

Pembrokeshire Coast National Park Authority

Trefin

Conservation Area Proposals



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

Draft for Consultation - March 2011



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TREFIN 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 Trefin'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 Trefin 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.

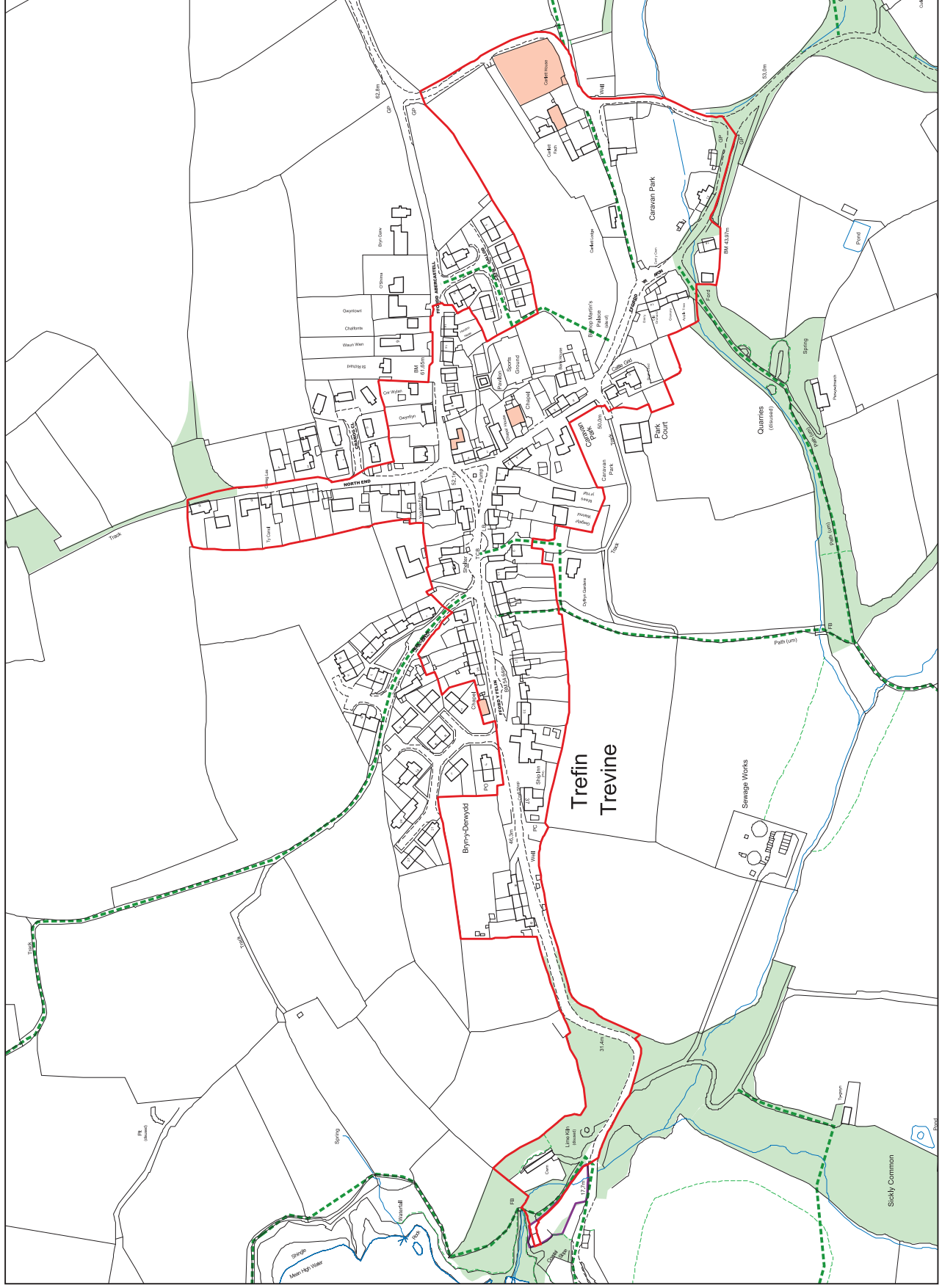
A section 14 & 15 explores delivery.

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 historic core of Trefin was **designated** a Conservation Area in 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 Llanrhian Community Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the Llanrhian Community Council, the Conservation Area **Character Statement** for Trefin was formally approved by the National Park Development Control Committee at their meeting on the 15th May 2002 (**This report should be read in conjunction with the Trefin’s 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 Llanrhian Community Council and subsequently approved by the PCNPA.
- 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 Trefin Conservation Area.
- 1.7 This report seeks to set out **proposals** to show how the character of Trefin Conservation Area can be preserved and enhanced.





