

DESIGN, ACCESS AND HERITAGE STATEMENT 14.04.2022

1. Lower Hengoed Barn is a Grade 2 listed building. The list description is as follows :-

Entry Name: Barn at Lower Hengoed

Listing Date: 31 January 1995

Last Amended: 31 January 1995

Grade: II

Source: Cadw

Source ID: 15341

Building Class: Agriculture and Subsistence

Location: Lies alongside road to SW of house.

County: Powys

Community: Gladestry (Llanfair Llythynwg)

Community: Gladestry

Traditional County: Radnorshire

History : Probably late medieval and contemporary with the house.

Exterior : Cruck barn, rewalled and added to with byre in C18. Four bays, threshing bay with eaves-height doors. Low rubble plinth, weatherboarded above, rubble stone gable end walls, iron roof, boarded byre doors.

Interior : Three full cruck trusses, butt jointed at the apex. One has a notched, lap-jointed collar, all have wall posts pegged to the back of the blades and mortices for short notch lap-jointed wall ties. The original wall framing is replaced by stud walls with intersecting braces. The original extent of the building may have formed the end wall of a three-day barn. At the lower end is a two-bay byre with low stone mangers, a feeding passage with boarded sides, chamfered tie posts and a rough pole loft floor.

Reasons for Listing : Important group value as a late medieval cruck-framed barn sited close to its cruck-framed hall-house.

2. As originally constructed the house and barn appeared to have been supported by an extensive agricultural hinterland with sufficient productivity to enable considerable development to a high standard.
3. In time the needs of the farm altered and extended resulting in the need for additional barn accommodation. Whilst most of the original construction appears to have been timber framed, the later alterations and additions have been provided using locally derived rubblestone masonry. The list description reflects the extension of the barn as having taken place during the course of the 18th c.
4. During the 20th c with increased mechanisation the barn fell into disuse as a new range of agricultural buildings were provided to the east side of the farmhouse.
5. The barn is still in limited agricultural use but with very low economic value and housing duck and fowl. The roof has been maintained weather tight but wall cladding is poor with extensive holes and boards falling away. The masonry condition is generally sound although some of the plinth walling has failed. Structurally the cruck timber frames are in very poor condition with elements missing, blades no longer having sound basal support and no longer conforming to a true plane.
6. Central government policy supports alternative economic use of agricultural barns as per the General Permitted Development Order amended 2014. It is noted however that permitted development does not extend to listed buildings.
7. The need for listed building and planning consent is therefore recognised but the proposed application is based on published guidance by Historic England (copy attached).
8. The existing footprint of the barn is some 25 metres x 7 metres with single floor plus mezzanine at the southern end an overall area of some 7 metres x 8 metres.
9. The external plinth walls are of local rubblestone and taken full height to eaves for the southern half and fully height to ridge for both end gables. The flank walls are either of exposed stone or have horizontal timber board cladding on oak framing mostly of reused or resited members.
10. The roof is double pitched with steel sheet cladding. Below the metal are common rafters borne on an oak double purlin system.
11. The floor is earthen with a reduction in height between the southern and northern ends of some 600 mm or so.

12. The principal historic feature of the barn is the area enclosed by the 3 no. cruck frames at the northern end forming the upper 2 bays. The first inland bay has been a threshing floor with appropriate timber double doors to each side facing east and west. It is therefore proposed that the first 2 bays of the barn be retained as found with little alteration other than basic repairs, protecting the interior by use of a glazed wall on the east side and inserting mezzanine flooring either side of the threshing floor.
13. The rest of the barn has already been compartmented to some extent with cross walling and mezzanine flooring albeit of a rudimentary nature. It is proposed that the barn be converted to residential accommodation in the form of 2 no. separate dwellings. The southern unit would be some 10 metres x 6 metres in size on two floors - 120 square meters total. The northern unit would be relatively open plan with ground floor and 2 no. mezzanine first floor areas amounting to some 112 square metres or accommodation. This would equate to 1 no. 3 bed unit and 1 no. 2 bed unit compliant with current recommended minimum space standards.
14. The ethos would be to repair the historic fabric to a high standard using traditional craft skills and materials (a schedule of repair is attached - designed for planning purposes but not for constructional use). The common rafter system would suggest that a natural slate roof pre-existed the current sheet metal cladding and that is the finish proposed. The masonry to be repaired with all material and characteristic as found and horizontal board cladding reinstated to the timber walls.
15. Within the historic shell the interior can be to current modern standards and to include damp proofing, dry linings, insulation and ventilation all to current building control minimum standards. The outer traditional shell to be maintained as found with a high degree of vapour permeability maintained by removal of any modern inappropriate materials such as sand and cement mortar and use of traditional materials throughout including lime based mortars.
16. There is an existing stone access driveway across the front of the barn to a field gate at the southern end. It is proposed that all organic debris and silt be removed and the surface regraded in compacted locally derived stone. There appear to be sight lines in either direction in excess of 100 metres from a stance 2 metres off the carriageway and a height of 1.05 above ground level subject to re-aligning the herbaceous hedge on the south side. An area for parking and turning 6 - 8 vehicles can easily be accommodated in a designated area beyond the south gable. A pedestrian route as currently found to be retained to each living unit on the east side.
17. The open plan area at the north end of the barn can accommodate secure bicycle storage and the like.
18. An effluent treatment plant is to be located in the field below the barn with the outfall taken to a suitably sized soakaway.