

Pembrokeshire Coast National Park Authority

Caerfarchell

Conservation Area Proposals



Supplementary Planning Guidance
to the Local Development Plan for the
Pembrokeshire Coast National Park

Draft for Consultation - March 2011



**Parc Cenedlaethol
Arfordir Penfro**
**Pembrokeshire Coast
National Park**

CAERFARCHELL CONSERVATION AREA PROPOSALS

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Appendix A: Key to Conservation Area Features Map

March 2011

PEMBROKESHIRE COAST NATIONAL PARK



FOREWORD

This document sets out:

In Section 1 to introduce the legal and procedural background and purposes of the Character Statement and Proposals Documents.

Section 2 is a brief synopsis of the character of the Conservation Area.

Section 3 is a summary of the main issues involved, in the form of a S.W.O.T. analysis drawn up by the working group highlighting Caerfarchell's Strengths, Weaknesses, Opportunities and Threats.

Section 4 sets out the underlying conservation and enhancement principles by means of a P.O.S.T. analysis (Purpose, Objectives, Strategy and Themes) which sets out a co-ordinated structured approach for preserving and enhancing the character of Caerfarchell in a clear hierarchy from the underlying philosophies to the details of implementation.

Sections 5 to 12 (inclusive) develop a range of integrated proposals that aim to address the issues raised in the S.W.O.T. analysis in line with the principles established in the P.O.S.T. analysis.

Section 13 considers boundary issues.

Sections 14 & 15 explores delivery.

Caerfarchell CONSERVATION AREA

— BOUNDARY OF CONSERVATION AREA
Not to scale
Designated 1997



1 INTRODUCTION

- 1.1 The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Conservation Areas were first proposed under the Civic Amenities Act 1967 and are now governed by the Planning, Listed Building & Conservation Areas Act 1990. Under the 1990 Act local planning authorities are required to designate Conservation Areas, (Section 69.2) which are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, (Section 69.1).
- 1.2 The settlement of Caerfarchell was **designated** a Conservation Area in March 1997.
- 1.3 Once designated, local planning authorities are required to formally produce **Proposals** for the preservation and enhancement of Conservation Areas. (Section 71).
- 1.4 The PCNPA undertook this work in two distinct stages, each with extensive community consultations:
- i) Preparation of a statement of existing character – In 2002 a **statement of character** was drafted by a working group nominated by St Davids City Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the St Davids City Council, the Conservation Area **Character Statement** for Caerfarchell was formally approved by the National Park Development Control Committee at their meeting on the 17th April 2002 (**This report should be read in conjunction with the Caerfarchell Conservation Area Character Statement, a synopsis of which is set out in section 2.0).**
 - ii) The second part of the work involved the preparation of a **Proposals Document** setting out how the character of the Conservation Area can be preserved and enhanced. A draft **Proposals** document was prepared by the working group formed part of a local public exhibition inviting comments and suggestions. The draft was widely circulated, inviting comments from a range of interested partners.
- 1.5 Following the receipt of comments, the draft (together with a synopsis of the comments received on it) was considered by St Davids City Council and subsequently approved by the PCNPA at their meeting on the 16th February 2005.
- 1.6 It is proposed that the PCNPA will adopt the Proposals Document as Supplementary Planning Guidance to the PCNPA Local Development Plan (LDP). The Statement will set the context for considering the effect of development proposals on the character and appearance of the Conservation Area. The Proposals Document will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Caerfarchell Conservation Area.
- 1.7 This report seeks to set out **proposals** to show how the character of Caerfarchell Conservation Area can be preserved and enhanced.



Caerfarchell

Conservation Area: Statutory Conservation Designations



Pembroke Coast
National Park

Caerfarchell Conservation Area Designated 1997

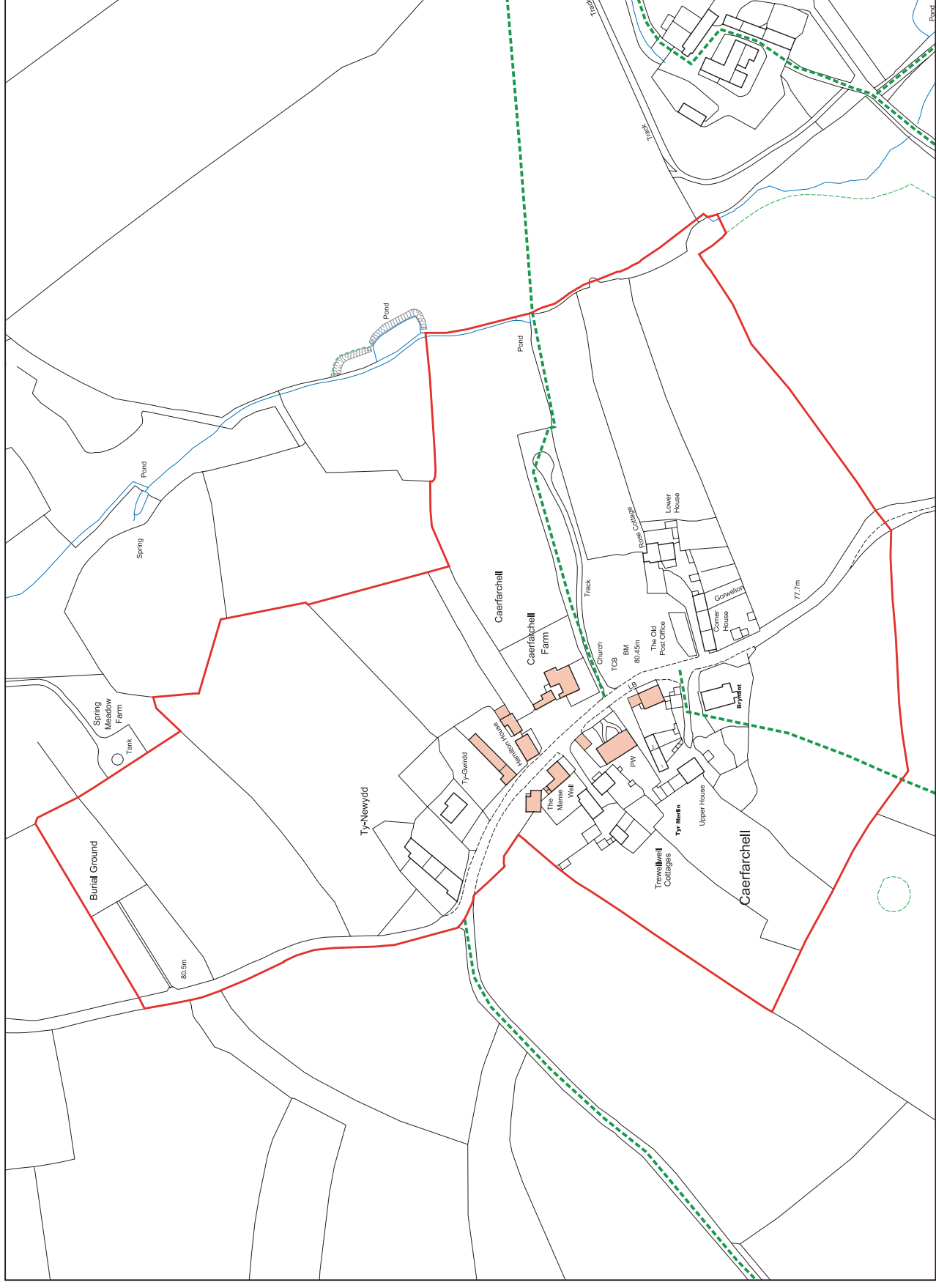
Key

- Conservation Area Boundary
- Listed Building
- Public Right of Way

Scale



Pembroke Coast National Park



2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the Caerfarchell Conservation Area Statement (April 2002).

