

1029 DESIGN AND ACCESS STATEMENT

**THE MALTHOUSE
LLANUNWAS
SOLVA**

MAY 2010



DESIGN AND ACCESS STATEMENT LLANUNWAS, SOLVA

Design and Access Statement

The building is situated to the west of the main farmhouse and consists of a single detached 2-storey stone/masonry structure. It is thought the buildings original use was stables and malt house at first floor dating back to the early nineteenth century.

The proposed conversion scheme is to minimize the alteration to the building and to restore some of the original features. The north-west elevation at present has an eaves to ground floor opening which is not part of the original, here the opening will be reduced to a more modest scale. The pigeon cotes, on the north-eastern elevation are to be retained and repaired. The construction of a new gable stairs to the north east elevation while being in keeping with the character of the building also provides a second means of escape from the first floor thus negating the need to create large openings to meet building regulations.

The design incorporates level uninterrupted horizontal access at ground floor level with the provision of a disabled toilet facility and one bedroom.

To avoid overlooking into the bedrooms in the adjacent dwelling in the southern courtyard, the openings have been re-utilised as accesses into a lean-to. To compensate from this loss of potential fenestration, a number of windows are proposed looking towards the sea.

On the seaward side it is also proposed that a studio sunroom be built to take advantage of the southerly aspect and the views to the coast. This space has been designed so that it would make an ideal location from which to paint the sea/skyscape and compliment the studio facilities available within the northern courtyard.

To the front of the building an enclosed level car parking area will be created with level pedestrian access to the main entry point.

The building currently is enclosed on the western and southern boundary by hedges and it is proposed to replicate this new hedging along the eastern boundary. To the front of the building the means of enclosure will be complemented with a natural stonewall, the stone being reclaimed from other areas of the farm complex.

The following is an adaptation of the pre-application enquiry made in October 2007, describing the overall aspirations for the estate by Andy Davies, (the applicant) and his brother Rob, (who is simultaneously making a planning application for the conversion of the Northern Courtyard).

Aspirations for the Estate

The Llanunwas estate, Solva, has been transferred from Ashkyle Ltd (owned by Rob, Christopher, Mark and Andrew Davies) to separate ownership of parts. The

following contains the broad proposals for the future of this old farm estate as a whole.

The Davies family are aware of the Authority's responsibility for the care and conservation of buildings within the sensitive landscape of the Park. They are also aware of the role that the Authority plays in preserving local biodiversity. They would like to find a way ahead for their respective properties which will comply with these requirements and which will improve both their properties and the status of conservation in this specific location in the Pembrokeshire Coast National Park. This statement contains some background to Llanunwas, proposals for wildlife conservation, proposals for building conservation, proposals for a mixture of use across the estate, and proposals which they feel would be of benefit to pedestrians and traffic currently using the length of the A487 which lies immediately adjacent to the property.

HISTORY OF THE PROPERTY

Llanunwas was purchased by their grandfather, Ewan Gibson-Davies, in 1938. The estate functioned as an active farm including a major dairy and was a major contributor of agricultural produce, especially during the war years. The property was taken on by their parents, Alan and Marilyn Gibson-Davies, in 1969 and then transferred to Ashkyle Ltd in the early 1980s. The main house has been central to a family residence and a holiday lets business since 1982. Much of the farmland has now been sold or donated to the local community (a bequest to the Parish council in 1964; and a donation of 24 acres of cliff land to the National Trust in 1996). Approximately 42 acres of land remain, including most of the original farm buildings.

CONSERVATION OF WILDLIFE, GEOLOGY & ARCHAEOLOGY

Through Rob's involvement with wildlife conservation (Centre Manager for West Wales Biodiversity Information Centre; Projects Director for the Hawk and Owl Trust), he uses opportunities to encourage wildlife at Llanunwas and to add to their knowledge of it. The brothers consider it a privilege to be living inside a National Park with Sites of Special Scientific Interest, Special Areas of Conservation and Special Protection Areas all in close proximity. They realise that they are living close to a coast that is internationally designated as part of a network of the most highly valued wildlife sites across Europe. It is a great source of joy to have witnessed the return of nationally and internationally protected species to the area and Rob helps supply data to monitoring programmes for Chough, Peregrine Falcons, Hen Harriers, Otters and to the Pembrokeshire Bird Atlas. The farm has records of rare flowering plant species and unusual bryophytes in adjoining fields. The brothers will continue to encourage their tenant farmer to preserve headlands of set-aside rough grassland or fallow strips and to pursue low intensity agriculture in the fields which is favourable towards these plants and also to birds such as Chough and Skylark. The family endorses his imminent application to the Tir Gofal agri-environment scheme.

