in the locality.

Internally, the house contains several internal features which contribute to its historic value. Examples of internal features of particular interest include the surviving timber-framed structure which dates from the c16th and c17th as well as the well-preserved oak panelling in the drawing room. The plan form is less well-preserved, and has been much altered and there have been several phases of development reflecting changes of ownership, fashions and lifestyles. Recent developments in the late c20th have diluted the historic fabric, in particular the alterations to the north elevation, obscure the historic gables and are disproportionate in terms of scale.

These later alterations to the north, have further diminished the original plan form and significance of the house. The house contributes to an understanding of the importance and evolution of vernacular farmhouses in Warwickshire and of the lives of their occupants. The evolution of the house reflects the domestic habits of rural inhabitants as changing fashions and the evolution of farming practices altered the pattern of occupation of such houses.



View towards Big House Farmhouse from Church Lane



17th Century Well-Preserved Oak Panelling



Later Addition to North Elevation



View of Surviving Timber-Framed Structure

*Source Pre-Application Document*

## 5.0 | SITE PHOTOS



Figure 5.1\_ West Elevation View



Figure 5.2\_ South View towards Holy Trinity Church



Figure 5.3\_ East Elevation View



Figure 5.4\_ South Elevation View

## 6.0 | PLANNING HISTORY

### W/03/1513 & W20031513

(Approved October 2003)

Change of use of games room to one-bedroom flat for holiday letting.

### W/02/0917 & W20020917

(Approved October 2002)

Erection of indoor swimming pool linked to existing property.

### W/01/1314/LB & W20011314LB

(Approved December 2001)

Replacement of door/windows on west elevation, windows on north elevation and removal of an internal wall on ground floor.

### W/94/0085/LB & W940085LB

(Approved March 1994)

Erection of a three car garage with games room over and link to existing farmhouse.

### W/89/0666 & W890666

(Approved August 1989)

Erection of a garage block with playroom over.

### W/89/0670 & W890670

(Approved May 1989)

Conversion of outbuildings to form 3 dwellings and garages.

### W/89/0668 & W890668

(Approved May 1989)

Conversion of part of building to a separate dwelling unit without compliance with condition (2) of pp.

WRDC 3647/2 (use of part of and incidental to the use of the existing main house only).



*Aerial view of Big House Farmhouse*

Project Brief

## 7.0 | PROJECT BRIEF

The project aims to refurbish the property by improving on the internal layout and circulation with no adverse impacts on the original building structure. The current occupants are seeking to make alterations to the modern additions of the house in order to ensure it is suitable for modern living.

The numerous phases of development and alterations that have been made to the house over its lifetime have created poor circulation and flow, particularly to the north. The house is elevated from the parking area to the north and accessed via two separate flights of steps which have limited space at the top for visitors to wait to enter.

There are multiple entrances to the house and it is not clear which door is considered the front and which is considered to be the back which causes confusion for guests. The hallway is dark and unappealing and lack of daylight and connection to the outside create a poor entrance experience.

The kitchen acts as a through route to the dining room, reducing the amount of functional area in this room. The main staircase is not in its original position, and feels shoe-horned into the centre of the house creating restricted head room in the hallway below. The downstairs bedroom has the best view of the garden and is accessed via an internal lobby which also provides access to the downstairs cloakroom.

The triple garage provides useful storage however it is a large structure and the games room above it is unnecessary and under-utilised. The link corridor to the pool is narrow and has an awkward dog-leg with differing level changes.

Upstairs in the main house, the master bedroom is located to the west of the house however the best views and aspect are to the east. Bedrooms 1 and 2 both have dedicated WCs which are small and do not contain washing facilities. Bedroom 3 also has access to an en suite bathroom which is accessed via a small landing and this bathroom acts as the main bathroom.

Externally, the historic features of the house have been obscured by the mass and expanse of later additions. The joinery and windows have been replaced by modern equivalents.



