IAN WIGHTMAN

HISTORIC BUILDING CONSULTANTS

DESIGN ACCESS AND HERITAGE STATEMENT

Barn at Manor Farm
Manor Road
Hayling Island
Hampshire
PO11 0QW

Client: Mr Simon Walter

Project: Retrospective application to remove a section of wall to form a new access.

Date: December 2025

Heritage Consultant: Ian Wightman BA Hons MSc PhD IHBC

ian@wightman.ltd

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Registered Office: 3 Johnsons Barns, Waterworks Road, Petersfield, Hampshire, GU32 2BY

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1. Introduction

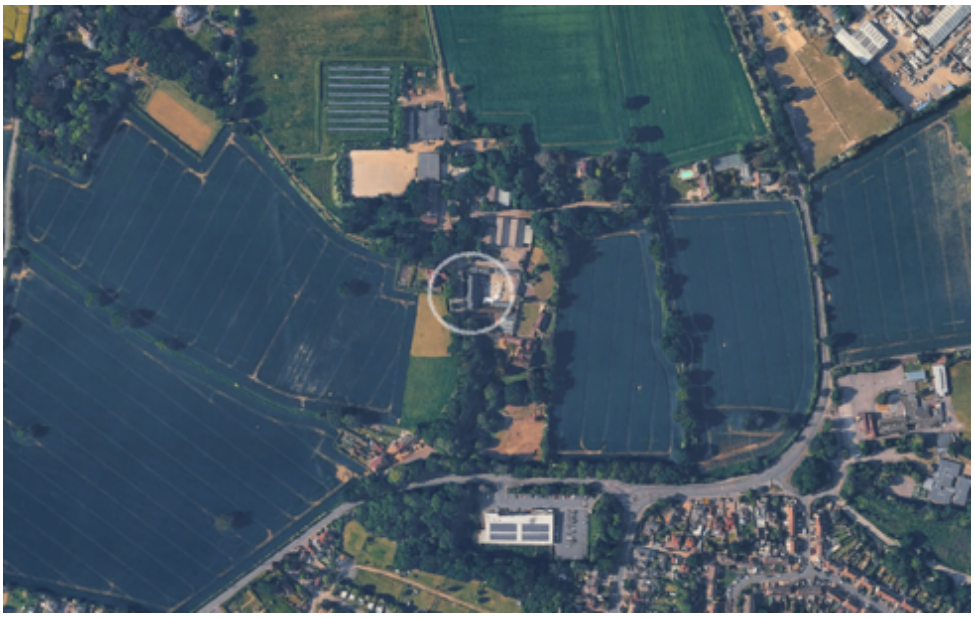
1.1. This Design Access and Heritage Statement has been prepared to inform a listed building consent application submitted to Havant Borough Council on behalf of Mr Simon Walter.

1.2. The application seeks retrospective approval for the removal of a small portion of wall and the construction of double doors to improve access into the barn from its storage room which is attached on the east elevation.

1.3. The works were undertaken to improve the building's function as a wedding venue, but also for local community events for which the barn is often provided free of charge, or at reduced rates.

1.4. The barn at Manor Farm on Hayling Island is one of a cluster of historic buildings centred around Manor and South Hayling Manor and is listed grade II.

1.5. The barn is not within a conservation area or a National Landscape.



Aerial view of the barn at Manor Farm, highlighted. © Google

2. Description of the building and its setting

2.1. The barn is a former threshing barn consisting of eight bays and oriented north-south. The barn sits on the western side of a former farm courtyard which is entered from the north. The remaining buildings are predominantly single storey and of brick construction with the central courtyard laid to concrete.

2.2. The barn is aisled and of timber frame construction with a masonry base which is buttressed on the north, east and south sides, though some are missing. The walls are clad in timber weatherboarding, stained black, and the roof is corrugated metal. The floor is laid to concrete.

2.3. There are two large historic openings in the western elevation which are both glazed with the large timber doors retained. On the east elevation is a large opening which is also glazed with a ramp sloping down into the courtyard. This corresponds with the southern opening in the west.

