

INI.

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Marlas Yard & Paddock Development

DRAFT Heritage Statement

January 2024

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BSc (Hons) MArch PgDip ARB RIBA

On behalf of Initiate Architecture Ltd

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DRAFT

i. CONTENTS

1. INTRODUCTION

- | | | |
|-----|-----------------------------------|-------|
| 1.1 | Purpose of the Heritage Statement | p. 05 |
| 1.2 | Scope of Study | p. 05 |

2. SITE CONTEXT

- | | | |
|-----|------------------|----------|
| 2.1 | Location | p. 07 |
| 2.2 | Broad Setting | p. 08 |
| 2.3 | Site Photographs | p. 09-13 |

3. HISTORICAL OVERVIEW

- | | | |
|-----|----------------------------|----------|
| 3.1 | Background | p. 15 |
| 3.2 | 1847 Tithe Map | p. 16 |
| 3.3 | 1876 County Series OS Map | p. 17 |
| 3.4 | 1937 County Series OS Map | p. 18 |
| 3.5 | 1960s County Series OS Map | p. 19 |
| 3.6 | 2024 | p. 20 |
| 3.7 | Marlas House | p. 21-26 |

4. SIGNIFICANCE

- | | | |
|-----|--|-------|
| 4.1 | Why is Significance Important | p. 28 |
| 4.2 | How is Significance Assessed | p. 28 |
| 4.3 | Levels of Significance | p. 29 |
| 4.4 | Assessment of Heritage Values - Yard & Paddock | p. 30 |
| 4.5 | Assessment of Heritage Values - Hay Barns | p. 32 |
| 4.6 | Assessment of Heritage Values - Marlas House | p. 38 |

5. DESIGN DEVELOPMENT

- | | | |
|-----|-----------------------------------|----------|
| 5.1 | Overview | p. 42 |
| 5.2 | Scoping Meeting - Appraisal | p. 43 |
| 5.3 | Scoping Meeting - Recommendations | p. 44 |
| 5.4 | Developing the Proposals | p. 45-57 |

6. IMPACT ASSESSMENT

- | | | |
|-----|----------------------------|----------|
| 6.1 | Summary of Proposed Scheme | p. 59 |
| 6.2 | Assessment Methodology | p. 60 |
| 6.3 | Planning Policy | p. 61 |
| 6.4 | Impact Assessment | p. 62-68 |



1. INTRODUCTION

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1. SECTION 1

Introduction

1.1 Purpose of the Heritage Statement

This Heritage Statement has been prepared on behalf of Gaina and David Morgan, forming part of the proposals for the major development of Marlas Yard and Paddock to the immediate west of the Grade II listed Marlas House.

This version of the report has been prepared as part of RIBA Stage 3 in support of the Full Planning application for the yard and paddock site, along with the Listed Building Consent application for the change of use/conversion of two existing hay barns considered to be curtilage listed.

Key Terms:

Marlas Farm: The entirety of the site, comprising Marlas House, gardens to the east and the yard/paddock.

Marlas House: Considered to be the Grade II listed quadrangle as described by Cadw's listing description.

Marlas Yard & Paddock: Considered to be the area of land to the immediate west of Marlas House and the area concerning these development proposals.

Marlas Hay Barns: Comprising the two curtilage listed hay barns to the west of the principal house, fronting the yard and paddock site.

1.2 Scope of Study

The Heritage Statement identifies the heritage assets potentially affected by the development, providing a proportionate assessment of their significance to understand the impact of the proposals in line with the requirements of the Planning Policy Wales and our duty to preserve or enhance the historic environment as set out in law.

The following iterative stages comprise the Heritage Statement:

2.0 Site Context: describing the site, its location and setting.

3.0 Historical Overview: establishing the history of the site and its wider setting.

4.0 Significance: identifying the heritage assets and interest/values affected by the proposals.

5.0 Design Development: presenting the design narrative and rationale informing the proposals.

6.0 Heritage Impact Assessment: assessing the impact of the proposals on the identified significance.



2. SITE CONTEXT

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2. SECTION 2

Site Context

2.1 Location

Marlas Farm is situated on the south bank of the Afon Cynffig, adjacent to the east-west railway line and Marlas Road which links North Cornelly to Kenfig. Although not visible from the site, Marlas is just two-hundred metres south from the Grade II* listed Llanmihangel Mill, which has a leat and dam designated as a Scheduled Ancient Monument, and approximately 1 kilometre south-east of the Grade II* listed Llanmihangel, the site of a C12th monastic grange and a C16th house.

The boundary of the development site within this application is demarcated in red, comprising the extent of the historic yard and paddock associated with Marlas House. Today, the land comprises a mixture of hard standing, gravel surfacing and a modern agricultural shed to its northern boundary. Two hay barns, first built in C16th, front the eastern boundary and comprise part of the development site.

Importantly, the yard and paddock are no longer actively used for its historic agricultural purpose in service of adjacent fields. Instead, the land is utilised for light industrial activity.

Listing: Grade II

Listing Date: 26 July 1963

Listing Amended: 2 January 1998

Building Class: Domestic

Address: Marlas House, Pyle, Bridgend, CF33 4PE

Cadw Listing Ref: 11247

- Yard & Paddock Site Boundary
- Grade II Marlas House
- Grade II formerly detached bakehouse
- Grade II Hay Barns
- Modern Agricultural Shed



2.

Site Context

2.2 Broad Setting

Marlas Farm is Grade II listed, it's Malt-house was originally listed on 26th July 1963 with the remainder of the quadrangle later included on 2nd January 1998. The site sits in close proximity to other significant medieval heritage sites connected to the monastic grange of Margam Abbey.

Although Marlas Farm was not itself a grange of Margam Abbey, it is certainly one of the oldest farms in the Borough of Kenfig and is referred to as 'La Marle' within a 1264 document, when the site was under the presumed ownership of the Grammas family.

It is presumed that the earliest buildings on the site were constructed by the Thomas family of Ynysarwed who were the owners from 1543, before the site was purchased by the Margam Estate, where it was considered of sufficient grandeur to become the temporary home for sons of the Mansel family following their marriage.

1. Llanmihangel	Grade II *
2. Llanmihangel Mill	Grade II*
3. Bridge nr. Llanmihangel Mill	Grade II
4. Marlas Rd Overbridge	Grade II
5. Mill Bridge Underbridge	Grade II
6. Marlas House	Grade II



2.

Site Context

2.3 Site Photographs

Yard & Paddock Site

- (1) entrance road running parallel to hay barns (looking south)
- (2) historic entrance to the yard and paddock from the lane, retaining original stone gate posts and boundary wall to northern perimeter (looking south)
- (3) view of historic low-level stone wall and historic gate post formerly the boundary wall to the original yard and providing a gated connection between the yard and southern agricultural fields prior to the yard's expansion in C20 (looking north)
- (4) as above (looking east)
- (5) view of historic low-level stone walls and gravel surfacing (looking east)
- (6) historic entrance to the yard and paddock from the lane, retaining original stone gate posts and boundary wall to northern perimeter (looking north)



Heritage Statement



(1)



(2)



(3)



(4)



(5)



(6)

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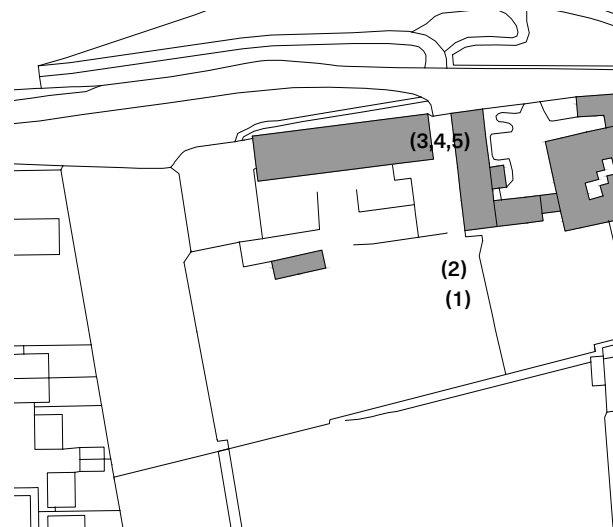
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2.

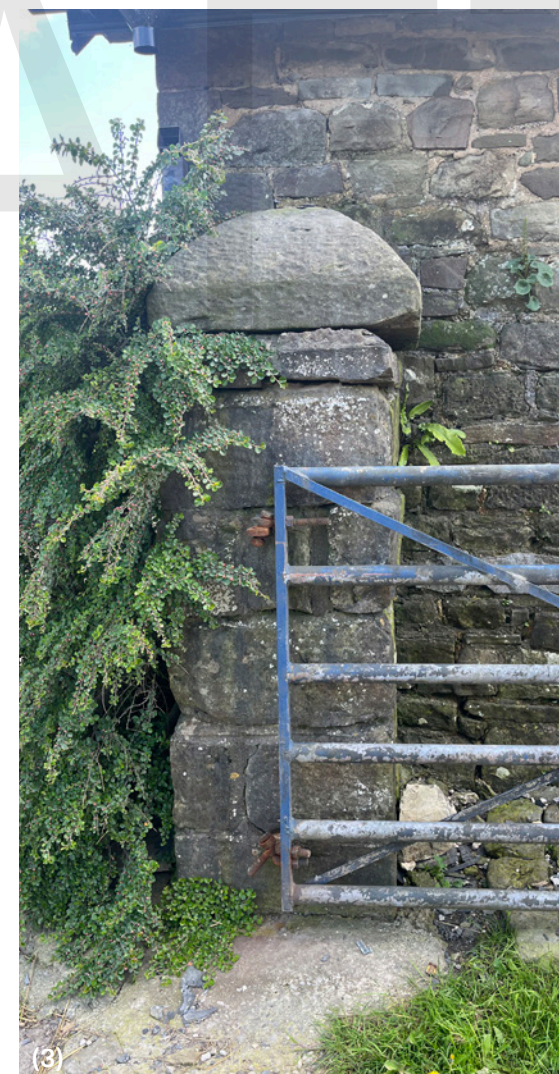
Site Context

Yard & Paddock Site

- (1) historic stone boundary wall and gates between Marlas House and Yard/Paddock (looking east)
- (2) view of hay barns to eastern boundary of yard (looking north)
- (3) historic stone gate post surviving to western side of original site entrance when viewed on approach from the lane
- (4) historic stone gate post has been damaged and dismantled to the eastern side of the original entrance when viewed on approach from the lane
- (5) as (4)



Heritage Statement



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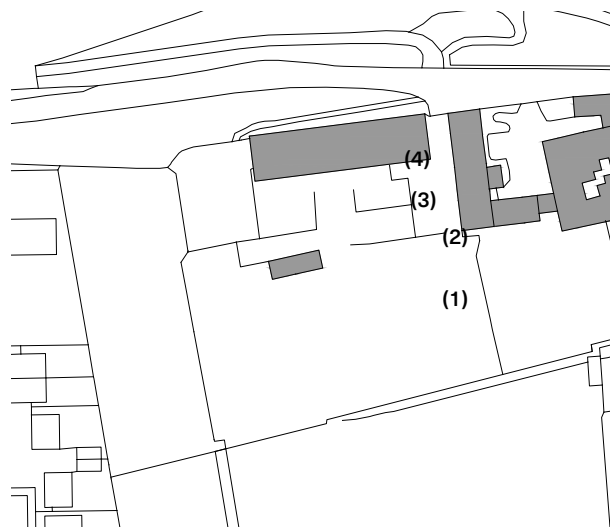
10

2.

Site Context

Hay Barns

- (1) view of hay barns flanking the eastern boundary of yard (looking north)
- (2) gable steps to first floor of hay barn (south elevation)
- (3) view of eastern elevation of two-storey barn, fronting the yard
- (4) view of eastern elevation of single-storey barn, fronting the yard



Heritage Statement



(1)



(2)



(3)



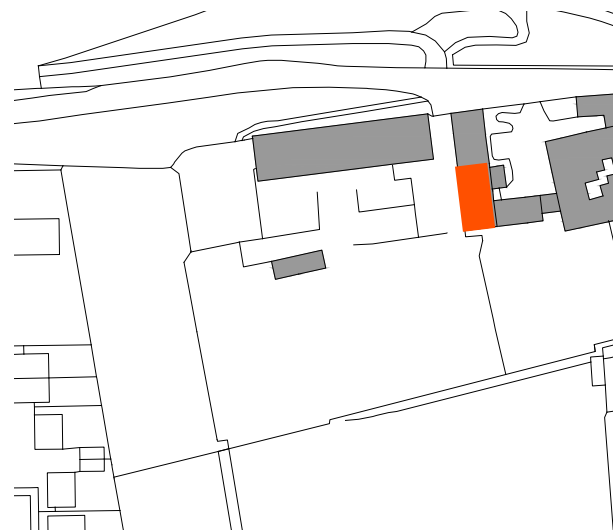
(4)

Site Context

Two-Storey Barn

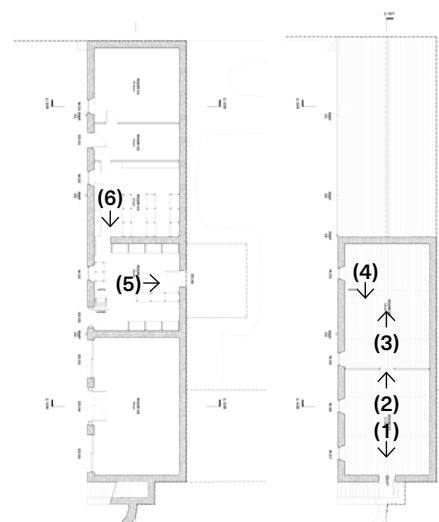
- (1) first floor internal view to southern gable, comprising historic trusses, purlins, rafters, floorboards and timber door in variable condition
- (2) first floor internal view to northern gable, comprising timber dividing screen with central door
- (3) first floor internal view to northern gable beyond timber dividing screen
- (4) first floor internal view to southern gable, looking at the north side of timber dividing screen
- (5) ground floor internal view of doorway connection to an eastern lean-to within the courtyard of Marlas House. Interior comprising of timber storage fixtures and fittings of C20 origin
- (6) ground floor internal view to stone dividing wall (ground floor only)

Key Plan

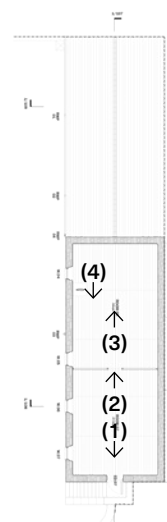


Heritage Statement

GF Plan



FF Plan



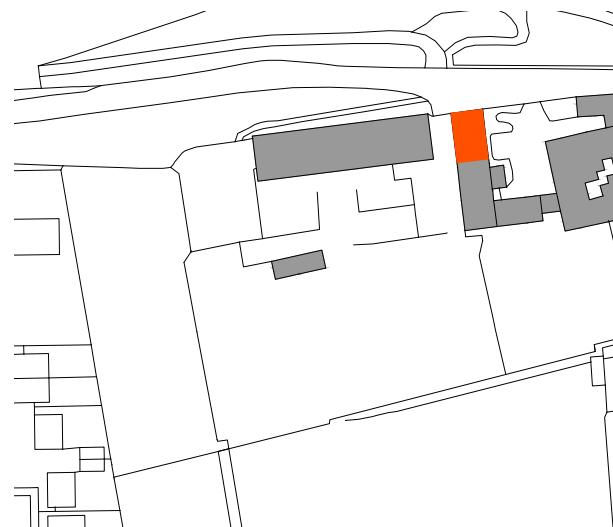
2.

Site Context

Two-Storey Barn

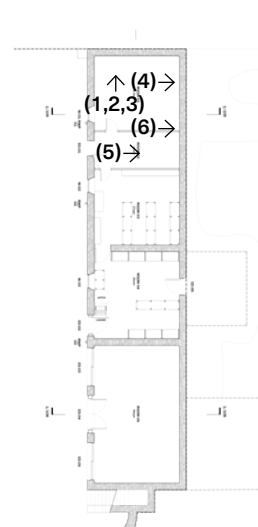
- (1) internal view of northern gable, plastered to eaves level with exposed stonework over
- (2) internal view of northern gable, comprising historic trusses and purlins with panels of presumed lath and plaster between - suffering from ingress and wet rot to areas
- (3) as (2)
- (4) as (2), looking east
- (5) internal view of central lobby zone divided by presumed C20 stud partitioning
- (6) as (2), looking east

Key Plan



Heritage Statement

GF Plan





3. HISTORICAL OVERVIEW

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3. SECTION 3

Historical Overview - Site & Setting

3.1 Background

Marlas Farm, although not originally a grange of Margam Abbey, holds a significant historical standing as one of the oldest farms in the Borough of Kenfig. Referred to as 'La Marle' in a document dating back to 1264, the site was then under the presumed ownership of the Grammas family.

