



Swansea Valley Holiday Cottages

Building Conversion Works
Design and Access Statement



Contents

Introduction

Analysis

- Plas Farm Context
- Plas Farm Character
- Existing Buildings for Conversion
- Site Surveys & Assessments

Proposals

- Project Brief
- Project Goals & Objectives
- Design Proposals
- Environmental Sustainability
- Drainage
- Community Safety

Conclusion

Introduction

This document has been prepared by Rio Architects on behalf of the Swansea Valley Holiday Cottages' business at Plas Farm to support a Planning Application for regeneration works and conversion of two existing underused farm buildings.

The project includes the restoration and conversion of an existing listed concrete building (known as Building 1) from current storage use to a 1 bed holiday flat, and including other communal facilities for the holiday residences. The second addition is the rebuild of an existing 'dutch barn' style structure (known as Building 2) from its current derelict state to covered parking and storage and including other communal facilities for the holiday residences.

The proposals will therefore revive and repurpose buildings which have fallen into disrepair, and provide much needed facilities for the Swansea Valley Holiday Cottages.

This innovative heritage related project involves the transformation of otherwise disused and dilapidated buildings into a set of rural tourist facilities that will include a luxury spa/gym facility, a conference space/dining area/games room, reception/shop/tourist information area, secure storage for bikes and additional accommodation.

Swansea Valley Holiday Cottages is currently a cluster of seven rural holiday cottages with no ancillary facilities. This project will be reputation changing, and help to increase visitor numbers and add value to the current accommodation-only offering.

The project is aligned with the following priorities to boost the tourism offer of Wales and Neath Port Talbot as follows:

- High quality, innovative, reputation changing tourism product
- All weather, all year attraction
- Spa and high quality leisure facility incl. hot tub/treatment room
- Innovative heritage related project
- Unusual places to stay (upper floor of one of the rarest buildings of its kind in the world)
- An 'obvious' facility improvement
- Creation of conference space for promotion of business tourism

The project also aligns with the following Visit Wales priorities:

- Distinctive stand out project particularly by virtue of it relating to a listed building of national importance
- High quality upgrades that add value to a well established five star business with an excellent track record
- Ambitious project in terms of scale and architectural challenge
- Will change perception of two dilapidated buildings in NPT
- Part of a cluster of products that helps to build a destination. NPT is not a traditional tourist destination and is currently investing in a major re-branding exercise. The Swansea Valley has lost many of its industrial buildings despite being at the forefront of the industrial revolution. This project will help preserve that history.
- As a newly discovered building of historic significance, it resonates with Visit Wales' Year of Discovery and would make an excellent case study
- Future potential for creation of a job (reception-shop/ care taker / facility manager)
- Green energy project promoting sustainable tourism - all hot water and heating for project to be provided from an onsite renewable biomass boiler

These images highlight two recent conversion projects at Plas Farm which saw two unused farm buildings restored and re-purposed as holiday cottages.

These conversions are part of the masterplan for the farm to create a credible and financially sustainable holiday business. The works demonstrate that the applicants are committed to providing a high quality environment which retains the authenticity of the farm and protects the very special nature of this setting.

Views of recently converted farm buildings
at Plas Farm



Analysis

Plas Farm Context

Plas Farm is a 120 acre (49 hectare) working farm [Holding Number 59/143/0034] on the eastern slopes of Mynydd Marchywel in the parish of Cilybebyll. The farm currently supports 150 ewes (and their lambs) and 10 suckler cows (and their calves) and has benefitted from over 10 years of management under various Welsh Government Agr-environmental schemes aimed at protecting the historic environment, combating climate change and enhancing habitats of importance to wildlife.

Plas Farm is owned by Mr and Mrs. David Bowen who run the business with their son Richard. The Bowen family bought what remained of the historic Plas Cilybebyll estate in 1958. This consisted of the main estate house, around 80 acres of farmland and the estate outbuildings. The main estate house (known as Plas Cilybebyll) was sold by the family in 1986 as a private dwelling. The surrounding farmland and outbuildings constitute what is now known as Plas Farm.

The process of diversification into tourism began in 1996 with the conversion of an existing outbuilding of the Plas Cilybebyll Mansion House into a self catering holiday cottage.

The success of the diversification led to the conversion of a further two outbuildings into three self catering holiday cottages in 2002, 2005 and 2006. A fifth self catering holiday cottage was developed as a new build in 2006. More recently two further conversions were completed in 2017 (note earlier images) and then finally a 1 bed cottage conversion was completed in 2020.

In conjunction with the development of the cottages two other attractions were progressed at the farm namely:

- The Plas Farm Trail – an historic walk around the farm with accompanying book published in 2005, and
- The Scheduled Ancient Monument – A World War II bunker which was scheduled by Cadw in 2011 in recognition of its national importance.

The Holiday cottage business was proving to be the most financially viable option for diversification and a business on which the family could begin to sustain the farm and its future.

In terms of visitor numbers Swansea Cottages is now the largest Farm Stay business in Neath Port Talbot.



Views of the existing Plas Farm

Plas Farm Character

The main farm complex is a mixture of holiday cottages and traditional farm buildings, many of which have not been used for farming practices for some years.

The holiday cottages have been converted from the Plas Cilybebyll Manor House out-buildings, and have retained the style and features of these original buildings.

These features include:

- Pitched slate tile roofs
- Stone facades
- timber wall cladding
- Dormer windows and gables

The conversion works have introduced modern elements such as:

- upvc and timber frame windows
- velux windows
- upvc fascias, soffits, gutters and RWP's.

