

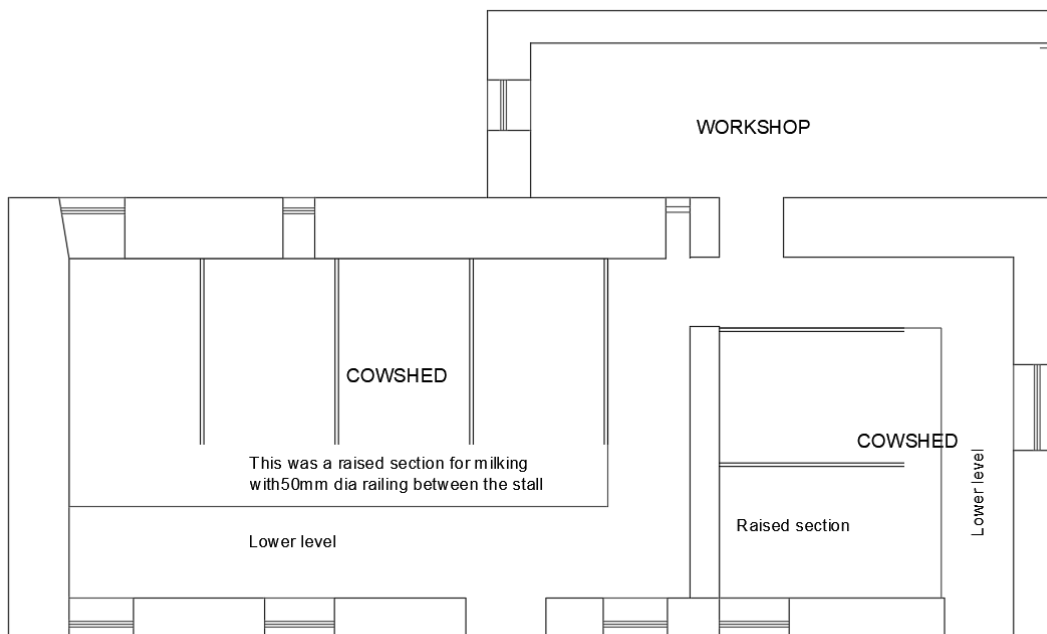
PLANNING STATEMENT

Project

CONVERSION OF COWSHED TO 2 NO HOLIDAY LET LIVING UNITS
Berthlwyd Farm
Pentwyn Road
TREHARRIS
CF46 5BS

This statement was prepared in conjunction with the applicant Mr Craig Bounds at a meeting on Tuesday 28th October 2025 to confirm the construction and state of the building prior to modification.

Background – The original use of the building before Mr Bounds purchased the property appears to be a Cowshed. This is the layout believed to have been in existence. The floors were concrete and the walls limewashed over the stonework. The roof space was open.



Prior to conversion the building was in a poor state of repair following storm damage and a localised fire. Sections of the external wall were failing at high level have been pushed outward from the failure of the roof and they had to be re-built.



Photo 12: Building J taken from south – to be converted to Unit 5.



Photo 13: Northern elevation of Building J – to be converted to Unit 5.

These are historic images of the building – date unknown. The single storey low level outbuilding to the right was removed circa 2017



The low level stone slate roof was retained but the asbestos corrugated sheets removed and replaced with insulated profiled steel cladding



Sections had to be re-built following failure



The 2 entrance doorways had stable doors

The 2 small windows to the top right hand side were added to provide lighting to the newly created first floor

The roof was covered in asbestos corrugated sheets with infill repaired patches of corrugated metal.

The new roof covering is a metal raised seam insulated sheet system .

INTERNAL

Following removal of the roof covering and structure the sound timbers were re-used within the new development and detailing replicated. Any additional structural members were reclaimed to give an aged authentic feel

Below are images of the larger unit.

A mezzanine floor was constructed to allow a bathroom and kitchen to be provided on the ground floor





Internal walls have been pointed and finished with emulsion paint.