



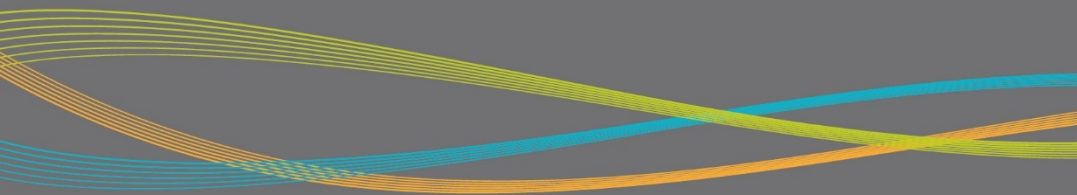
**Greenyard Farm,  
St. Andrews Major**

**Heritage  
Assessment**

Prepared by:  
**The Environmental  
Dimension Partnership  
Ltd (EDP)**

On behalf of:  
**St Andrews Major Golf  
Club**

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*This version is intended for electronic viewing only*

<b>For EDP use</b>	
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## Non-technical Summary

- S1 This heritage assessment has been prepared for St. Andrews Major Golf Club by Andrew Crutchley, a Director of The Environmental Dimension Partnership Ltd (EDP), in respect of a planning application for the proposed conversion of the timber-framed barn at Greenyard Farm for residential use.
- S2 It concludes that the barn dates from between 1885 and 1900, when the outbuildings at Greenyard Farm were reorganised. Investigation demonstrates that it has been modified during its lifetime, but it was originally designed as a combined stable range and cart shed with a first floor hayloft arranged across both elements.
- S3 The building is neither statutorily listed nor locally listed – and is of insufficient significance to warrant the status which that would confirm. Nevertheless, it is concluded to warrant consideration through the planning process because it does represent an *historic asset* in light of its late 19<sup>th</sup> century date of construction.
- S4 The proposed development would secure the long term future of the building, which is not designated, but does nonetheless represent a characteristic feature of the local historic environment worthy of conservation. This would require only a modest degree of change to the historic fabric, representing alteration of a number of door and window openings, as well as the creation of a small number of new openings. In addition, there would be some change to the internal arrangement of space and a new means of accessing the first floor (i.e. via an internal, as opposed to external, staircase).
- S5 The proposed changes have been assessed, and it is concluded overall that the heritage significance which the building possesses would at least be maintained through the implementation of the proposed development. It is concluded that, whilst there would be some loss of evidential value, this would be counter-balanced by enhancements to the building's aesthetic and communal values (its historical value would not change); therefore ensuring that the proposed development positively addresses those local plan policies specifically covering the conservation of the historic environment.
- S6 Finally, whilst it has previously been stated by the Council that the extent of renovation required and (the need to provide insulation) would prohibit the building's conversion to a residential dwelling, it must be recognised that there is a straightforward technical solution to the insulation issue (that is commonly used in timber-framed buildings), whilst the design and construction of these buildings were intended to make them easy to assemble, dismantle and relocate. Accordingly, the utilitarian form of the unlisted barn at Greenyard Farm makes its repair and renovation straightforward to achieve with the appropriate knowledge and expertise.
- S7 Therefore, subject to the applicant engaging the necessary expertise, there is considered to be no technical or planning related reason why the proposed development should not be granted the necessary permission to proceed.

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## **Section 1**

### **Introduction**

- 1.1 This heritage assessment has been drafted for St. Andrews Major Golf Club by Andrew Crutchley, a Director of The Environmental Dimension Partnership Ltd (EDP), a full member of the Chartered Institute for Archaeologists (CIfA) and Technical Lead for the Archaeology and Heritage Team, which is also a Registered Organisation with the CIfA.
- 1.2 It has been researched and drafted in respect of the preparation and submission of a planning application for the proposed conversion of an existing agricultural outbuilding at Greenyard Farm, at St. Andrews Major in the Vale of Glamorgan.

#### **Site Location**

- 1.3 Greenyard Farm is located mid-way between the towns of Barry (to the south west) and Dinas Powys (to the north east); east of Argae Road and north of St Andrews Major Golf Club and Driving Range at NGR ST 1375 7055 (see **Plan EDP 1**).
- 1.4 The proposed conversion focuses on a two storey agricultural outbuilding, situated on the west side of the farmyard and opposite the farmhouse, where it flanks the entrance to the farmyard and adjoins Argae Road.

#### **Proposed Development**

- 1.5 The development is subject to the submission of a full planning application, which will provide for *'...the change of use of the existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday log cabins and shower block'* (see **Appendix EDP 1** for details).

#### **Report Structure, Aims and Objectives**

- 1.6 In light of the above, this assessment provides the following information in respect of the existing building and the proposed development:
1. Its origins, form/function, development and significance – which will be determined through the collation and examination of archive sources, the completion of four site inspections (in spring, summer and autumn 2016) and through recourse to relevant guidance; especially Cadw (2011);
  2. Its status in legislative/planning policy terms – established through recourse to legislative instruments and national and local planning policies;

3. The likely nature and magnitude of any potential impacts upon that significance through completion of the proposed development; and
  4. The appropriate framework for the evaluation and determination of the planning application, with respect to its impact on its heritage value.
- 1.7 These four different and inter-related themes will be explored in the following sections, with the appropriate conclusions set out subsequently.

## Section 2

### Origins, Form/Function, Development and Significance

- 2.1 This section first summarises evidence for the origins, chronological development and function of the building, based on a review of historic information and the completion of site visits in spring, summer and autumn 2016.
- 2.2 Having done so, this section will assess the building's heritage 'significance' through recourse to the published guidance set out in Cadw's *'Conservation Principles for the Sustainable Management of the Historic Environment in Wales'* (see Cadw 2011).

#### Origins

- 2.3 The earliest available map to illustrate Greenyard Farm in detail is the St. Andrews Major Tithe map of 1840, but it does not depict the building in question, and instead illustrates an east-west orientated range of structures positioned in the same location.
- 2.4 The first edition 25" Ordnance Survey map of 1878-79 illustrates a reversed 'L-shaped' arrangement of buildings east of the road at Greenyard Farm, with the farmhouse in the angle and facing south across a small garden enclosure to an area of trees and lawns.
- 2.5 A north-south range of (presumably agricultural) outbuildings is illustrated to the rear of the farmhouse, with a second range of what were presumably agricultural buildings orientated east-west and extending towards Argae Road.
- 2.6 The same arrangement of buildings is then also illustrated on the 1885 edition 6" OS map; thus underlining that the part-timber barn was not built prior to the mid 1880s. Indeed, the second edition 25" Ordnance Survey map (1900) is the first to illustrate this building; in the process clearly underlining and emphasising the fact that the buildings at Greenyard Farm were substantially re-organised in the latter years of the 19<sup>th</sup> century.
- 2.7 Extracts from the first and second editions of the OS map (1878-79 and 1900) are included here as **Plan EDP 2a** and **2b**, where the latter clearly illustrates the farmhouse and the north-south orientated barn range extending to the rear. It also illustrates that the earlier east-west range of outbuildings had been demolished and replaced with two ranges of buildings aligned north-south in the west and east-west in the north; thereby serving to enclose the rectangular farmyard.
- 2.8 The function(s) of the two conjoined ranges is not stated, but they continue to be depicted on subsequent editions of the Ordnance Survey map which date from 1920, 1936, 1955-56, 1960 and 1970 in particular.

### **Form, Function(s) and Chronological Change**

- 2.9 The building is north-south aligned and measures circa 15 metres in length, with the main feature of the structure comprising timber weatherboarding. It is of two storey form, has a gabled roof furnished with corrugated iron sheets and has a blind rear elevation facing the road. It exhibits no less than three first floor window openings overlooking the yard and a number of re-configured ground floor openings too. The outward appearance of the building is shown in **Images EDP 1 and 2**.
- 2.10 Closer inspection shows that, like the rest of the 1885-1900 period buildings at Greenyard Farm, the building comprises a dwarf wall of shaped lias limestone rubble all the way round and with a coping of red brick on top (see **Images EDP 3 and 4**). This fabric runs all the way up the rear of the building, whereas it is broken on the east side by two openings; one situated at the south end which is now closed by a modern steel door and the other at the northern end which appears to be original (albeit rearranged).
- 2.11 There is clear evidence that the north end of the east-facing elevation has been modified; not least because the north elevation is now supported by a column of breeze blocks and concrete (**Image EDP 5**). Nonetheless, the likelihood is that the opening itself is original; comprising a cart shed at the north end of a combined stable block/cart shed, and with a hay loft on the floor above.
- 2.12 It is noteworthy that the concrete blocks used to support the north end of the cart shed opening continue to be utilised for the external walls around the remainder of the single storey elements defining the north side of the farmyard. It is assumed that this material was utilised as a replacement fabric. The original fabric of the external elevations is likely to have comprised some form of timber-framing, in common with the stable range. This is clearly depicted in **Image EDP 3**.
- 2.13 Whilst the first floor hay loft can still be accessed by a stair case and door opening in the south-facing elevation (see **Images EDP 6 and 7**), there is no apparent (original) means of access to the stables' interior. The north side of the steel-doored opening at the south end of the building is neatly defined with red brick and appears to be contiguous with the stone and red brick of the characteristic dwarf wall. In contrast, the south side of the opening is rather more ragged and uses concrete; thus clearly illustrating that this ground floor opening has been partially re-worked and enlarged in recent times. This is illustrated in **Images EDP 8 and 9**.
- 2.14 The interesting point (however) is that the internal space still retains original features of the stables; not only does the red brick floor surface retain its inbuilt guttering, but equally the three timber partitions continue to separate the four stalls which are arranged along the west side. However, it is clear that the existing opening would not provide horses with a means of access to the building's interior (**Images EDP 10 & 11**). The opening is too low if the existing weatherboarding is part of the original fabric.