In addition to the agricultural land, Llanunwas provides some important, priority semi-natural habitats (CCW Phase 1 vegetation survey). These are: semi-improved neutral grassland and tall ruderal herbs linking to dense scrub at our Western boundary with Nine Wells Valley; and a highly significant area (>4 acres) of

Broadleaved Woodland surrounding the amenity grassland within the walled garden. They have established wildlife corridors in 3m wide strips of rough grassland adjacent to hedgerows in order to link up these existing areas of semi-natural habitats and provide thoroughfares for species requiring cover, notably small mammals and Badgers (there is a major sett in Nine Wells). The use of poison is prohibited on the property. They believe these factors have been helpful to the return of Polecats, Barn Owls and Buzzards to the vicinity in recent years. They propose to expand the areas managed for wildlife and have marked a proposed network of wildlife habitats in a hatched green on the attached map. They also propose to create ponds for wildlife in the farmyard (a pond is shown here on plans from 1938), in the northern courtyard and in the walled garden.

The trees in Llanunwas wood are unusually large and established for Pembrokeshire and are home to one of the largest Rook colonies in Pembrokeshire (Ian Bullock pers. comm.). A pond in the walled garden might be a significant help to this colony and the rich array of birds that use this wood. A comprehensive tree survey of the wood was conducted in 1990 by Dyfed Tree Surgery. Six species were recorded, Wych Elm being the most significant. An area of half an acre was planted along the Western edge of the wood with Oak and Ash with grant help from Forestry Commission Wales. They have taken advice from FCW on the prospects for further assistance from the Better Woodlands for Wales scheme and they are considering opening up some public access to the wood at the Eastern edge and to the walled garden.

Within the wood and walled garden they maintain dead wood in order to provide important habitat for fungi, woodpeckers, bats; and they have provided nestboxes for Robins, Spotted Flycatchers, Greater Spotted Woodpecker, Barn Owl, Little Owl, and roost boxes for bats. They placed a Barn Owl nest box in one of the barns in 2002 and a pair of owls took residence in this in 2004 but breeding efforts ceased after a road mortality of an adult in 2005. They will be happy to introduce any other mitigations for wildlife that are deemed necessary and have also carried out a bat survey.

They take an interest in the smallest SSSI in Pembrokeshire nearby which is renowned for its trilobite fossils; the nearby Neolithic site at Nine Wells; and the Iron Age fort at Porth y Rhaw which was bequeathed by Alan Gibson-Davies as part of the cliff land to the National Trust. They have conducted a search of the monuments database held at Cambria Archaeology and propose to care for the monuments listed which are shown on the attached map (notably a standing stone in the North-West section).

CONSERVATION OF TRADITIONAL BUILDINGS AND LANDSCAPING

At the heart of this proposal is a plan to restore the architectural integrity of the original 16th century farm. Andy and Rob would be prepared, therefore, to pay for the demolition and removal of the two recent Atcost agricultural buildings. They are very large storage warehouses, each with a corrugated asbestos roof, and are clearly visible from afar. They would also be happy to clear away a lot of the concreted area in the farmyard and replace with wildlife habitats (grassland strips, ponds, trees).

The proposal to convert/change the use of the near derelict buildings as set out in this plan will be done with due attention paid to the history of each building and with every attempt made, in consultation with an architectural historian, to re-use/refurbish the indigenous materials used in the original construction.

PROPOSED COMPLEX OF MIXED USE

The JUDP has a policy of business use first and it is proposed that there is a mixed use across the estate, building on a predominantly business use centred on the main house and the walled garden. They would like their farm tenant to continue with a low intensity agricultural use of the fields.

The previous tenants of the walled garden have left. Rob, (who will be taking on the ownership) will consider new tenants for a business use that is compliant with Park regulations and with conservation protocol for the whole site. They have been doing some upkeep of the walls and Rob proposes to explore further the possibility of opening up the garden and parts of the wood to the public but they wish to keep the western side of the estate private.

The principal elements in the applications by Rob and Andrew will be the development and conservation of the derelict buildings known as the northern Courtyard and the Malthouse. Planning permission for seven units was granted for these buildings in the 1980s but expired in 2003. Both these sites are in a state of disrepair which threatens their conservation as traditional Pembrokeshire farm buildings.