It is believed that the earliest structures on the farm were erected by the Thomas family of Ynysarwed, who owned the site from 1543. These early structures include the Hay Barns within this application, dated to 1596 with an engraved stone plaque to their north elevation. Subsequently, the Margam Estate acquired the site, deeming it grand enough to serve as a temporary residence for the sons of the Mansel family following their marriages.

In the late 19th century, the Jenkins family from the industrial boomtown of Merthyr Tydfil occupied the site, influencing the development of one of Britain's most significant modern industries – iron. However, the site eventually fell into decline under the last member of the Jenkins family, who, enticed by the Margam estate, relinquished her lease in exchange for an annual annuity. A portion of the building was later re-purposed into a commercial brewery.

The site is presently owned by the Morgan family, who have farmed the estate since the 1840s. Marlas House itself has undergone subdivision into two separate deeds of ownership, with one portion of the house owned by David and Gaina Morgan, and the other by W Richard and Amanda Morgan.

Historic maps of the site, dating back to 1847 with the production of the Welsh Tithe Maps, provide valuable insight into the site's relatively recent evolution. The following pages present a series of these historic maps, illustrating the changes the site has experienced since the mid-19th century. The maps serve as a visual narrative, highlighting various factors that have contributed to the site's current condition.

3.

Historical Overview - Site & Setting

3.2 1847 Tithe Map

The earliest available map for the site dates back to the 1847 Tithe Map. Although these maps were rather diagrammatic, featuring perfectly linear buildings that do not accurately represent the site as we know it, it serves as the earliest representation of Marlas Farm.

During the mid-19th century, the southern half of the site was characterised by actively farmed agricultural fields within a very much rural setting. The quadrangle of Marlas House along with its associated outbuildings, including a detached bakehouse to the north and Hay Barns to the west are clearly represented. To the yard and paddock on the western side of the site, there appear to be a series of long agricultural ranges that frame a central working yard, accessible from the same location as it is today. This configuration would comprise a courtyard farmstead plan.

The site entrance during this period is as per today and a significant historical feature is the presence of two surviving stone gate posts (the western gate post as we look at the plan has been damaged by light-industrial site operations, requiring re-construction).

National Library of Wales



3.

Historical Overview - Site & Setting

3.3 1876 County Series OS Map

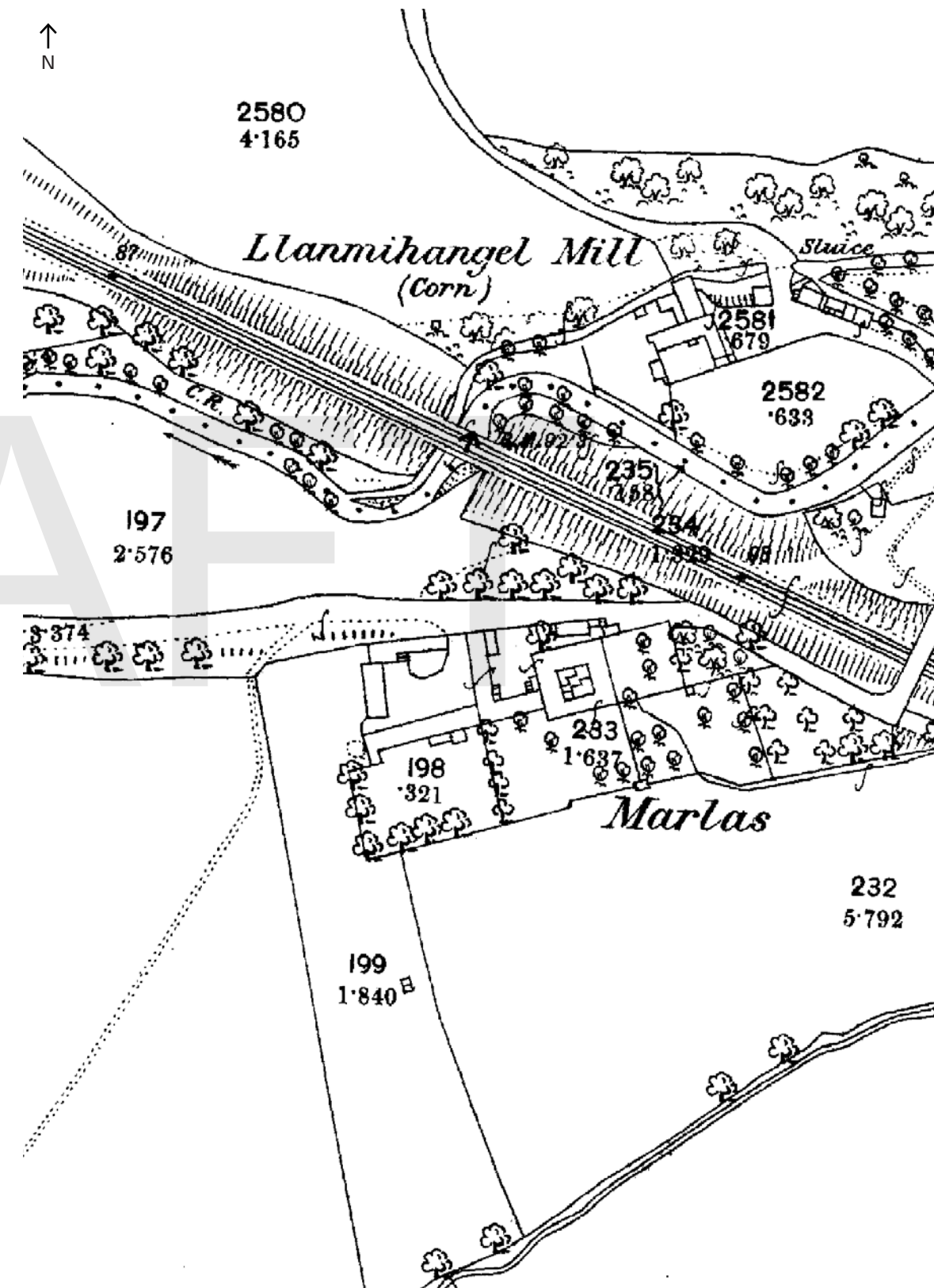
In 1876, the County Series OS Maps recorded detailed information and were known for their precision, accurate scale and arrangement, providing a valuable understanding of late 19th century landscape.

The 1876 map suggests that Marlas Farm closely resembles its present state. The layout and arrangement of structures, including the detached bakehouse and the western range of barns, are generally presented as they would appear today.

Additionally, the western yard and paddock, comprising agricultural buildings forming a central working yard and fronting the fields to the south, gives insight into the functional and agricultural operation of the site at this time.

A considerable change during this period was the construction of the railway line dissecting the immediate rural landscape to the north, the first move that impacted the rural setting and character of the farm.

National Library of Scotland Historic Maps



3.

Historical Overview - Site & Setting

3.4 1937 County Series OS Map

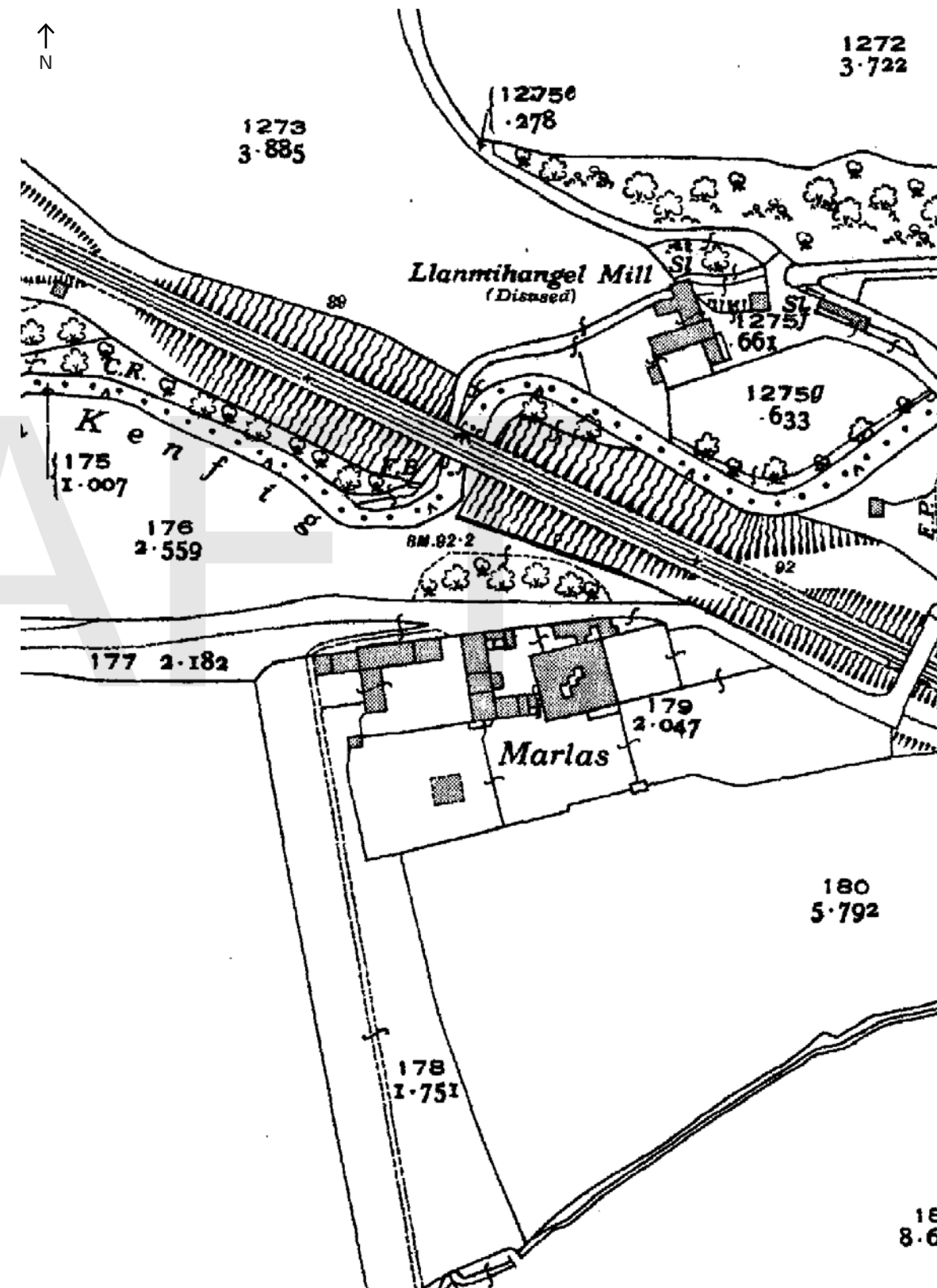
During the early to mid-20th century, the most significant alteration to the site involved demolishing the southern agricultural range. This action transformed the once enclosed working yard, now opening onto the southern field. The memory of the original footprint of the yard prior to its southern expansion is upheld by a low-level stone wall and gate post aligned with the southern elevation of the hay barns (photographed below).

Over time, the southern field underwent considerable development, eventually becoming densely populated with sheds and structures, as evident by the map and aerial photograph overleaf. During this period the site retained its identity as an agricultural settlement set within the context of expansive green fields, prior to later development against its immediate boundaries.



Heritage Statement

National Library of Scotland Historic Maps



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Historical Overview - Site & Setting

3.5 1960s County Series OS Map

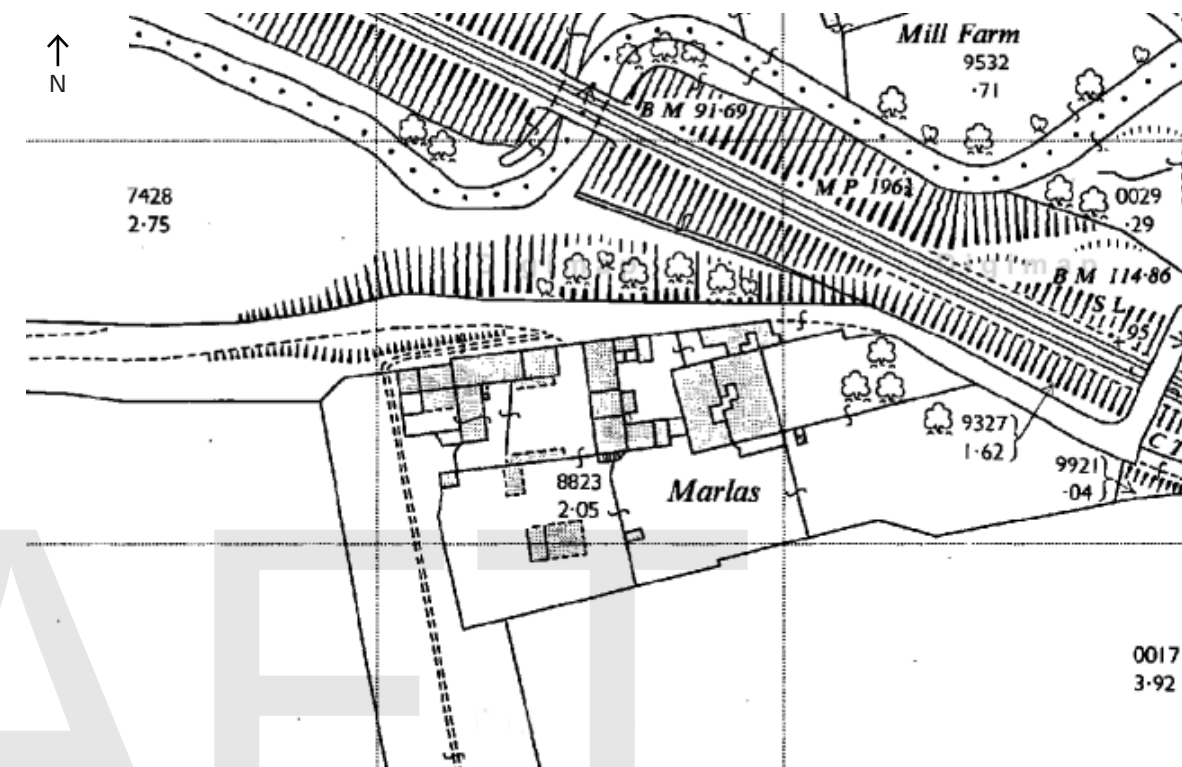
In the mid-20th century there was a substantial expansion of agricultural activities on the site. The entire yard and paddock site presented for development in this application saw the erection of a dense cluster of improvised structures and sheds.

Represented on a 1960s aerial photograph, the range along the northern boundary seems to have early origins, aligning with positions on earlier maps. However, this structure has since been replaced with a contemporary steel-framed shed, although the stone boundary wall to the north survives.

Evidently, during this period, the site operated as a bustling, working farm. Marlas House and its outbuildings formed an assorted collection of vernacular farm structures, spanning various periods from the 16th to the 20th centuries.

Uncovering this photograph from Gaina and David Morgan's personal collection was important in understanding that the current character and setting of the land, which is no longer an operational farm but instead occupied for light-industrial activity, presents an open character that has not been continuous throughout the history of the farm. Since the earliest origins, and through to mid-late C20th, it has seen agricultural structures situated in relative proximity to the Grade II listed house and hay barns.

