

## Upper Trereece, Llangarron



## Planning Statement

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## The Site

Upper Trereece is located on an unclassified road, U71210, bypassing the village of Llangarron on the C1248. The site is made up of the residential dwelling and curtilage and an area of 10 acres of agricultural land. The residential curtilage comprises; of the walled courtyard to the front and an area of grass to the rear.



ABOVE: LOOKING TOWARDS UPPER TREREECE



The property is at a highpoint in the landscape at 65m. The nearest neighbour is Treharris, tucked away from view downhill and behind a screen of hedging. Trereece House is the nearest listed building. This grade II listed property is set 15m below Upper Trereece and around a bend in the road such that there is no visual connection between the two properties.



FROM UPPER TREREECE LOOKING TOWARDS TREREECE



FROM TREREECE LOOKING TOWARDS UPPER TREREECE

## The Existing Property

The existing property is a barn conversion that was granted consented in February 2000. It is understood that oak framed addition to the Eastern gable has been added in the 1980s and that this had been used in the conversion.



1980s photo prior to the conversion      2000s photo during the conversion

Whilst the conversion was of its time and has preserved the building with residential use, there are elements of the building that would benefit from the advances we have made in thermal performance and air tightness in the years since. One such weak point is in the area adjacent to the glazed gable end. This is a cold draughty area that is underused as a consequence.



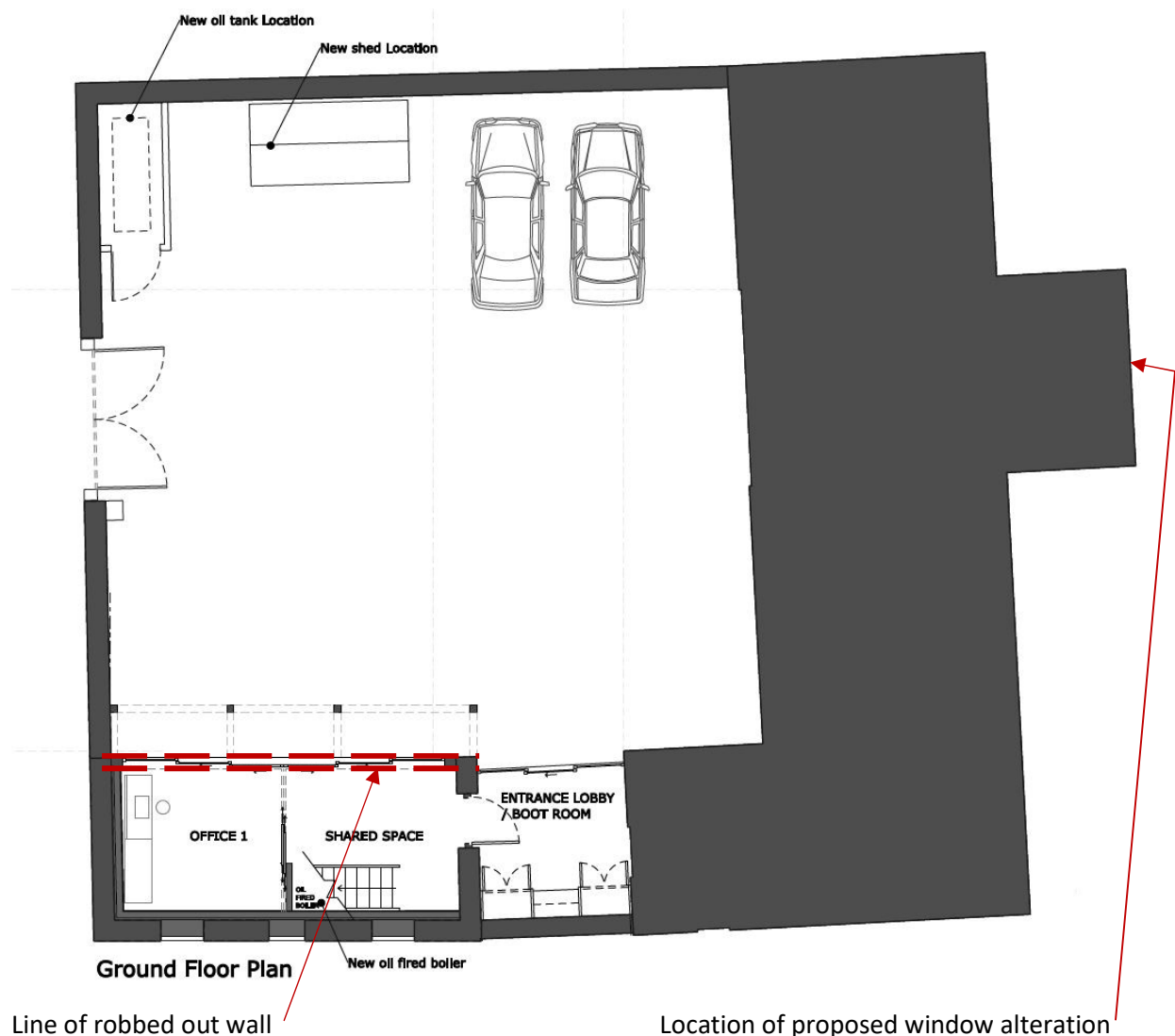
During the conversion work it appears that additional stone walls, including the robbed-out wall enclosing the structure were removed.

