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| Reference | 179                                   |
| Project   | Pandy Farm                            |
| Date      | 09.06.26                              |
| Issue to  | Merthyr Tydfil County Borough Council |

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| Reference | Heritage Impact Assessment |
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## Section 01

### *Introduction*

A Heritage Impact Assessment has been prepared in support of the full planning application, recognising the site's Grade II listed status, its adjacency to and historic association with the Grade I listed Cyfarthfa Castle and the Grade II\* Registered Park and Garden, and its location within a designated conservation area.

The assessment draws upon, and expands on, the information submitted at the pre-application stage. This earlier material has informed the evolution of the proposed design, together with feedback received from the Local Planning Authority and relevant statutory consultees. The document evaluates the potential effects of the development on the significance, setting, and character of the designated heritage assets and outlines appropriate mitigation where necessary.

## Section 02

### *Site description*

Pandy Farm is located in Merthyr Tydfil, at the entrance to the historic Cyfarthfa Castle Park, occupying a prominent corner position at the junction of Cyfarthfa Road and Brecon Road (A4054). The site lies at a key threshold between the formal designed landscape of the park and the surrounding urban area, giving it both historic and townscape significance.

The property originally formed part of the Cyfarthfa Estate and historically functioned as an estate farm supporting the wider parkland and associated settlement. Its agricultural origins remain evident in the scale, form, and materiality of the surviving buildings, which display a functional vernacular character typical of estate-associated farmsteads.

Over time, the context of the site has undergone significant change, with the expansion of surrounding residential and suburban development encroaching upon its former rural setting. As a result, Pandy Farm now sits within a predominantly urban environment, while continuing to maintain a clear historic and visual relationship with Cyfarthfa Castle Park. This layered context reinforces the site's transitional character, where agricultural heritage, estate significance, and modern urban development converge.

An understanding of the site's heritage significance is fundamental in informing the proposed approach to change. The agricultural origins, estate associations, and surviving architectural character collectively contribute to its overall significance, which in turn defines its capacity for adaptation. The proposals have therefore been developed to respond directly to these values, ensuring that change is carefully managed to conserve and enhance the elements of significance, while allowing for a sensitive and viable new use.



Diagram 01 - An aerial view outlining the application boundary.

Section 03

Significance

Pandy Farm is clearly an important former estate farmstead of architectural and historic merit forming a key part of the 18th and 19th century development of Merthyr Tydfil, the Cyfarthfa conservation area, and its varied landscape. Its outward appearance retains the appearance of its 19th century re-working adapted by Robert Lugar responding to the estate style of Cyfarthfa Castle. There have been later alterations to some doorways, fenestrations, sporadic additions and some loss of historic structures, including the west side of the Cow House. The historic farmstead largely retains its outward character and appearance with the clock tower and the fine riding stables on the south side elevating the steading above that of a regular courtyard farm.

Pandy Farm has significance not only in its own right as a good example of a 19th century estate Home Farm but also in its positive contribution it makes to the conservation area and its historic links for the former ironworks. Its roadside frontage forms an important part of the character of Brecon Road and contributes to the vitality of the conservation area. Proposals to conserve, repair and reinstate lost elements of this frontage will further enhance the varied streetscape which features multiple architectural details.

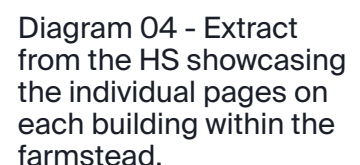
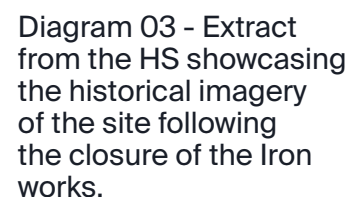
The buildings themselves have high significance based on age, architectural design and group value as part of Cyfarthfa Castle, and as such are statutorily designated. The 20th century additions and alterations have been largely intrusive negatively impacting on the farmstead's character and appearance, but thankfully these alterations are to be improved upon.

Much of the significance of the farmstead, and its place within the conservation area, is from its outward appearance and the interrelationship between it and other varied historic buildings across the former Cyfarthfa Castle estate. This encompasses a range of building periods creating a plethora of architectural styles and forms each with their own distinctive architectural detail.

