

**TRADITIONAL FARM BUILDINGS STUDY**

**VOLUME 1**

**Version 2**

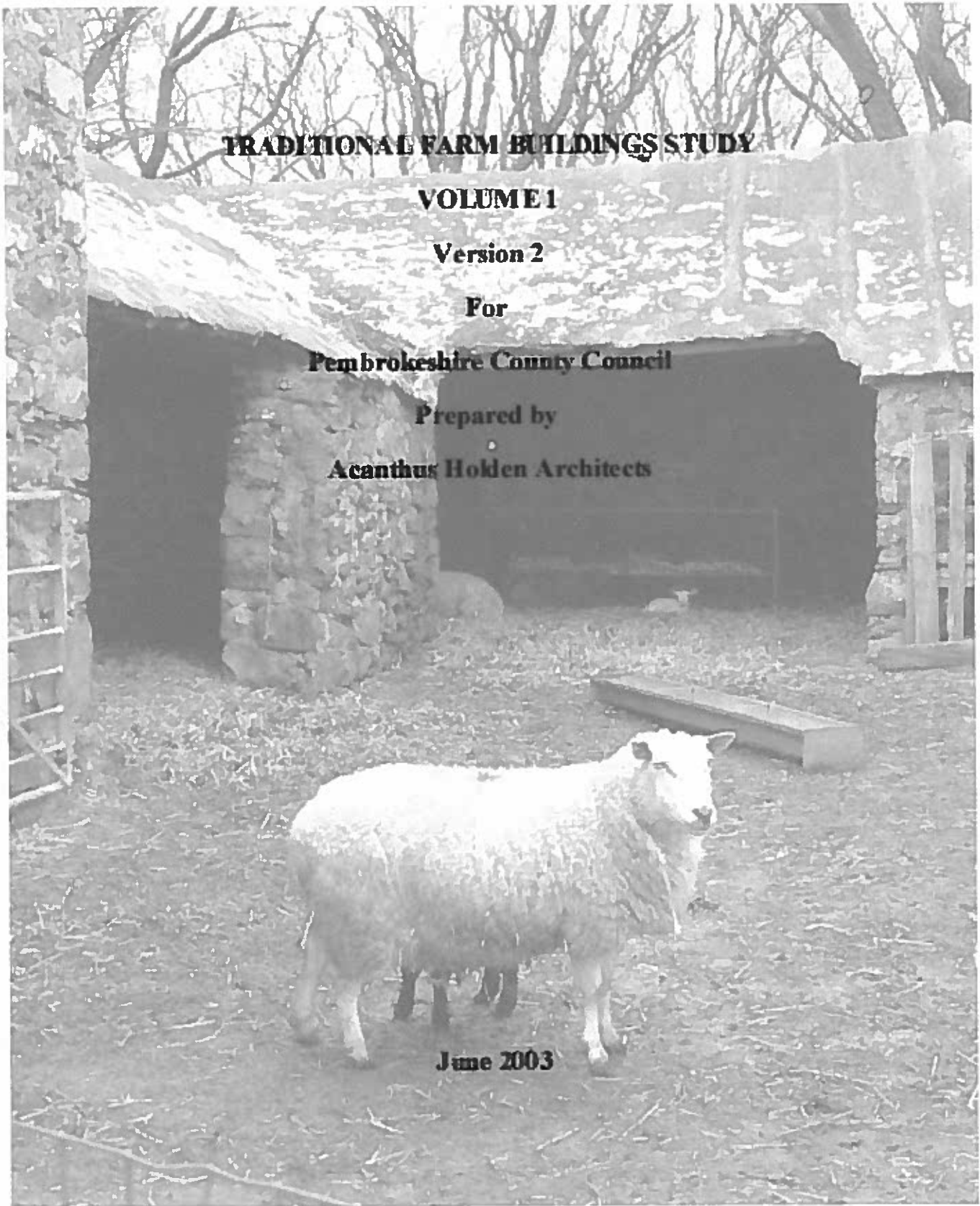
**For**

**Pembrokeshire County Council**

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**June 2003**



## **CONTENTS**

### **1 Introduction and background**

- 1.1 Importance
- 1.2 Aims and scope
- 1.3 Definitions

### **2 Method of Approach**

- 2.1 Literature Review
- 2.2 Secondary data
- 2.3 Primary Survey
- 2.4 Analysis
- 2.5 Outputs
- 2.6 Recommendations and Conclusions

### **3 Literature Review**

- 3.1 Brief history
- 3.2 Characteristics of farm steadings
- 3.3 Landscape
- 3.4 The Homestead
- 3.5 Relationships between buildings
- 3.6 Building materials
- 3.7 The buildings
  - Barn
  - Granary
  - Housing the Oxen
  - Horse stables
  - Implement and machinery storage
  - Cattle sheds
  - Dovecote
  - Dairy
  - Pigsties
- 3.8 Threats to farm buildings

- 4 Physical Factors affecting the redundancy of farm buildings**
  - 4.1 Design Age and Architectural Importance
  - 4.2 Recording
  - 4.3 Protection
    - Listed Buildings
    - Scheduled Ancient Monuments
  - 4.4 Creative re-use and conversion
  - 4.5 Sustainability
  - 4.6 The Quality of Conversions
  - 4.7 Uses.
  - 4.8 Location with respect to other buildings and classified roads.
  - 4.9 Environment
    - Landscape
    - Ecology
    - Bats
    - Barn Owls
    - Lichens
- 5 Organizational and managerial factors affecting the redundancy of farm Buildings**
  - 5.1 Movements in the Farming Industry
    - The current position
    - The Future
  - 5.2 Diversification
  - 5.3 Perceptions of farming community
  - 5.4 Tenancy restrictions
  - 5.5 Managerial factors
  - 5.6 Planning policy.
    - General
    - Current Policy
  - 5.7 Planning guidance and legislation
    - National Planning policies
    - Local planning policies
    - Key planning issues
    - Planning Conditions
  - 5.8 Lobby groups and incentives
    - Lobby groups
    - Awards
- 6 Cultural and community factors affecting the redundancy of farm buildings**
  - 6.1 Cultural factors
  - 6.2 Community uses
- 7.0 Financial factors affecting the redundancy of farm buildings**
  - 7.1 Financial barriers
  - 7.2 Financial resources

7.3 Cost of conversion

7.4 Grants

7.5 Loans

7.6 VAT

7.7 Other examples

**8 Survey**

8.1 Results

8.2 Analysis

8.3 Consultations

**9 Recommendations and Conclusions**

9.1 Conclusion

9.2 Securing a future

9.3 Criteria for selection and which buildings should be conserved

9.4 Possible new initiatives

9.5 Design criteria and guidance

9.6 Summary

**Appendix**

**Bibliography**

## **Chapter 1 – Introduction & Background**

Traditional farm buildings, in particular those dating from the 18<sup>th</sup> and 19<sup>th</sup> century provide an important part of the architectural and landscape heritage of Wales. 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 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.

The 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. 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 in Wales. In particular the paper on 'Farm Diversification and Planning System' from the National Assembly of Wales. This 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.

Other physical restrictions will be outlined such as their proximity to the farmhouse and current farming operations.

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.

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.

### **2.3 Primary Survey**

We have visited almost each holding we were able to locate, and carried out a survey where we were able (subject to permission of the owner and the owner being home). 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. A 1: 500 plan to be produced based on OS and some site measurements. 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 the extent of the asset is realised together with 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, included in the report on the issues relating to redundancy and recommended routes forward.

A schedule of information on the farm buildings visited has also be produced.

Traditional buildings, buildings no longer in use, those ruined, those about to become redundant are all listed within the schedule.

### **2.6 Recommendations and Conclusions**

Having examined the legal, physical, economic and community/ cultural social issues and having consulted with the various bodied 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, 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 practice of moving stock from summer pasture to winter pasture required two houses, the Hafod, (summer residence) and the Hendre, (winter residence). 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)

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, 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 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. With the pressure for nature conservation, sustainability and traditional farming methods pressure to maintain and conserve the traditional buildings in our countryside has grown.

The agricultural industry has changed dramatically since the Second World War with the use of more machinery, chemicals improving outputs and whilst reducing costs. 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 and an inevitable impact on bio-diversity and landscape.

### **3.2 Characteristics of farm steadings**

Their landscape setting, arrangement of buildings and the character of the buildings within them determine the characteristic of a farm steading.

### **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 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 date from 1750 to 1880, a great period of agricultural development when many farms were re-organized. In the later eighteenth century agricultural the farming industry developed a series of standard and efficient layouts which were copied through out the country and published pattern books. They were however often sited where medieval or post-medieval settlements had once stood. The names *Hendref* and *Hafod* refer to the medieval and early post-medieval tradition of moving animals from winter pasture to summer pasture which permitted the winter pasture to be cultivated. (Cadw 2002)

According to Harvey, (1997) these standard layouts consisted of three elements; the barn, the farmyard and the livestock buildings.

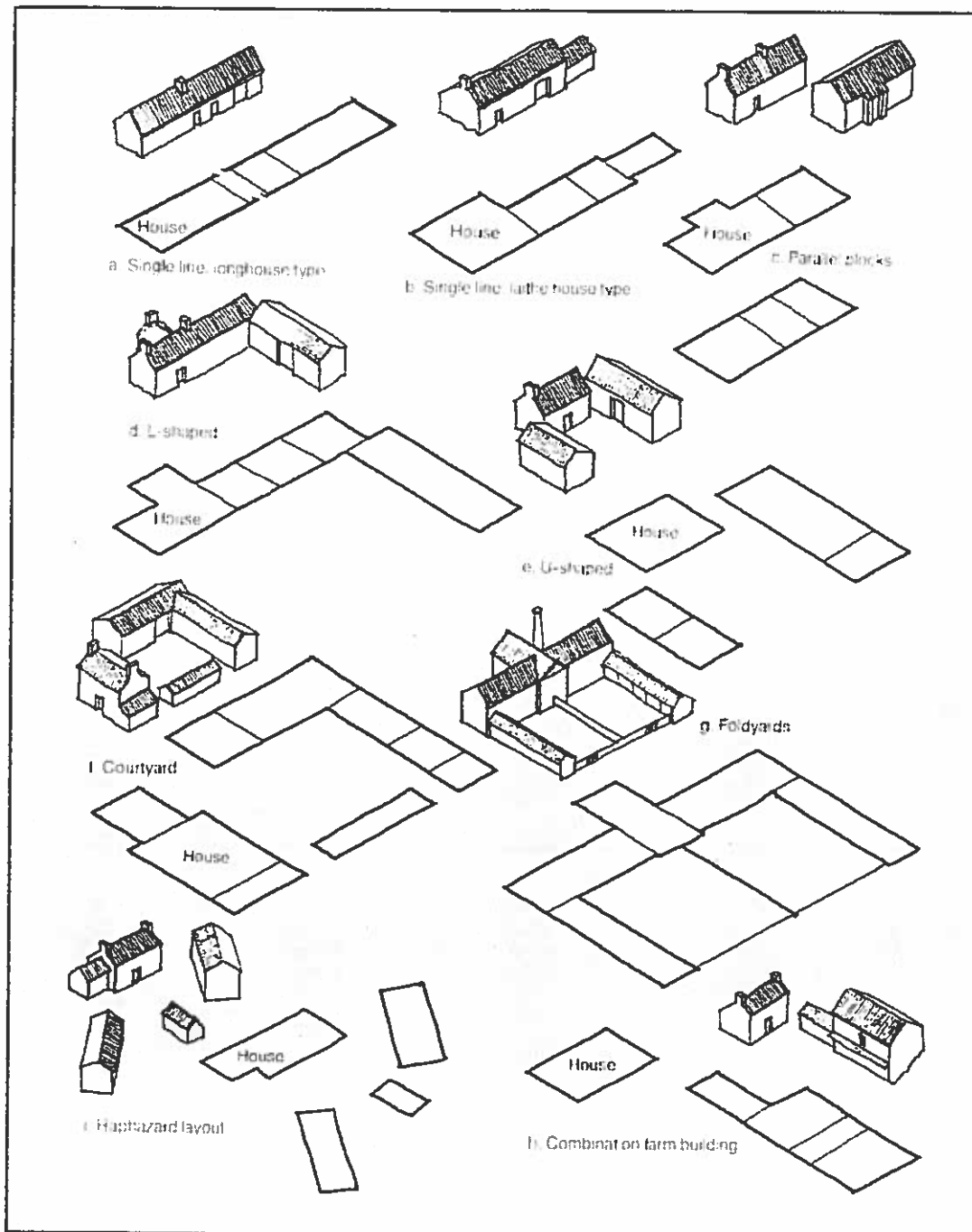
Generally the yards faced south to catch the sun. They would be sheltered from the North by the barn and by the cartsheds, which usually faced north to avoid sun and rain. Stables commonly faced east to aid the ploughman's work in the morning. Wings running at right angles from the north range would 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 and concludes that it is almost impossible to identify a pre nineteenth century farm building in Pembrokeshire.

An appreciable development of farm building only took place in during the expansion and unification of estates in the nineteenth century.

According to Williams,(1986), and Brunskill, (1999), several main layouts found in Wales. The most primitive is the longhouse where the animals and people lived beneath one roof.

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



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

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, recommended the farm house 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 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 function of the barn was to store un-threshed corn, threshing it and storage of straw. Complicated feed preparation arrangements were rare in Wales. The animals would often be housed in the same building. As the horses were fed on un-ground corn they were placed near the barn

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 neared the barn.

The third arrangement has 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 it 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, there were also buildings built with gorse and wattle, roofed with heather branches. Inevitably almost all have disappeared.

The Royal Commission of 1894 the condition of welsh farm buildings was deplorable, probably due to the scarcity of good building materials.

Clay walled or *clum* walled 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.

The roof truss with the most commonly found oldest farm buildings is the collar and tie-beam truss with queen posts – late sixteenth and early seventeenth century, pegged oak.

The commonest found is however the king post and strut type which is found in Welsh farm buildings dating from the end of the 1800s. Usually it is softwood.

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, a band passes through south Pembrokeshire. 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.

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.