- 2.15 Given that situation, the inevitable conclusion to be drawn is that the weatherboarding, that provides the building with its existing 'character', most probably does not comprise original historic fabric and potentially derives from a phase of modification or alteration in the relatively recent past.
- 2.16 It is worth noting that the remainder of the associated outbuilding range to the north exhibits the same underlying stone and brick-built 'dwarf' wall, but the upper elements have been replaced with concrete block fabric. It therefore seems likely that the entirety of the 1885-1900 outbuilding range was originally provided with timber-framed upper walls on top of the stone/brick. Nonetheless, the evidence supports the view that the existing external treatment of the barn at Greenyard Farm is not the original covering, as it appears to prevent the access of horses to the interior of the stable range.
- 2.17 This proposition is given added weight by the fact that the timber framed structure and weatherboarding on the rear elevation is no longer supported by a sill beam, and instead it is supported by a mish-mash of red brick and pieces of concrete. This is illustrated by **Images EDP 12** and **13**.
- 2.18 The evidence points strongly to the existing weatherboarding representing a secondary treatment to the external faces of the building. Even then, there is copious evidence that the current fabric of the timber framing and the building's external shell have been replaced over time on an ad hoc basis. This is demonstrated by **Images EDP 1** and **14**.

### **Assessment of Significance**

- 2.19 This section assesses the significance of the barn at Greenyard Farm, with reference to the four 'heritage values' identified in Cadw (2011) *'Conservation Principles for the Sustainable Management of the Historic Environment in Wales'*. These four comprise:
- **Evidential value;** defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
  - **Historical value;** defined as those elements of an asset which might illustrate a particular aspect of past life, or might be associated with a notable family, person, event or movement;
  - **Aesthetic value;** defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
  - **Communal value;** defined as deriving from the meaning that an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.20 The balance of these values, possessed and exhibited by the barn at Greenyard Farm, will be explored in the following paragraphs.

### **Evidential Value**

- 2.21 The building is assessed as possessing **moderate** evidential value, principally because of the extent to which the fabric has been altered over time and the extent to which that has concealed its original intended function.
- 2.22 The building retains evidence of its original agricultural function, but principally insofar as the interior continues to exhibit aspects illustrating that it was intended for stabling horses and the general proportions of the building still reflecting the characteristics of a combined cart shed and stable block (despite the extent of secondary alteration).
- 2.23 The building's exterior fabric provides few clues as to its original function, but still clearly highlights that it was historically of agricultural form origin; and in that regard serves to enhance our understanding of past human activity to a relatively modest extent.

### **Historical Value**

- 2.24 As far as the building's 'historical value' is concerned, it is worth repeating the guidance from English Heritage in its '*Listing Selection Guide: Agricultural Buildings*' (2011), where Page 8 provides the following commentary in respect of structures dating from the period between 1880 and 1940; i.e. when the barn was erected:

*"These years saw a prolonged and regionally varied agricultural depression...from which farming did not recover until the Second World War. Very little from this period fulfils the listing criteria. Buildings tended to be of the cheapest materials such as corrugated iron and many were prefabricated, such as Dutch barns. Only the wealthiest farmers and landowners continued to build model or experimental farms, which could be of some architectural sophistication. Where these survive they justify serious consideration. There was little fresh investment due to the long farming depression in this period, notable exceptions being some estates and continuing developments in dairying areas. Hygiene regulations in the inter-war period resulted in new forms of cow house and dairy, resulting in the replacement of earlier forms of housing for dairy cattle by new forms of cow house with concrete floors and stalls, and metal roofs and fittings. New forms of housing for pigs and poultry also developed, following American and Scandinavian models".*

- 2.25 The phrase "very little from this period fulfils the listing criteria" is very important here, and serves to underline the conclusion that, because agricultural outbuildings from the end of the 19<sup>th</sup> century are commonplace and relatively unsophisticated in terms of their architecture/appearance, the barn at Greenyard Farm is of **limited** historical value.

### **Aesthetic Value**

- 2.26 The asset is considered to possess **moderate** aesthetic value, which in the main derives from the fact that the weatherboarding of the external elevations is not a common form of construction in South Wales (being much more typical of eastern England) and thus provides the structure with an unusual and characteristic appearance.
- 2.27 However, whilst the form of construction may be unusual and ‘eye-catching’ because of the rather alien architectural treatment, in itself this building is unprepossessing from an architectural viewpoint, and lacks any decorative detailing on the external elevations. In short, it is a relatively plain and utilitarian building, which contrasts with the vernacular traditions of the area, but is ultimately designed for functionality, not aesthetic qualities.
- 2.28 However, it is recognised that the building’s aesthetic value is currently suppressed by its generally poor outward condition and ongoing deterioration, which restrict the ability to experience and appreciate its significance.

### **Communal Value**

- 2.29 Again, the building is assessed as possessing **limited** communal value; which derives from its associations with the owners of Greenyard Farm. They no longer employ the building for any form of farm-based activity, and instead it is given over entirely to the ad hoc storage of equipment for St. Andrews Major Golf Club nearby.
- 2.30 There is no suggestion that the building has any value to the wider community; with Greenyard Farm itself being located on a minor road between Barry and Dinas Powys, where the barn is set back away from the road behind a pronounced hedgebank. Only the southern gable end can be publicly appreciated. As such, it is concluded to make no more than a negligible contribution to the farmland landscape located around it.

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## **Section 3**

### **The Building's Status**

- 3.1 The heritage status of the barn at Greenyard Farm, which is subject to the submission of a full planning application, can be evaluated through the following mechanism:
1. It is not statutorily designated as a Building of Special Architectural or Historic Interest; hence it does not receive protection under the relevant legislative provisions of the '*Planning (Listed Buildings and Conservation Areas) Act of 1990*';
  2. It is not situated within the boundary of a locally identified conservation area, designated under the provisions of the 1990 Act and providing a statutory presumption against demolition and control of outward change;
  3. It is not 'locally designated' as a Building of Local Architectural or Historic Interest; in the case of the Vale of Glamorgan Council these structures are described as being 'County Treasures' (see VoG 2007); and
  4. It is not identified/included on the Glamorgan-Gwent Archaeological Trust (GGAT) Historic Environment Record (HER).
- 3.2 As the building is neither listed nor situated within the boundary of a conservation area, there is no statutory control in respect of its proposed conversion and the preservation of the heritage values it exhibits.
- 3.3 As the building is not 'locally listed' as a County Treasure, there is no additional planning policy control in respect of the determination of the development proposals, over and above those vested in Vale of Glamorgan Council as the Local Planning Authority.
- 3.4 Despite not being identified and recorded on the GGAT HER, it is considered that the barn at Greenyard Farm nonetheless still possesses and exhibits a degree of heritage significance worthy of consideration in determining the planning proposals.
- 3.5 As a result, the building (which forms the subject of this assessment report) is deemed to represent a non-designated historic asset.

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## Section 4 Impact Assessment

- 4.1 This section of the report will assess the likely impact of the proposed development on those heritage values identified previously in **Section 2**. Before doing so, it will summarise the nature and extent of the proposed development, based on the plans and elevations included at **Appendix EDP 1**.

### The Proposed Development

- 4.2 Prior to commencement, the building will be subject to a full structural/condition survey, in order to determine which elements of the timber structure can be retained and re-used, which require repair/restoration and which must be replaced.
- 4.3 Upon commencement, the building will be dismantled – in part to confirm the above, but also to treat any rot or timber infestation prior to the conversion. It is worth noting that timber-framed buildings were typically erected on site after being fashioned as a series of component parts elsewhere, but also that they were designed in such a way that they can be dismantled, moved and subsequently re-erected at a new location.
- 4.4 Throughout, the ‘conservation strategy’ will be ‘**minimum intervention**’, with the clear intention of retaining as much of the building’s historic fabric as possible and replacing only that which is structurally unsound.
- 4.5 With that strategy in mind, the following sets out the scope of change which is required to facilitate the building’s conversion to residential use.