Malthouse: This is thought to be an early nineteenth century farm building which formerly had a dual use as stables and malting house. Much of the original idiosyncratic features of the outer structure of the Malt House remain intact. The proposal is to change the use of this building to commercial use. Andy and his wife Clare seek to develop the building into a furnished holiday letting business.

Northern Courtyard: Rob and his wife, Leah are practicing artists. They are looking to establish a home and accommodate our business interests in these buildings. It is proposed to convert this complex of outbuilding to a mix of uses. It is anticipated that the complex would form a live/work unit consisting of a residential unit, art studios, workshop and holiday let. It is anticipated that there would be perhaps courses or art classes and that the proposal for the Malthouse would fit in with this by providing additional accommodation.

Farmhouse: The main house has been used in the past for holiday lets and a family residence. The family are selling this building and it will be the subject of a separate application by a third party for subdivision to smaller units.

TRAFFIC

The two access routes to Llanunwas exit onto the A487 just outside of the 30mph zone and that the absence of pavement areas along this stretch of road places pedestrians at risk when accessing the public footpaths across our property. We propose to consider applying to move the 30mph sign to the West of Llanunwas main entrance. The family already allow members of the public to use the main driveway as an unofficial access to the footpath which runs through the farm yard in order to avoid the risks of them walking along a fast section of the narrow A487. One consideration is to re-route this footpath inside of the wood, and across the front field to link to the existing footpath, thereby keeping pedestrians entirely off the dangerous part of the A487 where there is no pavement. This would of course be subject to the relevant footpath procedures. This would work well with allowing public access to that section of the wood and walled garden. Andy and Rob would be amenable to considering any other suggestions the Authority and the Highways Department have for minimising traffic hazards.

In summary, this proposal offers a sound and exciting opportunity for this small Pembrokeshire estate to recover an important part of its heritage in a setting which will both generate new business and establish new conservation areas.

