

## Heritage Statement for Listed Building Consent Application

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### Property Details

**Name and Address:** Moat House, High Street, St Briavels, Lydney, Forest Of Dean, Gloucestershire, GL15 6TA

**Grade of Listing:** Grade II.

**List Entry Number:** 1186636.

**Date First Listed:** 7th March 1988.

**List Entry Name:** The Moat House.

**Statutory Address:** The Moat House, High Street.

**Historical Significance:** The Moat House is an example of a modest Grade II listed stone cottage with character features and important architectural value. Constructed in circa. 1790, it sits within a group of buildings within the St Briavels Conservation Area with direct views of St Briavels Castle (Grade I listed building and as a Scheduled Monument).

**Proposed Works:** The proposed works at The Moat House are as follows:

1. **Re-pointing of stonework:** The existing stonework is to be re-pointed with a lime-based mortar. This is necessary as the current mortar is in a state of disrepair. The use of lime-based mortar is in line with heritage conservation principles and ensures the preservation of the building's historic fabric. *(Appendix 1)*
2. **Slate roof tile repair:** Existing slate roof tiles will be retained wherever possible. Any damaged tiles will be replaced with 'like for like' tiles to maintain the building's original character and appearance.
3. **Rainwater goods:** The existing rainwater goods will be replaced with new steel Lindab rainwater goods in a dark grey colour. This replacement is intended to enhance the building's functionality while also ensuring durability and minimal visual impact on its historic features. *(Appendix 3)*
4. **Fascia replacement:** Existing fascia boards that are damaged will be replaced with new painted timber fascia boards in a dark grey colour. This replacement is designed to address building fabric concerns while preserving the building's overall aesthetics. *(Appendix 3)*
5. **Replacing composite tiles with slate roof tiles:** This replacement is intended to enhance the buildings authenticity and historical accuracy. *(Appendix 2)*

### Conservation and Heritage

**Impact Assessment:** We have conducted a thorough assessment of the impact of the proposed works on the heritage significance of The Moat House. Special attention has been given to preserving and enhancing its historic fabric and architectural features. The use of appropriate materials and techniques, such as lime-based mortar and 'like for like' replacement tiles, will ensure that the building's character is maintained and ensure that the proposed works align with best practices in heritage conservation.

**Conclusion and Recommendation:** In conclusion, the proposed works at The Moat House are in harmony with its historical and architectural significance. They aim to preserve and protect its heritage value for future generations while allowing for necessary adaptations to meet modern building standards and regulatory codes.

**Appendices:** Attached are photographs, which provide further details and context regarding the proposed works and their heritage impact.

**Appendix 1**  
Example of stonework with various types/colours of pointing



**Appendix 2**

Example of existing composite roof tiles to be replaced.



**Appendix 3**

Example of UPVC rain water goods and fascia boards to be replaced.