### Interior/Plan Form

- The ‘two-unit’ plan form (stable block/cart shed) will be retained to maintain the building’s historic character;
- The timber stalls in the stable block will, however, be removed, to create the new ground floor living space;
- An internal staircase will be inserted on the west side of the building, in order to replace the external stair against the southern elevation; and
- Insertion of new internal partitions to create a series of rooms on the ground and first floors.

### **Exterior/Outward Appearance**

- Creation of two new door openings on the ground floor and one new window opening on the first floor of the (presently blind) western elevation which adjoins the east side of Argae Road;
  - The east-facing elevation will be largely left unchanged, with the three window openings on the first floor retained;
  - The two existing door openings on the ground floor will be retained but modified to create more modestly/domestically proportioned openings;
  - The cart shed opening will be closed-in with weatherboarding – to match the rest of the building’s external appearance;
  - The southern window opening on the ground floor will be retained, but enlarged to provide better internal illumination;
  - The only change to the south-facing elevation will be the removal of the external staircase and the creation of a ‘Juliet balcony’ for the first floor door opening; and
  - The existing covering of corrugated iron sheets would be removed and replaced with a more traditional vernacular finish comprising natural slate.
- 4.6 Of course, the building is presently without insulation, and that situation will need to be addressed to ensure that the proposed conversion to residential use is successful and conforms to current Building Regulations.
- 4.7 It is relatively straightforward to insulate timber-framed buildings, and in parts of Great Britain where weatherboarded barns are commonplace (such as East Anglia) standard techniques have been developed to respond to and address this matter.
- 4.8 A copy of Historic England guidance document ‘*Energy Efficiency and Historic Buildings: Insulating Timber Framed Walls*’ (2016) has been included here as **Appendix EDP 2** to illustrate that these techniques can be readily applied to the barn at Greenyard Farm.
- 4.9 As the Historic England guidance clearly illustrates, the insulation can either be installed externally; fixed to timber batons underneath the weatherboarding before it is replaced, following restoration; or internally, in between the timber-framed structure and an inner skin of timber to create a new face to the structure’s walls (to then be plastered).
- 4.10 Either approach would be suitable for the barn at Greenyard Farm, but the former has the advantage of not eating into the dimensions of the rooms.



### **Impact on the Building's Significance**

- 4.11 With regard to the foregoing, it is assessed that the building's significance will at least be maintained through the completion of the proposed development.
- 4.12 There may be **some loss** of 'evidential' value because of the proposed conversion, given the minor amendments to the door and window openings and the removal of the timber stall partitions still surviving in the stables.
- 4.13 However, the building's 'aesthetic' value would be **enhanced** because of the proposed restoration of its existing fabric, thus improving its outward appearance. At the same time it is proposed that the building's roof covering of corrugated iron sheets would be taken off and then replaced with a finish of natural slate; considered to be more appropriate to the vernacular tradition and more sympathetic to its historic character.
- 4.14 The building's 'communal' value would also be **slightly enhanced** as a consequence of new owners being able to occupy the structure and provide for its long term maintenance and conservation.
- 4.15 The building's 'historical' value would be **maintained**, as timber-framed structures like this were specifically designed to be easy and cost-effective to both repair and maintain. Compromised timbers can either be replaced or have new fabric scarfed in to ensure their structural integrity. In the same way, external weatherboarding is equally straightforward to remove and replace with fresh timberwork as and when needed.
- 4.16 Accordingly, the wholesale repair, restoration and conversion of this building would not lead to a diminution of the historical value it possesses. Instead, it would clearly represent an aspect of the building's evolution.

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## Section 5 Policy Review and Conclusions

- 5.1 The barn at Greenyard Farm is not statutorily listed, and accordingly the statutory duty imposed by S66 of the *'Planning (Listed Buildings and Conservation Areas) Act of 1990'* is not relevant to the form of development proposed.
- 5.2 The same is true of S72(1) of the 1990 Act because the barn at Greenyard Farm is not situated within the boundary of a conservation area identified and designated by the Vale of Glamorgan acting as the Local Planning Authority.
- 5.3 Chapter 6 (Conserving the Historic Environment) of *'Planning Policy Wales Edition 9'*, which was adopted by the Welsh Government in November 2016, provides no guidance in respect of non-designated standing buildings; instead focusing on listed buildings, conservation areas, registered parks/landscapes and finally archaeology. It therefore offers no specific guidance in respect of the appropriateness of development proposals for the non-designated barn at Greenyard Farm.
- 5.4 The same is true of the two Welsh Office Circulars, with 60/96 providing further details on the practical implementation of the *'Ancient Monuments and Archaeological Areas Act of 1979'* and the treatment of nationally important archaeology in Wales through the planning process, and 61/96 providing guidance on the setting of listed buildings and development that could affect a conservation area.
- 5.5 Indeed, the only planning guidance controlling the implementation of the proposals for Greenyard Farm (at least in respect of heritage matters) is contained in documents drafted by the Vale of Glamorgan Council.
- 5.6 The *'Vale of Glamorgan Adopted Unitary Development Plan 1996-2011'* constitutes the development plan for the authority. In that regard, Policy ENV 17 provides the following statement with regard to the built and historic environment:

*"The environmental qualities of the built and historic environment will be protected. Development which has a detrimental effect on the special character and appearance or setting of:*

- i. A building or group of buildings, structure or site of architectural or historic interest, including listed buildings and conservation areas;*
- ii. Scheduled ancient monuments and sites of archaeological and/or historic interest;*
- iii. Designed landscapes, parks or gardens of historic, cultural or aesthetic importance*

*Will not be permitted".*

- 5.7 As well as setting out a general policy objective to ‘protect’ the ‘environmental qualities’ of the built and historic environment, Policy ENV17 more specifically states that, in respect of the barn at Greenyard Farm, development will not be permitted if it has a detrimental effect on its special character and appearance or setting.
- 5.8 Furthermore, Policy MD9 of the ‘*Vale of Glamorgan Local Development Plan 2011-2016 Written Statement*’ (November 2013) sets out the following:
- “Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:*
- 1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;*
  - 2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;*
  - 3. Within designed landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their setting or historic views or vistas”.*
- 5.9 At the local level, the emerging LDP places an emphasis on listed buildings, conservation areas, locally listed buildings, designed landscapes and battlefields, but does also more generally state that *“development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan”*. Thus, consideration should be given to the conformance of the proposed development with this emerging policy objective.
- 5.10 As set out above, the proposed conversion would **at least** maintain the significance of the timber-framed barn at Greenyard Farm, and equally would address the requirements of relevant adopted/emerging planning policies at the local level, making it acceptable in terms of the conservation of the historic environment.
- 5.11 Consideration must, however, also be given to Policy ENV 8 of the ‘*Vale of Glamorgan Adopted Unitary Development Plan 1996–2011*’, which covers small scale conversion of rural buildings. It identifies that proposals ‘*will be permitted*’ as long as they address 13 specific criteria, where i, iii, iv, xii and xiii relate to historic environment issues.
- 5.12 Criteria xii and xiii relate to conservation areas and listed buildings respectively, and do not have relevance to the form of development proposed. It is apparent that the form of development proposed in this case would not only retain the architectural and historic features present in the building (Criterion i), but could also be completed without having an unacceptable impact on its appearance and rural character (Criterion iv).

- 5.13 Policy MD 12 of the ‘Vale of Glamorgan Local Development Plan 2011-2016 Written Statement’ (November 2013) adopts takes on the same theme, stating that:

*“Proposals for the conversion or renovation of existing buildings for rural enterprise, tourism, community or residential use will be acceptable where (1) the proposal is for the reuse of a surplus rural building, (2) conversion of an existing rural building would not give rise to the need for a replacement building and (3) reuse can be achieved without substantial reconstruction, extension or unacceptably altering the appearance and rural character of the building or its setting”.*

- 5.14 It is then added that; subject to two further ‘tests’ addressing viability and sustainability; proposals for residential conversions:

*“... will only be permitted where it would preserve a building which is of architectural or historic importance or otherwise positively contributes to rural character”.*

- 5.15 As far as the ‘heritage criteria’ of Policy ENV 8 (and also Policy MD 12) are concerned, it is therefore principally a question of whether in this case the:

*“...building is structurally sound and the conversion can be achieved without substantial reconstruction of the external walls, or extension”.*

- 5.16 Even so, the adopted local planning policy adds that:

*“However, each proposal will be assessed as a matter of fact and degree depending on the circumstances of the case”.*

- 5.17 In that regard, it should be recognised that the proposed structural works to the building could readily be undertaken without planning permission, as routine repair and maintenance, if it was to be retained in its current agricultural use.