2.4. To the north of the building is a single storey addition which is timber-framed and weatherboarded to match the main barn. A further addition is situated to the east elevation within the courtyard. This is partly brick and timber-frame with a mono-pitch roof and is glazed. This building houses a freestanding timber ramp leading up to the new door opening.

Aerial view of Manor Farm from the east with the Manor to the south (left). © Google

The west and east elevations of the barn and courtyard viewed from the south.

The interior of the main barn.

2.5. Internally the main barn is dominated by the striking timber structure with long thin curved braces and corresponding struts. At the southern end is a mezzanine floor which is accessed via a central stair and enclosed by a timber balustrade. Toilets are situated below. At the back is the concrete wall which is a remnant of the grain store that once existed here.

2.6. Also, in the southern half of the barn there is a bar and to the north of this the door opening which is the subject of this application.

The new opening which connects the barn with the extension to the east.

3. Planning context

3.1. The proposed scheme is subject to national and local planning policies. These include heritage policies designed specifically to protect both designated and non-designated heritage assets.

NATIONAL PLANNING POLICY

3.2. The National Planning Policy Framework (NPPF) sets out the Government's policy for the Historic Environment. It states that any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction or from development within its setting), should require clear and convincing justification (para 213).

3.3. In assessing applications, the NPPF also stipulates that great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be) (para 212).

3.4. It goes onto to state that where a proposed development will result in 'substantial harm' to a designated heritage asset, local planning authorities should refuse consent (para 214) and where the harm will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.

3.5. The vast majority of harmful impacts to designated heritage assets constitute 'less than substantial harm'. It is worth noting that this category can be subject to further grading where harm is perceived within a spectrum of 'high to low' and justification applied accordingly.

HAVANT BOROUGH COUNCIL

3.6. Heritage policies for Havant Borough Council are covered in Havant Borough Core Strategy adopted in 2011.

3.7. 'Policy CS11 Protecting and Enhancing the special Environment and Heritage of Havant Borough' states that *planning permission will be granted for development that:-*
Protects and where appropriate enhances the borough's statutory and non- statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

4. Historic context

4.1. The Manor Farm site is ancient with a Saxon dovecote, well, house and garden evident on a map produced for the Duke of Norfolk, thought to date from the 18th century. The map does not show the Manor House constructed in 1777, and which survives today so predates this.

4.2. A detail of the map, illustrated below, shows the eight-bay barn oriented north-south, with a further large barn to the northeast and a house to the southeast. The two barns form a loose courtyard plan which was common before farmyards became more conceptualised.

4.3. Mapping from the 19th century (illustrated below on p.9) suggests that the barn and associated courtyard were erected on the site of a *Priory*, however where this was exactly is not known and there remains some doubt that it was in this location. It is certainly not illustrated on the 18th century map. Historic England research suggests that the priory church of Hayling Priory,

founded c1067 and granted to Jumieges Abbey was consumed by the sea in the early 14th century and is some distance from Manor Farm.

Detail of a map made for the Duke of Norfolk, probably in the 18th century, but before 1777.

4.4. There is also a suggestion that the farm was formerly a grange for the priory which might be supported by the presence of a dovecote, however this also remains conjectural. The moat which is shown on three sides of the farm buildings is likely to be later given that most moated sites largely occurred between 1250 and 1350.

4.5. The current barn that is the subject of this application certainly post-dates the influence of monastic sites on farming which had ceased by the mid 16th century. The barn, which has a date of 1706 cut into one of its beams corresponds with a phase of farm development (1550-1750) that saw a great diversification of crops, growing techniques and the development of traditional building typologies.

The date of 1706 carved into a beam and initialled 'RM' and 'TC'.

4.6. The timbers are thought to have been salvaged from a shipwreck having been on their way to France from Germany. The curved nature of the braces and struts are not typical of frames of this period which tended to be shorter and straighter. The farm at this time was part of the Duke of Norfolk's estate, who as mentioned above, built the Manor House nearby in 1777.

4.7. Over time, some of the timbers have been replaced or repaired with metal strapping, though much of the frame remains intact and well looked after.