*Photo. The roof at Cilau*

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

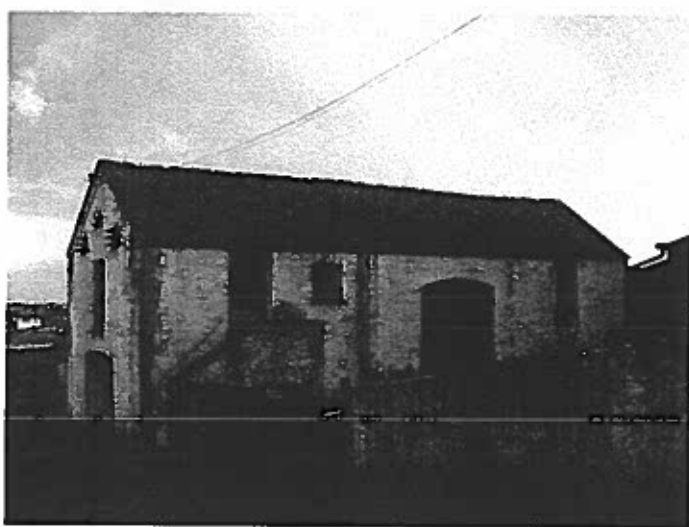


*Photo :Grouted roofs at Treathro*

### **3.7 The Buildings**

#### **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



*Photo. The Barn at Penally Court Farm*

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 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 Llagloffan Farm, (Cadw listing). This type of mechanisation was followed by steam and then by ultimately portable thrashing machines

### **Granaries and hay lofts**

This was often located over the cart shed or stable often with an external stair. They were sometimes also located over the barn. 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*

### **Housing the oxen**

Until the use of the tractor in the twentieth century, the power for the farm came from horses and oxen. In Victorian times the use of the oxen as the plough team became rarer, (Harvey 1997)

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.

### **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 wer 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 practiced. 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 ventilation was more evenly distributed. The third type was the loose box arrangement, more appropriate for hackney horses. The stables for the gentry were



*Photo: Stable with granary over at Llanwnwr*

often architect-designed buildings laid around a courtyard. Most surviving date from the nineteenth century. They 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**

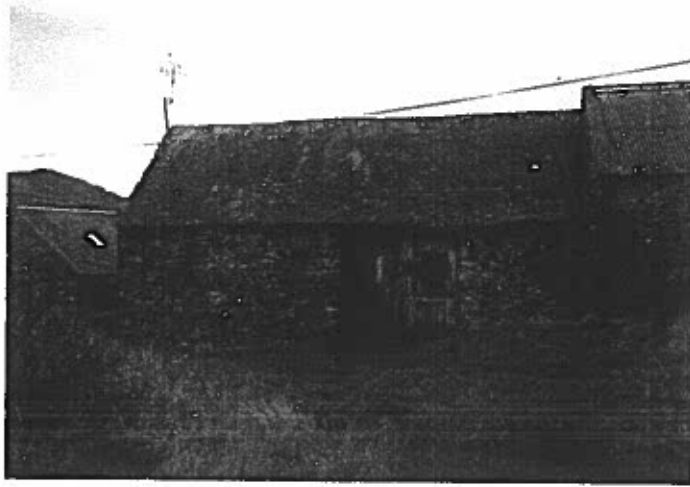
Implements and machinery are expensive pieces of equipment on any farm and it has always been prudent to house them even when they consisted of the simple wagon or cart. Sometimes these in their simplest form were open-sided lean to sheds. As field machinery became more complicated better implement housing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

#### **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, (as mentioned above). Many cattle spent their winter months in a sheltered yard or under simple shelters so many do not survive, (Harvey1997)

The oldest surviving are this 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 19<sup>th</sup> century this type was being replaced by having the cattle in one long row. Williams (1986) argues that the most important type was where the cattle were tied in a single row facing across the building. It was very common in Pembrokeshire.

It was regarded that too much light was harmful to cattle so windows were not provided, slits instead providing ventilation and half doors. In Pembrokeshire, the cartshed/ granary and barn stables tend to be lofted rather than cowhouses.



*Photo: Cow shed at Tresinwen*

#### **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 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'*

#### **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.

### **3.8 Threats to farm buildings**

There is nothing new about redundant farm buildings or the effects of machinery, many barns have been redundant or underutilized for a century. As we have seen farming practices have been evolving for centuries.

The current threats to our farm building 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 describing redundant parts of farmhouses as

*'Demolition of redundant wings will save work, heat and maintenance costs'*  
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 ant moment. These useless empty places are left to harbour vermin and generally get in the way'*

Writers such as Larkin, (1995), promote saving our farm buildings. His definition of saving is not necessarily to preserve it perfectly.

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 less 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*.

### **4.2 Recording**

A number of studies have been carried out in Scotland in to 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 far 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.



*Photo Penally Court Farm*

In majority of cases the unlisted traditional farm building remain vulnerable to unsympathetic alteration and adaptation, particularly as the permitted development rights remove some of the control applicable to other building types. 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.'*

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 Creative re-use and conversion**

The requirement for more land is often not followed by the increased need for buildings especially 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.

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.

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

#### **4.5 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.

#### **4.6 The Quality of Conversions**

In response to these pressures, a number of farm buildings have been converted with varying degree 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.

#### **4.7 Uses.**

When possible they should 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 endorsed 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.

This is not always possible. Other uses may be for farm shop, a hobby farm or just as ancillary accommodation. Light industrial use or commercial use are also favoured. Workshops, offices, garden centre, riding stables, restaurants. These can be achieved with minimal interference of 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 in garages, parking, aerials, washing lines, and satellite dishes.

There is an argument against the spread of new housing in the countryside, however a stronger counter argument for the provision of affordable rural housing, increasing trend

to work from home and the regeneration of the rural economy exists. Redundant farm buildings suggest a major possibility to extend the range of activities and economic opportunities in small rural communities.

#### **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 affects of the location can be felt on several levels.

Firstly there is location in term of locality. Areas 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 most likely to be an issue.

Thirdly there is the distance from the farm to the nearest classified road. The ability of potential customers to have easy access and the ease 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 usually appropriate for example.

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 market

#### **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 in a wet climate, with lush pastures 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) state 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 have 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 exterior often is are not painted. Many types of lichen requires 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 arts 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 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, sees the need in 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.

Sometimes efforts are made to lessen the impact of conversion to residential development by removing permitted development rights.

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, traffic and infrastructure implications.

Many flourishing businesses began their life in converted farm buildings. In Britain the farms on routes to holiday destinations or on major routes are the luckiest

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 Development Plan, Section 5.5 and Policy 58 states that

*'residential, holiday accommodation, recreational, employment and commercial activities are promoted in traditional buildings in the countryside.'*

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 or the character of the building*

And that,

*Any necessary alterations are kept to a minimum, can be carried out without adversely affecting the character of the building or it's setting, and are in matching material.*

Draft Supplementary Planning Guidance the *Conversion of Traditional Farm Buildings* has been produced by PCC

#### 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 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 In 1987 it was presented for the restoration of old farm buildings. The times/ RIBA Community Enterprise Award and the Times RICS award, Civic Trust Awards.

## **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.

### **7.1 Financial barriers**

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 when compared to large.

### **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 complementary 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 examples 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 a new one on a square meter 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.

Sometimes the longer life cycle costs can provide the incentive.

Loans and grants are usually the mechanism which tips the balance.

An 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 estate office.

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

### Landfill Tax Credits Scheme

Operators o landfill sites can contribute sums to approved environmental groups. 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.

### 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, Charity Bank for social enterprises.

#### **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 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

Table 1										Listed		Listed building at farm	Listing Reference	Grid Ref			
										Address							
	Name	Visited			Surveyed			Community	Address	Postcode	Listed						
		1	1	0	1	0	0								1		
1	Carne Farm	1	1	0	1	0	1	Pencar	Goodwick	SA64 10J	0						
2	Ffrem Trefinwen	1	1	1	1			Pencar	Goodwick	SA64 0JL	0						
3	Llanvnr	1	1	1	1			Pencar	Goodwick	SA64 0JL	0						
4	Penysgwarne	1	1	1	1			Pencar	Goodwick	SA64 0JL	1	Grade II	25/G/21(2)22,23 &24, (2)	SM 917 386			
5	Pontlago Farm	1	1	0	0	0	1	Pencar	Goodwick	SA64 0JD	0						
6	Rhoshowell	1	0		0			1	Pencar	Goodwick	SA64 0JL	0					
7	Trefisheg Farm	1	1	0	1	1		Pencar	Goodwick	SA64 0JN	0						
8	Trefinwen	1	0	0	0		1	Pencar	Goodwick	SA64 0JL	0		Same as Farm 1				
9	Bwlch y Rhos Farm	1	1	1	1			Pencar	Llanwnda	SA64 0JY	0						
10	Carnogwili	1	1	0	0		1	Pencar	Llanwnda	SA64 0HS	0						
11	Cilau Farm	1	1	1	1			Pencar	Llanwnda	SA64 0JS	0						
12	Cilau Ganol	1	0	0	0		1	Pencar	Llanwnda	SA64 0HS	0		Same as farm 11				
13	Cotts Farm	1	0		0			Pencar	Llanwnda	SA64 0JY	0						
14	Llanwnda Farm	1	1	0	1	1		Pencar	Llanwnda	SA64 0HX	1	Grade II	25/G/20 (2)	SM 9314 3954			
15	Tan y Mynydd	1	0		0		1	Pencar	Llanwnda	SA64 0JJ	0						
16	Treiasillt Fach	1	1	0	1	1		Pencar	Llanwnda	SA64 0HS	0						
17	Ty Iaaf	1	0		0		1	Pencar	Llanwnda	SA64 0HX	0						
18	Dedwyddfa Farm	1	1	0	1	1		Pencar	Castlemorris	SA62 3EU	0						
19	Gronston Farm	1	1	0	1	1		Pencar	Castlemorris	SA62 3UR	1	Grade II	25/G/9 (4)	SM 8957 3423			
20	Gronston Hall	1	1	0	1	1		Pencar	Castlemorris	SA62 3UR	1	Grade II	25/G/8 (4)	SM 8957 3423			
21	Greenginal	1	1	0	1	1		Pencar	Castlemorris	SA64 5XA	0						
22	Llangloffan Farm	1	1	1	1			Pencar	Castlemorris	SA62 3ET	1	Grade II	25/G/15 (4)	SM 9053 3242			
23	Penbryn Farm	1	1	0	1	1		Pencar	Castlemorris	SA62 3EL	0						
24	Rydyffern	1	0		0		1	Pencar	Castlemorris		0						
25	Tregwnt Farm	1	1	1	0	1		Pencar	Castlemorris		1	Grade II*	25/G/34 &35(4)	SM 889 346			
26	Woodland Farm	1	1	1	1			Pencar	Castlemorris		0						
27	Treiasyllt	1	1	1	1			Pencar	St. Nicholas		0						
28	Brigarn	1	1	1	1			Pencar	Pencar		0						
29	Broerug	1	0		0		1	Pencar	Pencar		0						
30	Eithin Man	1	0		0		1	Pencar	Pencar		0						
31	Gilfach Farm	1	1	1	1			Pencar	Pencar		0						
32	Goytan Farm	1	1	1	1			Pencar	Pencar		0						
33	Good Hope	1	1	1	1			Pencar	Pencar		0						
34	North Pole	1	1	0	1	1		Pencar	Pencar		0						

Name	Visited	permission given	not home, visible from road/path	surveyed	permission not given	permission not given/ not home and not visible from road/ footpath	duplication or outside area	could not find	found -to survey	Community	Address	Postcode	Listed	Listed building at farm	Listing Reference	Grid Ref
35 Panteurig	1	1	1	1	1					Pencae	Pencae		1	Grade II	25/G/12&13(1), 25/G/14(1)	SM905 386, SM905 385
36 Penysgwarne Farm	1	0	0	0	0	1				Pencae	Pencae		0	Same as farm 4		
37 Trehowell	1	1	0	0	1					Pencae	Pencae		1	Grade II	25/G/38(2), 25/G/39(2)	SM 9172 3985, SM 9168 3984
38 Trehewydd	1	1	0	1	1					Pencae	Pencae				25/G/40&41(20), 25/G/42 (2) 25/G/43(2) 25/G/44(1)	SM 9128 3963, SM9124 3963, SM 9125 3961, SM 909 395
39 Llanferran Farm	1	1	1	1	1					Pencae	St. Nicholas		0			
40 Velindre	1	1	1	1	1					Pencae	St. Nicholas		1	Grade II	25/G/45(3)	SM 8948 3613
41 Bank Farm	1	1	1	1	1					Pencae	Trefasser		0			
42 Gwddwn Gwyn	1	1	0	1	1					Pencae	Trefasser		0			
43 Pant y Beudy	1	1	0	1	1					Pencae	Trefasser		0			
44 Talygaer	1	1	0	1	1					Pencae	Trefasser		1	Grade II	25/G/7	SM 893 388
45 Treathro Farnhouse	1	1	1	1	1					Pencae	Trefasser		0			
46 Trefasser Isaf	1	1	0	0	1					Pencae	Trefasser		1	Grade II	25/G/32&33(3)	SM 896 379
47 Trehilyn East	1	1	1	1	1					Pencae	Trefasser		1	Grade II	25/G/10&11	SM 901 382
48 Trehilyn West	1	1	1	1	1					Pencae	Trefasser		0			
49 Fferm Trelllys	1	0		0				1		Pencae	Castlemorris		0			
50 Trelllys y Cnw	1	1	1	1	1					Pencae	Castlemorris		0			
51 Penrhiw	1	0		0			1			Pencae	Goodwick					
52 Penlan	1	0		0					1	Pencae	Goodwick		0			
53 Pencnwc	1	0		0					1	Pencae	Castlemorris		0			
54 Lllyn y Gorras Farm	1	0		0				1		Pencae	Castlemorris		0			
55 Slarway Farm	1	1	0	1	1					Pencae	Castlemorris		0			
56 Mailyd Uchaf	1	1	1	1	1					Pencae	Letterston		0			
57 Llandrudion	1	1	1	1	1					Pencae	Pencae		0			
58 Caerai Farnhouse	1	1	0	1	1					Pencae	St. Nicholas		0			
59 Caerai Farm Plot 2	1	1	0	1	1					Pencae	St. Nicholas		0			
60 Caersegan	1	1		0	1					Pencae	St. Nicholas		0			
61 Cranged Farm	1	1	1	1	1					Pencae	St. Nicholas		0			
62 Ffynonruidion	1	1	0	1	1					Pencae	St. Nicholas		0			
63 Llemair	1	0		0				1		Pencae	St. Nicholas		0			
64 Lllys y Onnen	1	0		0				1		Pencae	St. Nicholas		0			
65 Lllysawel	1	1	1	0	1			0		Pencae	St. Nicholas		0			