Figure 7.1\_Existing building – Aerial View



## 7.0 | PROJECT BRIEF

The client has approached Kenmoore Design based on their reputation for delivering schemes of high architectural excellence which respond positively to context, are well designed and detailed and maximise the development potential and value of the site.

Their experience includes producing designs in Warwickshire and surrounding area which have enhanced the environment and context within which they are located.

Aspirations have been established:

- High quality and highly sustainable development.
- A scheme of high architectural excellence, which will enhance the quality of the local urban environment and enrich the local heritage.
- Improve the internal layout and allow for proper circulation and room sizes.
- Maximize potential for natural light and ventilation to internal living.
- Proposals should consider future flexibility and adaptability of spaces.
- The development should positively address the local area and uplift the local area as a benchmark for future developments
- Inclusion of natural features and spaces where possible.
- Provide a sense of community and of belonging.

*Some of the examples of similar schemes delivered by Kenmoore Design recently*



Manor Field, Abberton



Leycester House Farm, Harbury



Rooftops, Morton Paddox



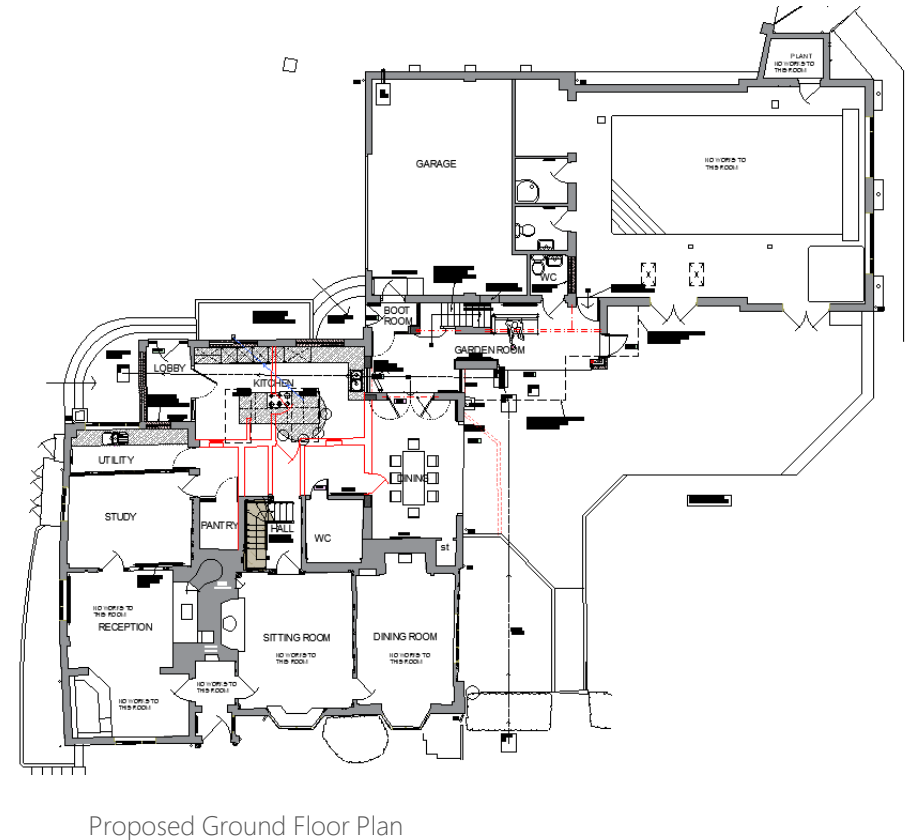
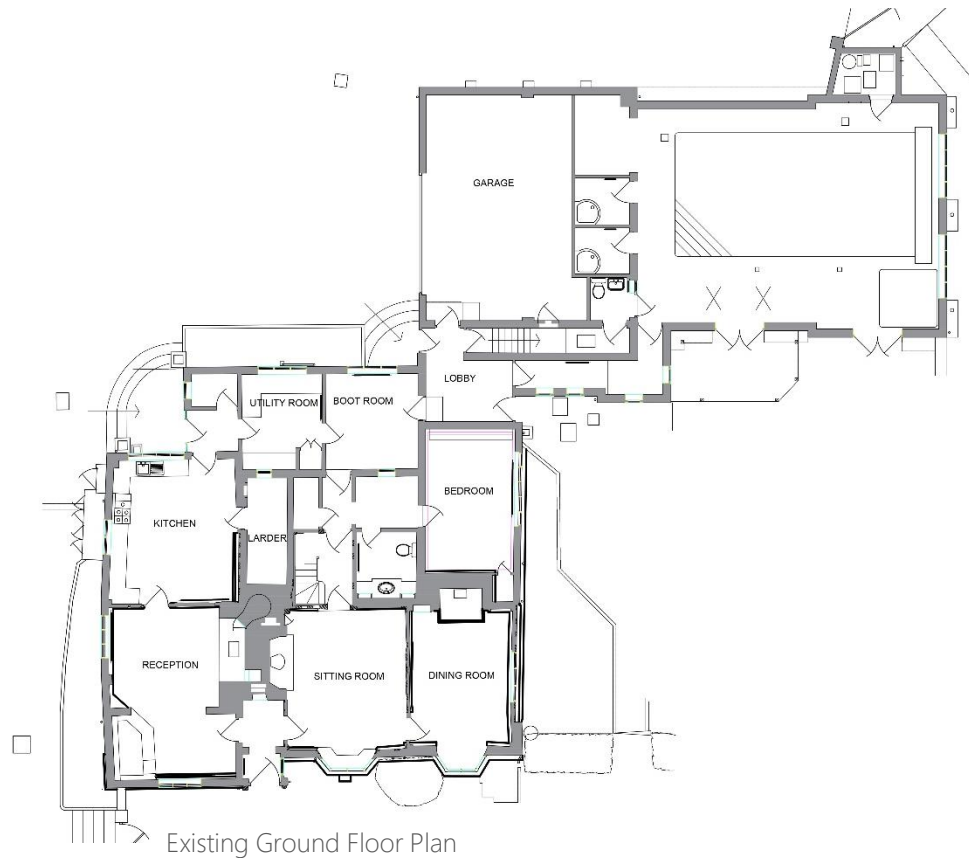
Rooftops, Morton Paddox