2.1 THE CHARACTER OF CAERFARCHELL CONSERVATION AREA IS IMPORTANT:

- to the quality of local life
- as an attraction to visitors
- in demonstrating the survival of Welsh language and culture
- as tangible evidence of a rich historic and architectural legacy
- to ensure the future vitality and viability of its historic buildings
- in developing a sense of ownership, civic pride and identity
- in encouraging a sustainable future involving the promotion of local skills and products
- in integrating the arts, heritage, local industries and urban design
- in promoting cultural tourism and marketing

2.2 ORIGINS & DEVELOPMENT

- Possible prehistoric origins as indicated by nearby Bronze Age standing stone; possible existence of a former stone circle.
- In the medieval period, a manor belonging to St Davids: little known of the medieval settlement form.
- Small village of 10 houses in 1720 grew after the building of the Calvinistic Methodist chapel in 1763.
- Much rebuilding from the early C19, when an important agricultural centre

2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS



- Small hamlet set within expansive St Davids peninsula, unusually centred on an open green
- Hamlet visible from the south among a prominent group of trees within a relatively

flat and treeless landscape

- There are a number of approaches, views and vista, set out in detail in the Character Statement



2.4 THE VILLAGESCAPE

Archaeological Significance and Potential

- Possible prehistoric origins, overlain by medieval and post-medieval settlement
- Strong evidence of medieval settlement in the form of field strips

Architectural & Historic Character of Buildings

- Predominantly C19, an unusual settlement plan of cottages, farmhouses and farm buildings loosely centred on an open green
- Buildings of a typical vernacular character solidly proportioned and simply detailed.
- Buildings retain their original character largely intact





Prevalent & Traditional Building Materials

- Walls. Generally of local rubble stone, sometimes rendered or lime washed. Some use of slate hanging.
- Roofs. Traditionally of local slate with cement grouted covering; some later Welsh slate and corrugated iron roofs.
- Windows and doors. Traditionally, timber vertical sliding sashes, doors of timber, panelled (domestic) or boarded (agricultural)



Characteristic Local Detailing

- Roofs. Many original grouted examples survive, some with wired ribs, typical of the area. Other roofs of Welsh slate, corrugated iron or modern materials. Plain verges and eaves detail, variety of ridge tiles. Gable chimneys, rendered, brick or stone.
- Walls. Mostly of local rubble mudstone with purple Caerbwly stone sometimes used for quoins (many buildings were originally lime washed). Some later use of green local granite. Some use of render or limewash.
- Doors & Windows. Windows in a variety of sash patterns, earliest being 12-paned, later use of marginal, cruciform and plate glass patterns, all with painted finish. Domestic doors panelled and painted, doors to other buildings generally boarded.



Character and Relationships of Spaces within the Area

- Random layout of buildings loosely centred on, (but not all facing) an open green
- Buildings comprise an informal mix of farmhouses, cottages and outbuildings, many without easily

definable boundaries, but most set in gardens or small yards

- Calvinistic Methodist chapel adds formal note, set in strong curtilage
- Most buildings set gable-end to the road
- Open nature of settlement allows fine expansive rural views



Streetscape

- Roads with standard tarmac finish, no pavements
- Standardised lighting



Important Open Spaces

Key open spaces include: -

- Fields to south east corner of Conservation Area
- Field south of Brynog
- Village Green
- Open area north west of Caerfarchell Farm
- Curtilage of outbuildings to rear of Hamilton House
- Field strip and lane north of Caerfarchell Farm
- Fields to east side of road
- Caerfarchell Cemetery
- Verge opposite Tŷ Gwyrdd
- Small field north west of The Manse
- Area fronting The Manse and Greenhill

Trees

The following trees or groups of trees are of importance: -

- Line of sycamore and ash with single mature pine along boundary with Corner House, Gorwellon, Lower House and field boundary to east.
- Sycamore to front of Rose Cottage
- Group of sycamores east of village green
- Sycamores and ash north of village green
- Sycamores west of Caerfarchell Farm
- Sycamores east of Caerfarchell Farm
- Sycamores fringing cemetery
- Belt of sycamore and ash on Conservation Area boundary



- Trees fringing small field north west of The Manse
- Pair of sycamores in forecourt of chapel
- Group of sycamores and ash to rear of chapel
- Group of sycamores to rear of Old Post Office



lichens; birds such as swallows and house martins, and bats. It is important to recognise that management of existing/potential habitats should take account of the conservation requirements of protected species (e.g. bats and owls). Almost all British bats are dependent on man-made structures at some point during their annual lifecycle (e.g. buildings and walls) as the majority of natural roost sites have been destroyed or are subject to disturbance. All species of bats and their roosts are protected by national and European legislation, a vitally important dimension to biodiversity in the urban or semi-urban environment.

2.5 IDENTITY

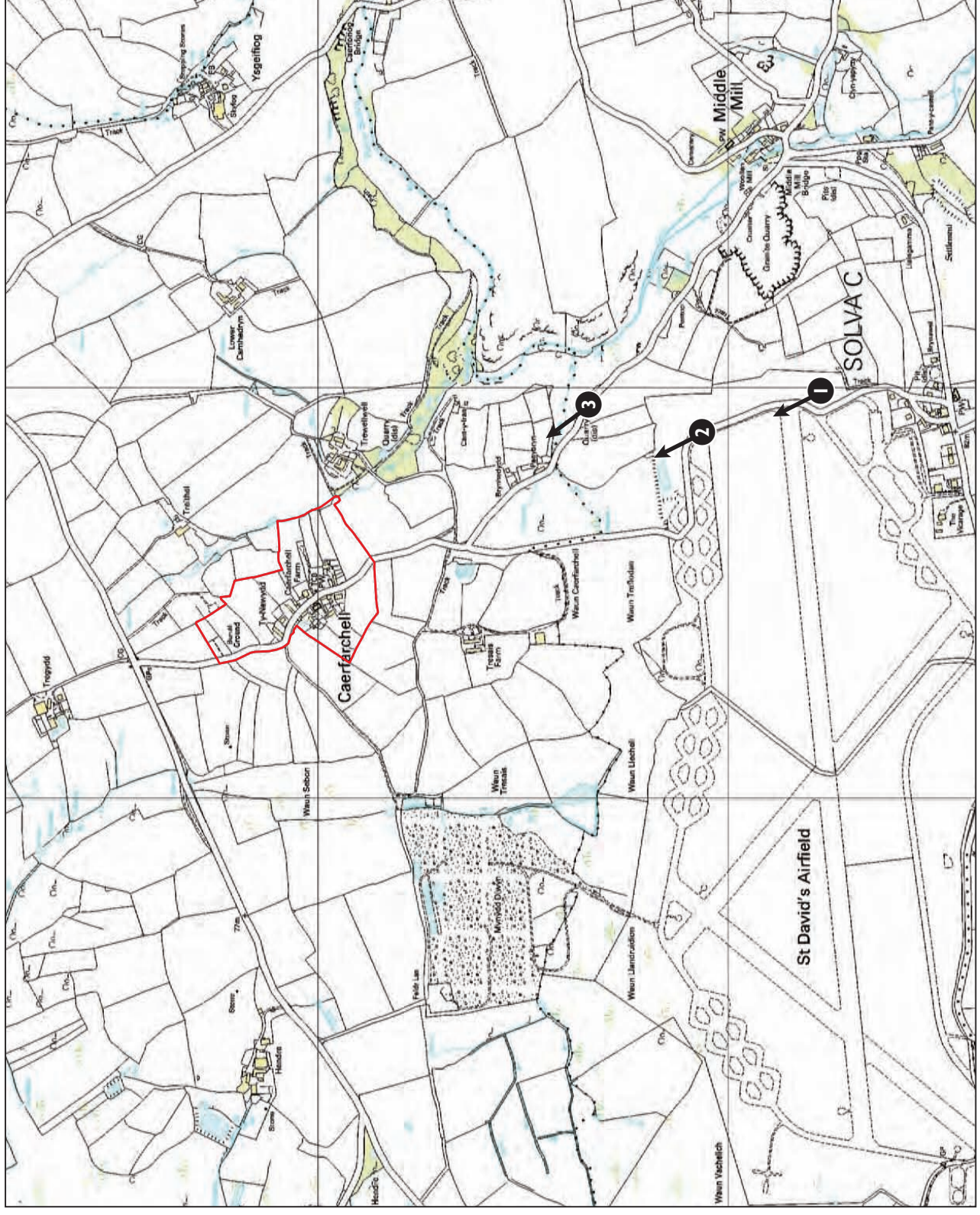
The 'character' of Caerfarchell comprises of more than the landscape, buildings & structures – it has been fundamentally shaped by its people. Stories, traditions and events are all important keys to understanding and conserving the town. The character statement includes a separate Identity Section, outlining these contributions.

2.6 BIODIVERSITY AND GEOLOGICAL CONSERVATION

Whilst there are no statutory nature conservation designations within the Conservation Area, its biodiversity is an integral part of the appeal to visitors and inhabitants and is an important contribution to local biodiversity in Pembrokeshire as set out in detail in the Character Statement. The close proximity of the Conservation Area to the St David's Airfield Heaths Site of Special Scientific Interest (SSSI) and the SSSI's inclusion in the North-West Pembrokeshire Commons Special Area of Conservation should be noted. Outside of any designated sites old stonewalls, buildings, hedgerows and private gardens are significant biodiversity resources supporting important and diverse flora, including ferns and



3 Distant view of houses scattered among group of trees on horizon line from road to Middle Mill.



3 CAERFARCHELL S.W.O.T. ANALYSIS

Based on the 'Character Statement' the working group has identified what it feels to be the main

Strengths

Weaknesses

Opportunities

Threats applying to Caerfarchell Conservation Area

The aim must be to build on strengths and seize opportunities while at the same time converting weaknesses into strengths and threats into opportunities.