A SELECTION OF PHOTOGRAPHS OF THE MALTHOUSE



The Malthouse

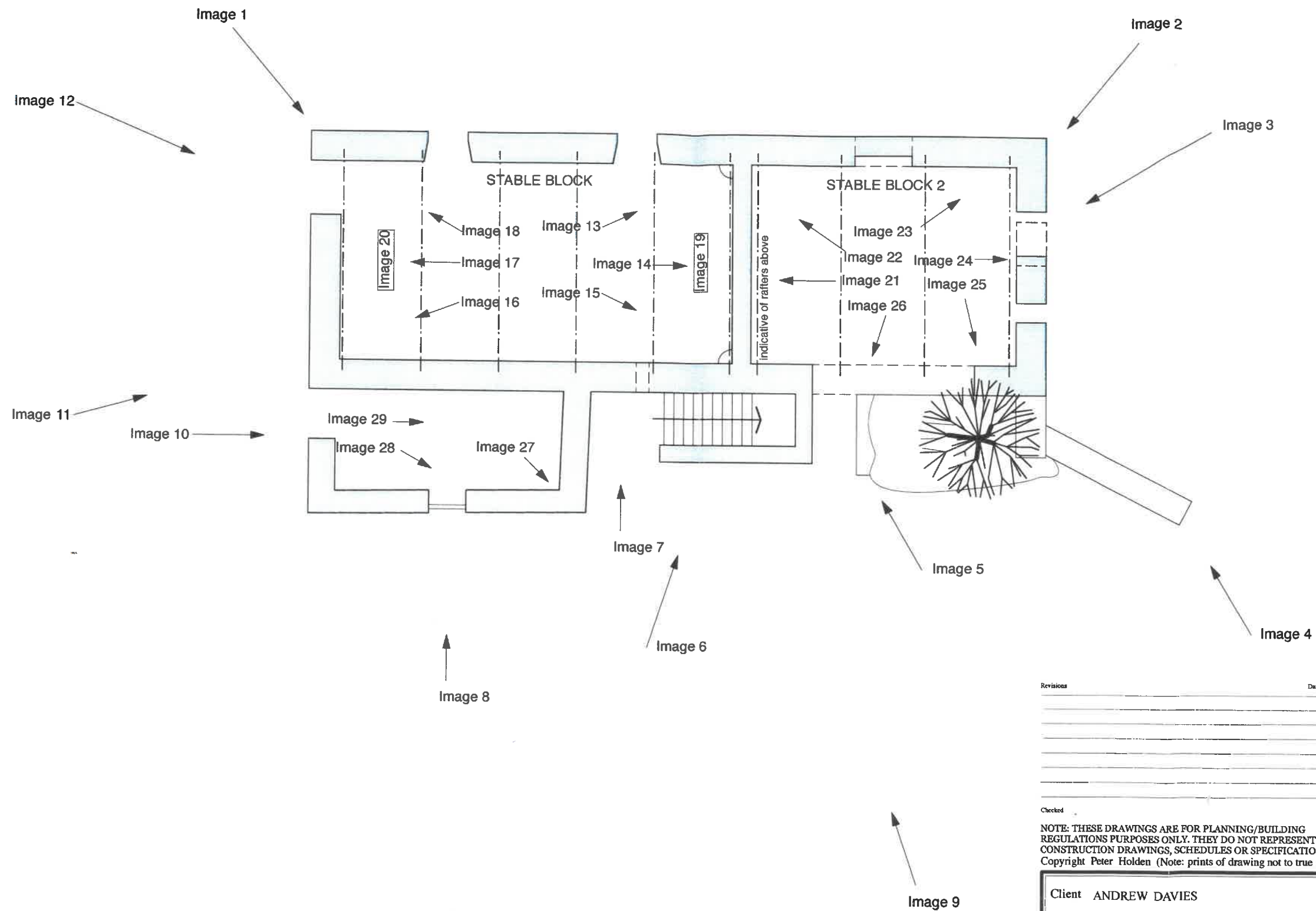


PRECEDENT

The following are images of the adjacent southern courtyard conversion, which now provides residential accommodation. This building is immediately to the west of the Malt House.



**PHOTOGRAPHIC
SURVEY**



SURVEY FLOOR PLAN
(Scale 1:100 @ A3)

Revisions	Date

NOTE: THESE DRAWINGS ARE FOR PLANNING/BUILDING REGULATIONS PURPOSES ONLY. THEY DO NOT REPRESENT FULL CONSTRUCTION DRAWINGS, SCHEDULES OR SPECIFICATIONS.
Copyright Peter Holden (Note: prints of drawing not to true scale)

Client	ANDREW DAVIES
Job	LLANUNWAS
Drawing	PHOTOGRAPHIC SURVEY INDICATION PLAN
Scale 1:100	Drawn By AF Date MAY 10



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Job No:	Drawing No:	Rev:
1029		