Little Acorn, Alcester

Developed Design

## 8.0 | DEVELOPED DESIGN



The design seeks to transform the property with internal alterations to improve the house layout and circulation.

This design proposal is the result of multiple sketch schemes and revisions based on the pre-application (PRE 21 / 0053). It addresses the comments received and creates a more sensitive design that substantially reduces the proposed extensions and alterations, taking on the feedback given by George Whitehouse, the case officer for the pre-application.

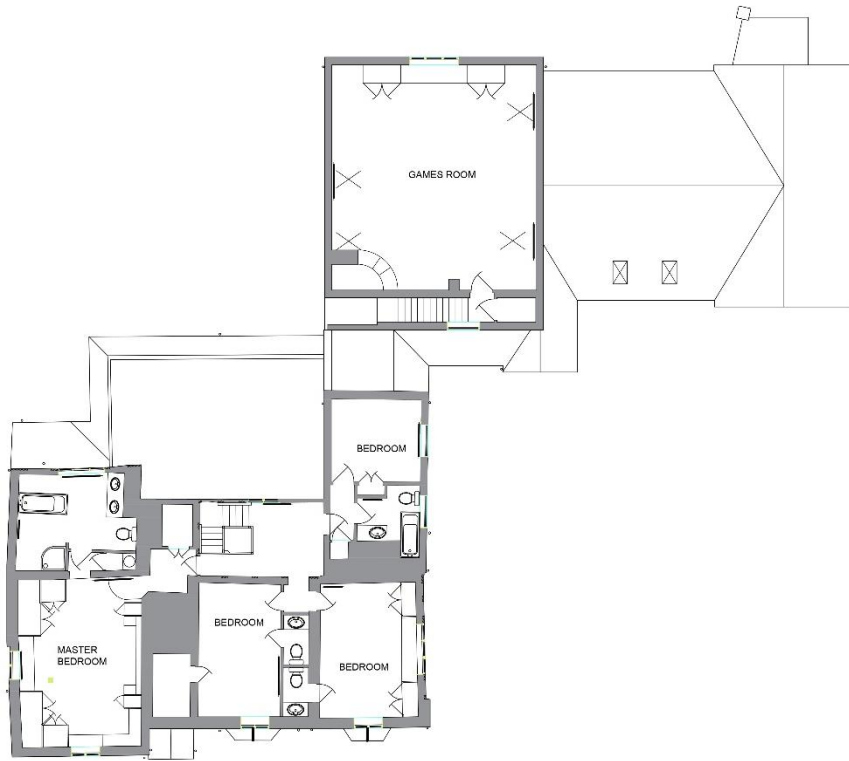
The ground floor proposals reorganise the early c20th alterations and does not affect the fabric of the historic building. The alterations include an improved open plan layout forming a new kitchen/dining with bi-folding doors maximising the natural light in this part of the building which is otherwise very dark in its current form, with the bi-folds also providing connection to the garden. This layout allows for improved circulation and a pragmatic approach to the disorganized c20th layout.

