



WINTERBOURNE MEDIEVAL BARN

HLF Bid Reference HG-15-04570

Supporting Information

Executive Summary



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The Winterbourne Medieval Barn Project will restore and find new uses for the magnificent 14th Century Court Farm Barn and associated outbuildings, ensuring long-term sustainability for the complex by placing them at the heart of the local community. People of all ages will have opportunities to learn about the history of the Barn and surrounding area, have space to hire and to participate in a wide range of events and activities.

The Project aims to:

- Complete the restoration and refurbishment of the Barn and outbuildings
- Improve on-site facilities to enable the site to be used as a venue for income-generating events (including venue hire)
- Create a heritage education centre and develop an exciting educational and heritage interpretation programme
- Create a display and interpretation spaces, including provision of interpretation about the history of the site and architecture, its agricultural heritage and surrounding area for locals and visitors alike
- Explore the potential of the site for rural enterprise.

Court Farm Barn is a Grade II* listed barn in the Winterbourne Conservation Area in South Gloucestershire. It is the only surviving example of a medieval barn built by a gentry family in the country and has been dated to the 14th Century by dendrochronology. The barn is considered by Historic England as “an exceptional survival of national importance”¹. The building is owned by South Gloucestershire Council and managed in conjunction with the Winterbourne Medieval Barn Trust. The Trust has committed to raising a substantial percentage of the matching funding for the project.

Emergency restoration work, with financial support from English Heritage and the Landfill Tax Credit Scheme, has prevented the barn from becoming derelict and has led to its removal from the Heritage At Risk Register. However, additional funding is required to complete the restoration and refurbishment of the barn and other buildings in the complex and to develop self-sustaining income streams to ensure long-term survival and use. South Gloucestershire aims to lease the building to the Winterbourne Medieval Barn Trust at the point at which it is confident the income streams guarantee a sustainable future for the complex.

The HLF Application Form details the planned project, including the physical refurbishment programme, the activity and education programme and the development of sustainable income generation schemes. Anticipated costs and the benefits that the project will provide are also included.

To support the application form a number of additional documents have also been prepared. These are summarised below.

WMB1 – History and Heritage

Further information on the history and architectural importance of the Court Farm complex, along with a summary of recent developments; the document also contains the Listing Information for the complex and site and location plans.

¹ Letter from English Heritage in WMBT10

WMB2 – Business Plan for the Winterbourne Medieval Barn Trust

The overall aim is to achieve economic self-sufficiency for the complex; the Business Plan demonstrates the potential of the Winterbourne Medieval Barn Trust to take on the lease and manage the site in the long-term. The detailed Financial Plan (Excel spreadsheet) is attached as WMB2A.

WMB2A – WMBT Detailed Financial Plan

The Business Plan is supported by a detailed Financial Plan, consisting of a spreadsheet and details of the underlying assumptions.

WMB2B – WMBT Annual Accounts 2014/15

A copy of the latest set of accounts for WMBT is attached, to support the Business Plan and further demonstrate the potential of the Trust to take on the lease and manage the site.

WMB3 – Detailed Proposals

The Application Form summarises the information on the proposed restoration and refurbishment of the complex, the proposals for its future use as a heritage asset and the details of the planned activity programme. WMB3 includes more detailed information on the scope of the restoration along with details of the planned activities to ensure that the overall objectives of the project can be achieved. This is split into 5 sections:

- 4.1 Summary of Detailed Refurbishment Proposals
- 4.2 Project Costs
- 4.3 Overall Timetable and Key Deliverables
- 4.4 Detailed Activity Plans including Interpretation and Market and Audience Research
- 4.5 Detailed Development Timetables

WMB4 – Detailed Cost Table (Excel)

In line with HLF requirements, WMB4 includes an Excel Cost table showing the breakdown of professional fees and other project costs contained in the Application form.

WMB5 – Outline Activity Plan

The Development Phase will include the production of a detailed Activity Plan to set out what activities will be delivered, when and how. The proposal includes provision for a consultant to undertake audience research and develop the plan, working with volunteers. WMB5 is an outline plan showing the key elements of the full Activity Plan to be developed during the Development Phase.

WMB5A – Local Community Survey

In July 2013 a survey was carried out to identify how the complex could be better used as a community asset. This has been used in the development of the Business Plan and the outline Activity Plan. A copy of the results is attached.

WMB5B – Education Study

In October 2012 a volunteer produced a report demonstrating how the barn could be used by schools to support the national curriculum. This has been used in the development of the Business Plan and Activity Plan. A copy of this report is attached.

WMB6 – Funding Plan

The overall proposal will require additional match funding of £600K. South Gloucestershire Council has committed £200K and the Winterbourne Medieval Barn Trust has committed to raising the additional £400K from other sources. An initial Funding Plan has been developed.

WMB7– Condition Survey

A detailed Condition Survey of the complex was completed in May 2014 and a copy of the report is attached.

WMB8 – Conservation Statement

A Conservation Statement was prepared in May 2014 and a copy is attached.

WMB9 – Briefs for Consultants and Staff

The project will require a number of specialist consultants to support its completion and briefs for the various roles are incorporated into WMB9. Specific roles are:

- Project Manager (Staff appointment)
- Conservation Architect
- Construction (Design and Manufacture) Consultant
- Measured Survey Consultant
- Ecology/Biodiversity Consultant
- Market and Audience Research Consultant
- Activity Development Manager
- Funding Manager

The document contains detailed briefs for the Development phase and outline briefs for the Delivery phase

WMB10 – Letters of Support

A number of letters in support of the bid have been attached, and copies are attached. These were prepared for an earlier submission, but the content and aims of the project are unchanged and support is still in place for the proposal under consideration.