

TRADITIONAL FARM
BUILDINGS STUDY

VOLUME I

Final Version

For

Pembrokeshire County Council

Prepared by

Acanthus Holden Architects

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Executive Summary

In the four sample areas studied within Pembrokeshire, the majority of traditional farm buildings surveyed were in a reasonable state of repair. The concern is over how the buildings can be conserved and utilised in the future.

Whilst farmers cannot be expected to shoulder the burden of conserving the buildings that have limited agricultural use, neither can we expect grant money to be expended on buildings with little importance or use. Buildings can be important for landscape, historical, or architectural reasons.

The logical way forward is to select the buildings of greatest architectural, historical or landscape use and assist their conservation through grant aid, enabling traditional materials to be used.

This should be followed by the promotion of creative re-use of redundant traditional farm buildings with minimal alteration. Ideally this should be for a farm diversification or commercial use and assistance obtained through business and job creation grant aid.

In recognition that many farmers do not consider that they have the skills, time or money or inclination to diversify, a database for rental should be considered to promote those buildings in suitable locations as potential commercial spaces to rent.

If commercial use is not suitable and the buildings do not have architectural, historical or landscape value, then residential use could be considered.

Finally in the instances where the buildings have no notable architectural, historical or landscape value, nor a suitable use can be found in the near future, the farmer will have to make his own commercial decision as to whether the buildings constitute an asset for the future and are worth investment in their maintenance.

We must accept that just as farm buildings have been lost, replaced and altered in the past as advances in farming practices have been made, this will continue in the future also. Climate, population and farming practices have influenced our farm buildings and landscape in the past and will continue to do so in the future.

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CHAPTER 1 – INTRODUCTION & BACKGROUND

Traditional farm buildings provide an integral part of the architectural and landscape heritage of Wales. In particular, this is true of those dating from the 18th and 19th centuries. They demonstrate the changes in rural land tenure, social organisation and economic development of Wales. There is growing concern over the future of our traditional farm buildings countrywide. Some have been left to collapse and others have been converted out of all recognition. The number of planning applications for residential barn conversions has also caused concern in some parts of the country, (Darley 1988). There is a concern that we have no true picture of the stock of buildings that remain, their condition and the future opportunities and threats for them.

1.1 Importance

Farming is responsible for shaping the quality of the rural environment. The buildings preserve the imprint of the farming systems. They show the dependence on sourcing local materials in their construction and they record the changing economies, technologies and trends. The typical type, arrangement and characteristics of traditional farm buildings within Pembrokeshire are described as part of the study.

1.2 Aims and Scope

The aim of this study is to identify a strategy for protecting the remaining traditional farm building stock to conserve the architectural and landscape heritage they represent. One of the main problems associated with assessing the problems and opportunities that traditional farm buildings represent countrywide is the lack of knowledge of the number of farm buildings which remain, their condition and whether they are being put to use. There is a general awareness that many farm buildings have been made redundant and that in some instances these have been converted into residential uses. There are also instances where successful diversification ventures have developed from them, as is the case with the Cheese-making Centre at Llangoffan, and the Pemberton Chocolate Factory near Llanboidy. These provide additional employment deep into rural areas.

This study gains a picture of the number and status of traditional farm buildings in areas within Pembrokeshire in West Wales. This is done through a sample of four communities chosen to reflect the differing patterns of homesteads around the county, namely, Penally, Cwm Gwaun, Wiston and Pencaer. A list of farms was prepared and an attempt was made to visit each farm to locate the traditional farm buildings.

The study seeks to address the problems and opportunities arising out of the current and potential redundant traditional farm buildings of Pembrokeshire. Aspects covered include physical, financial, cultural and managerial factors associated with the retention or re-use of these buildings. Thus the aim of the study is to find ways of conserving our traditional farm buildings.

1.3 Definitions

In the context of this study a *traditional farm building* is one which was built before 1914.

A *redundant* building is considered to be one, which due to agricultural change no longer earns its keep on the farm. It may still be used, but is underutilized.

As set out in the Wales Rural Development Plan, (NAW 2000) *farm diversification* involves utilising the resources of land, buildings and machinery in new ways that represent a departure from traditional agricultural practices.

CHAPTER 2 - METHOD OF APPROACH

2.1 Literature Review

A review has been made of the existing information on the redundancy of farm buildings applicable to Wales, including the paper on 'Farm Diversification and Planning System' from the National Assembly of Wales. The review includes the Joint Unitary Development Plan policies, (JUDP), reference to 'Planning: Delivering for Wales', 'Farming for the Future', the NAW vision for the future of Welsh agriculture. A more limited review has also been carried out of other British references, many of which will be too area specific for the purpose of this study.

2.2 Secondary data

Secondary data sources have been utilized to gain information on the following issues applicable to traditional redundant farm buildings.

An outline of legal framework pertaining to traditional farm buildings

In particular we have looked at local and national policies and the effects on redundancy, the difficulties associated with the subdivision of holdings, farming restraints and relevant policies, the Listed Building system etc.

An outline of Physical factors affecting the redundancy of farm buildings

Physical factors affecting the future of farm buildings include their design, age and architectural importance. The report on 'Farm Diversification and the Planning System' highlights design/ appearance, landscape impact, traffic generated and other environmental issues as being key issues in the determination of planning applications for diversification scheme.

The importance of the ecology of these buildings has been outlined for species such as bat, owl, lichens etc.

An outline of economic factors affecting the redundancy of farm buildings

An important factor in the future of these buildings is the maintenance of such buildings.

An outline of cultural and community factors affecting the redundancy of farm buildings

The relevance of farm buildings for community and multiple use.

Outline of organisation and managerial issues

Recommendations for change. Possible roles of various governmental and non-governmental bodies in the future of farm buildings.

2.3 Primary Survey

A visit was made to each holding which was located on the OS map, and a survey carried out. This was subject to permission of the owner and the owner being home. Some buildings were able to be viewed sufficiently well from a public road or footpath. A record has been made of each building visited consisting of a photograph, a description of the building, its architectural/ archaeological merit, approximate age, features and

condition. Listed Buildings and Ancient Scheduled Monuments are identified where they exist.

2.4 Analysis

The survey records the number of traditional farm buildings in the four areas chosen. From the results of the survey an indication of the potential asset is obtained together with an indication of the extent of redundancy, and an assessment made of the number of buildings out of the sample which are under threat.

2.5 Outputs

The outputs to the study are presented as tables of information on the farm buildings visited in the four communities, a report on the issues relating to redundancy and the recommended routes forward.

A schedule of information on the farm steadings visited has also be produced in Volume II.

Traditional buildings, buildings no longer in use, those in a ruinous state and those about to become redundant are all listed within the study.

2.6 Recommendations and Conclusions

Having examined the legal, physical, economic, community, cultural and social issues and having consulted with the various bodies listed, the major constraints to the continued use and re-use of the farm buildings have been identified. Recommendations are made to suggest how some of these constraints can be overcome, how processes involved can be improved and which issues should be raised for more discussion with various organisations.

CHAPTER 3 - LITERATURE REVIEW

3.1 Brief history

Farm buildings are vernacular buildings with common attributes but with a regional language.

In his essay 1982, Fowler (1982) says,

Barns in their landscape are an index of regionalism.. From them we can infer tradition, in architectural styles and craftsmanship; for example, regional and local economies, patterns of settlements and their changes through time... They form part of the landscape heritage.....

In the eighteenth centuries it appears that landowners provided the buildings and in the nineteenth century this was also normal practice. Small landowners would have employed craftsmen to erect their buildings, with only the very poorest erecting their own. (Williams, 1986). Tenants would however be responsible for haulage of materials to site.

The Enclosure Movement of the late eighteenth century and early nineteenth centuries permitted individuals to enclose previously common land (Cadw 2002).

Tai unnos or one night houses were built in settlements, the traditional being that if a house could be built overnight and providing that smoke was rising from the chimney by daybreak the house and plot could be kept. (Cadw 2002).

The medieval and early post-medieval tradition of practice of moving stock from summer pasture to winter pasture required two houses, the *Hafod*, the summer residence, and the *Hendre*, the winter residence, (Cadw 2002). This permitted the lowland pastures to be farmed as an arable area in the summer. The practice continued until sheep became more popular, avoiding the necessity for such close supervision, (Darley 1981). There are a number of examples of farm steadings in Pembrokeshire having the names *Hafod* and *Hendre*.

An appreciable development of farm building only took place in during the expansion and unification of estates in the nineteenth century. Mechanism also increased. In 1827 a special Act of Parliament was introduced to prevent the vandalism of the thrashing machines (Harvey p7).

The owners of large estates, many with town houses in London, were keen to follow new development and ideas. Many writers were pointing out the advantages of having an efficiently laid out farmyard. They read and were influenced by the pattern books of the time including Nathaniel Kent's Hints of 1776, and C. Loudon's Encyclopaedia of Cottage, Farm and Villa Architecture, (1833). According to Robinson, (1983) the Royal Institute of British Architects library contains around thirty such books all published between 1800 and 1837. New developments and ideas tended to spread from east to west. Most farmsteads completely re-built in the nineteenth century were on estates.

Traditional local farmers were less keen to change their ways even when they could afford it. Such farms evolved when finance was available, and buildings were repaired and replaced according to their condition and importance. Even if they seem haphazard to the visitor they were often thought out well, based on generations of experience and a knowledge of the local conditions. During the nineteenth century, and in particular the second half of the century, a great deal of money was being spent on farm buildings. During the nineteenth century agricultural practices changed. In particular this was a change from arable to pasture to dairying. A larger acreage was required by these new farms and farm buildings became of less use. Amalgamation of smaller farms took place.

During the period of the two world wars very little investment was placed in the building stock. In the post war period, new buildings were grant aided. Older buildings attracted no MAFF aid.

The agricultural industry has changed dramatically after the Second World War with the use of more machinery and more chemicals improving outputs. The effects of the European Union agricultural policies and subsidies in particular the Common Agricultural Policy have influenced the way the land is farmed. Changes include intensification, replacement of semi-natural vegetation with well-drained grass and grazing pressure on upland areas with the inevitable impact on bio-diversity and landscape. The increased concerns for nature conservation, sustainability and traditional farming methods are now increasing pressure to maintain and conserve the traditional buildings in our countryside.

3.2 Characteristics of farm steadings

The character of a farm steading is determined by its landscape setting, arrangement of buildings and the character of the buildings within it.