A new-build holiday cottage built in 2006, includes some of the traditional features of the out-buildings including:

- a stone facade
- a pitched slate tile roof
- upvc frame windows and fascias.
- dormer roofs and gables

Again, this is mixed with more modern finishes such as:

- upvc gutters and RWP's
- rendered walls
- velux windows



*View of the existing holiday cottages
converted from the Plas Cilybebyll
Manor House out-buildings*

Existing Buildings for conversion

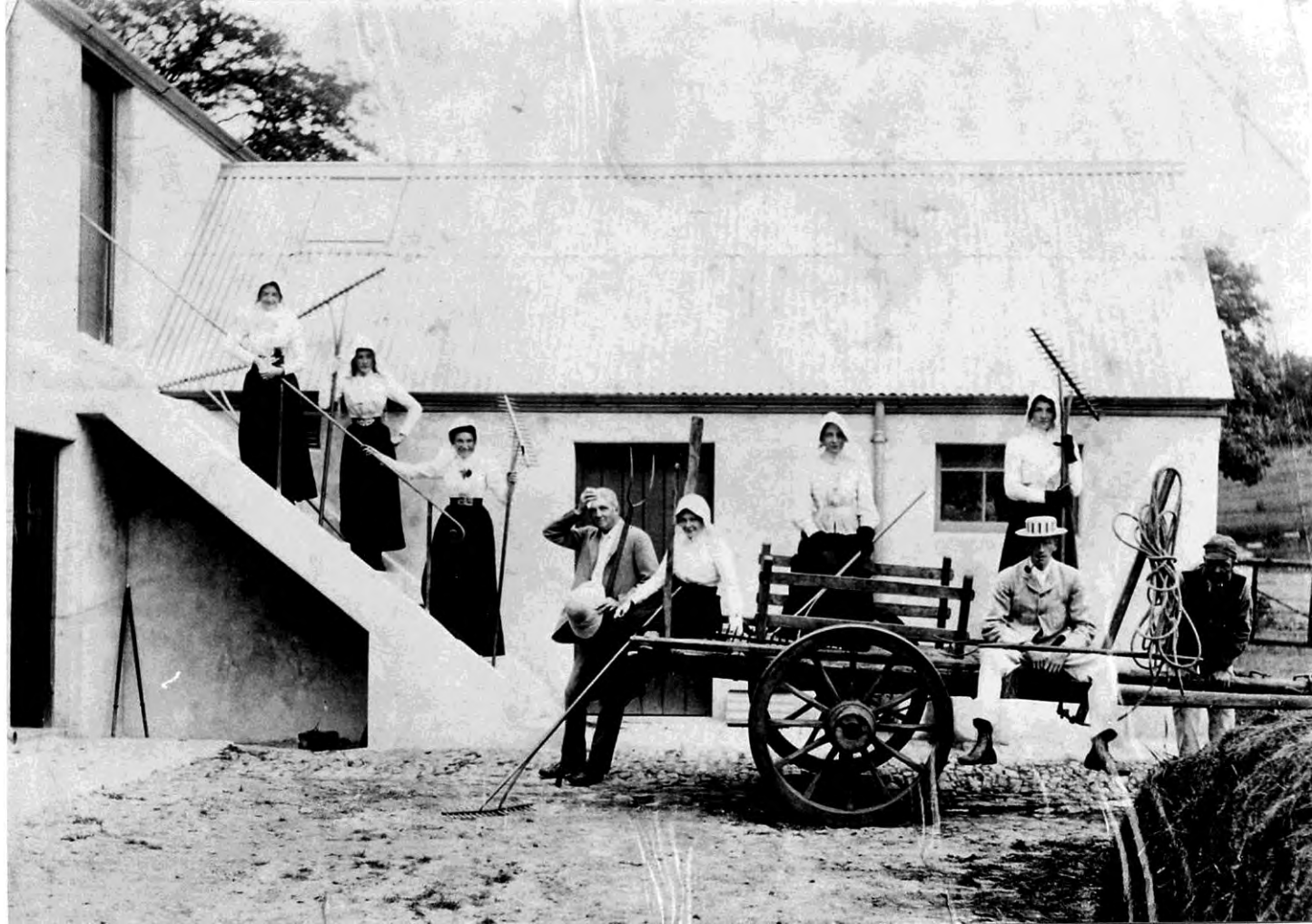
Building 1 History

Building 1 is a part 2 storey concrete farm building built in circa 1891 from mass shuttered concrete. The building is an example of concrete buildings from this era which does not include reinforcement as with current concrete design practices.

The building was listed on 19/12/2017 (record No. 87765) and is noted as '*included for its special architectural interest as an extremely rare example of a mass concrete building from the C19 pioneering phase of the use of concrete for building construction*'.

The building was last used as a Milking Parlour in 1993, the upper floor used as the 'Cake Loft' for the animal feed which descended in shoots whilst the cows were being milked on the ground floor. Since the dairy herd was sold in 1993, the building has been used as general storage for the farm and has fallen into a state of disrepair.

A separate Historic Impact Statement has been submitted with this application.



Top: The building from circa 1900. **Bottom Left and Right:**

The building from circa 1900 which demonstrate the original design and finish of the building. Mass concrete with a plain cement render, gable chimney and corrugated sheet roof. Tripart windows to ground floor, a loading door and hoist to first floor on the South gable with a projecting roof

Building 1 Current Condition

A full structural survey of the building has recently been carried out and is submitted as part of this application. The survey has highlighted some key findings with the concrete frame namely:

- Attendance required for repair work but the existing frame will continue to support itself
- Existing upper floor and roof construction will need to be replaced and supported from new internal timber walls.