4.8. The base of the barn, which is made up of a mixture of largely stone, brick and flint, has also been damaged over time with the south wall harmed by the concrete grain wall and some of the buttressing lost. The northwest corner has been reconstructed in brick.

Remnants of the buttressing in the east and north walls.

The northwest corner wall replaced in brick and a concrete repair.

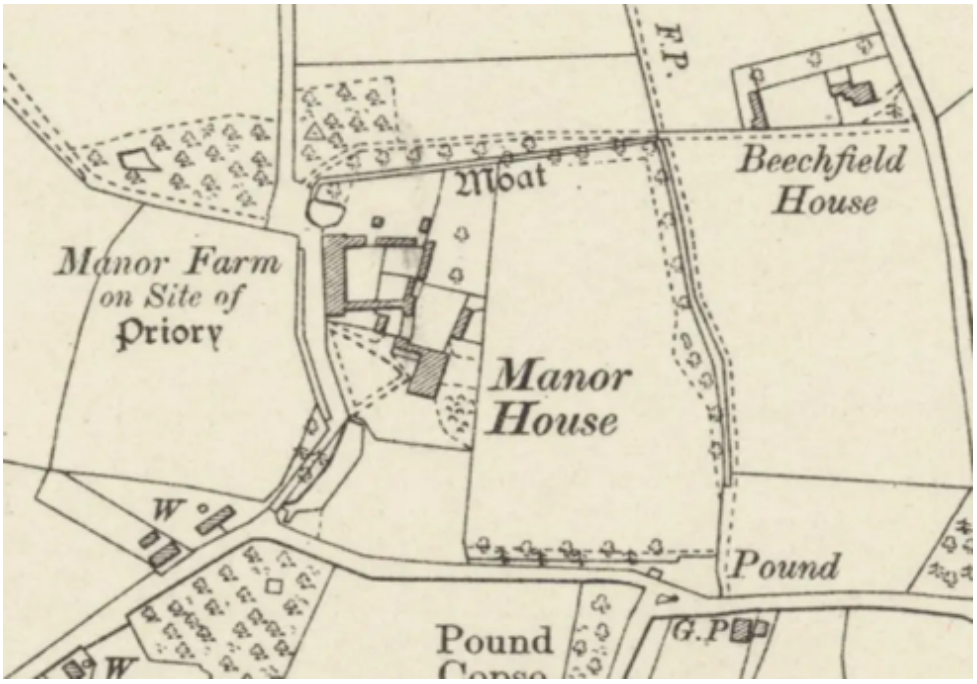
4.9. The First Edition OS mapping of 1866 (see below) shows the farmyard plan with the two large barns from the 18th century mapping retained, though now with buildings along the south and east forming a more enclosed courtyard. The Manor House is also visible to the south. The entrance into the yard meanwhile was further west than it is today at the corner of the main barn. The yard was subdivided with a small building at its centre.

4.10. The development here corresponds with the great farming period of 1750-1880 which peaked between 1840 and 1870 and was hugely influenced by the housing of cattle, mechanisation and the use of fertilizers. The process of farming was thus being more clearly reflected in the planning of farm buildings resulting in more formal layouts.

