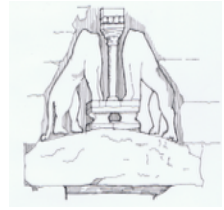


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Planning and Transport Statements



Planning Statement

Upper Blaen Farm, Llanveynoe

June 2017

The Proposal

Upper Blaen Farm is made up of three principal buildings, the farmhouse, beudy (cow house) and barn, surrounded by its farmland at the head of the Olchon valley. The buildings have suffered from neglect over recent years, culminating in the loss of more building fabric to the main farmhouse during recent storms.

The buildings are not listed assets but should be considered as of local interest and importance due, in the main, to their construction and architectural detail which indicates a period of construction some time in the seventeenth century. Although the buildings are in poor condition generally, there is evidence of original material and detail, particularly the structural elements and window embrasures

The intention is to conserve the farmhouse and re-build the beudy and barn to re-form the farm core. The roadway will be repaired in local materials, stone field boundaries re-built and fences

repaired. The proposals will help to reintroduce wildlife to the area and improve biodiversity generally.



The aim is to repair the buildings using the principles of protection formulated by the Society for the Protection of Ancient Buildings (SPAB). These principles have the aim of protection rather than unsuitable restoration and alteration. The SPAB approach has evolved over the years with this type of building in mind where the standing structure is of considerable interest and a sensitive conservation approach is required.

The Pre-Application Advice has stressed that the buildings are attractive and have a significant heritage value and stone buildings of this sort are an important characteristic of the Olchon Valley and should be considered of local importance and worthy of retention.



The Proposal will retain existing architectural features and any new door or window will maintain the ethos of the structure and original construction detail, subject to modern building regulation requirements. Areas of structural damage will be sensitively repaired using traditional materials where possible together with contemporary replacements in line with current conservation practice.

The current footprint of the main building is to be retained, structural timbers repaired and a new staircase constructed to gain access to the upper floor. Internally, traditional timber panelling will be used to delineate rooms and modern systems of insulation such as those used by *Ty Mawr Lime Ltd*, introduced to improve building standards suitable for modern living.

The engineer's report has confirmed that the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction in accordance with Policy RA5.



The beudy will be used as ancillary holiday accommodation using the same principles of construction as the main house but retaining an agricultural character, linked visually with the main farmhouse to create the appearance of the traditional farmstead.

Existing walls are to be retained where possible and any new walls are to use stone outer skin to match. The beudy is to be perceived as secondary but grouped with the main house, using the same building materials and techniques. Windows and doors are to be of oak and use existing openings where possible. The overall footprint of the building will be increased slightly to gain maximum use of the space. Walls are to be of matching stone construction, windows of oak, roof of stone slate and gutters and downpipes of either cast iron or aluminium, painted to be in keeping with the stonework.

The barn is to be used in conjunction with the main house as storage for equipment and materials used on the land surrounding the main house. The original footprint of the building will be used, with walls of stone and roof of stone slate supported on new timber trusses. Windows will be

kept to a minimum as shown on the plans. The inner structure will be of oak using two queen post trusses to support an oak purlin roof structure.

In accordance with the pre-application advice the number of openings have been reduced, the dormer window and chimney have been removed from the beudy and replaced with a small flue and roof light. The set back to the ancillary element to the south has been retained as existing and the roof pitch to the lean to reduced to sit below the line of the main part of the building.

SEE PRE-APPLICATION ADVICE dated 10th August 2016 APPLICATION NO 162108/CE

Transport Statement

1B) Access

The existing house has been used for many years as a farm, with access off the council minor road onto a track serving the house, barn, beudy (cow house) and adjoining fields. The proposed development will see a slight increase in traffic along the minor road as the Beudy is converted into a holiday unit. It is not proposed to increase the size or scale of the existing track. The track surface will be improved using local crushed quarry stone to match existing and culverts repaired to a sufficient standard to take the traffic serving the house and holiday unit.

There will not be a significant increase in the intensity of transport use in the area and the development will not affect any nearby designated environmental sites.

Site lines at the junction with the minor road are good as the track comes into the main road in the centre of a inward curve.