



Heritage Statement for Hayes Manor Barn

On behalf of

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June 2023



Photograph 1: Hayes Manor Barn

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1.0 Executive Summary

Written in accordance with Historic England guidelines, this Heritage Statement will detail the historic significance of Hayes Manor Barn. Hayes Manor Barn is a Grade II listed converted barn located in Viney Hill, Forest of Dean. The barn and byre were largely rebuilt in the early 1990's and have undergone significant alterations as part of their refurbishment.

The site context and the building's description and significance will be explained. We will show there is scope to improve and enhance the historic building's setting while providing a home more suited to modern living and the requirements of the applicant's family. This will be achieved while preserving the visual and historic relationship the building retains within the land.

The proposed scheme is for the sympathetic refurbishment of:

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 on the front of the building by extending the garage roof across the existing recessed entrance to create a new glazed entrance lobby, and link between the house and the 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 timber cladding.
4. Convert three existing Velux windows on the west elevation of the main structure of the barn to slightly larger conservation rooflights.
5. Create new window opening in the south elevation of the front projection.
6. Upgrade the Timber and glazed framed infills in the central opposed cart entry doors.
7. Various internal remodelling as shown on floor plans.

It is our contention that the redevelopment will preserve the historical significance and enhance the aesthetic beauty of the application site while updating the internal living arrangement to make them more suited to the applicant needs. Therefore, we believe our architect led design should be considered worthy of its place within the historic setting of Hayes Manor Barn and that planning approval and Listed Building Consent should be granted.

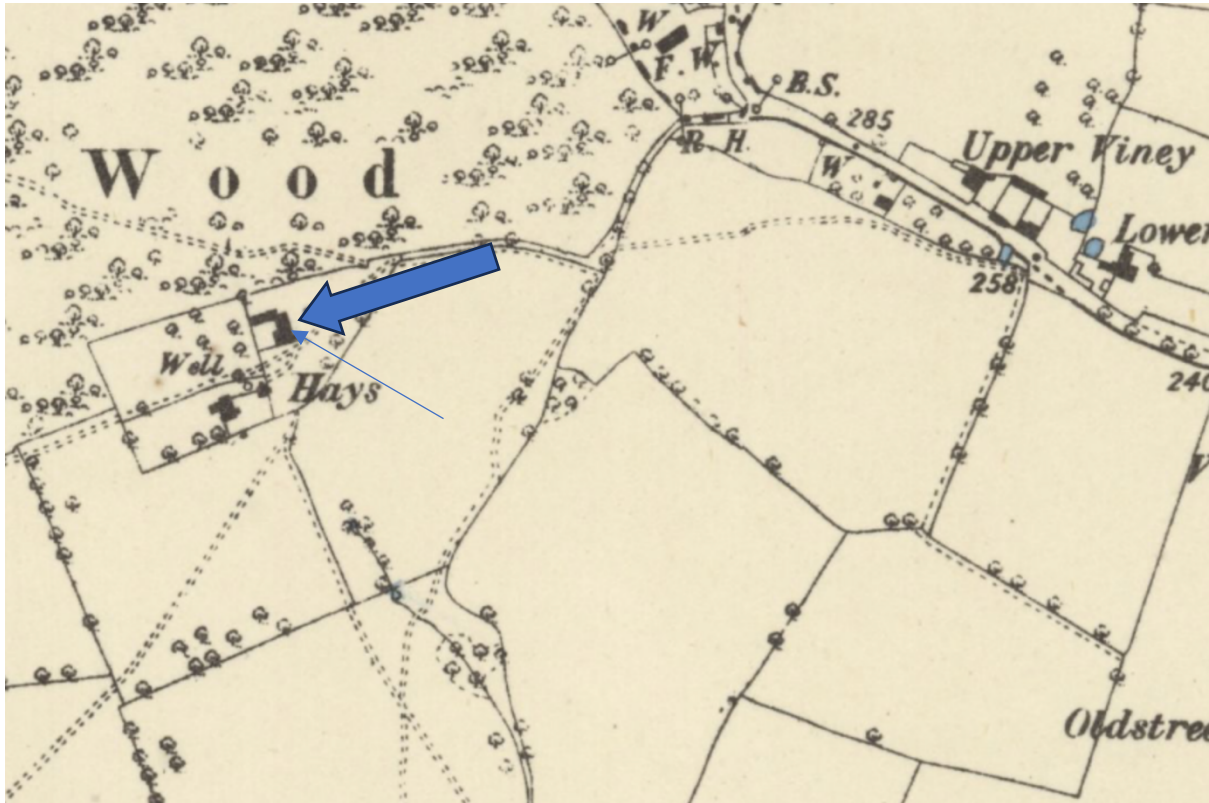


Image 1: Glos., XXX11.NW Surveyed: 1879, Published:1884

2.0 Site and History and Context.

The application site is located in an isolated, rural location over 300 metres down a narrow wooded road. The site cannot be seen from the main road.