This S.W.O.T was developed by the working group and includes many items that strictly fall outside the purpose and spatial scope of the Conservation Area Proposals exercise. This wealth of other material, opportunities etc. (shown by an asterisk in the following schedule) can be pursued through other appropriate channels.

Many of the issues contained within the SWOT analysis are not exclusive to the Conservation Area itself: many relate to the area in general or Pembrokeshire as a whole.

1.0 STRENGTHS

1.1 Location

National Park Conservation Area Designation
Unspoilt hamlet in fine rural setting

1.2 Archaeological, Architectural & Historic significance (see Character Statement 2001)

Important archaeological site
Well conserved Conservation Area of unique character
9 Listed Buildings and 3 Scheduled Ancient Monuments within Conservation Area
Surrounding area rich in agricultural heritage
Strong interest in archaeology and history
Un-designated archaeological historic sites and features
Early field systems in surrounding area
Evidence of prehistoric settlement in surrounding area
Possible pre-historic settlement

1.3 Architectural significance

Distinctive palette of material and forms
Highly characteristic features and details surviving intact

1.4 Nature Conservation and biodiversity of European, National and Local Importance
St Davids Airfield Heaths Site of Special Scientific Interest (SSSI) approx 1km to the south (included in the North West Pembrokeshire Commons SAC)
Local biodiversity – important habitats (open areas, gardens, buildings and limestone walls)
National and European Law in place to protect species whilst undertaking building works (e.g. bats)

1.5 Important National Tourist destination

Well established tourist trade
Popular location for both visitors and locals throughout the year
Wide range of tourist activities in surrounding area
Proximity of St Davids historically attracting large amount of visitors

1.6 Accessibility

Improved road network to Pembrokeshire
National Trail/PROW/permissive pathways/bridleways and cycle tracks

1.7 Diversity of services and amenities

Good range of accommodation in the area (Hotels, Guest Houses, B&Bs, Self Catering and Caravan Parks)
Able to satisfy local requirements? (local pub, shop, post office, restaurant)

1.8 Existing and proposed Community Enhancement Schemes and Community Projects

Village green roadway

1.9 Strong identity and "Unique Sense of Place"

Clear evidence of prehistoric and medieval origins
Strong visual appeal with characteristic traditional buildings in fine setting
Winding road flanked by hedgebanks
Buildings unusually concentrated around village green contrasting with open peninsula setting
Buildings of uniquely differing scales and ages, unusually randomly laid out.

1.10 Culture & Folklore

Documented ancient and modern history of local and national significance
Continuing strong interest in the area in local and Celtic heritage
Good "quality of life".

- 1.11 Vibrant & Active Community Spirit**
Community Council
Some religious and spiritual needs catered for
Generally welcoming atmosphere
- 2.0 WEAKNESSES**
- 2.1 Economy/Resources**
Fragile Local Economy*
Lack of employment opportunities*
Area heavily dependant on tourism, brevity of visitor season*
High percentage of employment is low-paid and unskilled and perceived to be low status*
Outward migration of young/inward migration of aged persons*
Highly seasonal tourism trade*
Poor availability of services (Dental care, health)*
- 2.2 Public Realm Authorities and Stakeholders**
Perceived lack of consultation from the public realm*
Perceived failure in communications between partnerships*
- 2.3 Visitor and Traffic Management**
General lack of common tourism industry strategy*
Lack of interpretative provision
- 2.4 Loss of identity or character of area/streetscape**
Changes in agricultural practices leading to changes in character of landscape and Identity*
General piecemeal approach to projects
Intrusive poles and overhead wires
- 2.5 Management of public and open spaces**
General litter problem
Dog fouling*
General unkempt appearance of areas within Conservation Area
- 2.6 Biodiversity**
Loss of habitats/nest sites/bat roosts
Introduction of inappropriate methods and materials damaging to wildlife
Inappropriate management of habitats (woodland, grassland)
- 2.7 Traffic Management**
Unresolved traffic management issues (parking, speeding, flows and signage)
Heavy seasonal traffic flow*
Perceived poor public transport service/use of*
- 2.8 Loss of identity/character of streetscape (vehicular)**
Vehicular impact on historic fabric
Inappropriate standardized junctions, signage, traffic markings, road and pavement surfacing
- 2.9 Building Conservation Awareness**
Historic fabric in need of constant care
Inappropriate materials, design and details in the historic built environment
Inappropriate treatment/disrepair of cartilage
Lack of awareness and skills deficit in building conservation
- 2.10 Pride of Place**
28% of properties needing minor repair, 7% needing major repairs
Invasive plants on structures
Unkempt Sites
- 2.11 Development**
Shortage of affordable housing/decrease in social housing stock
Increasing price of houses
Poor public perception of planning/enforcement system (transparency and certain
- 3.0 OPPORTUNITIES**
- 3.1 Economy/Resources**
Grant Aid and Partnership Initiatives (European, National, Welsh Assembly, Cadw, WAG, CCW, PCC, Regional, Lottery, Community Regeneration Unit, PLANED, Voluntary)*
Encouragement of partnership working and engagement of private sector
Increase in job opportunities based on natural resources of the area*
Innovative and sensitive new developments and enhancements
Sustainable and sympathetic progression through the 21st Century
Further development of E-Commerce/IT Infrastructure*
- 3.2 Tourism**
Need for common tourism industry strategy*
Recognition of Caerfarchell as part of a wider tourism product within Pembrokeshire*
Need to service range of visitors over a larger season*
Short break tourism*
- 3.3 Enhancement**
None

- 3.4 Public Realm**
Need for greater cohesion between partners when approaching projects
Continue engagement of public sector in infrastructure and environmental improvements
- 3.5 Loss of identity of character of streetscape**
Undergrounding of wires
Identify and implement appropriate lighting scheme
Rationalize signage
Develop design of street furniture and replacement programme
- 3.6 Biodiversity & Geology**
Increase awareness of links between biodiversity and building conservation (e.g. wall flora, bats)
- 3.7 Management of Open Areas**
Tree management
Recognition of historic lanes, tracks and walls and their sense of enclosure
Identify and improve neglected and/or inappropriate landscaping, planting or detailing to open areas
Investigate issues of litter
Investigate issues of dog fouling
Investigate provision of increased pedestrian access/footpaths/historic trails
- 3.8 Traffic Management**
Resolve traffic management issues*
Integrated approach to traffic management – signage, car parking, disabled access
Enforcement of speed and parking restrictions*
- 3.9 Loss of identity or character of streetscape**
Encourage conservation best practice in use of surfacing, detail and junction layouts.
Investigate conservation alternatives for intrusive standardized road markings in the Conservation Area
Improvements & rationalization of directional signage
- 3.10 Community Projects & Recreation**
Provision of hi-tech portrayal of heritage and history
Attract new enterprise, assisting life work balance opportunities thorough information technology*
Improvement of community co-ordination*
Support and promote established community schemes and events
Promote and support interpretation of the area's heritage (e.g. booklet)
- Continuation of recording local traditions and folklore
- 3.11 Awareness/Visitor Management**
Investigate need for further interpretative provision
Retain special character & identity
Maintain the balance between tourism and the needs of the locals*
Investigate provision of infrastructure of disabled access
- 3.12 Building Conservation**
Investigate awareness of financial assistance
Increase awareness of existing grant schemes
Encourage use of appropriate materials and design in the historic built environment
Opportunity for sensitive implementation of the requirements of the DDA
Explore the potential of the suggested extension to the Conservation Area boundary
Encourage appropriate boundary treatment
Improve awareness and skills deficit in building conservation
Opportunity for recognition of un-designated archaeological sites
- 3.13 Biodiversity**
Increase awareness of species conservation issues when undertaking building works (building conservators, architects, builders and owners)
Ensure that the application of the principles of building conservation best practice and habitat management are carried out during works which affect statutorily protected species
Tree Management Scheme
Sensitive management of habitats (i.e. non-protected species e.g. the wall flora of old walls etc)
- 3.14 Development**
Encourage sustainable and sympathetic development and redevelopment
Prevent unsympathetic development
- 3.15 Study & Research Address deficit of skills and research in building conservation**
Built Heritage training
Research into local archaeology, history and folklore
Encourage appropriate modern materials, techniques and technology
- 3.16 Awareness**
Inappropriate products, materials, design and detail
Loss of historic fabric, culture, skills, language, traditions and names

