Proposed Stable Block and Manège

The Dovecott, Ratby

HERITAGE STATEMENT

MAY 2011

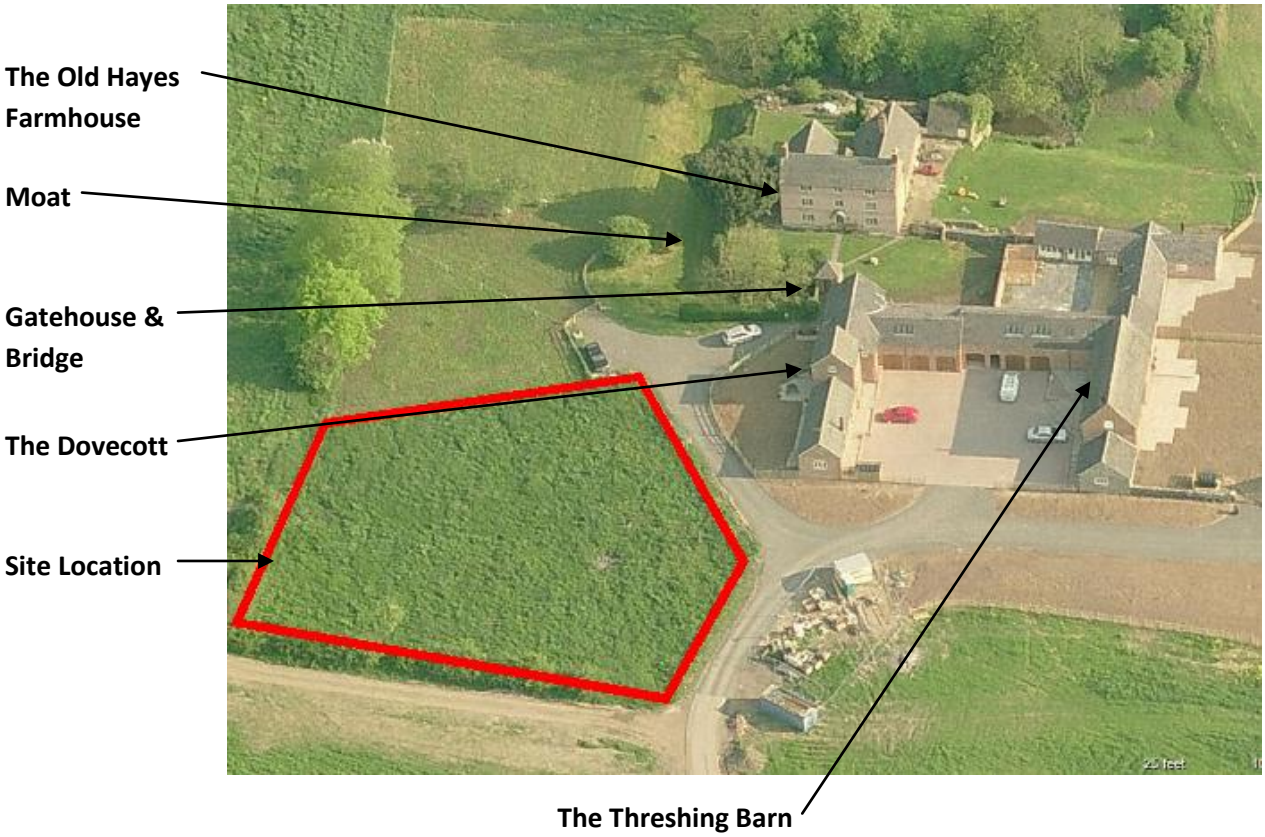
This statement has been prepared in support of the application for full planning permission with listed building consent to erect a stable block and manège at The Dovecott, Burroughs Road, Ratby, Leicestershire for Mr and Mrs D. Thompson.

CONTEXT

The Dovecott is a barn conversion, with 9 acres of land, situated in a small secluded residential development of five individual properties within a 40 acre estate.

The 40 acre estate was originally one property, Old Hayes Farm, with the neighbouring Old Hayes Farmhouse as the original residence and the other properties forming the associated outbuildings.

The Old Hayes Farmhouse and Gatehouse are Grade II Listed Buildings and the Old Hayes Moated Site and Associated Manorial Earthworks is a Scheduled Monument.



The text of the listing is as follows:

OLD HAYES FARMHOUSE

3/43 Old Hayes Farmhouse
22.10.52 (previously listed as Old Hayes Moatbridge and porch)
G.V. II

Farmhouse. Early C17, altered and refronted 1756, with C20 alterations. Rendered red brick and stone, Swithland slate roof, 2 red brick gable stacks. U - plan. 3 storey 3 bay front with stone plinth and first floor band and dentillated eaves course. Central C20 door covered by collapsed C18 semicircular lead hood supported on curved wooden brackets. Flanked by single C20 casements. To first floor are 3 C20 casements. All lower windows have segmental arched heads. To second floor are 3 C20 casements to eaves. Reputed to bear a panel inscribed 'I,G.1755'. Interior retains early C17 moulded panelling reused in mid C18 door with L and H hinges. Also C18 knopped and turned baluster stair with moulded handrail. Some C18 6 raised and fielded panelled doors. Clasped purlin softwood roof. The house is surrounded by deep moat.



