

Reference	179	This Design Statement supports the planning application for the proposed reconfiguration, alterations, and restoration of the South Stables, Cow Housing, former Forge, and Threshing Barn at Pandy Farm, Merthyr Tydfil. This document should be read in conjunction with the accompanying general arrangement drawings and plans, the Heritage Statement, Heritage Impact Assessment (HIA), and other supporting documents, which together evaluate the proposal’s potential effects on the site’s heritage significance. 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 A series of site visits and workshops pertaining to a previous scheme, have previously been hosted at Pandy Farm during October & 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 have informed the development of the revised brief with proposals for the wider site.
Subject	Pandy Farm	
Date	09.06.2026	
Issued to	Merthyr Tydfil County Borough Council	
Reference	Design & Access Statement	
Site address	Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA	
Site coordinates	51°45’14.9”N 3°23’30.1”W	



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 sits 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 settlement. Its agricultural origins are still evident in the scale, form, and materiality of the remaining buildings, which reflect a functional vernacular character typical of estate-associated farmsteads.

Over time, the site's context has changed significantly, 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 still retaining a clear historic relationship to Cyfarthfa Castle Park. This layered context highlights the site's transitional character, where historic agricultural use, estate heritage, and modern urban development converge.



The approach to the restoration and development of the farmstead has been fundamentally informed by the Heritage Statement and the Heritage Impact Assessment (HIA), which together provide a detailed understanding of the site’s significance, vulnerabilities and opportunities. These documents have identified the farmstead’s evidential, historical, aesthetic and communal values, ensuring that proposals are grounded in a comprehensive appreciation of what is important, why it is important, and how that significance is expressed in the buildings, spaces, materials and landscape setting. As a result, the scheme has been shaped to priorities the conservation of key heritage assets, retain historic fabric where it survives, and respect the legibility of the farmstead as a coherent Estate Home Farm.

The Heritage Statement and HIA have also guided the scale, location and nature of change, establishing clear principles for intervention that balance conservation with sustainable reuse. New additions and alterations have been carefully positioned and designed to be sympathetic to the historic hierarchy of buildings, minimise harm to significance, and where possible enhance appreciation of the site’s historic function and setting. The assessments have informed material choices, construction methods and landscape treatment, while ensuring that unavoidable change is justified, proportionate and clearly articulated. In this way, the proposals represent a considered response to the farmstead’s heritage significance, securing its long-term future while sustaining its historic character and relationship with Cyfarthfa Castle and the wider landscape.

Both the Heritage Statement and the Heritage Impact Assessment are submitted as part of the supporting information that accompanies this application and should be read alongside the proposed plans to fully understand the heritage-led approach adopted for the scheme.

Rural Office

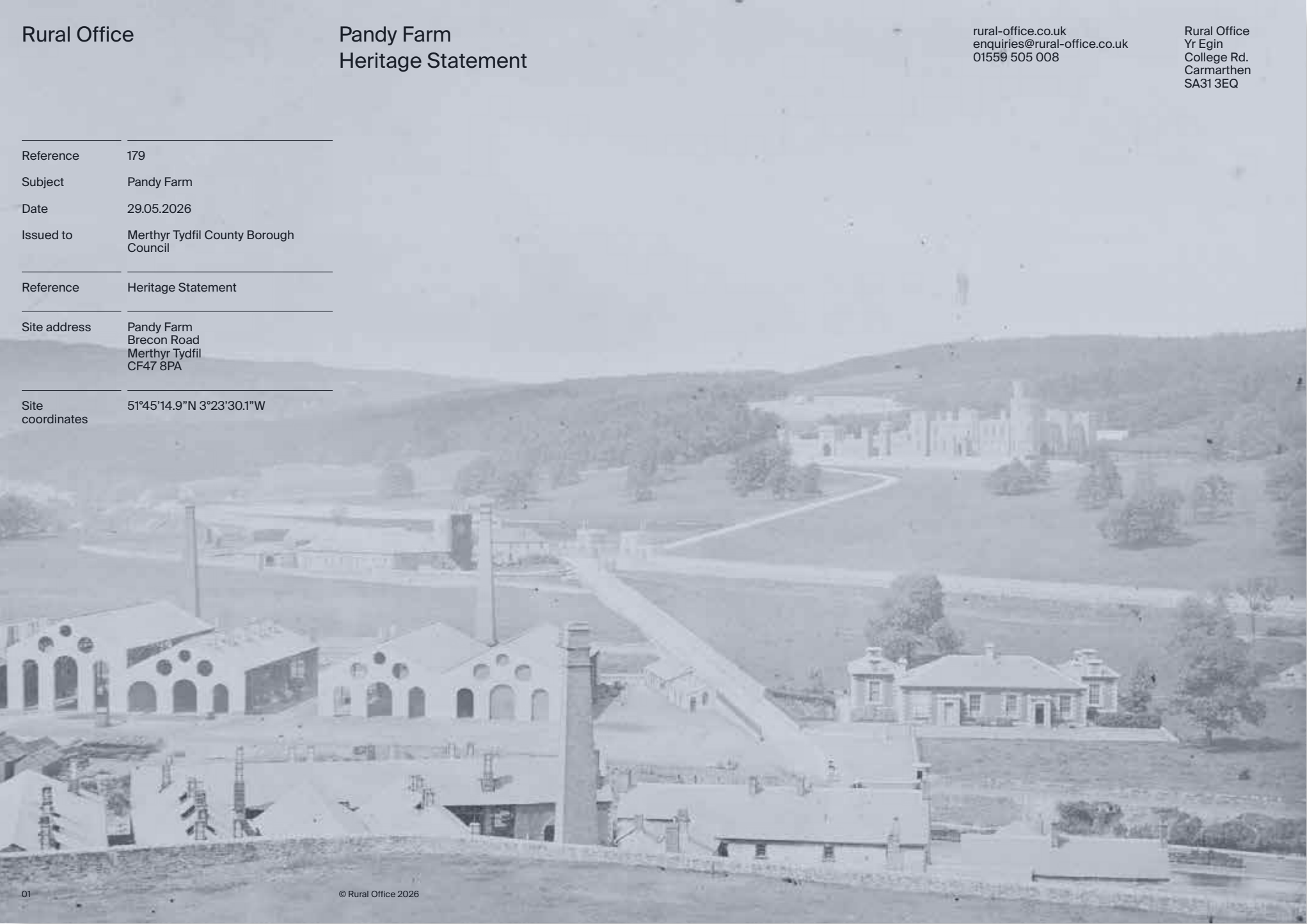
Reference	179
Subject	Pandy Farm
Date	29.05.2026
Issued to	Merthyr Tydfil County Borough Council

Reference	Heritage Statement
Site address	Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA
Site coordinates	51°45'14.9"N 3°23'30.1"W