3.3 Landscape

The farmstead with its collection of farm buildings is a key element within the regional landscape of Wales. Agriculture occupies some 81% of the land area of Wales, (NAW 2001). Influenced by the climate and topography, Welsh agricultural is predominately pastoral. Only 3% is devoted to crops, South Pembrokeshire being a notable area.



Photo: Strumble Head. The view illustrates the importance of farm buildings in the landscape

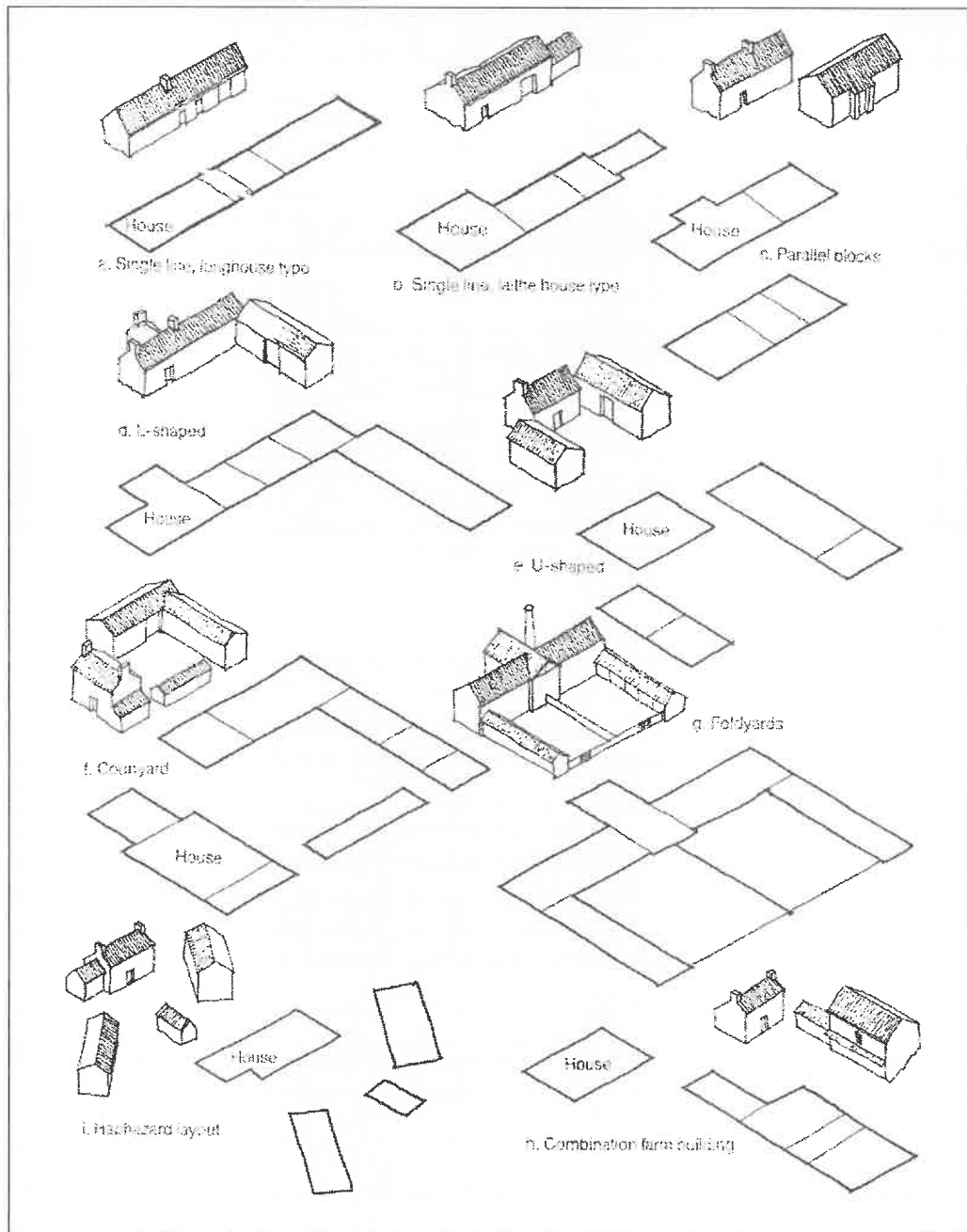
The location of the buildings whether in the village or standing out in the fields is an important clue to historic patterns of land ownership. The manorial pattern is typified by farms grouped within the village whilst the owner-occupiers built their farm buildings in the centre of their land holding. In upland areas smaller scale farms are scattered across the landscape.

3.4 The Homestead

The earliest farmsteads are the longhouse, (Harvey 1997) in which the farmer and his livestock lived. Most farm steadings date from 1750 to 1880, a great period of agricultural development when many farms were re-organized. In the later eighteenth century the farming industry developed a series of standard and efficient layouts which were published in pattern books and copied through out the country. They were however, often sited where medieval or post-medieval settlements had once stood.

These standard layouts consisted of three elements; the barn, the farmyard and the livestock buildings, according to Harvey, (1997). Generally the yards faced south to catch the sun. They would be sheltered from the North by the barn and by the cartsheds, which usually faced north to avoid sun and rain. Stables commonly faced east to aid the ploughman's work in the morning. Wings running at right angles from the north range would also house the storage and livestock. The farmhouse usually stood on the south side of the farmstead and close by would be the pigsties and poultry.

According to Williams, (1986) farmhouses commonly survive from the eighteenth or nineteenth centuries in the west of Wales. Farming changed in the nineteenth century during the expansion and unification when an appreciable development of farm building took place. He concludes that it is almost impossible to identify a pre nineteenth century farm building in Pembrokeshire.



Farmstead layouts: Taken from Traditional Farm Buildings and their Conservation by RW Brunskill

Both Williams,(1986), and Brunskill, (1999), suggest that there are several main layouts of farm steadings to be found in Wales. The simplest arrangement is the linear one with the buildings linked together in a single line. The most primitive version of this is the longhouse where the animals and people lived beneath one roof.

Another format was the farm stading arranged in two rows facing each other, sometimes described as the parallel layout. The house and cartshed / granary in one block, the cowshed and stable in the other.

In the nineteenth century, the house became separated from the farm buildings. This followed advice by agricultural experts of the time in publications such as *Hyfforddwr y Ffermwr* by John Rees, published around 1860, which recommended that the farm house be separated and placed at one end of the yard.

There then followed 'L' shaped layouts and 'U' shaped layouts of either three linked buildings or an unlinked arrangement in a formal fashion around a yard.

Finally the formal courtyard arrangement, most common in lowland Pembrokeshire either closed or more commonly open.

Other layouts can be described as semi-random. These are more informal and difficult to classify, often tailored to suit the evolution of the farm, the climate and the terrain.

3.5 Relationships between buildings

The location of the buildings around the farmstead was often influenced by feeding practices. Complicated feed preparation arrangements were rare in Wales. The animals would often be housed in the same building as where the feed was prepared. The aim being to minimize the distance feed was carried. As the horses were fed on un-ground corn they were often placed near the barn for example.

The oldest and simplest form, (Williams, 1986) when oxen were used for ploughing, is the barn and cowshed, which sometimes developed into a cowshed either side of the barn. The most common arrangement was for the barn, cowshed and stable. The cowshed being located nearest the barn. The third arrangement was the barn between the stable and cowshed.

Many farmhouses were attached to the farm buildings, usually in the order of stable, cartshed, cowshed and barn. Usually the farmhouse overlooks the farmyard.

3.5 Building materials

With haulage an essential consideration in the building of new farm buildings, local materials were inevitably used until the railway made transport easier. The railway reached into Pembrokeshire in the middle of the nineteenth century and this would have made the transport of alternative materials much more feasible.

Besides the buildings of timber and stone, farm buildings were also built with gorse and wattle, and roofed with heather branches. Inevitably almost all have disappeared. The Royal Commission of 1894 commented that the condition of welsh farm buildings was deplorable, probably due to the scarcity of good building materials.

Clay walled or *clom* walled buildings were once commonly found in some parts of Pembrokeshire, some still being built at the end of the nineteenth century in Ceredigion. Williams, (1986)

Turf 'one night houses' had also been built during the period of land enclosure in the late eighteenth and early nineteenth century and these often latterly became cow houses as a more permanent house was built.

Stone is the most common form of building material found in our remaining traditional farm buildings. Softer stone has been split, but harder stone has been incorporated as boulders. Some buildings are of limestone, where a band passes through south Pembrokeshire, but the stone used varied throughout the county dependant on what was available locally. A purplish Pennant like stone and the hardest igneous stone is typical in North Pembrokeshire.

Brick is used to form heads to windows, detailing and quoins and it is a late feature. With no suitable clay locally, transport was expensive and it was used sparingly.

The commonest type of roof truss found is however the simple 'A' frame truss. Usually they are softwood.

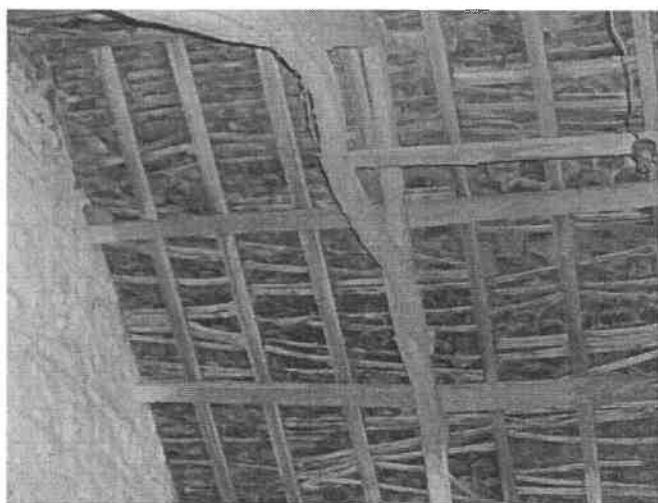


Photo. The roof at Cilau

Thatch was used as a roofing material, placed over wattlework of hazel, willow or alder, (Williams 1986). Turf, straw and reed were the most common roofing materials before the

nineteenth century, (Cadw 2002) From the middle of the nineteenth century there were few buildings covered with anything but slate, and later the popularity of corrugated iron also grew.

In parts of Pembrokeshire the grouted roof can also still be seen. The grout being laid over a slated roof to prolong its life. The roof shown above at Cilau is grouted.



Photo :Grouted roofs at Treathro

3.7 The Buildings

Cattle sheds

Cattle have been important in the British Farming System and they suit the climate of West Wales. Until mid-Victorian times they provided a great deal of the mobile power. The building most associated with the Pembrokeshire farmstead is the cowhouse.



