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

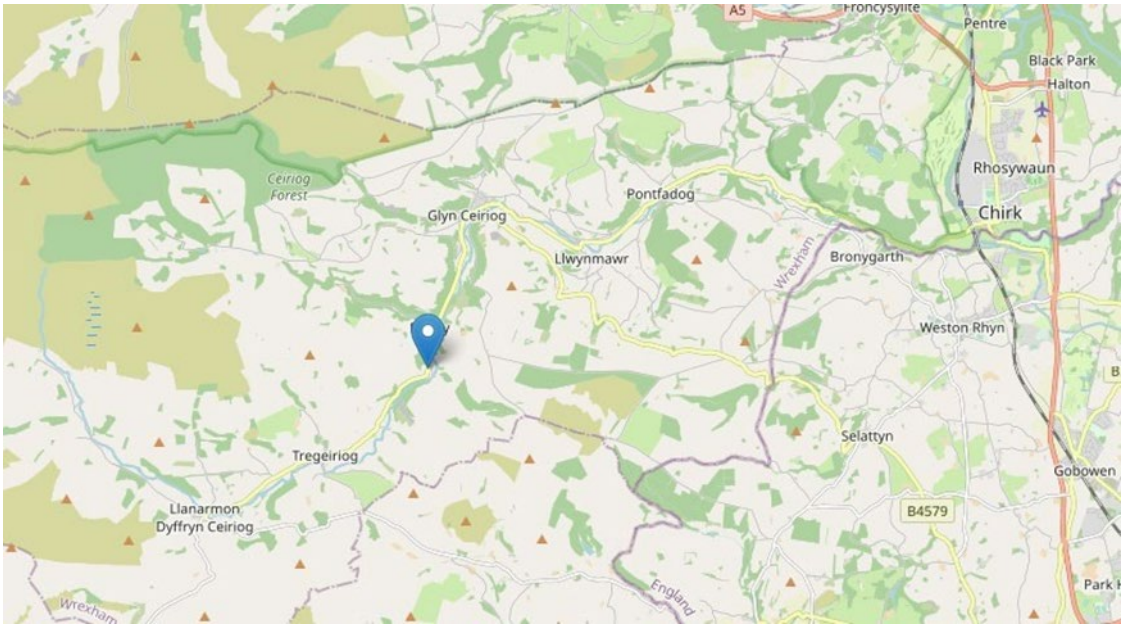
This Design & Access Statement supports an application for the conversion of a listed agricultural barn to holiday accommodation, alongside the restoration of the adjacent farmhouse fenestration to its original appearance. The proposal delivers a sensitive,

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.

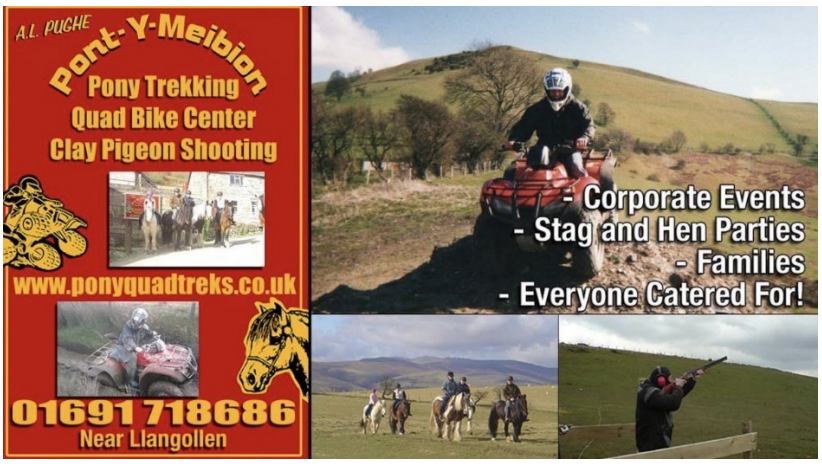
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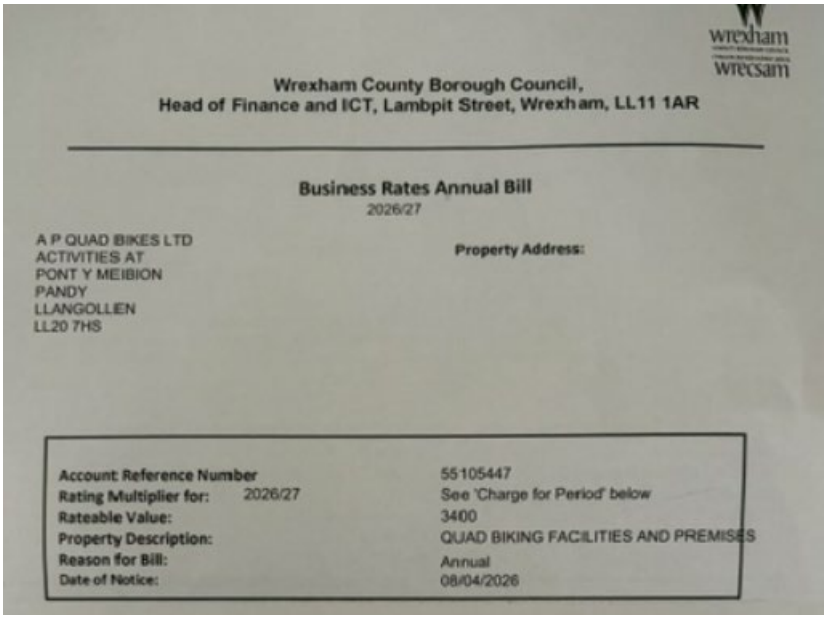
5. Access & Movement