Pandy Farm
Heritage Statement

rural-office.co.uk
enquiries@rural-office.co.uk
01559 505 008

Rural Office
Yr Egin
College Rd.
Carmarthen
SA31 3EQ



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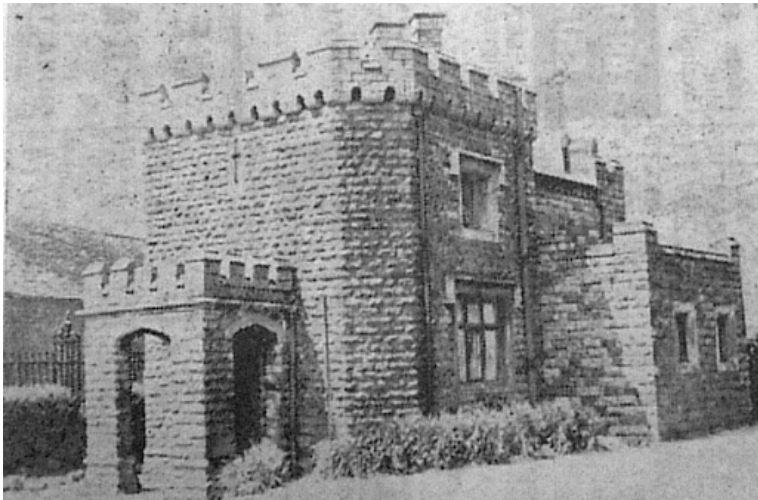
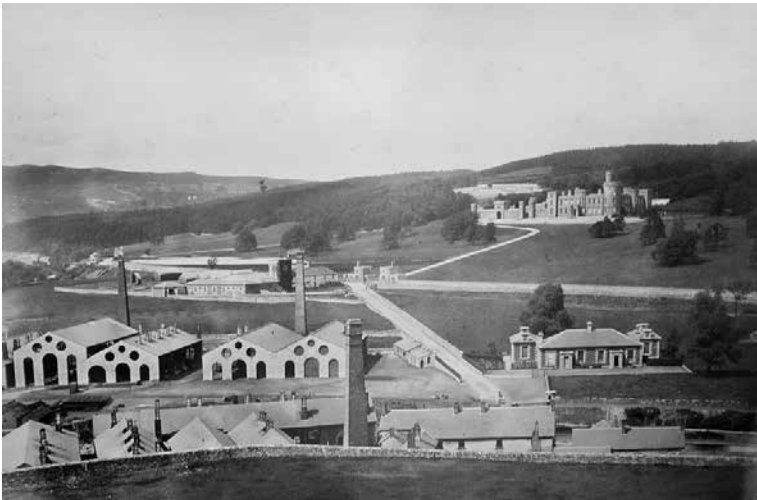
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Pandy Farm is a former estate farm historically associated with Cyfarthfa Castle and Ironworks. The existing buildings represent several phases of construction, predominantly dating to the 19th century representative of the estates golden age. Much of the reordering of the farmstead is likely contemporary with the construction of Cyfarthfa Castle around 1825, when the farm became the estate's designated 'Home Farm'.

As discussed within the supporting heritage statement, the farmstead has been extensively recorded in a wide range of archival material, most notably historical imagery such as that shown here. While the farmstead consistently appears within these views, it is seldom the primary focus; instead, it tends to feature as part of a broader composition centred on the castle or the ironworks.

Nevertheless, although not depicted as the main subject, these images provide valuable documentation of the farmstead's development and its evolving relationship with the wider estate and its neighbouring architecture. Collectively, they offer a unique insight into the farmstead's transition from a rural settlement to an agricultural complex situated within an increasingly suburban setting.



Rural Office

Chronology & Sequencing

The farmstead has developed incrementally over time, responding to changing agricultural practices and estate needs. As a result, it comprises a range of building forms and layouts that reflect successive phases of use and expansion. This layered development illustrates the evolving working life of the farm rather than a single period of construction.

Below outlines the key phases of construction:

- It appears as if the farmhouse is early, although much altered and the clock tower, perhaps built in 1816, and later modified, was originally detached.
- The threshing/combination barn (11) appears to have been built before the cow housing (10) as inside the building (10) you can see the threshing barn wall and the cow housing butting up to it.
- Section 2 of the farmhouse could originally have been a smaller lean-to and then extended to the clock tower by at least 1850 - it was in agricultural use/storage - only more recently becoming part of the living accommodation.
- It is uncertain, but seems as if 4, 5 and 6 were built at the same time as cow housing and stabling for working horses. The dividing wall between 5 and 6 seems to be a later insertion and they share the same back south wall.
- The cart shed facing the rickyard and forge (9) could be later.
- The stables (for riding and coach horses) and carriage house 7 & 8 appear to be built after 5, 6 and 9. It looks as if there is a visible junction at low level between 7 & 5 on the east gable before the stonework is tied in further up. In the south-west end of 7 the rear wall appears to be the wall of the cart shed, 9 above.
- The lost building facing west within the rickyard may have been an animal shelter shed or otherwise additional cart shed/ machinery and implement store facing the rickyard - animals wouldn't folded out into the rickyard when it was full of crops and hay. This lost building would appear to have been considered in the construction of cow house 10 so could have been erected soon after.

Pandy Farm Historic Elements

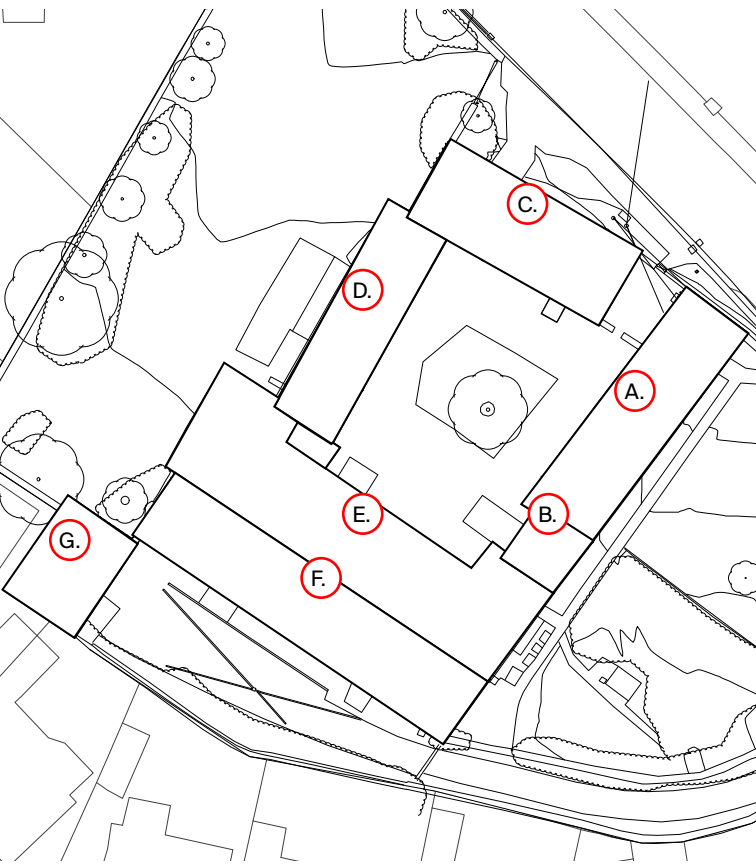
Key Elements

1. Farmhouse A
2. Farmhouse B
3. Clock tower
4. Archway & Connection
5. Garage
6. Stabling
7. South Stables, Tack & Mess Room
8. Coach House
9. Forge & Cart House
10. Cow Housing
11. Threshing/ Combination Barn

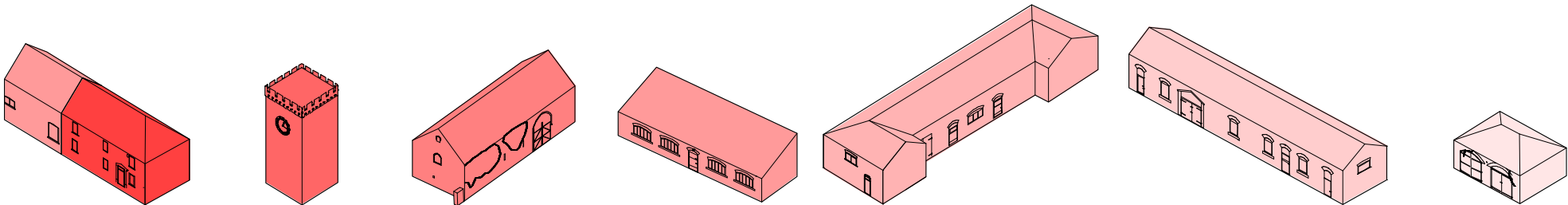


Understanding the farmstead through an architectural taxonomy provides a structured method for interpreting its historical development. By classifying each building according to its form, materials, and spatial relationship to the wider complex, this approach highlights the logic that once defined the farm's operation. It allows us to reconstruct how purpose shaped design, offering a systematic means of decoding the farmstead as a functional organism rather than a collection of incidental structures.

On the ground, the farmstead consists of a series of distinct buildings, each originally constructed to perform a specific task - much like the coordinated parts of a finely tuned machine. Although the activities they once supported have long since ceased, the surviving architecture still conveys valuable clues about their intended roles and the day-to-day workings of the site. Examining each component individually reveals the degree of functional complexity embedded within what is, in physical terms, a relatively compact agricultural settlement.