Photo: Cow shed at Tresinwen

The oldest surviving are those where the cattle were tied facing along the length of the building at right angles to the entrance. This was the most economic way of housing a small number of cattle in a range. By the mid 19th century this type was being replaced by having the cattle in one long row across the building. According to Nash, (1989), cowhouses with stalls facing across the buildings were more popular in Pembrokeshire as revealed in his survey of farmsteads.

It was believed that too much light was harmful to cattle so windows were not provided, slits instead providing ventilation together with half doors. In Pembrokeshire, the cartshed/ granary and barn stables tend to be lofted rather than cowhouses. Other cattle sheds housed calves in calve cotts and stock cattle. Many cattle spent their winter months in a sheltered yard or under simple shelters. Harvey (1997), noted that the simple shelters generally do not survive.

Housing the oxen

Until the use of the tractor in the twentieth century, the power for the farm came from horses and oxen. The first references to ox houses appear in the seventeenth century, (Williams 1986) Some believe that they can be identified by wider than normal doorways, (Harvey 1997), but conclusive proof of a building being such a structure is difficult to identify.



Photo. The Barn at Penally Court Farm

Barn

In its simplest form it consisted of two end bays separated by a central passageway with double doors in both faces and a hard floor. Carts came in through one door with their sheaves and left through the other door. These sheaves were stored at either end until winter when they were then down and thrashed by flail on the central floor. The grain was then winnowed by tossing it into the breeze caused by opening both sets of doors, the chaff being carried away.

In Pembrokeshire, barns tend to be a far simpler and smaller scale than can be found in other parts of Wales.

Engine sheds

In the nineteenth century the technologies changed with the use of horse drawn or water powered thrashing machines. Although relatively rare in Wales, a horse engine shed has been identified at Llangloffan Farm, (Cadw listing). This type of mechanisation was followed by steam and then by ultimately portable thrashing machines. According to Nash, (1989) Manor Farm at Wiston was powered by a stationary steam engine.

Granaries and hay lofts

The granary or hayloft was often located over the cart shed or stable often with an external stair. They were sometimes also located over the barn. According to Nash (1989), his survey of Pembrokeshire revealed that two fifths were located over carhouses, about a quarter over stables and one in five above barns. Most farms used to be mixed farms with grain grown to feed the family, to trade and to feed the animals in the winter. Crop growing remained an important part of Welsh agriculture and granaries and hay lofts essential, until about 1870 when dairying grew in popularity, (Williams. E 1994).



Photo: The Granary at Trehilyn East

Horse stables

In 1775, oxen were still popular in Pembrokeshire, according to Williams, (1986) but by 1900 most Welsh farms of over 30 acres would have had a horse. These were working horses to provide the power to plough and work the land. In some estate farmyards stables were built for carriage horses also.

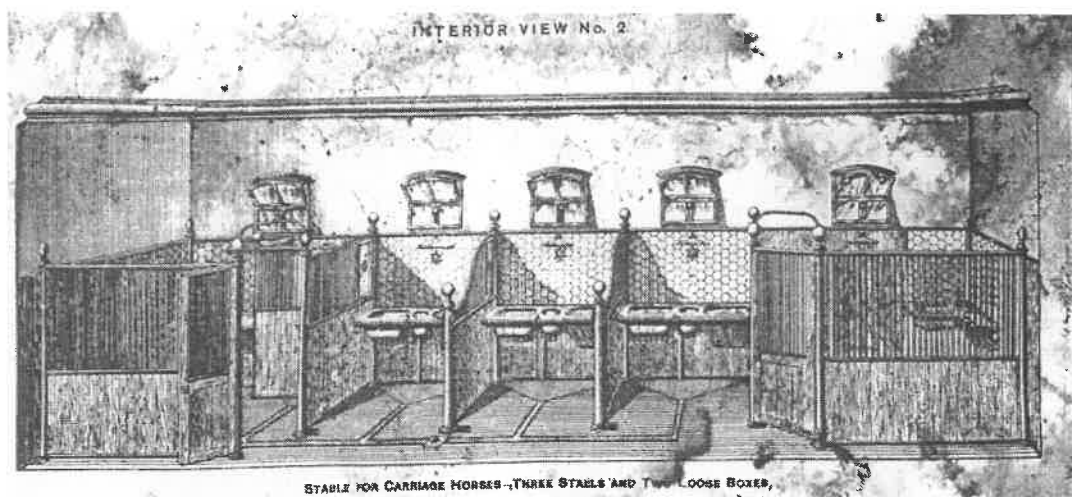
There were three main ways of arranging the horses in the stables. First was where the horses faced along the axis of the building. The stable usually had a window in the front. This was the most economic way of using the span for a few horses. Most early examples

were lofted. The end horse received the best light and ventilation. The second type the horses faced across the building. A greater number of horses could be housed and the



Photo: Stable with granary over at Llanwnwr

ventilation was more evenly distributed. The third type was the loose box arrangement, more appropriate for hackney horses. The stables for the gentry were often architect-designed buildings laid around a courtyard. Most surviving date from the nineteenth century. Catalogues of stable fittings and suggested layouts were available.



A suggested stable layout for carriage horses from the Elmbank Foundary Stable Fittings Catalogue, (date unknown)

Stables can normally be distinguished in that they are taller than cow houses, have windows and are often lofted. Windows were often louvered to provide additional ventilation. The upper half of the window was usually glazed as it was regarded that

horses benefited from the light. Partitions were necessary between the horses. Separate storage for harnesses was rare.

Implement and machinery storage

Implements and machinery are expensive pieces of equipment on any farm and it has always been prudent to house them even when they consisted of the simple wagon or cart. Sometimes these in their simplest form were open-sided lean to sheds. As field machinery became more complicated better implement housing was required.

Dovecote

In the past pigeons were regarded as farm stock, their eggs would be eaten as well as the meat and their manure would be used on the farm. Dovecotes or pigeon nest boxes are often found set into the upper portion of a gable or just below the eaves. Dovecotes are most associated with manor houses, but some early nineteenth century farmers built lofts for doves in their barns. They did however decimate crops and eventually became less popular. Harvey, (1997) recalls the rural proverb,

*'One for the pigeon, one for the crow,
One to rot and one to grow'*



Photo: The dovecote at Mynydd Melyn

Dairy

Until the coming of the railways, milk was processed on the farm into butter and cheese, (Harvey 1997). This task was usually the responsibility of the farmer's wife and daughters. The ground floor of the farmhouse often contained the dairy.

Pigsties

Commonly pigs lived in pigsties or *pigs cott*, consisting of an open run and a warm shelter. On dairy farms pigs were fattened from the waste from cheese making and there would be several pigsties, on smaller farms there may be one or two and many cottages also had a pigsty in the back garden.

Other buildings

Goose shelters were sometimes incorporated into stone hedges. Often a small shelter was built under external stone steps leading to the granaries to house geese. A goose shelter was found at Tredafydd Uchaf.



Photo: The goose shelter found at Tredafydd Uchaf

3.8 Threats to farm buildings

There is nothing new about redundant farm buildings or the effects of machinery and new farming practices. Many traditional farm buildings have been redundant or underutilized at different periods, as farming practices have evolved.

The current threats to our farm buildings come from a variety of sources, from the modern farm building requirements, new practices, pollution control, different farming practices, government and European Union policy influences, lack of maintenance and some conversions to residential uses. According to Darley, (1998) there were more applications in 1987 to demolish barns than any other building type.

The Farm Capital Grants Scheme of 1957, precipitated a vast new building programme during which many buildings were lost. Over the years well-meant advice from writers such as Benoy, (have through giving practical advice to farmers), encouraged the destruction of some of our farm buildings to improve farm efficiency and to adapt to new practices. He had a hard attitude to wasted space suggesting that,

'Demolition of redundant wings will save work, heat and maintenance costs'

when discussing redundant parts of farmhouses and also that,

'There is once piece of muddled reasoning which is frequently encountered – the curious reluctance some people show in clearing away a derelict building, almost

as if some miraculous recovery may happen at any moment. These useless empty places are left to harbour vermin and generally get in the way'

[Later writers such as Larkin, (1995), promoted saving our farm buildings. His definition of saving is not necessarily to preserve them perfectly, but to conserve their character. In the Transactions of the Ancient Monument Society (2001), it states that traditional farm buildings are the main category of farm buildings at risk in Wales. They are the most numerous but least protected of vernacular buildings.

4 PHYSICAL FACTORS AFFECTING THE REDUNDANCY OF FARM BUILDINGS

4.1 Design Age and Architectural Importance

Generally, it is reasonable to say that in comparison to many other old and historic buildings, relatively little is known about the farm buildings in Wales and they have not received the protection that you would expect of other buildings of a similar age. This point has been made by various bodies and individuals including Ancient Monument Society (2001), Sir Neil Cussons, Chairman of English Heritage (2002), Nigel Harvey, (1990). Whilst there are many books covering farm buildings from around the UK there are far fewer available specific to regional areas, the best covering Pembrokeshire being Eurwyn William's book entitled *The Historical Buildings of Wales* and Brunskill's *Illustrated Handbook of Vernacular Architecture*. There is also a report on a partial survey of farm buildings in Pembrokeshire in the 1989 edition of the *Journal of the Historic Farm Buildings Group* by Gerallt Nash.

4.2 Recording

A number of studies have been carried out in Scotland involving the systematic recording and protection of their old farm buildings. This began in 1968, with a pioneering study carried out by East Lothian County Council. Several other studies took place and in 1993 the Royal Commission of the Ancient Monuments of Scotland in association with the National Museums of Scotland began a co-ordinated national survey of farm steadings. In a separate move, a large number of farm buildings have been added as Listed Buildings, representing about 4% of their total stock. (Historic Scotland 1997)

In England surveys have been carried out by English Heritage, SPAB and NT.

In Wales Cadw have carried out a Deserted Rural Settlements Project visiting and recording the remains of nearly 4000 deserted settlement sites, (Cadw 2002). These consist of farmsteads to shepherds' shelters and date from medieval times to the beginning of the twentieth century.

4.3 Protection

Some farm buildings are Listed or recorded as Scheduled Ancient Monuments which gives legal protection. Many more do not have such protection.

Listed Buildings

The listing process aims to protect well preserved, architecturally and historically significant farm buildings. A listed building is one included in a statutory list of buildings of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. The group value of the buildings is also recognized and the survival of intact furniture and fittings may also influence its listing. Cadw is the body responsible for listed buildings in Wales.