The current condition of other elements of the existing building can be summarised as follows:

- The corrugated roof finish is in a very poor condition and will need to be completely replaced.
- The timber roof structure will be retained where possible, even if this is serving an aesthetic purpose only.
- A number of doors and windows are completely missing leaving just the openings. The remaining timber windows and doors still in position are in very poor condition and will need to be replaced.
- The balustrading to the external stairs is rusted, and its design does not meet current building regulations, and will therefore need to be replaced.
- Some later steel additions will need to be removed.
- The concrete ground floor is in very poor condition and will need to be replaced. Some areas of the existing slab have interesting channel markings, and it is intended that some areas of the slab are carefully removed but retained to create an external patio area.



Top Left. Many elements of the building require replacement.

Top Right. Interesting channel markings in concrete floor slab

Bottom Left. Timber roof structure will be retained where possible

Bottom Right. Existing stair and balustrade

Building 2 History

Building 2 is a 2 storey vaulted roof structure which was developed on the footprint of an historic Pig Sty enclosure.

The building in its current form dates from circa 1960, and was originally built for the purposes of cattle fodder storage. At that time it also had a lean-to roof to the West elevation providing a covered cattle feed passage.

As with Building 1, upon the sale of the dairy herd in 1993, it was then used as a covered store for general farm equipment and machinery. Prior to this date the lean-to roof disappeared.

More recently and with a declining need to store farm machinery, the building has deteriorated. The current condition of the structure requires extensive restoration, and replacement of remaining finishes.

Aerial view of the farm from circa 1981, with Building 2 in the foreground showing the vaulted roof form and the now demolished lean-to cattle feed passage.



Building 2 Current Condition

The building is currently used as an open store area. Much of the original building cladding is missing and all that remains in a somewhat dilapidated condition is:

- The corrugated roof
- The steel frame
- The front stone wall

The roof and steel frame will need to be removed and replaced. The front stone wall will be carefully taken down and stored ready for re-use as part of the cladding for the proposed building.

There is also a concrete retaining wall to the rear of the building. This has been assessed by a structural engineer and this will also need to be removed and replaced.



Top Left. View of front of the structure.
Top Right. View inside the structure
Bottom Right. View of the existing front stone wall



Site Surveys and Assessments

A number of surveys and assessments have so far been deemed as necessary to support a detailed planning application. The status of these surveys is summarised below:

Ecology

A Building Inspection and Bat Activity Report has already been prepared for both buildings and is issued as part of this application.

Structure

A structural survey of Building 1 has been carried out and the report and findings is included within this planning application.

Flood Risk Assessment

A Flood Consequences Assessment report has been completed and issued as part of this application. Provision of any further survey work is to be discussed with the Planning Authority.

Historic Impact Statement

An Historic Impact Statement has been prepared and issued with this planning application.

Proposals

Project Brief

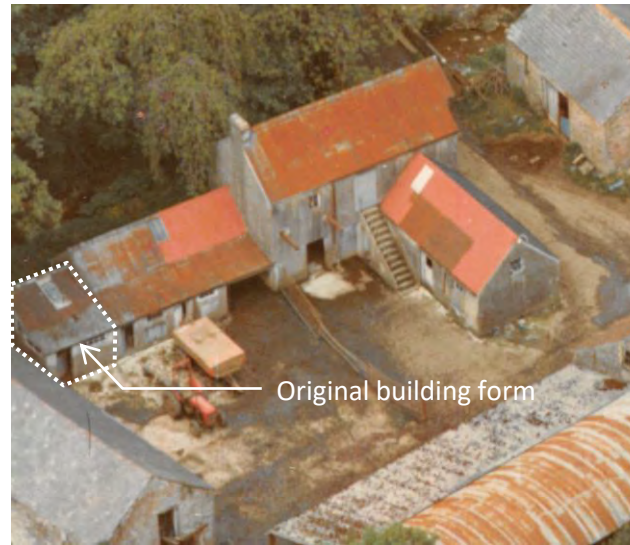
Building 1

This listed concrete building is to be restored and re-purposed to accommodate:

- 1 bed holiday flat at first floor level
- Farm reception room
- Recreation facilities including Gym, Sauna and Spa.

The restoration works will reinstate the external appearance of the building as close to the original as possible, but will include:

- Replacement of the existing corrugated metal roof and rainwater goods
- Replacement (like for like) of existing timber windows.
- Replacement of existing doors.
- Placement of new windows and doors within existing openings that currently have no windows or doors.
- Replacement of existing ground and first floor structures (including all necessary waterproofing and insulation.
- Specialist repair and recoating of the external wall finishes.
- Internal lining of the external walls to include insulation.
- Replacement of existing handrail to external stair.
- Reinstating the full extents of the building form and footprint*.
- Accommodation for Bat roosting within the new roof design.



*It is noted within the Pre Application feedback report from NPT Council (ref: Q2020/0157) that the proposals include an extension to the building. This is not accurate as the proposals are merely reinstating the original form of the building, some of which has partly collapsed. The photos here support this as they show the original building in the aerial photo on the left from 1981, and also the concrete structure which still exists highlighted on the photo below.

It is intended to retain all of the existing original concrete structure intact, albeit some areas of the concrete structure around the single storey element will be overclad, as the current condition means that it cannot be adequately repaired to provide a suitable external wall construction.

Building 2

This 'Dutch Barn' style structure is to be restored and re-purposed to accommodate:

- Covered parking area and storage at ground floor level
- Communal recreation room (including games, eating, resting etc) at first floor level.
- Small kitchen and WC.