Complacency ("familiarity breeds contempt")
Threat to biodiversity by lack of awareness
when undertaking building works

4.0 THREATS

4.1 Economy/Resources

Effect on surrounding landscape and
community of agricultural decline*
Continuing outward migration of younger
generations*
Increasing economic dependency on tourism*
Increasing competition from overseas package
holidays*
In-ability to react to change in market
requirements*
Decline of traditional tourism*
Impact of increase in number of second homes
and holiday let properties on community
activities and services

4.2 Public Realm

Neglect and "untidiness" resulting from
decreasing local government investment*
Increased inappropriate standardisation of
products and specifications (e.g. street
furniture)
Lack of maintenance of community in areas

4.3 Traffic Management

Inability to satisfactorily address speeding
issues
Increasing traffic flow and parking problems
(decreasing the public's enjoyment)
Inappropriate standardisation of products,
design and materials
Loss of historic fabric and damage to buildings
and environment from vehicles and their
emissions
Opening up of forecourts/curtilage walls to
accommodate cars

4.4 Awareness

Increasing inward migration linked to loss of
culture & traditions and reduced social and
community spirit/drive*
Inappropriate products, materials, design and
detail
Loss of historic fabric, culture, skills, language,
traditions and names
Level of care for historic fabric
Complacency ("Familiarity breeds contempt")
Threat to biodiversity by lack of awareness
when undertaking building works

4.5 Biodiversity

Loss of habitats (danger of urbanization
"tidying up" areas)

4.6 Development

Continued pressure from development
Developments which are not in character
Inappropriate development within
Conservation Area
Increased use of homogenous products,
materials and design
Unavailability of local materials and skills.

4 CAERFARCHELL CONSERVATION AREA P.O.S.T. ANALYSIS

The Strengths, Weaknesses, Opportunities and Threats identified in section three need to be addressed as part of a co-ordinated structured approach: One such approach is to use a P.O.S.T (Purpose, Objectives, Strategy and Themes) analysis which structures thinking in a clear hierarchy from the underlying philosophies to the details of implementation.

Purpose

- To preserve and enhance appropriately and where possible, sustainably, the special architectural, archaeological and historic qualities which contribute to the character of Caerfarchell Conservation Area.

Objectives

- To ensure that the special qualities which contribute to the character of the Caerfarchell Conservation Area are appreciated, conserved, and enhanced for their historic, architectural and aesthetic value and for the contribution they make to the quality of our lives and the local economy.
- To ensure that all new works and development respect and add to the special character of the Conservation Area and that no new works detract from or harms its character.
- To ensure that the use and management of the Conservation Area respects and adds to its special qualities and that no future use or management detracts from or harms its character.
- To ensure the protection and enhancement of the setting of the Conservation Area.
- To ensure that development and uses comply with the policies set out in the LDP (within this document key policies are highlighted but it should be noted that the LDP is to be read as a whole and therefore other policies could also be relevant) and the objectives set out in the National Park Management Plan and the Community Plan.
- To ensure that historic buildings are conserved using best conservation practices (e.g. SPAB, Cadw etc.), retaining maximum exterior and interior historic fabric, using traditional and where possible, sustainably sourced materials.

Strategy

- To work with local people to:
 - Produce a comprehensive Character Statement of Caerfarchell Conservation Area which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for Caerfarchell Conservation Area setting out how its special qualities can be preserved and enhanced for both now and the future.

- To ensure that these documents are based on:
 - Thorough research
 - Extensive consultation
 - Widespread ownership of the initiative

Themes (Tools)

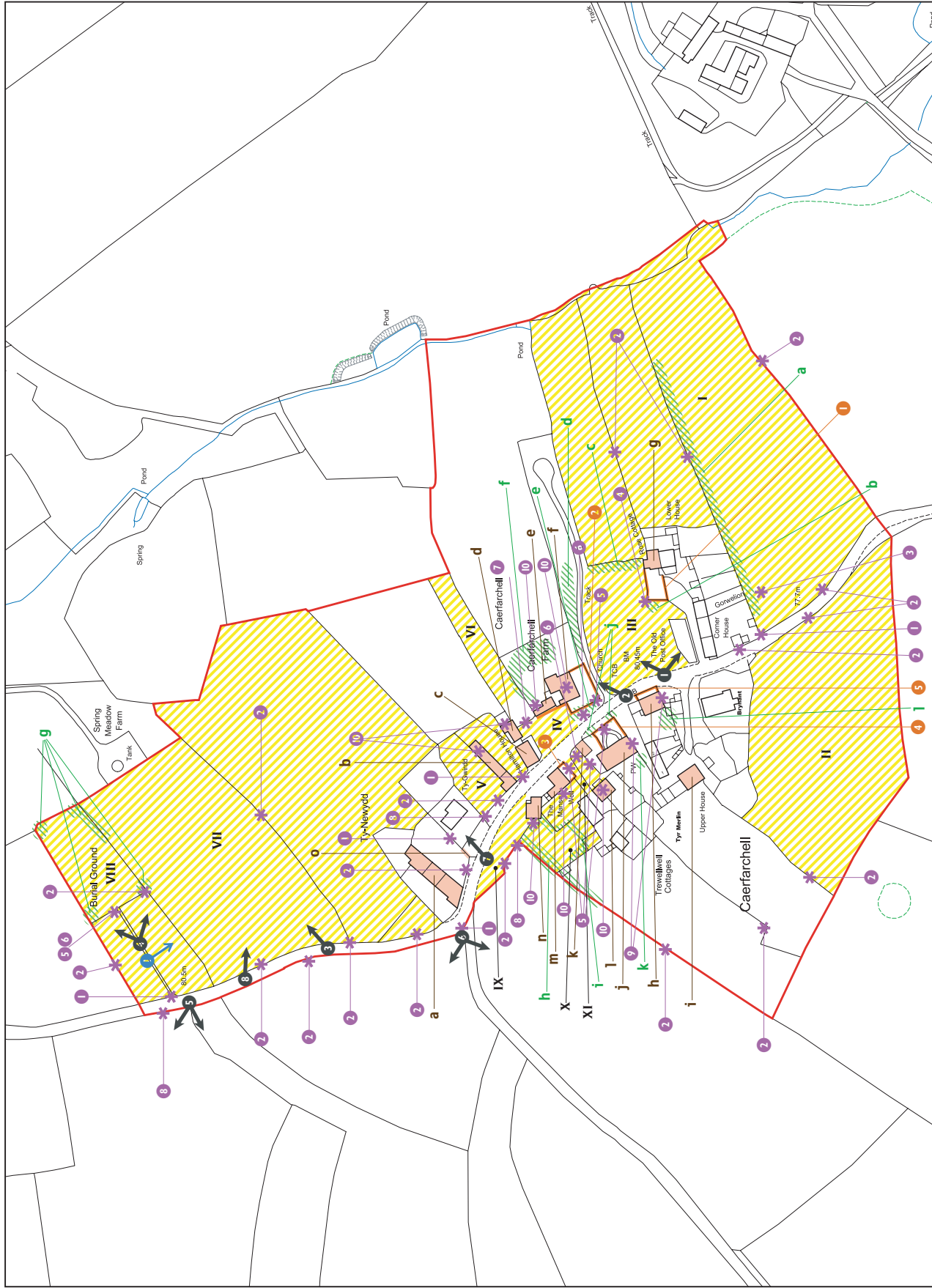
- To develop and implement a co-ordinated programme of proposals based on the following themes:
 - Resources
 - Public realm
 - Traffic management
 - Community Projects
 - Awareness
 - Development
 - Control
 - Study & Research

and these are detailed in sections 5-12 inclusive.