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 site is still

registered to operate as a quad biking / riding business which would generate greater traffic numbers, on this basis the proposals will look to improve the existing access through widening where it meets the carriageway and improving visibility lines, this will be minor in appearance and will not impact on the Listed property or its setting.

Evidence of registered business operating from the property.





Wrexham County Borough Council,
Head of Finance and ICT, Lambpit Street, Wrexham, LL11 1AR

Business Rates Annual Bill
2026/27

A P QUAD BIKES LTD
ACTIVITIES AT
PONT Y MEIBION
PANDY
LLANGOLLEN
LL20 7HS

Property Address:

Account Reference Number		55105447
Rating Multiplier for:	2026/27	See 'Charge for Period' below
Rateable Value:		3400
Property Description:		QUAD BIKING FACILITIES AND PREMISES
Reason for Bill:		Annual
Date of Notice:		08/04/2026

Former usage justification:

Quad, Horse Riding and Shooting Business Operational Overview The quad biking, horse riding and shooting business will operated seven days a week, normally across four days per week with up to three pre-booked visitor sessions per day. The site accommodated an average of 15 visitors per day, split into three groups of five. Operating hours will be between 10:00 and 16:00. Staffing was limited to three staff members, supported by three owners travelling independently to the site. The business operation advertised as "Pony and Quad Treks" and r*eflects the same small-group, pre-booked adventure activity model previously marketed on Yumping. Activities include guided pony trekking, quad biking and countryside experiences, all delivered in controlled group sizes and aimed at family groups, social groups and corporate/team-building visits. Staff and Owner Vehicle Movements Three staff members and three owners will each arrive and depart once per day. This results in a total of 12 vehicle movements per day associated with staff and owners. Visitor Vehicle Movements Visitors will*

attend in three small groups of five throughout the day. Based on an average vehicle occupancy of two to three persons, it is conservatively assumed that each group will arrive in three vehicles. This results in six vehicle movements per session and a total of 18 visitor vehicle movements per day. Horse Movements One group of five horses will leave and return to the site daily as part of riding activities. The horses will be ridden or led and will use existing tracks and bridleways connected to the site. These movements are non-vehicular and therefore generate no additional traffic on the highway network. This equates to five equestrian movements leaving the site and five returning, with no impact on vehicle traffic. Deliveries and Waste Animal feed and quad or motorbike parts will be delivered once weekly by van, generating two vehicle movements per delivery. Commercial waste collection will occur twice weekly, generating two vehicle movements per visit. These activities will not occur on every operational day. Daily Vehicle Movements On a typical busy day with no deliveries or waste collection, the site will generate approximately 30 two-way vehicle movements. On days when a delivery occurs, this may increase to 32 movements. On occasional worst-case days when a delivery and waste collection coincide, the total may rise to 34 vehicle movements.'

Historic Use and Planning Context: The site operated as Pont y Meibion Farm until 2022 and was actively marketed online through platforms such as Yumping as the "Pony and Quad Treks" centre. The historic operation included pony trekking, quad biking, clay pigeon shooting and countryside experiences, and a café which generated additional non-vehicular movements from walkers and cyclists. The lawful historic use therefore resulted in a greater range and volume of movements than those proposed. The current proposal represents the re-establishment of this established rural leisure use, utilising infrastructure that remains in place, including site access, parking, internal circulation, riding routes and activity areas. The proposed level of use is more limited than the former operation and will result in reduced impact compared to the historic baseline. Conclusion Vehicle movements associated with the proposed development will be limited, staggered throughout the day, and occur outside peak highway periods. Horse movements are non-vehicular and do not affect traffic conditions. The development reinstates a previously established leisure use with existing infrastructure and significantly lower activity levels than historically operated. The proposal will therefore have a minimal impact on the local highway network and is appropriate for its rural location.