| Rural Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Pandy Farm<br>Section 03                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| <p>Historical Value</p> <p>a. Illustrative</p> <p>The use of the site as a farmstead presents an ability for local people to identify past relationships with those living, working and using the site over the centuries.</p> <p>The buildings illustrate the development of an Estate Home Farm, a mixed farm with milking cattle, pigs, corn, hay and working and riding horses. The working buildings testify to the development of Estate farming between the 19th and 20th centuries. The clock tower, stable range and coach house testify to the farm serving a large estate although historic evidence of the farmed land has largely been lost. Its separate high-status stables for riding coach horses (presumably an overflow for the main residence) forms a crossover link between the principal riding/coach horse stables at the Castle (now converted), the working horses of the farm and the separate working horse stables within the ironworks (now demolished). The key message is that horses were a very important commodity to the Crawshaw estate as well as its industrial endeavours.</p> <p>b. Associative</p> <p>Former owners of the wider site of the Pandy Farm, have been identified from its establishment as a nearby mill in the 14th century, to its record in the 19th century and the reorganisation on the current site in the 19th century as part of Cyfarthfa estate until the present day. They comprise the iron master owners and, after the departure of the Crawshaw family, notable local families. The farm managers/workers at the Pandy Farm are more difficult to identify but they do appear in the written record in census data and local newspaper archives.</p> <p>There is a strong assumed link between the architect Robert Lugar who was commissioned to design Cyfarthfa Castle and grounds and the redesign of Pandy Farm with its clock tower.</p> <p>Estate, and thus landlords and their agents, have been massively important in farming history, with tenants occupying some 85% of the farm area until the land transfers of the early 20th century. The character of an area thus can be strongly influenced by the estate of which it was part. Family insignia, estate-made bricks and the styling of cast-iron windows or ventilation grills can all give a unity to buildings.</p> | <p>By the mid-17th century, home farms were being developed as examples of best practice for tenants. Between 1650 and 1750 landlords assumed increasing responsibility for fixed capital works (particularly barns and houses) and after 1750 the influence of estates can be seen in the planning and design of buildings and entire complexes for home farms and tenant farms. Estates often erected new buildings in order to attract tenants with the working capital to invest in their land and thus, through increased productivity, maintain rents at a high level.</p> <p>Home Farms in the 19th century continued to function as the suppliers of fresh produce to the Estate House. Their architectural embellishment is an indication of their importance of their role. A visit from friends and neighbours could often include a tour of the home farm, and it was here that enthusiastic owners could demonstrate improved agricultural practices. Many landlords aspired to the idea of 'example farms' on their home farms.</p> <p>Pandy Farm displays some of this thinking in the arrangement of buildings, the lofty, well ventilated buildings and arrangement of yards and covered areas. The surviving fire grates in the farmhouse and stables are of the estate style and similar examples are to be found within the castle.</p> <p>David Howell in his essay on Farming in South-East Wales c1840-50 writes that in the 1880s the Cyfarthfa home farm of William Crawshaw, some 350 acres, was run on highly improved lines, greatly improved by drainage, heavy manuring and high feeding of stock. Dairy cows supplied the town's inhabitants with milk. In addition to the home farm groups of small mountain farms were run to provide feed for colliery pit ponies, sheep and cattle and tenants made cheese for the colliers.</p> <p>Pandy Farm, more specifically the clock tower, also has local cultural associations with music in the form of the The Pandy Clock Jig and included in poetry by celebrated local poet Harri Webb.</p> | <p>Aesthetic</p> <p>The farmstead displays the architecture of a Home Farm of some stature contrasted with the vernacular farmsteads and smallholdings of the surrounding area. Its farm buildings tell a story of its past context.</p> <p>The design and layout of the Pandy Farm and its buildings in many ways shows the aspirations of Crawshaw family in the 19th century. The regular courtyard plan with dressed stone quoins and cut stone to inward facing elevations, flanked to the east by the farmhouse and clock tower, together with the stone threshing/combination barn to the north – all have an architectural unity typical of a Home Farm. The large combination barn with a fashionable red brick pointed arch cart passage, and the clock tower with machicolation tower, forms a statement piece together with the very fine stabling and coach house below with its own stable yard. The clock tower acts as an 'eye-catcher' in the landscape, but also served a practical purpose in facing the ironworks.</p> <p>The materials used in the farmhouse and agricultural buildings, stone, and timber reinforce the vernacular traditions of the area as well as introducing fashionable dressed cut stone and red brick. Perhaps uniquely, or certainly rare in occurrence, the relationship was not only between the farmstead and estate with its wider landscape setting, but also to the ironworks. The links between farmstead and ironworks are many from the stabling of riding and working horses, the walled rickyard for the storage of hay for the wider population of working horses and the various iron elements surviving as fixtures and fittings within the buildings themselves from iron railings and cast drainage grills, to the cast iron trough, iron barred windows, gate hinges and stays and cast iron fireplaces. The pattern on the buildings also reflects the past industrialisation of the valley with a built-up of pollutants on the stone and mortar.</p> <p>The layout of the farmyard should firstly be seen in relationship to its immediate setting of crop storage and processing buildings to the fields; of yards, platforms for corn, haystacks and cart sheds to trackways. Secondly, an important characteristic is the degree to which the layout of the farmstead was related to function. The years 1840 to 1870 saw unprecedented activity of farm building and improvement. Changes in design reflected various farming and technological developments of the period.</p> | <p>Communal</p> <p>The farm has been embedded in local historical context over many generations within the local community through associations of work and land management. This history is rich and varied from the early foundation of the site and landscape to the re-development and creation of the Home Farm by the Crawshaw family as part of the 'empire' of ironworks and estate. Further owners in the 20th and 21st centuries have continued farming practices, most recently the farmstead being adapted for livery in the 1950s, and presumably before, the dairy herd at the Pandy was providing fresh milk to the residents of Merthyr. Some of this communal value has been lost in recent generations with the separation of farming from the new incoming community of the region and the decoupling of the farmstead from the land and the estate.</p> |

Diagram 02 - Extract from the Heritage Statement, page 33, which outlines the significance of the site.

As a result, the proposed scheme has been carefully developed to respond to the historic evolution of the site, using an evidence-led design process that aligns new interventions with the established character and significance of the existing buildings.



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## Section 04

### *Outline of proposal*

The proposal comprises the sensitive restoration and conversion of the historic agricultural buildings within the farmstead, securing a sustainable long-term future for the site through a complementary residential and commercial use.

Once a rural settlement, the farmstead has gradually become enveloped by the expanding townscape, resulting in a shift in both its setting and function over time. This evolution has contributed to a loss of its original agricultural context, although the core historic fabric and character of the buildings remain legible. The scheme has been carefully considered to respect and retain the principal historic fabric of the site, whilst enhancing its architectural and historic features where opportunities arise. In doing so, the proposals will better reveal the significance of the farmstead and reinforce its contribution to the surrounding area.

In parallel, the development incorporates a comprehensive approach to thermal improvement, ensuring that the buildings are upgraded in a manner consistent with national legislation and best-practice guidance for the retrofit of historic structures. This balanced approach supports both the conservation of heritage significance and the delivery of energy-efficient, viable buildings capable of meeting contemporary standards.