The alterations also propose a new boot room that also functions as the new link to the pool, doubling on the principle of flexibility and future adaptability of the place.

The garden room is created from the original corridor. A new flat roof will be installed to the garden room. Bi-fold door will replace three smaller windows to this elevation.

The existing central staircase is proposed to stay in the same position, however, the small section of the existing wall fronting the new entrance is proposed to have its plaster infill stripped and only retain the wooden members as a valuable historic element. This will allow the staircase core to receive more natural light without disrupting the structure or integrity of the historic fabric.

## 8.0 | DEVELOPED DESIGN

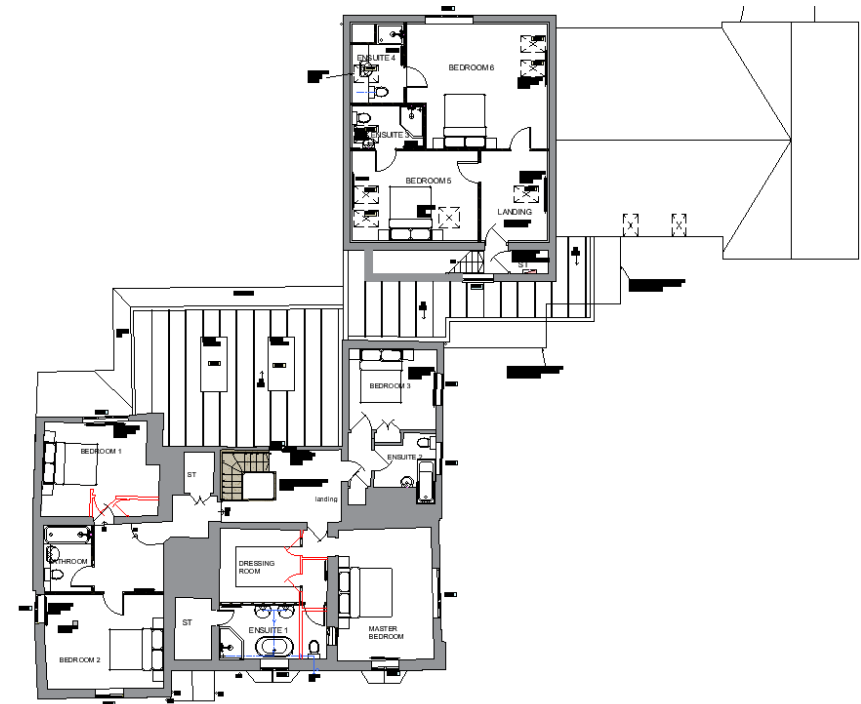


Existing First Floor Plan

To the first floor, the proposal has adopted the comments received on the Pre-Application advice and proposes a more sympathetic layout re-arrangement.