National Library of Scotland Historic Maps



Photograph in possession of David & Gaina Morgan (source unknown)



Historical Overview - Site & Setting

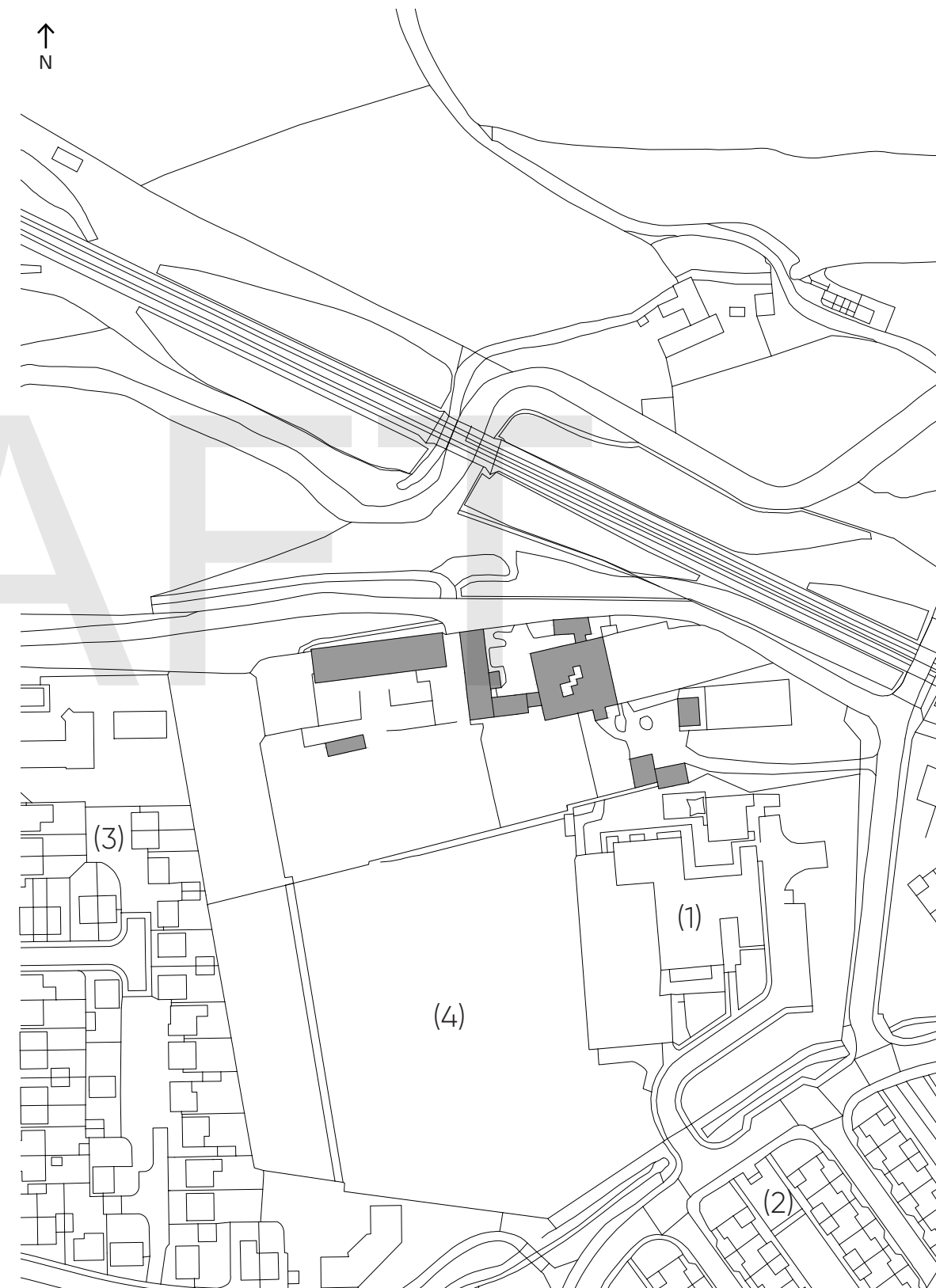
3.6 2024

Over the past half-century, the site and its immediate context have undergone significant transformation. Notably, all agricultural structures outside of the Hay Barns have been dismantled, replaced by a contemporary steel-framed shed situated to the northern boundary. Although remnants of these demolished structures and former boundaries persist in the form of low-level walls and land scars, the predominant terrain now comprises a mixture of hard-standing and gravel surfacing, mandated by its current light-industrial purpose.

The immediate surroundings of the site have witnessed substantial development, including the construction of a school to the southern boundary **(1)** and two separate mass housing developments - one to the south **(2)** and another in close proximity to the western edge of the yard and paddock site **(3)**. Furthermore, the open green field to the south of the site **(4)**, adjacent to the school, has been subject to initial scoping and pre-application discussions regarding future residential development.

Despite these changes, the site currently maintains open space to the south and west, acting as a protective buffer that preserves its identity as a once rural farmstead. Emphasising the importance of maintaining this sense of open space, any new proposals must sensitively consider impact to the site's rural heritage and character.

CadMapper



3.

Historical Overview - Marlas House

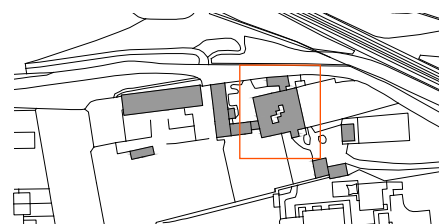
3.7 Marlas House

Set within this site-wide historical context, it is important to recognise the development of the Grade II listed Marlas House. Indeed, Marlas House and its curtilage listed outbuildings are the specific heritage assets affected by any proposed development.

3.7.1 Exterior & Arrangement

The farmhouse comprises a complex arrangement of buildings dating to the 17th century or earlier. It consists of two parallel east-west ranges, returning to both the east and west sides, forming a complete open square, all originating from around 1600 and featuring a new front facing east added in the early 19th century.

To the north, a short outbuilding aligns with the Kenfig Road, likely originally a detached bakehouse and now integrated as a kitchen. The main hall and parlour are situated in the south range, designed as a lobby entry type, with back-to-back axial fireplaces. The parlour at the east end extends north, providing additional space connected to the original kitchen, which includes a cellar at the north end. The kitchen is equipped with a significant gable stack, concealing an added internal kiln-house under the stair. The west range incorporates a malt-house, likely of 18th century origin.



Heritage Statement



Photograph in possession of David & Gaina Morgan (source unknown)



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Historical Overview - Marlas House

3.7.2 Interior

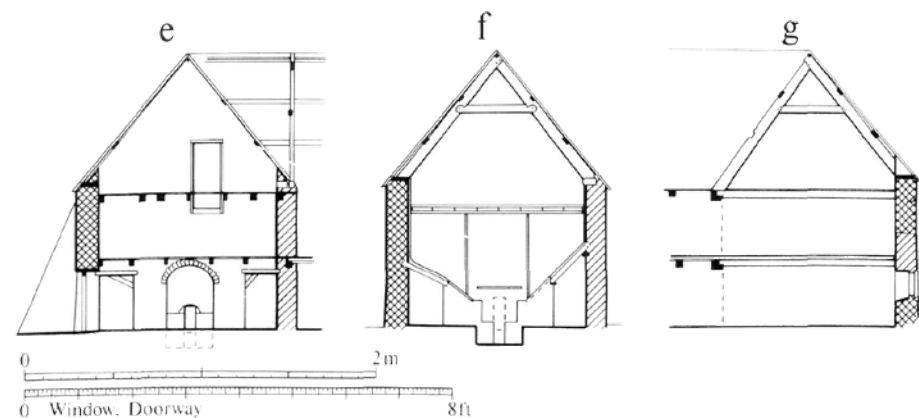
Access was only permitted to limited areas within Marlas House during our inspection, and only to the portion of the house under the ownership of Gaina and David Morgan.

RCAHM Wales records an early C17 boarded door to the original northern kitchen, and numbered roof trusses with both lapped and morticed collars to the ranges.

Internal features such as the lobby type entranceway, back to back axial chimneys and vaulted cellars constitute early C17 surviving details of historic significance.

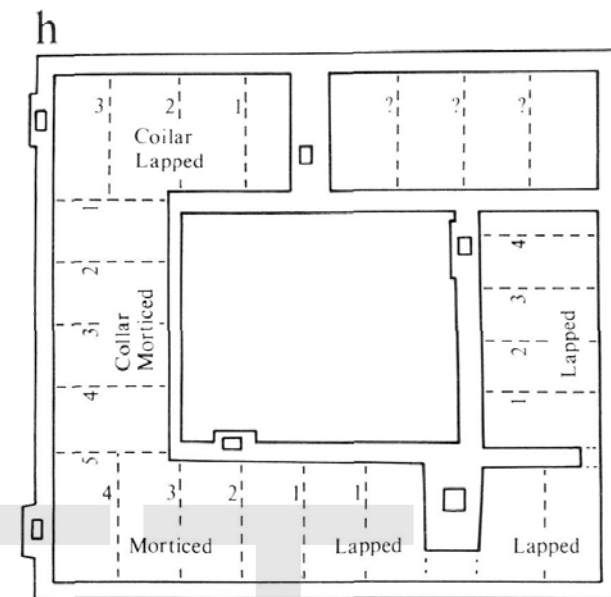
Reasons for Listing:

Included as an unusual complex of buildings largely of C17 origin, with some original detail.

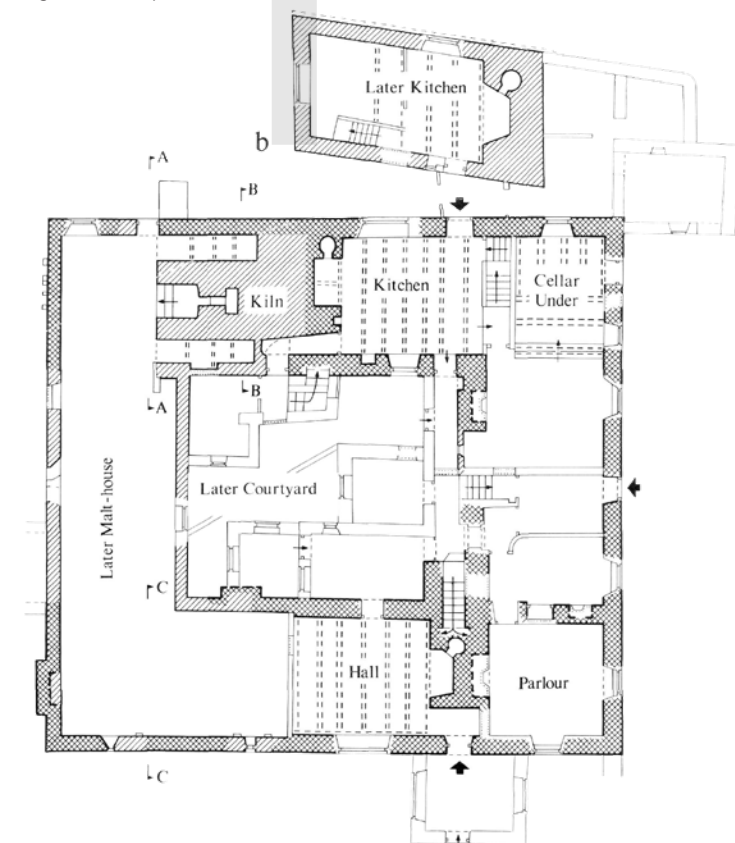


Marlas House Sections
RCAHMW Farmhouses & Cottages (1988) p.440

Heritage Statement



Marlas House Attic Plan
RCAHMW Farmhouses & Cottages (1988) p.440



Marlas House GF Plan
RCAHMW Farmhouses & Cottages (1988) p.440

Initiate

3.

Historical Overview - Marlas House

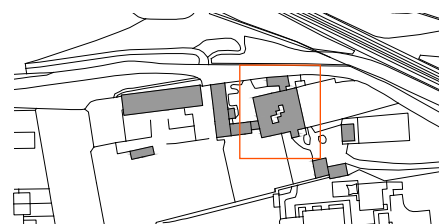
3.7.3 Period 1 (C17)

Marlas Farm is detailed in Cadw's listing as a 'complex assemblage of buildings of early 17th century or earlier origin, featuring two parallel east-west ranges. These ranges return on both the east and west sides to form a complete open square, all originating around 1600 and updated with a new front facing east in the early 19th century.'

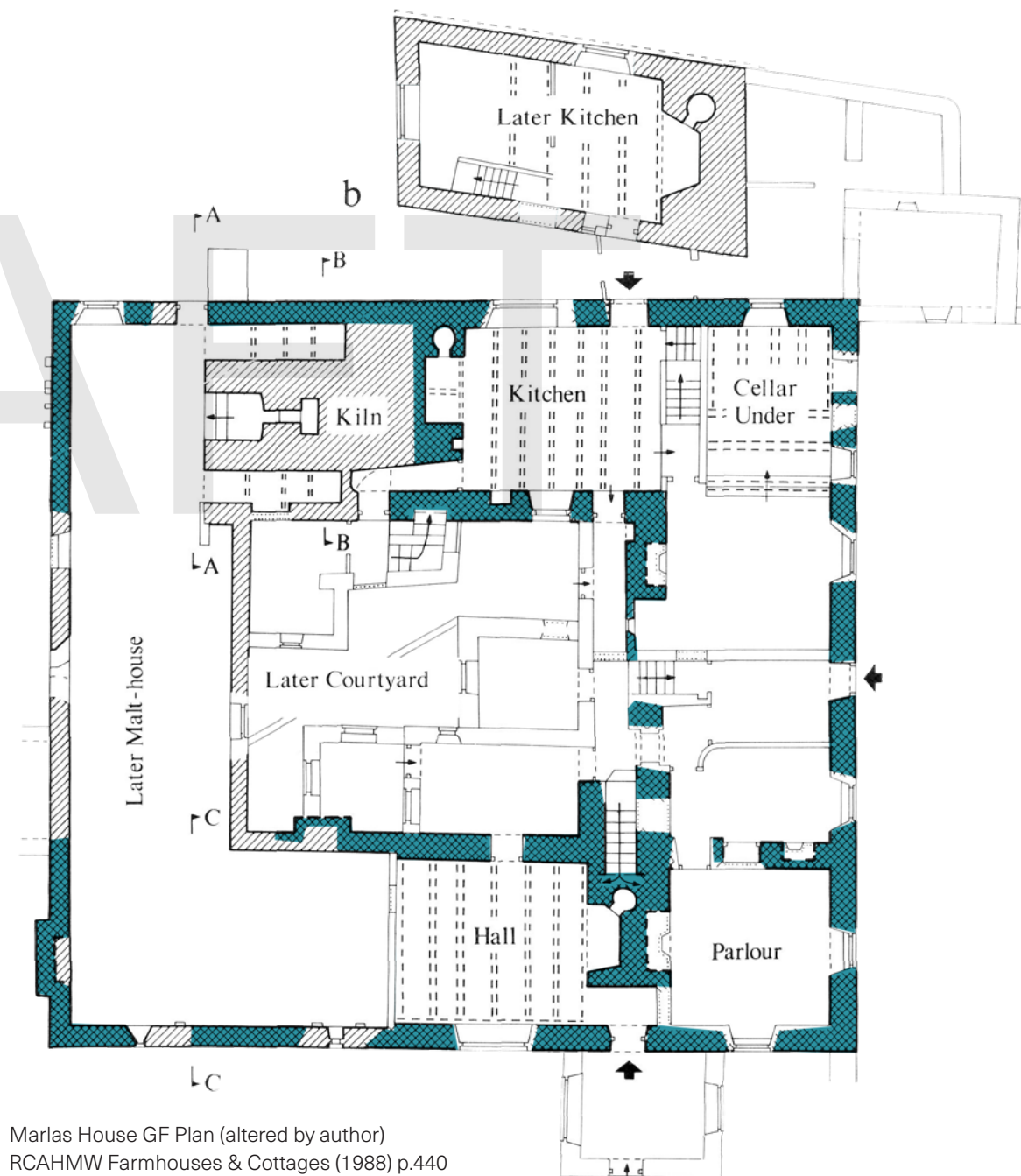
The initial phase of development traces back to the 17th Century, with certain elements presumed to have even earlier origins. The house followed a lobby entry type, evident in the plan of the south range at the Hall and Parlour, as documented in RCAHMW's Glamorgan Farmhouses & Cottages publication (1988).

The original structure was conceived with three ranges to the north, east, and south, creating a U-shaped plan that remained fully open to the west.

Period 1



Heritage Statement



Marlas House GF Plan (altered by author)
RCAHMW Farmhouses & Cottages (1988) p.440

3.

Historical Overview - Marlas House

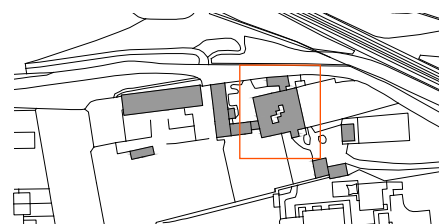
3.7.4 Period 2 (C18)

It is presumed that the second phase of development occurred during the 18th century, marked by the construction of a detached building to the north, parallel with Kenfig Road, likely intended for use as a bakehouse.