The masterplan for the site can be understood as a series of interventions to the individual buildings that collectively form the historic farmstead. The proposed works to each are outlined below.

#### Threshing Barn

The proposed works to the threshing barn respond to its historic subdivision created by the midstay, the archway entrance providing access from Brecon Road into the principal foldyard. As such, the building is considered in terms of its eastern and western bays.

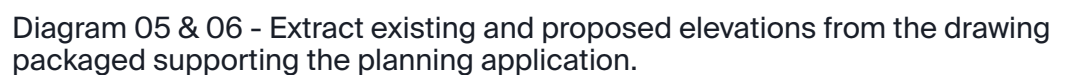
The western bay will be retained largely as existing and repurposed as ancillary accommodation to support the ongoing management and maintenance of the site, including groundskeeping and servicing of the wider development.

The eastern bay will be sensitively adapted and thermally upgraded, with a reconfiguration of both ground and first floor levels to provide a three-bedroom residential unit. At ground floor level, the layout will accommodate the principal living spaces alongside a bedroom, ensuring accessibility and flexibility of use. The first floor will provide two additional bedrooms, arranged to respect the existing structural framework and spatial character of the historic open loft.

#### Cow Housing

The cow housing is divided into two wings: the west and the south. Although they share similar architectural characteristics, their internal configurations differ due to their positions within the courtyard complex and their capacity for reconfiguration.

The south wing retains a single-storey configuration, accommodating a three-bedroom arrangement alongside a generous living room and a kitchen-dining space within the adjoining forge and cart house. This layout has been carefully designed to make efficient use of the existing volume while maintaining a clear and legible internal organisation.



The proposal draws directly on the historic configuration of the building, using its original spatial rhythm to inform the new arrangement. In particular, the retention of the historic stalls plays a key role in structuring the internal layout, providing both a visual reference to the building's former use and a practical framework for subdivision. This approach ensures that the character and significance of the space are preserved, while enabling a functional and well-considered residential environment. This approach is also taken within the west cow house.

## West Cow House

The proposal for the west cow house centres on the internal reconfiguration of the existing structure, combined with the introduction of a complementary new-build element. This addition occupies the footprint of a previously demolished structure on the rickyard elevation, enabling development that reinstates part of the historic built form. The approach seeks to balance the retention of existing fabric with carefully considered new interventions, ensuring a cohesive and contextually responsive design.

Internally, the accommodation is arranged across both ground and first floors, with the existing and proposed elements divided into two three-bedroom residential units. The layout has been carefully designed to provide a coherent and functional arrangement, while responding sensitively to the character and constraints of the existing structure.

Particular attention has been given to the development of the loft space within the existing building. Here, first-floor accommodation is deliberately confined to the line of the historic stalls, ensuring that the original spatial organisation remains legible. This approach allows for the retention of a vaulted ceiling at ground floor level, preserving a key architectural feature and maintaining a strong sense of openness and volume within the principal living spaces.

## South Stable

The existing configuration of the south stable comprises a five-room arrangement, with a panelled tack room centrally positioned between two stables, which are in turn flanked by stalls. This established layout provides a clear and logical basis for the proposed reconfiguration of the space.

The scheme seeks to retain and respond to this historic arrangement, delivering two independent residential units, with a shared communal space accommodated within the former tack room. This approach ensures that the original spatial hierarchy remains legible, while enabling a functional and sensitive adaptation to residential use.

Each residential unit is further enhanced by additional accommodation within a first-floor loft space. The internal layout has been carefully designed to reflect the spatial arrangement of the historic stable stalls. As with the cow house, the vaulted ceiling at ground floor level is partially preserved through the set-back of the first-floor loft. This approach maintains a strong sense of volume and continuity within the principal spaces, while accommodating additional floor area in a measured and sensitive manner.

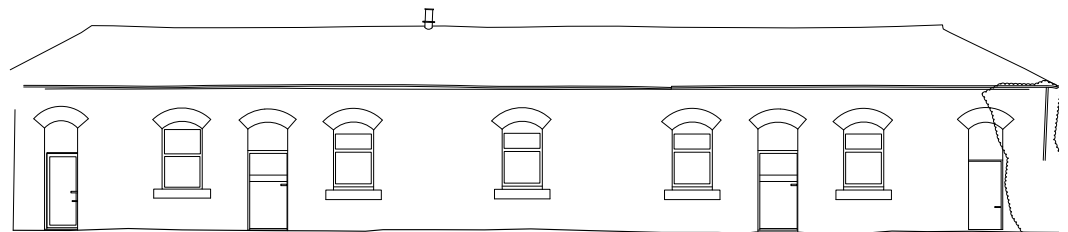
The most notable change, beyond the internal reconfiguration, relates to the proposed works to the south elevation. The proposal aims to restore the original symmetry of the elevation through the removal of later, unsympathetic interventions of a more crude nature, thereby enhancing the building's historic character and visual coherence.

As part of the design process, the historic development of the south stable elevation has been examined in detail. A series of elevation drawings has been prepared to illustrate its evolution from the historic form, through its existing condition, to the proposed scheme. These drawings clearly demonstrate the progression of design changes and support the rationale for the proposed interventions, which seek to enhance the architectural quality and coherence of the building, restoring its original symmetry and reinforcing the underlying architectural intention.