Caerfarchell

Conservation Area: Features



Caerfarchell Conservation Area Designated 1997

Key

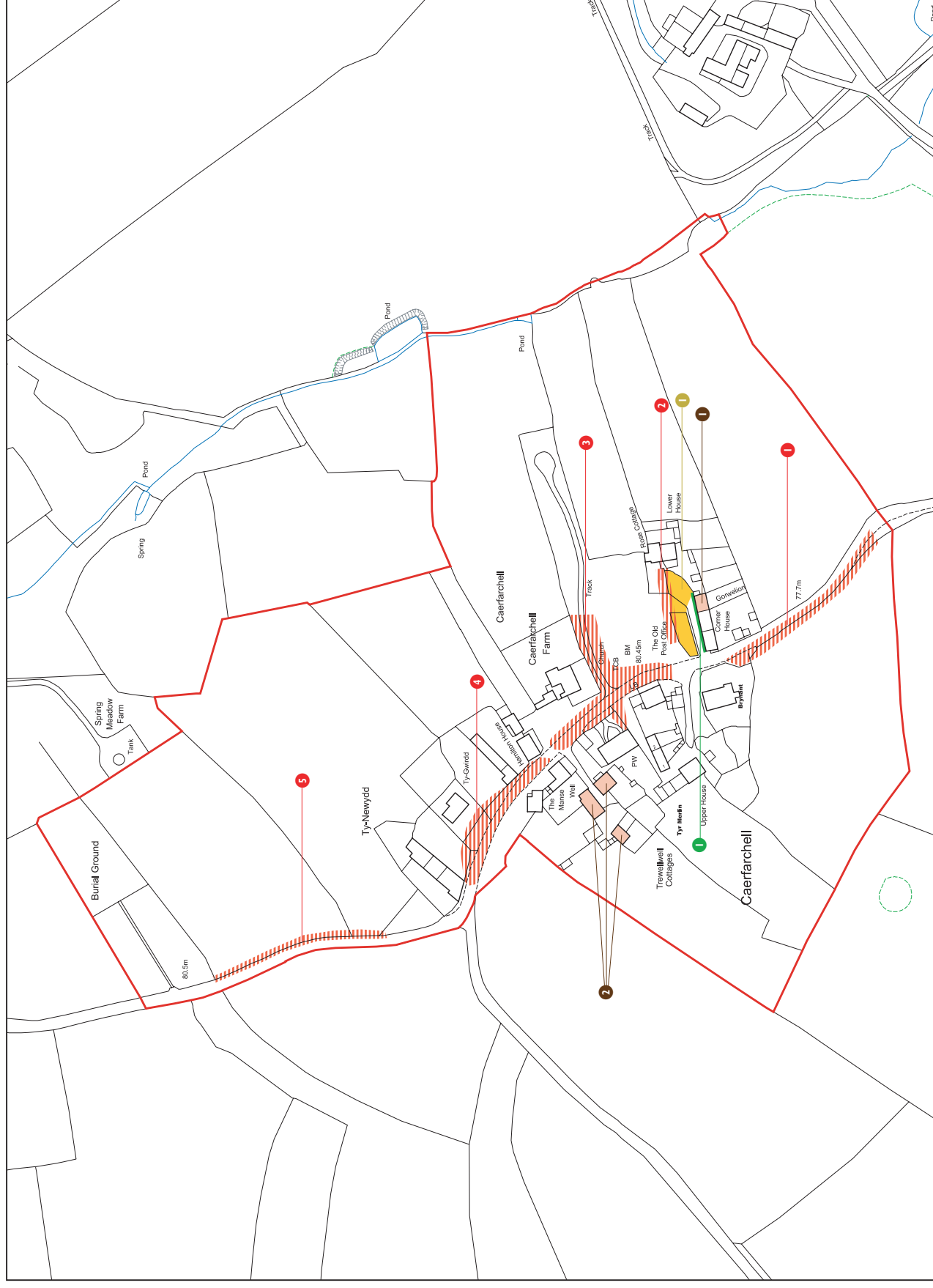
- Conservation Area Boundary
- Landmark Buildings
- Buildings of local significance
- Local features
- Key views
- Glimpses to an object/landmark/point of interest
- Key cottages/rooftops
- Important open spaces
- Important pedestrian route
- Trees important to the setting of Conservation Area

Scale



Pembrokehire Coast National Park





5 RESOURCES

5.1 CONSERVATION FUNDING - CADW GRANTS

There may be limited funding available from Cadw for schemes within the Conservation Area for repairs to historic buildings.

Principles

Cadw offers two grants:

- Works to outstanding buildings (Historic Buildings and Ancient Monuments Act 1953).
- Works which make a significant contribution towards the preservation or enhancement of the character of a Conservation Area Planning (Listed Buildings and Conservation Areas Act 1990).

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

To ensure that existing Cadw grants are:

- Fully utilised to conserve and enhance the special qualities of the Conservation Area.
- Utilised so as to complement all other grant regimes.
- Targeted on key properties and places.

Priorities

To advise all those involved in the conservation and enhancement of the special qualities of the Conservation Area, of the availability of Cadw grants.

Place

To advise all those involved with key buildings and areas, of the availability of Cadw grants.

Partners

Cadw, PCNPA, property owners and project champions.

Programme

Part of general awareness campaign.

Practice

On-going liaison with Cadw, property owners and project champions.

5.2 CONSERVATION FUNDING- HISTORIC TOWN SCHEME PARTNERSHIP GRANTS (PCNPA)

Principles

National Park Authority in conjunction with Cadw currently offer grants to property owners in Tenby, St Davids and Saundersfoot to encourage the appropriate conservation and enhancement of historic buildings within the Conservation Area. The Authority is negotiating with Cadw to extend these grants to all Conservation Areas.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

To establish a scheme under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and secure funding from a wide range of partners.

Priorities

To define those buildings, qualities and works that contribute most to the special character of the Conservation Area.

Partners

Potentially PCNPA, Cadw, WAG, Community Councils and property owners.

Programme

To regularly approach key partners with a view to agreeing funding.

5.3 NON-BUILDING CONSERVATION FUNDING

(e.g. housing grants, highways infrastructure budget, WAG grants, statutory undertakers budgets, CCW etc.)

Principles

The local economy is fragile (largely reliant on tourism, agriculture and public sector) and conservation work can be costly. It is accordingly important to ensure that:

- Funding already allocated to the area is used so as to (inter alia) help conserve and enhance the special qualities of the Conservation Area.
- External funding for conservation and enhancement works is maximised and co-ordinated so as to help sustain the local economy.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

- **Pro-active:** to agree common objectives with external funders towards formalising "working accords" with each in line with Section 62 of the Environment Act 1995.
- **Reactive:** to respond to the initiatives of external funders drawing their attention to the importance of conserving and enhancing the special qualities of the Conservation Area through their existing programmes.

Priorities

- To focus on works/management, which have greatest impact on the conservation /enhancement of the special qualities of the Conservation Area.
- To encourage the implementation of a visitor management strategy.

Place

To focus on areas and buildings which are of greatest importance to the conservation and enhancement of the special qualities of the Conservation Area

Partners

All those investing in the area, especially PCC, PCNPA, statutory undertakers, CCW, WAG.

Programme

- **Pro-active:** to regularly approach key partners with a view to agreeing working accords.
- **Reactive:** to work closely with external funders with a view to positively influencing their existing programmes of work.

Practice

To provide a copy of this document to the key officers in each of the relevant funding agencies.

6 PUBLIC REALM

While the conservation and enhancement of private properties within the Conservation Area are important, public areas and features (e.g. road surfacing/pavements, lanes, poles, overhead cables, signage, lighting, benches etc.) as well as Caerfarchell's unique biodiversity have significant effects on the special qualities of the area.

To compete economically town centres need to identify and exploit their unique “personality” so that they offer different reasons for visits. A well designed public realm of high quality can help create a “sense of place” in communities which add to their attraction beyond the immediate area (Planning Policy Wales TAN12: Design paragraph 5.14.3 (2009))



Principles

- To ensure that public areas, qualities and the biodiversity are managed and improved so as to help ensure the conservation and enhancement of the special qualities of the Conservation Area.
- To aim at making historic buildings which provide services for the public accessible to everyone (Overcoming the barriers: providing physical access to historic buildings, (Cadw 2002)).

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 9 (Light Pollution)
- LDP Policy 16 (Open Spaces & Green Wedges)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 55 (Powerlines and Pipelines)

Proposal

- **Pro-active:** to agree common objectives with the relevant organisations towards formalising “working accords” with each in line with Section 62 of the Environment Act 1995.
- **Reactive:** to respond to the initiatives of the relevant organisations drawing their attention to the importance of conserving and enhancing the special qualities of the Conservation Area through their existing programmes.

Priorities

All of the Conservation Area and its setting but with particular focus on:

- Under grounding unsightly cables (subject to archaeological and geological considerations).
- Rationalising the design and locations of street furniture
- Sensitive lighting schemes
- Minimise light pollution
- Appropriate design and placing of street furniture
- Appropriate signage
- Appropriate road markings
- Retention of special features (e.g. railings, manholes and gulleys, street signs)
- Encourage management of municipally owned open spaces (verges and greens)
- Developing a tree management scheme
- Integration of biodiversity with conservation of the built environment at all opportunities.