Key Plan



A. Farmhouse	B. Clock Tower	C. Threshing/ Combination Barn	D. Cow Housing	E. Stabling & Forge	F. Stables, Tack & Mess Room	G. Coach House
Forms an early 19th century model farm complex.	Reportedly constructed in 1816 and the existing clock erected in 1856 and made in the Cyfarthfa Works under the direction of George Cope-Pearce, Chief Engineer.	Coursed rubblestone barn is orientated east-west and forms the northern enclosure to the courtyard farmstead. The barn exhibits decorative detailing in the form of arched openings.	The courtyard ranges facing the central yard are likely to have been cow housing for the estate milking herd.	South courtyard range former cow house/ stables view east. Current stabling is a later insertion.	Lower horse yard with stables and coach house. The pitched stone yard survives intact with diagonal division lines.	The stable yard is flanked by stone walls and iron railings behind which sit the impressive stable range and detached double doored coach house
Finished in a 20th century cement roughcast render with late 20th century plaster moulding around the door not present in early 20th century photographs.			The west courtyard range was converted into stabling and currently remains so with 20th century stalls, fixtures and fittings.	In the corner of the two cow house ranges is an entrance to two small areas that to the rear contains a fireplace, perhaps a forge.	These stables were ancillary to the stable block at Cyfarthfa Castle.	
						



A comprehensive Statement of Significance has been prepared within the Heritage Statement, outlining the site’s overall heritage importance in relation to the four recognised heritage values.

While the site as a whole has been assessed as having high significance, it is composed of individual buildings, each with their own distinct heritage value. Recognising these differences is essential for understanding the varied contribution each structure makes to the character, development, and historic function of the farmstead.

The accompanying plan illustrates both the distribution and the combination of heritage values across the site. It also demonstrates that significance can vary even within a single building. The south stable offers the clearest example of this, where high, moderate, and low levels of significance are assigned to different rooms within the same structure.

By interpreting these values spatially, we can better understand how significant heritage elements may be retained, protected, and enhanced alongside the proposals presented within this report.

Externally, the site contains several distinct outdoor zones which, like the buildings themselves, retain an overall high level of significance. Their survival, largely intact despite changes in the wider landscape, contributes meaningfully to the understanding of the farmstead’s historic form and function.

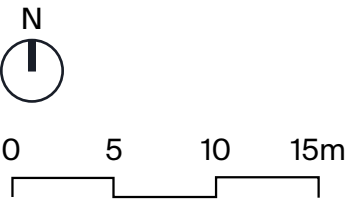
These external spaces include:

- Courtyard (Main Foldyard)
- Lower Stable Courtyard (South Stable)
- Rickyard

Both the principal courtyard and the lower stable courtyard are assessed as having high significance, reflecting their strong contribution to the historic character, circulation pattern, and operational layout of the farmstead. The rickyard, while still important, is assessed as having moderate significance, owing to a combination of its surviving historic form and its slightly reduced level of intactness or evidential value when compared with the other zones.

Key

- High
- Moderate
- Low
- Not part of the proposed scheme



The structural appraisal has been fundamental to understanding the existing structure, its significance, and the way the buildings perform as a whole. Through careful assessment, it has identified the primary load-bearing elements and areas of structural sensitivity, allowing informed decisions to be made about where change can be accommodated. This process has ensured that proposed alterations are focused in locations that do not compromise the structural stability of the buildings, while respecting and retaining the integrity of the original structure.

An early stage structural feasibility was undertaken by Mann Williams in October 2021. The diagram showcases the notes provided from the initial inspection, which highlighted the key structural conditions on site. The previous works to the stables roof undertaken as part of LBC P/22/0317 has addressed many of the areas highlighted, including the majority of the structural items associated within the roof.

A detailed structural survey of the threshing/combination barn is provided in report 11239.R.TH.02A

Key

Provide important structural function, can be altered but will require considered intervention.

Providing some structural function, can be altered with standard/typical intervention.

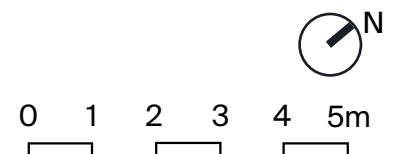
Providing little to no structural function, can be altered or removed entirely with minimal intervention.



This architectural floor plan depicts a farm complex with the following labeled areas:

- Coach House**: Located in the top left corner.
- Forge & Cart House**: Situated in the top center.
- Stables**: Two sets of stables are shown, one in the center and one in the bottom left.
- South Stables**: Two sets of stables are shown, one in the center and one in the bottom left.
- Tack Room**: Located between the two sets of stables.
- Garage**: Located in the bottom center.
- Clock Tower**: A small structure located near the bottom center.
- Farmhouse**: A large building located in the bottom right.
- Cow Housing**: A long building located in the top right.
- Threshing/Combination Barn**: A large building located in the middle right.
- Courtyard (Main Foldyard)**: A large open area in the center.
- Lower stable courtyard**: A small courtyard located between the Coach House and the stables.
- Former Building (Removed)**: A rectangular area located in the top right, adjacent to the Cow Housing.
- Rickyard**: Located in the top right corner.