Trefin

Conservation Area
Designated 1997

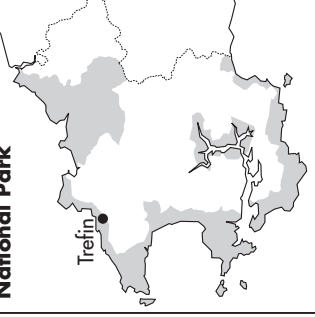
Key

- Conservation Area Boundary
- Listed Building
- Scheduled Ancient Monument
- Common Land
- Public Right of Way/Coast Path

Scale



Pembrokehire Coast National Park



2 SYNOPSIS OF CHARACTER

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

2.1 THE CHARACTER OF TREFIN 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 centre
- 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

- Medieval settlement, founded late C12/13 by bishops of St Davids, who built a palace by the late C13
- Typical 'planted' village populated by Flemish/English immigrants to stimulate trade
- Important agricultural centre with medieval mill; sea-trade and quarrying from the C17 led to growth



- Extensive rebuilding from early C19; increased quarrying at Trwyn Llwyd 1841-1898

2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS

- Prominent ridge top linear village comprising of long street with triangular 'green' at eastern end
- Eastern part of village set in sheltered valley among prominent trees
- Fine views of village from south and west
- Number of important approaches set out in detail in the Character Statement, each providing fine views of the village and its setting

2.4 THE VILLAGESCAPE

Archaeological Significance and Potential

- Although much rebuilt, the village preserves its medieval street line and plots, as well as areas of strip field systems
- The site of the palace is uncertain and requires archaeological investigation.

Architectural & Historic Character of Buildings

- Dominantly C19 streetscape. Majority of buildings in short terraces, rendered and colour washed. Dominant detached houses and chapels. Outlying farmhouses and cottages.
- Buildings all of simple scale, much use of rendered/pebbledash detail; also to boundary walls



- Triangular village core around Carreg y groes at road junctions.
- Most properties set behind forecourts facing the road
- Gaps between properties allowing fine views of the surrounding landscape

Prevalent & Traditional Building Materials

- Walls Traditionally of local rubble/slate
- Roofs Traditionally of North Wales slate, replacing local slate; some cement grouted roofs survive
- Windows and Doors Majority of windows traditionally vertical timber painted sliding sashes; painted timber boarded or panelled doors



- Doors & Windows. Sash windows mostly two or four-paned, some small/marginal-paned sashes. Majority with painted finish. Doors also painted, four-panelled or boarded.



Characteristic Local Detailing

- Roofs Generally pitched at 40 degrees usually with plain eaves and verge details; ridge tiles traditionally butt-jointed, some decorative. Chimneys generally rendered or of red or yellow brick
- Walls. Majority of buildings are rendered and coloured, roughcast or smooth. Much use of attractive pebbledash picked out with rendered detail.



Character and Relationships of Spaces within the Area

- Majority of houses set in short terraced lines, detached or in groups of two or three, facing the road. Most set behind walled/railed forecourts
- Some houses set gable end to road, a small number set well behind the street line or in larger grounds.
- Triangular Carreg-y-groes forms village core, centred on road junction; comprises of a rocky outcrop, which also is evident along Ffordd-y-felin
- Village markedly less developed to the east, largely comprising of fields and woodland

Streetscape

- Roads with standard tarmac finish; Unmettalled track between Cartlett and Ffordd-yr-Afon
- Where they exist, standard pavements and street furniture, some "heritage style" street lighting
- Unique outcrops of rock, levelled in areas.

Important Open Spaces

Key open spaces include: -

- Field south-west of Bryn-y-derwydd
- Green area on south side of Ffordd-y-felin containing village pump
- Carreg-y-groes
- Village recreation area
- Meadow between Bank House and Cartlett House
- Walled garden at Cartlett House
- Caravan Site

Also of importance are the smaller enclosed property forecourts and gardens.

Trees

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

- Sycamores south and west of the Calvinistic Methodist Chapel
- Hedgerow and trees north of Ffordd Abercastle
- Hedgerow and trees along Ffordd-yr-Afon
- Sycamores at Bank House
- Trees along the river valley south-west of Ffordd-yr-Afon
- Hedgerows and trees along the link road between Ffordd Abercastle and Ffordd-yr-Afon
- Trees within the caravan site
- Trees flanking the track between Cartlett and Ffordd-yr-Afon

2.5 IDENTITY

The 'character' of Trefin 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.

2.6 BIODIVERSITY

Whilst there are no statutory nature conservation designations within the Trefin Conservation Area, its biodiversity is an integral part of the village's appeal to visitors and locals, and makes an important contribution to local biodiversity in Pembrokeshire and is set out in detail in the Character Statement. The rocky knolls and outcrops within the village support a range of early colonisers of bare ground or thin soil. Old stonewalls and buildings are significant biodiversity resources supporting characteristic flora and fauna. Private gardens also provide shelter and food sources for insects, birds and bats. It is important to recognise that management of existing/potential habitats, including buildings should take account of the conservation requirements of

protected species (e.g. bats, owls and lichens).

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.



Trefin

Conservation Area
Designated 1997

- 1** View from Llannthan – Trevine Road from west showing Conservation Area prominently set on rising ground. Prominent buildings include the Baptist Chapel and Cranog. Fine panoramic views of landscape and sea.
- 2** View looking down to cottages at the Cwm: rooftops and chimneys of properties along Ffordd y Felin visible above rising ground.
- 3** Fine views showing well the linear nature of the Conservation Area, especially Ffordd y Felin: the houses interspersed by trees: Ffordd y Felin forms the horizon, with a sea backdrop.
- 4** Fine views from Penparc and Llanon over Conservation Area within its coastal setting. Some buildings (Cranog & Baptist Chapel) prominent.