Place

All of the Conservation Area but with a focus on: -

- Poles and wires at southern approach to Caerfarchell
- Poles and wires between Corner House and Lower House
- Poles and wires in village centre (radiating)
- Poles and wires south and west of Tŷ Newydd
- Poles and wires at northern approach to Caerfarchell



Partners

All those agencies involved in the public realm but especially:

- PCC
- Environment Agency, British Telecom, Telecommunications Operators, Western Power, Transco, Dwr Cymru, CCW
- St Davids City Council
- PCNPA.

Programme

- **Pro-active:** to approach relevant organisations with a view to agreeing working accords within twelve months
- **Reactive:** to work closely with relevant organisations with a view to positively influencing their existing programmes.

Practice

All in accordance with:

- Cadw Guidance “Overcoming the Barriers - Providing Physical Access to Historic Buildings
- Welsh Office Circular 60/96 Archaeology and

Historic Areas

- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- English Heritage (1995) Development in Historic Environment
- English Heritage (1997) Conservation Issues in Local Plans
- English Heritage (June 1993) Conservation Area Practice: guidance on the management of Conservation Areas
- Welsh Assembly Government (1997) Technical Advice Note 10: Tree Preservation Orders
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

7 TRAFFIC MANAGEMENT

The historic core of Caerfarchell was not designed to cater for motorised transport which can adversely affect the conservation and enjoyment of the special qualities of the Conservation Area.

In established urban and rural neighbourhoods, traffic management measures should be adopted to improve the street environment and promote road safety (Planning Policy Wales Edition 3, July 2010 paragraph 8.4.1)



Principles

- To prevent physical damage to the special qualities of the Conservation Area.
- To reduce congestion (including inconvenience, inefficiency etc.) and improve safety in the Conservation Area.
- To improve enjoyment and safety of pedestrian and other users (by reducing speed, intrusions such as noise, smell, dust etc.) of the Conservation Area.

Key Policy

- LDP Policy 52 (Sustainable Transport)

Proposals

To encourage PCC to develop a traffic management scheme in line with Section 62 of the Environment Act 1995, for the Conservation Area as part of a wider transport strategy for the area including:

- Consideration of pedestrianisation / pedestrian friendly schemes, traffic calming, residents / visitors parking, disabled access, cycling and walking networks.
- Restrictions on vehicular weight, length, delivery, loading, access, time etc.
- The enhancement of main approaches.
- Investigation of vehicular usage.
- Conservation best practice in use of surfacing, detail and junction layouts (Traffic Management in Historic Areas Cadw (2001))

Priorities

The whole of the Conservation Area and its setting needs to be incorporated in any traffic management scheme.

Place

Whole of the Conservation Area.

Partners

PCC, Dyfed Powys Police Authority, St Davids City Council, local groups PCNPA.

Programme

- **Pro-active:** to approach relevant organisations within twelve months with a view to agreeing working accords.
- **Reactive:** to work closely with relevant organisations with a view to positively influencing their existing programmes and practices

Practice

In accordance with

- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales
- Civic Trust (1993) Traffic Measures in Historic Towns – an introduction to good practice
- Welsh Assembly Government (1998) Technical Advice Note 18: Transport (2007)

8 COMMUNITY PROJECTS

Local people and organisations have much to contribute to the conservation and enhancement of the special qualities of the Conservation Area.



Principles

To enable, support and encourage local people and organisations to contribute towards the conservation and enhancement of the Conservation Area.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

- To help build community capacity to enable local people to contribute to the enhancement of the Conservation Area and wider setting.
- To foster a sense of 'pride of place' in the Conservation Area and its wider setting.
- To help influence/support local initiatives to ensure that they contribute to the enhancement of the Conservation Area and its wider setting.

Priorities

- **Pro-active:** To encourage key community partners to develop a programme of capacity building.
- **Reactive:** To react to community aspirations and provide the necessary support and advice.

Place

Throughout the Conservation Area.

Partners

St Davids City Council, PLANED, PCC (CRU), PAVS, Dyfed Archaeological Trust, local groups and individuals involved in community support. PCNPA.

Programme

- **Pro-active:** To aid the relevant organisations within 12 months in encouraging them to help the local community in the conservation and enhancement of the area.
- **Reactive:** To help support community projects with support and advice.

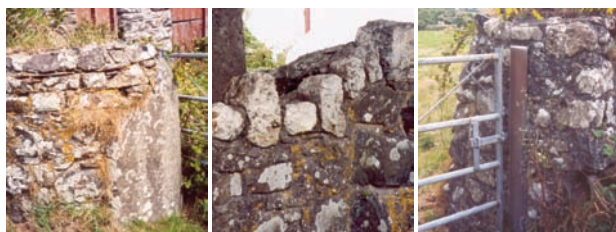
9 AWARENESS

Through awareness comes understanding, and through understanding comes care. This is vital for the conservation of the historic built resource. Across Wales generally the public's level of knowledge and understanding of the historic resource is low.

Numerous small inappropriate alterations have contributed significantly to the erosion of the special qualities of the Conservation Area. Many of these alterations are undertaken through lack of understanding and consideration of the built heritage and availability of inappropriate building materials and fittings.

It is important that awareness of the value of the local environment and the quality of its care is increased so that at the very least, decisions affecting the Conservation Area can be made on an informed and enlightened basis.

It is a WAG objective 'to preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life and its importance as a resource for future generations' (Planning Policy Wales Edition 3, July 2010)



Principles

To increase the level of awareness and understanding of the special qualities of the Conservation Area so as to ensure their conservation and enhancement.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 29 (Sustainable Design)

Proposals

To develop and implement a Communications Strategy embracing key conservation and enhancement principles using a variety of media including Leaflets, posters, events, TV, Internet, radio, walks, talks, etc and aimed at key target audiences.

Priorities

While it is important that all of the special qualities of the Conservation Area be enhanced, particular attention needs to be paid to:

- Domestic details – windows, doors, grouted roofs and rainwater goods etc

- Commercial signage, shutters and illumination schemes
- Public realm works – lights, furniture, street surfaces, signage etc
- Provision of sensitive interpretation
- Retention of the atmosphere of the settlement

Place

Throughout the Conservation Area.



Partners

All those involved in the management of the Conservation Area but especially: -

- Individual property owners & trades people
- Statutory undertakers
- National Park Authority
- National, Regional and local bodies and societies
- PCNPA.
- PCC.

Programme

The development of a Communications Strategy within 12 months, followed by a phased programme of implementation.

Practice

To develop good working relationships with the St Davids City Council and local groups, to develop new awareness initiatives and to further existing initiatives.

10 DEVELOPMENT

It is important that new development respects the character of the Conservation Area in terms of scale, materials and detail. The sensitive redevelopment or upgrading of buildings for housing, business and other uses will result in a greater capital value for the owner, which will in turn encourage inward investment and confidence in the area.

Good development should avoid both insensitive modern design and also the superficial echoing of historic features in new building (Building in Context - new development in historic areas CABE (2001))



Corner House (1981)



Corner House (2000)



Tŷ Newydd (1981)



Tŷ Newydd (2000)

Principles

To ensure that new development and redevelopment conserves and enhances the special qualities of the Conservation Area.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 30 (Amenity)

Proposals

- To identify opportunities for development in line with the emerging LDP
- To prepare/assist with design/development briefs for key sites and buildings
- To work with developers at pre-application stage to ensure that their proposals conserve and enhance the special qualities of the Conservation Area
- To develop a general guidance note for applicants
- To encourage full, detailed planning/listed building applications of all development and redevelopment proposals (including drawings of the neighbouring structures/areas).
- To ensure wide consultation on all development proposals in the Conservation Area

Priorities

- Continue to fulfil principles set out in P.O.S.T. analysis on a reactive development-led basis.
- To help bring forward potential sites for enhancement, improvement and development.

Place

Throughout the Conservation Area but especially potential sites / buildings for re-development / enhancement within the Conservation Area as follows: -

- Gorwellon
- Greenhill and associated buildings

Partners/Developers

Developers, PCNPA, Developers, Environment Agency, PCC, CCW, Architects, Surveyors, Builders, etc.

Programme

Proactive: preparation of/ assistance with development briefs

Reactive: to applicants proposals

Practice

All in accordance with:-

- CABE (2000) By Design - urban design in the planning system: towards better practice
- CABE (2001) Building in Context - new development in historic areas
- CABE (2001) The Value of Urban Design
- English Heritage (1995) Development in Historic Environment

- Welsh Assembly Government (1996) Technical Advice Note 7: Outdoor Advertisement and Control
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

11 CONTROL

If the Conservation Area is not adequately conserved and enhanced, then planning legislation provides for the introduction of additional controls. While it is hoped that all those involved in the future of the Conservation Area promote the conservation and enhancement of its special qualities, it is important that there are procedures in place to prevent the inappropriate actions of those who do not.