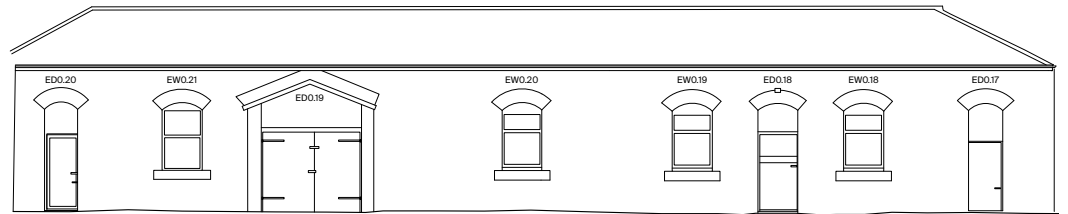
The proposal also includes the removal of the central window serving the former tack room and its replacement with a single doorway. This new opening has been carefully designed to reflect the proportions and character of the existing fenestration, ensuring visual continuity across the elevation. At the same time, it adopts a subtly distinct architectural language, allowing it to be read as a considered contemporary intervention rather than an original feature, in accordance with best practice in heritage-led design.

Diagram 07 Elevation comparison study.

Historic



Existing



Proposed

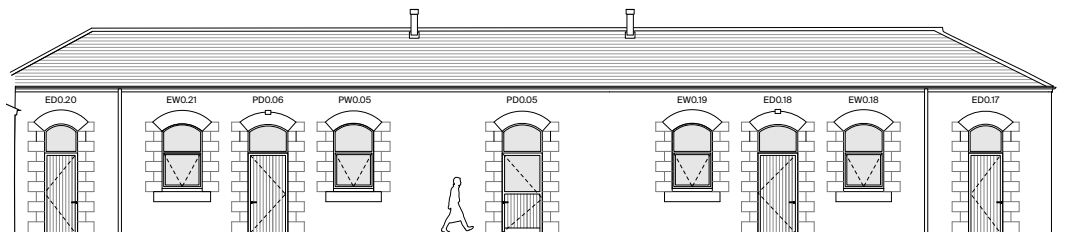


Diagram 09 - Aerial view of Cyfarthfa Castle, Merthyr Tydfil c. 1957  
© Amgueddfa Cymru 2026



The table below provides an analysis of the impact of the proposal on the exterior elements of the site;

| ELEMENT                         | CONTEXT                                                                                                                          | EFFECT ON SIGNIFICANCE                                                                                                                                                                                                                                                                              |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| South stables, tack & mess room | Conservation and repair of masonry.                                                                                              | Positive impact on the character and appearance of the building.                                                                                                                                                                                                                                    |
|                                 | Alteration of later double doorway removing the pointed arch and reverting it to the exact original door and window arrangement. | Positive impact on the character of the appearance of the building. The removal of the later (intrusive) large opening and restoration of the original arrangement restores the symmetry of the elevation and reintroduces a balanced façade befitting its original architectural design intention. |
|                                 | Alteration of central window to create a central doorway.                                                                        | Negative impact in removing an original window. The impact of the new doorway on the architectural understanding and rhythm of the facade is mitigated against by glazing to the dimensions of the current window while the base of the proposed door is solid.                                     |
|                                 | Treatment/ replacement of current window frames and doors.                                                                       | Existing windows and doors are retained where possible, all new items will be timber and will retain the original design.                                                                                                                                                                           |
| Coach House                     | East, South & West Elevations retained as is.                                                                                    | No impact.                                                                                                                                                                                                                                                                                          |
|                                 | New single door within the north elevation.                                                                                      | Minimal impact given historic fabric will be removed as a result of the new door. However, the proposal will enhance connectivity between the external spaces which has a positive impact on the overall development and functionality of the proposal.                                             |
| Stabling and forge              | North elevation retained as is, later 20th century infill to front of forge demolished.                                          | Positive impact with demolition of intrusive 20th century later infill                                                                                                                                                                                                                              |
|                                 |                                                                                                                                  | Positive impact. Existing cart house door set to be retained. Secondary glazing provided internally. All other windows and doors are to be retained and repaired.                                                                                                                                   |
| Cow Housing                     | East elevation retained as is with addition of rooflights on east roof slope.                                                    | Neutral impact – the addition of the rooflights is likely to have a neutral to minor negative impact on the character and appearance of the agricultural building depending on design and detailing.                                                                                                |