## The Proposal

This application seeks content to:

- 1, upgrade the glazing to the Eastern Gable end elevation
- 2, to form an ancillary home working unit within the footprint of an historic building within the courtyard and to create a link between the House and homeworking unit.

To enable this the garden shed and oil tank, which are currently located within the footprint of the barn structure are proposed to be relocated. The existing oil tank is a 2500litre single skin tank to be replaced with a bunded 200litre Ecosafe slimline tank. This will be concealed from view in a purpose built, ventilated, one-hour fire rated shed.



Extract from the drawing 7762-4A Plans and Elevations – As Proposed

## 1, upgrade the glazing to the Eastern Gable end elevation



**PHOTO OF THE EXISTING**



**EXTRACT FROM PROPOSED ELEVATION**

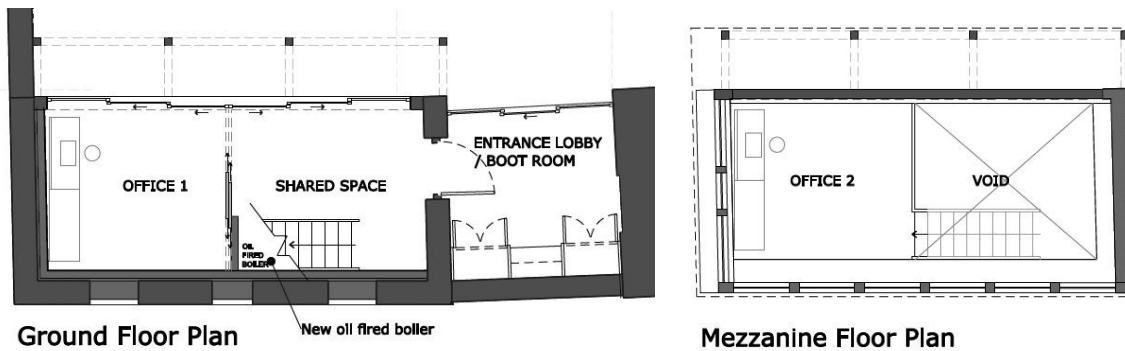
The existing elevation is composed of a combination of heavily framed fixed and opening casements that have a strong visual impact that detract from the agricultural heritage of the building type. Facing out towards the village of Llangarron this is the main view into the landscape from the dwelling that is restricted by the vertical and horizontal window sections.



It is proposed that the existing windows along with the lower transoms are removed and replaced with a more simple, lighter weight casement that would better fit the agricultural type while also allowing a better view out.

