DESIGN ACCESS STATEMENT

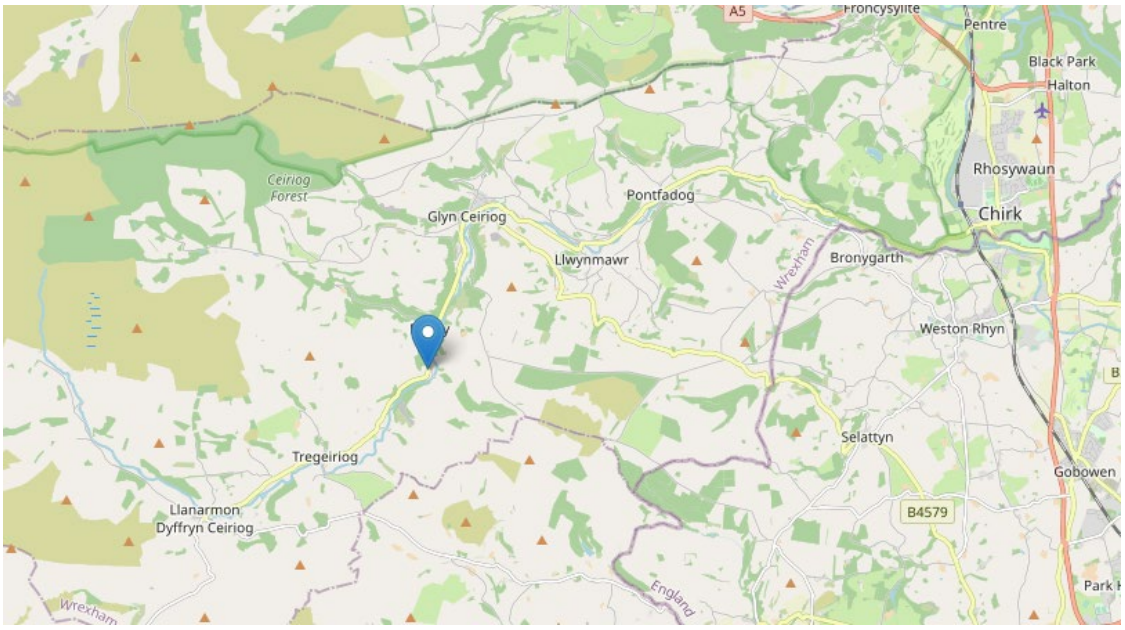
Proposed Barn conversion Farm Building to the South of Pont y Meibion Farmhouse.





1.INTRODUCTION

The proposal is to convert the existing listed farm building and return the existing farmhouse to resemble its original appearance.



The site is located overlooking the Ceriog valley, a picturesque landscape of historic significance.

The barn is listed as a good example of a farm building using the local vernacular constructed from local stone with slated roof, with some original slots. Dovecote in one gable. Dovecote with ledges to the north gable end, doorways with split doors and ventilation slits to front.







The farmhouse is not listed but it external appearance is more visible from the road and its proximity next to the listed barn suggests a more sympathetic approach to fenestration would be welcomed.

The proposal is to convert the building for holiday use as accommodation for cyclists/ walkers exploring the area. The property lends itself to this type of conversion with self-contained sleeping accommodation for individuals with a shared kitchen, dining and sitting area for socialising, ideal for cycling and walking tours. The farmhouse fenestration will be restored to its original appearance removing the later gable additions. The lower set steel frame building will be adapted to provide shelter for cycles (and some parking) improving the visual setting when approaching the site.

Biodiversity and Local Environment

The existing buildings are to be inspected for protected species, it is anticipated that any conversion will require mitigation measures for pipistrelles and birds and a positive biodiversity approach to the surrounding natural environment.

Energy efficiency strategy/carbon reduction strategy

The proposed conversion will be insulated internally to meet building regulations standards and where possible exceed requirements.