Old Hayes Farmhouse with surrounding moat (May 2011)

THE GATEHOUSE

RATBY BURROUGHS ROAD
SK 40 NE
3/44 Gatehouse to Old Hayes Farmhouse
22.10.52 (formerly listed with Old Hayes Farmhouse)
G.V. II

Gatehouse and bridge over moat. Mid C18. Red brick in Flemish bond, hipped slate roof. A small square building built on top of a brick bridge with segmental arches. To front and back are semicircular headed archways, giving access to the pathway, the front one has a planked door. The sides are open above the bridge parapet and screened by turned balusters.



The Gatehouse (May 2011)

OLD HAYES MOATED SITE AND ASSOCIATED MANORIAL EARTHWORKS

The moated enclosure is rectangular in shape measuring some 40m by 50m in maximum external dimensions inclusive of the 10m wide moat. The partially dry moat has been infilled along part of the south and east arms, elsewhere it varies in depth between 3m and 4m with its inner edge faced with masonry. The moated island is level with the surrounding land and contains the upstanding remains of Old Hays farmhouse and an outhouse building. The farmhouse was built in 1733 and is a grade II listed building. The upstanding remains of these buildings are excluded from the scheduling although their below-ground remains are included as they are considered to preserve the remains of earlier buildings and features. Entrance to the site is via a covered bridge building (the upstanding remains of which are similarly excluded from the scheduling). Immediately to the north and west of the moated enclosure are the well- defined earthwork remains of two rectangular enclosures and a series of small rectangular hollows, comprising a related manorial complex. The enclosures each measure some 90m by 40m and have been constructed to form terraces adjacent to the moat. The enclosures are defined by low banks, scarps and ditches. Between the enclosures are a series of at least three hollows measuring about 8m by 6m, considered to mark the sites of contemporary peasant cots. The hollows are located along a slight scarp slope which joins a 40m long length of ditch running south- east dividing the two enclosures. Two low banks west of the moat define a further small enclosure.



Old Hayes Moated Site and Associated Manorial Earthworks (May 2011)

The planning application does not concern itself with the Old Hayes Farmhouse, Gatehouse or Moated site and Associated Manorial Earthworks but rather the paddock land, belonging to The Dovecott, which is located in the vicinity of these structures but separated by an orchard and access road.

HISTORY

The Old Hayes Farmhouse was built in 1733 but a house has existed on the site since 1280. The farm complex has buildings dating back to 1725-35 (a threshing barn and the pigeon house). The other buildings appear to date to the early C19th.

In 2006 the outbuildings associated to the farmhouse were converted to form four additional properties whilst still utilising the original shell and structural openings of the outbuildings.



Old Hayes Farmhouse (Date Unknown)

© Leicestershire County Council



Old Hayes Farmhouse (Date Unknown)

© Leicestershire County Council



The Gatehouse (Date Unknown)

© Leicestershire County Council



The Gatehouse (Date Unknown)

© Leicestershire County Council

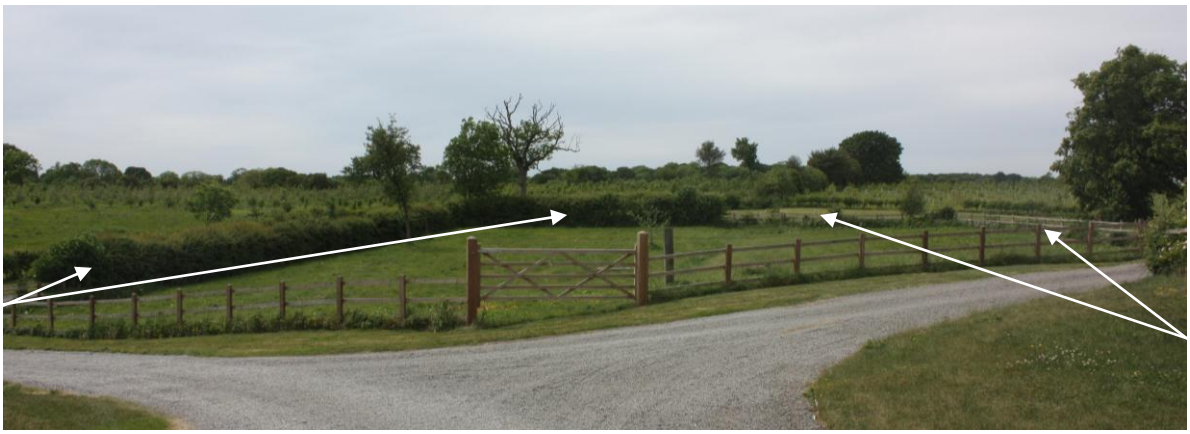
SETTING

Consideration has been given into how the proposed stable block and manège will fit into its surroundings.

The use of the new structures will be in keeping with its history and surroundings as the farmland would have been used in the past for the keeping of animals, and ponies currently reside on the land belonging to The Old Hayes Farmhouse.

The stable block and ménage have been designed to the smallest possible scale to accommodate 3 horses, equipment and a training area. These structures have also been positioned against the boundary fence of the paddock, which is well screened by an existing hedge, and new shrubs have been planted to minimise the visual impact of the new development.

Existing Hedge



New Shrubs Planted

The stable block was originally intended to be made of timber to create a more traditional stable building, and to match the existing field shelters belonging to The Old Hayes Farmhouse; however upon discussions with Eleanor Shaw, of Hinckley & Bosworth Council, it was felt the stable block should match the surrounding buildings hence a brick clad and double pitched tile roof was chosen.



Existing Field Shelters



The Dovecott

The manège will also be surfaced with rubber to create a lesser contrast between the grass and the manège as again advised by Eleanor Shaw.

Therefore it is felt the proposed stable block and manège will be in keeping with its surrounds and will have no adverse effect of the setting of the listed buildings or scheduled monuments.