



**Planning Statement
for
Hayes Manor Barn**

On behalf of

Joe Falter

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Photograph 1: Hayes Manor Barn

1.0 Introduction

1.01 Huthwaite Freston Wright (HFW) have been instructed by the owners of Hayes Manor Barn, Joe Falter, to submit a full planning and listed building application in respect of their aspirations to extend and remodel their home as shown in the attached portfolio prepared by Biddulph Architects.

1.02 The proposal is predicated on the applicant's intention to address issues to modernise and future proof the accommodation for the needs of the applicant family.

2.0 The Listed Cottage

2.01 The heavily altered and extended 17th Century Barn and unconverted byre is a Grade II Listed building. Although the barn has been extensively refurbished and added to following its 1990's conversion and restoration, it still retains significant historical, communal and aesthetic value.

Hayes Manor Barn listing is reproduced below:

List Entry Number: 1213756

Date first listed: 24-Sep-1984

“Barn and sheep shelters to south. Early C17. Thin coursed rubblestone barn. Roof has several rows of stone tiles at the base and double Roman tiles thereafter. 3-bays with central opposed cart entry with wooden lintels and jambs. Single long slit vent flanking doors on each side of barn and square opening in north gable. Collar and tie beam roof truss with 2 trenched and lapped purlins. Buildings now used as sheep shelters probably slightly later and in rubblestone with double Roman tile roof to south

of barn and stone tile roof to south east. These are in partially ruinous condition at the time of survey.

2.02 The conversion works are believed to have been completed in 1995. The listing was recorded before the barn was converted into a dwelling.

3.0 The Proposal

3.01 It is the applicant's wish to modernise and better harmonise the buildings on this listed property, while taking full advantage of its commanding yet isolated location. Bringing the byre into the domestic setting by enclosing the open front with large, glazed sliding doors and converting this underused space into a kitchen and family room, will provide stunning views over the Severn valley. The construction of the entrance hall will provide a better link between the old sections of the building and the new. Upgrading the timber framed infills in the central opposed cart entry doors and the other proposed fenestration changes, will allow much needed light to penetrate the home's interior.

This sympathetic refurbishment will be achieved by:

1. The Byre - to convert the current open sided structure into a habitable space and make it part of the domestic environment of the existing barn by reducing the floor level and installing sliding door fenestration to match existing bays. Create a new window opening in the west elevation.
2. Create an entrance lobby to the front of the modern extension by extending the garage roof across the existing recessed entrance to create a new glazed entrance lobby, and link between the house and the proposed garage conversion.
3. Convert the inside bay of the double garage into a habitable space appropriate for a studio. Convert the existing opening to the garage into a window with vertical timber cladding.
4. Convert three existing Velux windows on the west elevation of the main structure of the barn roof to slightly larger conservation rooflights.
5. Create new window opening in the south elevation of the front projection to provide needed additional natural light to bedroom.
6. Upgrade the timber and glazed framed infills in the central opposed cart entry doors.
7. Various internal remodelling as shown on floor plans.

4.00 Relevant Planning History

1. Application reference **P8417/88/FUL**

Conversion of redundant barn to dwelling house.
Decision issued: 30/03/1988.

Application reference: **P8679/89/FUL**

2. Planning application for conversion of barn to dwelling (revised scheme).
Decision issued: 12/05/1989.

Application reference: **P8676/89/FUL**

3. Listed Building Consent for refurbishment of redundant barn and erection of double garage.
Decision issued: 12/05/2989.

4. Application reference: **P0813/09/FUL**

Erection of summer house.
Decision issued: 03/07/2009

5.00 Policy Considerations

National Policy

National Planning Policy Framework (NPPF)
Planning Policy Practice Guidance (Historic Environment)
National Design Guide (NDG)
Planning (Listed Building and Conservation Areas) Act 1990

Core Strategy

CSP .1 - Design and environmental protection

Allocations Plan

AP .1 Sustainable Development
AP .4 Design of Development
AP.5 Historic Character and Local Distinctiveness
Supplementary Guidance
FODDC Residential Design Guide- alterations and extensions.

6.00 Summary

6.03 The proposals described in this document and shown on the designs are prepared by the award-winning heritage architect Richard Biddulph. They will undoubtedly improve the character and setting of this important dwelling, while modernising and rationalising the living space.

6.05 At all times the approach has taken account of the Heritage Statement and earlier request for pre-application advice (P0848/22/PREAPP). The design has been guided by the helpful advice given by the FODDC planning officer Matthew Green.

6.06 We consider that this full planning and listed building consent application will comply with FODDC's core policy requirements. As such we trust our proposed designs will meet with your support.

A handwritten signature in black ink, appearing to read 'Allan Williams-Jones', with a large circular flourish above the name.

Allan Williams-Jones Bsc, MA, MBA, Msc
Huthwaite Freston Wright Ltd
July 2023