Buildings are listed as: -

- Grade I
- Grade II*

- And Grade II

In general conversions should respect the main elevations of the building and the former function and nature of the building should still be read in the landscape. Substantial re-building, radical alteration or excessive extensions are normally not appropriate for, listed farm buildings.



Photo: One of the Listed ranges at Penysgwarne

There are a number of Listed Buildings within the study areas chosen. These are protected from unauthorized works: any alterations, extensions, and demolitions requiring consent.

Scheduled Ancient Monuments

Some buildings and structures are also listed as Scheduled Ancient Monuments under the Ancient Monuments and Archaeological Areas Act 1979. Consent is required through Cadw before they can be disturbed. The former 'manor house' at Penally Court Farm is a Scheduled Ancient Monument.

In majority of cases the unlisted traditional farm building remains vulnerable to unsympathetic alteration and adaptation, particularly if permitted development rights remain. Listing does not prevent change, the aim is to preserve the character of the building and to manage change.

Darley, (1988) refers to the 'deeply worrying' number of listed barns which are being de-listed following conversion into residential use. She makes the point that some are far from being fully protected under the statutory powers available instead they are the subject of

'continued dereliction or destruction by default - in the shape of appalling conversions.'



Photo Penally Court Farm: the former manor house

The point she is making is that the apparent rescue of a farm building through permission for conversion may not be its salvation, but its death instead.

According to Scottish Executive report the buildings most at risk are those on working farms. There the buildings may be a hindrance and pressures will exist to adapt, demolish to make space for new modern sheds.

4.4 Sustainability

The commonly quoted definition of sustainability is,

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs

World Commission on Environment and Development, (1987)

Developments should make the least possible demands on resources that may be needed in the future. Re-using a farm building protects an existing resource retaining its embodied energy and reduces the impact on our other resources.

4.5 Creative re-use and conversion

Creative re-use and conversion has taken place naturally over the decades with farmers adapting to new farming practices and re-using their buildings. Many oxen sheds were converted to stables and many cowsheds to milking parlours when mechanisation became available.

Changes in farming practice have resulted in a decreased need for traditional farm buildings. New buildings are required for larger machinery. This has resulted in a number of traditional farm buildings being left redundant to the main farm use.

Although many are redundant, there is now increasing awareness of traditional farm buildings and the part they play in our landscape, our history and as a resource for the rural economy.

When possible, traditional farm buildings should continue to be utilized for farming practices. These may be the storage of farm machinery, feeds, fertilizers medicines, chemicals and other products, the housing of animals, farm office space renting out to small local businesses and for diversification. This is a view originally identified in the 1980 report by the British Tourist Authority Britain's' Historic Buildings: A Policy for their Future Use and indorsed latterly by Historic Scotland, (1997) and Darley, (1988). According to Darley, a survey by MAFF showed a surprisingly high level of continued use of traditional farm buildings. According to the NAW report, (2001a), *Farm Diversification and the Planning System*, which looked at six sample planning authority areas over a three year period, most planning applications for farm diversification, (57%) involved the re-use of a building.

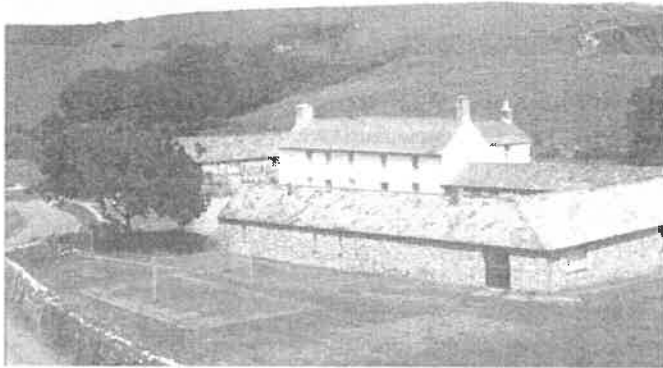


Photo: Holiday accommodation at Stackpole Quay

A basic aim of conservation is to keep a building alive, and if this means that it needs to be converted to another use then this should be considered. This fits well with sustainable practices. The buildings provide a resource, and the energy embodied in them should be respected.

Ideally, alterations and conversions should not preclude any future, (farming) needs. This concept of *reversibility* is a key aspect to modern good conservation practice, (ICOMOS 1999). This is most difficult to achieve with domestic conversions as partitioning and the increased building value reduces the chances of the building being use for farming practices again.

It is not always possible to utilize the traditional buildings effectively, often they are simply used for storage. Other uses may be for farm shop, a hobby farm or just as ancillary accommodation. Light industrial use or commercial use are also favoured, such as workshops, offices, garden centre, riding stables, restaurants. These can be achieved

with minimal interference with the building fabric. Trends in farming continue to change and we should be open to discovering other uses in the future.

Conversion into residential use is least favoured suggested by writers such as Darley. These conversions tend to be most disruptive in terms of the alterations made to the buildings and also to the immediate curtilage. In particular the paraphernalia associated with dwellings, garages, parking, aials, washing lines, and satellite dishes, change the relationship between building and landscape.

There is an argument against the spread of new housing in the countryside. However there is also an as-strong counter argument for the provision of affordable rural housing as a means to assist those who work in the rural economy. Farm outbuildings are not however usually regarded as affordable as the cost per square metre is around the same as a basic new build house and the plan is usually not the most efficient due to the elongated shape of the building.

Redundant farm buildings present a major possibility to extend the range of activities and economic opportunities in small rural communities by accommodating other commercial uses.



Photo: Residential conversion at Stackpole Court into rented dwellings

4.6 Examples of alternative uses

The re-use of a traditional farm building can involve minimal intervention, in glazing openings for example, or a more fundamental conversion of a building including external and internal alterations. There are many examples of re-use and conversion in Pembrokeshire and Carmarthenshire which give an indication of the variety of uses which traditional farm buildings can be adapted to.

Residential conversions

Examples of residential conversions can be found all over Pembrokeshire, examples include:-

*The Stables at Stackpole Court, Stackpole
Lower Tregwynt, St Davids,*

Caerau Farm, Pencaer

Holiday accommodation

Hotel, Bed and Breakfast, self catering accommodation

Stackpole Quay, Stackpole

Gellifawr, Cwmgwaun

Nolton Farm, Nolton Haven

East Tarr, Penally



Photo: Gellifawr Hotel

Youth Hostels

St. Davids Youth Hostel

Lower Lamphey Park, Lamphey

Religious centres

Holy Cross .Abbey, Whitland

Fflad y Brenin, Christian Retreat Centre, Newport

Farm related enterprises

Farm shops, woodland walks and value added processes

Llangoffan Cheese, Pencaer

Course Fishing at Penhoyle, Penally

Upton Farm Icecream, Pembroke

Commercial uses

Craft workshops, micro business centres, workshops, artist's studios

Three Arches, Lawrenny

Artists Studio, Long Lane, Amroth

Offices

Office accommodation to farm business of other enterprises

Craig y Borion, Stepaside, offices for the National Trust

Stackpole Home Farm, Stackpole, offices for CCW

Stables and kennels

Horse Riding Stables, livery, DIY livery, cattery, kennels and dog training

Dog training at Penybont, Carmarthenshire

Bank Farm Stables, Pencaer

DIY livery stables at Low Mead Farm, Tavernspite



Photo: Stables at Bank Farm, Pencaer

Leisure

Activity centres, group holidays and courses, tourism enterprises and art galleries

Farm for City Children, Treginnis, St. Davids

Stackpole Education Centre

Painting holidays and courses, Kilkiffeth, Cwm Gwaun

Ritec Valley Buggies, Penally

Llanboidy Chocolate Farm, Llanboidy

4.7 The Quality of Conversions

In response to these pressures, a number of farm buildings have been converted with varying degrees of success. Whilst there are many examples of sensitive conversion there are many unsympathetic conversions where the original architecture of the building has been all but lost. In 1981 the Scottish Civic Trust, report on New uses for Older Buildings stated that,

'no outstanding examples of domestic farm buildings conversion can be instanced' sometimes good intentions have been nullified by lack of respect for the forthright functional tradition of the original building'

The writings of Gillian Darley, (1988) echo this concern on the standard of conversion, citing a few examples of sensitive conversion, but also many very poor examples.

Fladmark et al, (1991) describes the problem as,

'A cultural heritage that is arguably being debased through ignorance of our inheritance and lack of visionary creativity.'

On the other hand architecture designed to enhance the countryside and look appropriate should have a better relationship to its setting and ultimately produce a more desirable place.

4.8 Location with respect to other buildings and classified road.

The location of the farm and the juxtaposition of the buildings within it affect the options open for creative re-use. The effects of the location can be felt on several levels.

Firstly there is location in terms of the overall character of the area. Localities already popular with tourists would be naturally more attractive for many tourism related ventures. We would expect to see several tourism-related ventures in the Penally area example, as it is located close to the popular Tenby resort.

Secondly, a set of farm buildings close to a village centre will have better potential for alternative uses particularly community use, when transport availability is a major issue, or a farm shop of some sort.

Thirdly there is the distance from the farm to the nearest classified road or rail station. The ability of potential customers to have easy access and the ease for passing trade to call can affect the type of diversification or alternative use being considered. A roadside frontage is a potential benefit.

Finally at farm level, the location of a redundant farm building within the farmyard and its proximity to other farm buildings and current farming practices can also determine the range of options available. Conversion of a building to a holiday cottage when the building is in the centre of a working farm is not appropriate for example. Even if a location appears to suit the proposed use the viability can still be then affected by highways considerations which are taken into account during the planning process such as visibility splays, level of traffic anticipated, deliveries, waste removal, size and frequency of vehicles. The traffic implication will be dependant on the proposed use.

The research in *'Farm Diversification and the planning system'*, (NAW 2001a), also found that location was an important factor, tourism being the main opportunity for diversification in west Wales and location generally important in terms of access to markets.

4.9 Environment

Landscape

Traditional farm buildings and the field boundaries around them are two of the most important components of the Welsh Rural Landscape. Characterized by small and medium sized units, agriculture occupies 81% of the land area in Wales. (NAW 2001)

Today, the agricultural landscape of Wales is overwhelmingly pastoral. Thick hedges dominate the lowlands, boundaries and stone walls in the uplands. It is clearly land with a wet climate, with lush pastures and little arable use.

Ecology

According to NAW (2001), there has been a loss of variety and richness in Welsh wildlife over the last 50 years. This has occurred through more sheep, less cattle, more grass silage and agricultural improvement of grazing land.