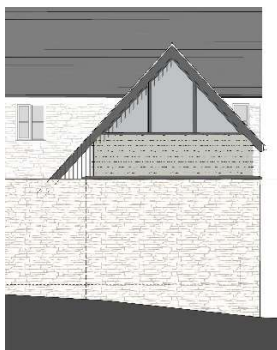
In addition to the aesthetics, the existing windows are neither airtight or with good thermal performance, resulting in an area within the building that is underused. The proposed windows would meet today's regulations on thermal performance and be fitted with airtightness in mind to improve the overall performance.

2, to form an ancillary home working unit within the footprint of an historic building within the courtyard and to create a link between the House and homeworking unit.



Two home office working areas and a shared area are proposed to be formed within the reformed barn by the careful insertion of a mezzanine floor.

To achieve the required working accommodation and gain views out from the Mezzanine floor, we have raised the eaves level with the addition of a clerestory window. This addition creates a visual break from the existing fabric while also allowing light into the structure at high level from the south while reducing the impact of this upward extension. Traditional timber boarding at the Mezzanine gable end elevation makes the visual link to the converted barn, while the upper section is glazed to maximize the light gain and allow views out at this level.



**EXTRACT FROM THE  
EAST ELEVATION**

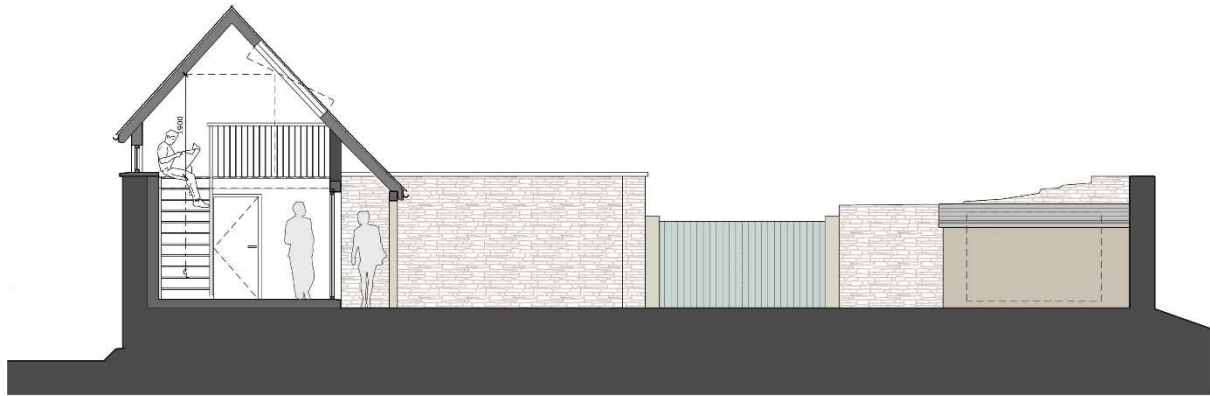


**EXTRACT FROM THE SOUTH ELEVATION**



**EXTRACT FROM THE NORTH ELEVATION**

The roof slope continues into the courtyard to create a covered walkway and sheltered entrance to the workspace. This allows some weather protection should doors be opened at ground level. Rooflights facing courtyard add to the natural ventilation.



#### SECTION A-A

The proposed external changes within the courtyard allow for the relocation of the oil tank and garden shed that are currently within the barn outline. The opportunity to upgrade the oil tank top a bunded store will provide additional environmental protection.

## **Neighbourhood Development Plan**

The Llangarron Neighbourhood Development Plan has only recently completed the consultation period and is yet to be adopted. It has however provided clear guidelines for the proposal to be guided by.

We have sought to show how each section has guided this proposal in the summary of NDP objectives below. Of particular relevance to this application is the increase in population that work from home. It is noted in the NDP that this is a trend that started to be seen in the 1970s and increased visibly in the 1990s. This increase is likely to be sustained by the Covid-19 epidemic coupled with the shift towards improved internet connectivity and developments in technology to support home working.