Notably, during this period, an additional west range was added, serving as a malt-house and enclosing the central courtyard. The western range featured a central cartway for courtyard access, which has since been infilled. Concurrent with the construction of the western range, an internal kilnhouse was incorporated within the north range, positioned beneath the stair.

Period 1

Period 2



Heritage Statement



Marlas House GF Plan (altered by author)
RCAHMW Farmhouses & Cottages (1988) p.440

Initiate

24

3.

Historical Overview - Marlas House

3.7.5 Period 3 (C19-C20)

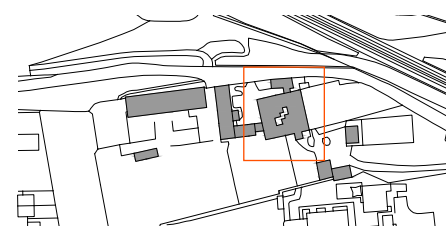
The third phase of development is presumed to have occurred during the 19th century, marked by various modifications to windows and a redesigned east-facing 'front' elevation. During this period, the east range was extended to its western elevation which led to a modification in the roof pitch.

This development phase aligned with the establishment of two distinct deeds of ownership, prompting the creation of internal partitions within the east and south range to form two separate houses from the quadrangle. This division resulted in the infilling of the central courtyard, accommodating additional spaces such as storage, a pantry, and a kitchen extension for the newly separated houses. Notably, the formerly detached bakehouse became linked to the north range through a porch connection, later converted into a kitchen.

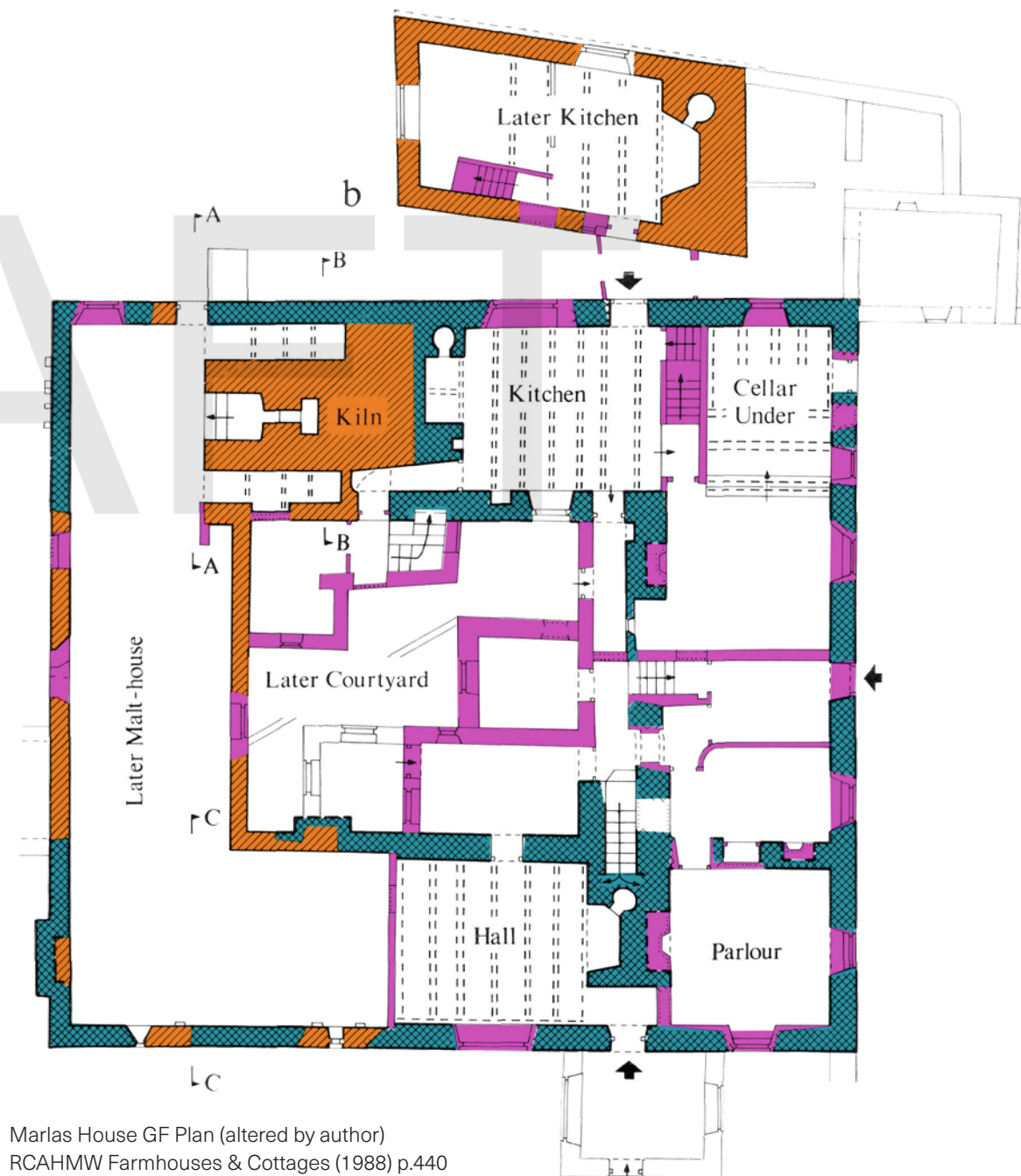
Period 1

Period 2

Period 3



Heritage Statement



Marlas House GF Plan (altered by author)
RCAHMW Farmhouses & Cottages (1988) p.440

Initiate

25

3.

Historical Overview - Marlas House

3.7.6 Period 4 (late C20)

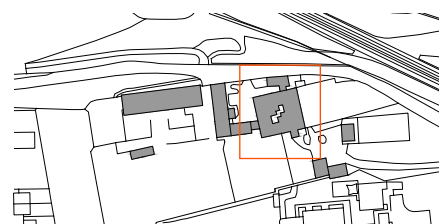
In the late 20th century, additional alterations were made, including the construction of a gabled porch for the south range and a further extension to the earlier kitchen extension within the former courtyard. Both of these additions share a simple and rather unsympathetic architectural style, featuring smooth render and uPVC windows.

Period 1

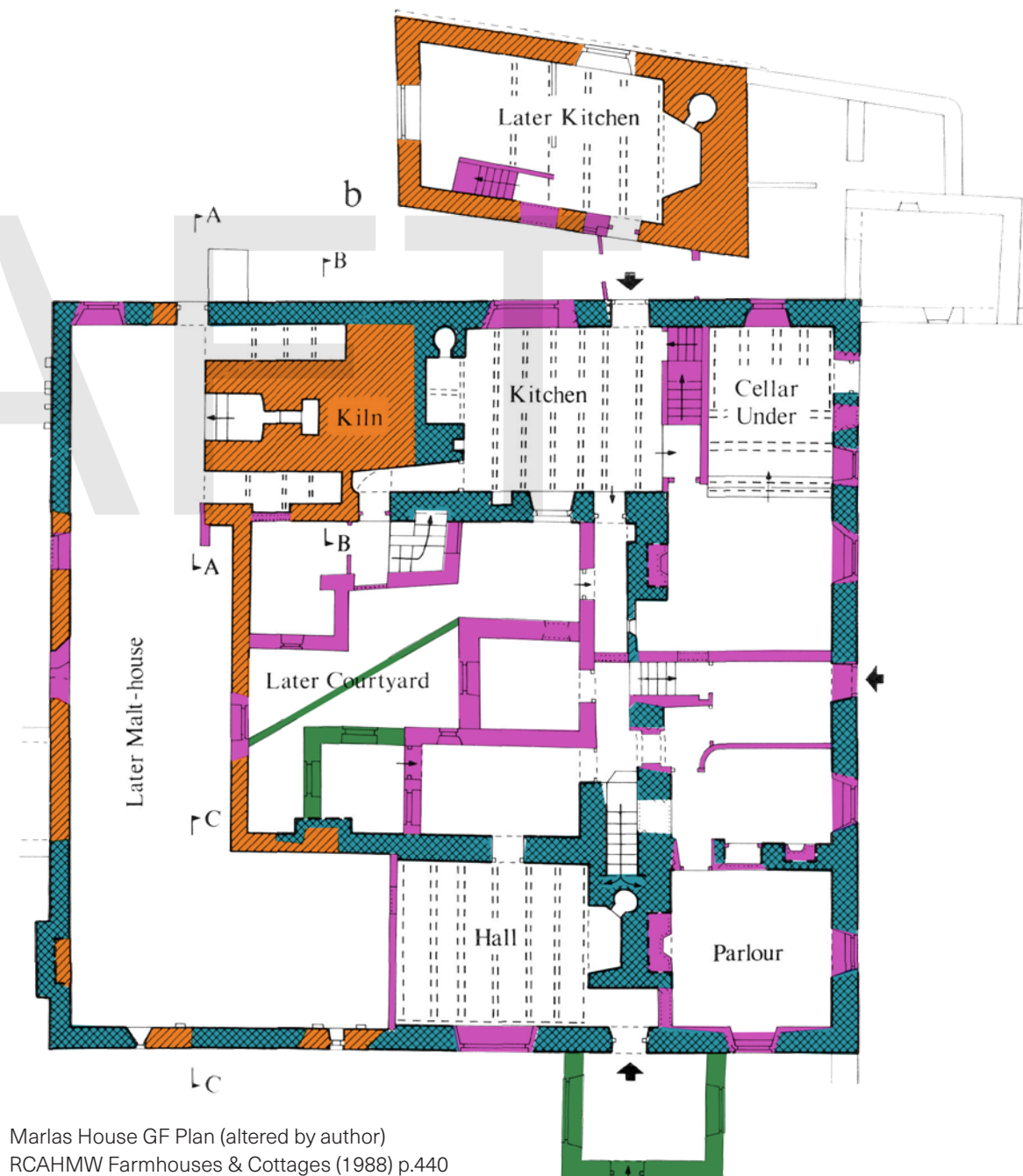
Period 2

Period 3

Period 4



Heritage Statement



Marlas House GF Plan (altered by author)
RCAHMM Farmhouses & Cottages (1988) p.440

Initiate

26



4. SIGNIFICANCE

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4. SECTION 4

Significance

4.1 Why Significance is Important

In terms of heritage, significance is characterised as *'the value of a heritage asset to present and future generations due to its heritage interest'* (NPPF) and as *'the sum of cultural and natural heritage values of a place'* (English Heritage). Essentially, significance is an appreciation of the unique qualities that distinguish a place.

What is important to note is why understanding significance is essential. As highlighted in Informed Conservation, *'Significance lies at the heart of every conservation action... unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense'* (Kate Clark, 2001).

Hence, the subsequent assessment of significance aims to form a basis for understanding the heritage values of Marlas Farm. Understanding the site's importance allows the identification of potential threats to its heritage value, as well as opportunities to enhance it. All these factors combine to shape future proposals, ensuring that the impact on significance is adequately understood.

4.2 How Significance is Assessed

Evaluating significance involves considering various aspects, including factual and tangible features such as aesthetic design, innovative technologies, and associations with noteworthy individuals or events. However, a crucial and essential factor goes beyond these objective criteria - what renders things important to individuals who experience and appreciate them. This emotional and subjective dimension underscores the need to integrate a diverse set of principles when assessing significance.

For the purpose of this report, significance is considered to be the overarching analysis and understanding of what is important about Marlas Farm. The assessment will be based on the 'heritage values' expressed by Cadw in Conservation Principles (2011), providing four categories:

Evidential: The potential of a place to yield evidence about past human activity.

Historical: The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.

Aesthetic: The ways in which people draw sensory and intellectual stimulation from a place.

Communal: The meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Significance

4.3 Levels of Significance

The assessment of Marlas Farm's significance employs a scale that ranges from High to Detrimental. The definitions for these levels are outlined below.

High Significance is attributable to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance.

Medium Significance is attributable to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.

Low Significance is attributable to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the site.

Neutral Significance comprises elements that typically do not possess any heritage values which are important to the site. As such, they neither contribute to – nor detract from – its overall character and understanding.

Elements that are **Detrimental** to heritage value have characteristics which detract from the overall significance and character of the site.

Significance

4.4 Assessment of Heritage Values – Yard & Paddock

Historical Value:

Marlas Farm holds a significant historical standing as one of the oldest farms in the Borough of Kenfig. With its origins tracing back to 1264 when it was known as 'La Marle,' the site has been under the ownership of notable families, including the Grammas, the Thomas family of Ynysarwed, and the Margam Estate. The occupation by the Jenkins family during the industrial revolution and their role in the iron boom of Merthyr Tydfil adds an additional layer of historical interest. The subsequent evolution into a commercial brewery and the persistent use and working of the land by the Morgan family since the 1840s - albeit agricultural operations have ceased in contemporary times - further enriches its historical value.

Evidential Value:

Historic maps dating back to 1847 provide evidence of the site's evolution as a working farm. These maps offer insights into the arrangement, setting and agricultural operation of Marlas Farm during the mid to late 19th century. The evidential value of the yard is expressed by the presence of two 16th-century hay barns, representing early agricultural activity under the presumed ownership of the Thomas family. Additionally, surviving stone boundary walls to the perimeter of the site, including surviving gate posts to the north and east, provide evidence of the yard's historic entrance, operation and relationship to the house itself.

Aesthetic Value:

The aesthetic significance of the Yard and Paddock site is very-much defined by its open character, contributing significantly to retaining the identity of Marlas House as a vernacular farmhouse in an open rural setting - despite contemporary development to the south and western site boundaries. The open character of the site provides a protective buffer to this dense mass-housing development at its peripheries. The green and landscape character of the site is positive to its perimeter, representing some mature vegetation/trees, although the yard itself is largely hardstanding, gravel and poor quality grass that is scarified by its light industrial use.

The original hay barns, despite piecemeal alterations, stand as enduring figures on the land since the 16th century, contributing aesthetically to our understanding of the yard's relationship to Marlas House.

Communal Value:

Marlas Farm holds communal value to the Borough of Kenfig with historical ties to notable local families across four-centuries and its role in the historic farming practices of rural Glamorganshire. Additionally, its link to the Margam Estate, serving as a temporary residence for the Mansel family's sons, adds a sense of local significance.

Significance

4.4.1 Site Wide Significance


High Significance


Medium Significance


Low Significance

Neutral Significance

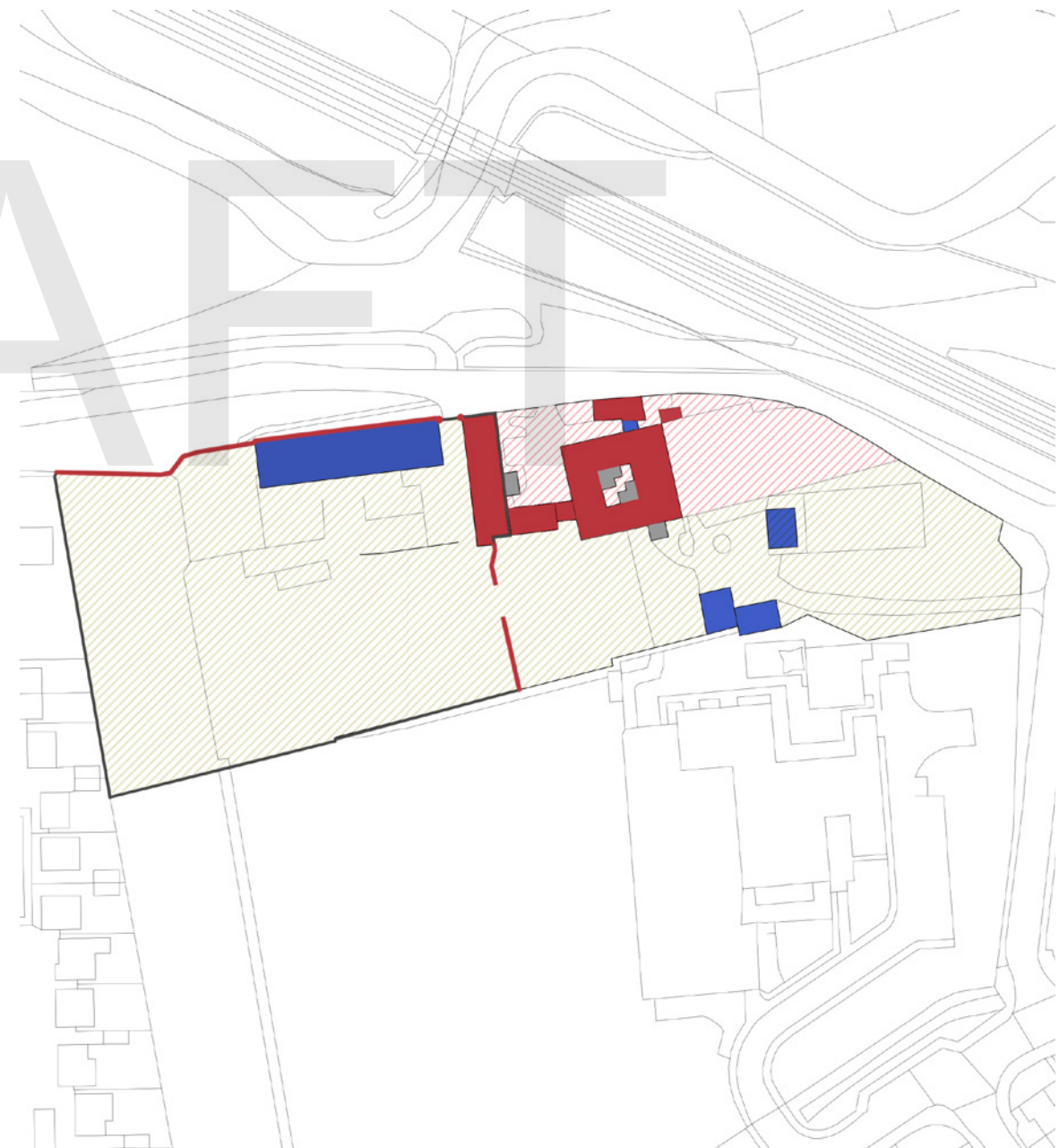
Detrimental Significance

 Site area deemed of **medium significance** for its role in safeguarding the open space that surrounds the Grade II listed house. This contributes significantly to preserving the identity of the house as a rural farmstead, especially against modern development along its southern and western boundaries.