With respect to farmsteads, farm buildings provide a home to species such as bat, barn owl and lichens.

Bats

Bats and their roosting places are protected by the Wildlife and Countryside Act 1981. In Wales notification of any work which may disturb bats should be given to CCW. They will then give advice on how and when the works can take place. The existence of bats is a material consideration when determining a planning application.

The chemicals used in treatment of timbers against insect or fungal infestations can be lethal to bats. Safer chemicals can be specified to avoid such effects.

Barn Owls

Barn owls are not woodland birds and prefer an open habitat. Barn owl habitat includes rough grass, field margins, hedgerows., woodland edge, stubble fields, drainage ditches and farmyards. Within their area they may have a breeding site, one or two roosting sites and perhaps a few sites which they visit or roost in occasionally.

In Britain, according to the Barn Owl Trust, the barn owl population has declined tremendously. The Barn Trust (1989) states that barn conversions and the loss of farm buildings through decay and demolition have drastically reduced the number of barn owl roosting and resting sites in Britain. Under the Wildlife and Countryside Act 1981, barn owls have a statutory protection, but the sites that they use do not. Recent studies by the group have shown that in some areas less than one farm in fifty has a resident barn owl, (Ramsden 1998). The main limiting factors to their survival are the lack of prey-rich habitat and places to roost and breed.

Lichens

Churchyards are regarded as extremely important sites for lichens as they provide a extremely well established habitat which tends not to have been prone to chemical treatment. As a result much of the research which is being carried out is on lichens is based on churchyards. The current Churchyards Project sets out to survey churches in Britain, (British Lichen Society 2003)

Lichens do however give a distinctive character to traditional farm buildings also, another building type which has been in existence for a considerable amount of time and whose exteriors are usually un-painted. Many types of lichen require a particular type of stone to live on and an undisturbed farm building can provide an ideal location.

Lichens can be encouraged to grow on new work by the painting of surfaces with yogurt, beer or dilute cow slurry, (Dobson FS 1996). In Pembrokeshire, unpublished studies have been carried out on a number of sites including Craig y Borion, Stackpole Woodland and Carn Ingli by the British Lichen Society.

5 Organizational and managerial factors affecting the redundancy of farm Buildings

5.1 Movements in the Farming Industry

In the past the aim of MAFF grant aid was to boost farmers incomes and there was no recognized role of historic farm buildings in the working farmstead. The Agriculture Act 1986 has allowed for capital grants with farming and since 1987 for diversification.

The current position

Economically, agriculture supports more than 10% of full time equivalent employees in many parts of Wales. According to NAW (2001) average farm income for 2000/1 was estimated at £4,100 (prior to the outbreak of foot and mouth disease) and farmers are reliant on subsidy, the Direct Common Agricultural Policy, (CAP) subsidies amounting to 420% of the net farm income.

The NAW, (2001), confirms that the number of agricultural holdings in Wales is in long term decline. There has also been a polarization into larger farms and smaller part-time farms. Holdings under 10 hectares have grown by 40%, those greater than 100 hectares have grown by 60% and those between have fallen by 30%

The labour force on Welsh farms is estimated to have fallen by 10% over the two years of 1999 and 2000.

The future

The pressure of world trade negotiations and the reforms to the CAP in 1992 and 2000 have resulted in greater competition with global markets. Further reform is to follow shortly.

In its document *Farming for the Future*, the National Assembly for Wales sees agricultural productions as just one of a range of possibilities for generating on farm income. In line with this it also encourages the development of tourism which can fit in with farming operations.

This builds on the Ministry of Agriculture Fisheries and Food's *Action Plan for Farming*. This notes that

'The Government set out on 7th December 1999 its long term strategy for the future development of an agricultural industry that must be competitive, diverse and flexible, that must respond better to consumer demands, that must be more environmentally responsible, and that must play an integral part in the wider rural economy.'

In Wales this is being delivered through the *Wales Rural Development Plan*.

The NAW has worked with all the organisations involved in the agriculture and the rural community to establish Farming Connect. Amongst its services Farming Connect acts as a facilitator and a source for capital grants. Other bodies giving advice include the Farming and Rural Conservation Agency.

The Welsh Development Agency and local authorities are promoting economic development through the National Economic Development Strategy. Other actions support fishing enterprises, organic waste enterprises. Action 28 supports the Farming Connect Initiative. The Wales Tourist Board and CCW will assist others to develop exemplar, integrated countryside and tourism related projects.

5.2 Diversification

Over the last two decades that farm diversification has been promoted in national policies as a way of maintaining the viability of farm businesses. This is now set out in the Government's *Action Plan for Farming(2000)* . This notes that

"The Government set out on 7th December 1999 its long term strategy for the future development of an agricultural industry that must be competitive, diverse and flexible, that must respond better to consumer demands, that must be more environmentally responsible, and that must play an integral part in the wider rural economy".

The strategy is mainly being delivered through the Rural Development Plan/programme (2000) and Objective 1 in Wales, the central focus being the Wales Rural Development Plan.

5.3 Perceptions of the farming community

According to the NAW report, *'Farm Diversification and the planning system'*, (2001a), many farmers, especially those who have not diversified to date, are wary of diversification. They would prefer to stay in farming, potentially supplemented by income off the farm, rather than trying to develop a diversification enterprise with which they are not familiar. This echoes some of the feedback received during the survey.

The owners of farms who were approached as part of this study were against converting their traditional farm buildings and believed that they should remain, as they were, even not fully utilized.

According to the NAW report, the farming community sees the benefits of the planning system and, although sometimes frustrated with it, understands the need for some control. Factors that have enabled diversification include skills, enthusiasm and a 'good idea'. The NAW report also suggested that women were key in many diversification ventures.

The difficulties associated with diversification expressed in the report included lack of personal capital, difficulty in accessing other capital, lack of a market, lack of ideas and lack of expertise.

According to the NAW report, (2001a) several in the study groups held were more positive about diversification into alternative agricultural activities (e.g. crops such as flax and hemp) compared to non-agricultural businesses, "*Our expertise is in agriculture. It's not in managing people*".

Because of the strong drive to stay in agriculture, a number of farmers stressed a preference to seek off-farm employment to supplement their income, and a number had already done so in the NAW report, (2001a). This echoes some of the feedback received during the survey, at least one farmer being also manager on an adjacent farm.

5.4 Tenancy restrictions

According to NAW report, (2001a) tenant farmers may be greatly restricted in their ability to diversify by their tenancy agreement

5.5 Managerial Factors

The re-use of farm buildings often leads to some form of diversification. There are a number of factors which often enable diversification:-

- The idea

One solution is not applicable everywhere and the idea must suit the farm the location and markets.

- Interest and enthusiasm
- Acquiring new skills.

People management and marketing skills for example

- Availability of good advice
- Availability of grant aid
- The role of women

5.6 Planning policy.

General

Until the 1970s there was a clear presumption against any change of use outside agriculture, although residential was considered. Later in the 1970s other uses began to be considered more favorably. Of recent years there has been recognition of the value of the buildings as resource, sustainability and the possibilities in generating employment and rural regeneration.

Many applicants for conversion are not farmers at all. Many farmhouses have been sold off with an outbuilding or two and these buildings are often then converted.

Planners have to consider the future as well as the present, whether precedents will be set and traffic and infrastructure implications. Sometimes efforts are made to lessen the impact of conversion to residential development by removing permitted development rights.

Many flourishing businesses began their life in converted farm buildings. In Britain the farms on routes to holiday destinations, on major routes and in tourism areas are in the best positions.

There have been several reports that have suggested that planning as an impediment to diversification, (Samuel P, 2000, Mc Laughlin 1999). However the document published by the National Assembly of Wales entitled *Farm Diversification and the Planning System* reports approval rates for planning applications (between May 1997 and May 2000) as 96% in both Pembrokeshire County Council and the Pembrokeshire Coast National Park. According to the study, there are no findings to suggest that planning is a barrier to farm diversification.

Current Policy

The NAW promises to work with local authorities to assist farmers in diversification schemes. The NAW published research into Farming Diversification and the Planning System in 2001. The NAW promises to republish the 'Farmers Guide to the Planning System' in Action 37 of this report.

5.7 Planning guidance and legislation

National Planning policies

Planning Policy Wales, (2002), reflects the Welsh Assembly Government, (WAG) desire to encourage diversification by suggesting that integrated development strategies should be produced by the local authorities with the aim of combining both new and traditional rural businesses.

It further goes on to say under section 7.3.3 that

Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas irrespective of whether the farms are served by public transport.

Technical Advice Note 12 Design states that

'In relation to conversion or adaptation of agricultural buildings, character retention will often involve at least amount of change possible to external appearance.' (WAG 2002)

Local Planning policies

The Pembrokeshire National Park, (PCNP) and Pembrokeshire County Council have produced a deposit Joint Unitary Development Plan covering the whole of Pembrokeshire.

According to the Proposals for Change Document, in areas outside the PCNP the Development Plan, Section 5.5 and Policy 58, 5.5.2 states that

'Recreation, employment and commercial activities are encouraged in all existing rural building subject to conventional planning safeguards. Traditional buildings

may in addition be considered suitable for residential and holiday accommodation uses'

There is however a proviso that the buildings be of '*permanent and substantial construction and capable of conversion without major or complete reconstruction*'.

As a means of limiting the paraphernalia which can follow a farm building conversion, a condition of such development is that

Outside storage, new services, access works, fences, walls or other structures associated with the use of the building or definition of its curtilage can be provided without harming the visual amenity of the countryside

Draft Supplementary Planning Guidance the *Conversion of Traditional Farm Buildings* has been produced by PCC to advise on such applications.

For the Pembrokeshire Coast National Park, policy 58 states the requirement that '*any necessary alterations are kept to a minimum, can be carried out without adversely affecting the character of the building or its setting and are in matching materials*'.

Outside settlement limits, in the Pembrokeshire Coast National Park, the conversion of rural buildings are permitted where they can make a positive contribution to the character of the local area, but the emphasis is on conversion to *employment related activities* and these have to be considered prior to residential use, policy 58A.

Examination of the JUDP reveals that employment related activities are strongly promoted by both planning authorities in line with WAG advice.