Name	Visited	permission given	not home, visible from road/path	surveyed	permission not given	permission not given/ not home and not visible from road/ footpath	duplication or outside area	could not find	found - to survey	Community	Address	Postcode	Listed	Listed building at farm	Listing Reference	Grid Ref
66 Trefayog Farm	1	1	1	1	1					Pencae	St. Nicholas		0			
67 Trefelgam	1	1	0	0	1			0		Pencae	St. Nicholas		0			
68 Trelllys y Coed	1	1	1	1				0		Pencae	St. Nicholas		0			
69 Ville Delmare	1	0		0				1		Pencae	St. Nicholas		0			
70 Ynys Deullyn	1	0		0				1		Pencae	St. Nicholas		0			
204 Carcoed	1	0	0	0			1			Pencae	Llanwnda		0	outside area		
<b>Subtotal - Pencae</b>																
71 Crackwell Farm	1	1	1	1						Pencae	Penally		0			
72 East Tarr Farm	1	1	0	0	1					Pencae	Penally		0			
73 Giltar Grove farm	1	1	0	0	1					Pencae	Penally		0			
74 Penally Court Farm	1	1	1	1						Pencae	Penally		1	Grade II	127/A/5	
75 Penhoyle Manor	1	1	1	1						Pencae	Penally		0			
76 Penhoyle Farm Cottage	1	0	0	0				1	0	Pencae	Penally		0			
77 Robert's Wall Farm	1	1	0	1	1					Pencae	Penally		0			
78 Trefloyne Lodge	1	1	0	1	1					Pencae	Penally		0			
79 Trefloyne Golf Course	1	1	1	1						Pencae	Penally		0			
80 West Holloway Farm	1	0	0	0				0	1	0	Penally		0			
<b>Subtotal - Penally</b>																
81 Caerwen Pontfaen	1	1	1	1	1			0		Cwm Gwaun	Fishguard		0			
82 Kilriffeth/ Cilriffeth	1	1	0	1	1					Cwm Gwaun	Fishguard		0	Grade II	26812	
83 Cilrhedyn	1	1	1	1	1					Cwm Gwaun	Llanymchaer		0			
84 Cilrhedyn Uchaf	1	0	0	0			1			Cwm Gwaun	Llanymchaer		1	Grade II	26817	20042 23491
85 Clyn	1	1	0	0			1			Cwm Gwaun	Llanymchaer		0			
86 Cronllwyn	1	1	1	1	1					Cwm Gwaun	Llanymchaer		0			
87 Ddolwen Farm	1	1	1	1	1					Cwm Gwaun	Llanymchaer		0			
88 Glanaufon	1	0		0	0			1	0	Cwm Gwaun	Llanymchaer		0			
89 Glandwr Farm	1	1	0	0	0	1				Cwm Gwaun	Llanymchaer		0			
90 Llan Wern	1	1	0	0	0	1				Cwm Gwaun	Llanymchaer		0			
91 Llaneart	1	1	1	1	1					Cwm Gwaun	Llanymchaer		0			
92 Panteg	1	1	1	1	1			0		Cwm Gwaun	Llanymchaer		0			
93 Pantgwynn Farm	1	1	1	1	1			0		Cwm Gwaun	Llanymchaer		0			
94 Pantgwynnartheg	1	1	1	1	1			0		Cwm Gwaun	Llanymchaer		0			
95 Penlan Oleu	1	1	1	1	1			0		Cwm Gwaun	Llanymchaer		0			
96 Penrhwi	1	0		0				1		Cwm Gwaun	Llanymchaer		0			
97 Vagwreinion	1	1		1	1			0		Cwm Gwaun	Llanymchaer		0			
98 Penbank Farm	1	1	1	1	1			0		Cwm Gwaun	Pontfaen		0			
99 Penfeidr	1	1	1	1	1					Cwm Gwaun	Pontfaen		0			



Name	Visited	permission given	not home, visible from road/path	surveyed	permission not given	permission not given/ not home and not visible from road/ footpath	duplication or outside area	could not find	found -to survey	Community	Address	Postcode	Listed	Listed building at farm	Listing Reference	Grid Ref
100 Dancoed	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
101 Danderi	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
102 Delnant	1	0	0	0	0	0	0	1	0	Cwm Gwaun	Pontfaen		0			
103 Efor Grug	1	0	0	0	0	0	0	1	0	Cwm Gwaun	Pontfaen		0			
104 Fagurgoch Farm	1	0	0	0	0	0	0	1	0	Cwm Gwaun	Pontfaen		0			
105 Ffynonddici	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
106 Gellifawr	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
107 Henllan	1	0	0	0	0	0	0	1	0	Cwm Gwaun	Pontfaen		0			
108 Llanerch	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
109 Llwynceilyn	1	0	0	0	0	0	0	1	0	Cwm Gwaun	Pontfaen		0			
110 Mynyddmelyn	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
111 Pengegin Isaf	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
112 Penlan Uchaf	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
113 Penlanwynn	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
114 Penrhiv	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
115 Pontfaen Farmhouse	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		1	Grade II	12003 and 12004	20213 23405,
116 Tredafydd Uchaf	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		1	Grade II	26814	20213 23399
117 Tredafydd Isaf	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			20221 23479
118 Trevern Farm	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
119 Ty Gwyn	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
120 Tynet	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
121 Trepant	1	1	1	1	1	1	1	0	0	Cwm Gwaun	Pontfaen		0			
<b>Subtotal Cwm Gwaun</b>																
122 Scourfield	1	1	1	1	1	1	1	1	0	Wiston	Clarbeston Road		0			
123 Selvedge Farm	1	1	0	1	1	1	1	1	0	Wiston	Clarbeston Road		0			
124 South Lamboro	1	0	0	0	0	0	0	1	0	Wiston	Clarbeston Road		0			
125 Lamborough Lane	1	0	0	0	0	0	1	1	0	Wiston	Clarbeston Road		0			
126 Upper Lamboro	1	1	1	1	1	1	1	1	0	Wiston	Clarbeston Road		0			
127 Clover Hill	1	1	1	1	1	1	1	1	0	Wiston	Crundale		0			
128 Crundale Hook Farm	1	1	1	1	1	1	1	0	0	Wiston	Crundale		0			
129 Fenton Cottage	1	0	0	0	0	0	0	1	0	Wiston	Crundale		0			
130 Fenton Folly	1	1	1	1	1	1	1	1	0	Wiston	Crundale		0			
131 Fenton Farm	1	1	0	1	1	1	1	1	0	Wiston	Crundale		0			
132 Great Hares Head	1	1	1	1	1	1	1	1	0	Wiston	Crundale		0			
133 Bungalow	1	0	0	0	0	0	0	1	0	Wiston	Crundale		0			
134 Railway Tavern Farm	1	0	0	0	0	0	0	1	0	Wiston	Crundale		0			
135 Tanyard Farm	1	1	1	1	1	1	1	1	0	Wiston	Crundale		0			

	Name	Visited	permission given	not home, visible from road/path	surveyed	permission not given	permission not given/ not home and not visible from road/ footpath	duplication or outside area	could not find	found to survey	Community	Address	Postcode	Listed	Listed building at farm	Listing Reference	Grid Ref
136	The Bank Farm	1	1	0	1	1					Wiston	Crundale		0			
137	The Old Farmhouse	1	1	1	1	1					Wiston	Lower Hill Crundale		0			
138	Cawdor House Farm	1	0		0	0			1	0	Wiston	Wiston		0			
139	Churchhill	1	1	1	1	1					Wiston	Wiston		0			
140	Corner Farm	1	1	1	1	1					Wiston	Wiston		0			
141	Coteleys farm	1	1	0	1	1					Wiston	Wiston		0			
142	Dollaston Farm	1	1	1	1	1					Wiston	Wiston		0			
143	Duckpool Farm	1	1	1	1	1					Wiston	Wiston		0			
144	East Hook	1	1	1	1	1					Wiston	Wiston		0			
145	Heathfield Lodge	1	0		0	0			1	0	Wiston	Wiston		0			
146	Hooks Hill Farm	1	1	0	1	1					Wiston	Wiston		0			
147	Long House Farm	1	1	1	1	1					Wiston	Wiston		0			
148	Longlands Farm	1	0		0	0			1	0	Wiston	Wiston		0			
149	Manor Farm	1	1	1	1	1					Wiston	Wiston		0			
150	Merryboro Farm	1	1	1	1	1					Wiston	Wiston		0			
151	North Park Farm	1	1	1	1	1					Wiston	Wiston		0			
152	North Pines	1	0		0	0			1	0	Wiston	Wiston		0			
153	Oak Cottage	1	0		0	0			1	0	Wiston	Wiston		0			
154	Scurle Farm	1	1	1	1	1					Wiston	Wiston		0			
155	South Hill Farm	1	0		0	0			1	0	Wiston	Wiston		0			
156	Subbleborough	1	1	1	1	1					Wiston	Wiston		0			
157	Upper Hill Farm	1	1	0	1	1			1	0	Wiston	Wiston		0			
158	Caldey Farm House	1	0		0	0					Wiston	Wiston		0			
159	West Dairy Farm	1	1	0	1	1					Wiston	Wiston		0			
160	Wiston Mill Farm	1	1	1	1	1					Wiston	Wiston		0			
161	Woodbarn Farm	1	0		0	0			1	0	Wiston	Wiston		0			
162	Clover Lamboro	1	1	1	1	1					Wiston	Clarbeston Road		0			
163	Cucumber Hill	1	1	1	1	1					Wiston	Clarbeston Road		0			
164	Green Hill	1	0		0	0			1	0	Wiston	Clarbeston Road		0			
165	Hengoed	1	1	1	1	1					Wiston	Clarbeston Road		0			
166	Highways	1	0		0	0			0	1	Wiston	Clarbeston Road		0			
167	Lower Lamboro	1	1	1	1	1					Wiston	Clarbeston Road		0			
168	Middle Lamboro	1	1	0	1	1					Wiston	Clarbeston Road		0			
169	Mount Joy	1	1	1	1	1					Wiston	Clarbeston Road		0			
170	New House	1	0		0	0			1	0	Wiston	Clarbeston Road		0			
171	North Lamboro	1	1	0	1	1					Wiston	Clarbeston Road		0			
172	Orton Farm	1	1	1	1	1					Wiston	Clarbeston Road		0			
173	Clarydale	1	0		0	0			1	0	Wiston	Llhwaden		0			

Name	Visited	permission given	not home, visible from road/path	surveyed	permission not given	permission not given/ not home and not visible from road/ footpath	duplication or outside area	could not find	found to survey	Community	Address	Postcode	Listed	Listed building at farm	Listing Reference	Grid Ref
174 Colby Farm	1	1	0	0	1					Wiston	Llavaden		0			
175 Water Holmes	1	1	1	1						Wiston	Llavaden		0			
176 Wiston Grange	1	0		0				1	0	Wiston	Llavaden		0			
177 Colby House	1	1	0	1	1					Wiston	Slebech		0			
178 Barretta Hill	1	0		0				1	0	Wiston	Wiston		0			
179 Longlands	1	1	0	1	1					Wiston	Clarbeston Road		0			
180 Pentypark	1	1	1	1						Wiston	Clarbeston Road		1	Grade II	13058, 13060, 13059, 13061	
181 Corner Farm	1	1	0	1	1					Wiston	Walton East		0			
182 Little West	1	0		0	0			1	0	Wiston	Walton East		0			
183 New House	1	0		0	0			1	0	Wiston	Walton East		0			
184 North East Farm	1	1	0	1	1					Wiston	Walton East		0			
185 Pwll Farm	1	1	0	1	1					Wiston	Walton East		0			
186 South East Farm	1	0		0	0			1	0	Wiston	Walton East		0			
187 South Farm House	1	1	0	1	1					Wiston	Walton East		0			
188 The West Farmhouse	1	1	0	1	1					Wiston	Walton East		0			
189 Walton Mill	1	1	1	1	1					Wiston	Walton East		0			
190 Walton Mill Fish Farm	1	0		0	0			1	0	Wiston	Walton East		0			
191 Bullhook	1	1	1	1	1					Wiston	Clarbeston		0			
192 Churchlands	1	1	0	1	1					Wiston	Clarbeston		0			
193 Clarbeston Farm	1	1	0	1	1					Wiston	Clarbeston		0			
194 Clarbeston Grange	1	1	1	1	1					Wiston	Clarbeston		0			
195 Deep Ford	1	1	1	1	1					Wiston	Clarbeston		0			
196 Green Farm	1	1	1	1	1					Wiston	Clarbeston		0			
197 Knock Farm	1	1	1	1	1					Wiston	Clarbeston		0			
198 Lower Bullhook	1	1	0	1	1					Wiston	Clarbeston		0			
199 New House	1	0		0	0			1	0	Wiston	Clarbeston		0			
200 Railway Cottage	1	0		0	0			1	0	Wiston	Clarbeston		0			
201 Spring Hill	1	0		0	0			1	0	Wiston	Clarbeston		0			
202 Summers Hill	1	1	0	1	1					Wiston	Clarbeston		0			
203 The Holmes	1	1	1	1	1					Wiston	Clarbeston		0			
<b>Total</b>	<b>204</b>	<b>148</b>	<b>84</b>	<b>51</b>	<b>135</b>	<b>8</b>	<b>5</b>	<b>7</b>	<b>45</b>	<b>4</b>			<b>21</b>			

Table 1		No. of buildings		No. of traditional buildings/ ranges i.e. pre 1914		Historical/ archaeological value			Approx. Age			Landscape value			Total			Total		
		Of those visited, no. of holdings without traditional farm buildings	Of those visited no. of holdings with traditional farm buildings			Historical/ archaeological value	v.important	good example	average	none	Total	Before 1850	Mid 19th century	Late 19th century	Total	Landscape value	v.important	important/good	average	none
Name																				
1	Carne Farm	0	1	1	1															
2	Ffrem Tresinwen	0	1	5	5	average			1		1	1	before 1850		1	import.		1		1
3	Llanwrwr	0	1	5	5	v.important	1				1		mid 19th C		1	v.important	1			1
4	Penysgarne	0	1	6	6	v.important	1				1		mid 19th C		1	import.		1		1
5	Pontigo Farm																			
6	Rhoshowell																			
7	Trefisbeg Farm	0	1	1	1	none					1		19th C		1	moderate		1		1
8	Tresinwen																			
9	Blwch y Rhos Farm	0	1	3	3	none					1	1	before 1850		1	import.	1			1
10	Carnigowil																			
11	Cilau Farm	0	1	1	1	v.important	1				1		before 1850		1	import.		1		1
12	Cilau Ganol																			
13	Cotts Farm																			
14	Llanwnda Farm	1	0	0	0															
15	Tan y Mynydd																			
16	Treiasillt Fach	0	1	3	3	none					1		19th C		1	moderate		1		1
17	Ty Isaf																			
18	Dedwyddia Farm	1	0	1	1	none					1		19th C		1	none				1
19	Graston Farm	0	1	2	2	v.important	1				1		before 1850		1	import.		1		1
20	Graston Hall	0	1	3	3	v.important	1				1		mid 19th C		1	import.		1		1
21	Greenigael	1	0	0	0															
22	Llangloffan Farm	0	1	6	6	v.important	1				1		mid 19th C		1	import.		1		1
23	Penbryn Farm	1	0																	
24	Rydyffern																			
25	Tregym Farm	0	1	2	2	v.important	1				1		before 1850		1		1			1
26	Woodland Farm	1	0	0	0															
27	Treisysyllt	0	1	7	7	good example					1		mid 19th C		1	import.		1		1
28	Brisgam	0	1	3	3	good example					1		before 1850		1	moderate		1		1
29	Broerig																			
30	Eithin Man																			
31	Gilfach Farm	0	1	1	1	none					1		before 1850		1			1		1
32	Goytan Farm	1	0																	
33	Good Hope	0	1	3	3	average					1		pre 1891 and post 1891		1	import.		1		1
34	North Pole	1	0																	