| ELEMENT                    | CONTEXT                                                                                                                                                               | EFFECT ON SIGNIFICANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cow Housing - continued    | West elevation widening of the later doorway and insertion of two additional doorways within the brickwork and masonry to provide access into the proposed extension. | <p>Neutral impact widening existing doorway. Neutral impact in creating two new doorways providing they are read as modern insertions, accommodated between ventilation holes in order to retain features that mark its historic use.</p> <p>The proposed new build development is confined to the footprint of a former, now-lost range, ensuring that the intervention is grounded in the historic layout of the site. The new roof line aligns with the existing ridge, with a standing-seam finish employed to clearly distinguish the new work from the historic fabric.</p> |
|                            | Proposed two-storey extension.                                                                                                                                        | The new external walls are clad in standing-seam metal, allowing the addition to be readily identifiable as contemporary while drawing on a modern interpretation of the site's agricultural architectural language. Existing high-level ventilation openings are retained within the first floor of the proposal, with new door openings carefully positioned between these retained features. As a result, alterations to the historic fabric are limited, and the overall impact on the significance of the heritage asset is minimised.                                       |
| Threshing combination barn | North elevation to remain as is save for new entrance doors set back to original jambs utilising original hinges.                                                     | Positive impact re-establishing original door proportions and utilising original ironwork.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                            | South elevation proposed addition of rooflights on south slope – doors and windows                                                                                    | The addition of the rooflights is likely to have a neutral to minor negative impact on the character and appearance of the agricultural building. The existing windows and doors will be replaced on a like for like basis.                                                                                                                                                                                                                                                                                                                                                       |
|                            | East elevation new doorway inserted at ground level.                                                                                                                  | New doorway does not break through any architecturally significant detail. Providing the new doorway is seen as a modern intervention and not a historic opening then the impact will be neutral.                                                                                                                                                                                                                                                                                                                                                                                 |
|                            | West elevation – Retained as is                                                                                                                                       | No impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            | Roof reroofed with natural slate                                                                                                                                      | Removal of concrete tiles and reroofing in natural slate will have a positive impact on the character and appearance of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| ELEMENT                | CONTEXT                                                                                                                                                                                                                   | EFFECT ON SIGNIFICANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main foldyard          | <p>Drainage services to be installed to the perimeter of the foldyard against the building lines of the threshing barn and cow housing.</p>                                                                               | <p>Care must be taken to retain the character of this foldyard and the patination of the cobble sets, which define the spaces and contribute significantly to the historic character of the farmstead.</p> <p>Unlike many areas of the wider settlement, this landscape has not visibly suffered from loss or alteration; however, it remains vulnerable to incremental change and therefore requires a sensitive and considered approach to any proposed works.</p> <p>A careful methodology shall be adopted to a level 2 or 3 record of all affected areas prior to the commencement of works. This will include detailed photographic surveys, measured drawings, and where appropriate, annotated records of the existing cobble layouts, noting size, orientation, bonding patterns, and areas of wear or repair. The purpose of this record is to ensure that the existing character and patination are fully understood and documented. All cobbles that are lifted during the works shall be carefully set aside, catalogued where necessary, and reinstated in their original positions. Where this is not possible, the recorded information will be used to accurately relay the pattern, ensuring that the historic arrangement and appearance of the surface are preserved as closely as possible.</p> <p>Where new interventions are required, such as inspection covers, appropriately designed masonry or cast iron units shall be selected to integrate sensitively with the surrounding materials and enhance rather than detract from the character of the foldyard.</p> |
| Lower stable courtyard | <p>Retained as is and vegetation cleared. Boundary walls and railings repaired as necessary.</p> <p>Drainage services to be installed to the perimeter of the foldyard against the building line of the south stable.</p> | <p>Positive impact</p> <p>Care must be taken to retain the character of the lower stable courtyard and the patination of the cobble sets, which define the spaces and contribute significantly to the historic character of the farmstead.</p> <p>As with works elsewhere, a careful methodology for the recording (level 2 or 3) and relaying of the cobble sets must be implemented to mitigate the potential loss of fabric from the proposed works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| ELEMENT  | CONTEXT                                     | EFFECT ON SIGNIFICANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rickyard | Division for car parking and garden spaces. | <p>Care needs to be given to retaining the open character of this rickyard, as a historically significant aspect of the site, it has historically suffered from loss and has been truncated by housing developments that have had a negative impact on the setting of the listed farm complex.</p> <p>Car parking should be designed with minimal impact to the character and visual aesthetics of the space.</p> <p>The utilisation of the existing historic gateway as the entrance is positive, however, the gate posts should be recorded and support to ensure their stability is protected as part of the works to enhance and support vehicle movements.</p> <p>The existing gates are contemporary and their removal is considered a minimal impact for the significance of the space.</p> <p>The remaining rickyard will remain as open pasture to retain the remains of the historic setting of the site. A new single pathway against the north boundary provides pedestrian access to each unit. Soft landscaping will be provided to soften the existing boundary and will enrich the ecology and biodiversity of the site.</p> |

The table below provides an analysis of the impact of the proposal on the interior elements of the site;

| ELEMENT                         | CONTEXT                                                                                                                                    | EFFECT ON SIGNIFICANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| South stables, tack & mess room | It is proposed to provide two no. two-bed accommodation units with a shared central foyer and mezzanine to accommodate the bedrooms.       | The stable range is arguably the most significant range within the farmstead and marks it out, together with the clock tower, as a high-status estate farm of considerable architectural and socio-economic interest. It has to be accepted that conversion into domestic accommodation will result in the change of character from its former use, but could result in the saving of the building that could otherwise continue to languish.                                                                                                                                                                                  |
|                                 | Both units involve the subdivision of a once partially divided interior space.                                                             | The proposal to divide the range into two separate units is a move away from its historic arrangement and could have a minor negative impact. Mitigation by design has the opportunity to ensure this impact is neutral rather than negative. The subdivision of the space retains the sense of layout of the stabling; at ground floor level the plan reflects the formal arrangement of a passage and open stalls, with new walls conforming to historic stall divisions.                                                                                                                                                    |
|                                 |                                                                                                                                            | The mezzanine introduced within the proposal has been carefully designed to retain the double height quality of the southern portion of the plan, which maintains the tall windows and doors and open quality of the stabling.                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                 |                                                                                                                                            | The proposal to retain the central tack and mess room as communal area, together with retention and restoration of its historic interiors is positive. The removal of the window will have a minor negative impact, however a carefully designed door will mitigate this loss of historic fabric.                                                                                                                                                                                                                                                                                                                              |
| Stabling and forge              | It is proposed to divide up the stabling with multiple divisions, retain the cart house to the west and utilise the forge as a plant room. | Current interiors, although clearly retaining the character of stables, are 20th century insertions with little historic or architectural significance. Of the few remaining features, it is essential these are integrated into the interior of the scheme. Proposals are largely neutral despite changing the interior character away from agricultural use to domestic. The introduction of a free standing woodburner has a neutral impact. The cart house is better represented in largely retaining its open space. The design retains many of the interior features, including the retention of the existing fireplace. |