Scale



Pembroke Coast
National Park



3 TREFIN S.W.O.T. ANALYSIS

Strengths

Weaknesses

Opportunities

Threats of Trefin 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.

1.0 STRENGTHS

1.1 Location

National Park/Conservation Area Designation
Fine Coastal Setting and proximity of Coastal Path
Attractive Village

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

Unique Archaeological Site (medieval linear street, strip fields, site of Bishops Palace)
Unique occurrence of rock outcrops forming village 'green'
Conservation Area of definite character
5 Listed Buildings and 1 Scheduled Ancient Monument within Conservation Area
Surrounding area rich in industrial, agricultural and maritime heritage
Strong support for archaeology and history
Un-designated archaeological historic sites and features
Early field systems in surrounding area; abundant local prehistoric evidence of settlement
Strong nonconformist heritage (two chapels)

1.3 Architectural significance

Distinctive palette of material and forms
Highly characteristic features and details survive intact
Characteristic C19 streetscape on medieval street layout

1.4 Nature Conservation and biodiversity of European, National and Local Importance

Local biodiversity – important habitats (open areas, gardens, buildings and limestone walls)
National and European Law in place to protect species and habitats whilst undertaking building works (e.g. bats)

1.5 Important National and International Tourist destination

Well established tourist trade
Features in county and national tourism marketing;
Popular location for both visitors and locals throughout the year
Wide range of tourist accommodation in area
Wide range of tourist activities in surrounding area
Proximity of St Davids historically attracting large amount of visitors
Important centre for walkers

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, post office, and tearoom, weaving centre and café, chapels, playing fields, youth hostel)

1.8 Existing and proposed Community Enhancement Schemes and Community Projects

Gwelliant Trefin Initiatives including village history, community centre, youth hostel, sports pavilion and facilities, play area, creation of workshops/offices (Chapel House), village enhancement (e.g. bus shelter)

1.9 Strong identity and "Unique Sense of Place"

Clear evidence of medieval origins
Strong visual appeal in fine setting
Contrast between prominent and exposed Ffordd y Felin & woodland area around Cartlett
Outcrops of rock to village centre, especially Carreg y Groes
Attractive village of importance to the quality of local life

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**
Active Community Initiative (Gwelliant Trefin)
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 dependent on tourism, brevity of visitor season*
Outward migration of young*
Declining availability of services (dental care, health)*
Absence of local shop
- 2.2 Decline of Welsh language and culture**
- 2.3 Public Realm Authorities and Stakeholders**
Perceived lack of consultation from the public realm
Perceived failure in communications between partnerships
Improved road network to Pembrokeshire (traffic congestion, pollution, disruption of tranquillity and "sense of place")
- 2.4 Visitor Management**
General lack of common tourism industry strategy and marketing*
Decline in train services to the area*
- 2.5 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
Some intrusive lighting
Loss of/threat to rock outcrops
Village well boarded over
Loss of some forecourts to car parking provision
- 2.6 Management of public and open spaces**
Dog fouling*
Limited access to Aberfelin
- 2.7 Biodiversity**
Loss of habitats
Introduction of inappropriate methods and materials in the built environment damaging to wildlife
Inappropriate management of habitats (woodland, grassland etc.)
- 2.8 Traffic Management**
Unresolved traffic management issues (parking e.g. Carreg y Groes, speeding)
Inadequate car parking in village?
- 2.9 Building Conservation Awareness**
Historic fabric in need of constant care
Inappropriate materials, design and details in the historic built environment (e.g. concrete roof tiles, widened window openings)
Inappropriate treatment/disrepair of curtilages
Skills in building conservation
Lack of appreciation of Pembrokeshire built heritage and its contribution to the County's environment and economy
- 2.10 Pride of Place**
2% Properties needing repair
Invasive plants on boundary walls
Potential enhancement of Bryn y Derwydd (outside of Conservation Area boundary)
- 2.11 Development**
Shortage of affordable housing/decrease in social housing stock
Increasing price of houses
Poor public perception of planning/enforcement system (transparency, consistency and certainty)
- 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 Trefin as part of a wider tourism product within Pembrokeshire
- 3.3 Enhancement**
Outcrops of rock fronting Nos. 15-19 Ffordd y Felin
Roadside verge opposite 36 Ffordd y Felin
Ship Inn Car Park

Land east of Cranog
Gwynfryn

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 (e.g. white low level lighting)

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 to improve views and introduce new planting of appropriate species
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 access footpaths/historic trails/DDA
Investigate access to Aberfelin
Investigate occurrences of invasive species (e.g. Japanese Knotweed)

3.8 Traffic Management

Resolve traffic management issues (e.g. Carreg y Groes, parking and village speed limit and disabled access)*
Enforcement of speed and parking restrictions*
Need for locally improved road network*

3.9 Loss of identity of character of streetscape

Encourage conservation best practice in use of surfacing, detail and junction layouts
Sympathetic replacement of pavements/fourcourts in village
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 through information technology*

Improvement of community co-ordination*

Support and promote established community schemes and events

Promote and support interpretation of the area's heritage (sensitively designed and located village interpretation board, Welsh language/culture initiatives)

