

DESIGN & ACCESS STATEMENT

***CONVERSION OF COWSHED TO 2 NO HOLIDAY LET
LIVING UNITS***

***Berthlwyd Farm
Pentwyn Road
TREHARRIS
CF46 5BS***

AUGUST 2025

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1.00 INTRODUCTION

This statement has been prepared in support of a planning application to convert the unused cowshed within the vicinity of a 17th Century Grade II listed farmhouse and outbuildings known as Berthlwyd Farm.

The work generally involves internal fitting out of the cowshed barns providing upgraded floors, walls and ceilings to a clean and suitable standard to finish. Upon completion the areas will provide 2 no lettable holiday let units.

2.00 SITE DESCRIPTION

The site is located on a flat plateau above the Taff Mafon and Bargoed valleys. It is a collection of buildings comprising a 17th Century Longhouse running predominantly West to East with ancilliary outbuilding that have been randomly added on either end. The main elevations of the farmhouse face south and the rear to the north. The cluster of outbuildings have been added in an Ad Hoc fashion around the south of the main house and generally comprise storage barns, animal sheds and workshops. The building no longer operates as a working farm and the applicant uses the premises in conjunction with his business which involves outward bound activities

The dwellings will be accessed by the existing drive from Pentwyn Road.



Aerial view of site provided by Google Earth

3.00 ECONOMIC, SOCIAL & PHYSICAL

The proposal has been generated by the need for accommodation associated with the client's business. Currently, If the proposed development is granted planning permission the proposal would provide not only the accommodation for customers but employment for ancilliary staff to service the facility. In addition there would be a trickle down benefit within the community in shops, pubs etc.

The nearest pubs are in the local community all within a 1 mile radius

The Post Office is located in Nelson approximately 1.5 miles from the site.

There are other shops and facilities in the nearby towns of Nelson and Ystrad Mynach Within 3 miles of the site. From those locations there is access to bus and train roads into the wider network

4.0 POLICY CONTEXT

Planning Policy Wales (Edition 12) February 2024 is supportive of the proposed development not least in the commitment to sustainable development. It is also considered that the current proposals would integrate well with the existing pattern of settlement and would utilise currently vacant buildings.

Technical Advice Note (TAN) 12 – Design Provides advice on design considerations in new development.

Technical Advice Note (TAN) 18 Transportation . Provides advice on transport related matters alongside the Manual for Streets.

Technical Advice Note (TAN) 22 Sustainable Buildings. Provides advice on the implementation of National Policy for the creation of sustainable buildings.

The Local Development Plan – The MTCBC Adopted LDP 2011 is now the adopted development plan for the County Borough, the following policies are considered relevant for consideration of the current proposals.

Policy BW2 The site lies within the Secondary Growth Area and can contribute to the economic viability of this area.

Policy BW4 – Although the development is outside settlement limits the proposals meet the aspirations of this policy by utilising existing buildings without changing their character but bringing them back into beneficial use and contribute toward the viability of a new business.

Policy BW5 – The proposal respects this policy by working within the existing buildings and improves them

Policy BW6 – The character of this listed building will be maintained.

Policy BW 7 – The development can be shown to comply with this policy in that it will -

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- integrate effectively with adjacent spaces and the public realm to enhance the general street scene and create good quality townscape;
- not result in unacceptable impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements;
- incorporate a good standard of landscape design;
- sensitively relate to existing settlement patterns and take account of natural heritage and the historic environment on site and in terms of potential impact on neighbouring areas of importance;
- foster 'inclusive design' by ensuring the development allows access for the widest range of people possible;
- contribute to the provision of usable open and outdoor play space, ensuring its accessibility and connectivity to other green infrastructure, footpaths and cycleways;
- incorporate resource efficient / adaptable buildings and layouts using sustainable design and construction techniques, including the re-use and recycling of construction and demolition waste on site, and energy and water conservation / efficiency measures;
- minimise the demand for energy and, where appropriate, utilise the renewable energy resource through appropriate layout, orientation, mix of uses, density of development, landscaping, optimal use of local topography and incorporation of renewable energy technologies;
- incorporate facilities for the segregation, recovery and recycling of waste; and
- provide a safe environment by addressing issues of security, crime prevention, and the fear of crime in the design of buildings and the space and routes around

3.7.3 - The dwellings will be built to a standard in excess of the current Building Regulations.