The photo below shows how when in operation multiple cars had been parked within the site.



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.

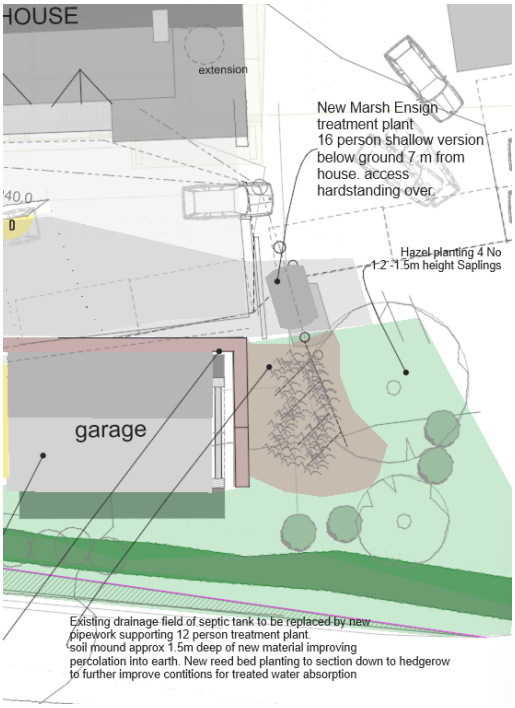
7. Biodiversity

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

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

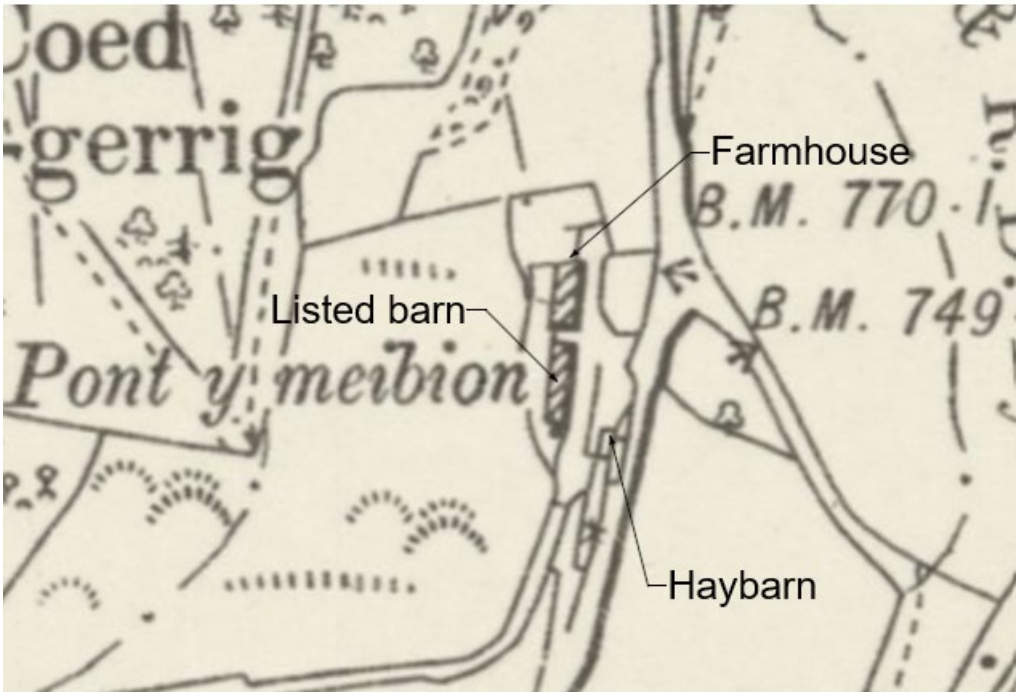


Retain oak frame internally

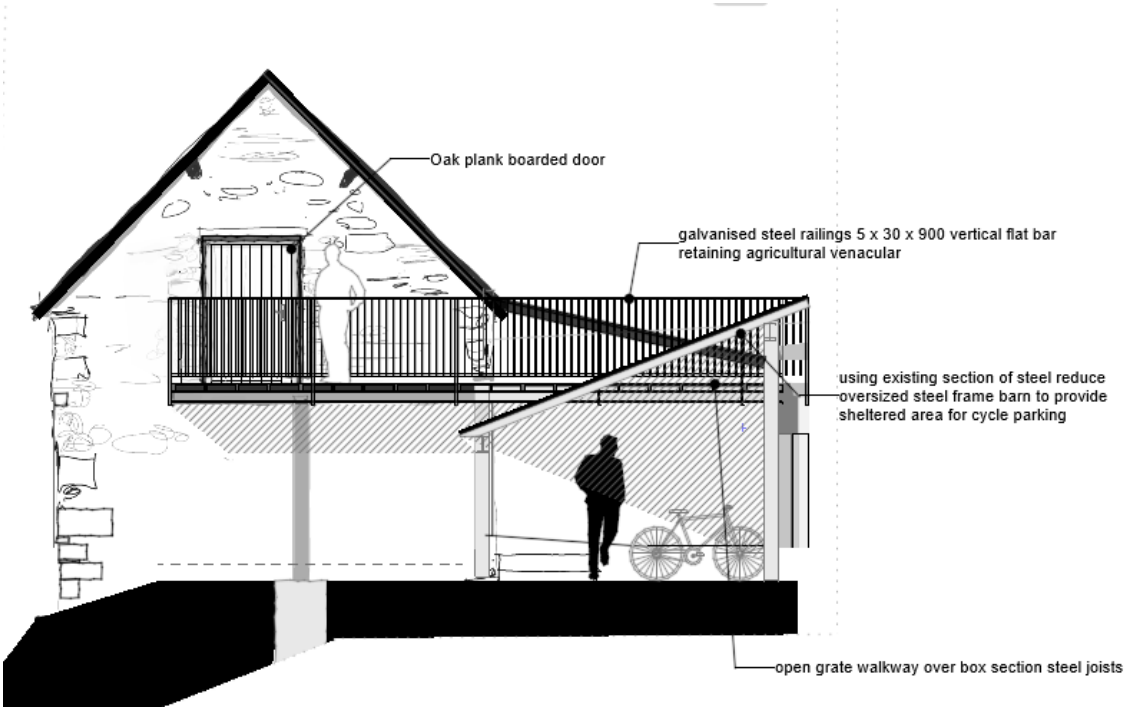
3.2 Impact on Setting



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

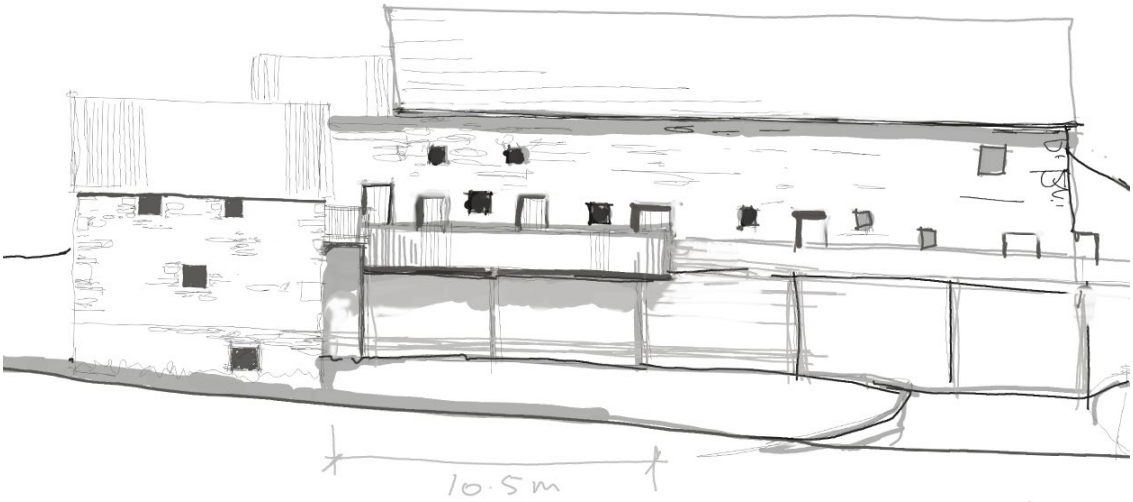


This early 19 C Map shows the original buildings and the stone barn without the large agricultural shed to be altered. The proposals will restore the view of the Listed barn from the road.



Justification for access bridge:

Existing steel structure adapted to form a horizontal link to upper level of former hay loft. Frame to be self-supporting set 10mm away from wall face. Bolted steel connections allow for structure to be fully dismantled. Utilizing the existing opening retains original character and maximises the usable floor area of the hay loft for office use, retaining all internal timber floor structure and simply boarding over vertical ladder hatch access.





Hayloft door opening to be reinstated.

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 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.