	Name	Of those visited, no. of holdings without tradition - all farm buildings	Of those visited no. of holdings with traditional farm buildings	No. of traditional buildings/ ranges ie. pre 1914	Historical/ archaeological value	v.important	good example	average	none	Total	Approx. date	Before 1850	Mid 19th century	19th century	Late 19th century	Total	Landscape value	v.important	important/good	average	none	Total
35	Panteurig	0	1	4	v.important	1				1	pre 1850s	1				1	import.	1			1	
36	Penysgwarne Farm																					
37	Trehowell	0	1	3																		
38	Trenewydd	0	1	3	v. important	1				1	19th C		1			1	import.	1			1	
39	Llanferran Farm	0	1	5	good example	1				1	mid 19th C		1			1	import.	1			1	
40	Velindre	0	1	4	v. important	1				1	19th C			1		1	import.	1			1	
41	Bank Farm	0	1	5	average		1			1	mid 19th C		1			1	import.	1			1	
42	Gwndwn Gwyn	0	1	1	average		1			1	pre 1891			1		1				1	1	
43	Pant y Bedy	1	0																			
44	Talygaer	0	1	4	v. important	1				1	pre 1850s	1				1	import.	1			1	
45	Treathro Farmhouse	0	1	7	v. important	1				1	pre 1850s	1				1	import.	1			1	
46	Trefasser Isaf	0	1	1																		
47	Trehilyn East	0	1	2	v. important	1				1	pre 1850s	1				1	import.	1			1	
48	Trehilyn West	0	1	2	average		1			1	19th C			1		1	import.	1			1	
49	Fferm Trellys																					
50	Trellys y Cnwce	0	1	2	average		1			1	pre 1891				1	1	import.	1			1	
51	Penrhif																					
52	Penlan																					
53	Penrhw																					
54	Llyn y Gornas Farm																					
55	Starway Farm	1	0	0																		
56	Mailyd Uchaf	0	1	1	none		1	0	1	1	19th C			1		1	import.	1			1	
57	Llandruidion	0	1	5	v. important (archaeol)	1				1	mid 19th C		1			1		1			1	
58	Caerau Farmhouse	0	1	1	average		1			1	mid 19th C		1			1		1			1	
59	Caerau Farm Plot 2	0	1	1	average		1			1	mid 19th C		1			1		1		0	1	
60	Caeregan	0	1	3																		
61	Craged Farm	0	1	1	none				1	1	19th C			1		1	average			1	1	
62	Ffynonruidion	0	1	3	v. important (archaeol)	1				1	mid 19th C		1			1		1			1	
63	Llenair																					
64	Llys y Onnen																					
65	Llysawel	1	0	0																		



	Name	Of those visited, no. of holdings without tradition - al farm buildings	Of those visited no. of holdings with traditional farm buildings/ ranges ie. pre 1914	Historical/ archaeological value	v.important	good example	average	none	Total	Approx. date	Before 1850	Mid 19th century	19th century	Late 19th century	Total	Landscape value	v.important	important/good	average	none	total
66	Trefayog Farm	0	1	4					1	mid 19th C	1	1	1	1	1		1	1			1
67	Trefeigam	0	1	1																	
68	Trefllys y Goed	0	1	1				1	1	19th C			1	1	1	none				1	1
69	Ville Delmare																				
70	Ynys Deullyn																				
204	Carcoad																				
71	Crackwell Farm	0	1	2		average	1	1	1	19th C	0	1	0	1	1	import.	0	1	0	0	1
72	East Turr Farm	0	1	3																	
73	Gillar Grove farm	0	1	1																	
74	Penally Court Farm	0	1	4		v. important	1		1	19th C and medieval			1	1	1	import.	1	0			1
75	Penhoyle Manor	1	0																		
76	Penhoyle Farm Cottage																				
77	Robert's Wall Farm	0	1	1		none		1	1	19th C			1	1	1				1		1
78	Trefloyno Lodge	1	0																		
79	Trefloyno Golf Course	0	1	2		average	1	1	1	mid 19th C	1	1	1	1	1	import.	1	1			1
80	West Holloway Farm																				
81	Caerwen Pontfaen	0	1	3		none	1	1	1	19th C	0	0	1	0	1	none	0	1	1	1	1
82	Kilriffell/ Cilciffell	0	1	2		v. important	1		1	mid 19th C	1	1	1	1	1	import.	0	1	0		1
83	Cilrhedyn	0	1	2		good example	1	1	1		1				1				1	1	1
84	Cilrhedyn Uchaf																				
85	Clyn																				
86	Cronllwyn	0	1	2		good example	1		1	mid 19th C	1	1	1	1	1		1	1			1
87	Idolwen Farm	0	1	2		average		1	1	mid 19th C	1	1	1	1	1				1	1	1
88	Glanafon																				
89	Glandwr Farm																				
90	Llan Wern																				
91	Llancaest	0	1	3		good example	1		1	mid 19th C	1	1	1	1	1				1		1
92	Panteg	0	1	2		none		1	1	19th C			1	1	1	none				1	1
93	Pantegwyn Farm	0	1	2		good example	1		1	19th C	1	1	1	1	1	none				1	1
94	Pantygwartheg	0	1	3		none		1	1	19th C	1	1	1	1	1	none				1	1
95	Penlan Oleu	0	1	2		none		1	1	19th C			1	1	1	none				1	1
96	Penrhif																				
97	Vagvreinion	1	0	0																	
98	Penbank Farm	0	1	2		none		1	1	19th C			1	1	1	none				1	1
99	Penfeidr	0	1	2		average	1	1	1	pre 1850	1	1	1	1	1		1	1			1

		Of those visited, no. of holdings without traditional farm buildings	Of those visited no. of holdings with traditional farm buildings	No. of traditional buildings/ ranges i.e. pre 1914	Historical/archaeological value	v.important	good example	average	none	Total	Approx. date	Before 1850	Mid 19th century	19th century	Late 19th century	Total	Landscape value	v.important	important/good	average	none	Total
	Name																					
	100 Dancoed	0	1	1	average			1	1	1	19th C			1	1	1	good	1	1	1	1	1
	101 Danderi	0	1	2	average			1	1	1	1890			1	1	1	import.	1	1	1	1	1
	102 Delnau																					
	103 Efor Grug																					
	104 Fagwgoch Farm																					
	105 Ffynonddi	1	0	0																		
	106 Gellifawr	0	1	4	v.important	1			1	1	pre 1850	1				1	v.important	1				1
	107 Henllan																					
	108 Llanerch	0	1	2	average			1	1	1	19th C		1	1	1	1	v.important	1		0	1	1
	109 Llwynelwyn																					
	110 Mynyddmelyn	0	1	3	good		1		1	1	19th C			1	1	1	good					1
	111 Pengegin Isaf	1	0	0																		
	112 Penlan Uchaf	0	1	1	none			1	1	1	19th C			1	1	1	important	1	1			1
	113 Penlanwynn	0	1	2	good												good					1
	114 Penrhif	0	1	1	good		1		1	1	19th C		1	1	1	1	v.important	1	0			1
	115 Pontfaen Farmhouse	0	1	3	v.important	1			1	1	early and late 19th C	1					v.important	1				1
	116 Tredafydd Uchaf	0	1	4	v.important	1			1	1	pre 1850	1				1	important		1			1
	117 Tredafydd Isaf	0	1	1	none			1	1	1	19th C			1	1	1	none				1	1
	118 Trewen Farm	1	0	0																		
	119 Ty Gwyn	0	1	2	none			1	1	1	19th C			1	1	1	important	1				1
	120 Tyriet	0	1	1	none			1	1	1	19th C			1	1	1	none				1	1
	121 Trepant	1	0	0																		
	Subtotal, Gwynedd	5	25	54		4	7	5	3	25		5	4	16	0	25		4	10	3	5	25
	122 Scourfield	0	1	1	none			1	1	1	19th C			1	1	1	none	0	0		1	1
	123 Selvedge Farm	0	1	2					1	1	mid 19th C					1	average					1
	124 South Lamboro																					
	125 Lamborough Lane																					
	126 Upper Lamboro	1	0																			
	127 Clover Hill	0	1	3	average			1	1	1	mid 19th C					1	imp.	1	1			1
	128 Crundale Hook Farm	0	1	1	average			1	1	1	late 19th C				1	1	average					1
	129 Fenton Cottage																					
	130 Fenton Polly	0	1	2	average		1		1	1	late 19th C				1	1	average					1
	131 Fenton Farm	0	1	8	average			1	1	1	pre 1850	1				1						1
	132 Great Hares Head	0	1	3	average		1		1	1	mid 19th C					1						1
	133 Bungalow																					
	134 Railway Tavern Farm																					
	135 Tanyard Farm	1	0																			

Name	Of those visited, no. of buildings without traditional farm buildings	Of those visited no. of buildings with traditional farm buildings	No. of traditional buildings/ranges i.e. pre 1914	Historical/archaeological value	important	good example	average	none	Total	Approx. date	Before 1850	Mid 19th century	Late 19th century	Total	Landscape value	V. important	important/good	average	none	Total
136 The Bank Farm	1	0	3	average			1	1	1	mid 19th C	1	1	1	1	good	1	1			1
137 The Old Farmhouse	0	1	3																	
138 Cawdor House Farm																				
139 Churchhill	0	1	2	good example	1	1	1	1	1	1829	1	1	1	1	good	1	1			1
140 Corner Farm	0	1	5	good example	1	1	1	1	1	mid 19th C	1	1	1	1	good	1	1			1
141 Colleys farm	0	1	1	none			1	1	1	19th C		1	1	1	average		1			1
142 Dollaston Farm	0	1	2	good example	1	1	1	1	1	late 19th C		1	1	1	good	1	1			1
143 Duckspool Farm	0	1	3	average	1	1	1	1	1	early 19th C	1			1	good	1	1			1
144 East Hook	0	1	2	good example	1	1	1	1	1	19th C		1	1	1	good	1	1			1
145 Heathfield Lodge																				
146 Hooks Hill Farm	0	1	3	good example	1	1	1	1	1	1830	1	1	1	1	good	1	1			1
147 Long House Farm	0	1	2	good example	1	1	1	1	1	mid 19th C	1	1	1	1	good	1	1			1
148 Longlands Farm																				
149 Manor Farm	0	1	3	none			1	1	1	19th C		1	1	1	good	1	1			1
150 Merryboro Farm	0	1	3	average	1	1	1	1	1	mid 19th C	1	1	1	1	average		1			1
151 North Park Farm	1	0																		
152 North Pines																				
153 Oak Cottage																				
154 Seurtle Farm	0	1	1	good example	1	1	1	1	1	mid 19th C	1	1	1	1	none		1			1
155 South Hill Farm																				
156 Stubbleborough	0	1	3	average			1	1	1	19th C		1	1	1	none		1			1
157 Upper Hill Farm	0	1	3	good example	1	1	1	1	1	mid 19th C	1	1	1	1	average		1			1
158 Caldey Farm House																				
159 West Dairy Farm	0	1	4	good example	1	1	1	1	1	mid 19th C	1	1	1	1	important	1	1			1
160 Wisdon Mill Farm	0	1	1	none			1	1	1	?		1	1	1	average		1			1
161 Woodburn Farm																				
162 Clover Lamboro	0	1	1	none			1	1	1	early 19th C	1	1	1	1	good	1	1			1
163 Cucumber Hill	1	0																		
164 Green Hill																				
165 Hengood	0	1	3	good example	1	1	1	1	1	19th C		1	1	1			1			1
166 Highways																				
167 Lower Lamboro	0	1	1	none			1	1	1	early 19th C	1	1	1	1			1			1
168 Middle Lamboro	0	1	1	none			1	1	1			1	1	1			1			1
169 Mount Joy	0	1	3	average			1	1	1	mid 19th C	1	1	1	1		1				1
170 New House																				
171 North Lamboro	0	1	1	none			1	1	1	?		1	1	1			1			1
172 Orton Farm	0	1	2	average			1	1	1	late 19th C		1	1	1			1			1
173 Clarydale																				



Name	Of those visited, no. of buildings without traditional farm buildings	Of those visited no. of buildings with traditional farm buildings	No. of traditional buildings/ ranges i.e. pre 1914	Historical/archaeological value	v.important	good example	average	none	Total	Approx. date	Before 1850	Mid 19th century	Late 19th century	Total	Landscape value	v.important	important/good	average	none	Total	
174 Colby Farm	0	1	1						1					1						1	
175 Water Holmes	0	1	2	none				1	1	19th C				1				1		1	
176 Wiston Grange																					
177 Colby House	1	0																			
178 Barretts Hill																					
179 Longlands	0	1	3	average			1		1	1860				1				1		1	
180 Pentypark	0	1	6	v. important	1				1	early and late 19th C				1							
181 Corner Farm	0	1	2	good example			1		1	19th C				1				1		1	
182 Little West																					
183 New House																					
184 North East Farm	0	1	3	none				1	1	19th C				1					1	1	
185 Pwll Farm	0	1	1	none				1	1	19th C				1			1			1	
186 South East Farm																					
187 South Farm House	0	1	1	none				1	1	?				1			1			1	
188 The West Farmhouse	0	1	2	good example			1		1	late 19th C				1			1			1	
189 Walton Mill	0	1	4	good example			1		1	19th C				1			1			1	
190 Walton Mill Fish Farm																					
191 Bullhook	0	1	3	none				1	1	19th C				1			1			1	
192 Churchlands	0	1	2	none				1	1	19th C				1	none			1		1	
193 Clarbeston Farm	0	1	2	none				1	1	mid 19th C				1			1			1	
194 Clarbeston Grange	0	1	4	good example			1		1	early 19th C				1			1			1	
195 Deep Ford	0	1	1	none				1	1	19th C				1			1			1	
196 Green Farm	0	1	2	good example			1		1	early 19th C				1			1			1	
197 Knock Farm	0	1	3	good example			1		1	mid 19th C				1				1		1	
198 Lower Bullhook	0	1	1	none				1	1	19th C				1					1	1	
199 New House																					
200 Railway Cottage																					
201 Spring Hill																					
202 Summers Hill	0	1	1	none				1	1	19th C				1			1			1	
203 The Holmes	0	1	2	average			1		1	19th C				1						1	
Subtotal - Wiston	6	50	119		1	16	13	19	49		6	13	22	6	49		2	24	13	10	49
Total	23	120	303		21	27	29	36	113					113		10	58	25	20	113	