The plan also includes various architectural details such as walls, doors, windows, and furniture. Elevation markers (Ele A4, Ele A5, Ele B1, Ele B2, Ele B3, Ele B4) and room numbers (RL 194.47, RL 194.48, RL 194.49, RL 194.50, RL 194.51, RL 194.52, RL 194.53, RL 194.54, RL 194.55, RL 194.56, RL 194.57, RL 194.58, RL 194.59, RL 194.60, RL 194.61, RL 194.62, RL 194.63, RL 194.64, RL 194.65, RL 194.66, RL 194.67, RL 194.68, RL 194.69, RL 194.70, RL 194.71, RL 194.72, RL 194.73, RL 194.74, RL 194.75, RL 194.76, RL 194.77, RL 194.78, RL 194.79, RL 194.80, RL 194.81, RL 194.82, RL 194.83, RL 194.84, RL 194.85, RL 194.86, RL 194.87, RL 194.88, RL 194.89, RL 194.90, RL 194.91, RL 194.92, RL 194.93, RL 194.94, RL 194.95, RL 194.96, RL 194.97, RL 194.98, RL 194.99, RL 195.00, RL 195.01, RL 195.02, RL 195.03, RL 195.04, RL 195.05, RL 195.06, RL 195.07, RL 195.08, RL 195.09, RL 195.10, RL 195.11, RL 195.12, RL 195.13, RL 195.14, RL 195.15, RL 195.16, RL 195.17, RL 195.18, RL 195.19, RL 195.20, RL 195.21, RL 195.22, RL 195.23, RL 195.24, RL 195.25, RL 195.26, RL 195.27, RL 195.28, RL 195.29, RL 195.30, RL 195.31, RL 195.32, RL 195.33, RL 195.34, RL 195.35, RL 195.36, RL 195.37, RL 195.38, RL 195.39, RL 195.40, RL 195.41, RL 195.42, RL 195.43, RL 195.44, RL 195.45, RL 195.46, RL 195.47, RL 195.48, RL 195.49, RL 195.50, RL 195.51, RL 195.52, RL 195.53, RL 195.54, RL 195.55, RL 195.56, RL 195.57, RL 195.58, RL 195.59, RL 195.60, RL 195.61, RL 195.62, RL 195.63, RL 195.64, RL 195.65, RL 195.66, RL 195.67, RL 195.68, RL 195.69, RL 195.70, RL 195.71, RL 195.72, RL 195.73, RL 195.74, RL 195.75, RL 195.76, RL 195.77, RL 195.78, RL 195.79, RL 195.80, RL 195.81, RL 195.82, RL 195.83, RL 195.84, RL 195.85, RL 195.86, RL 195.87, RL 195.88, RL 195.89, RL 195.90, RL 195.91, RL 195.92, RL 195.93, RL 195.94, RL 195.95, RL 195.96, RL 195.97, RL 195.98, RL 195.99, RL 196.00, RL 196.01, RL 196.02, RL 196.03, RL 196.04, RL 196.05, RL 196.06, RL 196.07, RL 196.08, RL 196.09, RL 196.10, RL 196.11, RL 196.12, RL 196.13, RL 196.14, RL 196.15, RL 196.16, RL 196.17, RL 196.18, RL 196.19, RL 196.20, RL 196.21, RL 196.22, RL 196.23, RL 196.24, RL 196.25, RL 196.26, RL 196.27, RL 196.28, RL 196.29, RL 196.30, RL 196.31, RL 196.32, RL 196.33, RL 196.34, RL 196.35, RL 196.36, RL 196.37, RL 196.38, RL 196.39, RL 196.40, RL 196.41, RL 196.42, RL 196.43, RL 196.44, RL 196.45, RL 196.46, RL 196.47, RL 196.48, RL 196.49, RL 196.50, RL 196.51, RL 196.52, RL 196.53, RL 196.54, RL 196.55, RL 196.56, RL 196.57, RL 196.58, RL 196.59, RL 196.60, RL 196.61, RL 196.62, RL 196.63, RL 196.64, RL 196.65, RL 196.66, RL 196.67, RL 196.68, RL 196.69, RL 196.70, RL 196.71, RL 196.72, RL 196.73, RL 196.74, RL 196.75, RL 196.76, RL 196.77, RL 196.78, RL 196.79, RL 196.80, RL 196.81, RL 196.82, RL 196.83, RL 196.84, RL 196.85, RL 196.86, RL 196.87, RL 196.88, RL 196.89, RL 196.90, RL 196.91, RL 196.92, RL 196.93, RL 196.94, RL 196.95, RL 196.96, RL 196.97, RL 196.98, RL 196.99, RL 197.00, RL 197.01, RL 197.02, RL 197.03, RL 197.04, RL 197.05, RL 197.06, RL 197.07, RL 197.08, RL 197.09, RL 197.10, RL 197.11, RL 197.12, RL 197.13, RL 197.14, RL 197.15, RL 197.16, RL 197.17, RL 197.18, RL 197.19, RL 197.20, RL 197.21, RL 197.22, RL 197.23, RL 197.24, RL 197.25, RL 197.26, RL 197.27, RL 197.28, RL 197.29, RL 197.30, RL 197.31, RL 197.32, RL 197.33, RL 197.34, RL 197.35, RL 197.36, RL 197.37, RL 197.38, RL 197.39, RL 197.40, RL 197.41, RL 197.42, RL 197.43, RL 197.44, RL 197.45, RL 197.46, RL 197.47, RL 197.48, RL 197.49, RL 197.50, RL 197.51, RL 197.52, RL 197.53, RL 197.54, RL 197.55, RL 197.56, RL 197.57, RL 197.58, RL 197.59, RL 197.60, RL 197.61, RL 197.62, RL 197.63, RL 197.64, RL 197.65, RL 197.66, RL 197.67, RL 197.68, RL 197.69, RL 197.70, RL 197.71, RL 197.72, RL 197.73, RL 197.74, RL 197.75, RL 197.76, RL 197.77, RL 197.78, RL 197.79, RL 197.80, RL 197.81, RL 197.82, RL 197.83, RL 197.84, RL 197.85, RL 197.86, RL 197.87, RL 197.88, RL 197.89, RL 197.90, RL 197.91, RL 197.92, RL 197.93, RL 197.94, RL 197.95, RL 197.96, RL 197.97, RL 197.98, RL 197.99, RL 198.00, RL 198.01, RL 198.02, RL 198.03, RL 198.04, RL 198.05, RL 198.06, RL 198.07, RL 198.08, RL 198.09, RL 198.10, RL 198.11, RL 198.12, RL 198.13, RL 198.14, RL 198.15, RL 198.16, RL 198.17, RL 198.18, RL 198.19, RL 198.20, RL 198.21, RL 198.22, RL 198.23, RL 198.24, RL 198.25, RL 198.26, RL 198.27, RL 198.28, RL 198.29, RL 198.30, RL 198.31, RL 198.32, RL 198.33, RL 198.34, RL 198.35, RL 198.36, RL 198.37, RL 198.38, RL 198.39, RL 198.40, RL 198.41, RL 198.42, RL 198.43, RL 198.44, RL 198.45, RL 198.46, RL 198.47, RL 198.48, RL 198.49, RL 198.50, RL 198.51, RL 198.52, RL 198.53, RL 19

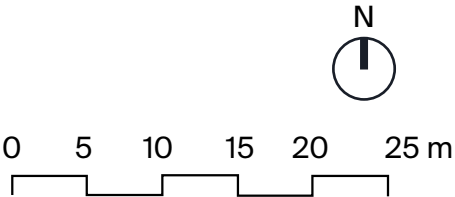
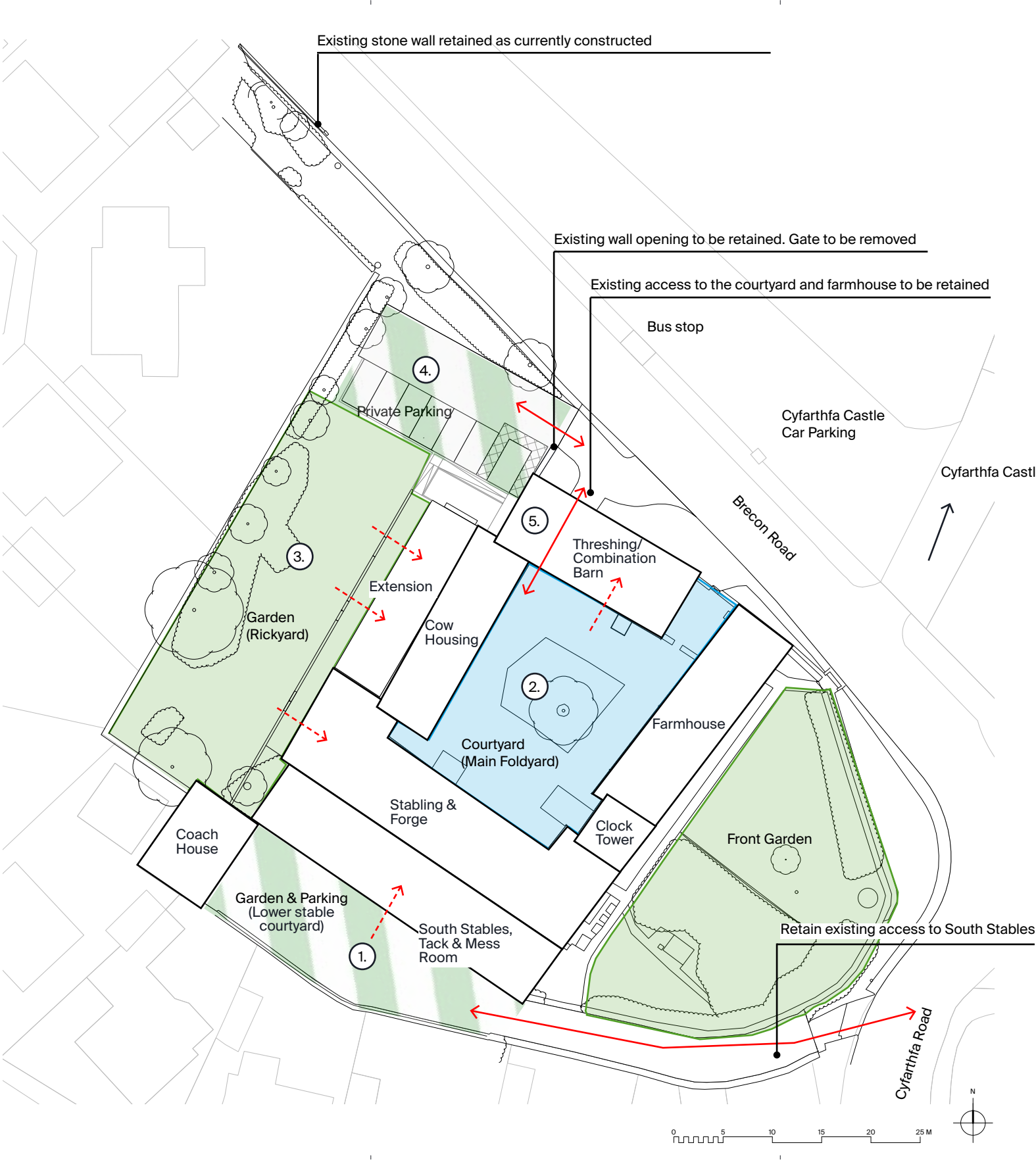


