



Design and Access Statement for Hayes Manor Barn

On behalf of

Joe Falter

HFW Ltd
130 Aztec West
Almondsbury, Bristol
BS32 4UB
AWJ/5296
Tel 07531717121
Email: allan@hfwsurveyors.com
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TABLE OF CONTENTS

Proposal	3
1.0 Introduction	3
2.0 Site Context and Surrounding	3
3.0 Relevant Historic Planning Applications	4
4.0 Amount of Development	4
5.0 Layout	5
6.0 Scale	5
7.0 Landscape and surface treatments	5
8.0 Appearance	5
9.0 Access	6
10.0 Sustainability	6
11.0 Waste Management	6
12.0 Ecology	6
13.0 Conclusion	7

Proposal: The scheme for which planning and listed building consent is required concerns a Grade II listed, converted and extensively refurbished, 17th century barn with byre called Hayes Manor Barn.

1.0 Introduction

1.01 This Design and Access Statement has been prepared in accordance with the Town and Country Planning (General Development Procedures Order) (England 2006) and will address the design principles and concepts that have been applied to the development by reference to:

- Site context and surroundings
- Amount of development
- Layout
- Scale
- Landscaping and surface treatments
- Appearance
- Access
- Sustainability
- Waste management
- Ecology

1.02 This document is submitted as part of a Full Planning and Listed building consent for the development as mentioned above.

1.03 This document should be read in conjunction with other material submitted:

- The Planning and Listed Building Application Form
- The Planning Statement
- The Heritage Statement
- Design and Access Statement
- Existing drawings - ref no. HM/PL/01-010
- Proposed drawings - ref no. HM/PL/11-16
- PRA/PEA Report

2.0 Site Context and Surrounding

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

2.02 Hayes Manor Barn is an extensively altered and extended Grade II listed barn conversion located outside of the defined settlement boundary of Viney Hill. The front elevation of the barn and the reconstructed byre retains much of its traditional character.

2.03 Built in the early 17th century and once within the curtilage Hayes Manor (Grade II* listed), by the early 1990's at the time of its refurbishment, the barn and byre had become severely dilapidated. The refurbishment of the partially ruinous buildings included a modern cavity wall extension on the north elevation and the raising of the external walls to the south elevation to allow for an extra storey. The roof structure of both the barn and byre were remade and so were all floor structures within the barn.

The roof structure and coverings to the byre were also remade at the time of the 1990's refurbishment.

3.0 Relevant Historic Planning Applications

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: 12/05/1989.

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

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

4.0 Amount of development

4.01 The proposed development will involve the following:

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.

5.0 Layout

5.01 The development layout is driven by the location and juxtaposition of the existing building and the wish to enhance the historic and aesthetic value of the application site.

5.02 A pre-application for guidance was submitted in July 2022 (P0848/22/PREAPP). The guidance received from the FODDC planning officer Matthew Green helped inform our design methodology. Specifically, the conservation officer's suggestion that, "the proposed developments must be sympathetic to the existing property ... and in a style in keeping with the existing aesthetic and materials."

5.03 The development represents a minor increase in the overall footprint of the listed building. This is entirely made up by the entrance lobby infill to the front of the property. The existing unutilised byre will be brought into the domestic environment of the dwellinghouse.

5.04 The build site cannot be seen from the public highway. There would be no impact on neighbour amenity in terms of loss of privacy, outlook and natural lighting.

6.0 Scale

6.01 The entrance hall infill is subservient to the main building in terms of height and scale. The link structure will provide a more aesthetically pleasing connection to the original parts of the property.

6.02 In terms of scale we contend that the proposed development is compatible with its surroundings and is appropriate in the landscape.

6.04 It is proposed that the three bay sliding doors to the byre will be in powder coated aluminium. The choice of the light weight, low relief material was guided by the need to limit the visual impact of the sliding door frames as well as lessening their overall combined weight.

7.0 Landscaping and surface treatments

There are no proposed landscaping or surface treatment proposed as part of this development.

8.00 Appearance

8.01 The Forest of Dean Residential Design Guide and its subsequent supplement – Alterations and Extensions, A Guide for Householders has been essential to ensure the extensions and alterations to Hayes Manor Barn reflect the local characteristics.

8.02 The proposed new pitched roof of the entrance hall infill will use reclaimed tiles and be detailed to match the period building. A new entrance way to the property with oak front door and sidelights will be formed.

8.03 All proposed new window openings will have double glazed timber casement frames installed to match existing. The inappropriate Velux windows will be replaced with slightly larger conservation rooflights. The proposed fenestration will allow natural light to penetrate the previously dark interior of the rooms affected.

8.04 The most important consideration in the design and siting of the sliding doors was to preserve the appearance of the three clearly delineated bays into the byre. This has been achieved by installing the sliding doors behind the vertical timber

posts. The slimline framing of the sliding doors will prevent any deleterious visual impact as the framing will be concealed behind the timber posts.

8.05 The upgraded timber and glazed framed infills in the central opposed cart entry doors have been sympathetically designed and will retain the original oak framing to the openings.