 The site area considered of **high significance** due to its capacity to enhance the legibility of the Grade II listed house and preserve its original intent. Situated to the east of the house, this land serves as an intact representation of the original gardens' footprint, fronted by the 19th century re-worked eastern elevation. Furthermore, it retains the intactness of the courtyard entry from the northern lane, bordered by the western range and hay barns.

 Historic stone boundary walls of **high significance** for their capacity to illustrate the historic extent of the yard and farm, its relationship to Marlas House and the survival of original features including stone gate posts demarcating the original entrance to the yard.

Site Wide Significance Plan



Significance

4.5 Assessment of Heritage Values – Hay Barns

Historical Value:

The Hay Barns are not only among the oldest structures on the site, presumed to date back to 1596, but also symbolise the commencement of agricultural practices at Marlas Farm. Their enduring importance is emphasised by their association with notable families such as the Thomas family, the Margam Estate, and the Jenkins family during the industrial revolution. Despite alterations, the barns remain witness to centuries of historical transition, surviving as the only historical structures from the original courtyard farmstead plan (refer to Tithe Map, p.16).

Evidential Value:

The Hay Barns hold highly-significant evidential value at Marlas Farm. As the only remaining structures from the historic yard and paddock, they provide tangible and non-renewable evidence of the site's early agricultural activities. These barns, with their simple but pragmatic architecture, provide a record of agricultural vernacular and practices from the late 16th century. Conserving and finding a sustainable future for the barns not only preserves our understanding of Marlas Farm and its setting, but protects a broader narrative of local agricultural history for future generations.

For these reasons, the principal stone walls are deemed of high-significance, providing evidence of the original structural order and scale/rhythm of openings relating to former agricultural use.

Aesthetic Value:

The heavy-handed alterations, including uPVC/aluminium windows and doors, haphazard fixtures and fittings bolted to historic fabric and an ad-hoc collection of rainwater goods are detrimental to the barns' aesthetic value. However, their enduring exterior, still reflective of the vernacular of the region, maintains a moderate level of aesthetic significance. The barns contribute to the overall aesthetic value of the farmstead, even though the alterations have compromised some aspects of their original intent.

Communal Value:

The Hay Barns continue to hold communal significance by serving as tangible links to the early agricultural practices and the families that shaped Marlas Farm. Despite the alterations and the transformation of the site into light-industrial use, their presence evokes a shared heritage, connecting past and present generations with a shared heritage of farming practices.

4.

Significance

4.5.1 Marlas House Significance - GF Plan

High Significance

Medium Significance

Low Significance

Neutral Significance

Detrimental Significance



4.

Significance

4.5.2 Marlas House Significance – FF Plan

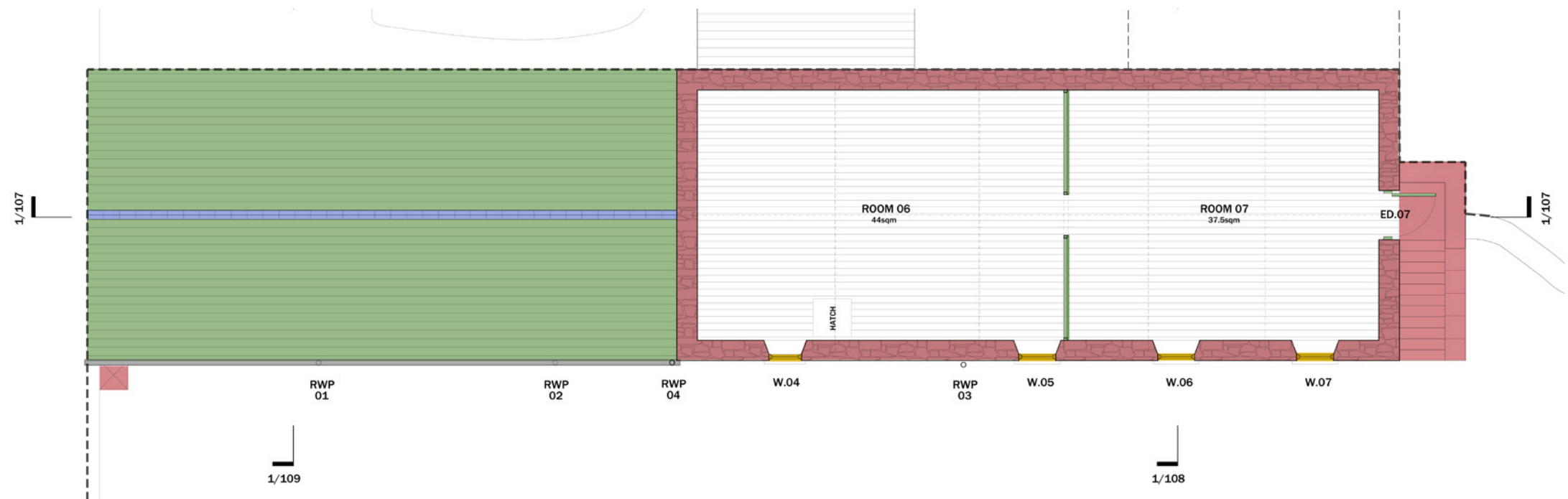
High Significance

Medium Significance

Low Significance

Neutral Significance

Detrimental Significance



4.

Significance

4.5.3 Marlas House Significance – West Elevation

High Significance

Medium Significance

Low Significance

Neutral Significance

Detrimental Significance

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4.

Significance

4.5.4 Marlas House Significance – N & S Elevations

High Significance

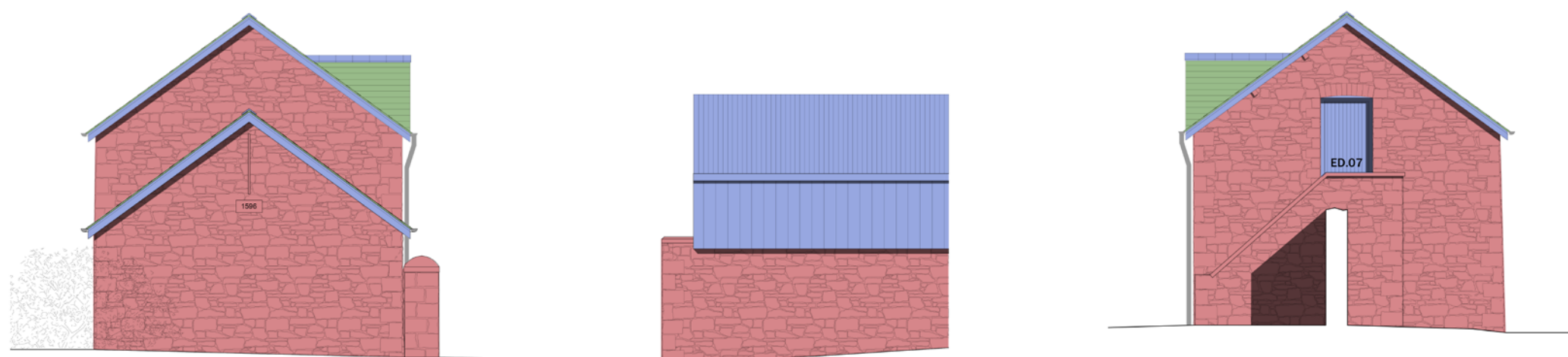
Medium Significance

Low Significance

Neutral Significance

Detrimental Significance

DRAFT



Significance

4.5.5 Marlas House Significance - East Elevation

High Significance

Medium Significance

Low Significance

Neutral Significance

Detrimental Significance

DRAFT



Significance

4.6 Assessment of Heritage Values – Marlas House

Historical Value:

Contributing considerably to the understanding of the historic evolution and the evolving living requirements within Marlas House, the later additions, such as the Malt-house and the enclosed courtyard with western infill, are classified as of **medium significance**. Evidentially, they offer insights into the changing functions of the farm over time, reflecting the agricultural and cultural developments on the site.

Evidential Value:

Marlas House, forming the listed quadrangle, bakehouse and attached barns at Marlas Farm, presents layers of historical features, alterations and adaptations that hold considerable evidential value. The fabric of 17th-century origin is of **high significance**, preserving original details such as axial fireplaces, a lobby-type entranceway, vaulted cellars, and numbered roof trusses with lapped and morticed collars. These features, recorded in RCAHMW's Glamorganshire Farmhouses & Cottages (1988), not only represent traditional vernacular farmhouse details within the region but also provide valuable insights into the construction techniques and way of life in 17th Century rural Glamorganshire.

Aesthetic Value:

Detrimental aspects to the aesthetic value are apparent in areas. The southern gabled porch, alterations to the southern facade and internal partitioning, while present, fail to contribute positively. Additionally, the kitchen and pantry extensions within the courtyard do not enhance the legibility of the original farmhouse. Generally, alterations made during C20 to the house and its associated outbuildings exhibit a utilitarian and unsympathetic approach. The use of incompatible materials has had a notable impact in areas. The presence of these elements diminishes the historic and cohesive visual character of Marlas House.

However, the largely intact quadrangle plan, striking axial chimneys, formal Eastern elevation and the presence of intact gardens stand out as positive elements contributing to the aesthetic value of Marlas House.

Communal Value:

The communal value of Marlas House is affected by **detrimental** interventions, including extensions within the courtyard of poor architectural and experiential quality. Additionally, major internal dividing walls and infill, necessitated by the segregation of house ownership, impact the overall coherence and understanding of the domestic living spaces and historical function. Despite these challenges, communal value is still present in the original features and architectural details that reflect the shared history of the occupants and their connection to place.

Significance

4.6.1 Marlas House Significance - GF Plan

High Significance

Medium Significance

Low Significance

Neutral Significance

Detrimental Significance



Marlas House GF Plan (altered by author)
RCAHMM Farmhouses & Cottages (1988) p.440

4.

Significance

4.6.2 Marlas House Significance – FF Plan & Sections

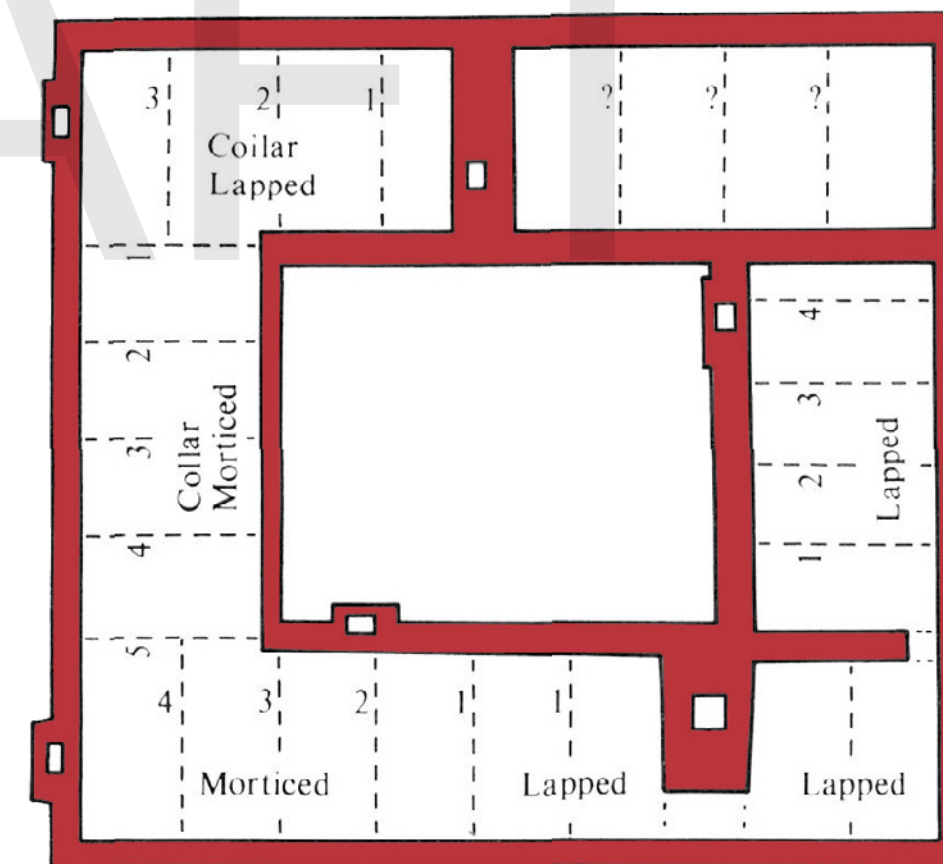
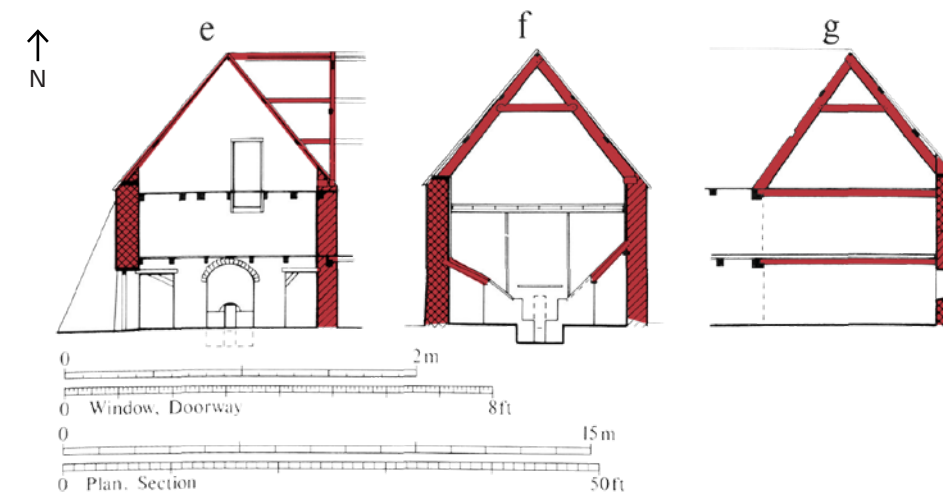
High Significance

Medium Significance

Low Significance

Neutral Significance

Detrimental Significance



Marlas House GF Plan (altered by author)
RCAHMM Farmhouses & Cottages (1988) p.440



5. DESIGN DEVELOPMENT

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5. SECTION 5

Design Development

5.1 Overview

Gaina and David Morgan are seeking planning permission for the appropriate residential development of the Marlas Yard & Paddock site, located immediately west of the Grade II Listed Marlas House.

As part of the initial feasibility process, CFW Architects created a preliminary sketch layout. This was presented for feedback during a Scoping Meeting with Bridgend County Borough Council on December 7, 2020. The insights gained from this meeting have played a pivotal role in shaping and refining the proposals. Additionally, with the engagement of Initiate, the team has been actively addressing the concerns raised by BCBC Conservation.