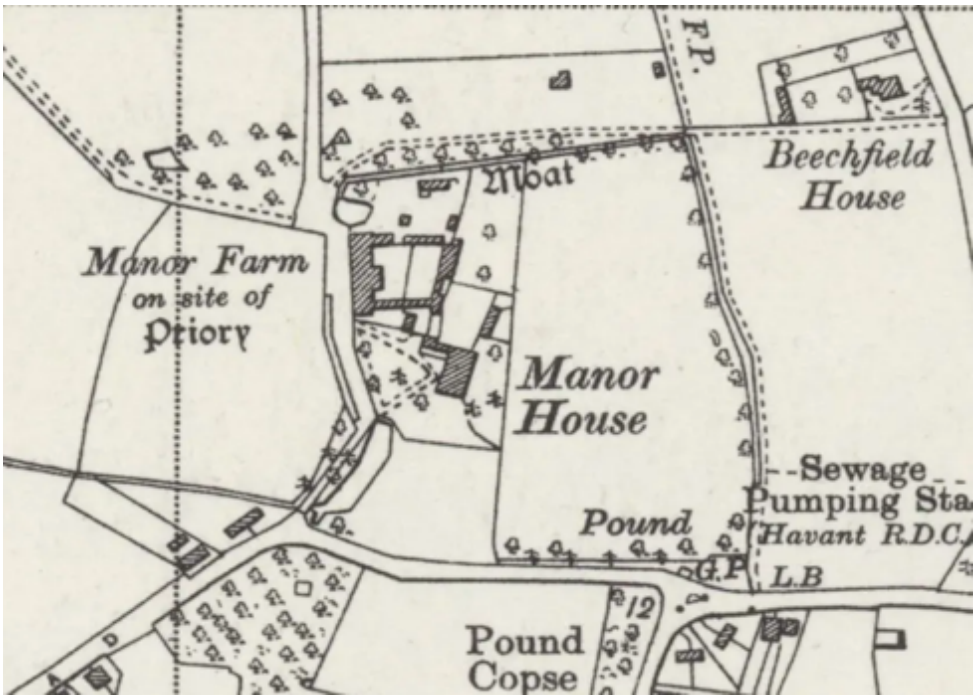
4.11. By the time of the Second Edition OS mapping of 1895 (see below), the three barns to the north had been demolished and replaced with an even more rational arrangement. This consisted of a narrow barn being built off the northeast corner of the main barn and a corresponding structure to the west which resulted in a squared-off yard. After 1880 it was really only large estates that were undertaking these types of changes as the depression hit most normal farmers with many moving towards meat and dairy.

The First Edition OS map of 1866. Reproduced with permission from the National Library of Scotland.

The Second Edition OS map of 1895. Reproduced with permission from the National Library of Scotland.



The First Edition OS map of 1907. Reproduced with permission from the National Library of Scotland.



The First Edition OS map of 1938. Reproduced with permission from the National Library of Scotland.

4.12. As we can see on the map regression above, the farm layout did not change significantly after 1866 with only the single-storey addition to the east of the main barn being built between 1907 and 1938. This was a stock shed and later converted into stables and today is a store and food preparation area for events.

4.13. The historic thatched roof of the large barn would have given way to a metal roof, probably in the early 20th century when corrugated roofing was transitioning from iron to steel. Early on, the roof contained large windows along both roof slopes and in the gable end which is illustrated

below. These have since been removed following a roof replacement. The roof at this time was painted black and known as the ‘black barn’.

The barn with a corrugated roof and windows along both roof slopes as well as in the gable end.

4.14. The applicant and his family have owned the farm since the early 20th century and continue to farm the surrounding land. The farm buildings themselves have largely fallen out of use for agricultural purposes with many of the brick barns now home to a number of local companies including some manufacturing. This diversification into providing business premises has contributed to the buildings’ repair and maintenance, as well as supporting the farm.

4.15. The main barn is now used as a wedding venue which is partly subsidised, as well as housing a variety of local events. This has included a local brewery festival, local produce fair, farmer’s harvest fair, a theatre arts council funded event on local people and their lives and club events. Proceeds from certain events have also been donated to charity.

5. Significance

5.1. The National Planning Policy Framework (NPPF) defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. This interest can be archaeological, architectural, artistic or historic' and is often a combination of these values.

5.2. Significance will be understood and interpreted through the physical construction and make-up of the heritage asset, but also its setting which will normally contribute to this understanding. Significance is thus what conservation seeks to maintain and wherever possible, enhance.

5.3. The NPPF requires that planning applications should include an understanding of the significance of a heritage asset and that this:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

5.4. Most historic buildings (or heritage assets) have a level of special interest that contribute to our appreciation of the broader environment. In rural areas buildings can express local distinctiveness using vernacular materials and traditional construction techniques, whilst in more urban areas design and quality of construction can often enhance the aesthetics of the townscape. In most cases the character of building is influenced by the region and topography.

5.5. Within sensitive areas such as conservation areas, national parks and in national landscapes, buildings can take on importance and be identified as *important* or *positive*. Buildings which are considered of national importance are designated and thus listed.