Key planning issues

The NAW report, '*Farm Diversification and the planning system*', (2001a) finds that the main planning issues in planning applications for diversification are:-

- Design/ appearance
- Landscape impact
- Other environmental issues
- Traffic generation

In the samples chosen from May 1997 to May 2000, the reasons to refusal were as follows:-

- Inappropriate development in the countryside (30%)
- Landscape (15%)
- Neighbours (15%)
- Traffic generation (11%)
- Noise (6%)
- Sustainable transport issues (6%)
- Building not structurally suitable (6%)

- Highways safety (3%)
- Located within a designated area (3%)
- Size of building (3%)
- Other environmental issues (2%)

Planning Conditions

According to the NAW report, (2001a), most commonly conditions attached to approvals for farm diversification relate to design, car parking, landscaping and occupational restrictions for tourism accommodation.

There are a number of specific issues identified in *Planning Guidance (Wales): Planning Policy* 1999 as being controllable with the use of conditions. With the exception of the first, the NAW report found that the remainder were not well used.

- *Access/ traffic issues*
- *To remove agricultural (Part 6) Permitted Development Rights (PDRs)*
- *To tie the building to the land*

This condition causes problems with inheritance and is disliked by the farming community.

- *To control future expansion*
- *To improve the appearance of existing buildings:*
- *To ensure that residential accommodation linked to a diversification activity is not inhabited before the diversification materialises*

This is to ensure that the accommodation relates to a genuine diversification project).

5.8 Lobby groups and incentives

Lobby groups

Lobby groups such as the Historic Farm Buildings Group, created in 1985 Society for the Protection of Ancient Buildings and SAVE, have raised the profile of traditional farm buildings in recent years. Encouragement has also been given by government through their farm diversification programmes.

Awards

Awards have been set up or expanded to promote good examples of work to traditional farm buildings. In 1983 the Royal Welsh Agricultural Society set up its Countryside Caretakers Award and in 1987 it was presented for the restoration of old farm buildings. The Times/ RIBA Community Enterprise Award, the Times RICS Award, Civic Trust Awards and Master Builder Awards can also be awarded to traditional farm buildings.

6 Cultural and community factors affecting the redundancy of farm buildings

6.1 Cultural factors

Socially the family farm is an extremely important ingredient of Welsh rural society and its character. Whether it is by farming alone, or through diversification the farms make a substantial contribution towards sustaining rural communities. According to NAW (2001), 53% of farm owners and managers speak Welsh.

The structure of farms is changing,(NAW 2001) polarizing to more amalgamated larger farms and more smaller part-time farms, (hobby farms). This change in the structure of farms and the reduced numbers employed on could have serious implications for the Welsh language in its traditional areas.

6.2 Community uses

Estimators (NAW) suggest that walking and mountaineering can contribute more than £70 million to the Welsh economy. The local economy and hence the community can benefit from such enterprises, directly from providing services and indirectly through the benefit to the local economy.

7.0 Financial factors affecting the redundancy of farm Buildings

Redundant farm buildings are often considered a liability rather than an asset. This should however be considered as a short term view. Future farming practices or diversification may bring a new valuable use for the buildings.

7.1 Financial barriers

Diversification can be problematic. Some financial barriers which have been experienced by farmers regarding attempts at diversification according to '*Farm Diversification and the planning system*' are:

- Lack of capital

The decrease in farm incomes reduces the collateral available to farmers when approaching the banks.

- Accessing funding

The research found that whilst funding may be available, the conditions can be onerous, putting some farmers off taking up grants. The application procedures were often found to be complex.

- Business rates on non-agricultural enterprises

The level of business rates was considered inequitable and damaging to economically marginal businesses.

7.2 Financial resources

The research in '*Farm Diversification and the planning system*', (NAW 2001a), found that some farmers had successfully raised funds from the sale of milk quota. Some farmers were highly complimentary of their local bank manager.

7.2 Cost of conversion

It is difficult to provide a typical cost for conversion as it depends on the quality of the materials used, the end use, remoteness, service provision etc. Repair itself can also be difficult to assess as the level of repair required is also dependent on the use of the building, whether glazing is required, for example, or whether boarding is sufficient.

It is generally accepted that the cost of conversion of an existing building will be as much as if not more than building new on a square metre floor area basis. This is further compounded with professional fees that tend to be at a greater percentage on an existing building. The gain is often that a new built development would never be permitted in such a location. In addition, the longer life cycle costs can provide an incentive. Loans and grants are usually the mechanism which tips the balance.

There are long term and short term impacts to be considered. A long term income on an annual basis from a light industrial or tourism use may be more attractive than a one off payment from selling an outbuilding with residential use.

7.3 Grants

Tir Gofal

Tir Gofal is a whole farm all Wales scheme that provides a mechanism for encouraging agricultural practices that will help to protect and enhance aesthetic and cultural landscapes together with their associated wildlife. This is done by improving wildlife habitats on agricultural land, protecting characteristics of rural landscapes and the historic environment; and also providing for public access to the countryside.

This agri-environment scheme can offer financial assistance to help preserve and repair archaeological sites that have been damaged, (Cadw 2002). It is managed by the Countryside Council for Wales, (CCW) in partnerships with local authorities. It integrates environmental considerations with the potential for tourism, the conservation of archaeological and cultural heritage and the need for increased income opportunities. It is a whole farm scheme comprising of,

- Land management
- Creating new permissive access
- Capital works, and
- Training for farmers.

(CCW 1999)

Farming Connect

Farming Connect was set up to help farming communities in Wales develop a successful future for their businesses by bringing together the key organisations involved in agriculture.

The Farm Improvement Grant assists in commercial investment in farm businesses at 20%, (30% for young farmers). The maximum amount of grant that a holding can receive over a two-year period is £16,000 or £20,000 for Young Farmers. (Farming Connect 2002)

The Farm Enterprise Grant which assists in on-farm diversification at 35% and 45% for new farmers. This grant can be used for

- Provision of rural services and facilities mainly for the use of local and wider community
- New enterprises
- Alternative crops and livestock
- Processing of non-food farm products (Farming Connect 2002)

It does not apply to tourism-related projects or food or timber processing.

The combined maximum grant available over a two-year period for the two schemes is £75,000.

Objective 1

For regions with less than 75% EU average GDP. Farmers may benefit through business diversification and marketing. They may also benefit indirectly through the Objective 1 funding other initiatives.

Historic buildings Grants

Cadw can grant aid projects involving the repair of Listed Buildings.

Lottery funds

In principle, Heritage Lottery funding is available for the sympathetic re-use of buildings providing the projects will help preserve and enhance or widen public access to specific aspects of the physical heritage. The Hafod Estate, a historic landscape in Ceredigion has received such funding for the conversion of stables into an estate office.

Sportlot funding may also be also considered for some projects with a sporting element.

Landfill Tax Credits Scheme

Operators of landfill sites can contribute sums to approved environmental projects. The project must be in the vicinity of the landfill site and open to the public and operated on a non-profit basis.

Wales Tourist Board

The WTB will give grants to tourist related conversions, for example developing bed and breakfast accommodation. Agri-tourism advice is available through Farming Connect. A Farm Tourism Grant is available for the Wales Tourist Board for innovative ideas for tourism on farm holdings. In Objective 1 areas such as Pembrokeshire this can amount to 35%. Under this scheme projects may be:

- Existing tourism businesses - capital improvements to improve quality
- New diversification which further develop established riding/ walking or cycling routes (Farming Connect 2002)

Food processing and marketing grants

Information on these can be found through Farming Connect. This grant is aimed at adding value to produce. The level of contribution is up to 40 % in Objective 1 areas such as Pembrokeshire. There are two grants available, the Processing and Marketing Small Grant for projects up to £40,000 and the Processing and Marketing Grant for projects above £40,000.

Woodland related grants

Timber processing Capital Grant is available for 'harvesting' but more appropriate to the use of farming buildings is the category for 'adding value'. Farming Connect again provide a link for the scheme. Cydcoed is another woodland based grant which can also involve grant aiding buildings a part of a wider scheme.

Trust Funds

In general these are available to charitable, voluntary or non-profit organisations.

Cadw

Grants are available from Cadw towards repairs to scheduled ancient monuments

7.4 Loans

Beside main street banks there also loans available from Finance Wales, and the Charity Bank for Social Enterprises and the Pembrokeshire Lottery.

7.5 VAT

Advice on the determination of VAT liability is always best carried out on an individual basis, however some general points can be made.

Repairs to a building used as part of a business can usually be recovered through the business.

The conversion of a building that has not been used as a dwelling for 10 years or more and the conversion of non-residential building to residential is subject to a reduced rate of 5%.

Works to a protected building such as one which is Listed or an Ancient Scheduled Monument can be zero-rated, provided that it is not repair or maintenance. There are however exceptions.

7.6 Other examples

Carmarthenshire County Council has been successful in an Objective 1 bid that assists rural conversions of buildings to business use with a 50% grant, the Rural Conversion Grant. The funding partners in this scheme are CCC, Local Regeneration Fund, Welsh Development Agency and Objective 1. The scheme is administered by the county council.

8 Survey

As part of this study we have surveyed the farm steadings in the four sample communities of Cwm Gwaun, Pencaer, Penally and Wiston in Pembrokeshire. Pencaer is located on the Strumble Head peninsula in the west, Cwm Gwaun the valley to the east of Fishguard. Wiston has a central location within the county and Penally represents a community in the far south of the county. A total of 203 farms were identified. Both Cwm Gwaun, Penally and much of Pencaer are in the Pembrokeshire Coast National Park.

8.1 Results

Final survey results are summarized in Table 1

8.2 Analysis

A total of 135 farms were surveyed, either with the owners permission or from a nearby public road or public footpath. The summary of farms located and visited is included in Table 2.

Table 2	
Visited	148
Permission given	84
Permission not given, but visible from road or public footpath	50
	134
Permission not given	8
Not home and not visible from public road/path	6
Could not find, outside area or duplication	52
	66
Other	4
Total	204

Results show that the majority of owners and tenants, who were home, were willing for us to carry out a survey with only 8 instances where they were not interested or it was not convenient. A break down of the farms visited is set out in Table 3.

Table 3	
Number of farm holdings visited per community	
Pencaer	51
Penally	8
Cwm Gwaun	33
Wiston	56
	148

Table 4			
Out of those where basic survey was carried out			
	No with traditional buildings/ ranges	total surveyed	% of total surveyed
Pencaer	39	44	89%
Penally	6	6	100%
Cwm Gwaun	24	29	83%
Wiston	50	55	91%
	119	134	89%

The break down of the survey results in terms of the number of farms steadings containing traditional ranges or buildings found is described in Table 4. Although in some instances we were unable to proceed with a more detailed survey of the buildings, all examples of traditional farm buildings found have been recorded in this table to give a better sample in determining the percentage of farms within the communities surveyed containing traditional farm buildings.