Continuation of recording local traditions and folklore

Potential revival of Old Street Fair

Sensitively improve and update playground

Comprehensive village history

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*

Improve inappropriate commercial advertisement

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 (e.g. timber sash windows)

Opportunity for sensitive implementation of the requirement 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

Restoration of village well

3.13 Biodiversity

Increase awareness of protected species and their habitats and the need to comply with legislation 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 applied during works which affect statutorily protected species

Sensitive management of habitats and species

Tree Management Scheme

3.14 Development

Encourage sustainable and sympathetic development and redevelopment

Prevent unsympathetic development

- 3.15 Study & Research**
 Built Heritage training
 Research into local archaeology, history and folklore
 Encourage appropriate modern materials, techniques and technology
 Address deficit of skills and research in building conservation
 Need for archaeological investigation into Palace site
 Training schemes, apprenticeships etc.
 Need for maintaining photographic survey of Conservation Area

4.0 THREATS

- 4.1 Economy/Resources**
 Effect on surrounding landscape and community of agricultural practices*
 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)
 Poor maintenance of community areas (parks & gardens)
- 4.3 Traffic Management**
 Inability to satisfactorily address traffic 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/cartilage 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
 Degradation of open/green areas and historic views

4.5 Biodiversity

Loss of habitats (danger of urbanisation
 “excessive tidying up”)

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.
 Over restoration and urbanisation

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

The Strengths, Weaknesses, Opportunities and Threats identified in Section 3 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 Trefin Conservation Area.

Objectives

- To ensure that the special qualities which contribute to the character of the Trefin 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

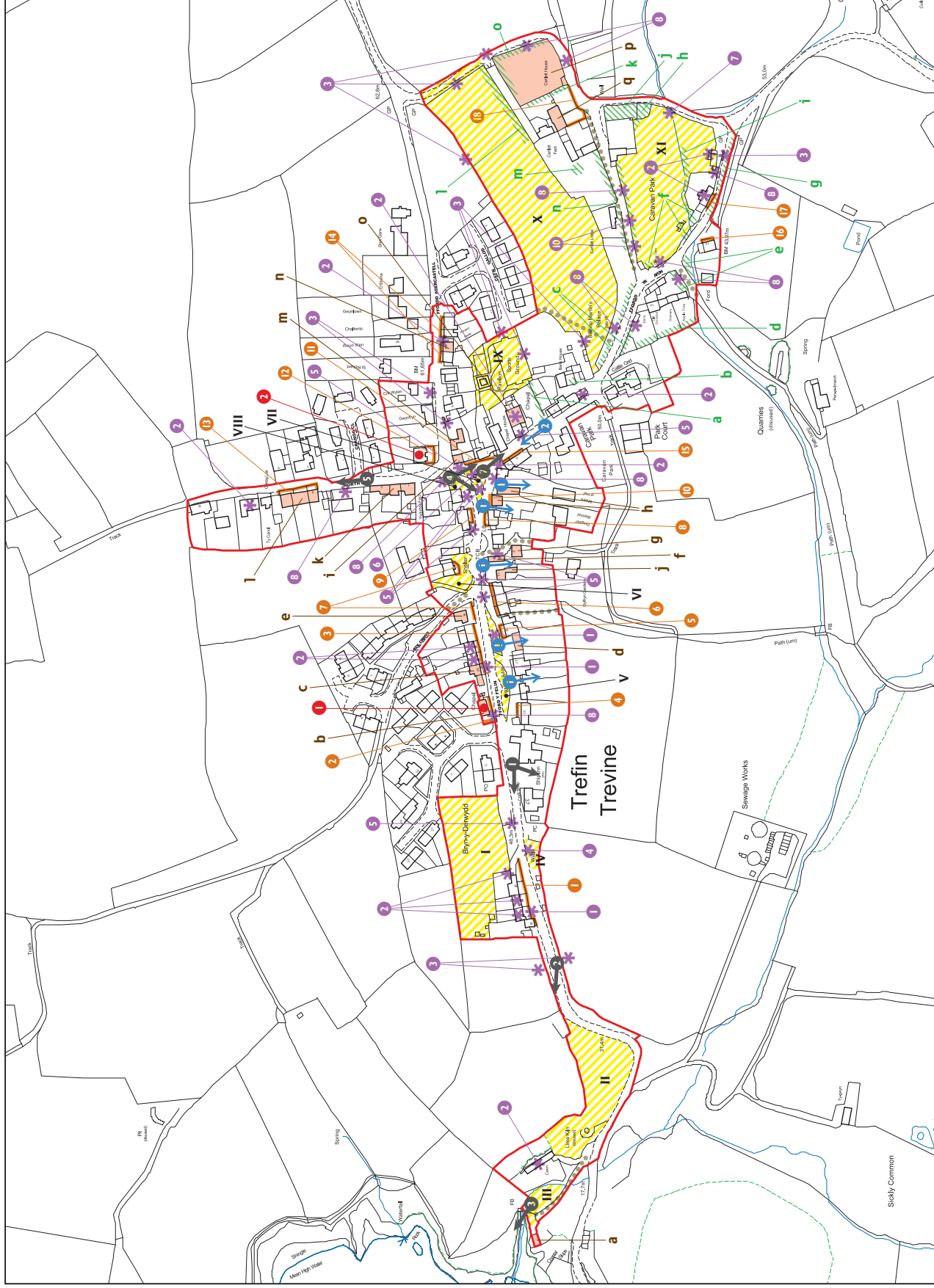
- To work with local people to:
 - Produce a comprehensive Character Statement of Trefin Conservation Area which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for Trefin Conservation Area setting out how its special qualities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