- 5.18 The proposed residential conversion does not require or involve any extension. Insofar as reconstruction is needed, it is simply a question of establishing which timber elements can be retained and which ones either require re-working or replacement. In reality this comprises little more than routine maintenance, albeit in this instance the scale of work required is more substantive because of the building’s past neglect and deterioration.

- 5.19 Whilst it has previously been identified by the Council that the extent of the renovation required and the need to provide insulation would prohibit the building’s conversion to a residential dwelling, it should be stressed that there is a straightforward technical solution to the provision of insulation (commonly used in timber-framed buildings), whilst the design and construction of these buildings were intended to make them easy to assemble, dismantle and relocate. Accordingly, the utilitarian form of the unlisted barn at Greenyard Farm makes its repair and renovation straightforward to achieve with the appropriate knowledge and expertise.

5.20 Therefore, subject to the applicant engaging the necessary expertise, there is considered to be no technical or planning related reason why the proposed development should not be granted the necessary permission to proceed. Criterion iii should also be waived because of the particular form of the building and specific nature of the reconstruction that would be required to bring about the residential conversion proposed.

5.21 Indeed, the proposed development at Greenyard Farm should be properly considered in the context of the Welsh Government's guidance set out at Paragraph 6.2.2 of 'Planning Policy Wales Edition Nine' (November 2016), when it recommends that:

*"Local planning authorities and other public bodies have an important role in protecting and conserving the historic environment while helping it accommodate and remain responsive to present-day needs. This is a key aspect of wider sustainable development responsibilities which should be taken into account in both the formulation of planning policies and the exercise of development management functions. The conservation of the historic environment also contributes to the Welsh Government's seven well-being goals for a sustainable Wales".*

5.22 In this instance, there are sufficient grounds to believe that the barn's architectural and historic interest would be maintained by the proposed conversion, and that by doing so the underlying richness of the historic environment would be appropriately conserved.

## **Section 6 References**

Cadw (2011) *'Conservation Principles for the Sustainable Management of the Historic Environment in Wales'* (Cardiff)

Historic England (2016) *'Energy Efficiency and Historic Buildings: Insulating Timber Framed Walls'* (London)

Vale of Glamorgan (2007) *'Vale of Glamorgan County Treasures: Dinas Powys'* (Barry)

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## Images



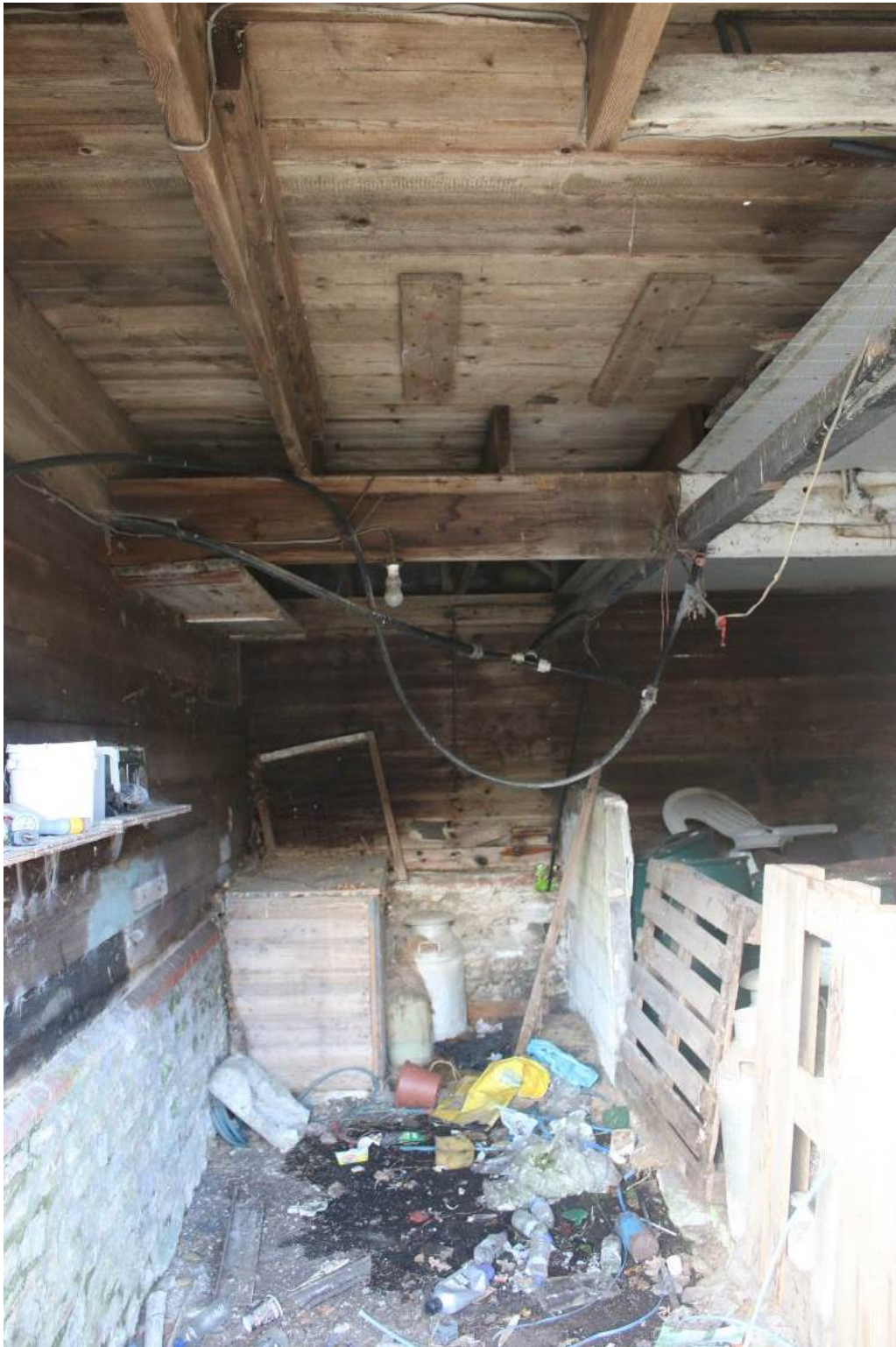
**Image EDP 1:** The barn at Greenyard Farm viewed from the north east



**Image EDP 2:** The barn's principal (east-facing) elevation



**Image EDP 3:** Photograph showing the continuation of the stone/red brick dwarf wall along the back wall of the northern range



**Image EDP 4:** Close-up of the interior of the cart shed; here illustrating that the stone/brick dwarf wall continues along the south side and the along the back wall northwards



**Image EDP 5:** Close-up of the north end of the barn at Greenyard Farm; here illustrating that the north wall of the late 19<sup>th</sup> century building is supported on concrete blocks



**Image EDP 6:** View of the barn at Greenyard Farm from the south east – here showing the existing (external) means of access to the first floor hay loft



**Image EDP 7:** Representative depiction of the interior of the first floor hay loft



**Image EDP 8:** Close-up of the north side of the main door opening; here illustrating the neat brickwork which strongly suggests originality



**Image EDP 9:** Close-up of the south side of the main door opening; here illustrating the ragged edge defined with concrete, strongly suggesting that it has been widened in the 20<sup>th</sup> century



**Image EDP 10:** Representative photograph showing the interior of the stable block



**Image EDP 11:** View out through the main door of the stable block; here illustrating its low height in comparison with the typical horse





**Image EDP 12:** Close-up showing the relationship between the timber sill beam and the stone and red brick dwarf wall at the rear of the barn; clearly highlighting the use of basic materials



**Image EDP 13:** Depiction of the south west corner of the barn, here highlighting the use of basic modern materials to fill the gap between the timber sill beam and the stone and red brick dwarf wall characterising the outbuilding range

