



# **Heritage Statement for Hayes Manor Farm**

**On behalf of**

**Sarah Hewitt**

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Photograph 1: Hayes Manor Farm and Annexe

## **1.0 Introduction**

**1.01** Huthwaite Freston Williams-Jones Surveyors (HFWJ) have been instructed by the owners of Hayes Manor Farm, Sarah Hewitt, to submit a full planning and listed building application for a Change of Use of a converted, one bed ancillary annexe building located in the curtilage of their primary residence, the Grade II\* listed Hayes Manor Farm. Listing NGR: SO6580406102

**1.02** This Heritage Statement is proportionate to the very minor nature of the proposal, which involves the change of use of an existing, already converted and approved building.

## **2.00 Describing the Heritage Asset.**

**2.01** Planning law requires local planning authorities to have pay special regard to the desirability of preserving a listed building or its setting and any feature of special architectural interest it possesses, when considering whether to grant planning permission and listed building consent for a development.

**2.02** The NPPF 2021 requires applications to describe the significance of the heritage asset, including any contribution made by its setting. It then requires consideration to be given to the proposed development, and finally the impact of the proposed works on the character, setting and fabric of the heritage asset.

**2.03** Hayes Manor Farm is a Grade II\* listed building which stands in 0.52ha of formal gardens and grounds in a hillside position with outstanding views over the Severn Vale to the Cotswold Hills.

**2.04** The original stone and timber frame dwelling is believed to date from the early 16<sup>th</sup> century with a later, possibly Victorian addition. The wider historical boundaries of

the property also included Hayes Many Barn, which was separated in the 1990's and converted as a separate dwelling unit. The current curtilage includes a detached original and individually Listed Grade II privy, and a converted stone store building currently in use as an ancillary annexe to the main building. It is this building which is the subject of this application.

**2.05** The main house underwent extensive and considerable renovations and upgrades in the 2000's and still retains an abundance of authentic period features including, inglenook fireplaces, stone mullioned windows and an old cruck frame.

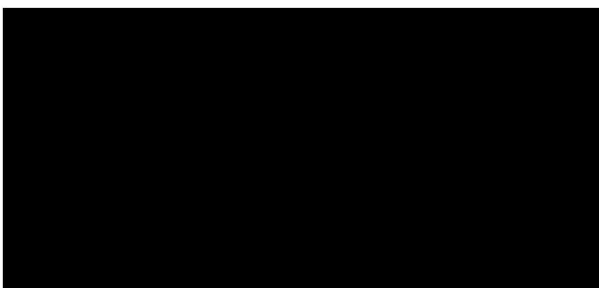
**2.06** The converted stone outbuilding, subject to the grant of LBC and planning permission P1438/14/FUL, has been used as an annexe by the previous owners of the property. Currently the annexe is an unused subservient outbuilding.

**2.07** The proposed holiday let outbuilding is located some 10 metres to the east of the main the building and is of a very modest scale. It is self-contained with one bedroom accommodation.

**2.08** The building therefore has the appearance of a simple domestic outbuilding that in no way competes with Hayes Manor and is generally what would be expected to be seen within the setting of an historic farmhouse.

**2.09** It is important to recognise that the current application simply proposes a change of use of the existing building and no external alterations are proposed. There is no intention or desire to provide the proposed Holiday Let with its own private amenity area. No fencing is proposed, and the guests will simply take advantage of Hayes Manor's large garden.

**2.10** Overall, it is considered that the proposed change of use to a holiday let will not impact upon the character and appearance of the surrounding area, in accordance with the National Planning Policy Framework, the National Planning Policy Guidance, Policy CSP.1 of the Core Strategy and Policy AP.4 of the Allocations Plan, and the advice of the Council's Residential Design Guide – Alterations and Extensions.



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March 2024