Due to the current condition of the existing structure it is intended that this project will in effect be a new build, albeit the new proposals will be designed to pay deference to the scale and form of the existing and original structure.

The existing stone front wall is to be carefully taken down, and stored ready for re-use as cladding within the façade of the new proposals.

The proposals will provide access at ground floor level for vehicle parking and storage, as well as separate external access to the first floor recreation facilities.

The new building will be located on the footprint of the existing building.



The scale and form of the existing vaulted roof building will be replicated in the new proposals. Windows will be designed to capture the surrounding landscape



Aerial view of existing Plas Farm

1. Existing Listed Concrete Building
2. Existing 'Dutch Barn' style Structure
3. Existing Farm House
4. Existing Farm Building
5. Converted Holiday Cottage
6. Converted Holiday Cottage
7. Converted Holiday Cottages
8. Converted Holiday Cottages
9. Converted Holiday Cottage
10. Converted Holiday Cottage

Project Goals and Objectives

The proposals described in this application form part of a wider masterplan of continued enhancement of the Swansea Valley Holiday Cottages business. These two buildings will complete the programme of regeneration works to the existing farm buildings.

This project will therefore reflect the sensitive nature in which the conversion works have so far been finished, and promote the authenticity of this special rural environment.

The proposals will:

- Retain and reuse existing fabrics and features where possible.
- Use high quality and locally sourced materials where possible.
- Be designed in line with the comments and recommendations made in the Pre Application Enquiry response.
- Be designed to echo the architectural language of the recently converted farm buildings.
- Optimise relevant measures for a sustainable development

Recent conversion at Plas Farm.

Retaining and celebrating the original building's design & fabric, and maintaining the authentic quality of the farm environment is a fundamental requirement of the project



Design Proposals

Building 1

The proposals include for the complete renovation of this existing building to provide safe and secure internal spaces to develop the existing holiday business. These spaces are currently envisaged to be:

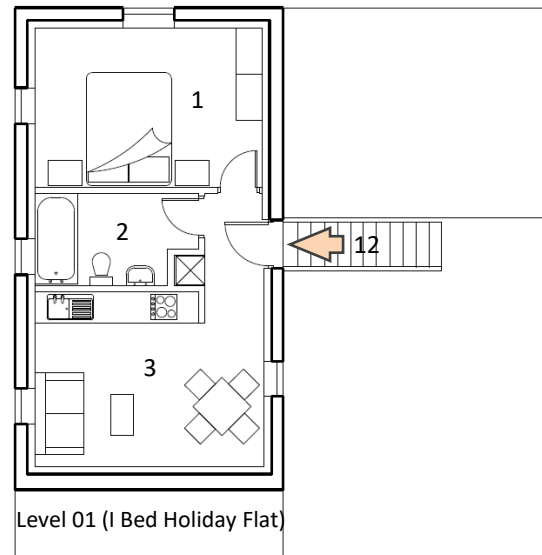
- 1 Bed holiday flat (Level 01)
- Reception Room
- Storage
- Gymnasium / Health Room
- Health Spa and Sauna
- Treatment Room

The provision of these spaces are anticipated to enhance the experience of holiday tenants as well as provide necessary management and amenity facilities.

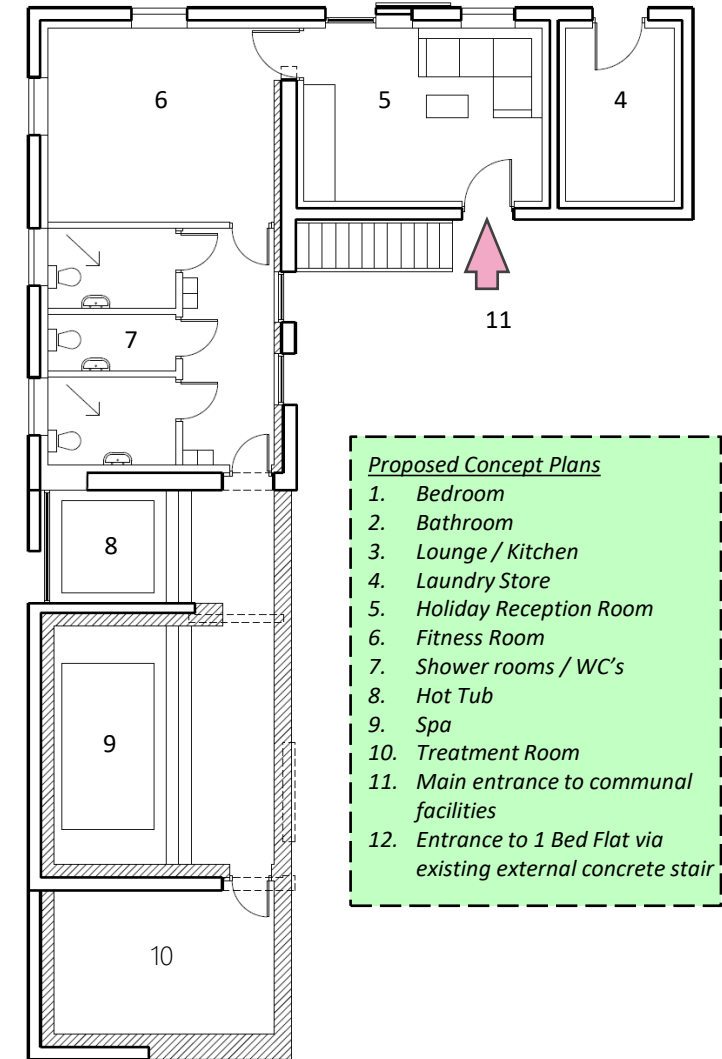
Internal Works

The location of a new 1bed self-catering holiday flat at first level will require the existing timber floor construction to be lowered to give suitable headroom room within the flat. The new level will also align with the top of the existing external concrete stair and door threshold as was almost certainly the original design. It should be noted that the existing floor construction is not part of the original fabric.