Principles

- To prevent development and uses that have an unacceptable impact on the archaeology, historic fabric and character of the Conservation Area.
- To ensure that new development / uses preserves or enhances the character or appearance of the Conservation Area.
- To prevent development where it would damage or destroy the amenity value of trees or groups of trees.
- To prevent development and uses that would adversely affect the integrity or coherence of the Landscape of Historic Interest in which the Conservation Area is set.
- To prevent development which damages the physical context of Caerfarchell along with its approaches and views as set out in the Character Statement.
- To encourage measures which would maintain and prevent the loss of existing features of value.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 11 (Protection of Biodiversity)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 30 (Amenity)

Proposals

- All applications for development in the Conservation Area be fully considered by the National Park Authority in accordance with the principles set out in the LDP.
- All decisions of the Authority be carefully monitored, and, where appropriate, enforced
- That, where appropriate, Repairs/Urgent Works Notices and Enforcement Notices be served under the Planning, Listed Buildings and Conservation Areas Act 1990
- Consideration be given to recommending spot-listing historic buildings where appropriate
- Article 4 directions can be used by the local authorities to control small scale alterations which fall within permitted development rights (e.g. the alteration of windows, removal of curtilage features, protecting buried archaeological remains etc.) and consideration is to be given to the introduction of these.

- Consideration be given to revoking, making and administering Tree Preservation Orders where appropriate

Priorities

All details which have a significant impact on the character of the Conservation Area but in particular fenestration, doors, signage, satellite dishes/aerials and their fixings, boundary features and trees.

Place

All of the Conservation Area.

Partners

Developers, property owners, and all those wishing to make changes to the special qualities of the Conservation Area, PCNPA.

Programme

It is proposed that the Conservation Area be reviewed to evaluate the effectiveness of the policies twelve months after the adoption of this Proposals Document. A report setting out the situation will then be considered by the National Park Authority with recommendations as to whether or not Article 4 directions need to be introduced.

12 STUDY & RESEARCH

It is important that all decisions affecting the Conservation Area are based on sound knowledge of its archaeological, historic and architectural qualities, relating not only to individual buildings but also layout, land use and local identity.

Principles

It is important that the conservation and enhancement of the area is based upon a good understanding of its special qualities.

Proposals

- To collect and collate all existing reports and research on the special qualities of the Conservation Area and to regularly update the database.
- To make sure this database is available to inform all judgements on works in the Conservation Area and to regularly update the database.
- To develop and maintain a photographic archive of the appearance of the Conservation Area.
- To commission further research into both the special qualities of the Conservation Area and both historic and modern techniques for its conservation and enhancement.
- To monitor changes in the character of the Conservation Area leading to a review of this Proposals document

Priorities

- Research into local historic building techniques and types and sources of traditional building materials e.g. stone, brick, slate, tiles, lime renders and mortars, local blacksmithing for architectural ironwork etc.
- Research into local traditions and folklore



The Manse Hen/
Pig House (1981)



Gate jom

Partners

Dyfed Archaeological Trust, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales. PCNPA.

Programme

Proactive: To monitor the Conservation Area's character and review this Proposals document within 10 years.

Reactive: Ongoing.

Place

Across the Conservation Area and its setting.

13 CONSERVATION AREA BOUNDARY

13.1 OUTLYING AREAS IMPORTANT TO THE SETTING AND CHARACTER OF THE CONSERVATION AREA

Of immediate landscape importance are the remnants of strip fields, standing stone and common land to the north west, Trewellwell and Carnhedryn to the north east, land to the south west including Tresais Farm and open heath land on the fringes of St Davids Airfield. The following map shows the outlying areas important to the setting and character of the Conservation Area in terms of history, archaeology and local landmarks. The map sets out the immediate historic, archaeological and landscape context of the Conservation Area: in a wider context this area is within the historic landscape register entry for St Davids Peninsula and Ramsey Island. Policy 8 of the Local Development Plan states that "Historic landscapes will be protected and where possible enhanced".

13.2 CONSERVATION AREA BOUNDARY REVIEW

Under Section 67 of the 1990 Listed Buildings and Conservation Areas Act, the National Park Authority is required to review Conservation Areas from time to time. Any suggestions received during the Conservation Area Appraisal process will be considered in closer detail as a separate legislative process and will be subject to full public consultation.

Caerfarchell

Outlying areas important to the setting and character of the Conservation Area



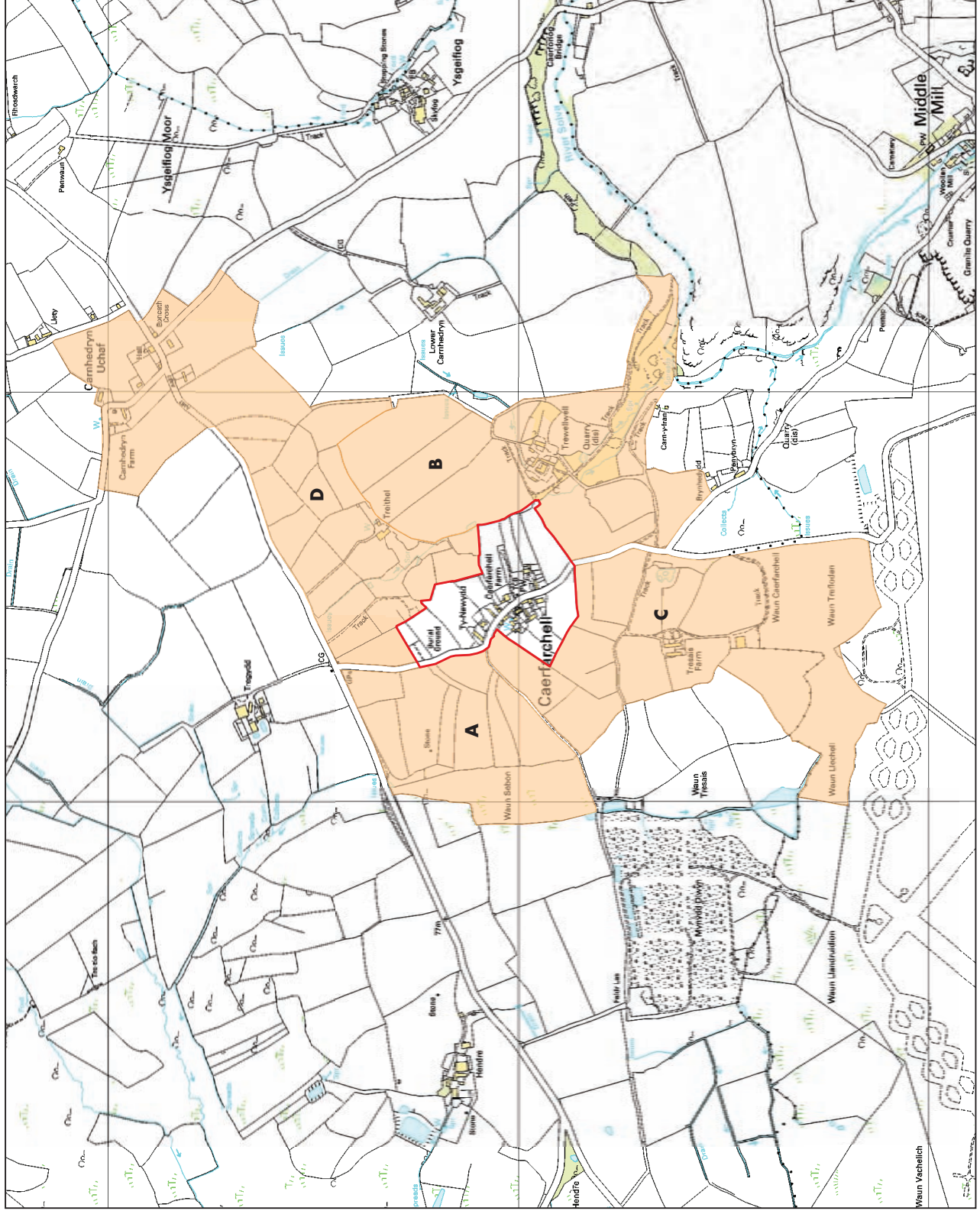
Pembrokeshire Coast
National Park

Caerfarchell Conservation Area Designated 1997

- A** Land to the north west of Caerfarchell including remnants of medieval field strips, a standing stone and area of common land. Characteristic flat terrain with Pembrokeshire hedge banks important to setting of Conservation Area.
- B** Land to the north east of Caerfarchell including former gentry house of Trewellwell attractively set in a grove of trees including specimen pines. Evidence of early Christian artefacts and carved stones recorded in southern area.
- C** Land to south west of Caerfarchell including characteristic flat fields with hedge banks; some evidence of medieval field systems. Open heath land on fringes of St David's Airfield. Historic evidence of pre-historic settlement (standing stone). Tressas Farm of historic local importance.
- D** Land north east of Caerfarchell including extensive area of typical fields bounded by hedge banks; Carnhadryn and former Carnhadryn Church prominently visible from Conservation Area.