Options for vehicle access to the site were presented to the local authority on the 26th March 2026, including the demolition and rebuilding of the wall to provide better visibility. Following a meeting on 7th May 2026, it was agreed with the local authority that the existing gate access to the rickyard would be retained as vehicle access to the site. The car park is to include 7 parking spaces (1 space for each unit with an additional accessible parking space). This access was felt to be the best layout to balance the highway access and the heritage needs of the site. As part of the agreed strategy the gates are to be removed, but the existing stone opening is to be retained as currently constructed. This is to encourage a right hand only turn whilst exiting the site. Signage is also to be used to enforce this egress. Access to the central courtyard is to be limited to maintain the heritage character of the space and to maintain the amenity of the housing units which are organised around this space

Site Plan, Scale 1:500

- 1. Garden & Parking (Lower stable courtyard) - Access to South Stables, Tack & Mess Room accommodation and parking provision for these units.
- 2. Courtyard (Main Foldyard) - Enclosed central courtyard providing existing vehicle access to the Farmhouse and servicing of Stabling & Forge, Cow Housing and Threshing/Combination Barn accommodation units.
- 3. Garden (Rickyard) - On foot access into the Cow Housing and Stabling & Forge accommodation units.
- 4. 9 spaces for Private parking for Cow Housing, Stabling & Forge and Threshing/Combination Barn accommodation.
- 5. Services, plant, and refuse facilities for the entire site are located in the north west section of the Threshing/Combination Barn, from where waste is collected by the appointed contractors arriving from the Brecon Road.

- Holiday let primary entrance
- On foot access
- Vehicle access



The proposal comprises six holiday lets, all designed within the footprint of the existing farmstead. A sensitively designed extension is proposed in place of a former structure, specifically extending the Cow Housing to the north west, in line with the original building's dimensions. Each unit has its own independent entrance, with access to a front garden and dedicated parking space. A refuse store serving all dwellings is located in the north west section of the Threshing/Combination Barn.

Proposed Ground Floor Plan

Key

South Stables, Tack & Mess Room
2x2 bedroom accommodation

Stabling & Forge
1x3 bedroom accommodation

Threshing & Combination Barn
1x3 bedroom accommodation

Cow Housing
2x3 bedroom accommodation

Services

New extension

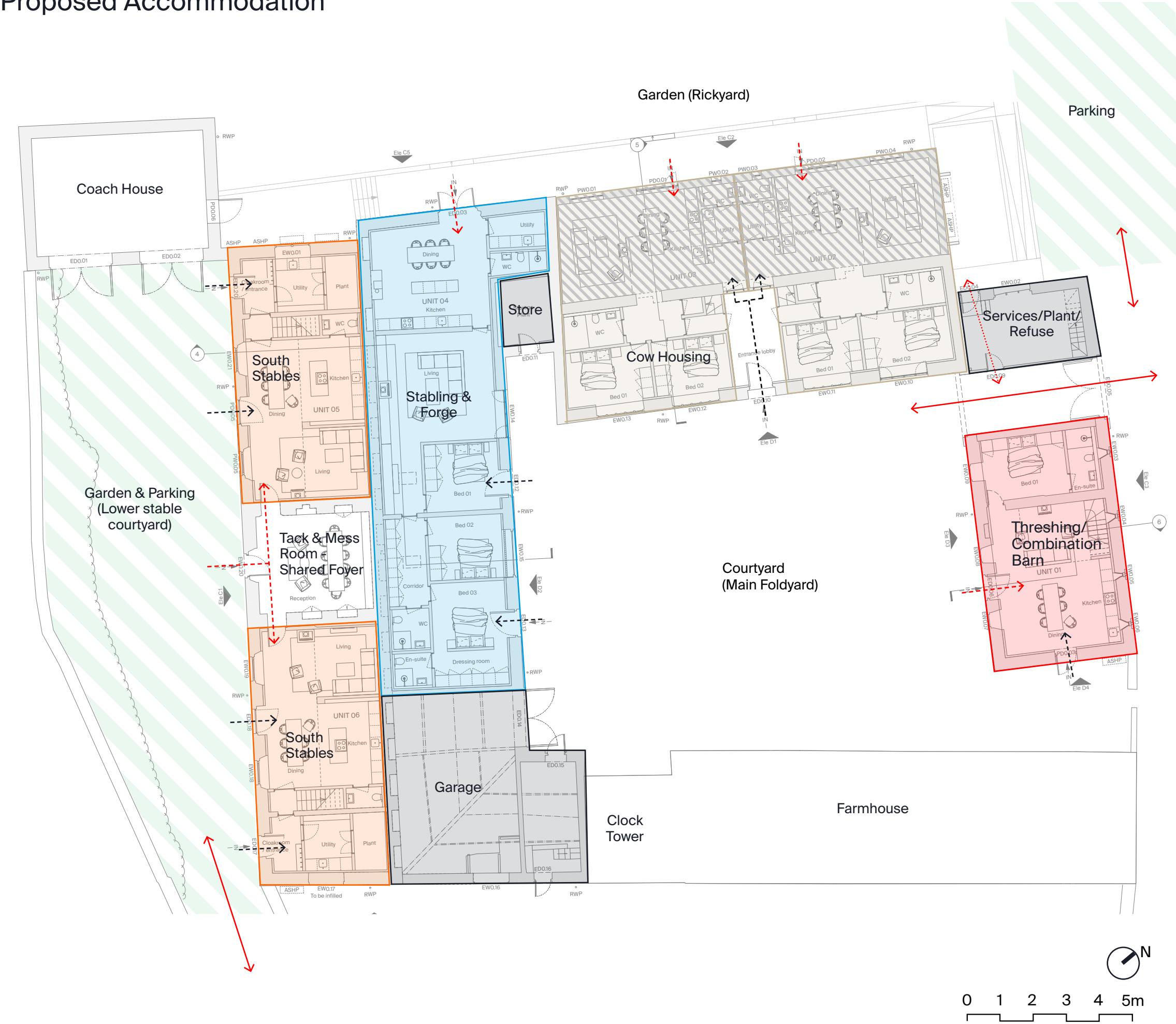
Proposed parking zone

Primary access to the accommodation unit

Secondary access to the accommodation unit

Vehicle access

Services/Plant/Refuse access



Proposed Ground Floor Plan



Proposed First Floor Plan



The proposal seeks to reuse the existing buildings wherever possible; however, to support the overall scheme, a new-build element is proposed on the west elevation (Threshing barn & cow housing elevation), located on the footprint of a previously demolished structure.

Using historical imagery (see dia. 36, 37, 38 & 41 of the Heritage statement), of the former structure, the proposed new build takes the form of a lean-to structure constructed against the existing tall wall. Its scale and alignment follow that of neighbouring structures, ensuring the addition remains visually subservient to the host building and respects the established hierarchy of the historic built form.

The material palette responds to the agricultural character of the site while offering a restrained contrast to the existing stonework, ensuring the new element is clearly identifiable as contemporary and avoids a pastiche approach to the site’s vernacular architecture.



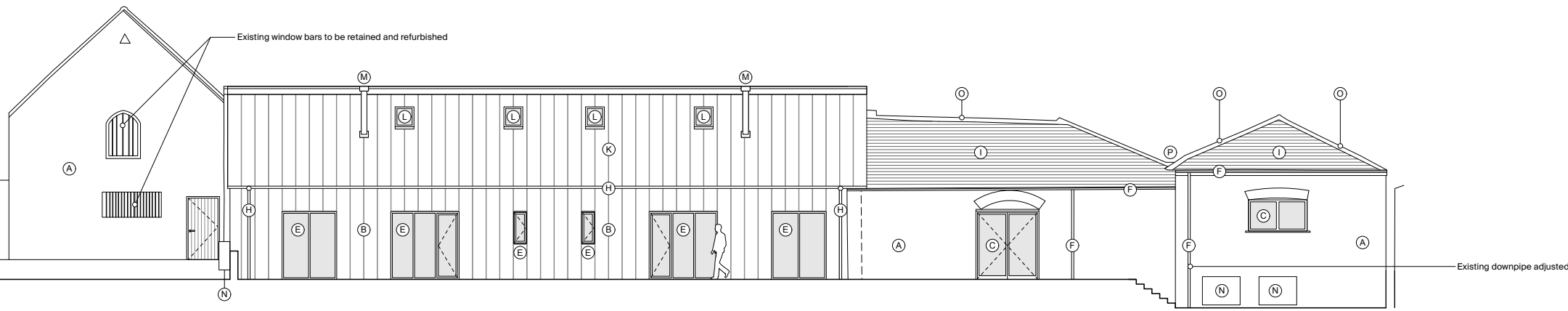
Proposed rooflights aligned to the standing seam roof finish.