9.0 Access

9.01 Access to the site is via an unadopted, single lane track which leads off Main Road. The listed building is not visible from the highway.

9.03 Sufficient parking space is currently provided to the front of the garage and barn for vehicles to enter and exit the site in forward gear.

10.00 Sustainability

10.01 The development will be of a high standard using sustainable and locally sourced materials where possible.

10.02 Timber framed structures are a natural, renewable, low carbon material and are a carbon-neutral building material in itself – for every tree used in a timber framed building, more are planted.

10.03 Reclaimed roof tiles will be utilised

10.04 Sustainable construction measures being considered are:

- Energy efficient light fittings to building regulations requirements.
- Zoned heating controls
- Low flow taps to the W.C.
- Sustainable construction materials will be sourced and used where practicable.

11.00 Waste management

11.01 The applicant will mitigate the impact of construction on the environment through the use of environmental management plans during construction and will:

- Set targets for minimising construction waste.
- Monitor construction waste arising.
- Segregate waste for recycling.

11.02 Existing arrangement for domestic waste removal will remain.

12.00 Ecology

12.01 A Preliminary Roost Assessment and Preliminary Ecological Appraisal have been conducted at the subject property by MPEcology. The document has been provided as part of this application. I have reproduced the conclusions of the report below:

7.1.1 The proposed development involves the conversion of an existing garage and open-fronted byre. The principal impact of the development will be the loss of a structure currently used by roosting bats. Further work will be required to

characterise use of the building. However, provision of an alternative structure could be used to mitigate potential impacts.

7.1.2 Given the confirmed presence of bats, conversion of the structure would be illegal without a European Protected Species development licence from Natural England.

12.02 Night surveys are currently on going to characterise bat usage. It is anticipated that the findings of the night surveys will be provided presently and will be added to this application once completed.

12.03 The conclusion of the PRA recommends the provision of an alternative structure for the bat roost to mitigate impacts of the development. The location and sizing recommendations from the ecologist have been included in planning drawings HM/PL11 and HM/PL15.

12.04 The site is not within any of the Environment Agency's identified flood risk zones.

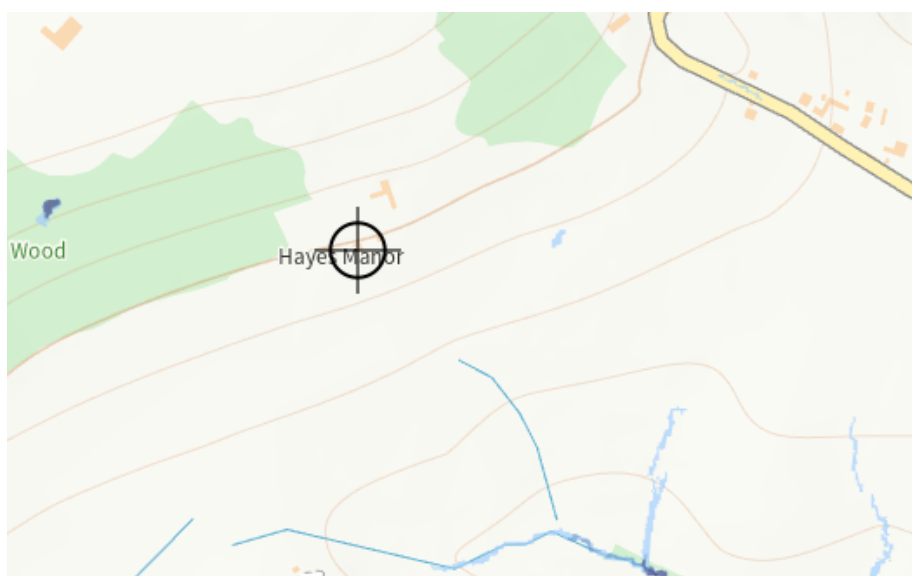


Figure 1: Environmental Agency Flood Map of Hayes Manor Barn


13.00 Conclusion

13.01 This Design and Access statement has evolved during the design period and has been informed by work undertaken in the production of the Heritage Statement and following the receipt of pre-application guidance in dated July 2023 (P0848/22/PREAPP). A prime objective of this proposal has been to improve and enhance the character and setting of Hayes Manor Barn, whilst ensuring the living arrangement meets modern standard of utility and function and the needs of the applicants and their young and growing family.

13.02 It is the applicant's contention that the development will be of a suitably high quality to ensure that all the different components combine to enhance the special character of Hayes Manor Barn.

13.02 Massing of the existing structure will remain largely as existing with only a small increase in GIA due to the entrance hall infill which will undoubtedly enhance the aesthetic character of the application property by providing a more pleasing link between the original and more recent sections of the property.

13.03 On balance the proposed development enhances and preserves the setting of the listed building. Where new fenestration is proposed the impact to the historic setting is limited. This proposal therefore does not result in the loss of historic fabric complying with sections 16 and 66 of the Planning (Listed Building and conservation Areas) Act 1990.

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

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