Trefin

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/houses
- Important open spaces
- Important pedestrian route
- Trees important to the setting of Conservation Area

Scale



Pembrokehire Coast National Park





Trefin

Conservation Area
Designated 1997

Key

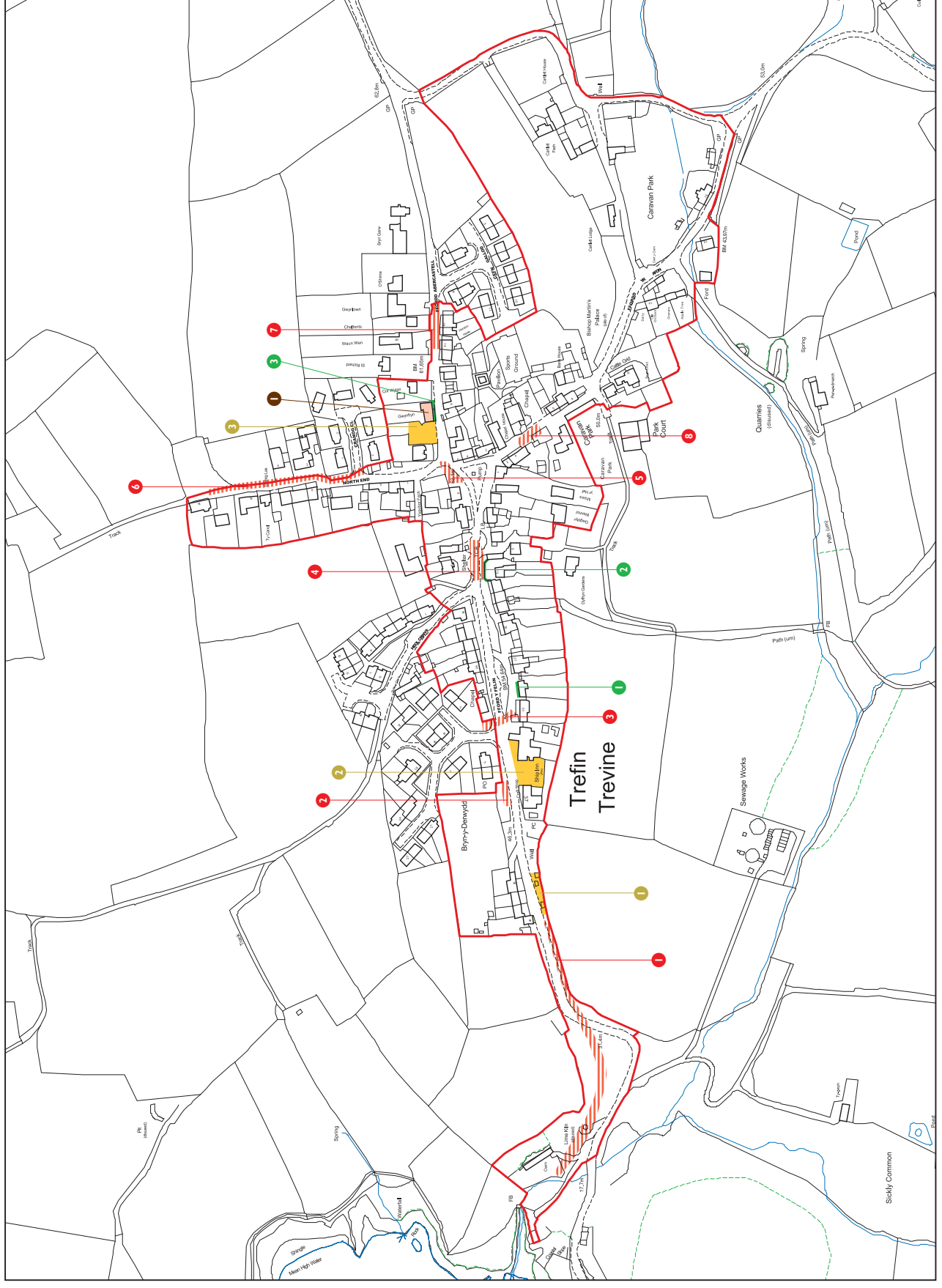
- Conservation Area Boundary
- Opportunity for improvement of frontage
- Opportunity for enhancement of building
- Opportunity for enhancement of area
- Opportunity for public realm/features enhancement
- Opportunity for addressing traffic/pedestrian conflict

Scale



Pembroke Coast
National Park

Trefin



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, Countryside Council for Wales (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, 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. streets, lanes, alleys, pavements, poles, overhead cables, signage, lighting, benches etc.) as well as Trefin'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)