Originally, Hayes Manor Barn was part of the larger Hayes Manor. Both are situated in a hillside position with outstanding views over the Severn Vale. The refurbished early 16th Century with Victorian additions manor house is a Grade II* listed property which has an abundance of authentic period features. This includes a rare Grade II listed privy located to the south of the manor house.

Located approximately 50metres to the north east of the manor house is Hayes Manor Barn. From the barn's elevated position there are no lines of sight to the listed manor house and privy.

Below is the listing of Hayes Manor Barn:

Details

SO 60 NE WEST DEAN

10/143 Barn and adjoining sheep shelters at Hayes, about 40m to north east

GV II

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 time of survey (11/7/84).

Listing NGR: SO6583206167



Photograph 1: Hayes Manor Barn c1980

At the time of the listing in 1984 the barn and byre were in considerable disrepair. The byre roof had fallen in as had the roofs of the two southerly projections.

In 1989 Listed Building Consent - P8676/89/FUL - was given for “the refurbishment of redundant barn and erection of a double garage and the rebuilding and conversion of wing.” The current configuration of Hayes Manor Barn dates of the permitted refurbishment completed in 1995.



Photograph 2: Reconstruction



Photograph 3: Hayes Manor Barn c1995.

As part of the refurbishment to the north elevation the ground was reduced and a double garage, utility room and kitchen were constructed in cavity wall. The 1995 conversion also included constructing a new roof to the barn and byre, floor structures and new windows throughout. The south elevation and side projection walls were substantially repaired and raised to accommodate an additional floor. Timber framed infills were constructed in the central opposed cart entry doors.

4.0 Assessment of Impact

It is the applicant's intention that the proposed redevelopment of Hayes Manor Barn addresses two potentially conflicting necessities:

1. The wish to enhance the character and appearance of the property by utilising an existing, underused structure – the Byre.
2. The requirement to modernise the internal living arrangement to future proof the property for the enjoyment of their family.

The redevelopment comprises six proposed external alterations to the existing building fabric and curtilage of the site. It should be noted that none of the proposed alternations will result in any damage or significant alteration to the historically important sections of the Grade II listed building. All materials used will be considered and appropriate to preserve and enhance the existing building fabric.

5.0 Impact on local area and nearby heritage assets.

The site cannot be seen from the public road. The proposed byre refurbishment is located to the rear of the site and perpendicular to the barn. From the proposed newly formed fenestration there is no clear line of sight to the nearby Grade II* listed Manor house or privy. There are no line of sight issues with neighbouring dwellings.



Photograph 4: View from byre to manor house.

In being sited back from the public highway, the site's visual impact on the landscape and the surrounding area is diminished. As the proposed has been designed to respect the overall character of the site, the external visual impact on the setting will be **negligible**.

6.0 Statement of Significance

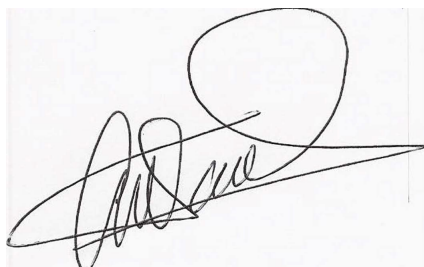
This heritage statement has clearly outlined the historic significance of the application site and the surrounding area. The cultural value has been made evident. No significant deleterious alterations to the historic and cultural fabric of the site are proposed.

The repair and refurbishment of the byre will ensure its appropriate reconstruction and continued contribution to the character of the rural landscape of Gloucestershire. The general overall scale and massing of the complex as a whole will not materially change and there will be no impact on the setting or heritage significance of the assets.

Within the framework of the 17th century barn and byre, the conversion proposals are contemporary in design and would be a positive embodiment of the objectives set out in paragraph 206 of the NPPF that directs local planning authorities to look for opportunities for new development within the setting of listed buildings to enhance or better reveal their significance. Furthermore, the scheme makes modest 21st century architectural additions to the retained buildings in the spirit of and respect for local character and distinctiveness and is considered to be in line with the design objective of the NPPF and the National Design Guide.

In their proprietorship of Hayes Manor Barn the Falter's see themselves as the conservators of the property's past and stewards of the property's future.

The proposed refurbishment of the byre and other proposed external and internal modifications to the barn and later additions will be a vast improvement which, will protect and enhance the heritage value of the site.

A handwritten signature in black ink, appearing to read 'A M Williams-Jones', is written over a light grey rectangular background.

A M Williams-Jones Bsc, MA, MBA, Msc
HFW Surveyors Ltd.
June 2023