### **Objective 1 - Sustainability:**

The Neighbourhood plan has identified that 17.5% of people within the community work from home in the 2011 survey. Both Mr and Mrs Price have since joined this number and plan to continue in this mode of working. Whilst working within the home has proved adequate for a short period of time, as most of us have found; combining home and working life is not ideal. To enable both to continue to work from home over the long term, a separate space external to the home but within the garden courtyard is required. This is a principle supported by the sustainable objective of providing the means to support home working.

The consequent sustainability factor of reduced travel to and from a place of work within such a rural setting should also be factored in. Home working enables a way of living that enhances the lifestyle of participants as well as greatly reducing emissions and road use due to travel.

### **Objective 2 - Environment:**

The objective of the design proposal is to provide the accommodation needed whilst working sympathetically with the existing building. Whilst the building itself is not listed as a heritage asset, it is a feature in the landscape that has both architectural merit and historic value. It is therefore important to work with this to create a proposal that minimises the impact and ensures that this impact it has is a positive addition.

The area allocated for the proposal is sited within a courtyard that was historically occupied with additional buildings. The outline of the building we are effectively replacing is still visible on the site with 2 of the perimeter walls comprising of the courtyard walls, of the others one facing towards the converted barn is intact, the other facing into the courtyard has mostly been robbed out.

Whilst the proposal does increase the height of the existing structure, it does not impact upon important views or have a negative impact, visual or otherwise on the Grade II Listed Treereece House.

The proposals respect local building tradition by use of local building styles with a new slate pitched roof, timber weather boarding to the Western Mezzanine gable end and stone to the Eastern end.

The upgrading of a purpose-built work area will also have an environmental impact. The thermal performance to be achieved in the 2020 compared to that of the barn conversion in the early 2000s will reduce the need for heating, and the upgrading of the boiler to a higher performance will improve the efficiency and reduce the fuel use. It is also proposed to replace the oil tank to use a bunded tank offering greater environmental protection.

Minimal addition to the area of roofing and consequent water run off can be dealt with in the use of soakaways on land in the ownership of the client. There is no additional foul water drainage as a result of this proposal.

### **Objective 3 - Employment:**

The core of this proposal is to enable continued homeworking, an objective directly supported by the Neighbourhood Development Plan. The additional space can allow for business growth adding further support to a sustainable community, should the economics allow. The Neighbourhood Development Plan, identified through its survey that 83% of respondents demonstrate support for small businesses, including homeworking.

Whilst the building that is being proposed for re-use requires adaption for this re-use, it is an existing element of built fabric, allowing to be brought back into re-use forms accommodation for the adapted business use therein, supporting the local, rural economy and providing a space able to support 21<sup>st</sup> Century working. The broadband connection has been established to be more than sufficient for 2 independent work units to be supported.

Upper Trereece is also a small holding with 10 acres of land. This provides potential development opportunities for agricultural use in the future. Small scale agricultural business is often linked with tourism, providing access to educational and activity courses.

### **Objective 4 - Housing:**

The application is not directly linked to housing; however, the movement of homeworking facilities from existing spaces within the house allows for these spaces to be returned to purely residential use, reducing the need for additional residential accommodation that would be more difficult to provide.

### **Objective 5 - Roads and Traffic:**

Trereece is accessed by an unclassified road that bypasses the village of Llangarron linking to the C1248. The proposal does not seek to alter the access from the site to the road, nor does it seek to increase the number of vehicles using the road.

### **Objective 6 - Community Facilities:**

Retaining employment within the Llangarron area adds to the support of local business such as shops and other facilities adding to the sustainable nature of the area.

### **Objective 7 - Communication:**

The communications network required for a working environment at Upper Trereece has already been established. The continued demand for this, and subsequent upgrades as technology progresses will support the demand for these to be kept updated.

### **Objective 8 - Energy:**

The proposed South facing roof slope could provide space for photovoltaics. The upgraded boiler, while still using oil, will be more energy efficient.

In addition to the National Planning Policy Framework has sustainability at its core and promotes Sustainable development stating that 'decisions should help create conditions in which businesses can invest, expand and adapt'. For both Mr and Mrs Price, this proposal to allow for homeworking will enable them to achieve this.