A new plasterboard lining system (including insulation) will be applied to the internal face of the external concrete walls to improve u values and reduce heat loss.



The existing concrete ground floor will be broken up and removed. Areas of existing floor with interesting channel markings will be retained for future use externally. A new insulated concrete ground floor will be constructed to finish level with existing door thresholds.



Level 00 (Holiday business communal facilities)

Architecture and Character

The external renovation works have been detailed in line with the guidance of the current Building Regulations where possible, and conceived sensitively to maintain as close as possible the original appearance of the building.

Where new materials are introduced to the external envelope these have been selected and detailed to echo those of adjacent farm buildings and particularly those of the recently completed holiday cottages (buildings 9 & 10 highlighted on page 16).

The existing concrete frame has been assessed by a structural engineer and recommendations for repair and renovation are included in their report which is issued as part of this application.

Existing doors and windows will be replaced with new treated timber frame designed to reflect the original designs.

The existing corrugated roof finish will be removed. The proposals include a new dark grey PPC coated profiled steel panel system including ridge and verge flashings, and steel gutter, fascia and downpipes. A new timber roof structure is anticipated to replace the existing structure.

New build of external walls will be more extensive to the Southern single storey part of the existing building as large areas of the existing concrete walls are now missing.

The areas of new wall will be designed with timber cladding to reflect the aesthetic of the recently completed and adjacent converted cottages.

The final designs re-establish to a large extent the original appearance of the building, and ensure that all areas of the original concrete frame are retained. The necessary enhancements will pay deference to the original building as well as the surrounding context and strengthen the unique quality of this special environment.



Proposed East Elevation – Highlighting renovation and design strategy

1. Existing concrete walls to be repaired and recoated to specialist advice and specification
2. New timber cladding and wall structure to areas where existing concrete wall deterioration is extensive and beyond reasonable repair. New cladding reflective of other recent and adjacent converted holiday cottages. Existing concrete walls to be retained.
3. New profiled metal roof to replace existing corrugated metal roof, including new gutters and downpipes
4. New timber windows to replace existing windows designed 'like for like'.
5. Existing openings to be fitted with new timber cladding
6. Existing opening to be fitted with new timber door and frame
7. Existing concrete stair to be repaired to specialist advice and specification. Including new metal balustrade.

Access and Movement

Existing access points into the building at ground floor will be re-established and detailed to provide level threshold where possible. The new ground floor will be level throughout

The existing external concrete stair will provide access to the first floor holiday flat. Due to its current condition, the existing balustrade will be replaced with a new PPC steel design.

Architectural Materials & Construction

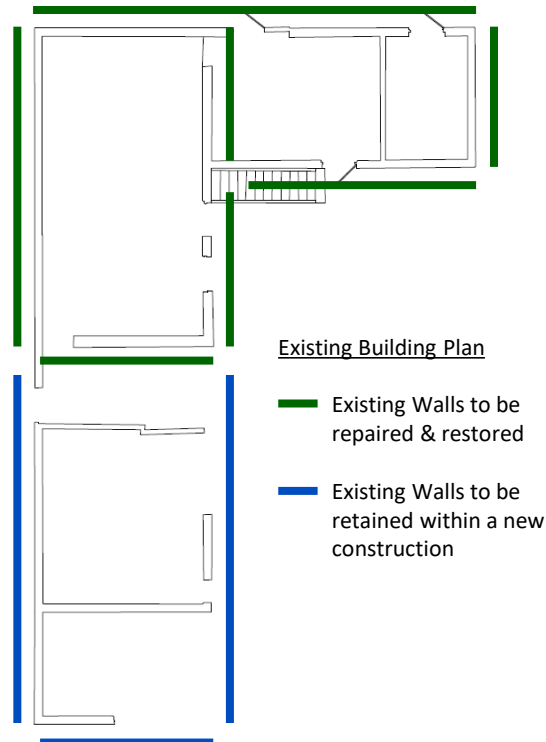
External Walls

The existing concrete walls will require an element of repair works including infilling of holes, gaps and cracks which have developed over time. The internal and external surfaces will be cleaned of any organic growth and loose objects removed.

The primary elevations where the existing walls are largely intact (as highlighted on the plan shown here) are intended to be restored to their original appearance externally, and will be subject to specialist sub-contractors proposals for water proofing and final re-coating. Internally new timber walls will be constructed to support the new upper floor and roof construction and lined with plasterboard.

The areas of external walls which are beyond repair (highlighted) will be retained within a new (lightweight & removable) external wall construction. The external cladding will be timber to reflect other recent building conversions, and the internal lining will be a removable insulated plasterboard.