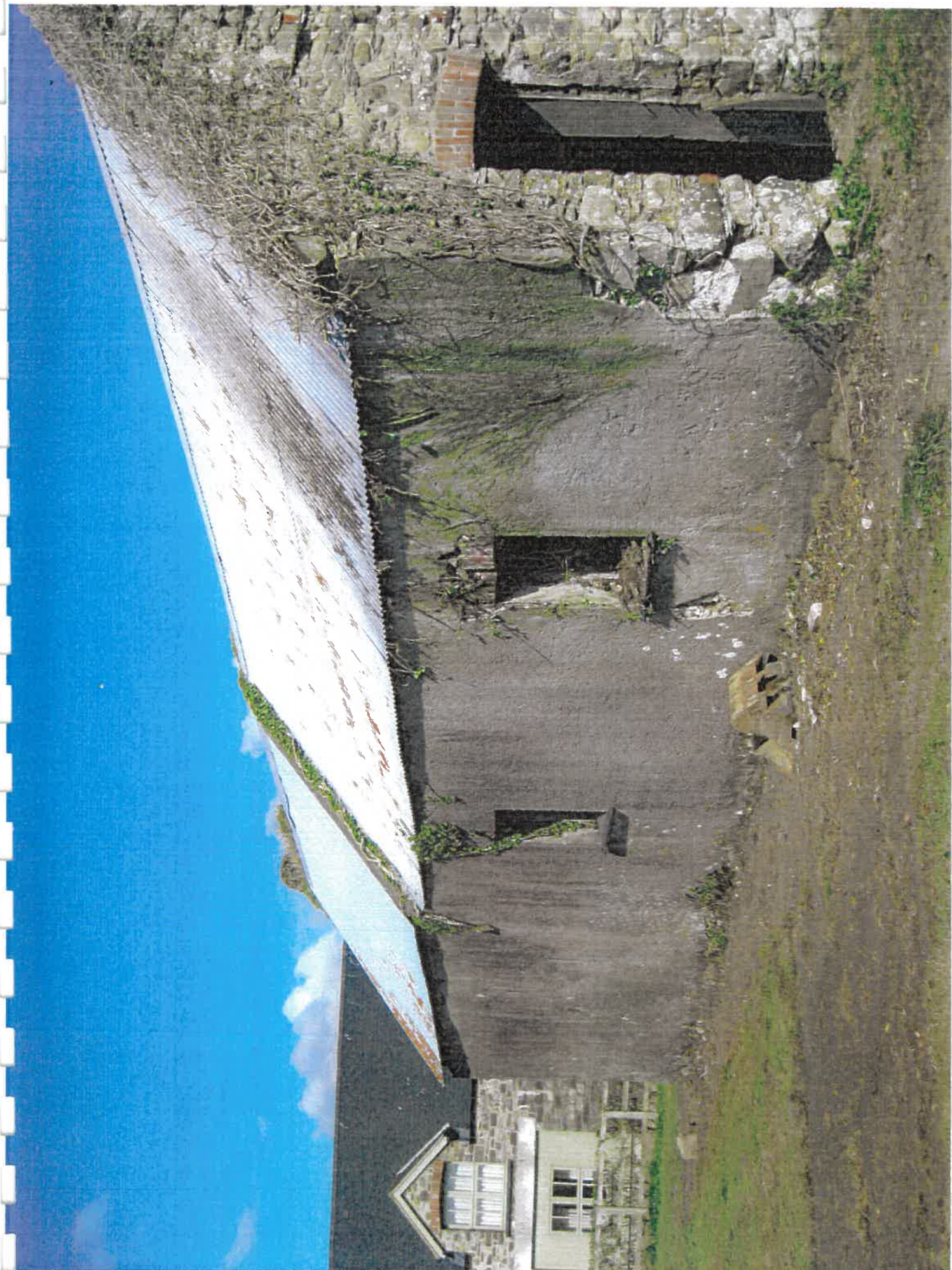


IMAGE 1

IMAGE 1
IMAGE TAKEN FROM NORTH WEST
SHOWING NORTH ELEVATION
IMAGE TAKEN FROM NORTH WEST
SHOWING NORTH ELEVATION



IMAGE 2

IMAGE TAKEN FROM NORTH EAST
SHOWING NORTH ELEVATION



IMAGE 3

IMAGE TAKEN FROM THE EAST
SHOWING EAST ELEVATION



IMAGE 4

**IMAGE TAKEN FROM THE SOUTH EAST
SHOWING EAST ELEVATION AND EXTERNAL WALL**



IMAGE 5

**IMAGE TAKEN FROM THE SOUTH EAST
SHOWING EAST SIDE OF SOUTH ELEVATION**



IMAGE 6

IMAGE TAKEN FROM THE SOUTH
SHOWING WALL TO EXTERNAL STEPS



IMAGE 7

**IMAGE TAKEN FROM THE SOUTH
SHOWING RUBBLE WALL TO EXTERNAL STEPS**

