ANGLE CONSERVATION AREA

APPRAISAL AND MANAGEMENT PLAN

Supplementary Planning Guidance

Pembrokeshire Coast National Park Local Development Plan 2

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Introduction

1. The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings and trees, whole areas could be of interest and value. They were introduced in 1967 and now fall under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities being required to determine and designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as Conservation Areas.

2. