DESIGN & ACCESS STATEMENT

Proposed Barn Conversion, Farmhouse fenestration alterations, demolition of steel frame shed, conversion of outbuilding to office and cycle storage, erection of garage and installation of treatment plant and drainage field,
Pont y Meibion, Ceiriog Valley





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1. Executive Summary

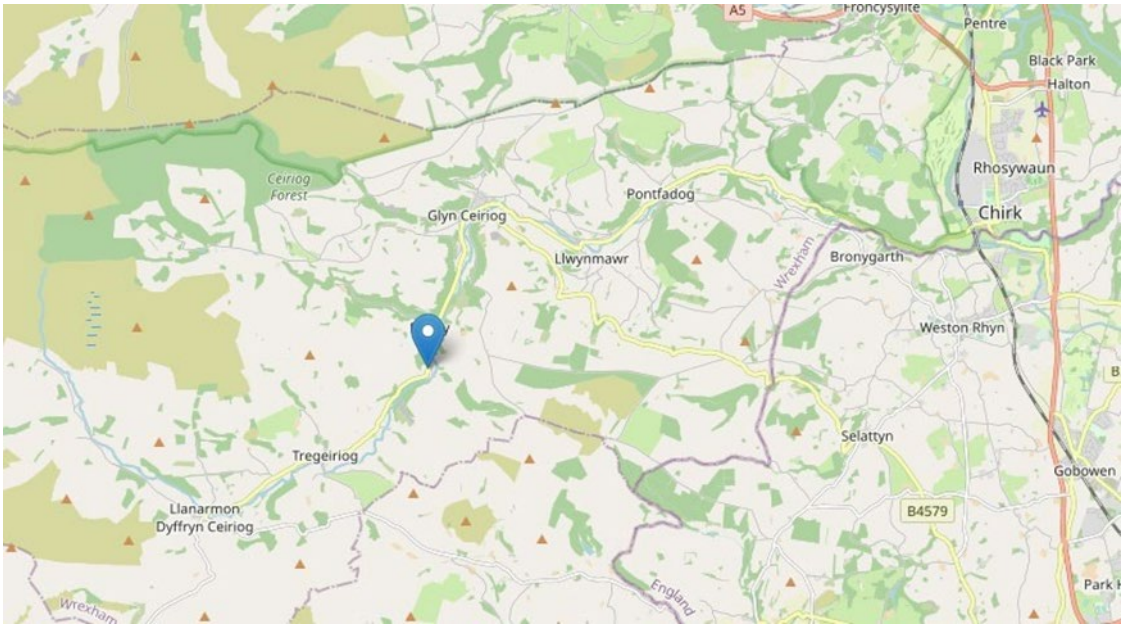
This Design & Access Statement supports an application for the conversion of a listed agricultural barn to holiday accommodation, alongside the restoration of the adjacent farmhouse fenestration to its original appearance. The proposal delivers a sensitive,

conservation-led reuse of a heritage asset while supporting rural tourism and local economic activity.

The development retains the barn's vernacular character, preserves its historic features, and introduces minimal, reversible interventions. The scheme aligns with national and local planning policy, including PPW, TAN 12, TAN 24, and relevant Wrexham LDP policies.

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2. Site & Context



2.1 Location

The site occupies an elevated position overlooking the Ceiriog Valley, a landscape of recognised historic and scenic value. The barn and farmhouse form part of a traditional farmstead accessed from the original track off the main carriageway.

2.2 Existing Buildings

The barn is listed for its vernacular character and intact agricultural features. As noted in the original document:

"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 with ledges to the north gable end, doorways with split doors and ventilation slits to front."

The farmhouse, although unlisted, is visually prominent from the road and contributes to the setting of the listed barn.

2.3 Proposed Use

The barn will be converted into holiday accommodation aimed at cyclists and walkers. The layout provides individual sleeping spaces with shared kitchen, dining, and social areas. This use supports the area's growing reputation as a cycling destination.

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3. Planning Policy Compliance

National Policy

- **Planning Policy Wales (PPW 12)** – sustainable development, rural economy, and heritage protection
- **TAN 12 (Design)** – good design principles
- **TAN 24 (The Historic Environment)** – conservation of listed buildings

Wrexham Local Development Plan Policies

- **DM1** – Planning Obligations
- **DM2** – Natural Environment
- **DM4** – Landscape
- **DM5** – Development and Flood Risk
- **DM6** – Flood Prevention & Land Drainage
- **DM7** – Dark Skies
- **DM13** – Design & Resources
- **DM15** – Waste Within Developments
- **E2** – Employment Proposals on Non-Allocated Sites

The proposal meets the criteria for rural tourism, supports local employment, and provides a viable long-term use for a heritage asset.

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4. Design Principles

4.1 Amount

The development is constrained by the existing footprint. A modest rear extension—less than 50% of the original barn—supports functional layout without harming character.

4.2 Layout

- Open-plan barn volume retained.
- Exposed trusses and internal frame preserved.
- Bedrooms located within existing stable/milking stall bays.
- Shared habitable spaces positioned centrally.

4.3 Scale

The extension is subservient, visually recessive, and proportionate to the existing barn.

4.4 Appearance

The proposal retains and enhances the barn's agricultural character:

- Natural stone walls repointed in **lime putty brushed finish**
- Timber windows set back into existing openings to maintain shadow lines
- Roof stripped and re-slated with random slates, retaining the undulating ridge
- Cast iron guttering to barn.
- Farmhouse fenestration restored to original proportions, removing later additions

4.5 Landscaping

Native species shrubs and trees will be introduced to enhance biodiversity and setting. The steel-frame building will be adapted to provide cycle shelter and discreet parking.

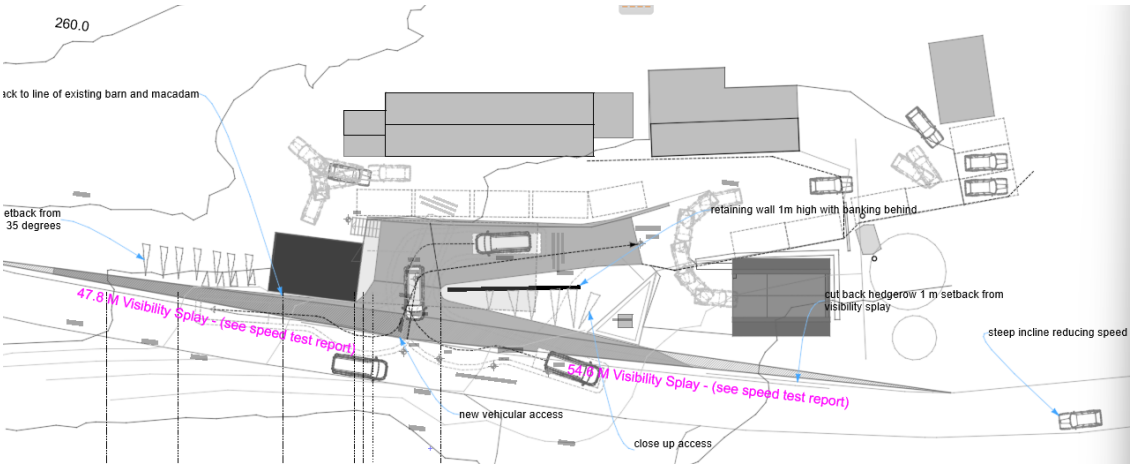
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5. Access & Movement

The site was formerly a working farm with greater traffic movement in and out of the site with larger vehicles (tractor & trailer) entering and exiting. The farmhouse is a three bedroom domestic residence with reduced traffic movements.

The proposal has the potential to increase traffic movements however the application is intended as accommodation for cyclists which reduces the potential for visitors with mobility issues.

The existing access will need to be altered following consultation with the Highways department to improve the visibility and gradient of the access onto the site details of this have been provided in the submitted plans.



The plan extract above shows the improved visibility access and potential parking.

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6. Sustainability & Energy

- Internal insulation exceeding Building Regulations where feasible.
- Air source heat pump.
- Potential for solar integration to the rear bank behind the barn.
- Reduced concrete use and sustainable material sourcing.

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7. Biodiversity

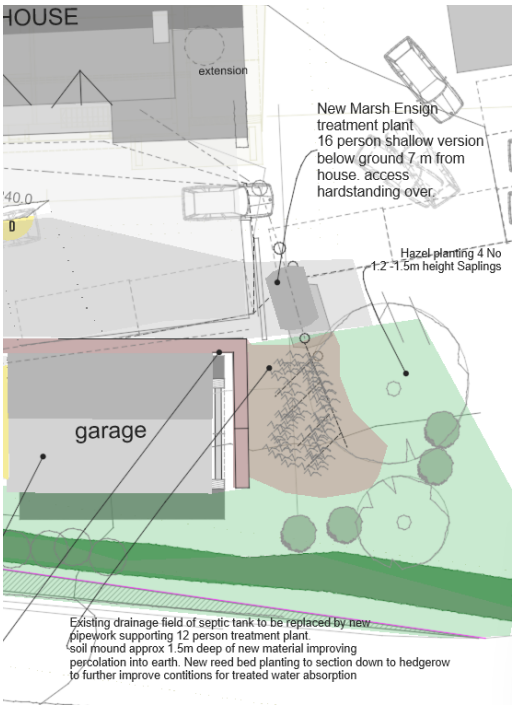
A protected species survey will inform mitigation for bats and birds. Enhancements include nesting boxes, native planting, and habitat-supportive landscaping.

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8. Drainage & Flooding

In accordance with **DM5** and **DM6**:

- French drain installed along entrance elevation
- Perforated pipe to divert water away from building
- Sustainable drainage principles applied



The proposal removes the existing septic tank located below the existing shelter abutting the property that currently treats the foul waste for the 3 bedroom dwelling. The new treatment plant will treat the foul waste for both the 3 bedroom dwelling and the proposed holiday let. The outfall treated water will be further improved by the planting of a reed bed.

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9. Waste & Recycling

Provision for internal recycling and external storage complies with **DM15**.

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10. Community Safety

- 5-point locking systems
- Lockable windows (except escape routes)
- Natural surveillance from neighbouring properties

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11. Accessibility

Reasonable adjustments are incorporated within the constraints of the historic structure, improving internal circulation and access where feasible.

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12. Economic & Social Benefits

- Supports local tourism and rural economy
- Provides employment for cleaning and management
- Encourages cycling and walking tourism
- Enhances long-term viability of a heritage asset

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13. Conclusion

The proposal represents a sensitive, policy-compliant conversion that preserves the barn's historic character while delivering sustainable rural tourism benefits. It secures the long-term future of a valued heritage asset.

HERITAGE IMPACT ASSESSMENT

Proposed Barn Conversion, Pont y Meibion

Prepared in accordance with:

- *Cadw: Heritage Impact Assessment in Wales (2017)*
- *Conservation Principles (2011)*
- *TAN 24: The Historic Environment*

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1. Introduction

This Heritage Impact Assessment evaluates the impact of the proposed conversion on the significance, fabric, and setting of the listed barn at Pont y Meibion. The assessment demonstrates that the proposal conserves and enhances the heritage asset while enabling a viable long-term use.

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2. Understanding the Significance

2.1 Evidential Value

The barn retains high evidential value through its intact agricultural features. As described:









“Dovecote with ledges to the north gable end, doorways with split doors and ventilation slits to front.”

These elements illustrate traditional farming practices and construction methods.

2.2 Historical Value

The barn forms part of a historic farmstead and contributes to understanding rural life in the Ceiriog Valley. Its relationship with the farmhouse reinforces the agricultural narrative.

2.3 Aesthetic Value

The building’s stone construction, slate roof, and vernacular proportions contribute to the valley’s rural character. Its elevated position enhances its visual prominence.

2.4 Communal Value

Although not publicly accessible, the barn contributes to local identity and the wider historic landscape. Its reuse for tourism increases opportunities for public appreciation.

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3. Assessment of Impact

3.1 Impact on Fabric

Neutral to Positive Impact

- Stone walls retained and repaired in lime
- Original openings preserved; new windows recessed
- Roof re-slated using traditional methods
- Internal trusses exposed and conserved
- New interventions are reversible



Retain oak frame internally

3.2 Impact on Setting



Shed to be partially demolished exposing more of the original fabric.

Positive Impact

- Removal/adaptation of intrusive steel-frame building
- Improved landscaping
- Restoration of farmhouse fenestration enhances group value



Positive changes to fenestration

3.3 Impact on Character

Positive Impact

- Agricultural character preserved
- Minimal external change
- Sensitive material palette

3.4 Impact on Views

Neutral to Positive Impact

- No harm to key views from valley or road
- Improved visual coherence of farmstead



Outbuilding to be used for first floor office with bike store below, clearing vegetation at low level for access and visibility. Re roof with corrugated metal sheets and fit new aluminium insert windows set back into wall face to preserve agricultural vernacular.

3.5 Cumulative Impact

Positive Long-Term Impact

- Secures future maintenance
- Prevents deterioration of listed structure
- Supports sustainable rural use

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4. Mitigation Strategy

- Lime mortar repointing
- Conservation-grade timber joinery
- Reversible construction methods
- Bat and bird mitigation
- Low-level, warm-temperature lighting (DM7 compliant)

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5. Justification

Without intervention, the barn risks long-term decline. The proposed use provides a sustainable future while preserving significance. The works are minimal, respectful, and grounded in conservation best practice.

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6. Summary Table of Impacts

Proposed Change	Impact	Mitigation	Residual Impact
Re-slating roof	Neutral	Traditional methods	Neutral
Lime repointing	Positive	Use of lime putty	Positive
New timber windows	Neutral	Recessed, reversible	Neutral
Internal conversion	Neutral	Retain trusses	Neutral
Landscaping	Positive	Native species	Positive
Farmhouse fenestration restoration	Positive	Traditional detailing	Positive

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7. Conclusion

The proposal conserves the barn's significance, enhances its setting, and ensures its long-term viability. The development aligns fully with Cadw guidance and Wrexham LDP policy, representing a high-quality, conservation-led rural conversion.