Pembrokeshire Coast
National Park



14 NEXT STEPS

- The PCNPA proposes to adopt the Proposals Document as Supplementary Planning Guidance to the Local Development Plan. It will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Caerfarchell Conservation Area.
- It is proposed that the on going management and monitoring of the proposals set out in the document be undertaken by the St Davids City Council nominated working group and National Park officers on (initially at least) a twice yearly basis with reports on progress being made publicly available.

15 CAERFARCHELL CONSERVATION AREA PROGRAMME

Themes (Tools)	Potential Partners	Practice	Land Organisation	Timetable				
				2011/2012	2012/2013	2013/2014	2014/2015	
Resource Conservation Funding - Cadw Grants	Cadw, property owners & project champions	Ongoing Liaison with Cadw, property owners and project champions	PCNPA					
	PCNPA, Cadw, PCC, WDA, WTB, property owners	Explore potential for Historic Town Scheme Partnership	PCNPA/Cadw					
Non-Conservation Funding	PCC, statutory undertakers, WDA, WTB, landowners	Approach key partners with a view to agreeing working accords	PCNPA					
	PCC, PCNPA, Environment Agency, BT, Telecommunications Operators, Western Power, Transco, Dwr Cymru, Hyder	Respond to initiatives of external funders	PCNPA					
Public Realm	PCC, PCNPA, Environment Agency, BT, Telecommunications Operators, Western Power, Transco, Dwr Cymru, Hyder	Approach relevant organisations with a view to agreeing working accords	PCNPA					
	PCC, PCNPA, St Davids Council, Dyfed Powys Police Authority	Respond to initiatives of relevant organisations	PCNPA					
Traffic Management	PCC, PCNPA, St Davids Council, Dyfed Powys Police Authority	Traffic management scheme for Caerfarchell (PCC)	PCNPA/PCC					
		Approach relevant organisations with a view to agreeing working accords	PCNPA					
Community Projects	St Davids City Council, PCNPA, local groups and individuals, PLANED, PCC (CRU), PAVS	Response to initiatives of relevant organisations	PCNPA					
		Approach relevant organisations to aid the community to conserve and enhance the Conservation Area	PCNPA					
Awareness		Reactive support for community projects involving building conservation	PCNPA					
	Property owners, tradespeople, statutory undertakers, National Regional and local bodies and societies PCNPA	The development of a communications strategy	PCNPA					
Development	Developers, PCNPA	Phased implementation of communication strategy	PCNPA					
		Phased preparation of development briefs	PCNPA					
Control Study & Research	Developers, property owners, PCNPA	Reactive (planning & Listed Building applications/queries)	PCNPA					
	Cambria Archaeology, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales, local historical societies	Review of the Conservation Area	PCNPA					
Conservation Area Boundary Review	PCNPA & Community Working Group	Ongoing study and research	PCNPA					
		Ongoing management and monitoring of the proposals	PCNPA/City Council Working Group					
		Review of the Proposal Document	PCNPA					
	Public, PCNPA	Review of the Conservation Area boundary	PCNPA					

16 ABBREVIATIONS USED

BT	BRITISH TELECOMMUNICATIONS
CABE	COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT
CCW	COUNTRYSIDE COUNCIL FOR WALES
CROW	COUNTRYSIDE AND RIGHTS OF WAY ACT 2000
CRU	PEMBROKESHIRE COUNTY COUNCIL (COMMUNITY REGENERATION UNIT)
DDA	DISABILITY DISCRIMINATION ACT (DDA) 1995
EA	ENVIRONMENT AGENCY (WALES)
LDP	LOCAL DEVELOPMENT PLAN
PAVS	PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES
PCC	PEMBROKESHIRE COUNTY COUNCIL
PCNPA	PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
PLANED	PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT
cSAC	CANDIDATE SPECIAL AREA OF CONSERVATION
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
SSSI	SITES OF SPECIAL SCIENTIFIC INTEREST
WAG	WELSH ASSEMBLY GOVERNMENT

KEY TO CAERFARCHELL CONSERVATION AREA FEATURES MAP

BUILDINGS OF LOCAL SIGNIFICANCE - brown circle, lower case text etc

1. Tŷ Newydd (historic)
2. Outbuildings rear of Hamilton House (historic/architectural)
3. Hamilton House (historic/architectural)
4. Outbuilding east of Hamilton House (historic/architectural)
5. Outbuildings to rear of Caerfarchell Farm (historic/architectural)
6. Caerfarchell Farm (historic/architectural)
7. Rose Cottage (historic/architectural)
8. Old Post Office and adjacent buildings (social, historic, architectural)
9. Upper House (historic)
10. Caerfarchell Calvinistic Methodist Chapel (social, historic, architectural)
11. Coach house north of chapel (historic/architectural)
12. Greenhill (historic/architectural)
13. The Manse and adjacent outbuildings (historic/architectural)
14. Outbuildings north of the Manse (historic/architectural)
15. Animal shelter south of Tŷ Newydd (historic)

LOCAL FEATURES - purple circle, white text

1. Stone joms
2. Pembrokeshire hedge banks
3. Rubbing stone
4. Stone walls
5. Stone walls with decorative copings
6. Decorative stone joms
7. Drystone wall
8. Stone gateposts
9. Slate-hanging
10. Grouted roofs

KEY VIEWS - black arrow, white text

1. Views from village green towards distant fields
2. Distant views of Preseli Mountains from village green
3. Distant views of Preseli Mountains across farmland
4. View from cemetery east over farmland with Preselis in distance
5. Fine views of Carnedd Lleithyr and Carn Llidi on St Davids peninsula
6. Views across fields to dramatic rocky Carnedd Lleithyr and Carn Llidi
7. Views towards Carnhedryn between Tŷ Newydd and Tŷ Gwyrdd
8. Views across open fields towards Carnhedryn

KEY GLIMPSES TO AN OBJECT/LANDMARK/POINT OF INTEREST – blue arrow, blue circle, white text

1. Glimpse of roofscape from cemetery

KEY CURTILAGES/FRONTAGES – orange circle, white text

1. Rose Cottage
2. Caerfarchell Farm
3. The Manse
4. Caerfarchell Calvinistic Methodist Chapel
5. Old Post Office

IMPORTANT OPEN SPACES - black text

1. Fields to south east corner of Conservation Area
2. Field south of Brynog
3. Village Green
4. Open area north west of Caerfarchell Farm
5. Curtilage of outbuildings to rear of Hamilton House
6. Field strip and lane north of Caerfarchell Farm

7. Fields to east side of road
8. Caerfarchell Cemetery
9. Verge opposite Tŷ Gwyrdd
10. Small field north west of The Manse
11. Area fronting The Manse and Greenhill

TREES IMPORTANT TO THE SETTING OF THE CONSERVATION AREA – green text

- a. Line of sycamore and ash with single mature pine along boundary with Corner House, Gorwellon, Lower House and field boundary to east.
- b. Sycamore to front of Rose Cottage
- c. Group of sycamores east of village green
- d. Sycamores and ash north of village green
- e. Sycamores west of Caerfarchell Farm
- f. Sycamores east of Caerfarchell Farm
- g. Sycamores fringing cemetery
- h. Belt of sycamore and ash on Conservation Area boundary
- i. Trees fringing small field north west of The Manse
- j. Pair of sycamores in forecourt of chapel
- k. Group of sycamores and ash to rear of chapel
- l. Group of sycamores to rear of Old Post Office

KEY TO CAERFARCHELL CONSERVATION AREA OPPORTUNITIES MAP

IMPROVEMENT OF FORECOURT CURTILAGE/ BOUNDARIES

1. Gorwellon and Corner House

ENHANCEMENT OF BUILDING

1. Gorwellon
2. Greenhill and associated buildings

OPPORTUNITY FOR ENHANCEMENT OF AREA

Parking areas of Corner House, Gorwellon and Lower House

OPPORTUNITY FOR PUBLIC REALM ENHANCEMENT

1. Poles and wires at southern approach to Caerfarchell
2. Poles and wires between Corner House and Lower House
3. Poles and wires in village centre (radiating)
4. Poles and wires south and west of Tŷ Newydd
5. Poles and wires at northern approach to Caerfarchell