The master bedroom is proposed to be shifted to the south-eastern corner, which holds the most beautiful views towards the client's garden and scenery views. The walls proposed to be removed only consist of the small two en-suites' walls, which do not hold any historic elements or impact to the original structure of the property.

This allows for the existing two bedrooms to be moved in the place where the master bedroom is currently located, with a main bathroom in-between. The 4<sup>th</sup> bedroom remains largely unchanged, with the bathroom next to it becoming the en-suite for the bedroom.



Proposed First Floor Plan

The existing games room is also proposed to be reconfigured as two additional bedrooms with en-suites with minimum impact to the existing house. The access to this building remains through the existing staircase with no structural changes or alterations to the existing fabric of the building.

The alterations proposed have taken in very careful consideration the historic fabric and have addressed the comments received in the Pre-Application. The design has been drastically reduced, allowing for a more considerate and sympathetic proposal. These alterations allow for a vastly improved internal room layout, with minimal impact to the historic buildings.

## 8.0 | DEVELOPED DESIGN

**EXTERNAL -** There are no original windows remaining on the property. All windows were installed circa 1970s and are proposed to be changed with this application. Due to their substandard quality, the applicant wishes to replace them with new timber windows painted in a 'RAL 1013'.

The newly proposed timber bi-folds are also to be painted in the same colour. This will create a uniform aesthetic for the entire building, unifying its new and old.

All brick and render walls facing the rear garden are to be painted in 'off-white'. The application also proposes a new extension with a flat roof over to replace the existing 1940s addition and the link to the swimming pool. This design allows for views to the existing building fabric, with minimal impact. This is also paired with the

introduction of the bi-folds, and through the ample glazing provided. These paired together allow for a holistic look from the rear garden.

The flat roof structure is proposed to continue along the façade, forming a veranda which connects to outside seating under a new pergola area. This encourages the inside-outside design language and allows the various buildings added in the 1900s to be more unified and read as one.

To soften the visual impact of the 1990's garage and pool building on the garden it is proposed to paint the existing red brick to 'off-white' to match the rest of the alterations. The front and north facing elevation are to remain in red brick to add contrast to the newly created entrance.



Conclusion

## 9.0| CONCLUSION

This Planning Application has been prepared and submitted on the principles of design as proposed and have considered the comments received from the Pre-Application advice:

- General site arrangement
- General building arrangement and materials
- Site and neighbour consideration
- Scale and mass
- Context analysis
- Innovative design
- Historic analysis, fabric and importance

The proposal is for a sympathetic and unique intervention that uplifts the existing building fabric with a range of benefits as detailed in this document.

The proposal sits well in place with its main outlook facing Church Road unaltered. The principle of good design was a key consideration for this application. The proposal carefully utilizes the site without any detrimental impact to the historic fabric, the neighbours or its setting, while adhering to planning guidelines and policy.

The design was carefully considered through extensive sketch proposals, site analysis and review of Pre-Application advice, to best determine a proper design language that improves upon the existing, blending harmoniously the new and the old.

There will be no impact on trees as a result of these proposals. Proposed landscaping to the front and east elevations will be enhanced and is designed to create a green buffer between the house and driveway.

The applicants are keen for the new addition to minimise the impact on the environment therefore it is intended that these additions have a high level of thermal performance as well as low energy consumption.

There are no changes proposed to the vehicular access. The two garage parking spaces remain accessible and with ample exterior additional parking area, the parking provision will not be impacted.

The building is currently in a tired state and would benefit from a programme of repair and sensitive modification to ensure it is suitable for modern living.

These proposals have been carefully designed to ensure that there is minimum impact on the significant historic fabric and are focused on the areas of the building that have already been altered or changed. Included in this submission is a statement of significance which includes an initial assessment of the fabric, features and setting of the listed building. This analysis has been used to guide the proposals.

It is argued that these proposed alterations are beneficial as they reverse some of the insensitive past alterations, enhancing the listed building and wider Conservation Area. The proposals have been carefully considered to respect and enhance the significant historic fabric and to have minimal impact on this heritage asset.



Figure 10.1\_Proposed Interior Visualisation

