

---

# Heritage Impact Assessment (Barns)

---

Barn Conversion to a residential unit  
and associated works at  
Nantymeichiaid Barn, Llanfyllin,  
Powys, SY22 5LZ

---

Mr Carruthers

---

**Roger  
Parry**  
& Partners

Roger Parry & Partners LLP  
[www.rogerparry.net](http://www.rogerparry.net)  
[welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)  
**Tel: 01938 554499**

---

---

# Mr Carruthers

Barn Conversion to a residential unit and  
associated works at Nantymeichiaid Barn,  
Llanfyllin, Powys, SY22 5LZ

---

Heritage Impact Assessment

January 2022

## Site address

Nantymeichiaid Barn  
Llanfyllin  
Powys  
SY22 5LZ

## Planning Authority

Powys County Council  
Neuadd Maldwyn  
Welshpool  
SY21 7AS

---

Publication title	Heritage Impact Assessment
Version	1.2
Date	January 2022

---

---

## Roger Parry & Partners LLP

1 Berriew St  
Welshpool  
Powys  
SY21 7SQ  
Tel: 01938 554499

welshpool@rogerparry.net  
www.rogerparry.net

Ref: HIA-GD

---

1.	OBJECTIVE .....	4
2.	UNDERSTANDING SIGNIFICANCE .....	4
3.	ASSESSING THE IMPACT OF THE PROPOSALS .....	6
4.	ALTERNATIVE OPTIONS.....	6
5.	CONCLUSION .....	6

## 1. OBJECTIVE

- 1.1. Nantymeichiad Farmhouse is a Grade II listed building and is ascribed as a good example of an C18 rebuild of a farmhouse.
- 1.2. The proposal submitted is a conversion of the associated barn on the yard of Nantymeichiad which is relatively disused.
- 1.3. CADW have considered that the barn although away from the farmhouse, separated by a track and not of the same character that this barn should be curtilage listed on the basis that the barn formed the same piece of land as the House before 1948.
- 1.4. The current owner Mr Carruthers is keen to bring life back to the the barn with a sympathetic and minimalistic renovation and conversion of the barn
- 1.5. The conversion of the building has been proposed as sympathetically as possible and trying to utilise all existing openings, and utilising the existing layout. It is important that a light touch is given to its conversion, to ensure the characteristics and materials are retained.

## 2. UNDERSTANDING SIGNIFICANCE

- 2.1 Given that the barn is curtilage listed, the first port of call is understanding the significance of the main farmhouse, and then see how the barn is associated to that, and what significance it has on the site.
- 2.2 The main farmhouse is eighteenth century farmhouse probably a rebuild of an earlier building, now of locally made brick laid in Flemish bond on stone footings, slate roof and two storeys.
- 2.3 The barn is sited to the south east of the main farmhouse, and its connectivity is not considered very strong, but does conform with the criterion set out in section 5.1 of CADW's practice guidance of Managing Change to Listed Buildings.
- 2.4 Although the Hall is the main attribute, the barn plays a role in its overall significance. The barn is not noted within the listing which was carried out in 1995 and its significance and value of the barn is reduced by the very fact its not mentioned in the listing. This is due to the fact that other listed buildings which have associated buildings, if they have a close relationship with a listed building, they are mentioned in the listing.
- 2.5 The significance and value of curtilage structures vary according to the nature of their relationship to the main farmhouse, its integrity and intrinsic merit. Works to a curtilage structure will not always affect the character of the listed building, either because the work themselves will have minimal impact, or because the curtilage structure does not make a significant contribution to the special interest of the listed building.

- 2.6 The barn does not necessarily represent the same style, appearance and design of the farmhouse, being a timber framed long barn, with a number of additions and alterations taken place with modern timber, zinc sheeting, some stone, dwarf brick walls (which are not reflective of the Flemish bond on the farmhouse) and timber cladding.
- 2.7 The main walls and structure are in good condition, and of a design that lends itself well to barn conversion with a mixture of materials allowing us to utilise openings where required for the conversion
- 2.8 Part of the roof on the South side has deteriorated by the loss of some slates, and its open nature, which has in turn allowed rain to come into the building and damage some purlin and trusses, but it still has a good frame and able to see the profile of the roof to replace like for like.
- 2.9 Record drawings have been prepared from a measured survey which are as set out below:
- EXISTING ELEVATIONS
  - EXISTING FLOOR PLAN
- 2.10 Photographs and further details of the barns are provided within the appendix and plans for the scheme.