	Name	Very good condition	Good/ Reasonable condition	Fair/ Poor condition	Some roofs missing	Unknown	Total	Farming	Storage/ redundant	Stables/ kennels	Garages	Under conversion/ converted - dwelling	Commercial use	Unknown/ other	Total	Redundant/ Underutilised	Awaiting funding/ planning/ conversion/ part converted	Positive towards alternative uses	Interested in buildings and their future	Not interested	Not applicable/ Busy/ not home	Total	Retain as farm buildings	Good access	Reasonable access	Poor access	Unknown	Total
35	Panteurig				1	1	1	3	1	1	0				4	4					1	1	1			1		1
36	Penysgwame Farm																											
37	Trehowell																											
38	Trenewydd		1			1	1				0			3	3						1	1	1	1			1	
39	Llanferran Farm		1			1	1	3	2						5	0			1					1			1	
40	Velindre			1		1	1		3					1	4	2			1				1	1			1	
41	Bank Farm	1				1	1	1		3		1			5				1				1	1			1	
42	Gwndwn Gwyn		1			1	1					0		1	1	1					1	1	1				1	
43	Pant y Bedy																											
44	Talygaer		1			1	1				2			2	4	2					1	1	1	1			1	
45	Treathro Farmhouse	1				1	3				0			4	7	2			1				1	1			1	
46	Trefasser Isaf														1	1												
47	Trehilyn East		1			1	1	2				0			2	0			1					1			1	
48	Trehilyn West		1			1	1	1	1			0			2	1				1				1			1	
49	Fferm Treliys																											
50	Treliys y Cnwce	1				1	1	2							2	1		1				1	1	1			1	
51	Penthiw																											
52	Penlan																											
53	Pencwce																											
54	Llyn y Gorras Farm																											
55	Starway Farm																											
56	Maldy Uchaf		1			1	1		1						1	1			1					1			1	
57	Llandrudion				1	1	1		5			0			5	5	1								1		1	
58	Caerau Farmhouse	1				1						1			1	0	1							1			1	
59	Caerau Farm Plot 2	1				1	1					1			1	0	1							1			1	
60	Caersegan																											
61	Craged Farm	1				1	1		1						1	1	1							1			1	
62	Ffynonduidion		1			1						0			3	3	0					1	1	1			1	
63	Llemair																											
64	Llys y Onnen																											
65	Llyswel																											



		Very good condition	Good/ Reasonable condition	Fair/ Poor condition	Some roofs missing	Unknown	Total	Farming	Storage/ redundant	Stables/ kennels	Garages	Under conversion/ converted - dwelling	Commercial use	Unknown/ other	total	Redundant/ Underutilised	Awaiting funding/ planning/ conversion/ part converted	Positive towards alternative uses	Interested in buildings and their future	Not interested	Not applicable/ Busy/ not home	Total	Retain as farm buildings	Good access	Reasonable access	Poor access	Unknown	Total
	Name																											
66	Trefayog Farm	1					1	2	1		1	0			4	2			1					1				1
67	Trefelgam													1	1					1								1
68	Trellys y Coed	1					1					1											1					1
69	Ville Delmare																											
70	Ynys Deuillyn																											
204	Carcoed																											
Subtotal - Penally		10	10	10	1	1	38	20	35	4	4	15	0	30	117	48	8	1	13	3	8	38	21	11	3	0	35	
71	Crackwell Farm	1					1					0		2	2	2			1								1	
72	East Tarr Farm													3	3													
73	Giltar Grove farm													1	1													
74	Penally Court Farm	1					1		1	2	1	0			4	1			1				1				1	
75	Penhoyle Manor																											
76	Penhoyle Farm Cottage																											
77	Robert's Wall Farm					1	1						1	1	1	0	1							1			1	
78	Trefloyne Lodge																											
79	Trefloyne Golf Course	1					1					1	1	2	1	1		1					1				1	
80	West Holloway Farm																											
Subtotal - Penally		1	2	0	0	1	4	0	1	2	1	1	3	6	13	4	1	1	2	0	0	4	2	2	0	0	4	
81	Caerwen Pontfaen			1			1	3						3							1		1				1	
82	Kilkefeth/ Cilciffeth	1					1					0	2	2	2	2											1	
83	Cilrhedyn	1					1	1	1			0		2	1	1			1				1				1	
84	Cilrhedyn Uchaf																											
85	Clyn																											
86	Cronllwyn	1					1	2				0		2	0				1				1				1	
87	Ddolwen Farm	1					1		2			0		2	1	1			1				1				1	
88	Glanaafon																											
89	Glandwr Farm																											
90	Llan Wern																											
91	Llancast	1					1					3		3	0	1											1	1
92	Panteg						1	1					2	2							1						1	
93	Pantigwyn Farm	1					1	1	1						2				1				1				1	
94	Pantygwartheg	1					1		3						3	2		1									1	
95	Penlan Oleu						1					2		2	1	1	1										1	
96	Penrhaw																											
97	Vagwreinion																											
98	Penbank Farm	1					1	1	1						2												1	
99	Penfeidr						1					0		1	2	2											1	

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100 Dancod	1					1	1							1	2		1	1			1	1	1			1	
101 Danderi		1				1		2						2	2		1					1	1			1	
102 Delnant																											
103 Efor Grug																											
104 Fagwgoch Farm																											
105 Ffynonddi																											
106 Gellifawr		1				1	1					2	2	4	2		1				1	1	1			1	
107 Henllan																											
108 Llanerch		1				1	1				1			2	1		1				1	1	1			1	
109 Llwynneclyn																											
110 Mynyddmelyn		1				1	1	1					2	3	3			1			1	1	1			1	
111 Pengwin Isaf																											
112 Penlan Uchaf	1					1	1				1			1						1	1	1	1			1	
113 Penlanwynt		1				1	2							2				1			1	1		1		1	
114 Penrhaw		1				1	1	1						1	1					1	1	1	1			1	
115 Pontfaen Farmhouse		1				1	1				2			3				1			1	1	1			1	
116 Tredafydd Uchaf		1				1	3	1					4					1			1	1	1			1	
117 Tredafydd Isaf		1				1	1						1	1					1		1	1	1			1	
118 Trewern Farm																											
119 Ty Gwyn		1				1	1	2						2						1	1	1	1			1	
120 Tyriet		1				1	1							1						1	1	1	1			1	
121 Trepant																											
Subtotal - Good/ Reasonable	1	17	6	0	1	25	17	17	0	2	7	2	5	54	18	2	4	10	1	3	25	11	6	6	0	25	
122 Scourfield	1					1					1		1	1	0		1				1	1	1			1	
123 Selvedge Farm		1				1	1				0	2	2	2						1	1	1	1			1	
124 South Lamboro																											
125 Lamborough Lane																											
126 Upper Lamboro																											
127 Clover Hill		1				1	3				0		3	0						1	1	1	1			1	
128 Crundale Hook Farm		1				1	1	1			0		1	1				1			1	1	1			1	
129 Fenton Cottage																											
130 Fenton Folly		1				1	2				0		2	0						1	1	1	1			1	
131 Fenton Farm		1				1		8			0		8	8	1						1	1	1			1	
132 Great Hares Head		1				1	3				0		3	0				1			1	1	1			1	
133 Bungalow																											
134 Railway Tavern Farm																											
135 Tanyard Farm																											

	Name	Very good condition	Good/ Reasonable condition	Fair/ Poor condition	Some roofs missing	Unknown	Total	Farming	Storage/ redundant	Stables/ kennels	Garages	Under conversion/ converted - dwelling	Commercial use	Unknown/ other	Total	Redundant/ Underutilised	Awaiting funding/ planning/ conversion/ part converted	Positive towards alternative uses	Interested in buildings and their future	Not interested	Not applicable/ Busy/ not home	Total	Retain as farm buildings	Good access	Reasonable access	Poor access	Unknown	Total
136	The Bank Farm																											
137	The Old Farmhouse		1			1	1	2	1			0			3	1		1				1				1	1	
138	Cawdor House Farm																											
139	Churchhill		1			1	1	2				0			2	0			1			1					1	
140	Corner Farm		1			1	1		5			0			5	3			1			1					1	
141	Cotleys farm		1			1	1					1			1	0					1				1		1	
142	Dollaston Farm		1			1	1		1			0			2	2					1				1		1	
143	Duckspool Farm		1			1	1		3			0			3	3		1				1			1		1	
144	East Hook				1	1	1					0			2	1		1				1			1		1	
145	Heathfield Lodge																											
146	Hooks Hill Farm		1			1	1		2			0			3	2		1							1		1	
147	Long House Farm		1			1	1					1		1	2	0			1					1			1	
148	Longlands Farm																											
149	Manor Farm		1			1	1		2			1			3	2	1								1		1	
150	Merryboro Farm		1			1	1		2			0		1	3	2	1							1			1	
151	North Park Farm																											
152	North Pines																											
153	Oak Cottage																											
154	Scuttle Farm				1	1	1					0			1	0		1						1			1	
155	South Hill Farm																											
156	Stubbleborough				1	1	1	2	1			0			3	1			1					1			1	
157	Upper Hill Farm		1			1	1		3			0			3	3					1			1			1	
158	Caldey Farm House																											
159	West Dairy Farm				1	1	1		4			0			4	4					1			1			1	
160	Wiston Mill Farm		1			1	1					0		1	1	1				1				1			1	
161	Woodbarn Farm																											
162	Clover Lamboro		1			1	1					1			1	0		1						1			1	
163	Cucumber Hill																											
164	Green Hill																											
165	Hengoed		1			1	1	2	1			0			3	1		1						1			1	
166	Highways																											
167	Lower Lamboro		1			1	1		1			0			1	0			1					1			1	
168	Middle Lamboro		1			1	1		1			0			1	0				1				1			1	
169	Mount Joy		1			1	1	3				0			3	0			1				1		1		1	
170	New House																											
171	North Lamboro		1			1	1		1			0			1	0					1			1			1	
172	Orton Farm		1			1	1	1	1			0			2	1			1				1		1		1	
173	Clarydale																											



Name	Very good condition	Good/ Reasonable condition	Fair/ Poor condition	Some roofs missing	Unknown	Total	Farming	Storage/ redundant	Stables/ kennels	Garages	Under conversion/ converted - dwelling	Commercial use	Unknown/ other	total	Redundant/ Underutilised	Awaiting funding/ planning/ conversion/ part converted	Positive towards alternative uses	Interested in buildings and their future	Not interested	Not applicable/ Busy/ not home	Total	Retain as farm buildings	Good access	Reasonable access	Poor access	Unknown	Total
174 Colby Farm																											
175 Water Holmes	1					1	2				0			2	0						1	1	1			1	
176 Wiston Grange																											
177 Colby House																											
178 Barrells Hill																											
179 Longlands		1				1	3				0			3	3						1	1	1			1	
180 Pentypark		1				1	5				1			6	5	1										1	
181 Corner Farm				1		1	2				0			2	2						1	1	1			1	
182 Little West																											
183 New House																											
184 North East Farm			1			1	1			2	0			3	0						1	1	1			1	
185 Pwll Farm		1				1					0		1	1	0						1	1	1			1	
186 South East Farm																											
187 South Farm House					1	1	1				0			1	1						1	1	1			1	
188 The West Farmhouse		1				1	1				0			2	1						1	1	1			1	
189 Walton Mill		1				1	4				0			4	4		1									1	
190 Walton Mill Fish Farm																											
191 Bullhook		1				1	1			1	0			3	2			1				1				1	
192 Clchurchlands			1			1	2				0			2	0		1					1				1	
193 Clarbeston Farm						1	2				0			2	0							1				1	
194 Clarbeston Grange						1	2	2			0			4	2			1				1				1	
195 Deep Ford						1	1				0			1	0			1				1				1	
196 Green Farm		1				1	2				0			2	0			1				1				1	
197 Knock Farm			1			1	3				0			3	0		1					1				1	
198 Lower Bullhook						1	1				0			1	1		1					1				1	
199 New House																											
200 Railway Cottage																											
201 Spring Hill																											
202 Summers Hill		1				1	2				0		1	1	1						1	1				1	
203 The Holmes		1				1	2				0			2	0			1				1				1	
<b>Subtotal - Wiston</b>	<b>9</b>	<b>19</b>	<b>15</b>	<b>5</b>	<b>1</b>	<b>49</b>	<b>42</b>	<b>55</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>119</b>	<b>78</b>	<b>6</b>	<b>16</b>	<b>24</b>	<b>2</b>	<b>26</b>	<b>74</b>	<b>2</b>	<b>37</b>	<b>20</b>	<b>17</b>	<b>0</b>	<b>74</b>
<b>Total</b>	<b>23</b>	<b>48</b>	<b>31</b>	<b>7</b>	<b>4</b>	<b>113</b>	<b>86</b>	<b>108</b>	<b>9</b>	<b>12</b>	<b>30</b>	<b>4</b>	<b>53</b>	<b>303</b>	<b>146</b>	<b>17</b>	<b>24</b>	<b>49</b>	<b>6</b>	<b>42</b>	<b>138</b>	<b>71</b>	<b>39</b>	<b>28</b>	<b>0</b>	<b>138</b>	

## 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.

<b>Table 2</b>	
Visited	148
Permission given	84
Permission not given, but visible from road or public footpath	51
	135
Permission not given	8
Not home and not visible from public road/path	5
Could not find, outside area or duplication	52
	65
Other	4
<b>Total</b>	<b>204</b>

Preliminary 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.

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

<b>Table 4</b>			
<b>Out of those surveyed</b>			
	No with traditional buildings/ ranges	total surveyed	% of total surveyed
Pencaer	39	44	89%
Penally	6	6	100%
Cwm Gwaun	25	30	83%
Wiston	50	55	91%
	120	135	89%



The break down of the survey results in terms of the number of Farms containing traditional ranges or buildings found is described in Table 4.

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.