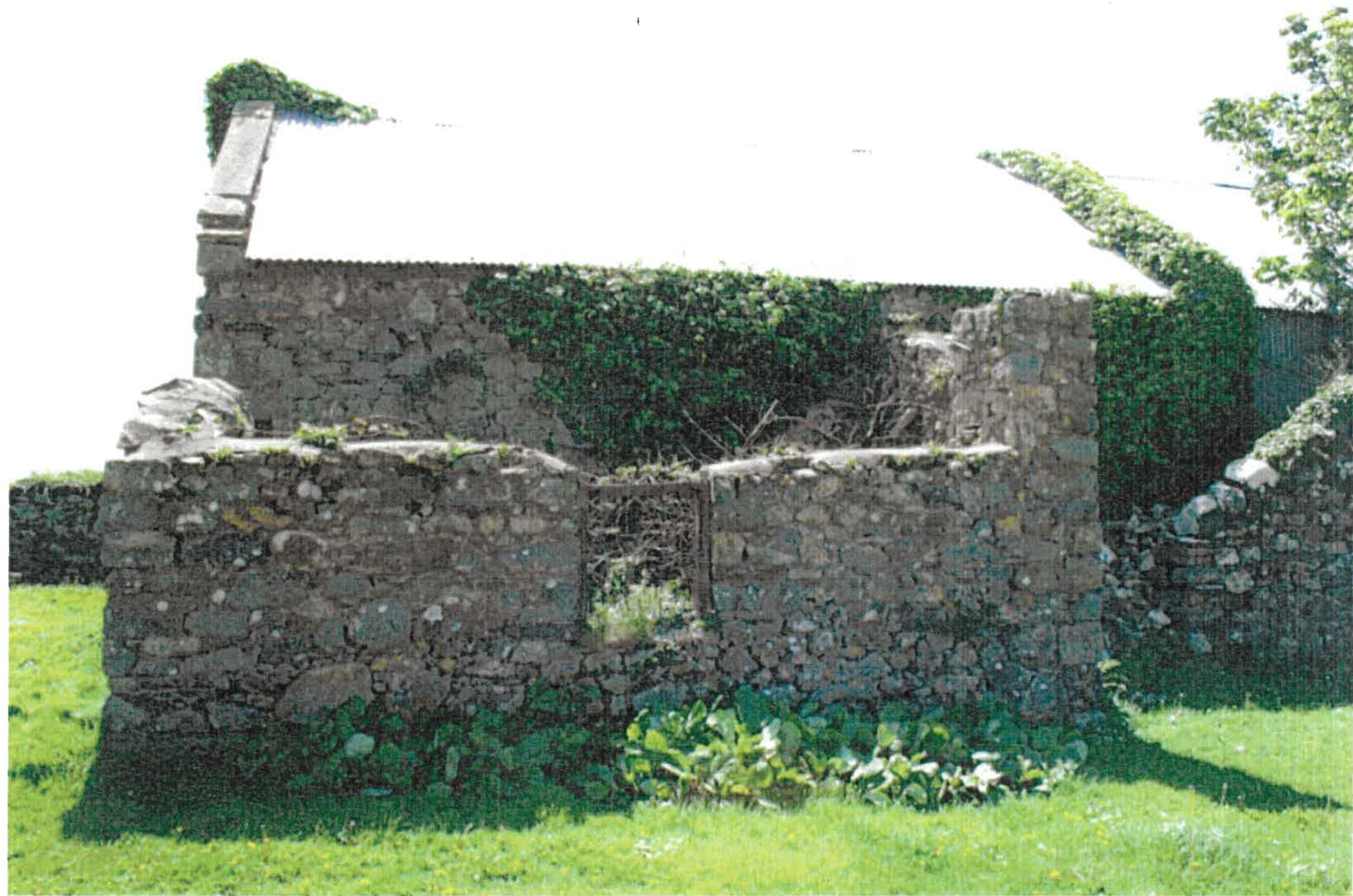


IMAGE 8

IMAGE TAKEN FROM THE SOUTH
SHOWING EXTERNAL WALLS OF EXTENSION



IMAGE 9

IMAGE TAKEN FROM THE SOUTH
SHOWING OVERALL SOUTH ELEVATION



IMAGE 10

IMAGE TAKEN FROM THE WEST
SHOWING SOUTH SIDE OF WEST ELEVATION

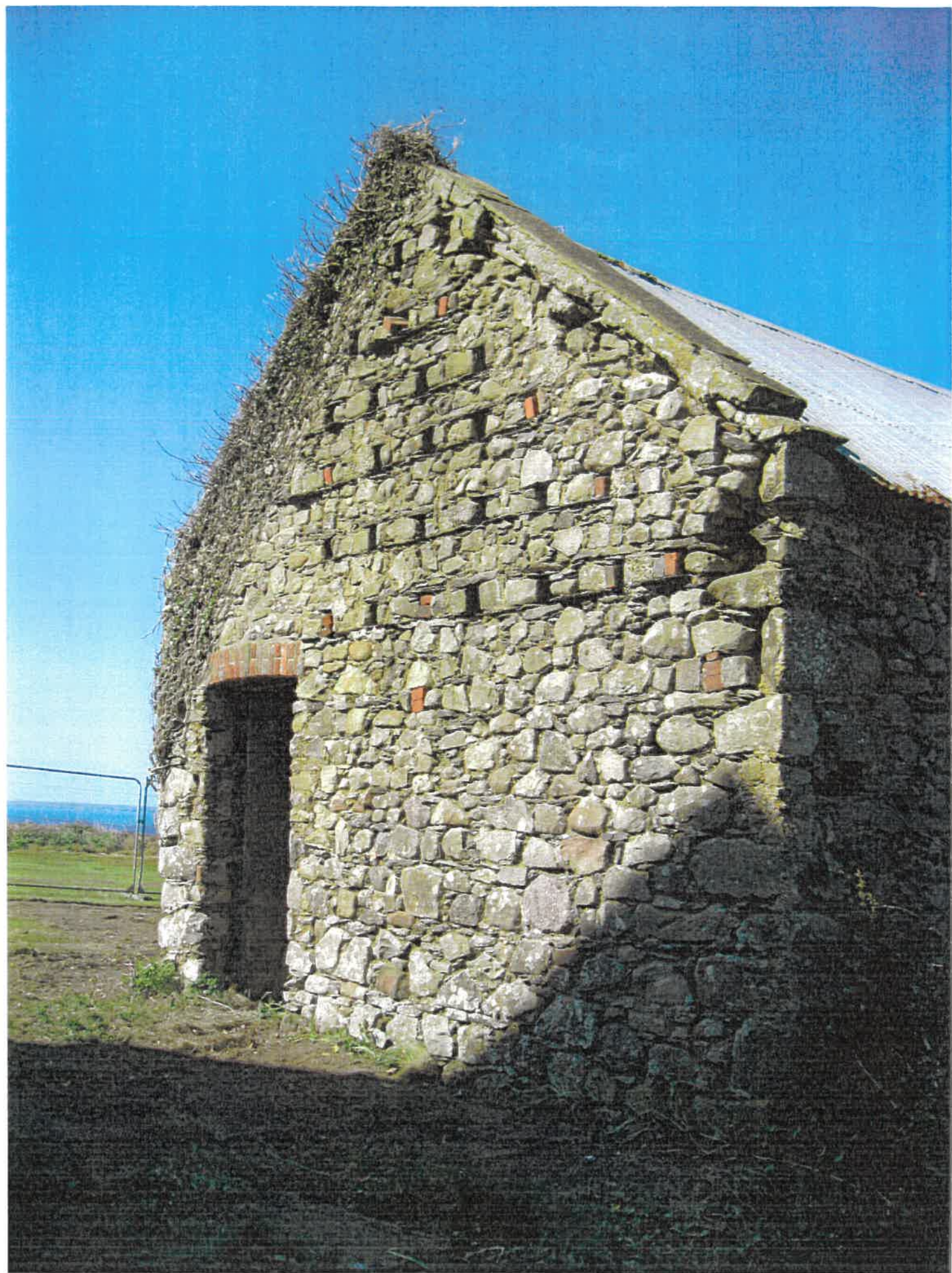


IMAGE 11

**IMAGE TAKEN FROM THE SOUTH WEST
SHOWING MAIN BUILDING WEST ELEVATION**



IMAGE 12

IMAGE TAKEN FROM THE NORTH WEST
SHOWING OVERALL WEST ELEVATION



IMAGE 13

INTERNAL IMAGE OF STABLE BLOCK
IMAGE SHOWING NORTH EAST CORNER



IMAGE 14