In recent months, Initiate and CFW have collaboratively developed an alternative design proposal. This proposal adheres to principles aimed at minimizing the impact on the historic setting. These principles are grounded in an understanding of the site's evolution and a commitment to re-contextualizing Marlas House and its attached hay barns within a development that respects the significance of its agricultural history and setting.

This section serves to articulate the narrative of our design thinking up to the date of this report.



Site Plan at Scoping Meeting



Design Development

5.2 Scoping Meeting – Appraisal

As a key output of the Scoping Meeting, BCBC Conservation provided an appraisal and guidance document based on the initial sketch proposal by CFW Architects.

This appraisal raised the following key observations:

Appraisal

The plan shows a significant road running almost in parallel to the listed Marlas Farm – the road appears to be wider than the proposed individual dwellings. The road entrance will require the removal or re-siting of existing gate posts, with possible alterations to boundary walls. All of the aforementioned items are part of the listing where they have formed part of the buildings or land and its use since 1947, regardless of change of ownership.

The loss of an existing, working farm is a cause for concern and to justify its loss will require substantial and robust argument. Had the original use of the listed structure ceased, evolution of the site would be a little more straight forward. However the significance of the site's original intent remains.

The setting of the farm is essentially defined by a character of open space. The submitted proposal alters the same in an irreversible way that can only be considered harmful. The proposal cites 28 dwellings.

Design Development

5.3 Scoping Meeting – Recommendations

Furthering the appraisal, a series of considerations were set out to develop an appropriate scheme for the historic site and setting. These are set out below:

Recommended Next Steps

If support were to be forthcoming for a scheme on this site, it would be for one that reduced the number of new dwellings significantly and thereby reduced the impact on the setting of the historic asset.

Revisit the road layout and its physical interaction with existing boundary walls and gate piers.

Consider the conversion of the original hay barns in a meaningful way and importantly, retain the farming element of this site.

A modest, restrained scheme that is in keeping with the existing land use and existing listed structures is more likely to be supported from a conservation view than a volume house builder approach.

5.

Design Development

5.4 Developing the Proposals

In May 2023, Initiate were appointed to work alongside CFW Architects in response to the feedback of BCBC Conservation. Our objective was to re-visit the initial proposals through an understanding of the site's history, setting and significance, and to guide a scheme that mitigated impact or enhanced this wherever possible.

Our views concurred with those of BCBC and, in response, we established a series of key design criteria to contribute to an improved proposal. The following pages present our design rationale in direct response to BCBC's feedback.

Design Development

5.4.1 A Change of Approach

'A modest, restrained scheme that is in keeping with the existing land use and existing listed structures is more likely to be supported from a conservation view than a volume house builder approach'

BCBC Conservation, 2020

We agree that adopting a volume house builder approach directly contradicts the historical use of the site and its setting. This conflict is particularly represented by the formulaic, linear arrangement of houses of equal scale in the initial plan.

Historic agricultural settlements, including Marlas Farm, did not follow a predetermined masterplan. Instead, their development occurred incrementally, responding to evolving needs over time. This approach often resulted in a thoughtful but ad-hoc collection of buildings. Their massing, orientation, and material treatment were carefully crafted in direct response to the site's requirements and climate - a manifestation of vernacular architecture.



Formulaic Initial Layout



Design Development

5.4.2 An 'Evolved Settlement'

'The loss of an existing, working farm is a cause for concern and to justify its loss will require substantial and robust argument. Had the original use of the listed structure ceased, evolution of the site would be a little more straight forward. However the significance of the site's original intent remains'

BCBC Conservation, 2020

We understand that the site no longer functions as an operational farm. Presently, the activities are centered around light-industrial operations which do not involve farming or utilisation of the yard, paddock or surrounding fields for agricultural purposes.

Despite this - the consideration remains - any proposed development must understand the original intent of the site which is highly-significant to the setting and context of the Grade II listed house. We therefore propose an approach to residential design that is centered around the concept of an 'evolved settlement', deviating from the formulaic nature associated with mass-housing intended for density and profitability.

A touchstone image for this approach is one of the medieval farmstead of Llwyn Celyn. This site embodies a cluster of buildings characterised by organic, climate-driven orientation, featuring various vernacular typologies and scales. The material palette adopts judicious use of natural, locally-sourced materials, incorporating traditional gable structures, diverse ridge heights, and chimneys punctuating the roofscape.

Llwyn Celyn



Design Development

5.4.3 Routes & Access

'The plan shows a significant road running almost in parallel to the listed Marlas Farm – appearing to be wider than the individual dwellings. The road will require the removal or re-siting of existing gate posts, with possible alterations to boundary walls. All of the aforementioned items are part of the listing...'

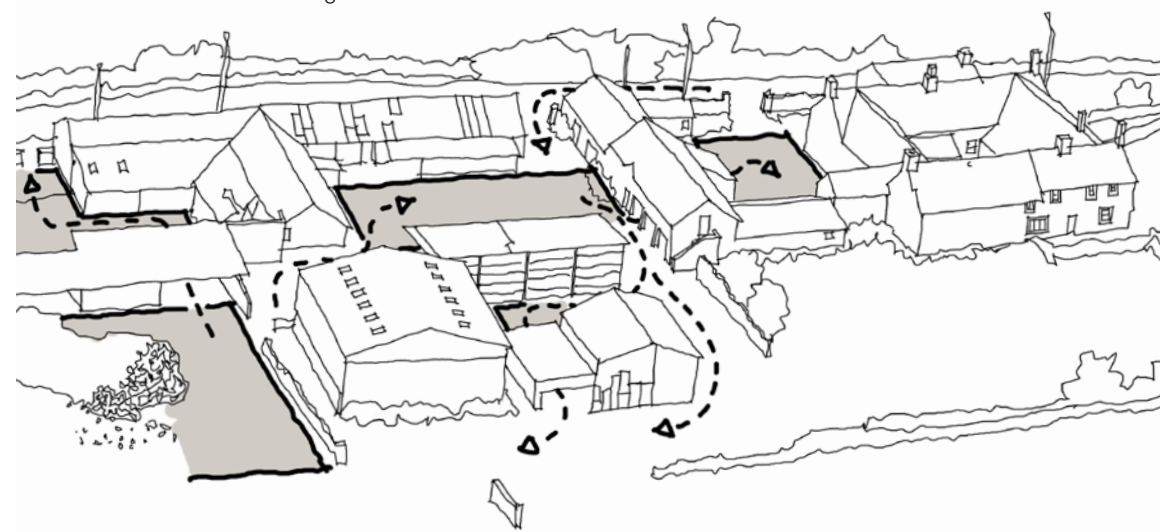
BCBC Conservation, 2020

The initial layout was dominated by a substantial tarmac trunk road. While acknowledging the necessity of appropriate access for highways, refuse, and emergency vehicles, its imposing presence appeared disproportionately harsh on the landscape. This contradicts the nature of an evolved and informal agricultural settlement. The structures on the site spanning the 16th to the 20th centuries displayed diverse architectural qualities, and the relationship between built-form and external space unveils characteristics that might inspire the proposals.

Examining the layout from the 1960s reveals a series of interconnected working yards, accessible around, through, or beneath buildings. Despite the site's dense concentration of structures, it presents numerous thresholds and intricate relationships between the buildings, routes, and external spaces. These features, shaped by agricultural needs, adjacencies and happenstance, provide opportunity for a residential development seeking to establish a sense of place, community engagement and meaningful connections between buildings, access, and landscape.



Sketch of 1960s Marlas Arrangement



Design Development

5.4.4 Design Principles

Arising from this initial exploration, a set of initial principles emerged to guide the development.

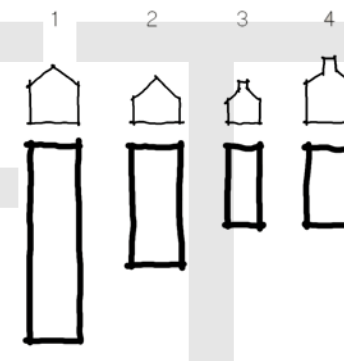
Primarily, the arrangement of dwellings must embrace a more informal and evolved approach. This is to be achieved by incorporating a diverse range of typologies, offering contemporary interpretations of vernacular farmstead buildings. The layout should feature varying orientations (in response to climate wherever possible, i.e. capturing sunlight, sheltering from wind, etc) and relationships to communal, semi-private, and private courtyards and gardens - prioritising external green space, soft landscape and appropriate surfacing to maintain a sense of greenery and openness.

The chosen typologies should exhibit distinctions in both plan and section scales, presenting a modern take on barns, stables, cottages, and farmhouses - extracting key features and design principles but avoiding pastiche. Farmhouses, in particular, are envisioned as landmark structures, with barns, stables, and cottages framing courtyards and communal spaces.

Lastly, the elevational design is intended to reflect contemporary interpretations of vernacular motifs, embracing an ad-hoc variation. A restrained, natural material palette can provide a family of buildings unified by material but with distinct identities between typologies.



internal arrangement /
framing courtyards



varied vernacular typologies

1. barn
2. stable
3. cottage
4. farmhouse



introduce vernacular motifs /
ad-hoc variation

5.

Design Development

5.4.5 Density & Open Space

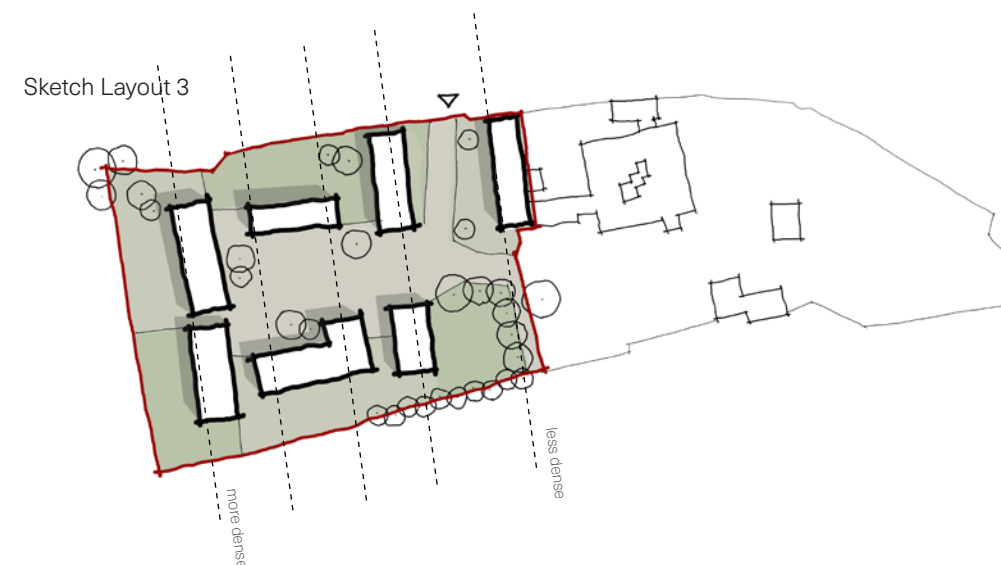
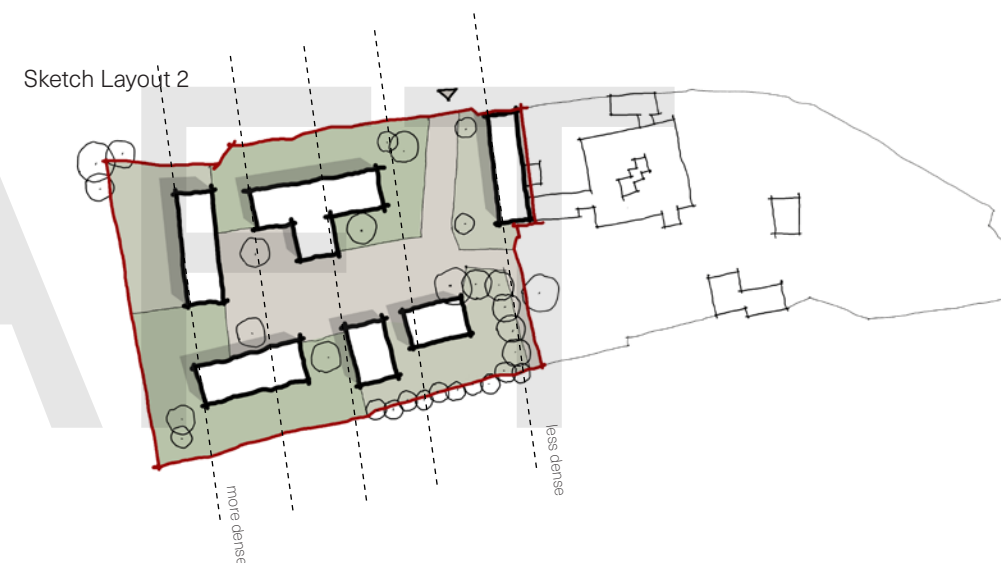
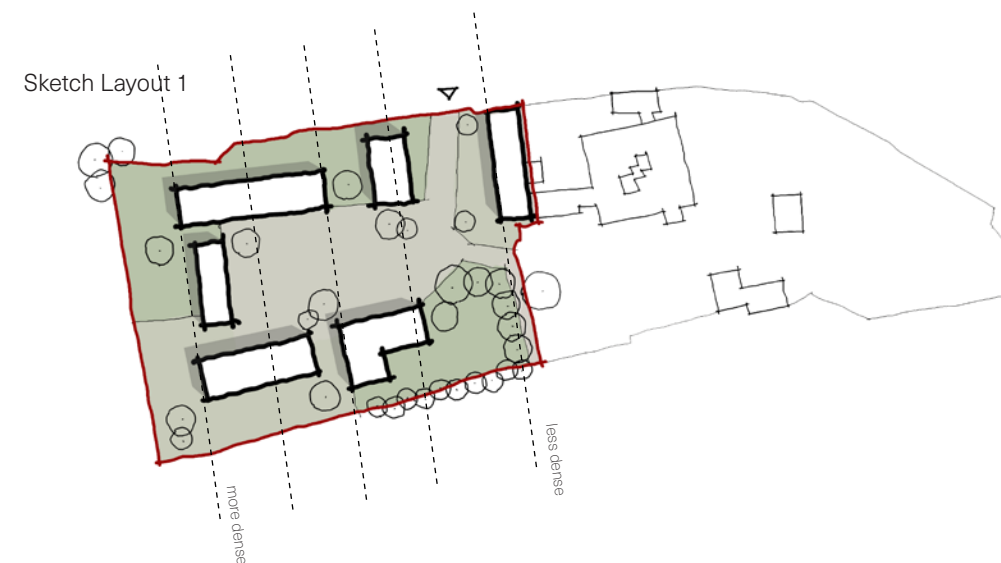
'The setting of the farm is defined by a character of open space. The submitted proposal alters the same in an irreversible way that can only be considered harmful'

'If support were to be forthcoming for a scheme on this site, it would be for one that reduced the number of new dwellings significantly and thereby reduced the impact on the setting of the historic asset'

BCBC Conservation, 2020

The significance assessment outlines the crucial importance of respecting the open space and character of the land surrounding Marlas House. The proposals must adopt a robust approach that places primary emphasis on external green space, openness and landscape, framed by an informal arrangement of built form. This prioritisation should take into account varying degrees of density, with the least density proposed in close proximity to Marlas House and gradually increasing towards the western boundary that fronts an existing mass-housing development.

When considering density, it is worth testing the spatial opportunities of the vernacular typologies mentioned earlier, such as stables and barns. These architectural forms hold the potential to accommodate multiple units within an efficient footprint, resembling terraced or mews houses rather than large detached dwellings. By strategically utilising typology, it may become possible to achieve a reasonable density while minimizing the physical impact on the site.



5.

