

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 08 August 2019 12:22
To: planning
Subject: [DKIM:INVALID] P/2019/0551 Renovation and extension of Erwallo Uchaf, Dolywern, Pontfadog - Layout Revisions Required - Objection

Dear Sir or Madam

Thank you for the consultation on these proposals.

We welcome the fact that the original stone buildings will not be demolished now. However, the proposed plans presented with this application do not go far enough in protecting the identified historic fabric and character of the building and there is not enough information presented with the application for some areas that will be significantly altered.

Our primary concern is the attached stone barn on the south side of the building which is part of the earliest Medieval - early Post-medieval structure identified in the archaeological report (see Fig.15 phased plan). The new layout will result in significant demolition and alteration of the SE elevation of the barn with the addition of an oversized porch which does not reflect the character of the building, and for which there is no evidence of a historical precursor on the building. To insert the porch the SE facade is drastically opened up with loss of original wall fabric, the doors and the upper hatch opening to the hayloft, along with some elements of the timber-framed passage partition inside. On the south side of the barn a large new window is opened in the original stone fabric at ground floor level. It is not clear from the elevation plans provided how the inserted staircase and hallway will interact with the timber framing and how much will be lost.

The proposed layout for the stone barn end will therefore need to be significantly altered to preserve the key internal and external historic fabric and structure with full retention of the timber frame, the SE elevation and its openings and the south elevation in stone with its existing upper window. The oversized porch should be removed or significantly reduced in size to match one of the existing door openings. We would accept conservation roof lights in the roof of the barn to let light in at this level, but dormers must not be inserted.

In their present form the proposals are at odds with the policy and guidance set out in UDP policies:

H3 Conversion of Buildings outside Settlement Limits

Development will only be permitted where.....H3(c) any inherent characteristics of merit in the building are retained.

EC11 Archaeology

Archaeological investigation via the Level 3 report submitted has indicated that in-situ preservation of key historic fabric is justified.

We would therefore have to object to the present proposals as submitted, but would welcome a revision to the design of the stone barn end which seeks to retain all original features identified above and in the archaeological report. Internal elevation drawings as existing/proposed should be submitted for a revised

layout which clearly show how the timber framing will be preserved in-situ. Revised external elevations and plans should also be submitted at the same time.

Kind regards

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