
Project	Pandy Farm, Brecon Road, Merthyr Tydfil CF47 8PA
Reference	179_9010
Subject	Design, Access & Heritage Statement – Roof works
Date	07th November 2022.

Summary of the proposal

This is a design and access statement to support the planning application with listed building consent to carry out re-roofing works to the South Stables, coach house stables and coach house at Pandy Farm, Merthyr Tydfil. This is to be read in conjunction with the Heritage impact statement covering the roof works.

Planning

The farmstead comprises a group of buildings statutory listed Grade II in 1973;

- Reference 11406 – Barn at Pandy Farm (Grade II, Designated) agricultural and subsistence class
- Reference 11407 – L Plan Stable Ranges at Pandy Farm (Grade II, Designated) domestic class
- Reference 11405 – Clock Tower at Pandy Farm (Grade II, Designated), gardens, parks and urban spaces class
- Reference 11404 – Pandy Farmhouse (Grade II, Designated), domestic class

Outline proposals were submitted for a pre-planning application on 17th November 2021.

A series of site visits and workshops have been hosted at Pandy Farm on 27th October & 15th December 2021 with;

- Heritage Development, CADW
- Historic Buildings Inspectors, CADW
- Planning, Merthyr Tydfil County Borough Council
- Regeneration, Merthyr Tydfil County Borough

These sessions offered the opportunity to consult and review proposals for the wider site.

Site and context analysis

Pandy Farm is a former estate farm associated with Cyfarthfa Castle and Ironworks. The current buildings span a range of phases of construction mainly across the 19th Century. Much re-ordering of the farmstead may be contemporary with the construction of Cyfarthfa Castle in c.1825 when the farm became the 'Home Farm' of the estate. The landholding/ property name of Pandy is older with a Pandy aka 'Fullers House', a place for weaving and preparing wool, noted from the 14th century in the vicinity – this was more than likely a water powered mill and would therefore have been near the river. From the early 18th Century, the Pandy name is recorded in the vicinity of the ironworks – this could include part of the fabric of the current farmhouse although much of the farmhouse structure ties in with a 19th Century date.

Geographical coordinates for the site: **51°45'14.9"N 3°23'30.1"W**

Proposal

The existing roofs to the South stables, coach house stables and coach house are in need of urgent replacement due to damage and disrepair. Damage to the current roof finishes, as well as insufficient roof structure to suit the roof loads have caused deflections and failures in the roof which is enabling water ingress into the buildings. This is leading to damage to the building fabric, including the timber roof structure, walls and internals.

The proposals aim to create a suitable watertight construction to protect the stable assets and to improve the roof with the inclusion of a breathable membrane to enable the roof to be insulated successfully at a future date.

Roof structure

A series of repairs and strengthening elements are proposed to the existing roof structure to ensure that the timber trusses and purlins are sufficient to support the roof finishes.

Areas of structure are to be replaced where the current structure is damaged or insufficient, these are to be replaced with trusses or ridge boards with detailing to match the existing details.

Additional Purlins are to be provided between trusses to strengthen the roof in order to suit the proposed loadings. These new elements are to be detailed with contemporary connections to show them as new insertions into the existing structural frame. Please see the structural engineer's drawings 11239_101, 102 and 103 for details of the proposals.

Material & Appearance

A palette of materials including Welsh slate tiles, clay ridge tiles, lead ridge details and flashings are to be carefully used to create a consistency to the roof finish, to replace the patchwork of roof coverings currently present.

The materials proposed are carefully chosen to reinstate the original finishes, with the current roof slates being retained and reused where appropriate and supplemented by reclaimed Welsh slates where the roof finishes are damaged, or where they have been previously replaced with corrugate or concrete tiles.

Clay hogsback ridge tiles and lead roll top ridge details are to replace the existing clay ridge tiles and metal flashings where present, to retain the current arrangement of the existing ridgelines.

The existing plastic guttering is to be replaced with painted cast iron units to suit the building character.

The central box gutter will be made of an extruded aluminium section, this provides a suitable waterproof gutter system with falls that meet contemporary drainage standards, without having to amend the building fabric to ensure a technically suitable solution. The central gutter is not visible from the buildings surroundings and will replace the existing folded metal sections currently present. Any associated visible flashings will be constructed of lead.

Character

Our proposal seeks to retain the existing character of the buildings through the reinstatement of slate roofs to the two stable roofs and the coach house, removing the more contemporary roof infills of corrugate sheet and concrete tiles. The use of cast iron gutters will help to reinstate the character of the barns and all visible flashings will be constructed of lead with traditional details.

Rooflights provided as part of the re-roofing works will be positioned on the central valley side of the roofs, so will not be visible from the building's surroundings. Conservation style rooflights will be used in all instances to maintain the barns character.

Access and movement

The proposals only consist of re-roofing works to the stables and coach house. Access into the buildings will remain unchanged.