

Dear Kevin

Re: P/2015/0876. Barn and granary at Pont Y Meibion, Llanarmon Road, Tregeiriog, Llangollen, LL20 7HS

Thank you for consulting the Council for British Archaeology (CBA) regarding the above application for the conversion of these two buildings into self catering holiday accommodation. The barn is Grade II Listed and the Granary is curtilage listed. They form an important group, together with the farmhouse, of regionally traditional and distinctive farm building types, probably C17th, which are relatively unaltered. I took this application to our Casework panel and I now write to you with our comments.

The CBA welcomes attempts to find sustainable new uses for these buildings and in principle would welcome this application. All too often traditional farm buildings fall out of use and are lost through neglect and decay. Whilst we welcome the idea of conversion in principle, we consider there to be a clear lack of a conservation approach to the scheme. There are many details of the scheme which would concern us and we would suggest that you either request a new conservation based approach or allow your in house Conservation Officer to guide the applicant regarding these and other matters.

In summary the points we would like addressed include:

- The scheme should be made to fit the building rather than the building being made to fit the scheme (e.g. reuse existing openings and divisions / internal walls, etc).
- Existing openings should be retained as far as possible. Where they are to be altered, a sensitive approach can retain their character and thereby an understanding of the building.
- New openings should be kept to a minimum and should respect the scale and proportions of existing openings.
- Traditional timber framed windows in a suitable style should be used. Upvc is not appropriate for use on an historic building.
- There is no analysis of the internal layout or any features of interest which may be present internally. The existing layout and features may demonstrate the development stages of the building or previous uses and these are an essential part of the character of the buildings that should be retained. These types of features can often add value to a new scheme, by giving it character.
- Internal tanking is usually an inappropriate solution. Other options to address any damp issues should be investigated and the least harmful should be adopted.
- The use of non breathable materials (e.g. plasterboard, concrete, etc) will be harmful to the condition and future of the building. Breathable

appropriate materials should be used and a holistic approach to addressing the damp issues should be explored.

- No details have been supplied to demonstrate how the building will be altered to meet Building Regulations.
- No information or details have been supplied regarding rainwater goods or new services. Welsh Office Circular 61/96, Appendix to Annex D, (h) 2: "The poorly thought out introduction of services... can be detrimental to the structure, appearance and character of a building".

Welsh Office Circular para. 97 states: "Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved".

Until these items are addressed and the overall approach amended, we would recommend a re-negotiation or refusal of this application as it would negatively affect the character and special interest of the barn and granary and of the building group overall. The application as it stands does not meet the criteria specified by the relevant legislation or guidance for the protection of listed buildings and their settings.

I trust these comments will be useful to you; please do not hesitate to contact me if you need further assistance. Please keep the Council for British Archaeology informed of any developments in this case.

Yours sincerely,



Cyllene Griffiths
Listed Building Caseworker for Wales
cyllenegriffiths@archaeologyuk.org

CBA remit:

The Council for British Archaeology (CBA) was established in 1944 and is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in ODPM Circular 09/2005 and in Welsh Office Circulars 61/96 & 1/98.

Cyngor Archaeoleg Brydeinig
Council for British Archaeology

St Mary's House,
66 Bootham, York YO30 7BZ

Ffon/Tel: 01904 671417
Ffacs/Fax: 01904 671384

Archaeoleg ar gyfer yr holl
Archaeology for all

E-bost/Email: info@archaeologyUK.org
www.archaeologyUK.org

Noddwr: EUB Tywysog Cymru
Patron: HRH The Prince of Wales

Elusen gofrestredig yng Nghymru a Lloegr
(287815) a'r Alban (SC041971)
Registered charity in England and Wales
(287815) and in Scotland (SC041971).

Cwmni cyfyngedig drwy warrant (1760254)
Company Limited by Guarantee (1760254)

Argraffwyd ar bapur wedi'i ailgylchu
Printed on recycled paper