Design Development

5.4.6 Hay Barns

'Consider the conversion of the original hay barns in a meaningful way'

BCBC Conservation, 2020

The original hay barns are of considerable significance to the site, being present since the 16th century and, although altered many times, survive as an important historic, evidential and aesthetic record of the site's agricultural operation. Two key considerations must be made to meaningfully and appropriately convert these barns as part of the wider development:

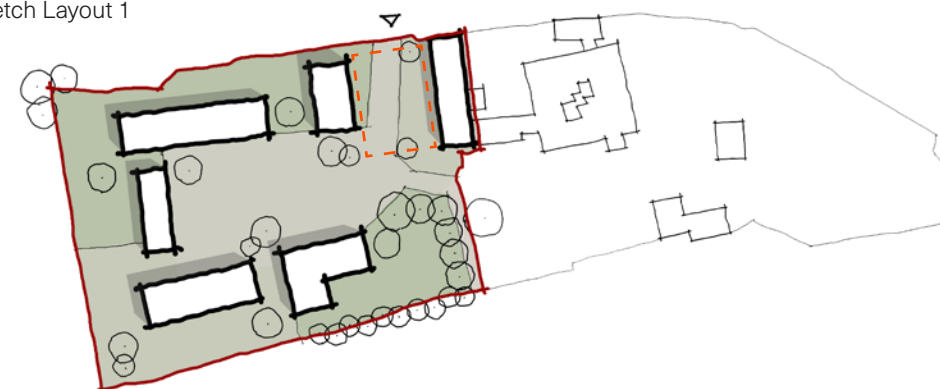
(1) spatial arrangement, repairs and alteration

Please refer to the Listed Building Consent package of drawings supporting this application for details.

(2) external landscape and setting

The immediate context of the barns must be considered carefully, particularly how they address the entrance road and incorporate gardens and thresholds between public and private space (i.e. the space highlighted in orange dash).

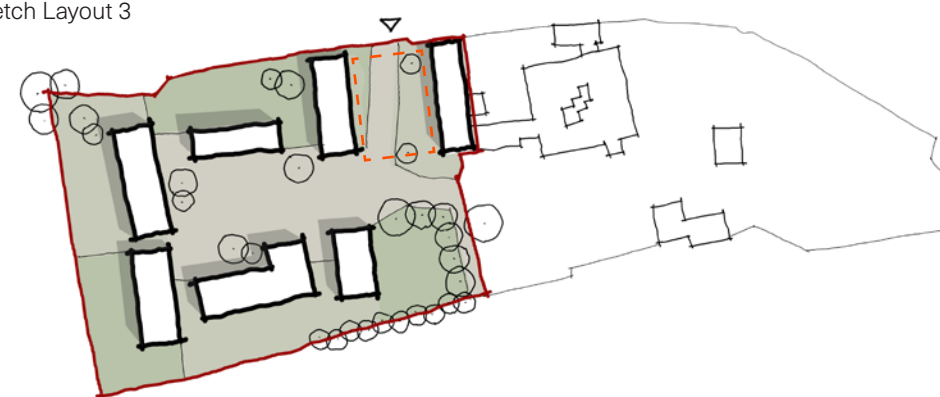
Sketch Layout 1



Sketch Layout 2



Sketch Layout 3



Design Development

5.4.7 Boundary Walls & Gate Posts

'Revisit the road layout and its physical interaction with existing boundary walls and gate piers'

BCBC Conservation, 2020

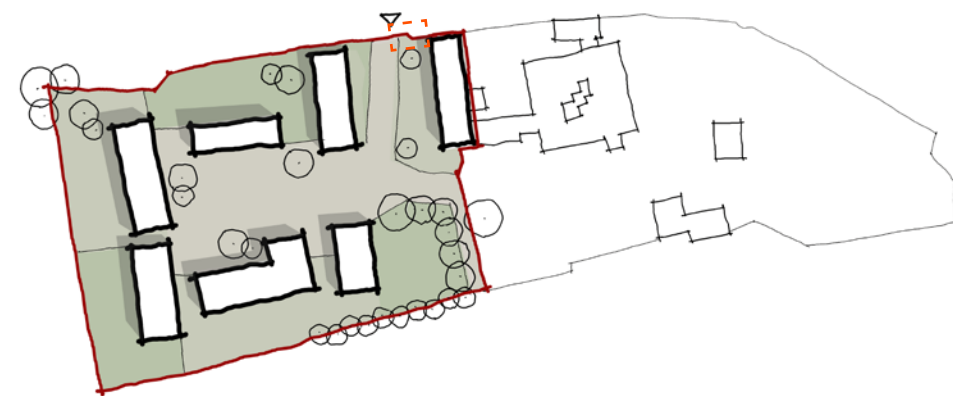
It is understood that the proposed entrance to the site is fixed due to highways and topography constraints, however the interaction with the existing stone boundary walls and the two historic stone gate posts must be carefully considered (1,2,3).

The proposed entrance is situated approximately one road width to the west of the current/historic entrance, therefore the existing gate posts could remain in their current positions and become tied together with a new stone boundary wall between. One such gate post (3) has been damaged from site activity and should be recorded and re-constructed in its original location.

Please refer to the Listed Building Consent drawings included with this application for details.



Location of Historic Site Entrance



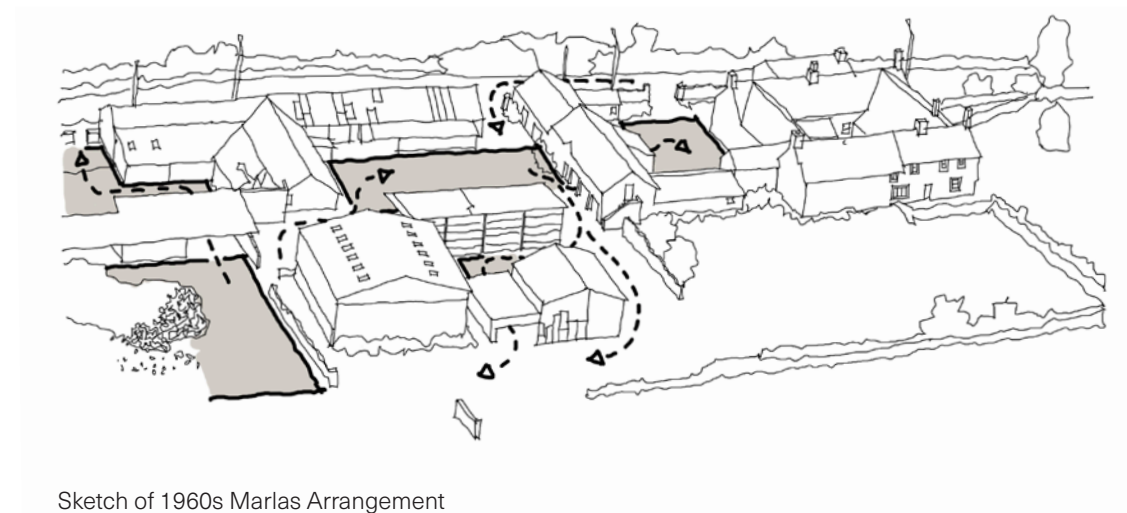
Design Development

5.4.8 Amended Site Strategy

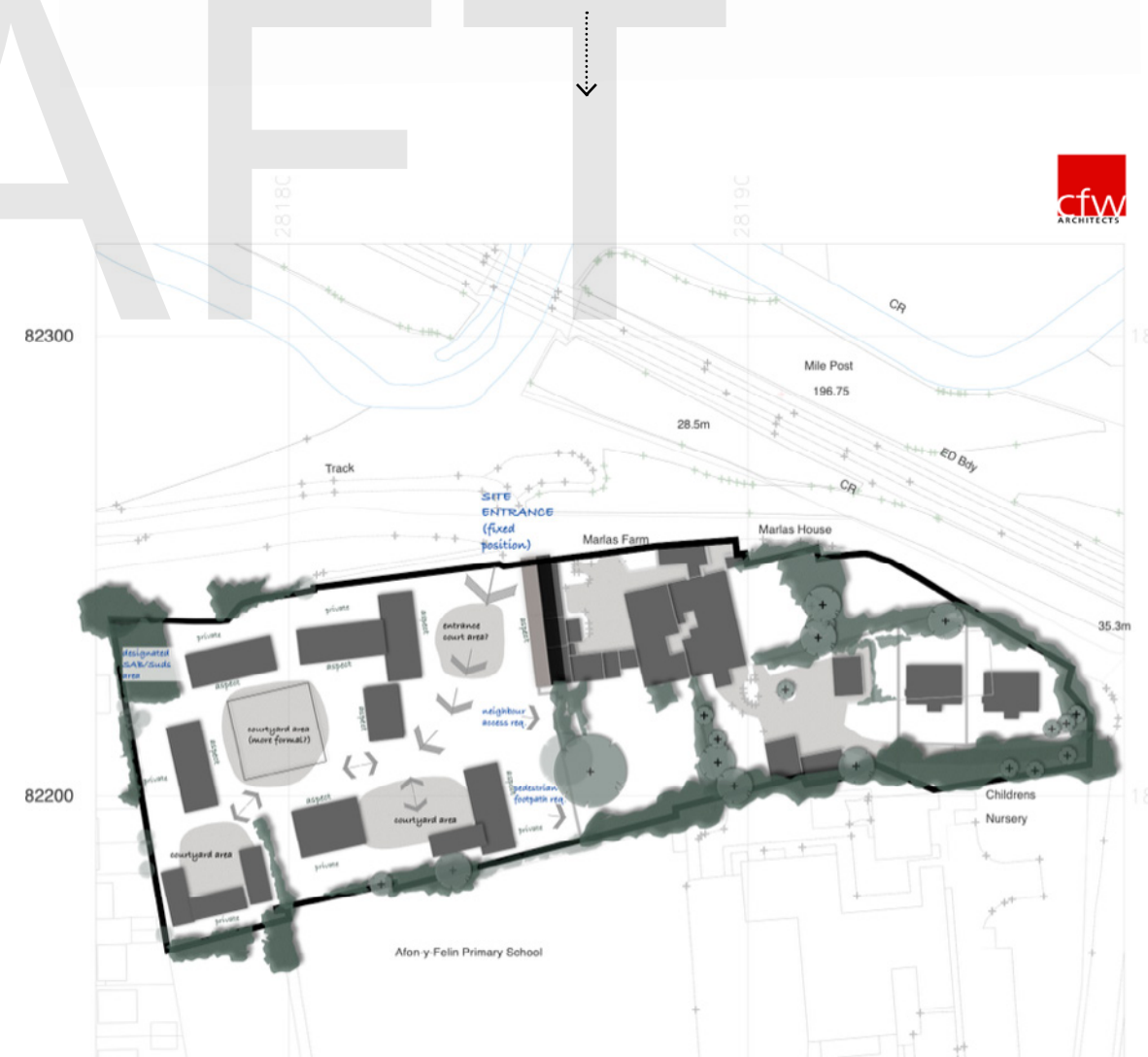
Due to aforementioned factors, the site entrance remains in a fixed location. Nevertheless, careful consideration is given to its impact on the historic stone gate posts, ensuring their preservation in their original positions. The new entrance sits one road width west of the original, therefore the historic gate posts are proposed to be unified by a low level stone boundary wall which retains the memory of the historic entrance and frames a garden to the hay barn conversion.

The arrangement of dwellings is altered to reflect an evolved approach. It introduces various typologies designed to frame courtyards with distinct levels of privacy. In response to the 1960s agricultural arrangement above, the site entrance leads through an entrance courtyard designed to contextualise and address the front elevation of the converted hay barns.

Continuing beyond this point, both vehicular and pedestrian pathways guide residents toward a central, communal courtyard. This space is defined by soft landscaping and surfacing with cobblestone setts. Branching off of the primary access road are two semi-private courtyards catering to multiple dwellings. These areas navigate the transition between public, semi-private and private, providing open landscaped spaces framed by surrounding residences.



Sketch of 1960s Marlas Arrangement



Design Development

5.4.9 Zoning

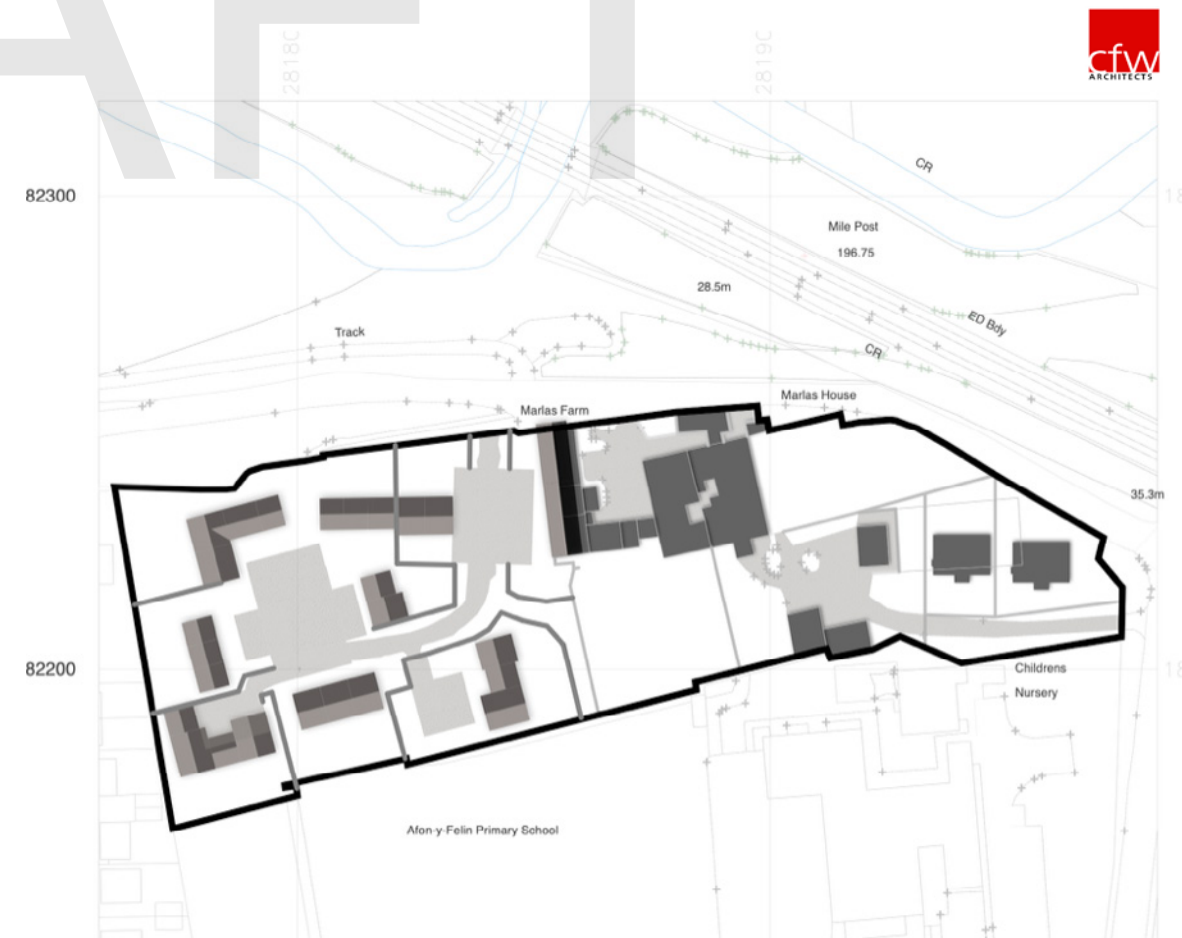
The current yard and paddock site preserve the enduring natural stone boundary walls, originally intended to delineate site boundaries and safeguard courtyard areas for the confinement of cattle.

The amended design references the character of these modest-height walls by incorporating modern interpretations to establish distinct zones. This includes the creation of walled gardens, enclosed courtyards, and the incorporation of pockets of landscape and designated spaces for bin storage.

Harbour House



Alderley Fold Barns



Design Development

5.4.10 Landscape & Surface Treatment

Wherever possible, soft landscaping is prioritised to maximise green space across the site. Greenery is introduced through rear gardens, front gardens, low-level planters, trees and hedgerows - deploying locally prevalent species (refer to Laird Bailey information).

Importantly, the access road is broken up with cobblestone setts, providing traffic calming and softening the feel of the hard landscaping across the site. Different hard surfaces are used to transition between principal access, to parking and courtyard spaces, delineating thresholds.

Laird Bailey note:

'The landscape proposals seek to enhance the courtyard driven architectural layout through the restoration of green 'fingers' leading into the development from the site peripheries. Structural planting focuses on locally prevalent native species, linking to the wider character and green infrastructure surrounding the site.'

Space has been created throughout the development for tree planting with semi mature beech trees proposed within the central square to foster a sense of place within development. Stone walls are reinforced with defensible species such as Hawthorn where rear gardens front on to publicly accessible space. On plot planting provides seasonal colour with evergreen structure. Species have been selected that flower throughout the year creating opportunity for pollinators.'