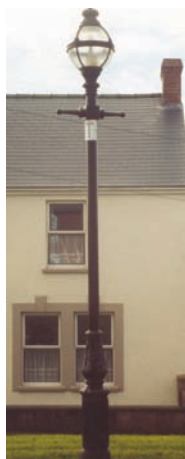
Proposal

- **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:

- Undergrounding 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 public open spaces
- 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 of No. 42 Ffordd y Felin (down to Y Cwm)
- Poles and wires opposite No. 37 Ffordd y Felin
- Poles and wires outside No 11 Ffordd y Felin
- Poles and wires outside No. 33 Ffordd y Felin
- Poles and wires opposite No 27
- Poles and wires south west of 'Cranog'
- Poles and wires North End
- Poles and wires Ffordd Abercastle
- Poles and wires Ffordd yr Afon
- Use of insensitive designed road markings throughout the Conservation Area

Partners

All those agencies involved in the public realm but especially:

- PCC
- Environment Agency, British Telecom, Telecommunications Operators, Western Power, Transco, Dwr Cymru, CCW
- Llanrhian Community 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 Trefin 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 pedestrians 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 pedestrian friendly schemes, traffic calming, residents / visitors parking, disabled access, cycling and walking networks.
- Restrictions on vehicular weight, length, delivery, loading, access, time etc.
- 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

The whole of the Conservation Area.

Partners

PCC, Dyfed Powys Police Authority, Llanrhian Community Council, Gwelliant Trefin, 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

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

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, roofs, curtilages
- 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 village.

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
- Pembrokeshire County Council

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 Community 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))

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 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.

Partners/Developers

Developers, Environment Agency, PCC, CCW, PCNPA, 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 Little Haven 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 authority 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 varying Tree Preservation Orders where appropriate
- The local community be informed of proposals affecting the Conservation Area within recognised consultation procedures

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

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 (e.g. types of mortar, stonework)
- Research into local traditions and folklore
- Research into archaeology and field systems

Place

Across the Conservation Area and its setting.

Partners

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

Programme

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

Reactive: Ongoing.

13 CONSERVATION AREA BOUNDARY

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

The immediate landscape and coastal setting of Trefin is of historic, archaeological and ecological importance. Of immediate importance are the former slate quarries at Trwyn Llwyd, Carreg Sampson and the medieval strip fields.

The following map shows the outlying areas important to the setting and character of the Conservation Area.

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. The Conservation Area Working Group has suggested extending the boundary to include:-

- Boundary to south-east should include fields with boundaries and trees to south of Cartlett House
- The fields leading down to the valley at the rear of Ffordd y Felin with the footpath alongside Gorwel.

These suggestions will be considered in closer detail as a separate legislative process and will be subject to full public consultation.

