
Project	Pandy Farm, Brecon Road, Merthyr Tydfil CF47 8PA
Reference	179
Subject	Design, Access & Heritage Statement
Date	6 th April 2022 v2

Summary of the proposal

This is a design and access statement to support the listed building consent to carry out the following works to Pandy Farm.

1. Proposed reconfiguration and internal works to farmhouse dwelling
2. Repair, refurbishment and replacement of farmhouse windows

Planning

The farmstead comprises a group of buildings statutory listed Grade II in 1973; L-plan stable ranges, barn, farmhouse and clock tower;

- 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 and internal layouts for the farmhouse 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 proposed alterations, establish significance, and develop a broad strategy for the management of the heritage asset.

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

Material & Appearance

Material and appearance in keeping with existing fabric. New sash frames will be timber.

Character

The proposal seeks to retain the existing character, scale and proportion, being careful to fit the client's requirements into the existing footprint. We suggest that only light-touch alterations need to be made to the internal layout. This is in keeping with the incremental development of the farm in the context of the settlement.

Access and movement

Access into the dwelling from the courtyard will remain unchanged. We propose retaining the front door entrance and hallway, with link through to the eastern garden. This retains the character and approach to the dwelling without needing to connect the barn with the house. Level access is provided from the courtyard into the dining room, where an existing 200mm step will be repositioned to the proposed kitchen/pantry.

Access for vehicles along Brecon Road, including emergency vehicles, pedestrians and cyclists will remain unchanged. The site is situated close to amenities with bus stops, immediately outside the site on Brecon Road, connecting to Merthyr Tydfil. Merthyr Tydfil railway station is 1 mile away by foot.

Environmental Sustainability

Addressing energy and heat loss through window openings

It is important to consider heat loss throughout the entire envelope of a building and, in most cases, less invasive approaches than double-glazing or window replacement may be more cost effective in both the short and longer term. There are several methods of improving the energy efficiency of existing windows. Considerable improvements to heat loss can be obtained by lined curtains, insulated blinds, or using shutters, which can also be insulated. A combination of the above measures will be particularly effective.

Draught Proofing

Sash windows were designed to allow some air flow into a room but not to be draughty. Draught-proofing can reduce air-leakage and the feeling of cold within a building. It is relatively simple to draught proof a window by inserting brush strips into the baton rods and meeting rails. Removing draughts can lead to reductions in the heating levels required and can also be helpful in reducing dust and noise.

Heritage statement

The farmhouse is a low two-storey structure with an off-centre door, and a hipped roof of natural slate with terracotta ridge tiles. It is finished with white painted roughcast with timber vertical sliding sash windows of various phases, mostly two-over-two, and a chimney stack of yellow brick placed near centrally on the roof ridge. This replaced a massive stone side stack visible on photographs from the 1870s and a smaller brick stack rising from the kitchen both on the west roof slope. This suggests significant internal alterations in the late 19th century/early 20th century.

Schedule of Works

Represented below are the schedule of works to existing fabric of the farmhouse:

Maintenance & essential structural works

General like-for-like repairs and required remedial works to be undertaken as required, including;

Roof

- Water ingress at junction of roof with clock tower
- Renew flashings at junction with clock tower and around chimney

Upper floors

- Removal of any floorboards, to clean out and prepare ready to receive insulation
- Insertion of any partner joists and any undefined repairs to floor structure over and above partner joists

Windows and doors

Two approaches have been agreed upon, with regards to treatment of individual openings - prioritising sustainability and preservation of character. These approaches were discussed with Cadw and the local planning department on site 15th December 2021;

- Retain and repair, retain glass, some of which is original
- Replace with contemporary window

Refer to drawings for further information.

Rural Office for Architecture

Internal Wall Demolition

Proposed demolition of partition wall between existing office and living space. This would create a more generous dining room and would allow more light from courtyard. This end of the farmhouse would previously have been of agricultural use. The heritage report suggests this may have been a multipurpose space, used for a bull or calves occasionally but not specifically designed for this.

Reconfiguration of Internal Walls at First Floor

The existing bathroom and bedroom 2 will be reconfigured in order to create a much more generous landing space and larger bedrooms with usable wall space for desk use. This requires alteration to two partition walls. These divisions are medium/moderate heritage significance as part of the late 19th century remodelling.

A corridor is essential in order to link the accommodation, create enough bedroom accommodation and to provide adequate bathrooms facilities. Three bedrooms share two bathrooms with the master bedroom retaining the whole footprint to adjoining extension. This removes the need for the contemporary ancillary staircase located within the office, which is impractical and not in keeping with the building's character.

Breaking through the gable wall from the bedroom to the existing attic provides a logical connection and allows services to be gathered together for the ensuite and adjoining shower room. The bedroom is large and can contain generous dressing area and study space, or the floor can be cut back to provide double height space to downstairs (over the dining area).