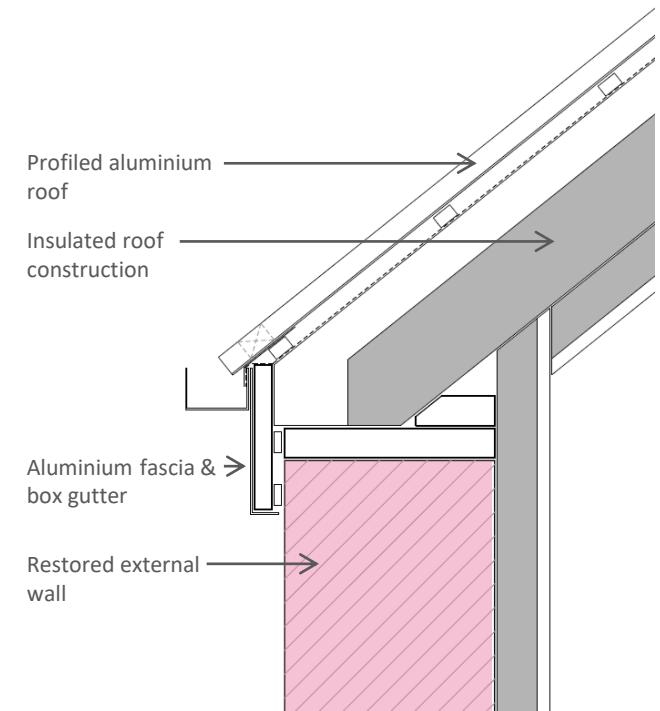
Photo of existing typical façade to be restored highlighting necessary repair, cleaning and recoating



Roof

The existing profiled metal roof finish is beyond its natural life and beyond repair (and in some areas is missing altogether), and will therefore be removed and replaced.

The replacement roof construction will be an insulated system with a PPC steel or aluminium profiled outer lining, including flashings & rainwater goods to match. The detailing has been designed to provide a crisp and clean appearance in deference to the original design.



Proposed Eaves Detail

Existing Windows & Doors

The existing windows are to be removed as in their current condition they are considered to be beyond reasonable repair.

The replacement windows will also be timber frame and the new design will replicate the existing configuration as close as possible.



Photo of existing typical timber windows which have deteriorated considerably and are deemed beyond reasonable repair



New Windows & Doors

New windows which are to be positioned into existing openings that do not currently have a window or door within them (note below) are to be simple fixed aluminium frame windows. The frame will be partly concealed behind the check reveal and therefore appear as frameless glass within the existing opening.



Photo of existing openings which do not currently have doors or windows within them



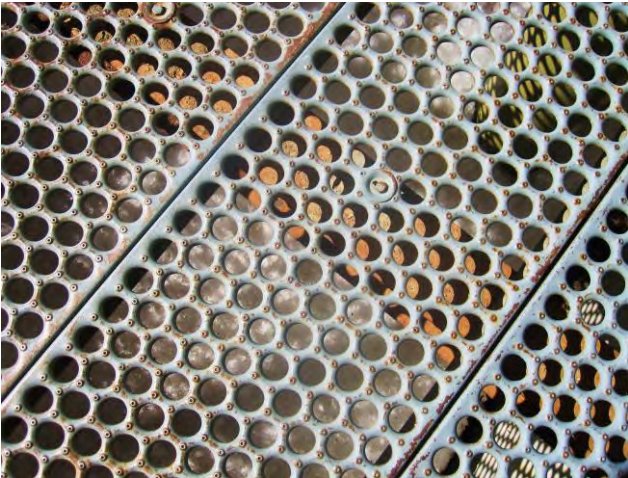
Photo of existing opening. New aluminium frame fixed window to be fixed behind and independently of the existing opening

A large opening (above) has developed on the rear elevation following some partial collapse. A new glazed wall will be constructed behind the opening. The original partially collapsed structure will be retained in its current condition and appearance.

External Stairs

The existing external stairs are to be cleaned and loose objects removed.

New metal grates are to be fitted onto the existing treads to provide a level and suitably slip resistance surface, but one which will not entirely conceal to original stairs.



Metal grate treads fixed over existing concrete treads

The existing balustrade is not building regulations compliant, and itself has deteriorated over time. The balustrade will therefore be replaced with a new PPC steel balustrade with a simple vertical baluster design



Photo of existing stair and balustrade



Precedent example of PPC steel vertical bar balustrade

Building 2

The proposals include for the complete re-build of the existing building to provide safe and secure internal spaces to serve and enhance the existing holiday business. These spaces are currently envisaged to be:

- Storage and covered vehicle parking (Level 00)
- Family / Communal Recreation Room
- Kitchen
- WC

The provision of these spaces are anticipated to improve the experience of holiday tenants as well as provide necessary management and amenity facilities.

Architecture & Character

Elements of the existing structure will be carefully removed and retained for potential re-use within the new building proposals namely:

- Front stone wall
- Copper copings

These materials will be utilised within the main front elevation of the building at ground floor level.

As with Building 1, new materials have been selected and detailed to echo those of adjacent farm buildings and particularly those of the recently completed holiday cottages (buildings 9 & 10 highlighted on page 6 & 16).

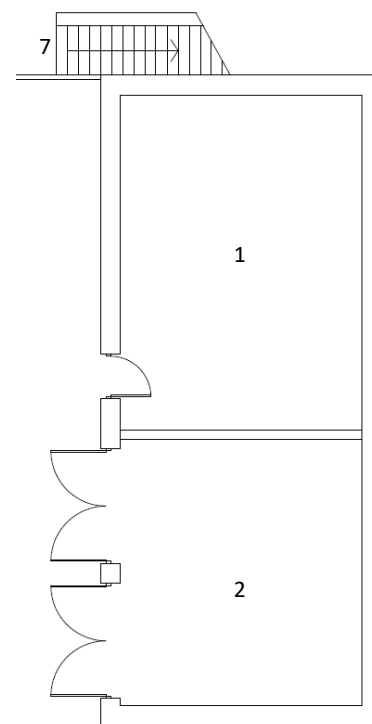
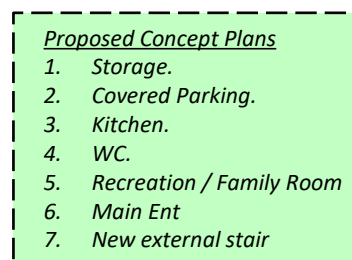
The scale and form of the proposed building will mimic as close as possible the scale and form of the original building and will sit within the same footprint.