LIST ENTRY

5.6. The barn is a grade II listed building and was designated on 6 February 1984. The list entry reads:

SU 70 SW HAVANT MANOR ROAD Hayling Island
7/30 Barn (30 yards west of South Hayling Manor)
II Barn. C18. 8-bay boarded timber frame, with aisles all round. Tall truss with curved bracings. Corrugated iron roof, hipped at the south end and ½ hipped at the north.
Listing NGR: SU6930305647

THE VALUES OF SIGNIFICANCE

5.7. Historic England's Advice Note 12 - '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (2019), describes the different interests within significance as follows:

5.8. **Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

5.9. **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset*

has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

5.10. **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

ASSESSMENT OF SIGNIFICANCE

These values can be applied to the barn as follows:

5.11. **Archaeological interest:** Whilst the construction of the building dates from the early 18th century, the stone base contains a variety of masonry (natural and man-made) and thus there is some scope for archaeological interest.

5.12. **Architectural and artistic interest:** the building has strong architectural interest as a large 18th century barn that contains an unusual timber-frame structure with large thin braces. The scale of the building and its internal volume contributes to this special interest.

5.13. **Historic interest:** the barn has strong historic interest as one of a number historic buildings centred on South Hayling Manor and Farm, which despite being 18th century, are on a much older and important site dating to at least the Saxon period.

6. Proposed scheme

6.1. The proposed scheme which has already been implemented consists of the partial removal of some walling to allow two doors to provide access into the barn from the extension to the east.

The doors as implemented and seen from within the barn.

6.2. Due to the change in ground level, which is significant, only the top half of the wall has been removed. This equates to 90cm of fabric being removed from a wall that from the external ground floor to the top is 150cm. The top section of wall tapers in from both sides so the loss as a ratio of the whole section is reduced.

6.3. The creation of the opening also required a section of post to be removed and some boarding with a new door frame being constructed from large sections of timber that correspond with the beams in the main barn. The doors are formed from tongue and groove panelling with each door having a window around head height.

6.4. The change in floor level also required a ramp structure to be built for the outside wall. This is effectively freestanding and not attached to the listed building, or the ground for that matter.

6.5. **Impacts**: the new door results in the loss of historic fabric in the form of part of the masonry wall and some timber-frame and boarding. The section of wall removed equates to 1.5m x .9m which is 1.35 sq metres. This harm is not visible externally, though obviously visible from within the barn.

The doors and ramp view from within the extension to the east.

7. Conclusion

7.1. The barn at Manor Farm is a grade II listed building which appears to date to 1706, and some time prior to the nearby Manor House. It is the earliest survival of the former farmyard and remains as part of the farm's late 19th century layout.

7.2. Whilst 19th century mapping has suggested that the site might be that of a former priory, the 18th century map produced for the Duke of Norfolk does not suggest this and there is no broader evidence to think otherwise.

7.3. The masonry base of the barn might suggest a former large building being located here, however the base wall is effectively rubble with a lot of small pieces of stone supported by low buttresses. It thus does not indicate a larger and higher status form of construction.

7.4. The works proposed seek to regularise the installation of a pair doors which has required some stonework and timber structure to be removed. The reason for this alteration was to enable furniture and food to be brought into the barn during events and not get wet or affected by the weather. The new ramp is also safer than the concrete ramp which is outside and gets slippery when wet.

7.5. As mentioned above, the barn houses numerous community events, as well as weddings at reduced rates. The barn is thus considered an asset to the local community which the current owners have supported for many years.

7.6. In terms of the NPPF, the works are considered to represent 'less than substantial harm', and thus subject to the *public benefit test*. Due to the limited nature of the loss, which is believed to be at the lower end of the *spectrum of harm*, the facility the barn provides for the local community and businesses is considered to mitigate this harm to some extent as it was for this reason the change was made.

7.7. As well as helping the barn to function, the adaptation also contributes to its viable use as a venue from which investment is put into the upkeep of the building and the farm as a whole. It is on this basis that the applicant hopes that the change will be considered justified and capable of support by the council.