#### Historic, Aesthetic & Cultural Value

- 2.11 The values are all associated with traditional farming, with hayloft, cattle stalls and traditional farming attributable to its design. The aesthetic and cultural value lies in the dominant control of a traditional agricultural system, of which were part of many peoples lives in the 19<sup>th</sup> Century.

#### Erosion of Significance

- 2.12 It is clear that the specific traditional agricultural use is no longer required, and the barns are not fit for purpose for agricultural use anymore, given its low roofs, narrow nature and big modern machinery and intensive use.
- 2.13 The main erosion of significance factor is not finding an alternative use, as its clear if nothing is done, then the barn will be left to dilapidate and remain relatively disused.
- 2.14 It is clear at present, the barn remains predominantly intact, but it has gone through a substantial amount of changes through the years, with a new roof structure, new materials for the walls and internal changes. Therefore its significance has eroded.

### Identifying Proposed Changes

- 2.15 The nature of the barn makes it easily converted to residential use, and no other uses would be suitable such as workshops, business, offices, given its isolated position.
- 2.16 The alterations proposed to convert the barn into a residential unit is minimal, in terms of utilising existing openings, converting it to 1 unit, to ensure there are limited external alterations to suit the existing layout.

## 3. ASSESSING THE IMPACT OF THE PROPOSALS

- 3.1 As set out in the other statements, the impact of the proposals on the barn is limited. As the conversion design is very sympathetic.
- 3.2 The main elements to ensure there is minimal impact on the significance impact of the barn is the small detail in terms of type of windows, boundary treatments and setting.
- 3.3 As the plans show, existing openings have been utilised for windows and doors and we are proposing black aluminium windows and doors to conform with the historic nature of the building.
- 3.4 From the plans it is clear that the boundaries and layout will remain close to existing, and the window and door details can be conditioned to ensure they are aluminium with flush fitting casements.

## 4. ALTERNATIVE OPTIONS

- 4.1 The only alternative option is do nothing and leave the buildings in agricultural use. However, it has shown in the past 10 years that the agricultural use of these barns are predominantly redundant, and the modern way of farming will just reduce that even further.
- 4.2 This is not an option, as it will just leave the buildings to dilapidate even further and require rebuilding instead of conversion.

## 5. CONCLUSION

- 5.1 The proposed works will have a betterment on the fortunes and significance of the barn at Nantymeichiaid, as it is believed the conversion can be accommodated without an impact on the listed building or the setting, the barn will be conserved in a sympathetic way and better appreciated in the context of the Farmhouse setting.
- 5.2 The opportunity to allow the barn conversion to go ahead, and reverse and halt the dilapidation and poor condition the current building is in, and establish a long term re-use which will ensure the heritage asset continues through the decades is vital.

5.3 The proposals also offers an opportunity for the property to evolve in a way that will protect the most significant characteristics, heritage values and qualities of the the whole site for new and future generations.

## Appendix

### Listing



### Summary Description of a Listed Buildings

**Reference Number**

15981

**Building Number****Grade**

II

**Status**

Designated

**Date of Designation**

26/05/1995

**Date of Amendment**

26/05/1995

**Name of Property**

Nant-y-Meichiaid Farmhouse

**Address**

### Location

**Unitary Authority**

Powys

**Community**

Meifod

**Town****Locality**

Nantymeichiaid

**Easting**

315195

**Northing**

317309

**Street Side****Location**

Located on a platform site on the N side of the valley, facing E.

## Description

### Broad Class

Domestic

### Period

### History

### Exterior

Eighteenth century farmhouse probably a rebuild of an earlier building, now of locally made brick laid in Flemish bond on stone footings. Slate roof. Two storeys and attic, 3-bays, with a stone built lean-to at the rear. Cellar at the S end. Centre bay slightly set forward, and having a round-headed half glazed door within a trellis porch. Arched opening over with transomed window, and a roundel in the pediment. Timber cross windows in cambered headed openings. Gable stacks.

### Interior

Not accessible at the time of inspection. Said to have timber framing.

### Reason for designation

Included as a good example of an C18 rebuild of a farmhouse.