Of the 148 farm steadings visited, we were able to carry out an initial survey on 134 of them which revealed that 119 had at least one traditional farm building. Of this 119, we were able to carry out a more detailed survey of 112 farm steadings.

In carrying out our surveys we have identified individual farm buildings and also elements of farm ranges. In the instance of a range we have not counted the internal spaces, but identified the individual character of each element as viewed externally. Individual elements may stand out due to their height, roof material, step in level etc. Traditional farm buildings are defined in this study as those believed to have been built before 1914.

In percentage terms Penally has the most number of farms with traditional farm buildings or ranges, but the sample is small. Pencaer, Cwm Gwaun and Wiston have a similar amount of farms with traditional farm buildings.

Table 5		
Number of traditional ranges/ buildings found		
		Total no. of farms surveyed
Pencaer	117	44
Penally	13	6
Cwm Gwaun	53	29
Wiston	119	55
	302	134

Pencaer is particularly rich in the number of traditional farm buildings and ranges with an average of three buildings or ranges per property.

Table 6			
	Number of farm steadings in identified area	Number of farm steadings containing a building protected either as a Listed Building	% age of farm steadings containing a building protected either as a Listed Building in each area
Pencaer	71	13	18%
Penally	10	1	10%
Cwm Gwaun	41	3	7%
Wiston	82	1	1%
Overall	204	18	9%

In terms of protection by either Listed status, Pencaer has the most Listed Buildings as percentage of the farm steadings we were asked to study. The Wiston area has the least such protection with Listed Building Status on Penty Park only.

The figure of 1% for Wiston is low in comparison to the other areas surveyed and against the Scottish average of 4% (Historic Scotland 1997)

Table 7					
Historical Archaeological Value					
	Very important	important	average	none	
Pencaer	15	4	9	7	35
Penally	1	0	2	1	4
Cwm					
Gwaun	3	8	5	8	24
Wiston	1	16	13	19	49
					112

Of those farm steadings which we were able to survey in more detail, Table 7 gives an indication of the importance of the buildings surveyed according to the surveyor. Table 4 and 7 will not correlate, as we were not able to survey all the farms included on the list. The survey does reinforce the need for the Listed Buildings in the Wiston area to be re-surveyed for Listing purposes.

Table 8					
Approx. date	Before 1850	Mid 19th century	19th century	Late 19th century	
Pencaer	11	12	11	1	35
Penally	0	2	2	0	4
Cwm Gwaun	5	3	16	0	24
Wiston	8	13	22	6	49
					112

In terms of approximate date the surveyors estimated the dates of the buildings on farms viewed as set out in Table 8. It should be noted that on several steadings the farm buildings have been built at different periods as the farms developed over time.

Table 9					
Landscape value					
	very important	important/ good	average	none	
Pencaer	3	22	8	2	35
Penally	1	2	1	0	4
Cwm Gwaun	4	9	3	8	24
Wiston	2	24	13	10	49
					112

The rating for landscape depends on the locality and the location of the farm. In Pencaer almost all farms are visible from somewhere, as the landscape is very open and exposed. Some are very prominent, being sited on hills and other are also prominent from the sea. In Cwm Gwaun those with greatest landscape value are those at the top of the valley sides. Those in the depths of the convoluted valleys tend to be shrouded in trees and hidden.

In Wiston a reasonable high number have important or good value in the survey and summerised in Table 9. Some are in prominent locations topographically, others are close to village settings. The importance of roadside positioning has also been also recognized.

Table 10

Number of traditional farm buildings/ ranges found to be under utilised or redundant

			% age redundant
Pencaer	46	117	39%
Penally	4	13	31%
Cwm			
Gwaun	16	53	30%
Wiston	76	119	64%
	142	302	47%

Of those we were able to access and assess, Table 10 gives an indication of the numbers of traditional farm buildings and ranges that were judged to be redundant or underutilized. The percentage is similar for Penally, Cwm Gwaun and Pencaer. Wiston has the highest figure of 66%.

Table 11

Number of buildings/ ranges converted or under conversion

	residential use	commercial use	subtotal	total number of buildings/ ranges in area	% age
Pencaer	16	0	16	117	14%
Penally	1	2	3	13	23%
Cwm					
Gwaun	7	2	9	53	17%
Wiston	6	0	6	119	5%
	30	4	34	302	11%

Unsurprisingly Penally, being closest to the resort of Tenby, has the largest percentage of converted buildings, although the sample is smallest, as illustrated in Table 11. The communities which are wholly or partly within the Pembrokeshire Coast National Park

have the highest percentage of converted traditional farm buildings. Wiston, furthest away from the coast and outside the Pembrokeshire Coast National Park has only 5%.

It was not always possible to obtain the owners attitude to the farm buildings for a variety of reasons. Of those we were able to interview, most were interested to hear about the survey. In terms of the owners or tenants attitude towards the traditional building in their care, there were a wide variety of responses. Most who expressed an opinion were interested in the buildings and their future.

Table 12						RevA
Of those permission given, owners attitude						
	Awaiting funding/ planning/ conversion/ part converted	Positive towards alternative uses	Interested in buildings and their future	Not interested	Not applicable/ Busy/ Not home	Total
Pencaer	8	3	13	3	8	35
Penally	1	1	2	0	0	4
Cwm Gwaun	2	4	10	1	8	25
Wiston	6	16	24	2	26	74
	17	24	49	6	42	138

Condition and Cost of Repair/ rebuilding

Table 13 summarizes the condition of the buildings on the 113 farm steadings where traditional farm buildings were surveyed. Surprisingly few were in fair or poor condition and only 7 farms had one or more roofs missing.

Table 13						
Condition of buildings						
	Very good condition	Good/ Reasonable condition	Fair/ Poor condition	Some roofs missing	Unknown	Total
Pencaer	12	10	10	2	1	35
Penally	1	2	0	0	1	4
Cwm						
Gwaun	1	16	6	0	1	24
Wiston	9	19	15	5	1	49
						112

As part of the survey we have estimated costs of works required to 107 farm steadings for the building works required to put them back into good condition. In most instances this involves various works to the roofs.

These are estimates as access to the interior of the buildings was not possible in many instances. Where buildings are in extremely poor condition they have been ignored. Those that are under conversion or are already converted have been omitted as they are either in good order or funding has already been secured.

Our estimates for this work to these 107 buildings amounts to £2,040,000. Not all farm steadings are in need of any works and many are well maintained.

This estimate is based on bringing the buildings up to a good order, the cost of conversion to a different use is not included. It has become clear during the survey that not all farm building as are suitable for conversion, nor do all owners wish to convert into another use.

A reasonable square metre rate for conversion is in the region of £600 to £900, plus vat and professional and statutory fees.

As part of the survey the traditional uses for the buildings were recorded where possible. Of the 112 farm steadings that were surveyed at this level, 14 had buildings already converted or undergoing conversion. Of the 98 farm steadings remaining, 63.3% had cowhouses, 50% had stables, 59.2% had granaries, 23.5% had pigsties, 14.3% had barns and 52% had carhouses. There were a further 57 traditional farm buildings recorded on these farms where we were unable to determine the use, either due to the amount of alterations, access problems, (livestock and storage of material) and owners not being present. The findings for each community are detailed in Table 14.

Table 14

	Pencaer	Penally	Cwm Gwaun	Wiston	No. of farms with building type identified	Total surveyed with traditional farm buildings	Less no. converted or under conversion	Subtotal	percentage
No of farms with cowhouses	20	3	13	26	62	112	14	98	63.3%
No. of farms with stables	13	2	5	29	49	112	14	98	50.0%
No. farms with granaries	17	3	9	29	58	112	14	98	59.2%
No. of farms with pigsties	9	1	5	8	23	112	14	98	23.5%
No. of farms with barns	7	2	0	5	14	112	14	98	14.3%
No. of farms with carhouses	12	3	9	27	51	112	14	98	52.0%
No. of farms with buildings where original use could not be identified	21	3	15	18	57	112	14	98	58.2%

8.3 Consultations

The following groups and organisations have been consulted as part of this study;-

British Tourist Authority

Cadw

Cambria Archaeology

Cambrian Archaeological Association

Country Land Owners Association

Countryside Council for Wales

DEFRA

English Heritage

Farmers Union of Wales

Historic Farm Buildings Group

Museum of Rural Life, Reading.

National Farmers Union

Pembrokeshire Coast National Park

Pembrokeshire County Council

Pembrokeshire Historic Buildings Trust

Royal Commission on Ancient and Historical Monuments in Wales

SAVE

Society for the Protection of Ancient Buildings

SPARC/ Planed

The Civic Trust

The Civic Trust in Wales

The Council for British Archaeology

The Landmark Trust

The National Trust

Wales Tourist Board

Welsh Development Agency

Welsh Folk Museum, St Fagans

Welsh Historic Gardens Trust

West Wales Wildlife Trust

We have received responses from the following:

Cambria Archaeology

Country Land Owners Association

DEFRA

Farmers Union of Wales

Historic Farm Buildings Group

National Farmers Union Wales

Pembrokeshire Coast National Park

Pembrokeshire Historic Buildings Trust

Royal Commission on the Ancient and Historical Monuments of Wales
The Landmark Trust

Copies of the replies received are contained in the Appendix. Of the responses received, some of the main points are as follows:-

The Historic Farm Buildings Group points out the importance of the historic buildings in stimulating the broader local economy through local the supply of materials from local quarries, community forests and safeguarding traditional skills. The Historic Farm Buildings Group emphasizes the importance to the rural landscape and as a habitat to a number of species included some which are on the endangered lists. They point out that major problem in policy terms is the lack of information on the scale and condition of our farm buildings.

The Pembrokeshire Historic Buildings Trust emphasises the importance of the traditional farm buildings in the Pembrokeshire landscape. They have noted that some conversions have been inappropriate. They are concerned that further loss would impact on the character and identity of the county.

The Landmark Trust do not tend to convert farm buildings as they are either too small for their needs, not architecturally or historically significant and they would be concerned at compromising the building. They do however protect them when they are in the curtilage of one of their properties.

Pembrokeshire Coast National Park

PPG (Wales) (7.3, 7.6.9, 10 and 11) suggests that redundant farm buildings should be considered for business use and for residential where no market for business use exists. PCNP finds that, as demand has been low for business use, this area has been difficult to encourage. Development Control is however concerned at the paraphernalia which accompanies domestic use. Their preference is for a use that respects their integrity, yet gives them 'a new lease of life'

The National Farmers Union Wales emphasizes the resource which these buildings represent. Problems that they highlight are the costs of maintenance and restoration, shortage of craftsmen, cost and availability of materials. They also refer to the depressed farm incomes.

