

05

Explanation of Proposed Interventions

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

05

Explanation of Proposed Interventions

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:

- A significant proportion 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 'photovoltaic' panels. These have already been employed on other buildings on the farm and a significant proportion 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

Assessment of Interventions & Justification for their Implementation

HERITAGE / CONSERVATION STRATEGY - PLAS FARM			(PAGE 1 OF 3)
Existing Component / Feature / new elements	Proposal / suggested intervention	Assessment of Significance (high / medium / low / none / negative)	Assessment of the intervention's impact in relation to the heritage asset's significance
Roof	Removal of existing roof covering. Existing timber structure is to be retained but a new insulated roof (including a new concealed timber roof structure) is to be constructed above.	Medium significance – both timber structure and corrugated roof are original components; however, the timber structure is failing and corrugated sheets are either missing or have corroded and begun to disintegrate at points.	The retention of the original timber roof structure will help retain architectural character internally, even if it will no longer be used to support the roof. Their retention also aids the principle of reversibility. The proposed insulated roof will have a visual impact on the building's original external appearance due to new surface finishes, raised height & new rainwater goods; however, new roofing sheets will match the profile and colour of the original sheet as closely as possible and the new roof will include features such as an overhanging element to replicate the original overhanging roof above the winching point of the first floor loading door. Most importantly, a new roof will ensure that the building is water tight, preventing further water related damage and helping to retain the remaining historic fabric so that it can be enjoyed and help educate both current & future generations.
Walls	Existing concrete walls to be retained and repaired, with the full extent of the original building form and footprint being reinstated. New walls are to be built that will encapsulate a portion of the single storey structure where walls have collapsed to approximately 1m above FFL.	High Significance – the concrete walls are the most significant element, being the principal factor for the property's designation due to the use of mass concrete shuttering in its construction.	The proposals will have a positive impact on the existing mass shuttered concrete walls, repairing damaged areas to ensure that water does not penetrate the core and cause further damage. The two-story areas will be fully repaired and remain exposed, whereas the single storey walls that are in a poorer condition (some walls have collapsed with only around 1m above FFL remaining in-situ) 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.
Timber 1st Floor Structure	Timber first floor structure is past the point of repair and will require full replacement – the new timber floor is to be supported from a new internal timber structural frame.	The timber first floor structure is of no significance – not an original component and constructed from standardised components – sawn timber and plywood sheets (likely to have been installed during mid 20 th Century conversion into milking parlour).	The replacement of the existing 1 st floor will have a positive impact as it will replace the current damaged floor and help form part of the new structure that will help provide stability to the retained walls

HERITAGE / CONSERVATION STRATEGY - PLAS FARM			(PAGE 2 OF 3)
Existing Component / Feature / new elements	Proposal / suggested intervention	Assessment of Significance (high / medium / low / none / negative)	Assessment of the intervention's impact in relation to the heritage asset's significance
Concrete Ground floor slab	The concrete ground floor slab is not suitable to carry the loading from the new timber structural frame and is to be carefully broken out, with the channelled areas retained and reused to create a patio feature near the front entrance.	The concrete floor is of medium significance as it adds to the building's character as an agricultural building, displaying channel markings for drainage in some areas; however, the concrete floor is not original and this is a fairly common feature of agricultural buildings within south Wales.	The removal of the ground floor slab will have a negative impact toward the character of the building internally; however, it is essential to install a new floor as this will form the foundations for the new structural timber frame that will support the new floor and roof and help retain the existing walls. To try and minimise the negative impact towards the building's significance as a result of the floor's removal, it is proposed to carefully cut out and reuse the channelled flooring as a patio feature located adjacent to the front entrance.
Windows & Doors	Missing timber doors & frames are to be replaced with new. Also, the current assumption is that all windows and doors that remain in-situ have decayed past the reasonable point of repair and are likely to require full replacement; a specialist timber door & window installer is to be consulted to assess their condition to see if any of the original fabric can be retained. All new glazing to be slimline double glazed units to suit new traditionally constructed timber frames.	High significance; the windows and doors are traditionally constructed and contribute towards the building's architectural character.	Due to a lack of information regarding the original installations, where the doors and frames have completely disappeared glazed screens will be fixed into the openings as the openings are not required to support the new layout; also glazed screens offer a better alternative to blocking up in regards to reversibility. Full height glazed openings will also retain the original form of the concrete structure and provide high levels of natural lighting within these areas . Slimline double glazing has been manufactured so that it can be inserted into traditional timber frames to retain character whilst having a minimal impact on a building's aesthetics – a high quality system with a vacuum cavity and white, warm edge spacer bars i.e. Pilkington Spacia should be used for replacement glazing in any replica timber doors & windows.
Structural Framing	Insertion of new timber structural frame, independent of the existing structure which will transfer loads from new roof and 1 st floor structures directly to new 'raft' floor slab	No contribution towards significance as it is a new component	The structural framing's installation will have a positive impact on the whole as it will help retain the original concrete walls so that the building can be enjoyed and help educate current and future generations. The frame will be designed to act independently from the existing structure to ensure its installation does not have an adverse impact on the structural stability of the existing structure.

