

Historic Timber Building Conservation

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Heritage Statement for BARN A

10th September 2023

Site Name: Barn 'A'

Address of Site: Stroud Road, Whaddon, Gloucester, Gloucestershire, GL4 0UB

Grid Reference: 51.82403°N 2.24479°W

Land Registry Reference: GR184445

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Schedule of Works:

Construction of link between curtilage listed former barn and recently constructed sunroom

Works Proposed:

Construction of timber frame walls on strip footings and double pitched Belgian tiled roof to match existing to accommodating lobby, shower and wc.

Pre-application Advice:

N/A

Heritage Asset Potentially Affected by the Proposal:

Grade II Listed Building. List Entry Number: 1304395

Knowledge of Affected Heritage Asset:

The former agricultural barn known as Barn A stands within the curtilage of Yew Tree Farm, on the side of the green in the village of Whaddon. It was formerly a timber framed building standing on a Cotswold stone plinth throughout, but the longitudinal and gable external walls have been removed and rebuilt in Victorian,

Edwardian and early twentieth century brick.

The roof is covered with corrugated asbestos cement sheets, typical of agricultural buildings, but a pre-existing consent (S.13230/A) permits the recovering with Belgian clay tiles to match Yew Tree Farmhouse.

Since 1996 the building had been used for the storage of personal effects.

Prior to 1996 the building housed a light engineering works and before that an abattoir.

Planning Consent S.13230/A remains valid for its conversion to a dwelling.

Research Undertaken to Understand the Significance of the Heritage Asset

Affected:

Specialists: [REDACTED] Historic Timber Building Conservation
[REDACTED] the main focus of these consultants was, of course, Yew Tree Farmhouse but much of their insight is relevant to the historic farmyard setting.

Sources: Gloucester Building Recording Group Report June 1996

Gloucestershire County Record Office: this report refers directly to Yew Tree Farmhouse but makes reference to its setting and the positioning of adjacent structures.

Importance of the Affected Heritage Asset:

The importance of Barn A arises due to its proximity to Yew Tree Farmhouse, with whom it shares many architectural features: steeply pitched roof (once thatched, timber frame walling (now sadly missing), NE/SW orientation and truss and purlin roof construction.

Based on construction detail and fabric, the structure post dates the construction of Yew Tree Farmhouse by approximately two hundred years and, as previously noted, lacks the original heavy timber frame walls, they having been replaced at least 100 years ago with brick.

Impact of the Proposal on the Significance of the Affected Heritage Asset and its Setting:

The recent sunroom (2012) adjoins and is similarly of timber frame construction with a Belgian tiled roof but does not attempt to conceal the fact of its much later construction. It is deliberately not a pastiche nor an imitation of the historic structure and in this way avoids misleading the future viewer or investigator into thinking they may be contemporaneous. The proposed link to Barn A adopts the same approach: one of complimenting, not reproducing or faking the original. In effect, the link proposal enhances the utility of the curtilage listed building without compromising its built heritage nor historic authenticity.

Conservation of the Significance of the Heritage Asset and its Setting through the Design Proposal:

During the renovation of Yew Tree Farmhouse and the future conversion of Barn A, maximising the retention of historic fabric remained/will remain the main design driver throughout the project.

Supplementary Background Information:

By the mid-1990s all of the buildings on the property had been empty for the 20 years and neglected for 20 years before that. It appeared on the SPAB Buildings at Risk Register and bore a SDC Closure Notice. Neglect, agents of decay, theft (most notably of first floor floorboards) and wanton vandalism (particularly of wattle and daub panels) had all taken their toll on the building, notwithstanding SCD's emergency roof repairs. Each school holiday resulted in more damage.

Unauthorised entry to Barn A was only achieved by welding shut the metal doors and applying heavy duty steel grilles to the windows.

There had been significant interest in purchasing the property but driven only by the two barns (Barn B, converted 2001 and Barn A, yet to proceed) having planning consent for conversion to dwellings – nobody wanted to take on the historic house. I bought Yew Tree Farm and its associated outbuildings in September 1996. [REDACTED] SDC, to whom I am most grateful for advice and guidance, was in the process of arranging a compulsory purchase of the farmhouse, its buildings and sufficient land to make it attractive to investors but she feared the house would be lost before this action could come into force. My first degree in Quantity Surveying gave me a working knowledge of building theory and with many years of carpentry, joinery and cabinetmaking experience I set about tackling the restoration work myself. This included setting up and running a saw-bench on site for the milling of whole oak trees into usable baulks of timber. At this point I had not undertaken my MSc (Merit) in Timber Building Conservation, Bournemouth nor gained membership of IHBC so I instructed [REDACTED] to survey the building, identify and design repairs. His input was crucial in my adopting best ICOMOS conservation practice and great care was taken to ensure (amongst others): minimum intervention maximum conservation of historic fabric, reversibility of actions, use of compatible materials and methods, and reuse of material wherever possible. The conservation work proceeded during the years 1997 – 1999 following which [REDACTED] issued a certificate endorsing the quality of the work. SDC's Conservation Officer, [REDACTED] and the Building Regulation department both signed it off and the Closure Order was rescinded. Since 1999, with the exception of the construction of an oak framed sunroom, the only work to the building has been routine maintenance.

APPENDIX: location of proposed link connecting Barn A to sunroom



View from NE



View from SE



VAT Registration Number: 928 697 070



The home of the conservation professional