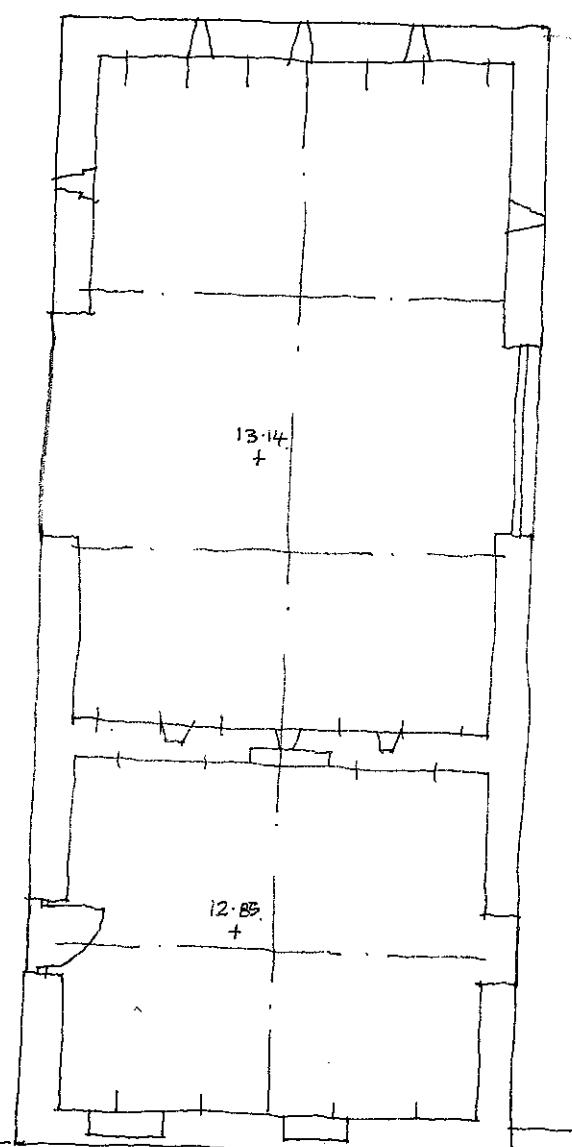


**Image EDP 14:** Close-up showing the relationship between the timber sill beam and the stone and red brick dwarf wall at the rear of the barn; clearly highlighting the use of basic materials

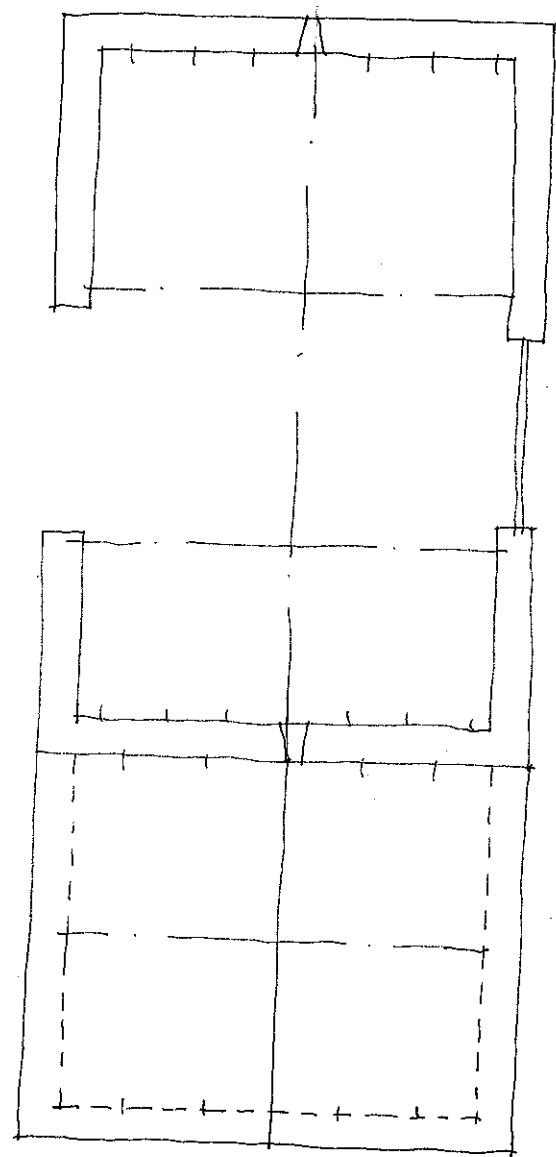
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**Appendix EDP 1**  
**Details of the Building as Existing and Proposed**

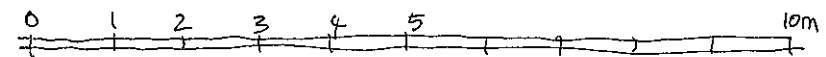
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GROUND FLOOR PLAN 1:100



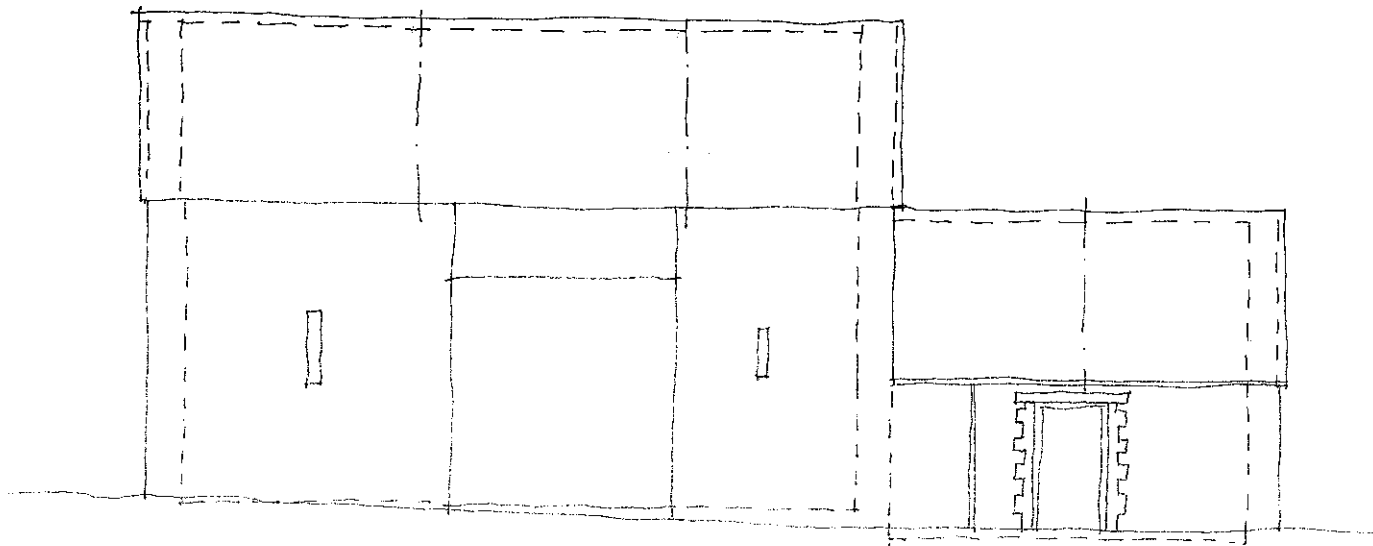
FIRST FLOOR PLAN. 1:100



GREENYARD FARM, ST ANDREWS MAJOR

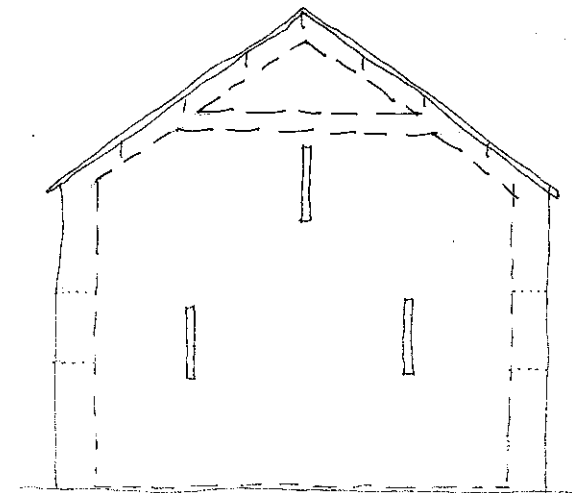
EXISTING BARN A.

DESIGNCELL ARCHITECTURE LTD.



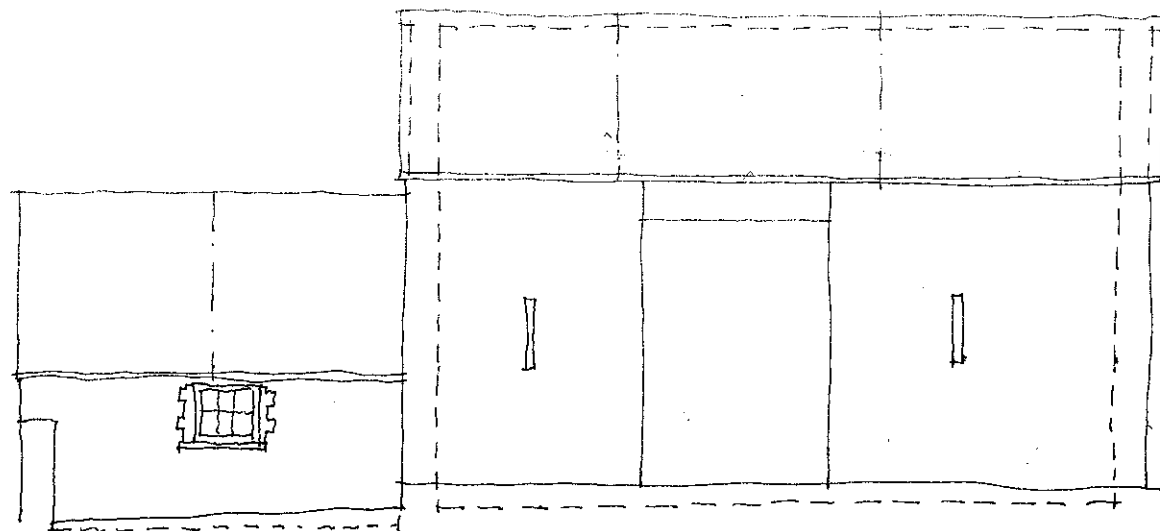
WEST ELEVATION.