Sustainable Materials

Sustainably sourced materials will be used in the construction of the building, minimising concrete content in the build where possible. The proposed heating should have a renewable factors – air source heating and solar are expected to be key factors for the conversion.

Waste Management

The proposal will improve areas for storage and recycling for waste management in the kitchen and external storage areas.

Physical, Social, Economic and Policy Context

The proposal will have no impact on strategic settlement hierarchy.

Natural, Historic and Built Heritage.

The proposal has no impact on natural heritage. As a listed building it is important to respect the identified key details and the external appearance and form of the barn. To retain and maintain the building however it does need an alternative usage as disused properties generally fall into disrepair. Conversion can act as a way of ensuring that the building fabric is maintained, to do so it does need to be treated sensitively, retaining the appearance and features that make this building of interest as a historic example of a property of this nature.



Economic and employment development- The construction will be carried out using locally sourced materials and labour. Once operational the development will provide employment for bookings and cleaning to manage the day to day running of the business. The wider implications for the community could range from providing additional accommodation for visitors if the drive to make this a cycling destination proves popular, local tourism and trade and links to activity centres to support a wider development aim.

Development and transport-

The buildings are accessed from the original drive off the main carriageway, the access will be improved where possible (visibility, surfacing).

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3 Movement to, from and within the Development

Explanation

The proposed will have no impact on the existing buildings access. It is anticipated that the development may increase traffic movements. This will generally be limited to those staying at the barn as such parking has been allocated to allow for this.

Physical, Social, Economic and Policy Context

The site is large enough to sustain development of this scale.

4 Character

Explanation

Scale
The extension to the barn is less than 50% to the rear of the property.

Layout
The arrangement has been designed to retain an open plan layout for the existing barn with exposed trusses and frame internally, the bedrooms utilise the existing ground level stables/milking stalls.

Appearance

The proposal is to retain the external appearance of the barn, the natural stone walls will be repointed in lime putty brushed finish, windows will be wooden frames simple in design and set back into the unglazed openings to provide shadow and retain the barns existing feel looking unglazed from a distance. The roof will be stripped and re-slated with random slates retaining the undulating ridgeline with new rafters alongside set lower than the existing rafter line. The roof will remain without guttering to the entrance elevation allowing for water to continue to fall on the cobbled path approach but with the benefit of a French drain excavated against the building with a perforated pipe to remove the rainwater away from the building.

Amount
The amount is determined by the existing buildings scale and footprint. The additional extension will support the flow of the space and provide needed additional habitable space.

Landscaping
The site will have landscaping surrounding patio areas using native species shrubs and trees to support wildlife.

Physical, Social, Economic and Policy Context
Relevant policy:

DM1 – Planning Obligations
DM2 – The Natural Environment
DM4 – Landscape
DM5 – Development and Flood Risk
DM6 – Flood Prevention Measures and Land Drainage Policy

DM7 – Dark Skies
Policy DM13 – Design and Resources
Policy DM15

Policy E2 - ***Employment Proposals on Non-Allocated Employment Sites***
Proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where at least one of the following criteria is met:
1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified. 4.4.5 Given the dominance in the Plan area of micro and small businesses dispersed over a large geographic area it is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy E2 therefore supports the economy by enabling, in both urban and rural areas, the provision of economic opportunities on non-allocated sites, including the development of new small businesses and in so doing it will address any local need for neighbourhood employment accommodation.

DM6 – Flood prevention policy- NA

DM13- Design and Resources
DM15 – Waste within Developments –

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5 Community Safety

Explanation

The buildings are accessed via a private access, all doors will have 5 point locking system and windows will be lockable where not required for escape egress.

Physical, Social, Economic and Policy Context

The existing building is covered by natural surveillance from neighbouring properties and enclosed within the existing surrounding plot boundary.

6.Accessibility

The proposal follows the adopted policy where possible improving disabled accessibility within the constraints of the site.

Frederick Carter
M Arch BA Hons MCIAT
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