HERITAGE / CONSERVATION STRATEGY - PLAS FARM			(PAGE 3 OF 3)
Existing Component / Feature / new elements	Proposal / suggested intervention	Assessment of Significance (high / medium / low / none / negative)	Assessment of the intervention's impact in relation to the heritage asset's significance
Existing milking parlour equipment and other associated components	Removal of pipework associated with building's use as a milking parlour in the 1970s / 80s to enable transformation into holiday accommodation and ancillary tourist facilities.	Low significance – the installations hold some significance towards the building's past use as a dairy / milking parlour; however, they are of no particular relevance in regards to the original structure and appear to be standardised 'off the shelf' components.	It would be counterproductive to retain the existing milking parlour equipment since it is of no particular heritage value; what remains are remnants of a 1970s / 80s milking system and its retention is likely to cause issues such as interstitial condensation where the existing metal components are fixed to the external concrete walls and become sandwiched between the existing concrete walls and proposed insulated internal linings. Therefore, even though these elements help portray one of the building's past uses, the benefits of their retention would be outweighed by needing to put the building back into beneficial use, which the current proposals are able to offer. Ability to convert the building and provide it with a new use, which will give it a new lease of life so that it can be retained for the enjoyment and education of current and future generations
Concrete Staircase	Removal of existing cast iron handrail & replacement with modern PPC steel handrail to meet requirements of Building Regulations Installation of new 'open' steel treads over existing staircase to provide even & safe surface to steps	Medium significance – the handrail is an original component that contributes towards both the architectural and historical significance of the building; architecturally, it terminates with an ornamental curved pig-tail feature, whereas historically, it can be clearly seen in old photographs of the building, with one in particular showing members of Plas Cilybebyll's Lloyd family and some of the estate's labourers.	The handrail's removal will have a negative impact against the building's historic and architectural significance; however, the existing handrail's open arrangement will not be adequate for its location if permission is granted to convert the buildings into holiday accommodation and ancillary tourist facilities. For this purpose it is proposed to remove the existing handrail and install a modern PPC steel handrail, suitable for use within a public space where a fall from height could occur.

Document Verification

Project Title: Swansea Valley Holiday Cottages
Document Title: Heritage Impact Statement

Project Number: 0400
Document Reference: 0400-RIO-XX-XX-RP-A-06002

Issue date	Rev	Description	Prepared by	Checked by	Approved by
20/12/2021	-	First Issue	LIRh	AB	



Rio Cardiff
21a Allensbank Road
Cardiff CF14 3PN
+44 (0)29 2025 0066

studio@rioarchitects.com
www.rioarchitects.com
@rioarchitects

Rio London
19 – 21 Hatton Garden
London EC1N 8BA
+44 (0)20 2691 7565