| ELEMENT                        | CONTEXT                                                                                                                                                                                                                                                                                                                                                         | EFFECT ON SIGNIFICANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stabling and forge - continued | Continued                                                                                                                                                                                                                                                                                                                                                       | <p>The proposal looks to carefully lift the existing flagstone and cobble set flooring and relay, to retain the original flooring finish.</p> <p>It is essential to retain the forge otherwise the use of this space as a plant room would have neutral impact.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Cow housing                    | <p>The proposals are to subdivide the cow house removing all the later stabling and creating two accommodation units with two bedrooms either side of a central foyer.</p> <p>Utilising the existing entrance in the west wall, plus two more, the proposals seek to rebuild a structure to the same footprint as the demolished former historic structure.</p> | <p>Generally, the proposals will have a neutral impact. No historic interiors survive of note and the single central entrance is retained in use. The building in its division will lose much of the remaining visual character it had as a cow house, later stable. The enlarged west doorway and two new doorways would have a neutral impact providing they are carried out in such a way that it is obvious that they are new interventions and they have least impact on historic openings such as the ventilation holes.</p> <p>The internal door between the cow and house and threshing barn is of historic character and interest. It is proposed that the door is retained within the threshing barn, and the doorway is blocked, insulated, and read internally as an outline.</p> <p>The proposed extension to the footprint of the lost historic range is supportable including restoring the roof height to the ridge of the standing cow house. The design of this new extension has not tried to fake a past agricultural range and is a modern intervention. Its impact on historic fabric is minimal depending on how it is attached to the standing range.</p> |
| Threshing combination barn     | The west bay of the threshing combination barn is proposed to be retained largely unaltered. The eastern bays at ground floor level are proposed to be altered, walling up the current ad hoc timber partition and reconfiguring interior removing subdivision save for the masonry wall.                                                                       | <p>Much of the interior is later. The panelled room is 20th century but of some character with hooks within the ceiling its loss would have a minor negative impact.</p> <p>The loss of historic feed troughs (the iron trough and wooden trough) would have a minor negative impact. The retention of the chamfered ceiling joists has a positive impact. The subdivision of the large loft above would change the character. The proposal would have a neutral impact, as historic fabric is retained and proposed new lightweight walls align with the roof structure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## Section 05

### *Development following pre-planning stage*

#### *Materiality*

##### New Build

Careful consideration has been given to the material selection for the proposed new build, informed by feedback received during the 2025 pre-application process. The original design intent sought to align the material palette with the wider established pattern language of the site, initially exploring the use of brick as the principal material for new interventions.

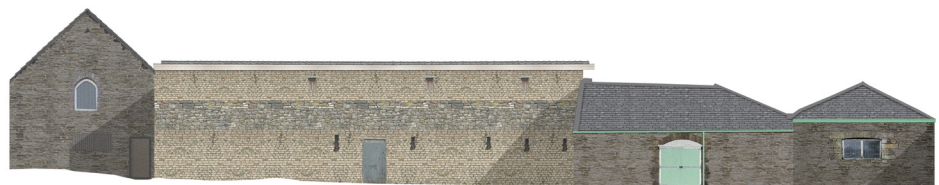
However, in response to comments raised during the pre-application consultation, and following an internal design review, it was agreed that an alternative material approach should be explored. This revised strategy aimed to establish a clear distinction between earlier phases of intervention on the site and the proposals introduced as part of this application. Brick is a material with a well-established historic presence within the site and the wider estate, and its use for the proposed development was therefore carefully reconsidered given its prominence.

It was concluded that introducing brick as the primary material for the new build risked blurring the visual and chronological distinction between historic fabric, later alterations, and contemporary interventions. Where the approach could undermine the legibility of the site's architectural evolution and obscure the clear reading of its development over time.

In response, a selection of rendered elevations were tested to establish to inform decision making within the design process. The revised material strategy within the preferred option therefore deliberately avoids the replication of historic materials, instead adopting a contemporary palette that allows the new intervention to be clearly identifiable while remaining sympathetic to the character and significance of the site. This approach aligns with established conservation principles by reinforcing the readability of the buildings' chronology and ensuring that new work does not compete with or confuse the historic narrative of the farmstead.

Diagram 10 - West elevation comparison study

As Existing



Brick Option



Preferred Option



## *Rooflights*

Following requests at pre-planning an analysis of the daylighting has been carried out to understand the need for rooflights in the historic fabric.

Rural office have conducted daylight analysis to outline the necessity for rooflights in locations, as outlined on drawing 179\_3 0123A Daylight analysis.

The justification for rooflights is as summarised below:

Units 05 & 06 (RL.11, RL.12, RL.13, RL.16, RL.17, RL.18)  
are relocations / amendments to current rooflights, installed as part of P22/0317 & P22/0315 These rooflights do not constitute any additional rooflights to the stables, but instead are relocations based on the revised internal layout

The following rooflights are required as rooms have no other source of daylighting or ventilation.

Unit 01 - First floor landing (RL.10)  
Unit 02 - Bedroom 03 (RL.03 & RL.04)  
Unit 02 - Stair & first floor landing (RL.07 & RL.08)  
Unit 03 - Bedroom 03 (RL.01 & RL.02)  
Unit 03 - Stair & first floor landing (RL.05 & RL.06)  
Unit 04 - Corridor (RL.14)  
Unit 04 - Living room (RL.15)  
Unit 05 - Bedroom 01 (RL.16)  
Unit 05 - WC (RL.17)  
Unit 05 - Study (RL.18)  
Unit 06 - Study (RL.11)  
Unit 06 - WC (RL.12)  
Unit 06 Bedroom 01 (RL.13)

The following rooms have windows as a source of light, but following analysis it was established that these windows alone would not provide sufficient levels of daylight to meet the requirements, either due to the depth of space or due to overhanging external features which limited the possible daylight. Therefore a rooflight is required to supplement these windows to provide adequate daylight:

Living room unit 04 - RL.15  
Bedroom unit 02 - RL.09

The analysis of these rooms is outlined on drawing 179\_3 0123A, including excerpts from the daylight model.