A grey standing seam cladding finish to roof and wall systems, with aluminium rainwater goods to express an agricultural language.



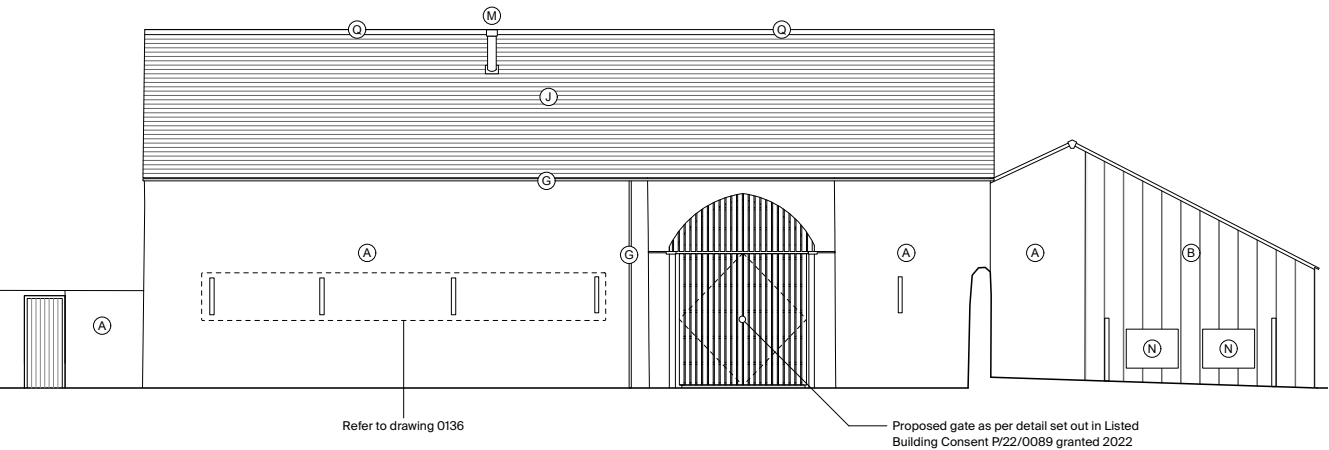
Composite window and door systems to provide a contemporary contrast to the traditional joinery elsewhere.



Proposed Threshing Barn & Cow Housing Elevation



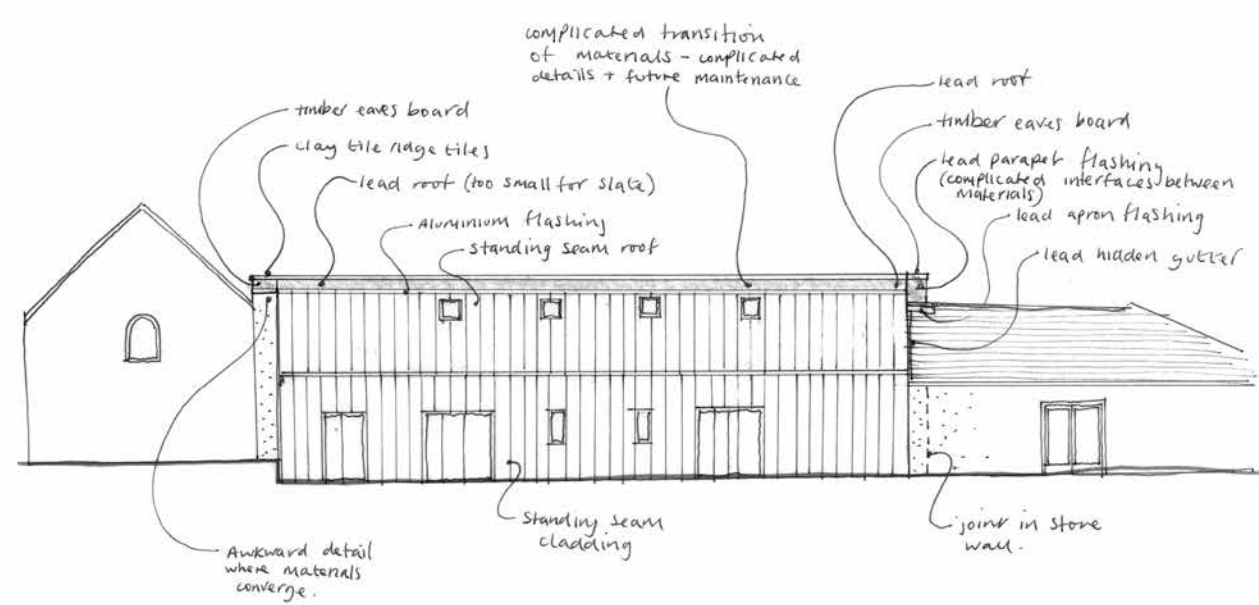
Rendered elevation showing proposed materiality.



Proposed Threshing Barn Elevation

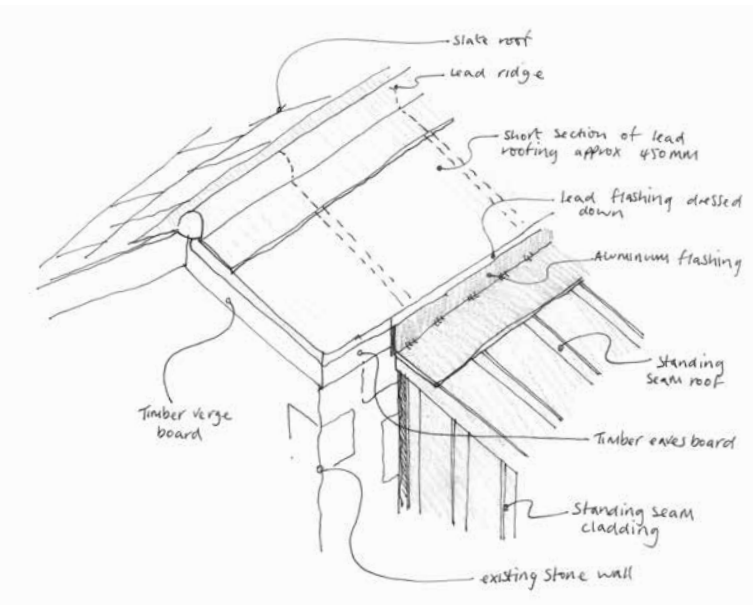
During the early stages of the design, a lean-to structure below the existing ridge line was explored for the elevation. As the design developed, this approach was found to create a number of awkward junctions and conflicts with the existing historic fabric, resulting in unnecessary complexity and visual disruption to the original building.

The following sketches illustrate the subsequent design development, which led to a simpler and more considered solution. This approach reduces the number of junctions, limits intervention into the existing structure, and minimises the visual impact of the new build element, resulting in a clearer and more sympathetic relationship between old and new.