The elevations are simple and reserved allowing the building to sit quietly within its natural setting, with crisp detailing and elegant proportions.

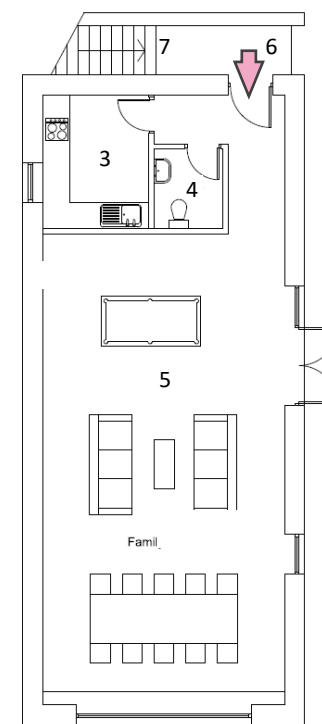
Access

Access to the new building will be via the existing farm complex. A new external stair will provide access to the upper floor, however access to the upper floor can also be gained without the use of stairs by an existing route within the farm complex to the rear of the building.

Level thresholds will be provided throughout



Level 00 (Storage & Parking)



Level 01 (Holiday business & communal facilities)

Architectural Materials & Construction

External Walls & Roof

The existing stone walls of the original structure will be carefully taken and stored for re-use to form the external finish of the ground floor. The existing copper copings will be used to cap the stone walls and create the transition from the stone to the upper floor cladding material.

The upper floor external wall finish and the roof will be formed with a metal profiled cladding system to match the new roof finish of Building 1. New aluminium rainwater goods will be coated to match the colour of the roof and cladding.

Exposed fixings will enhance the rural barn aesthetic

The windows will be timber frame to contrast the metal cladding and timber windows of Building 1 and the timber cladding of other recently converted buildings adjacent.



Precedent image highlighting the intended appearance of the new Building 2.

Farm complex

1. Building 1
2. Building 2
3. Existing converted holiday cottages
4. Existing land owners home
5. Existing agricultural building
6. Primary vehicle & pedestrian access
7. Alternative pedestrian access to upper floor of Building 2 (without stairs)



Environmental Sustainability

Swansea Valley Holiday Cottages' is a Green Tourism 'Gold' accredited business which has won a number of environmental awards including *2008 winners at Wales Environment Awards* and *2011 Green Business of the Year at Borough County Awards*.

Features at the farm include:

- Over 30% of energy produced by solar energy.
- Locally sourced wood pellet or wood chip burning district heating system
- 5 star cleanliness achieved with eco-friendly cleaning products
- Promotion of environmentally conscious holidays such as wildlife walks.
- Bio-diversity ponds and recently planted native trees

Planning Policy Wales (2018) promotes the re-use of brownfield sites as one of the major ways in which climate change can be tackled. To this end, the utilization of existing buildings & developed land is considered an optimum solution in terms of sustainability.

The buildings will undergo refurbishment and enhancement which will bring them up to current building regulations standards. Existing materials will be retained and reused wherever possible including stone and copper copings. New materials will be sourced locally including stone from the nearby Gwrhyd Quarry.

Local trades will also be employed to construct and finish the new buildings.

Some of the sustainable features also being considered as part of the proposals include:

- use of breathable and naturally produced insulation products.
- New buildings connected to the existing district heating system.
- solar pv panels. These have already been employed on other buildings on the farm and over 50% of the energy required for the farm comes from this renewable source.
- Grey water recycling and water butts



Plas Farm's existing wood pellet district heating system

The applicants are dedicated not only to sustainable construction measures, but also to on-going sustainable practices which demonstrates their commitment to the sustainability agenda.

Plas farm was the first self catering holiday cottage business in the UK to offer Carbon Neutral holidays. Guests are given the opportunity to plant a Welsh Oak as part of their stay. The family have also developed a biodiversity database and educate their guests about the environment and the local ecology.

The farm was highly commended at the 'Wales Business & Sustainability Awards 2007' for their innovative and unique contribution to sustainable tourism and natural resource protection in Wales, and in 2011 won Green Business of the Year at the Neath Port Talbot Borough Council Environment Awards.