<b>Table 5</b>			
<b>Number of traditional ranges/ buildings found</b>			
		<b>total surveyed</b>	
Pencaer	117	44	38%
Penally	13	6	46%
Cwm Gwaun	54	30	56%
Wiston	119	55	46%
	<b>303</b>	<b>135</b>	<b>45%</b>

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

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.

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

<b>Table 7</b>					
<b>Historical Archaeological Value</b>					
	Very important	important	average	none	
Pencaer	15	4	9	7	35
Penally	1	0	2	1	4
Cwm Gwaun	4	7	5	9	25
Wiston	1	16	13	19	49
					113

Of those surveyed, 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.

<b>Table 8</b>					
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	4	16	0	25
Wiston	8	13	22	6	49
					113

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.

<b>Table 9</b>					
<b>Landscape value</b>					
	very important	important/ good	average	none	
Pencaer	3	22	8	2	35
Penally	1	2	1	0	4
Cwm Gwaun	4	10	3	8	25
Wiston	2	24	13	10	49
					113

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 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 valley tend to be shrouded in trees and hidden in the convoluted valleys.

In Wiston a reasonable high number have important or good value in the survey and summarised 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.

<b>Table 10</b> 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	18	54	33%
Wiston	78	119	66%
	146	303	48%

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%.

<b>Table 11</b> Number of buildings/ ranges converted or under conversion					
	residential use	commercial use		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	54	17%
Wiston	6	0	6	119	5%
	30	4	34	303	11%

Unsurprisingly Penally has the largest percentage of converted buildings, although the sample is smaller in that community as illustrated in Table 11. The communities with 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.

**Table 12****Of those permission given, owners attitude**

RevA

	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	17	6	0	1	25
Wiston	9	19	15	5	1	49
						113

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.

### **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 to date:

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.

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 sat compromising the building. They do however protect them when they are in the curtilage of one of their properties.

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 the better of these buildings or at least conserve for the future.

### **9.2 Securing a future**

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 of traditional farm buildings, then conservation using higher quality materials are usually required, slates instead of profiled roof 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. Without assistance farmers cannot be expected to shoulder the burden of conserving buildings that have limited agricultural use.

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 and the juxtaposition of such uses.

As with most problems one solution does not fit everywhere and appropriate options have to be considered in each instance.

### **9.3 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. 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. The Wiston area is particularly 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 protect the effect on 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.

### **9.4 Possible new initiatives**

The government is recognizing traditional farm buildings as an asset and an opportunity for rural regeneration. Planning is now more positive is 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.



There are thus a number of measures currently available to assist in the up keep and conversions of traditional farm buildings.

**Table 14. Criteria for selection an possible initiatives**

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

\* (some funding existing)

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 at this scheme is expanded further and suggest that this may be the best vehicle 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, through the multiplier effect, the investment in traditional building techniques and the use of local materials would support local craftsman and businesses in the local rural economy.

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.

There are however 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. 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.

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.

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

### **9.5 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.

### **9.6 Summary**

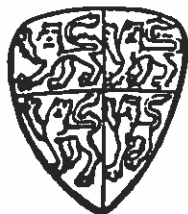
One of the best means of conserving buildings is through a creative new use. Creative and sensitive re-use should be encouraged where appropriate opportunities exist. Business use should in particular be encouraged due to its wider economical benefits in the rural economy. Farm owners should be further encouraged to maintain their traditional farm buildings with financial assistance through initiatives such as Farming Connect and Tir Gofal.

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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# CAMBRIAN ARCHAEOLOGICAL ASSOCIATION

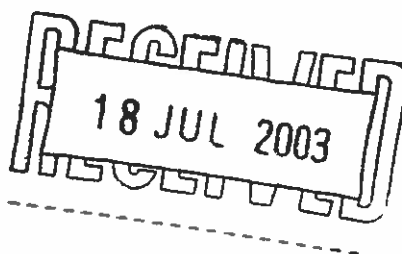
## CYMDEITHAS HYNAFIAETHAU CYMRU

Patron: HRH THE PRINCE OF WALES, K.G.  
Noddwr: EUB TYWYSOG CYMRU, K.G.

REGISTERED CHARITY NUMBER: 216249

4 March 2003

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Dear Sirs,

### Traditional Farm Buildings in Pembrokeshire

I am pleased to respond to the above on behalf of the Cambrian Archaeological Association.

We believe that traditional farm buildings are a vital archaeological and historical legacy. Their development was influenced by tenurial history, economic prosperity, building materials, topography, size of farm and the type of farming practised. They are thus key indicators of past economic activity in any region at a given time, and changes to these buildings can be used to track the changing fortunes of a rural area as it responded to external economic factors.

Generally, the farm buildings of Pembrokeshire date from the late 18<sup>th</sup> and 19<sup>th</sup> centuries, reflecting the agricultural revolution which then swept the county. Few earlier farm buildings survive in the county (although earlier first-floor halls, tower houses and so on were later adapted as farm buildings), in contrast to Monmouthshire and Denbighshire, for instance, where improvements were felt sooner. Pembrokeshire is particularly characterised by its planned farmstead ranges, many of which are architecturally pleasing and all of which have historical merit in recording past activity. Almost all are built of local materials and in the local vernacular, and contribute greatly to the character of the region.

Like all farm buildings, they are classic examples of good design, for they were built not for show but for use and therefore are totally functional and almost timeless in their design, with few features that can fall victim to changing taste. They were often built by people who identified themselves with their surroundings, unlike the office-bound designers of many modern agricultural structures.

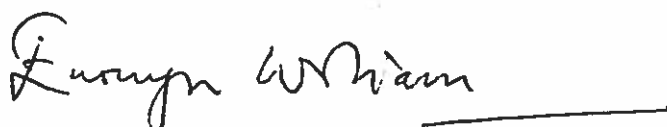
A considerable number of these structures have been identified, and recorded at a basic level, in Cadw's current re-listing programme. Gerallt Nash of the Museum of Welsh Life has also recorded the layout and functions of many farmsteads in the county. A context for these farmsteads is provided in my book *The Historical Farm Buildings of Wales* (John Donald, Edinburgh, 1986, 202pp).

We recognise that traditional farm buildings are becoming increasingly redundant in today's economic climate. They are small and labour-intensive, at a time when large sheds, which can be cleaned by a tractor, are the most useful. Likewise, the erection of new buildings is favoured by legislation and the grant-aid system. Many farmsteads in the region have been converted sympathetically and usefully into holiday accommodation as farmers have had to diversify, and this may remain the key to retaining many of these old structures. So long as the work is sympathetically done, retaining all the essential features and not imposing unduly domestic features on essentially agricultural buildings, then we would be supportive of such developments particularly if any internal features are recorded or if possible preserved as well. Advice on recording can be obtained from the Royal Commission on Ancient Monuments, from Cambrian Archaeology, from Pembrokeshire Historic Buildings, and from the planning authorities.

The other route for re-use of the traditional farm buildings is by conversion to light industry or, increasingly, for ICT-related activity, but these again depend on initiatives arising from the farming community itself, since so many of these buildings are located in close proximity to the farmhouse itself. If the farm is still worked, there is then the planning issue of replacement buildings, which themselves should be appropriate and as unobtrusive as possible in a landscape that is often flat, particularly in the south of the county.

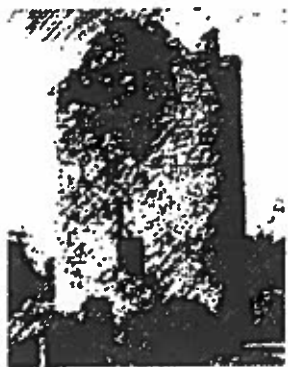
I hope that these remarks are helpful.

Yours faithfully,

A handwritten signature in dark ink, reading 'Eurwyn Wiliam'. The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Eurwyn Wiliam MA, PhD, FSA

# PEMBROKESHIRE HISTORIC BUILDINGS TRUST

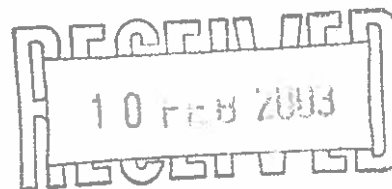


☐ Chairman  
Cedric Mitchell  
Dragon House  
22a Hill Street  
Haverfordwest  
Pembrokeshire SA71 4RG  
Tel: 01437-762244

☐ Hon. Secretary  
Martin Bell  
Longstone Farmhouse  
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Pembrokeshire SA67 8PE  
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Membership Secretaries: Peggy and Mollie Thomas, 19, Presely View, Pembroke Dock  
Tel: 01646-682625

Linda Jones  
Ancanthus Holden Architects  
Watermans' Lane  
The Green  
Pembroke  
SA71 4NU



6<sup>th</sup> February 2003.

Dear Linda Jones,

## **Study - Traditional Farm Buildings in Pembrokeshire.**

I was pleased to receive your letter dated 31<sup>st</sup> January 2003 informing the Trust that the Study has been funded and was underway.

In respect of your last paragraph the Trust strongly supports action to preserve traditional farm buildings in Pembrokeshire in a manner which reflects and is sympathetic to their original design and use of materials.

Whilst traditional farm buildings (TFBs) form an important element in the Pembrokeshire landscape, it is apparent that many are not meeting the requirements of current farming practices and are therefore being allowed to fall into disrepair. Although a number have been converted to alternative uses, some of those conversions have been inappropriate. The loss of further TFBs would rob the County of an element of its character and identity.

It is understood that your study will be based on selected areas within the County.

I would hope that whilst this approach will allow a variety of vernacular styles to be considered, the study will also be able to present a methodology that will assist with the development of a pan-Pembrokeshire policy / advice note.

The Trust has noted Policy 58 in the draft JUDP concerning TFBs and made the attached comments.

In this context the Trust would hope that the study could substantially contribute to the preparation of Supplementary Planning Guidance to support this Policy.

The Chairman of the Trust has agreed this reply. The next meeting of the Committee takes place on Tuesday 1<sup>st</sup> April at which time I hope that the above views will be confirmed.

I look forward to learning of Ancanthus Holden's progress on the above.

Yours sincerely,

A handwritten signature in cursive script, reading "Martin Bell".

Martin Bell (Secretary)



**OBJECTION - Policy 58. Conversion of Traditional Buildings – clarification.**

Para 5.5.12 states that *"This policy covers all structures including abandoned dwellings."* PHBT considers that statement is open to a very broad interpretation and that the concept of what is 'traditional' should form part of the Policy. At present a definition is included in the Appendix, page 158 – PHBT suggest an improved definition should be drafted.

Factors including the age of a 'traditional' building, (PHBT suggest pre 1914) the materials used in its construction (which should generally be West Wales based) and the method of construction (ie pre concrete lintels and breeze block construction) should form part of the explanatory text which accompanies the Policy. A comment on the degree of dereliction of a building should also be incorporated into the supporting text.

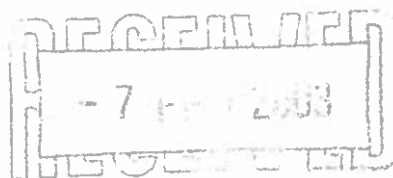
Policy 50, Low Impact Development, incorporates a definition into the supporting text – paragraph 5.4.58.

**South & West Wales Region**

Llewellyn Humphreys, Napier House, Spilman Street,  
Carmarthen, Carmarthenshire, SA31 1JY

6<sup>th</sup> February 2003  
JMGA/ke

Linda Jones  
Acanthus Holden Architects  
Waterman's Lane  
The Green  
Pembroke  
Pembrokeshire  
SA71 4NU

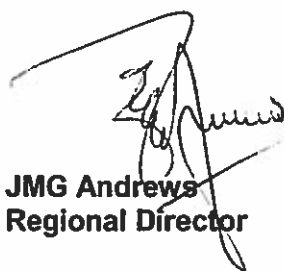


Dear Madam

**Traditional Farm Buildings In Pembrokeshire**

Thank you for your letter dated 31<sup>st</sup> January from which we note you are undertaking a study of traditional farm buildings in Pembrokeshire for a Working Group. We note that our name has been included in a list of organisations that you have been asked to contact for views on the issues relating to traditional farm buildings and we confirm we would be very please to let you have our views in this respect. In the circumstances we will write to you fully about this matter in the near future.

Yours faithfully

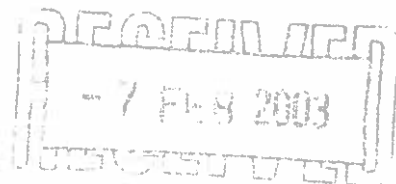


**JMG Andrews**  
Regional Director



## ENGLISH HERITAGE

Ms Linda Jones  
Acanthus Holden Architects  
Waterman's Lane  
The Green  
Pembroke  
Pembrokeshire  
SA71 4NU



Our ref: COR/DH

27 January 2003

Dear Ms Linda Jones

### **Traditional farm Buildings In Pembrokeshire**

Thank you for your letter of 31 January. Unfortunately we are unable to help however, on your behalf we have forwarded it to **CADW** for their attention.

Details: Welsh Historic Monuments Executive Agency and it is a part of the National Assembly for Wales. Created in 1984, Cadw's mission is to protect, conserve, and to promote an appreciation of the built heritage of Wales.

**Address:** Cadw, Crown Building, Cathays Park, Cardiff, CF10 3NQ  
**Fax:** 02920 826375  
**Tel:** 02920 500200  
**Web:** [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)  
**Email:** [cadw@wales.gsi.gov.uk](mailto:cadw@wales.gsi.gov.uk)

Thank you for your interest in English Heritage.

Yours sincerely

Diane Hunt  
Correspondence Assistant  
Cc: Cadw

# HISTORIC FARM BUILDINGS GROUP



Linda Jones  
Acanthaus Holden Architects  
Waterman's Lane  
The Green  
Pembroke  
Pembrokeshire  
Wales  
SA7 4NU

13<sup>th</sup> April 2003.

Dear *Linda*

## **Historic Farm Buildings Group**

It was very interesting to talk with you, and to learn more about the survey which you are undertaking on behalf of Pembrokeshire County Council, not least because of my own particular interest in the farms of the Gwaun Valley.

As discussed during our telephone conversation, I have enclosed a copy of the paper which was used to stimulate interest in the formation of a forum of stakeholders with an interest in farm buildings. It has been our hope to bring together a full range of organisations who act as decision makers, from the owner/farmer perspective, but also from government strategy and planning, from local authorities, and from NGO's with a landscape, heritage and environmental perspective. The Forum met for the third time last week.

Contained within the paper are many of the issues that concern the Historic Farm Building Group, and will I hope therefore address the questions you raised in your letter of the 31<sup>st</sup> January.