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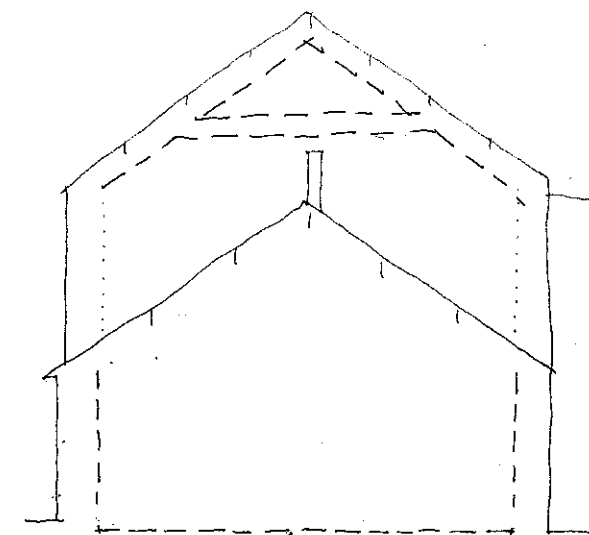
NORTH ELEVATION.

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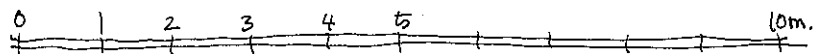
EAST ELEVATION

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SOUTH ELEVATION.

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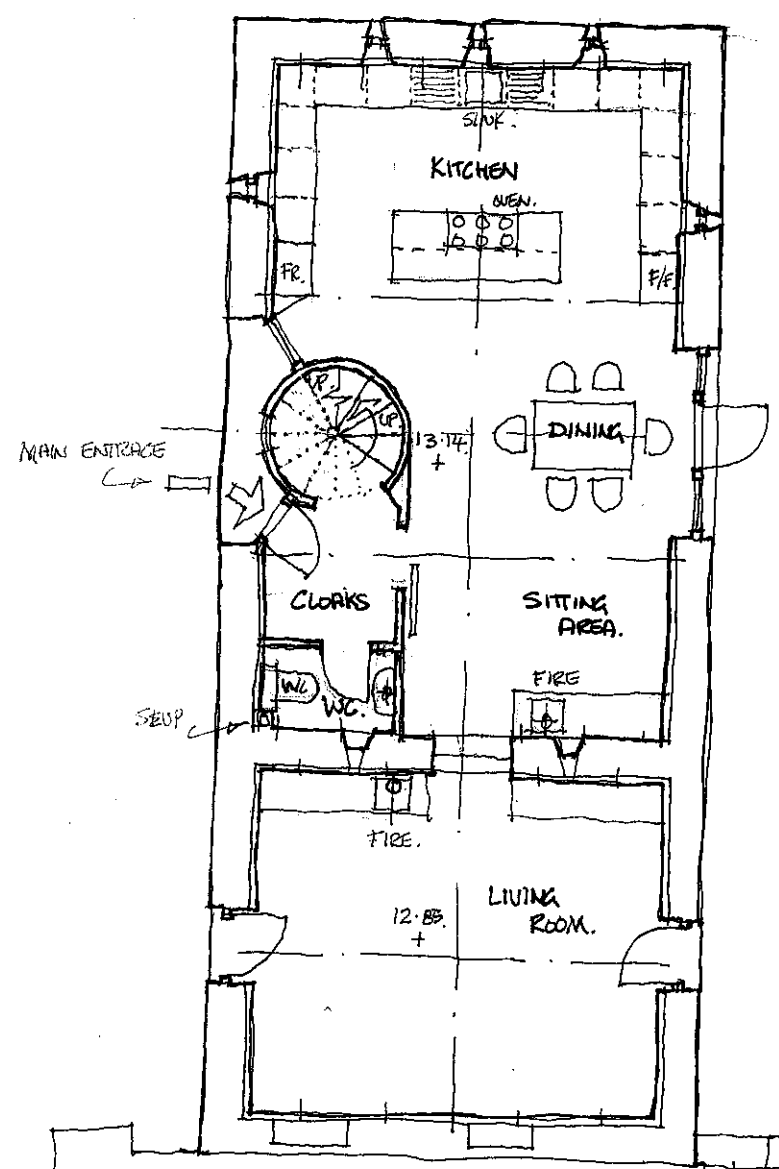


GREENYARD FARM, ST ANDREWS MAJOR

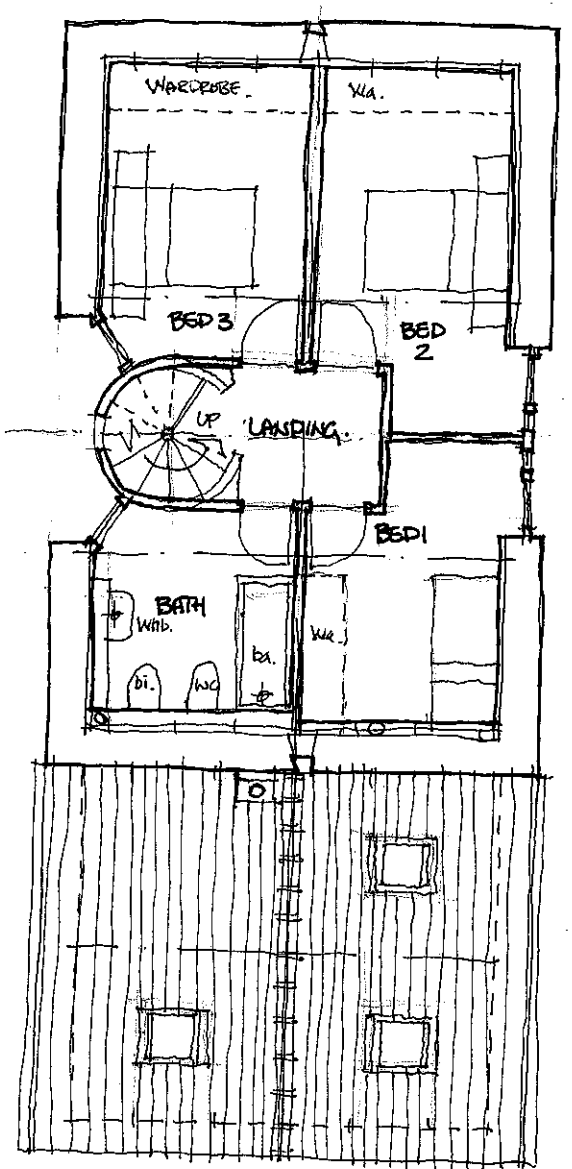
EXISTING BARN A

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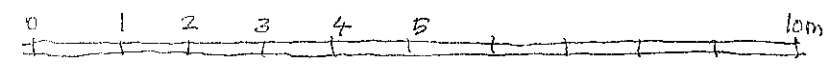