INTERNAL IMAGE OF STABLE BLOCK
IMAGE SHOWING EAST WALL



IMAGE 15

INTERNAL IMAGE OF STABLE BLOCK
IMAGE SHOWING SOUTH EAST CORNER



IMAGE 16

INTERNAL IMAGE OF STABLE BLOCK
IMAGE SHOWING SOUTH WEST CORNER



IMAGE 17

INTERNAL IMAGE OF STABLE BLOCK
IMAGE SHOWING WEST WALL



IMAGE 18

INTERNAL IMAGE OF STABLE BLOCK
IMAGE SHOWING NORTH WEST CORNER



IMAGE 19

INTERNAL IMAGE OF STABLE BLOCK FLOOR
IMAGE FACING EAST



IMAGE 20

INTERNAL IMAGE OF STABLE BLOCK FLOOR
IMAGE FACING WEST



IMAGE 21

INTERNAL IMAGE OF STABLE BLOCK 2
IMAGE SHOWING WEST WALL



IMAGE 22

INTERNAL IMAGE OF STABLE BLOCK 2
IMAGE SHOWING NORTH WEST CORNER



IMAGE 23

INTERNAL IMAGE OF STABLE BLOCK 2
IMAGE SHOWING NORTH EAST CORNER



IMAGE 24

INTERNAL IMAGE OF STABLE BLOCK 2
IMAGE SHOWING UPPER EAST WALL



IMAGE 25

**INTERNAL IMAGE OF STABLE BLOCK 2
IMAGE SHOWING SOUTH EAST CORNER**



IMAGE 26

INTERNAL IMAGE OF STABLE BLOCK 2
IMAGE SHOWING SOUTH WEST CORNER

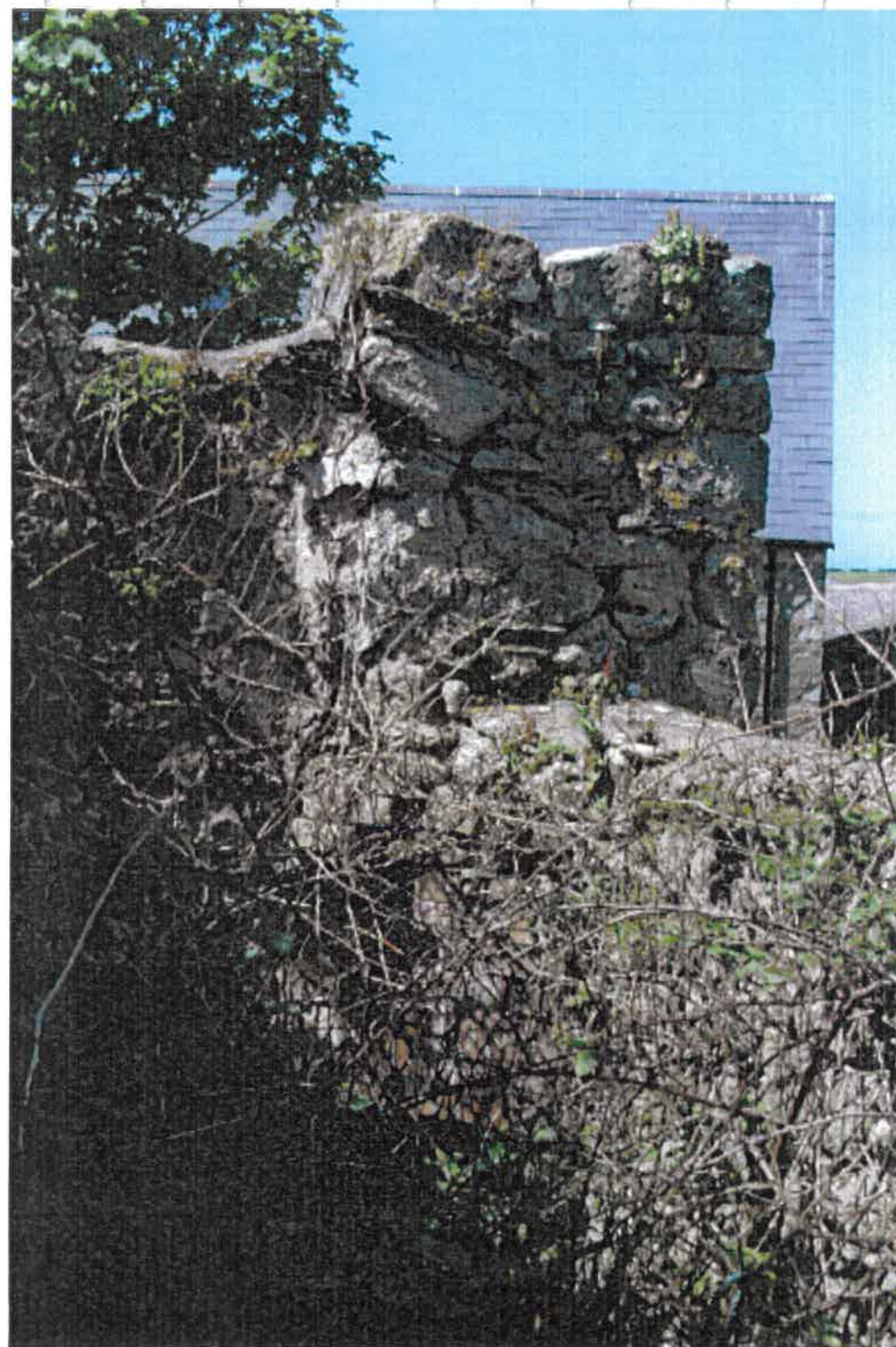


IMAGE 27

INTERNAL IMAGE OF EXTENSION
IMAGE SHOWING SOUTH EAST CORNER



IMAGE 28

INTERNAL IMAGE OF EXTENSION
IMAGE SHOWING SOUTH WALL



IMAGE 29

INTERNAL IMAGE OF EXTENSION
IMAGE SHOWING EAST WALL