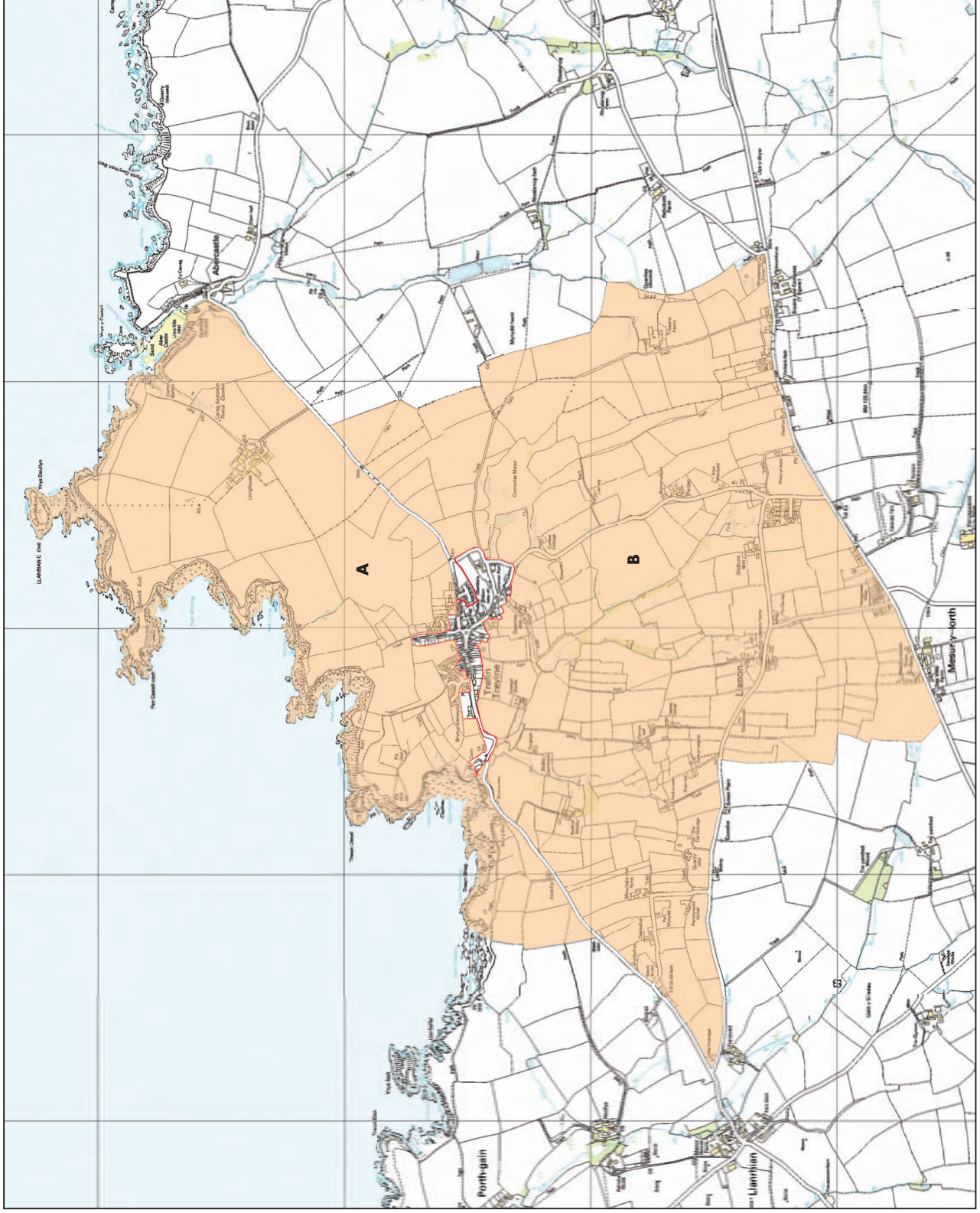


Trefin

Conservation Area
Designated 1997

A Land to the north of Llanthian - Abercastle road including Aberfelin, former quarries at Trwn Llwyd, Longhouse Farm and Carreg Sampson Burial Chamber.

B Land to the south of Llanthian - Abercastle road including surviving medieval strip fields and ancient trackways. Prominently visible landscape dotted with farms and houses; A487 forms horizon.



Scale
0 300 600 m

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 Trefin Conservation Area.
- It is proposed that the on going management and monitoring of the proposals set out in the document be undertaken by the Havens Community 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 TREFIN 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				
Potential for Conservation Funding – Historic Town Scheme Partnership Grants (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				
Public Realm	PCC, PCNPA, Environment Agency, BT, Telecommunications Operators, Western Power, Transco, Dwr Cymru, Hyder	Respond to initiatives of external funders	PCNPA				
		Approach relevant organisations with a view to agreeing working accords	PCNPA				
Traffic Management	PCC, PCNPA, Llanrhian Community Council, Dyfed Powys Police Authority	Respond to initiatives of relevant organisations	PCNPA				
		Traffic management (PCC)	PCNPA/PCC				
Community Projects	Llanrhian Community Council, PCNPA, local groups and individuals, PLANED, PCC (CRU), PAVS	Approach relevant organisations with a view to agreeing working accords	PCNPA				
		Approach relevant organisations to aid the community to conserve and enhance the Conservation Area	PCNPA				
Awareness	Property owners, tradespeople, statutory undertakers, National Regional and local bodies and societies PCNPA	Reactive support for community projects involving building conservation	PCNPA				
		The development of a communications strategy	PCNPA				
Development	Developers, PCNPA	Phased implementation of communication strategy	PCNPA				
		Phased preparation of development briefs	PCNPA				
Control	Developers, property owners, PCNPA	Reactive (planning & Listed Building applications/queries)	PCNPA				
		Review of the Conservation Area	PCNPA				
Study & Research	Cambria Archaeology, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales, local historical societies	Ongoing study and research	PCNPA				
		PCNPA & Community Working Group	PCNPA/Community Council Working Group				
Conservation Area Boundary Review	Public, PCNPA	Ongoing management and monitoring of the proposals	PCNPA				
		Review of the Proposal Document	PCNPA				
		Review of the Conservation Area boundary	PCNPA				

16 ABBREVIATIONS USED

EA	ENVIRONMENT AGENCY (WALES)
PCNPA	PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
LDP	LOCAL DEVELOPMENT PLAN
PCC	PEMBROKESHIRE COUNTY COUNCIL
WAG	WELSH ASSEMBLY GOVERNMENT
PLANED	PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT
PAVS	PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
CRU	PEMBROKESHIRE COUNTY COUNCIL (COMMUNITY REGENERATION UNIT)
CROW	COUNTRYSIDE AND RIGHTS OF WAY ACT 2000
CCW	COUNTRYSIDE COUNCIL FOR WALES
BT	BRITISH TELECOMMUNICATIONS

KEY TO TREFIN CONSERVATION AREA FEATURES MAP**LANDMARK BUILDINGS - red circle**

1. Baptist Chapel
2. Cranog

BUILDINGS OF LOCAL SIGNIFICANCE - brown circle, lower case text

- a. Aberfelin Mill
- b. Baptist Chapel (Capel Bach) and attached outbuildings
- c. 26 Ffordd y Felin and attached outbuildings
- d. Outbuildings adjacent to No.23 Ffordd y Felin
- e. 18 Ffordd y Felin
- f. 11 Ffordd y Felin
- g. 9 Ffordd y Felin
- h. 3 Ffordd y Felin and adjacent outbuildings
- i. Preswylfa
- j. 13 Ffordd y Felin
- k. Nos. 1-3 North end and outbuilding to the north
- l. Nos. 9-13 North End
- m. Bwthyn Alarch, Ffordd Abercastell
- n. 14 Ffordd Abercastell
- o. Trefin Calvinistic Methodist Chapel
- p. Walled gardens, Cartlett
- q. Cartlett House