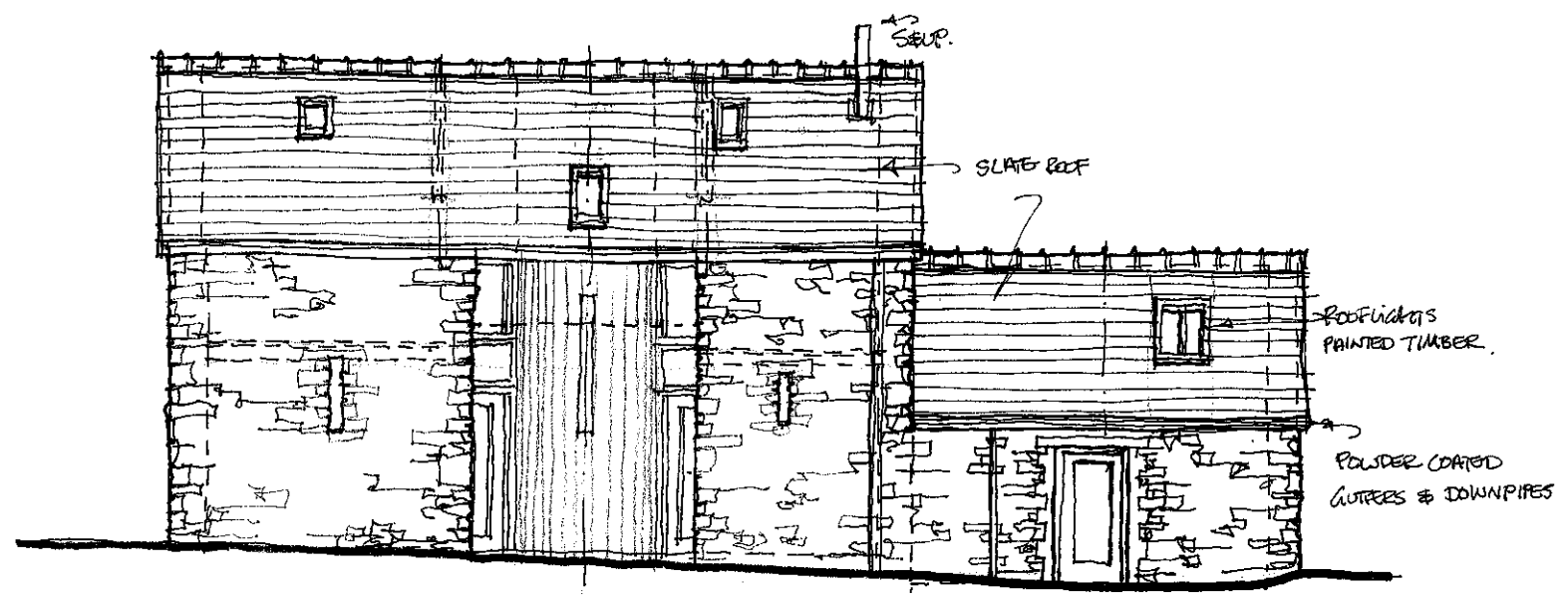


GROUND FLOOR PLAN 1:100



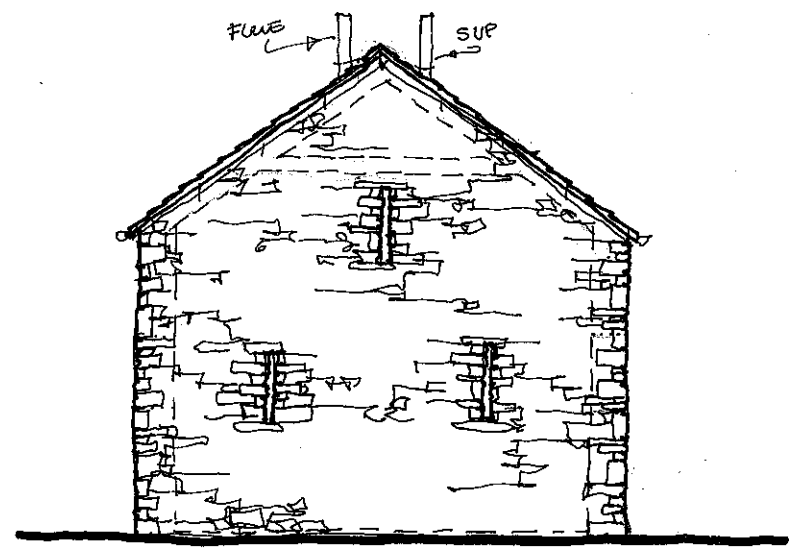
FIRST FLOOR PLAN 1:100





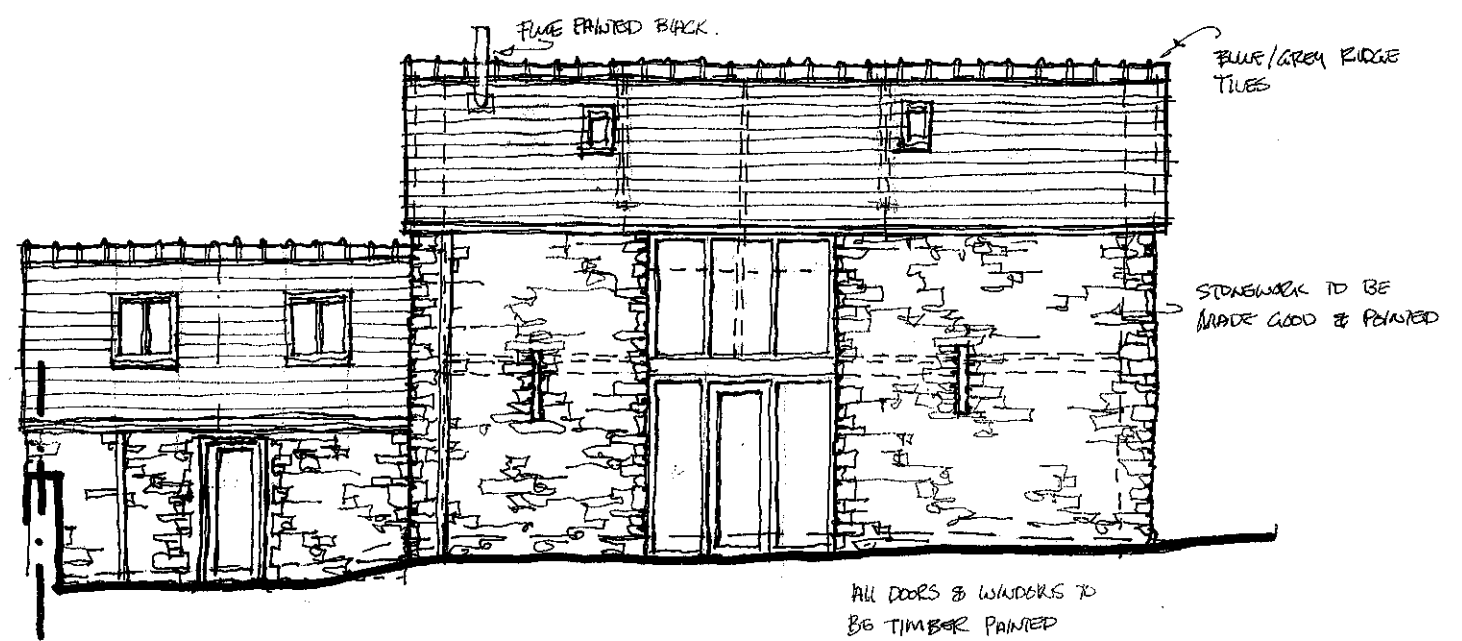
WEST ELEVATION 1:100

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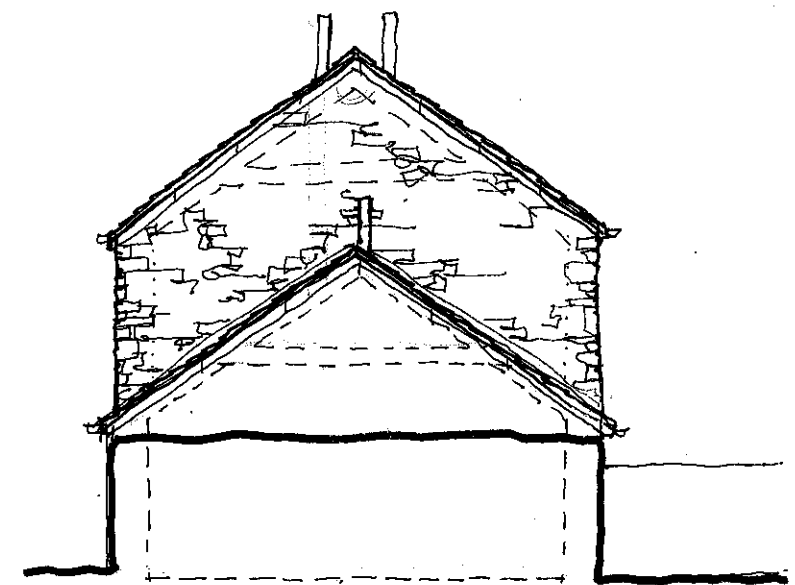
NORTH ELEVATION 1:100

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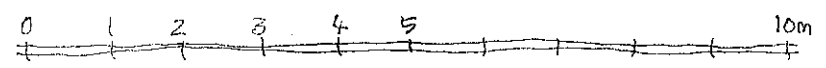
EAST ELEVATION 1:100