Should you need any further information, please do not hesitate to contact me. I am aware of your own impending deadlines, and will therefore endeavour to respond with greater speed than I have on this occasion. My apologies for this delay,

Yours Sincerely

Andrew Patterson  
Chairman

c/o Andrew Patterson, 6, Lowman Road, Holloway, London N7 6DD  
07810 550042 [apatterson@farmersweekly.net](mailto:apatterson@farmersweekly.net)

## **Historic Farm Buildings Forum**

### **Introduction**

This paper sets out a suggested structure and working procedure for the proposed Historic Farm Buildings Forum. It is recognised that the inaugural meeting of the Forum may wish to extend the invitation to further organisations, and modify the terms of reference set out within this draft.

### **Background**

The frequency with which farm buildings feature within the Rural Development Programme (RDP), and also within the Rural White Paper, gives a clear indication of the government's intention to utilise where necessary the assets represented by such buildings in facilitating rural diversification and economic regeneration in the countryside. Potential financial incentives are supported by the stated intention to address various planning issues, including planning guidance, in order to facilitate this process.

In the RDP, the importance of historic buildings is identified with the wish to stimulate a broader rural economy, and to safeguard traditional skills. Local stones and quarries, reed from nature conservation areas, timber from community forests and other woodland initiatives all have the potential to supply locally resourced materials for this programme, whilst also safeguarding traditional skills in the sourcing and fashioning of these materials.

Although many of the statements made within the RDP and the Rural White Paper appear sympathetic to the landscape and historic importance of these buildings, there is a concern that these new measures will increase further the pressure on the planning system, which will find it difficult to make informed decisions. This difficulty will be exacerbated by the fact that our knowledge of the stock and condition of farm buildings is extremely poor. There is also a lack of a rational and consistent basis to planning policies on farm building reuse-particularly in local plans, which tend to interpret government in differing ways.

In 2000 the Historic Farm Buildings Group began to make approaches to potential speakers for a conference aimed to address some of these issues. The conference was deferred until after Foot and Mouth and finally held in April 2002. Despite choosing the 200 seater auditorium of the Royal Society of Arts for the conference, it was significantly oversubscribed, reflecting the timeliness of the event. The range of delegates also clearly illustrated the very wide stakeholder group with concerns for and opinions on the state of historic farm buildings.

However, despite the mention of farm buildings within some documents, their general invisibility continues to be of concern. They were not mentioned at all in the report of the Policy Commission on the Future of Farming and Food - an extra-ordinary omission in relation to such a major rural asset. The consultation document on the strategy for the

mid term review of Englands Rural Development Programme also failed to mention farm buildings, even in questions relating to rural employment, where the maintenance of buildings would have an impact on the rural economy. When the Rural Affairs Forum was initially established, no organisation with an interest in or responsibility for the built or historic environment was invited, though it is understood that English Heritage now have a seat at the table.

In addition to their high economic importance, traditional farm buildings have an impact because of their value within the landscape, and the sense of place that is derived from their regional differences. They are important as a habitat for a range of plant and animal species, some of which are on the endangered lists. And they are important as the most numerous type of historic structure in the countryside, providing evidence for the long history of farming and settlement in the English landscape. Through them we are better able to understand the way in which earlier generations responded to local environments and materials, and they demonstrate the changes in rural land tenure, social organisation and economic development over the centuries.

Until recently, farm buildings were ignored in policy terms by almost every agency with a responsibility or role for decision making in the countryside, with the result that we know very little of the scale and condition of this major rural asset. Today decisions are being made about their future use on a case by case basis without a proper understanding of their importance in a regional or national context. Contrast this with the detail of knowledge of the state of British hedgerows, or the level of population of bird species and the informed way in which grants, actions and protective measures have been introduced to address our concern for these aspects of the rural scene.

The case was made in the April conference that it is essential that a detailed database of historic farm buildings is established as quickly as possible, and that this database should be used, probably on a regional basis, to assist in the targeting of investment on farm buildings in order to ensure that their full economic potential is realised, whilst at the same time full cognisance is taken of their landscape, ecological and historic importance.

Concerns expressed by speakers, and raised from the floor reflected questions ranging from planning, to environmental and economic issues. The message from the day was of a need for greater information about the stock of this important asset. It was clear that there was a need for a better understanding of the issues involved, and also of the respective positions of the very wide range of stakeholders.

### **Way Forward**

Having been instrumental in organising the conference and in stimulating this debate, the Historic Farm Buildings Group decided that they should take the initiative and attempt to establish the Forum, whose potential value had been voiced at the conference.

It is hoped that the Forum will provide potential stakeholders with an opportunity to identify their concerns and establish areas in which a consensus view might be

established, as well as working towards a solution to issues for which a consensus is less likely.

More specifically the Forum will work to:

- identify the areas of particular concern to the stakeholders represented within it.
- agree specific areas of work which it is felt are of particular importance, and identify working parties from within its membership to explore these topics in detail and make recommendations to subsequent meetings of the Forum.
- foster contact with the appropriate organisations and at the appropriate level to present the recommendations from this and other work, and to encourage the adoption of such recommendations.
- attempt to reach a consensus view on particular issues on which Forum stakeholders are at odds.
- be aware of relevant government department and other consultations, and to work towards establishing an agreed view on a response.
- seek to encourage government and other agencies to provide the resources necessary to increase our economic, environmental and cultural understanding of the stock of historic buildings within the countryside.
- work with government and other agencies to make use of this increased knowledge and understanding in order to achieve a more informed and targeted use of grant and other assistance.
- attempt to place the specific issues and opportunities relating to historic farm buildings on the agenda of the Rural Affairs Forum, and within the developing programme of RDP adjustment and CAP reform.

### **Structure and Membership of the Forum**

The initial guest list represents an attempt to be as inclusive as possible of the stakeholder interests relating to historic farm buildings, without creating a size of meeting which will become unmanageable.

In the first instance the Forum will be chaired by Andrew Patterson, Chairman of the Historic Farm Building Group, and Dr Susanna Wade Martins will act as Vice-Chair. The Group believes that it has the capacity to act as the Secretariat to the Forum, and Peter Gaskell of the Countryside Community Research Unit at the University of Gloucester has generously agreed to undertake this support.

It is expected that the members of the Forum will be able to draw upon the resources of their own organisations to take forward the work agreed during Forum meetings.

In attempting to limit the size of the Forum, invitations have been sent to certain consortia of organisations which have already formed to share their joint interests and experience. In making the invitation to these groups it is recognised that certain of their members may feel that they require their own seat at our own particular table. Attempts will be made to accommodated such wishes.

### **Title of the Forum**

It was made clear during the recent conference that there is a plurality of view on the subject under discussion. It is our feeling that "traditional" farm buildings is likely to be too restrictive and that "historic" farm buildings, being inclusive of everything already existing on the farmstead, is a much more useful definition for the area of interest of the Forum.

We recognise that in making this statement we are already introducing a potential tension between organisations. However, we do feel that the work of the Forum will have to take place within, and will hope to influence the context of the current political, financial and regulatory framework.

The work of the Forum will be to view historic farm buildings within the context of:

- Planning issues, with particular current reference to the Planning White Paper, and the proposed revision to PPG22.
- the mid term review of the RDP, and more particularly the implications of the impending discussions on CAP reform.
- Research programmes supported by DEFRA and others.
- Regionalisation, and particular issues arising from an increase in the RDA's economic responsibility for their rural areas.
- existing mechanisms already in place within which government programmes are consulted with relevant stakeholders. It is believed that the Historic Farm Buildings Forum could have a very useful and productive role in providing these other fora with a particular and focused input.

It is not intended that this Forum should detract or impede any of its members from expressing their own, perhaps divergent views to government within the framework that already exists.

### **Operation of the Forum**

It is recognised that many of the organisations to whom a letter of invitation has been sent will already be represented on existing fora, and will see this investment as the main focus of their activity.

In proposing the Historic Farm Buildings Forum there is no wish to increase this workload unnecessarily. It is therefore intended that the Forum should in the first instance meet quarterly in order to establish its direction and workload, and thereafter should meet six monthly.

It is hoped that the workload to be identified will feed from and into existing fora, but bring to them an increased and increasing insight into the particular issues as they relate to farm buildings.



### **Regionalisation**

Farm buildings are a national phenomena, but with a strong regional distinctiveness. Indeed, in planning and funding terms it is this very distinctiveness and the lack of flexibility of national agendas which is a main issue. There is a danger that the collection of bodies approached to be part of this Forum will themselves fail to represent adequately this regional variety. It is felt that this is an issue not to be resolved at this stage, but one of which the Forum members will need to be mindful.

The Historic Farm Buildings Group has for 20 years concentrated its study on its rather isoteric area of interest, but it has done so on a UK wide basis. In making the first invitations to determine whether there exists an interest in forming a national forum it has initially ignored the additional implications of national assemblies and parliaments. The HFBG does not have the resources to contemplate the establishment of a Welsh, Scottish or Northern Irish Buildings Forum. Those organisations with these particular national interests will have to decide for themselves the value of engaging with this Forum.

### **Background Information on the Historic Farm Buildings Group**

The Historic Farm Buildings Group was formed some 17 years ago, initially to co-ordinate the surveying of historic farm buildings, though its scope has greatly expanded, now encompassing wider study and conservation issues. It has a current and fairly steady membership of about 220 people. It holds an annual conference in different parts of the country (the millennium being celebrated with a special conference in Holland). It produces two newsletters a year and a journal. Within the membership are a number of people employed by or involved with some of the agencies referred to above. In addition to the annual publications, members of the group have been involved in a series of related publications. Those produced in association with government agencies include:

- The Farmsteads of Norfolk – a pilot thematic study, by Susanna Wade Martins for English Heritage
- Recording Historic Buildings – a descriptive specification, 1996, The Royal Commission on the Historic Monuments of England
- Model Farmsteads – thematic survey, by Susanna Wade Martins, Jeremy Lake and Bob Hawkins for English Heritage
- The East Anglian Farm – understanding listing, 1997, English Heritage
- Historic Farm Buildings Study – sources of information, 1985, by Nigel Harvey for ADAS
- Recording Historic Farm Buildings – proceedings of a one-day conference organised in association with the Centre for Conservation Studies, University of York and the Royal Commission on the Historic Monuments of England, 1994

In 1990 the group also organised a conference held at the RICS in London, in association with English Heritage and the Rural Development Commission at which the Prince of Wales gave the keynote address. The conference proceedings – “Old Farm Buildings in a New Countryside – redundancy, conservation and conversion in the 1990’s” was edited by Susanna Wade Martins.

Despite its small membership, the group has achieved a considerable reputation demonstrated not least by the fact that it is given as a useful contact in the information sheet “Grants for Repair of Traditional Buildings” within the Countryside Stewardship Scheme.



Department for Environment,  
Food  
and Rural Affairs  
State Veterinary Service  
Animal Health Divisional Office  
Government Buildings,  
Picton Terrace,  
CARMARTHEN SA31 3BT

Adran Amgylchedd, Bwyd a  
Materion Gwledig  
Gwasanaeth Milfeddygol y  
Wladwriaeth  
Swyddfa Iechyd Anifeiliaid  
Rhanbarthol,  
Adeilad Llywodraeth,  
Heol Picton,  
CAERFYRDDIN SA31 3BT



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E-mail/E-bost: a.h.o.carmarthen@vfis.defra.gsi.gov.uk

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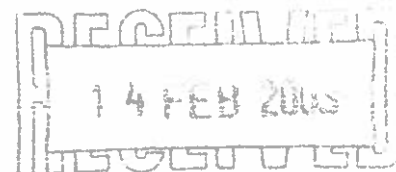
Eich cyf/your ref :

Ein cyf/our ref :

Dyddiad/date : 12 February 2003

Dear Sirs

### TRADITIONAL FARM BUILDINGS IN PEMBROKESHIRE



Thank you for your letter of 31 January 2003 concerning the above.

The only Defra office in Carmarthen is the Animal Health Divisional Office, containing State Veterinary Service staff. We are essentially concerned with animal health and welfare issues in West Wales and are therefore not in a position to make any valid comments on the traditional farm buildings in Pembrokeshire.

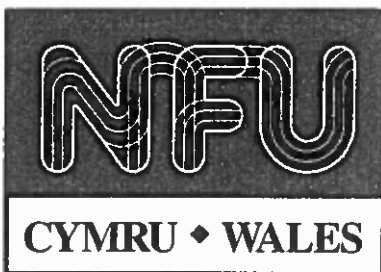
I would suggest that the Welsh Assembly Government would be better placed to give a view. If you have not already contacted WAG, their address is as above for the Carmarthen Division or in Cathays Park, Cardiff.

Yours sincerely

David L Thomas  
Divisional Veterinary Manager



INVESTOR IN PEOPLE



**NFU CYMRU ♦ WALES**

24 Tawe Business Village, Phoenix Way,  
Swansea Enterprise Park, Swansea SA7 9LB  
Telephone: 01792 774848 Fax: 01792 774758

**Director: J Malcolm Thomas**

Linda Jones  
Acanthus Holden Architects  
Waterman's Lane  
The Green  
PEMBROKE  
Pembrokeshire  
SA71 4NU

Eich cyf/Your ref:

Ein cyf/Our ref:

DJM

E-mail:

dylan.morgan@nfu.org.uk

Dyddiad/Date:

14/02/2003

Dear Linda,

**TRADITIONAL FARM BUILDINGS IN PEMBROKESHIRE**

Thank you for your letter of 31<sup>st</sup> January asking for us to give any views we may have on issues relating to traditional farm buildings in Pembrokeshire.

I can only agree with the contents of your letter relating to the resource these buildings represent to the County. There can be no finer site on a farm than seeing traditional farm buildings well maintained and used, conversely there is no more depressing a sight than seeing dilapidated buildings on a farmstead.

Their future is of course a major concern to us as farmers, costs of maintenance and restoration continue to rise, often above the costs of inflation due to a shortage of builders and related craftsmen who can maintain these buildings. Cost and availability of traditional materials are also an issue which must be taken into account. These rising costs run against a backdrop of depressed farm incomes which run back to the mid 1990's and see no sign of a significant change for the better in the foreseeable future.

Economics often mean that farmers must choose the cheapest option, which means that these traditional farm buildings are made redundant and newer buildings are used in their place.

As part of your study I would urge you to investigate to see if there are opportunities for farmers to be able to obtain grant funding to help with the costs of maintaining and restoring traditional buildings. I am aware of grant schemes to help farmers convert redundant farm buildings into holiday cottages, this obviously is an avenue that some farmers wish to develop. Other farmers however for a multitude of reasons cannot go down this route. I believe that grants to restore and maintain these buildings in a condition that would allow them to continue to be used for agricultural or light industry would be beneficial to the local rural community in Pembrokeshire. This would maintain employment on some farms, help new business set up and also provide work to local craftsmen and help keep traditional craftsmanship alive in Pembrokeshire.