Mountfield Park



Alderley Fold Barns



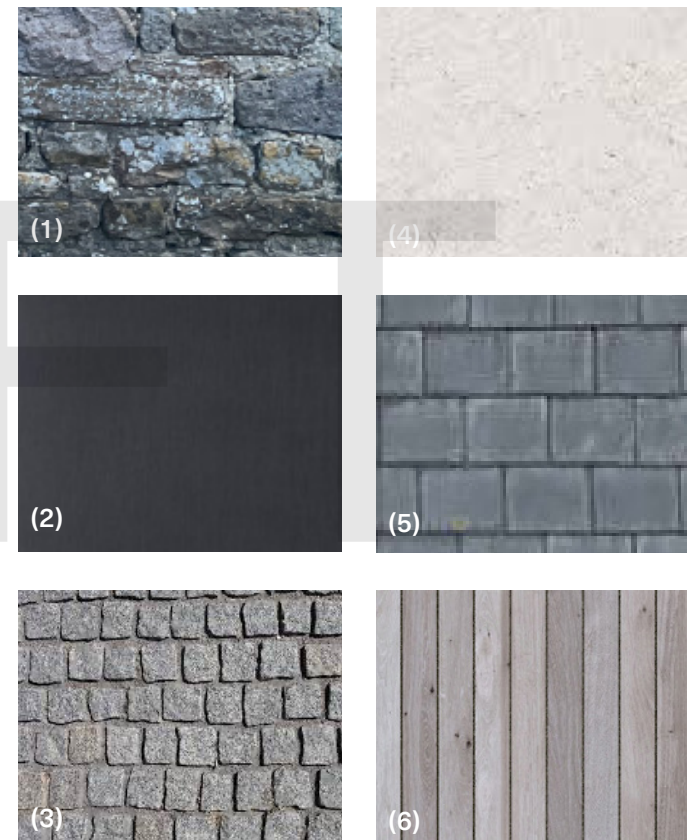
5.

Design Development

5.4.11 Material References

The built form, elevations and landscape devices should utilise a restrained palette of materials with a focus on natural, traditional treatments that are already prevalent to the wider site. These include:

- (1) Local natural stone
- (2) Powdercoated Zinc
- (3) Cobblestone setts
- (4) Roughcast Lime Render / Harling
- (5) Natural slate
- (6) Treated hardwood



Design Development

5.4.12 Summary

In summary, the proposal has been developed by CFW Architects in response to the recommendations within this study and the Scoping Meeting feedback by BCBC Conservation. A primary focus has been placed on minimising the impact to the site's historic setting and sense of open space, acknowledging historical agricultural development on the yard by adopting an “evolved settlement” approach over a conventional mass-housing layout.

The proposal presents an informal, varied arrangement of contemporary farmstead buildings, with diverse orientations and relationships to communal and private spaces. The proposed density has been reduced by 4 units and gradually increases towards the western boundary to improve the sense of openness and green space in immediate proximity to Marlas House. Additionally, the conversion of the 16th-century hay barns is considered and contributes meaningfully to the proposal through 3 feature units (refer to Listed Building Consent drawings).

The revised road layout is broken up with alternative surfacing, retaining the stone boundary walls and, whilst providing a new site entrance location to the immediate west of the historic entrance, the stone gate posts are retained in their original positions. The plan creates distinct zones, incorporating walled gardens, courtyards, and landscaped areas with locally prevalent plant species. The landscape proposal aims to enhance the architectural layout and setting with a prioritisation of green space pulling into the site from the green peripheries.





6. IMPACT ASSESSMENT

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6. SECTION 6

Heritage Impact Assessment

6.1 Summary of Proposed Scheme

This Heritage Statement has been prepared on behalf of Gaina and David Morgan as part of the proposals for the major development of Marlas Farm and Paddock to the immediate west of Marlas House.

This version of the report has been prepared as part of RIBA Stage 3 in support of the Full Planning and Listed Building Consent application for the development of the wider farm and paddock site, along with the change of use/conversion of two existing hay barns within the listed curtilage of Marlas House

6.2 Assessment Methodology

An assessment of impact measures the special interest of the site and historic assets against the degree of change proposed. This is to identify where there is potential for the local authority to verify associated benefits or determine tht harm would be caused by the proposals, and subsequently incorporate mitigation measures to reduce or eliminate this.

The proposals have been grouped into two categories; (1) the development of the entire site and (2), the conversion of the Grade II listed Hay Barns, in order to understand their objectives and the heritage values affected. Based on best practice guidance set out by Cadw, the impact of the proposals are assessed according to the following criteria:

Consequence of Change

Conclusion of Impact

The proposal considerably enhances the special interest of the historic asset, and/or the ability to appreciate that special interest.

High Positive

The proposed enhances to a clearly discernible extent the special interest of the historic asset, and/or the ability to appreciate that special interest.

Moderate Positive

The proposal enhances to a minor extent the special interest of the historic asset, and/or the ability to appreciate that special interest.

Minor Positive

The proposal does not change the special interest of the historic asset, and/or the ability to appreciate that special interest.

None

The proposal damages to a minor extent the special interest of the historic asset and/or the ability to appreciate that special interest.

Minor Negative

The proposal damages to a clearly discernible extent the special interest of the historic asset, and/or the ability to appreciate that special interest.

Moderate Negative

The proposal considerably damages the special interest of the historic asset, and/or the ability to appreciate that special interest.

High Negative

Heritage Impact Assessment

6.3 Planning Policy

Planning Policy Wales Edition 11 (February 2021, last updated October 2023) is the national planning framework for Wales, setting out policies and guidance for making planning decisions. Of specific reference is Section 6, Recognising the Special Characteristics of Places and, specifically, The Historic Environment. Paragraph 6.1.5 states that there is a *'need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset'*.

There are a number of relevant guidance documents produced by the Welsh Government and Cadw which support the legislative and policy frameworks. These include the following which are of particular relevance to these proposals:

Technical Advice Note 24: the historic environment (May 2017).

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011): Cadw's guidance for managing change to all places of heritage significance.

Heritage Impact Assessment in Wales (2017): setting out the structured process for assessing the impact of proposals on heritage significance.

Setting of Historic Assets in Wales (2017): explaining what setting is, how it contributes to the significance of a historic asset and why it is important.

Bridgend Local Development Plan 2006-2021: contains the overarching strategy of the borough as well as policies to guide change, notably SP5: Conservation of the Built and Historic Environment, where it is noted *'development proposals will only be permitted where it can be demonstrated that they will not have an adverse impact on heritage assets or their settings'*.

Policy ENV8 - Heritage Assets and Regeneration: *'development which would materially harm heritage assets and features will not be permitted'*.

Heritage Impact Assessment

6.4 Impact Assessment

Development of Marlas Yard & Paddock Site		
Proposal	Assessment & Mitigation	Level of Impact
Retention of historic stone gate posts and boundary walls to northern and eastern boundaries.	<p>The existing stone gate posts at the historic site entrance will undergo repair and preservation, maintaining their positions. They will be unified by the addition of a new natural stone boundary wall, preserving the memory of the original entrance. The gate post that has been damaged will be repaired and reinstated in its original location.</p> <p>It is unfortunate that the historic entrance cannot be maintained in its original location, deemed infeasible for contemporary vehicular requirements. This does represent some minor loss to the site's evidential value, although the fabric will be retained and the dimensions of the historic entrance preserved - this is important to the interpretation of the scale of the operations of the historic farm.</p>	Minor Negative
New site entrance and access road.	<p>The new site entrance is fixed in a specific location, requiring the removal of a local stone boundary wall for implementation. The road width adheres to highways requirements to accommodate refuse and emergency vehicle access. To enhance the aesthetic and promote a more pedestrian-friendly environment, the existing tarmac surface will be replaced with a combination of cobblestone setts and alternative surfacing. This design aims to introduce traffic calming measures, prioritizing pedestrian safety and contributing to an overall improved entrance experience.</p>	Minor Negative

Heritage Impact Assessment

Development of Marlas Yard & Paddock Site		
Proposal	Assessment	Level of Impact
Provision of 22 new dwellings.	<p>Since the scoping meeting, the dwelling density has been reduced from 28 to 24, adopting a more organic arrangement inspired by evolved agricultural settlements. While this adjustment has lessened the impact on the sense of open space, it's important to recognise that any new development will inherently impact this significance to some extent. Considering the yard and paddock site as significant to preserving the rural farmstead character of Marlas House, evaluating any development on the site is inherently complex. Nevertheless, a set of principles have been embraced to shape a scheme that aligns with historical context and the overall sense of place, aiming to mitigate impact wherever possible.</p> <p>The reduction in density around the house and barns, along with a more organic arrangement of dwellings, prioritises the creation of open and landscaped spaces. The 3D-massing, elevation design, and material choices draw inspiration from the site's vernacular, creating a contemporary scheme adjacent to the house and barns with tangible links to the site's history. The scheme re-purposes the dilapidated hay barns in a meaningful way, preserving historic fabric and ensuring a sustainable future. The prevalence of low-level stone boundary walls on the site is continued, utilising natural stone walling to demarcate zones, courtyards and boundaries as has been implemented throughout the history of the yard.</p> <p>This approach seeks to find a balance between development, sustainable future land use and the preservation of the site's historical and rural character.</p>	Moderate Negative

Heritage Impact Assessment

Development of Marlas Yard & Paddock Site		
Proposal	Assessment	Level of Impact
The proposed landscape strategy and prioritisation of open / green space.	The existing site comprises a mixture of low quality grass, damaged to a considerable extent by light-industrial activity, hard-standing and gravel surfacing. Some mature trees exist and are to be retained, notably to the eastern and southern boundaries, but generally the site's potential for biodiversity and quality green space is hindered by its current use.	Minor Positive
	The proposals prepare landscape design informed by Laird Bailey, enhancing the courtyard driven layout through the restoration of green 'fingers' leading into the site from the peripheries. Planting focuses on locally prevalent native species, linking to the wider character and green infrastructure surrounding the site. Space has been created throughout the plan for semi-mature beech trees, notably to the central courtyard, to foster a sense of place. Low-level stone walls are reinforced with defensible species such as Hawthorn where rear gardens front on to publicly accessible space. On plot planting provides seasonal colour with evergreen structure, and species have been selected to flower throughout the year creating opportunity for pollinators.	
	Overall, whilst any built form can be considered to compromise 'open space', the quality of green space within the development is positively improved over the existing condition.	

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Development of Marlas Yard & Paddock Site		
Proposal	Assessment	Level of Impact
Demolition of modern C20 garage outbuilding to the south of Marlas House to facilitate Active Travel route connection.	To create a pedestrian footpath/bicycle connection from the south of the site in accordance with the requirements of the Active Travel Act, a modern C20 garage outbuilding within the grounds of Marlas House is to be demolished. Whilst this outbuilding is deemed of neutral significance, it's demolition will be beneficial in reinstating the open character of the southern garden/field as historically intended, removing a modern structure in close proximity to the listed house.	Minor Positive
Repairing, conserving and providing a sustainable future use for two C16th barns within the grounds of the historic farm yard.	<p>Throughout the 20th century the hay barns have been altered and re-purposed several times, notably from storage/workshop space into a farm shop during the period when the yard and land was used for agricultural purposes. This agricultural operation has however ceased, and the site's use for light industrial activity now sees the barns used solely for storage. The barns have unfortunately deteriorated in condition since the mid-late C20th, and are now suffering from rainwater ingress (causing damage to internal plaster, timber and masonry), ad-hoc rainwater management and a lack of attention to re-pointing/ masonry repair.</p> <p>This proposal provides a sustainable new use for the Grade II listed barns in the 21st century, facilitating their whole-scale conservation, repair and sensitive alteration which unpicks detrimental modern interventions. The proposed residential conversion provides the opportunity to safeguard historic fabric with high evidential value in representing the historic agricultural operation of the site, whilst significantly improving their aesthetic value and contribution to the setting.</p> <p>This conversion, enhancements to the immediate setting and landscape around the barns and the opportunity to secure the future of currently neglected historic structures is considered to have a highly-positive impact to the site's significance.</p>	High Positive

Heritage Impact Assessment

Hay Barn Conversion (refer to Listed Building Consent drawings)

Proposal

Assessment

Level of Impact

Removal of internal shelving and storage fixtures.

The proposals require the removal of all timber shelving and storage racks to the interior of both barns. The storage units currently clutter the floor plan of both barns and none of which are deemed of heritage value or necessary for the understanding the significance/special character of the buildings.

None

Removal of uPVC and aluminium framed modern windows / doors / screens.

The proposals require the removal of all modern windows/doors/screens which have, in all cases, been clumsily installed in make-shift frames within the historic openings of the barns. Removing these will allow the historic openings to read as intended, and provide the opportunity for sensitive, historically appropriate alternatives.

Moderate Positive

Removal of existing timber floor boards to separating floor.

To facilitate conversion of the barns and to meet contemporary building regulations compliance, the separating floor structure in the larger hay barn requires the removal of dilapidated and damaged floor boards for replacement with a contemporary build-up for fire and acoustic separation. This is deemed a minor negative, requiring the removal of softwood floorboards that bear the marks, wear and signs of the historic operation of the barn.

Minor Negative

Temporary removal of natural slate roof covering for reinstatement.

To facilitate conversion of the barns and to meet contemporary building regulations compliance, the natural slate roof covering to both barns requires removal to allow access to upgrade the roof build-up thermally and structurally. Slates are to be carefully removed, stored and protected for reinstatement.

None

Heritage Impact Assessment

Hay Barn Conversion (refer to Listed Building Consent drawings)		
Proposal	Assessment	Level of Impact
Removal of existing lapped GRC ridge tiles.	The proposals suggest the existing lapped GRC ridge tiles are removed and replaced with traditional flat angle black clay tiles to match the historic intent and ridge style of Marlas House.	Minor Positive
Removal of corroded external fixtures and fittings.	The proposals require the removal of all redundant and corroding external fixtures and fittings (i.e. lights, electrical connections, bracketry, etc). All holes and damage caused by fixings to be repaired with stone inserts or colour matched mortar repairs dependent on scale of damage.	Minor Positive
Form new opening to single-storey barn to accept feature dormer window.	<p>The proposals recommend adding a new window to the single-storey barn, positioned to accommodate a distinctive dormer window. This addition aims to enhance natural light, views, and passive ventilation for key internal spaces, given the current configuration of the compact and single-aspect building.</p> <p>Forming the new window involves carefully removing a localised area of historic random course stonework. This process should be documented and carried out manually, ensuring the potential for future reversal if the opening is infilled to match.</p>	Minor Negative

Heritage Impact Assessment

Hay Barn Conversion (refer to Listed Building Consent drawings)

Proposal

Utilising three historic window openings to form feature dormer windows.

Assessment

The proposals recommend replacing deteriorated timber-framed windows with distinctive dormer windows, utilising the existing historic window openings. The aim is to enhance natural light, views, and passive ventilation within the compact, single-aspect layout. The introduction of dormer windows elevates the overall sense of space and experiential quality, particularly on the first floor of the hay barn.

To implement this, localised sections of stonework and timber lintels over the identified windows would require careful, manual removal.

Level of Impact

Minor Negative

Install new hardwood framed windows, doors and screens within primary western elevation.

The proposals recommend incorporating thoughtfully designed hardwood-framed doors, screens, and windows along the eastern elevation, particularly in areas without dormers. This involves installing doors and screens for the three large ground floor barn openings, replacing the existing unsympathetic aluminum and uPVC fixtures that currently compromise the aesthetic value of the elevation

While the original design intent for the barn likely included open doors on the ground floor, the proposed changes aim to introduce fitting, lightweight infills that align with the rhythm of the structure and historic windows - seeking to enhance aesthetic value.

None

Heritage Impact Assessment

Hay Barn Conversion (refer to Listed Building Consent drawings)

Proposal

Improving the immediate setting of the barns through appropriate landscaping, the creation of front gardens and addressing the elevation with an entrance court.

Assessment

The proposals look to re-contextualise the barns by utilising the idea of an entrance court aligning with the elevation and demarcated with cobblestone hard surfacing and soft landscaping. Front gardens to the converted barns are delineated with low-level boundary walls containing integrated bin storage and defining parking provision. Locally prevalent trees and shrubbery characterise the gardens, providing a green threshold between road, garden and front door - enhancing aesthetic value.

Level of Impact

Minor Positive

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