Policy Analysis

Taking into consideration all of the above policy requirements the applicant takes the view that the site which is the subject of this application can be developed in a way that is entirely compliant with the up to date policy objectives of the Local Development Plan and Planning Policy Wales. Section 38 (6) of the Planning and Compulsory Purchase Act 1990, but it still places a requirement that local planning authorities should determine planning applications in accordance with the development plan unless material considerations dictate otherwise. This application is considered to be policy compliant.

5.00 INVOLVEMENT

Although there has been no direct consultation prior to compiling this design it is felt that as it is consistent with adjoining properties and of a reasonable scale and mass for the vicinity.

6.00 ACCESSIBILITY

The approach to the site is via the existing lane from Pentwyn Road then either to Nelson to the South East or Quakers Yard to the North West.

The proposal is intended to serve both able bodied and disabled. Individual access point to the building will be designed in accordance with Part M of the Building Regulations, as will the internal layout of the units to ensure those with mobility impairments may gain entry and use the facilities of the property.

Highway and footway material used will provide a smooth trip free surface with adequate street lighting to provide guidance for the visually impaired and help identify location.

7.00 CHARACTER

Amount

The proposal is for 2 no.x 2 bedroom cottages

Layout

The units will have simple Lounge and Kitchen facilities together with 2 separate Bedroom areas. The intention is for the occupants to visit the area to partake in outdoor activities therefore they will be generally used as over-night accommodation.

Scale

All accommodation will be within existing buildings which will be upgraded internally.

Appearance

The existing properties will remain intact, with no modification to any existing apertures and rooflights installed where required.

Landscaping

Both hard and soft landscaping will be consistent with the urban environment. Hard surface materials to private drives and footpaths will be smooth and even with well laid surfaces to avoid tripping, whilst contrasting kerbs will act as a visual aid. In order to break up the hard landscaping, hedge / shrub planting is proposed along the forecourt.

ENVIRONMENTAL SUSTAINABILITY

The proposal has had regard to the principles of sustainable development which are fully recognized and will be applied as part of the construction and on-going use of the completed development.

It will meet and even exceed the requirements of the current building regulations in terms of an energy efficient construction Energy consumption will therefore be reduced together with the amount of greenhouse gas emissions.

Water efficiency within the dwelling will be improved using appliances designed to reduce the amount of water used in shower, baths, taps and washing of items. Waste will be separated and re-cycled using the LA collection schemes.

Heating will be by means of gas central heating which will also provide hot water and utilise building zones and thermostatic valves within the design for maximum efficiency.

Rainwater landing on external landscaped area will soak naturally into the ground while that gathered through rainwater goods from the roofs will be taken to collection butts and the surplus to soakaway.

Sourcing of materials and labour locally will be an objective.

Consideration will be given to ways to maintain/enhance the local habitat.

The design will be constructed at a density advocated by TAN 12 (thus reducing pressure on green field sites.

Is within a sustainable location, close to communities and facilities. It is within easy reach of public transport services and sustainable form of transport.

The development of this site for residential purposes represents an efficient and appropriate use of the land resources within the established urban fabric. This clear has benefits in terms of sustainability.

The sustainability credentials of the site are strong given the proximity of local facilities and public transport options.

Taking into account the above it can only be concluded that the development would meet the objectives set out for this in Section 2 TAN 12 Design.

9.00 LANDSCAPING

The existing external environment will remain untouched

10.00 COMMUNITY SAFETY

The design of the layout and dwelling reduces the opportunity for crime and other anti-social behaviour by maintaining surveillance of the public realm.

11.0 MOVEMENT

The site is accessed via the existing Pentwyn Road.

In the immediate locality there are bus stops which provide access to the wider nearby communities of Merthyr Tydfil town. This means there is a range of shops, services and other community facilities within very close proximity .

12.00 ACCESS FOR PEOPLE WITH DISABILITIES

All work will be in compliance with Part M of the Building Regulations and will incorporate:

A car parking space near the principle access doorway which will be hard landscaped.

Ramped entrance to the front door with a level platform immediately in front of the door

The door will have an opening width in compliance with the regulations and have a suitable rollover threshold.

Internal all doors to main rooms on the principal access level will have door widths suitable for wheelchair access.

A wc facility will be provided on the principal access level with a door suitable for wheelchair access and to be outward opening.

Power points and light switches will be sited in compliance with the Building regulations at least 450mm above the finished floor level.