They make the point that whilst there are grants available to convert to holiday cottages, etc, for various reasons this will not be suitable in all instances. They would like to see some grant money made available to assist farmers in maintaining such buildings, for them to be used for farming or light industry.

9 CONCLUSIONS AND RECOMMENDATIONS

9.1 CONCLUSION

Climate, population and farming practices have influenced our farm buildings and landscape in the past and will continue to do so in the future. We also must accept that just as farm buildings have been lost and replaced in the past as advances in farming practices have been made, this will continue into the future also.

Traditional farm buildings are an integral part of our rural landscape, represent the country life of the nation and provide a historical and architectural legacy.

There are a number of farm uses for which traditional farm buildings can be used. These include feed storage, kennels, stables, lambing, calves, and the storage of chemicals and general storage.

The difficulty is in finding an appropriate use for each building on every farm. Our survey shows that just under half of the traditional farm building stock is redundant in the area surveyed.

If we wish to preserve the character of our countryside then it is vital to find new sustainable uses for many of these buildings or at least conserve them for the future.

9.2 Conserving traditional farm buildings

The survey of the sample areas in Pembrokeshire showed that a higher percentage than was expected of the traditional farm buildings were in a reasonable state of repair, with surprisingly few in poor condition.

The most important action to secure the future of the building is to maintain a roof on the building and gutters where appropriate. This ensures that the building is protected against the weather. Left open to the weather stonework walls will soon deteriorate and clum even faster. Protection of the building means that the embodied energy contained in the building and the potential for future use is preserved.

Where farm buildings are recognised as good quality examples, then conservation using higher quality materials is usually required, slates instead of profiled sheeting for example. Where farm buildings play an important part in the landscape, then maintenance of these building is required to conserve their form in the rural landscape.

The second most important action is to find a use for the building. This often may not be the original use. Diversification may be the answer in many instances. Enterprises which add value to farm produce are attractive to grant aiding bodies as are tourism related ventures. Another option may be conversion to residential use. Sometimes however there are conflicts with the working farm, the juxtaposition of such uses and the visual impact such conversions have.

9.3 Current initiatives

The government is recognizing traditional farm buildings as an asset and an opportunity for rural regeneration. Planning is now more positive in its attitude to farm diversification, led in Wales by the WAG. Evidence shows that around 96% of diversification applications are approved.

There are grants available for diversification accessed through the Farming Connect initiative and there is also a reduced VAT rate on residential conversions. There has been a huge response to the Farming Connect initiative and it is still in its infancy.

Cadw will grant aid to listed buildings, however it is becoming more difficult to access funds for buildings that are only listed as Grade II.

For those who do not wish to or would find it difficult to diversify grants are available through Tir Gofal. This is in many cases, particularly in the remoter areas, the most important initiative for the conservation of the built farm heritage whilst maintaining existing usage. It is however a whole farm scheme so has wider implications that have to be considered and not all farms have sufficient acreage to adopt the less intensive practices required. As with most problems one solution does not fit everywhere and appropriate options have to be considered in each instance.

9.4 Recommendations

Without assistance, farmers cannot be expected to shoulder the burden of conserving buildings which have limited agricultural use. Neither can we expect grant money to be forthcoming to carry out repairs and maintenance on buildings with no apparent importance or use.

- 1. The logical way forward is to select the buildings with the greatest architectural, historical and landscape qualities for grant aid aimed at conserving the distinctiveness of Pembrokeshire. This may not be dependant on use, (although creative re-use is welcomed), and will assist in the additional cost of having to use traditional building materials.**
- 2. The second selection of buildings will be those for which a creative re-use can be found with minimal alteration. Ideally this will be for a farm diversification or commercial use. This would be assisted by grants which have a business bias - business viability and job creation.**
- 3. There is also the issue that many farmers do not consider that they have the skills, time, money or inclination to diversify. In these instances consideration should be given to advertising the potential commercial spaces and acceptable uses with estate agents or on a database viewed over the internet organized by farming organizations where potential tenants looking for such a space can obtain details. These buildings represent an asset which may be utilized on a rental basis by others.**

4. **Where traditional farm buildings are not of architectural or landscape importance, or commercial use is not possible then residential conversion could be considered. This is already supported by VAT legislation and the increased property value attained by planning permission for such use.**
5. **Lastly a selection of buildings will exist which are not of landscape or architectural importance, have no immediate alternative use and are not suitable for residential conversion. In this instance the farmer will need to make a commercial decision weighing up the cost of maintenance and repair against the existing use, which should include forming boundaries, providing shelter and also considering future uses. Although not evident now in many instances the buildings are assets which when lost will eliminate potential future uses.**

It is inevitable that some buildings will be lost but as with all forms of architecture this has to be accepted as a result of progress and change.

9.5 Criteria for selection and which buildings should be conserved

If the intention is to preserve the character of the countryside then the farms most visible in the landscape should take priority for conservation, together with those that have statutory protection and those which provide good architectural or historical examples. There is a need to be responsive to area variations, those more prominent in the landscape and those in prominent landscapes taking precedence along with good architectural or historical examples.

Too few buildings are listed in some areas at present. More good examples of traditional farmsteads should be protected. These should not only be the grander estate farms but also some of the smaller simpler examples. Of the areas surveyed, the Wiston area is under represented. The listings should include not only the curtilage of the building, but also the other buildings and the enclosures to the conserve the contextual setting of the farm and its relationship with the landscape.

There are also a number of grouted roof properties that do not have statutory protection but are a distinctive feature of Pembrokeshire. Beside a likely local historical importance they also have an important visual impact apart from the massing of the buildings and their setting.

Particular buildings are more prone to abandonment than others, often because alternative uses are difficult to develop. In particular we have noted that pigsties have often been in very poor state of repair where the remainder of the farm is in reasonable order. Those most difficult to re-use will be the ones most at risk. Those, which are attractive, are likely to be conserved as a potential asset.

There are also a number of buildings which do not fall into the category for being important for landscape, architectural, historical reasons. Many of these will be suitable for conversion or diversification.

Landscape Importance

It is considered that funding is necessary to assist working farms in important landscape settings to maintain buildings and enclosures for which a use cannot currently be found. This is to protect a future resource as well as for landscape and heritage purposes. Tir Gofal is intended to encourage agricultural practices that will protect and enhance the landscape of Wales. We would recommend that this scheme is expanded further and suggest that this may be one of the best vehicles to add any additional top up grant money towards the repair of the existing traditional farm buildings which continue to remain in farming use. The buildings should be maintained as a resource for the future. Although jobs would not be created directly on the farm, the investment in traditional building techniques and the use of local materials would support local craftsman and businesses in the local rural economy - the multiplier effect.

Listed, architectural, heritage value

A number of farm buildings are protected by listed status for architectural, historical or archaeological reasons. These buildings should be conserved for their heritage, historical and architectural importance. Cadw should assist in the funding of the conservation of such buildings. Further incentives could be added locally. Again the use of local materials would support local craftsman and businesses in the local rural economy. The conservation of the buildings may not be through farm uses but through diversification or conversion.

Conversion

There are a number of farm buildings that no longer have a farm use. These redundant farm buildings provide an underutilized resource in the countryside and conversion to another use permits this resource to be utilized.

Conversion to residential use

Conversion to residential use is already encouraged through reduced VAT. In the current climate, market conditions are encouraging farmers to realise their assets and either convert the buildings to residential use themselves or sell off the buildings for such use. It is therefore not considered that grant money is necessary to support these residential conversions.

Conversion to business use

Encouraging businesses to set up in redundant farm buildings provides job opportunities within the rural economy. Grants are available for tourist-related ventures, food production and timber based enterprises amongst others. Not all businesses will fall into the categories mentioned to receive such financial assistance.

It is recommended that a bid be presented for Objective 1 funding to assist the rural economy of Pembrokeshire, through funding towards the conversion of farm buildings into business use. As it is the landscape of Pembrokeshire which attracts our tourist industry, it would also be beneficial additional monies were made available to traditional farm buildings which are important to the distinctiveness of Pembrokeshire, but not important enough to be listed.

Database of Assets

It is recommended that redundant farm buildings which are not suitable for any of the above uses are entered into a database which could be viewed on the internet for prospective tenants. The database may include the following information: floor area, single or two storey, proximity to working farm, building condition, available services, condition of farmyard, proximity to classified road, shop front potential, whether for sale or rent.

Table 14 summarises the criteria for selection and potential funding sources.

Table 14. Criteria for selection and possible initiatives

IMPORTANCE	REASON	PROPOSED FUNDING ROUTE
landscape	grouted roof, enclosure, form in landscape	Tir Gofal built upon, PCC, PCNP
listed/architectural value/ heritage value	heritage, historical, architectural, archaeological	Cadw, Tir Gofal built upon
conversion residential	potential residential use	No additional incentives. Loans can be obtained against residential value
conversion business/ diversification	potential resource for employment and income generation	Farming Connect, Wales Tourist Board, Objective 1, PCC, WDA
Database of assets	potential resource for employment and income generation	WDA, FUW, NFU

** (some funding existing)*

9.6 Design criteria and guidance

Securing the finance and finding the use does not however mean the success of the scheme. Inappropriate use of materials and detailing can spoil the character of a building.

When conversions are carried out, problems can occur with insensitive designs. Off the peg windows, badly sited penetrations and a scattering of roof lights can spoil the appearance of the building. Thoughtless division of interior spaces can ruin internal logic and detail. Beyond the building, fencing, sheds and garages add domestic clutter.

Incremental change can worsen the situation. This can be avoided through good design advice.

The conversion of a farm building is most successful if the requirements of the new use and the form and character of original structure and materials can be match together closely. Information and guidance is crucial.

9.7 Summary

One of the best means of conserving buildings is through a creative new use. Creative and sensitive re-use should be encouraged where appropriate opportunities exist. Business use should in particular be encouraged due to its wider economical benefits for the rural economy. Farm owners should be further encouraged to maintain their traditional farm buildings, some assisted with financial assistance and some with marketing assistance.

In considering re-use, the overriding principle should be to adapt the proposed use to fit in with the physical and architectural constraints of the buildings rather than the other way around to use good conservation practice, traditional building materials and quality to ensure the long term survival. The end result should be to enhance the quality of the traditional farm steading characteristics.

Appendix

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