These traditional buildings can still play a vital role to play for farmers for example:-

- Storage of farm machinery
- Storage of feeds, fertilisers and other products
- Storage of medicines, chemicals and related stores
- Housing of animals
- Farm office space
- Renting out to local small businesses e.g agricultural/garden contractors
- Start up business premises for small business for the farmer or a member of the family to diversify into another business

As you are no doubt aware, in recent years, legislation on farms has increased significantly, farm assurance, health and safety, environmental, animal health and welfare and farm subsidy paperwork to name but a few. With support from a grant scheme, traditional farm buildings restored and maintained could play a vital role to the future viability of many farms in Pembrokeshire. The maintenance and restoration of these buildings will also improve the aesthetic qualities of the Pembrokeshire landscape, which can only enhance Pembrokeshire as a premier tourist destination.

Our view is that all possible grant funding whether European or non European should be explored to see if there is an opportunity for farmers to get help to maintain and restore these traditional farm buildings.

If you require any further information, please do not hesitate to contact either myself or Mr Jeff Evans, Broadmoor, Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5NH, Tel:01348 840206 who represents the NFU on the working group in Pembrokeshire.

Yours sincerely

*Dylan Morgan*

**Dylan Morgan**  
**Policy Adviser**  
**NFU CYMRU**

Cc Jeff Evans

**From:** Civic Trust for Wales | Ymddiriedolaeth Ddinesig Cymru  
<admin@civictrustwales.org>  
**To:** <architects@acanthus-holden.co.uk>  
**Cc:** Peter COPE <peter@cope4711.fsnet.co.uk>  
**Date:** Monday, February 10, 2003 12:54 pm  
**Subject:** Traditional farm buildings in Pembrokeshire

---

FAO Linda Jones

Dear Linda

Thank you for contacting us in relation to this study.

We would be happy to contribute our views on the issues that it covers. In order to help us, would it be possible to see the project brief, rather than simply work to the bullet points in your letter of 31 January?

Yours sincerely

Matthew Griffiths  
Director

---

The Civic Trust for Wales  
Ymddiriedolaeth Ddinesig Cymru  
3rd Floor Empire House  
Mount Stuart Square  
Cardiff, Wales, UK

T 029 20 484606

F 029 20 464239

—  
Outgoing mail is certified Virus Free.  
Checked by AVG anti-virus system (<http://www.grisoft.com>).  
Version: 6.0.449 / Virus Database: 251 - Release Date: 27/01/2003

**From:** Lucy <Lucy@acadat.com>

**To:** "'architects@acanthus-holden.co.uk'" <architects@acanthus-holden.co.uk>

**Date:** Monday, February 10, 2003 1:03 pm

**Subject:** FAO Linda Jones

---

Dear Ms Jones

Thank you for consultation letter regarding Traditional Farm Buildings in Pembrokeshire.  
As the letter is very general, I am not sure what information you require from us.

If you require any specific SMR information, I would suggest you contact Richard Jones (richardj@acadat.com). As you are a commercial company there is a charge of £25 per hour or part hour for SMR information - including photocopying.

Sorry to stall you, but its probably better to find out what you want first.

Regards

Lucy Rowley-Williams

**CAMBRIA Archaeology**

**DYFED ARCHAEOLOGICAL TRUST LTD**

*The Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AF*

*Tel: General Enquiries 01558 823121 Heritage Management Section 01558 823131*

*Email lucy@acadat.com Web www.acadat.com*

**Archaeoleg CAMBRIA**

**YMDDIRIEDOLAETH ARCHAEOLEGOL DYFED CYF**

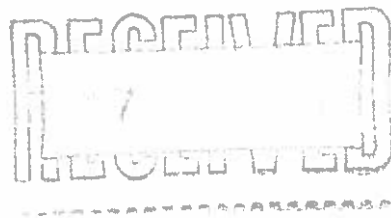
*euadd y Sir, Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6AF*

*Ymholiadau Cyffredinol 01558 823121 Adran Rheoli Treftadaeth 01558 823131*

*Ebost lucy@acadat.com Gwefan www.acadat.com*

G1/CM/dg

13 February 2003



**Parc Cenedlaethol  
Arfordir Penfro**

Lôn Winch, Hwlfordd  
Sir Benfro SA61 1PY

**Pembrokeshire Coast  
National Park**

Winch Lane, Haverfordwest  
Pembrokeshire SA61 1PY

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Ffacs/Fax: 01437 769045

DX 98293 Haverfordwest 1

pcnp@pembrokeshirecoast.org.uk

www.pembrokeshirecoast.org.uk

*Croesawn ohebiaeth  
yn Gymraeg a Saesneg*

*We welcome correspondence  
in English and Welsh*

Mrs L Jones  
Acanthus Holden Architects  
Penseiri  
Watermans Lane  
The Green  
Pembroke  
Pembs SA71 4NU

Dear Mrs Jones

### TRADITIONAL BUILDINGS IN PEMBROKESHIRE

Your letter addressed to the Authority in general has found its way to me and whilst I assume that you would like some input from Development Control I am not sure who else you might have wished to contact.

From my point of view the matter starts with PPG (Wales) see 7.3, 7.6.9, 10, 11. This is emphasising that redundant farm buildings should firstly be considered for economic/business uses and only if there is no market for those should residential be considered. In our own Local Plan see Policy BU8 and in the deposit JUDP Policy 58.

Whilst government advice is as it is our members have not, thus far, encouraged the re-use for business purposes as being so far west (and perhaps pre I.T. development) there has been no demand and those that have been granted have often folded after a short period of time. However as practioners we are increasingly concerned at the "domestication" of both the buildings and their surroundings (garden furniture, washing lines, sheds, etc.) when proposals for full time residential use are proposed. Some how uses have to be found for them which respect their innate integrity and setting and yet give them a new "lease of life".

I hope the above is of some assistance but if you wish to discuss the matter further please don't hesitate to contact me.

Yours sincerely

**Catherine Milner**  
**Development Control Officer**



INVESTOR IN PEOPLE

BUDDSODDWR  
MEWN POBL





**From:** Lucy <Lucy@acadat.com>  
**To:** "'architects@acanthus-holden.co.uk'" <architects@acanthus-holden.co.uk>  
**Date:** Monday, February 10, 2003 1:03 pm  
**Subject:** FAO Linda Jones

---

Dear Ms Jones

Thank you for consultation letter regarding Traditional Farm Buildings in Pembrokeshire.  
As the letter is very general, I am not sure what information you require from us.

If you require any specific SMR information, I would suggest you contact Richard Jones (richardj@acadat.com). As you are a commercial company there is a charge of £25 per hour or part hour for SMR information - including photocopying.

Sorry to stall you, but its probably better to find out what you want first.

Regards

Lucy Rowley-Williams

**CAMBRIA Archaeology**

**DYFED ARCHAEOLOGICAL TRUST LTD**

*The Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AF*

*Tel: General Enquiries 01558 823121 Heritage Management Section 01558 823131*

*Email lucy@acadat.com Web www.acadat.com*

**Archaeoleg CAMBRIA**

**YMDDIRIEDOLAETH ARCHAEOLEGOL DYFED CYF**

*Neuadd y Sir, Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6AF*

*Ymholiadau Cyffredinol 01558 823121 Adran Rheoli Treftadaeth 01558 823131*

*Ebost lucy@acadat.com Gwefan www.acadat.com*



# UNDEB AMAETHWYR CYMRU FARMERS' UNION OF WALES

P R I F S W Y D D F A • H E A D O F F I C E

Llys Amaeth, Plas Gogerddan, Aberystwyth, Ceredigion, SY23 3BT.  
Ffôn/Tel: (01970) 820820 Ffacs/Fax: (01970) 820821

E-bost/E-mail: [headoff@fuw.btinternet.com](mailto:headoff@fuw.btinternet.com)  
Rhyngwryd/Internet: <http://www.fuw.org.uk>

Ein Cyl/Our ref:

RNP/MS/L/34

Eich Cyl/Your ref:

Dyddiad/Date:

4 February 2003

Ms Linda Jones  
Acanthus Holden Architects  
Waterman's Lane  
The Green  
PEMBROKE  
Pembrokeshire  
SA71 4NU

Dear Ms Jones

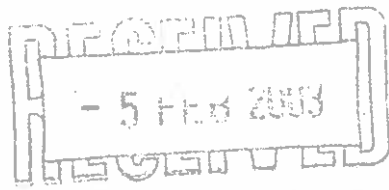
## TRADITIONAL FARM BUILDINGS IN PEMBROKESHIRE

Thank you for your correspondence dated 31<sup>st</sup> January regarding the study into traditional farm buildings in Pembrokeshire.

As the study concerns Pembrokeshire, I have copied the letter to the Union's County Executive Officer (Miss Rebecca Williams, 3 North Street, Haverfordwest, Pembrokeshire, SA61 2JE, Tel: (01437) 762 913), who is also a member of the Working Group referred to in the first paragraph, and is the most relevant person to deal with this issue.

Yours sincerely

**RHIAN NOWELL-PHILLIPS**  
Senior Policy Officer



RECEIVED  
- 7 FEB 2003

**defra**

Department for Environment  
Food and Rural Affairs



Helpline  
Ground Floor  
Ergon House  
LONDON SW1P 3JR  
08459 335577  
email: [helpline@defra.qsi.gov.uk](mailto:helpline@defra.qsi.gov.uk)

5<sup>th</sup> February, 2003

Dear Linda,

Thank you for your enquiry regarding preservation and conservation of farm and agricultural buildings. This matter is best dealt with by you local Rural Development Service office under the Rural Enterprise Scheme. Details of your nearest office can be found here:  
<http://www.defra.gov.uk/corporate/rds/offices.asp>.

Yours sincerely,

(Robert)

Defra Helpline

02920

325200.

DEFRA  
Government Buildings  
Piccadilly Tower,  
Calmanston  
SA31 3BT.  
01267-225300.



Department for Environment, Food  
and Rural Affairs  
State Veterinary Service  
Animal Health Divisional Office  
Government Buildings,  
Picton Terrace,  
CARMARTHEN SA31 3BT

Adran Amgylchedd, Bwyd a Materion  
Gwledig  
Gwasanaeth Milfeddygol y Wladwriaeth  
Swyddfa Iechyd Anifeiliaid Rhanbarthol,  
Adeilad Llywodraeth, Heol Picton,  
CAERFYRDDIN SA31 3BT



Tel/Ffôn: (01267) 225300 Out of Hours/Allan o Oriau: 07000 780144 Fax/Facs: (01267) 223019  
E-mail/E-bost: a.h.o.carmarthen@vfis.maff.gov.uk

ACANTHUS HOLDEN  
WATERMAN'S LANE  
PEMBROKE  
SATI 4N/LL

Eich cyf/your ref :

Ein cyf/our ref :

Dyddiad/date : 11/2/03

Dear SIRS

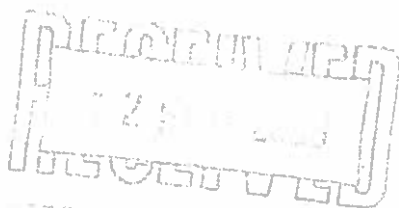
### ACKNOWLEDGEMENT OF CORRESPONDENCE

This is to confirm that your [redacted]/letter/[redacted] has been received.

If you do not hear from us by ..... 03/03/03 ..... please ring the office above.

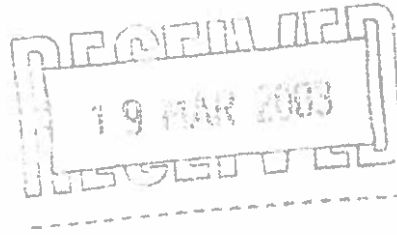
Yours sincerely

*T. Northam*  
D L Thomas  
Divisional Veterinary Manager



# The Landmark Trust

Ms Linda Jones  
Acanthus Holden Architects  
Waterman's Lane  
The Green  
Pembroke  
Pembrokeshire SA71 4NU



17 March 2003

Dear Linda

## Traditional Farm Buildings in Pembrokeshire

I write in response to your letter requesting our input for your study on the above topic. As you are no doubt aware, Landmark does not have any buildings in Pembrokeshire that would fall into that category, so what follows relates more to our general approach towards traditional farm buildings.

In fact, we tend not to convert farm buildings as primary Landmarks (i.e. as holiday accommodation). This is for two reasons. Firstly, we look for a degree of architectural or historical significance in our buildings which is rarely found in farm buildings. Our definition of significance is a very broad one, and includes some very humble vernacular cottages as remnant of a vanished way of life (for example, the former slateworkers' cottages in the lost hamlet of Rhiwddolion in Gwynedd). Nevertheless, smaller farm buildings tend not to lend themselves well to our particular form of re-use.

In the case of larger farm buildings like timber framed barns, which can of course be very special, we would again tend not to be involved in converting them to residential holiday use through fear of compromising the existing structure and space unduly.

However, this is far saying that Landmark does not care about traditional farm buildings and in fact we often use the conversion of a main building as a Landmark as a means to protect the secondary buildings around it. The setting of our buildings is something we take very seriously and of course farm buildings can often contribute greatly to this even if there is no immediate current use for them. At many of our buildings, ancillary buildings are repaired if necessary and then kept weathertight, often open for our visitors to enjoy and to add to the atmosphere and meaning of the main Landmark.

Examples of this are barns at Wortham Manor near Launceston and Manor Farm near Diss (a rare surviving example of cob work); the remains of watermills, again at Wortham and also at Coombe in Cornwall; outbuildings at Lower Porthmeor and stable blocks at Fox Hall near Chichester and, a current project, at Dolbelydr in Denbighshire.

The Landmark Trust Shottesbrooke Maidenhead Berkshire SL6 3SW  
*Director Peter Pearce FRICS Registered Charity 243312*

*Bookings 01628 825925 Office 01628 825920 Facsimile 01628 825417 Website [www.landmarktrust.co.uk](http://www.landmarktrust.co.uk)*

So while Landmark does not convert traditional farm buildings to residential accommodation as part of our primary activity, we take their survival very seriously and will protect them wherever possible within the curtilage of the main building.

Yours sincerely

A handwritten signature in black ink, reading 'Caroline Stanford'. The signature is written in a cursive style with a large 'C' and a long, sweeping underline.

Caroline Stanford

Historian

Email: [cstanford@landmarktrust.co.uk](mailto:cstanford@landmarktrust.co.uk)