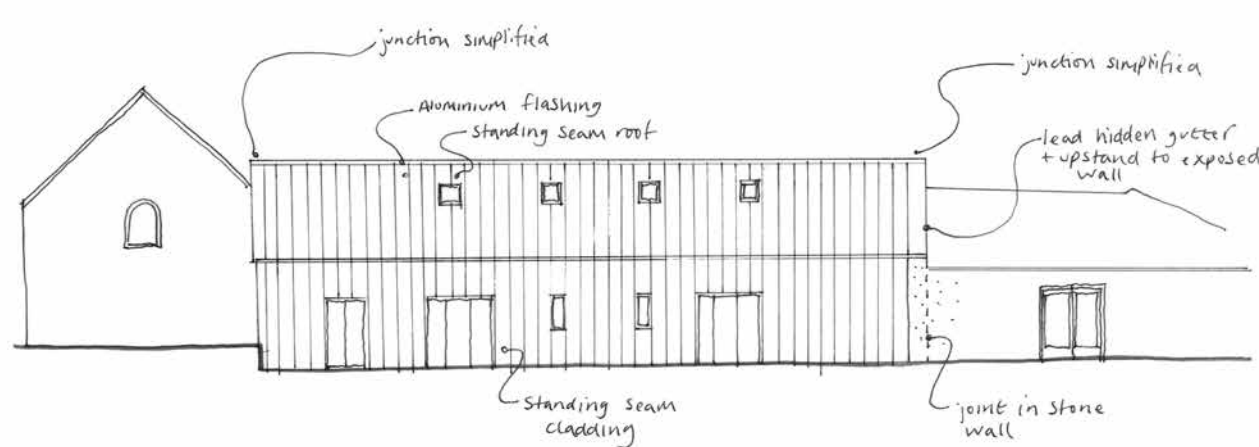
Pre-Planning Elevation Sketch

A simple diagram illustrating the number of junctions and the extent of associated works required to achieve the initial design.



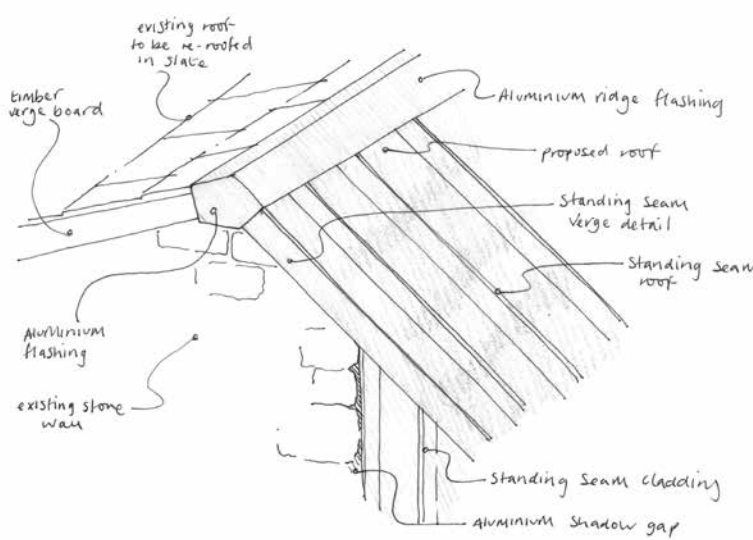
Pre-Planning Detail Sketch

Here, the ridge line detail demonstrates the inherent complexity of the initial scheme, which would have resulted in an obvious intervention sitting awkwardly against the established line of the existing building.



Planning Elevation Sketch

Diagram illustrating a simplified elevation with reduced junctions, addressing previous detailing conflicts and mitigating the risk of water ingress between new and existing structures.



Planning Detail Sketch

Here, the ridge line detail demonstrates how the simplification of the design improves the junction between the new and existing elements, while also reducing maintenance requirements and the risks associated with water ingress at multiple junctions.

The south elevation of the south stable has historically undergone various alterations, most notably the large, contemporary, and crudely executed double-door insertion, which has significantly disrupted the building’s architectural quality and symmetry.

The proposal therefore seeks to restore the historic elevation by re-establishing the original order of the architectural composition through providing a single door and window.

As part of the wider scheme, the central tack room, historically accessed from the west or east stable bays, has been carefully designed to be retained as a shared communal space for the accommodation located on either side. To facilitate this use, the proposal includes lowering the existing window to form a new doorway, as demonstrated within the accompanying elevations.

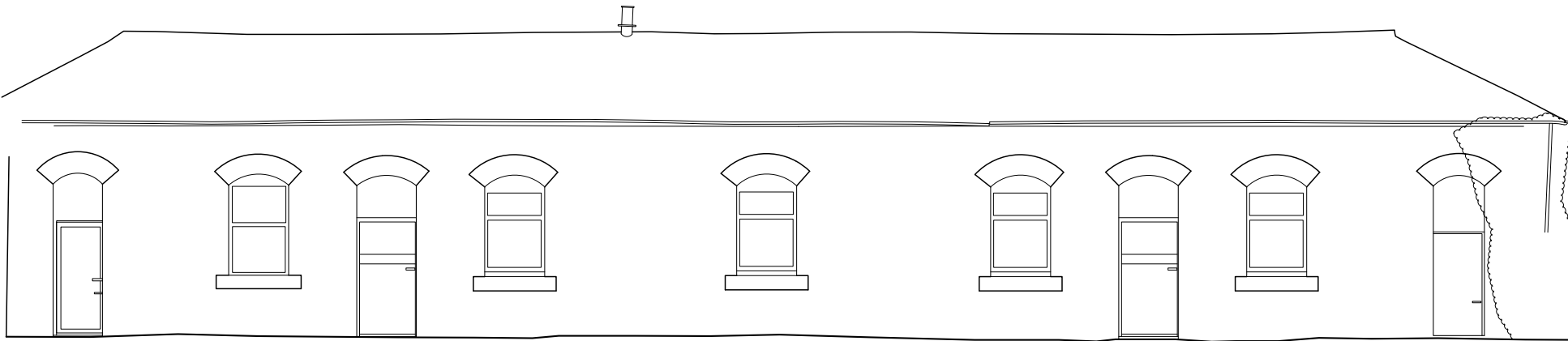
While this alteration will have some impact on the significance of the elevation, the proposal does not increase the size of the existing opening and therefore does not disrupt the visual language of the original design.

Historic evidence, including masonry rebuilding works internally, suggests that the window sill detail previously caused significant failure in the surrounding masonry, necessitating repair and reconstruction. As a result, much of the fabric below sill level is already contemporary infill or a poor-quality restoration of the original masonry.

The 1957 image demonstrates the elevation prior to the contemporary works that enlarged the existing openings. It also shows that the fixed fanlights above the doors were originally either glazed or barred, and that the overall fenestration had a more domestic character.



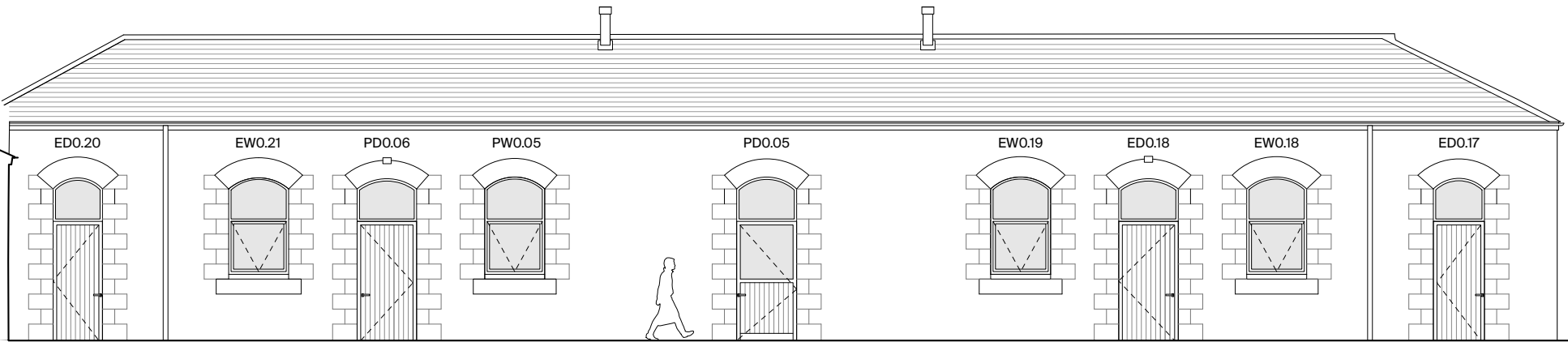
Aerial view of Cyfarthfa Castle, Merthyr Tydfil c. 1957 © Amgueddfa Cymru 2026



Historic Elevation



Existing Elevation



Proposed Elevation

The vehicular access has been discussed with the local authority prior to application to ensure that both the highways requirements and the heritage aspects of the project are balanced. See page 10 for further information

For full analysis of the vehicular access to the site please see the attached transport technical note (Document 25021d2) provided as part of the application.