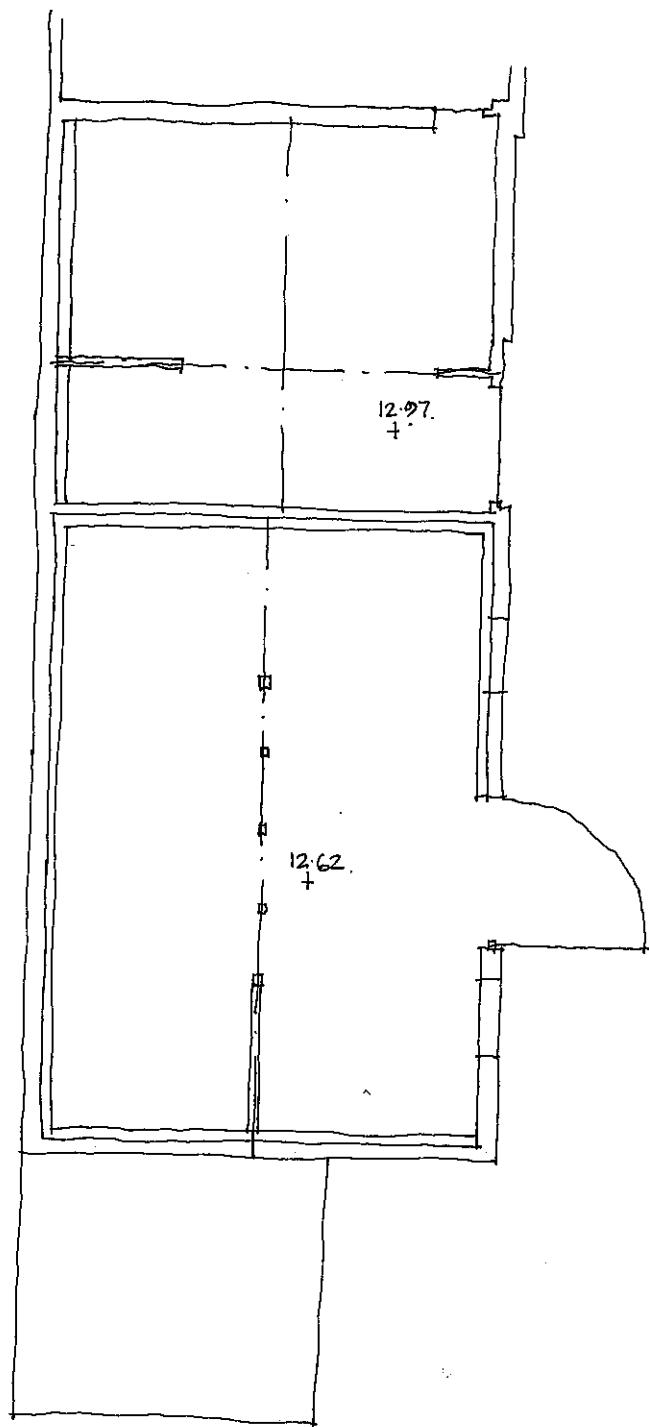
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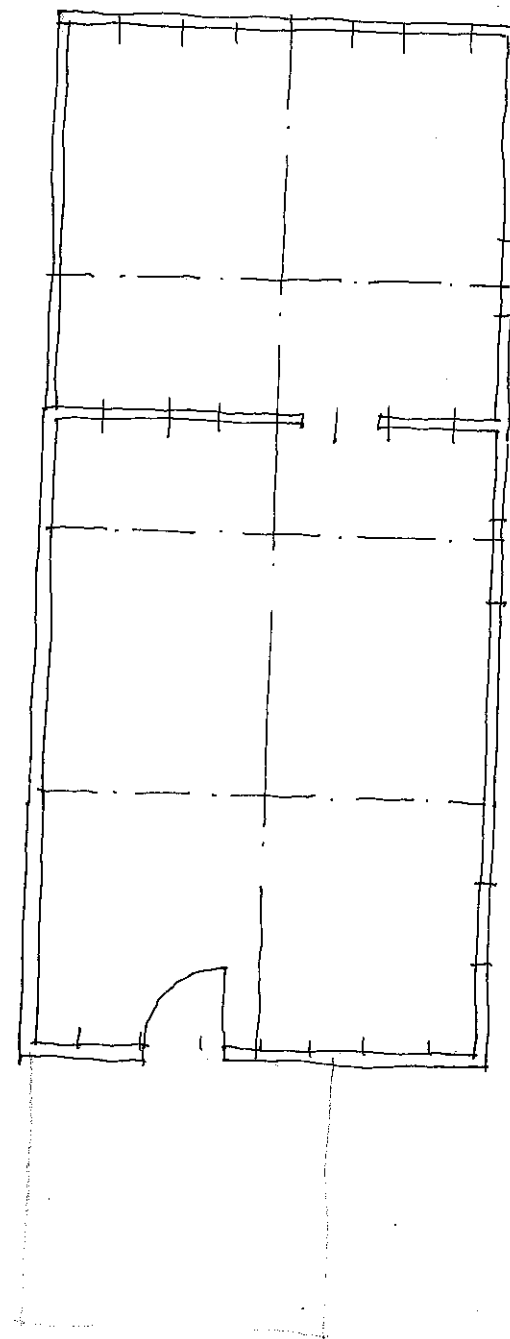
SOUTH ELEVATION 1:100

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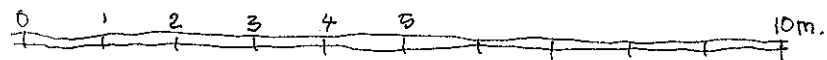


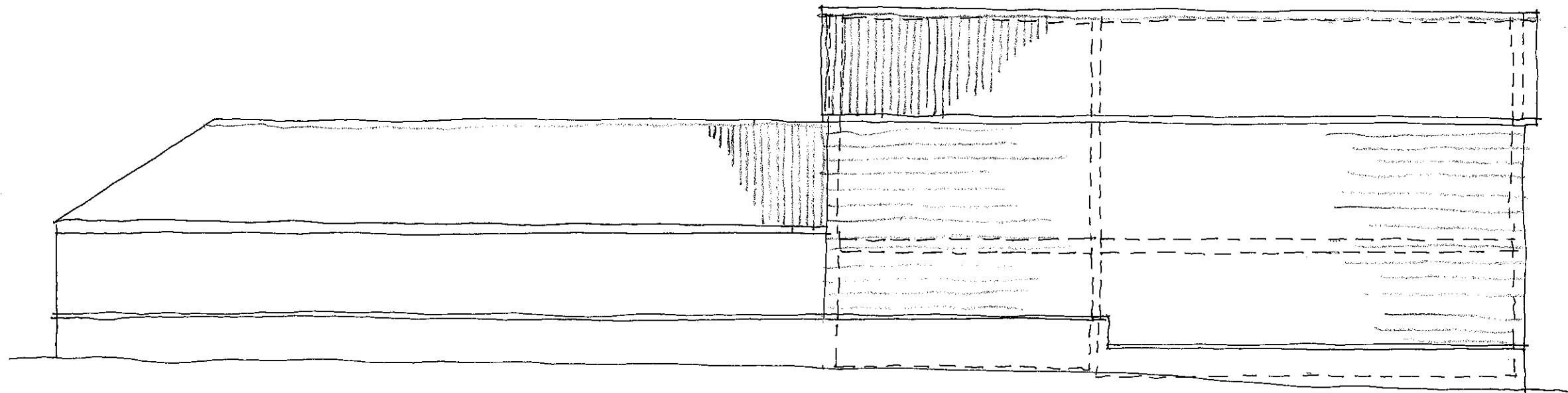


GROUND FLOOR PLAN. 1:100

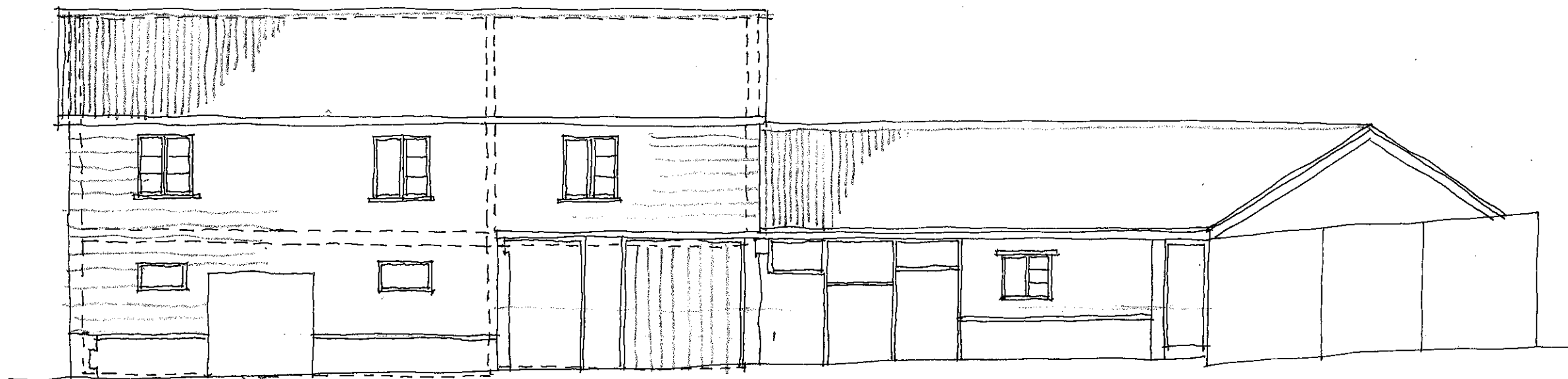


FIRST FLOOR PLAN. 1:100





WEST ELEVATION. 1:100



EAST ELEVATION. 1:100