Drainage

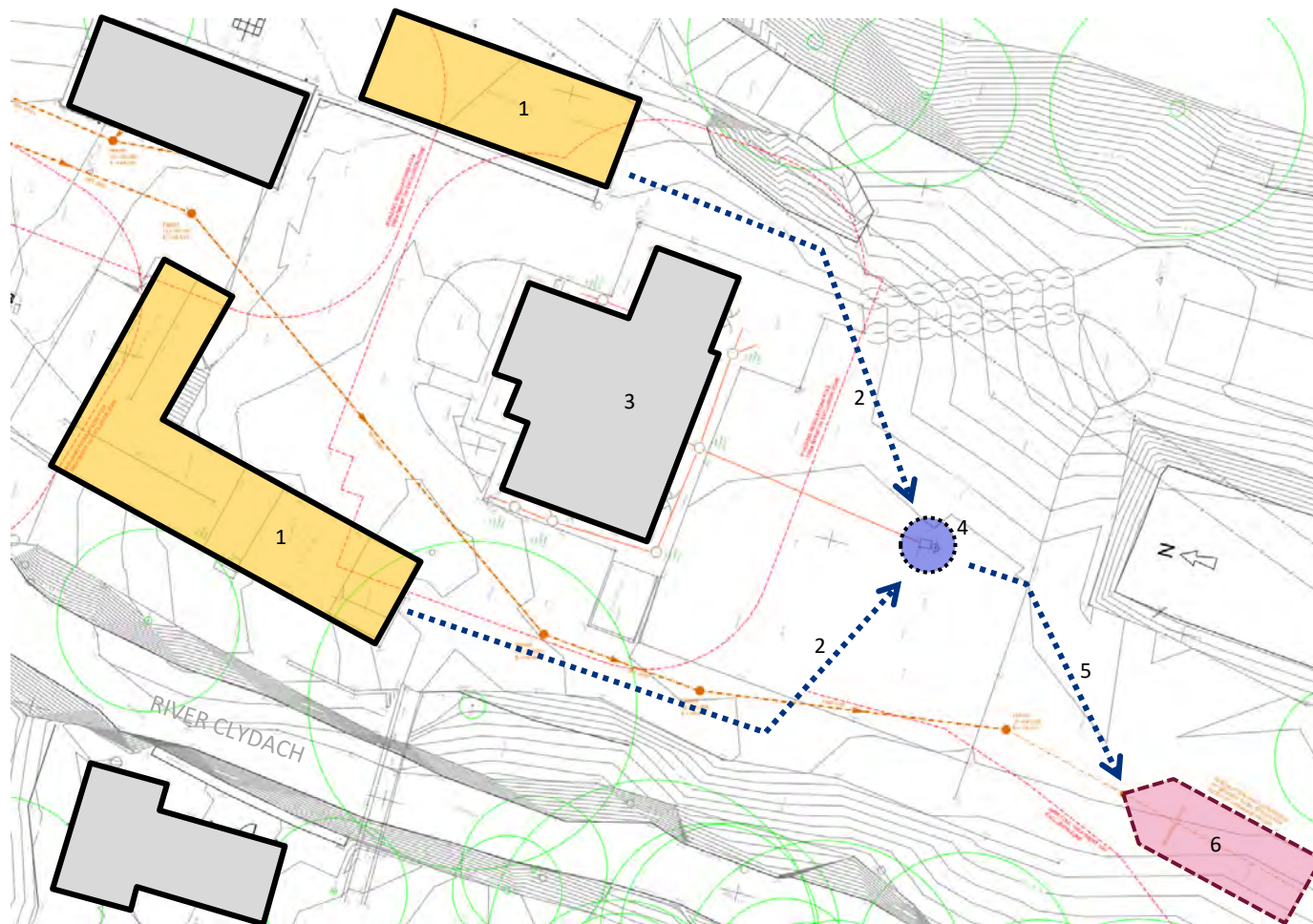
Foul Drainage

The foul drainage strategy for the proposed converted buildings is to connect to an new upgraded septic tank and drainage field, currently located in the rear garden of the main house as indicated here, and which currently serves the foul drainage of the main house.

The septic tank will be upgraded to a new 3800ltr tank. The details of this tank have been included separately with this application.

Surface Water Drainage

As with previous development the surface water drainage will discharge directly into the River Clydach



Proposed Foul Drainage Strategy Plan

1. Proposed Conversion Buildings
2. New foul connections to upgraded septic tank
3. Existing Main House
4. New upgraded Septic Tank (to replace existing septic tank)
5. Existing connection from Septic Tank to Drainage Field
6. Existing Drainage Field to be enlarged as necessary

Community Safety

The new cottages will benefit from the secure environment that currently exists for patrons of the Swansea Valley Holiday Cottages.

Some of these features include:

- Appropriate external movement sensor lighting. Designed to cover access routes and entrances, but sensitive to ecological constraints
- Lockable storage facilities for larger items (including bikes etc)
- Gated entrances
- Staff presence throughout the day & night, with 24 hr emergency call facilities.
- Car parking areas overlooked by buildings

These proposals will improve the overall safety and security of the holiday development as these existing vacant and open buildings will be refurbished, made secure and occupied. New features associated with these buildings will include:

- External sensor controlled lighting to cover access and egress routes
- CCTV
- Intruder alarms

Currently the farm offers a safe and secure environment for guests, and this ethos will be maintained as part of the new development.



Low bollard lighting will be introduced to provide a subtle level of lighting to access routes and building entrances

Conclusion

Conclusion

As described these proposals are part of a wider strategy for Plas Farm to maintain a long term family run sustainable and financially viable holiday accommodation business in the heart of the Neath Valley.

Through the creation of an additional holiday flat and much needed communal facilities with which to enhance the experience of the holiday residents, the business can hope to attract new visitors from around the world.

The designs reflect a sensitive and deferential approach, retaining the original character of the buildings and protecting the special environment. Existing materials will be retained and re-used where possible within the new finishes. New finishes will reflect a common language already established from other recent conversion projects.

The applicants are very keen to replicate the original character of the two buildings as much as possible and in so doing to reflect the special history of the farm and the unique character of the holiday environment. This is of critical importance to the on-going success of the business as this authenticity is highly valued by the holiday residents.

The proposed development will successfully complete the renovation of the remaining two buildings which formed part of the original farm complex, and will re-use otherwise dilapidated and underused structures to sustain this unique Welsh attraction.



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