Rooflights RL.01, RL.02, RL.03 & RL.04 are part of the new build extension roof and do not form part of the heritage fabric

## Access and parking

Vehicular access has been discussed with the local authority and four options were presented to the highways officer for consideration as part of the pre-application review.

The first option was to provide parking as part of the rickyard with access provided through the position of the existing stone wall. To aid visibility the existing stone wall was to be built in a position offset from the road to provide suitable visibility splays, this was discounted due to the effect on the heritage character of this wall.

The second option was to removed a central section of the existing wall to allow for direct access from the rickyard onto the road with maintained visibility splays. Again this was discounted for heritage reasons as large sections of the wall had to be removed or reduced in height.

An option to use the existing courtyard was discounted due to problems with the narrow access to the courtyard, and due to the possible loss of heritage character, as well as the effect of noise and fumes on the surrounding bedrooms.

The final chosen option has been agreed with the local authority in a meeting on the 7th May. This option provides parking in the rickyard, with the existing opening in the stone wall maintained to provide access. Retaining the opening size has been recommended by the highways officer to enforce a right turn only egress.

It was agreed with the local authority that 7 parking spaces would be suitable for the development, including 1 accessible parking space. This accessible space is to be provided as part of the rickyard arrangement, with direct ramped access provided to the adjacent units. Access from the courtyard was discounted due to the heritage cobblestones providing limitations to wheelchair access.

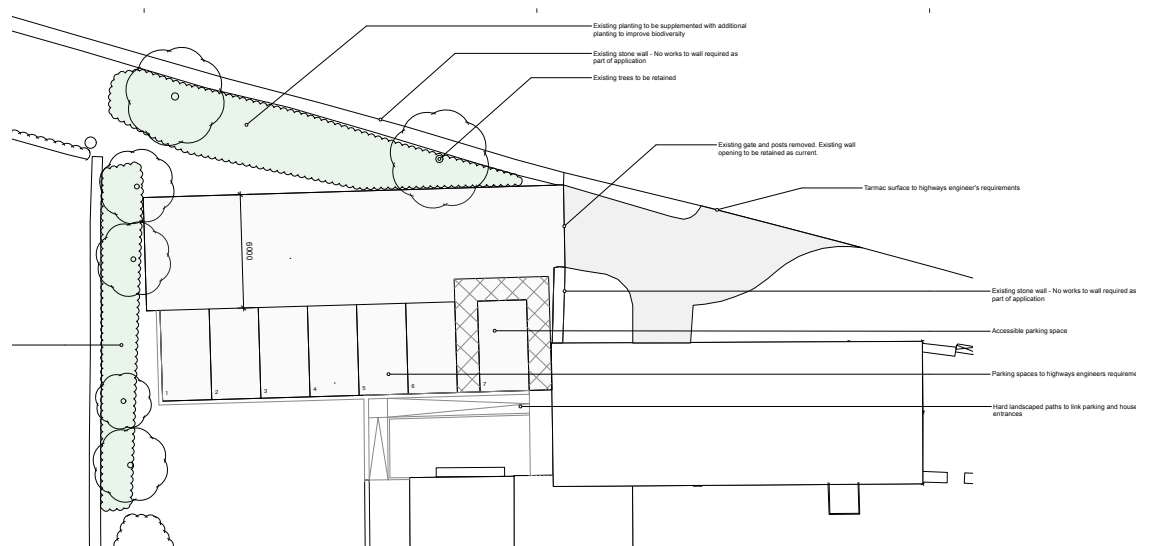


Diagram 11 - Extract of parking drawing

## *Drainage strategy*

Following the initial pre-application consultation, the drainage strategy has been further developed to respond to both site constraints and the proposed layout. The scheme seeks, where possible, to connect to existing foul drainage infrastructure serving the surrounding area, ensuring a practical and sustainable means of discharge. See drawing 11239\_SK04\_P1 for further details

The principal areas of the proposed works comprise the main foldyard and the south stable yard, both of which incorporate significant areas of historic landscape, including decorative and functional cobbled surfaces. These cobbles make an important contribution to the character and setting of the buildings, reflecting their historic agricultural use and adding to the overall significance of the site.

The drainage strategy looks to use the existing drainage runs to limit the works required to the historic fabric, with the use of existing pipe locations to limit the openings within the existing footings. Further CCTV surveys are required to understand the existing drains and to aid further design development.

Soakaways for surface water drainage are to be provided below the car parking and in the Rickyard, with the open nature of the historic Rickyard being maintained whilst providing suitable rainwater capacity.

The drainage proposal has been carefully developed to route services along the edges of the buildings, thereby minimising the extent of excavation within these sensitive areas. This approach seeks to limit disruption to the existing cobbled surfaces wherever possible.

Notwithstanding this, it is recognised that some intervention within these areas may be required. The cobbled surfaces have largely survived intact and are therefore considered to be a valuable historic feature. As such, a detailed and carefully managed methodology will be implemented. This will include comprehensive recording of the existing cobble arrangements prior to any works, ensuring that their pattern, character, and extent can be accurately reinstated following the installation of services. This approach will safeguard the integrity of the historic surfaces while enabling the necessary infrastructure improvements.

It is recommended that, prior to the commencement of any works, further site investigation is undertaken to establish the full extent and condition of the cobbled surfaces. At present, many of the areas are overgrown, with extensive vegetation and a build-up of soil obscuring the original finish throughout.

The clearance of this material will enable a detailed survey and recording exercise to be carried out, allowing for a more accurate understanding of the cobbled surface, including its pattern, extent, and condition. This information will be essential in informing the precise routing of the proposed foul drainage, ensuring that interventions are carefully planned to minimise impact on the most significant areas of surviving historic fabric.