Vehicular access to the site is provided through the existing opening in the stone wall, to provide parking as part of the existing rickyard.

7 parking spaces (including 1 accessible parking space) are provided to service the new residential units as agreed alongside the local authority.

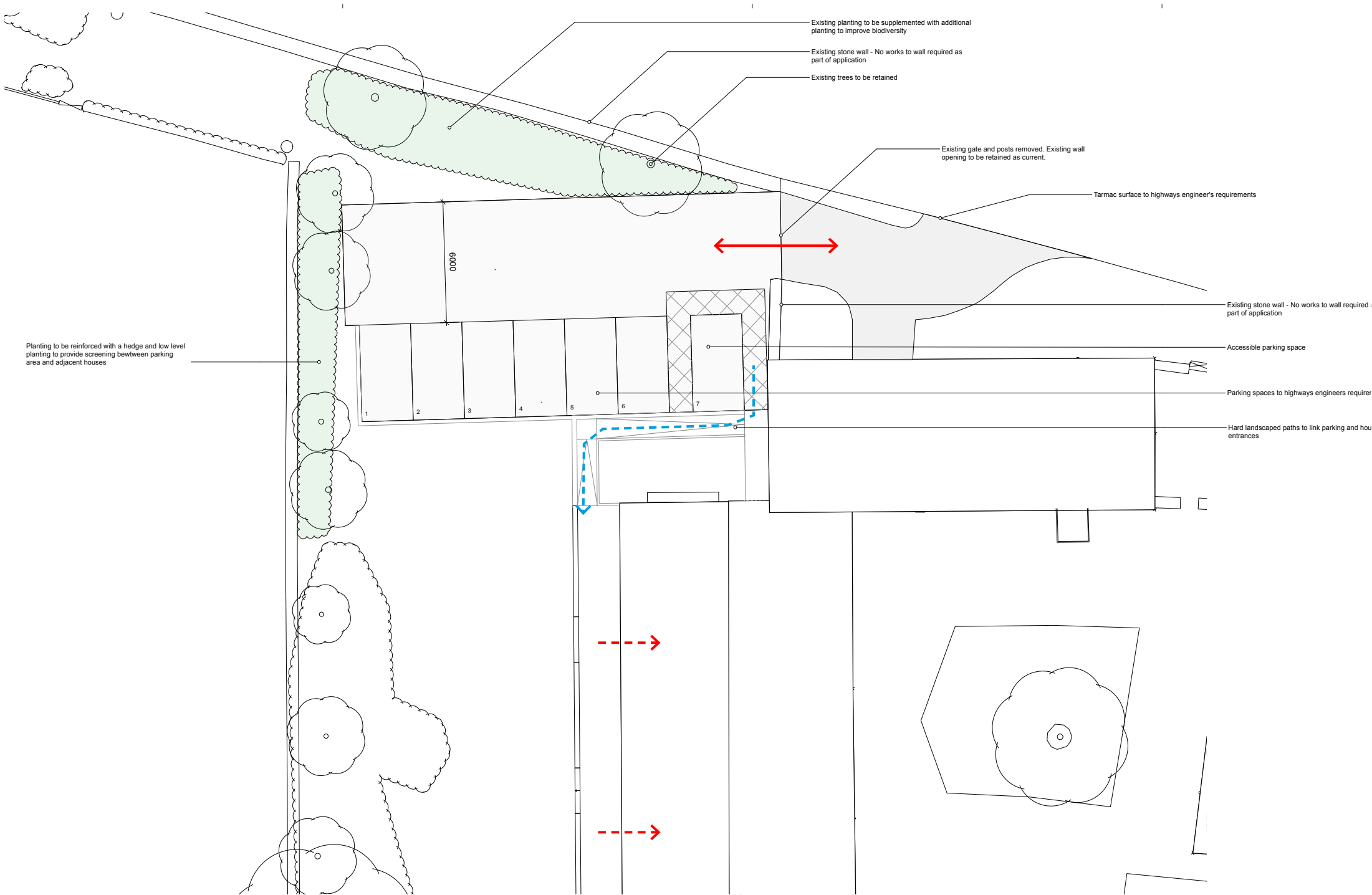
The existing timber gates are to be removed, but the opening is to be retained in position and size. This ensures that vehicles can adequately enter the rickyard, but also limits the egress from the site to a right turn only, with the nearby roundabout being used for those vehicles requiring a left hand turn. Signage is also to be provided to ensure the right hand only egress.

Ramped access is to be provided from the carpark to the residential entrances off the rickyard. This provides suitable wheelchair access to the units and avoids any positioning of accessible parking within the existing courtyard, where the heritage cobblestones will provide difficult access.

Vehicle access to the courtyard is to be limited to maintain the heritage character of the space and to maintain the amenity of the units which open onto the courtyard.

The parking is organised to maintain the existing trees and landscaping along the existing stone wall and to maintain the planting to the West of the parking, which is to be supplemented by further planting to create a planted barrier to minimise disruption to the adjacent gardens and houses.

Further ecology and landscape commentry for this area is provided in the Bat Report and Ecology Assessment (document 1703/04) provided as part of the application



- KEY
- ←--- Holiday let primary entrance
 - On foot access
 - ← Vehicle access

Overview

A range of options for conservation, reconfiguration, and alteration have been explored, with a focus on developing 2- and 3-bedroom accommodation. The site presents a high level of complexity due to its historic building fabric, which has been carefully considered and conserved throughout the design process. Measures will be required to avoid or minimise harm to the significance of the heritage assets and their setting. This approach is informed by the accompanying heritage statement and an initial assessment of potential impacts. As part of the pre-application process, it is recommended that mitigation strategies be reviewed in consultation with the conservation officer to ensure that the design, layout, massing, scale, and associated landscaping are appropriately refined and sensitive to the historic context.

Structure

The building’s structure will be largely preserved and enhanced where needed. The roofs over the Stables have already been replaced, following planning permission granted in July 2023. Roofs on the Cow Housing and Threshing Barn will be replaced using the same approved methodology, See report 112 39.R.TH.02 by Mann Williams. Additionally, the proposed extension to the Cow Housing will occupy the footprint of a former building and will closely match its original dimensions.

Material and Appearance

The appearance of the listed buildings will be carefully preserved, with all external materials remaining largely unchanged. Existing doors and windows will be replaced with new units designed to closely match the existing architectural elements. In contrast, the materials used for the new extension will have a clearly modern appearance, making it easy to distinguish between the historic structure and the new addition.

Character

The existing character will be largely retained. Working with the historic building consultant, we have carefully assessed the impact of the proposed scheme to ensure the farm’s heritage remains intact. Where significant heritage impact has been identified, clear justification to maintain the integrity of the site was provided.

Environmental Sustainability

To enhance the building’s thermal efficiency, the walls will be insulated using a suitable breathable material. Existing windows and doors will be replaced with high-performance units to reduce heat loss. Additionally, a qualified ecologist has been commissioned to conduct a bat survey ensure that all ecological considerations are fully addressed throughout the project.

Community Safety

With six new accommodation units, natural surveillance will be improved due to increased presence and activity on site. Bringing buildings back to use will contribute to a more vibrant and secure environment. Provision will be made to illuminate the site for safety, taking into account the recommendations of the ecologist. Security systems, such as alarms and CCTV, will also be included and configured according to the specific use and occupancy levels of each unit.

Access and Movement

Access into the buildings will remain relatively unchanged, with principal elevations modified to accommodation. Courtyard access to the existing farmhouse will be retained by cobbled carriageway through the barn.

Access for vehicles has been reviewed by a highway consultant and is outlined the technical note submitted.

Access for parking is via a carpark accessed from Brecon Road or via parking accessed off Cyfarthfa Road using the existing access routes. Parking and pathways have been designed to maximise ramped or level access to the units. 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.