LOCAL FEATURES - purple circle, white text

1. Decoratively rendered court walls/joms
2. Grouted roofs
3. Hedgerows
4. Well
5. Rocky outcrops
6. Village Pump
7. Stone wall with decorative copings
8. Stone wall/banks
9. Stone joms
10. Unmetalled track

KEY VIEWS - black arrow, white text

1. View from Ship Inn towards farmland, coastline and south over fields (including remnants of medieval strip fields)
2. View from Ffordd y Felin towards farmland and dramatic rocky headlands
3. Superb views of rocky headlands with Aberfelin Mill in foreground
4. Views from Carreg-y-groes down Ffordd yr Afon to distant fields and houses, views between house and farmland and down Ffordd y Felin to distant fields to the west
5. View from North End over fields towards the sea
6. View from Llanrhian –Trefin Road from west showing Conservation Area prominently set on rising ground. Prominent buildings include the Baptist Chapel and Cranog. Fine panoramic views of landscape and sea.
7. View looking down to cottages at the Cwm: rooftops and chimneys of properties along Ffordd y Felin visible above rising ground
8. Fine views showing well the linear nature of the Conservation Area, especially Ffordd y Felin, the houses interspersed by trees. Ffordd y Felin forms the horizon, with a sea backdrop.
9. Fine views from Penparc and Llanon over Conservation Area within its coastal setting. Some buildings (Cranog & Baptist Chapel) prominent.

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

1. Glimpse south over farmland between houses along Ffordd y Felin
2. Glimpse up Ffordd yr Afon towards Carreg y groes

KEY CURTILAGES/FRONTAGES - orange circle, white text

1. 36-42 Ffordd y Felin
2. Baptist Chapel
3. 20-26 Ffordd y Felin
4. Court House, Ffordd y Felin
5. 23 Ffordd y Felin
6. 15-19 Ffordd y Felin
7. 16 & 18 Ffordd y Felin
8. Manor House, Ffordd y Felin
9. 10 Ffordd y Felin
10. 3 Ffordd y Felin
11. Nos. 2-4, Carreg y groes
12. Cranog
13. Nos. 9-13 North End
14. 13-15 Ffordd Abercastell
15. 2-4 Ffordd Abercastell
16. Glanyrafon
17. 18 Ffordd yr afan
18. Cartlett House

IMPORTANT OPEN SPACES - black text

- i. Field west of Bryn-y-derwydd
- ii. Coastal slopes, the Cwm
- iii. Scrubland east of Aberfelin Mill
- iv. Roadside area around well, Ffordd-y-Felin
- v. Green area/rock outcrops, Ffordd-y-Felin
- vi. Area around 16 Ffordd-y-felin
- vii. Carreg-y-groes
- viii. Garden area, Carreg-y-groes
- ix. Recreation Ground
- x. Fields southeast of Bank House – including site of medieval Bishop's Palace
- xi. Caravan Site

TREES IMPORTANT TO THE SETTING OF THE CONSERVATION AREAn- green text

- a. Sycamores on south boundary of chapel car park
- b. Sycamore in gardens of Bank House
- c. Trees (elm, pine, sycamore) each side of Ffordd yr Afon
- d. Sycamore to rear of Dairy Cottage, Old Orchard and Apple Tree
- e. Sycamore and ash flanking track way, Pen-yr-olmarch
- f. Ash trees on boundary of caravan site
- g. Ash, hawthorn and sycamore in hedgerow, Ffordd yr Afon
- h. Sycamore and ash on south hedgerow
- i. Sycamore and ash within caravan site
- j. Sycamore, ash and horse chestnut to northeast corner of caravan site
- k. Row of sycamore north of Cartlett House
- l. Row of sycamore and ash north of Cartlett House
- m. Elm to west of Cartlett-fach
- n. Mature elm flanking lane at Cartlett
- o. Copse of beech and sycamore

KEY TO TREFIN CONSERVATION AREA OPPORTUNITIES MAP

OPPORTUNITY FOR ENHANCEMENT OF AREA

1. Roadside verge opposite 36 Ffordd y Felin
2. Ship Inn Car Park
3. Land east of Cranog

BUILDINGS IN NEED OF ENHANCEMENT

1. Gwynfryn, Ffordd Abercastell

OPPORTUNITY FOR PUBLIC REALM ENHANCEMENT

1. Poles and wires west of No. 42 Ffordd y Felin (down to Y Cwm)
2. Poles and wires opposite No. 37 Ffordd y Felin
3. Poles and wires opposite No 33 Ffordd y Felin
4. Poles and wires outside No 11 Ffordd y Felin
5. Poles and wires south west of Cranog
6. Poles and wires, North End
7. Poles and wires, Ffordd Abercastell
8. Poles and wires, Ffordd yr Afon

OPPORTUNITIES FOR ENHANCEMENT OF FRONTAGES

1. No 31 Ffordd y Felin
2. No 13 Ffordd y Felin
3. Gwnfryn, Ffordd Abercastell