It is proposed that foul drainage will exit the existing buildings at current door threshold locations, wherever feasible, in order to minimise intervention within the historic fabric. Utilising these points of egress reduces the need for

It is proposed that new inspection covers will be carefully integrated within the established language of the cobbled surfaces. The site contains a range of floor finishes reflecting its historic development, including a number of original surfaces alongside more recent areas of repair and intervention. In this context, new inspection covers will be designed to sit flush with the surrounding cobbles and respond to their scale, materiality, and pattern. This approach will ensure that they are seamlessly incorporated into the existing surface treatment, avoiding visual disruption and preserving the coherence and character of the historic landscape.

## Services

Heat pumps are proposed to ensure that the development meets the Future Homes standards required as part of the current Part L requirements. The locations of these heat pumps are carefully considered to ensure that units are not placed close to residential windows, whilst also avoiding placements on primary facades, to avoid damage to the heritage character of the property. For locations please see Ground floor plans and proposed elevations.

A position for solar panels is provided in the valley of the stables roofs to help support the use of the heat pumps. This position allows the photo voltaic panels to be positioned with good exposure to the south, whilst avoiding any visibility from the buildings surroundings.

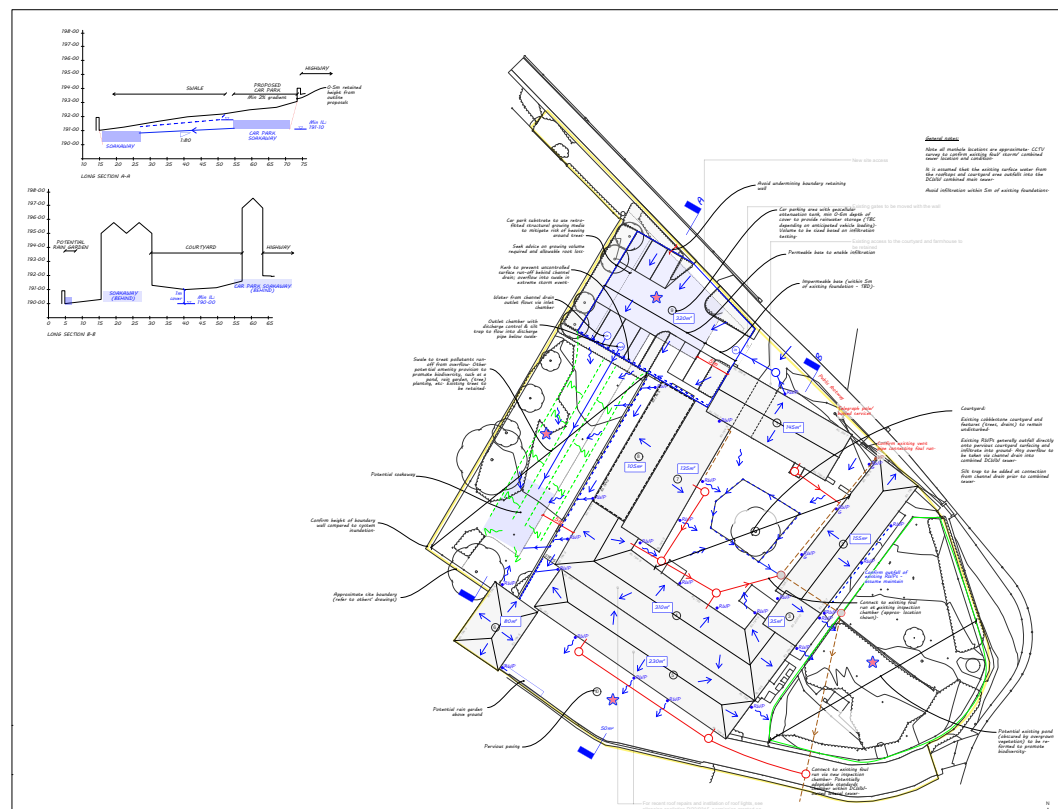


Diagram 11 - Extract of drainage drawing

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## Section 07

### *Conclusions*

This Heritage Impact Assessment has considered the significance of Pandy Farm, a Grade II listed former estate farmstead with strong historical and architectural associations to the Cyfarthfa Estate, and its contribution to the wider conservation area and setting of Cyfarthfa Castle.

The proposals have been informed by a detailed understanding of the site's evolution, fabric, and setting, and have been developed through an iterative design process that responds directly to its identified heritage values. The scheme seeks to secure a viable and sustainable future for the buildings through adaptive reuse, while retaining and enhancing their architectural character and historic legibility.

The majority of the proposed works, including the removal of later unsympathetic alterations, the reinstatement of lost features, and the repair of historic fabric, will result in a positive impact on the significance of the asset. Where change is proposed, this has been carefully designed to respect the scale, form, and spatial organisation of the existing buildings, often utilising historic layouts and features as a framework for intervention.

Some elements of the scheme will result in minor harm, particularly where new openings are introduced or where internal subdivision alters historic plan form. However, these impacts are limited in extent and are mitigated through a sensitive design approach that maintains the legibility of the original structure and ensures that new work is clearly distinguishable as a contemporary intervention.

The proposals also include a carefully considered approach to the treatment of external spaces, including the retention and reinstatement of historic cobbled surfaces and the minimisation of below-ground intervention. Together, these measures will preserve the character and setting of the farmstead and its contribution to the conservation area.

Overall, the scheme represents a balanced and heritage-led approach to development, in which the identified harm is less than substantial and is clearly outweighed by the public benefits of securing the long-term conservation, viable use, and enhanced appreciation of this important historic farmstead. The proposals are therefore considered to comply with relevant national and local planning policy relating to the conservation of the historic environment.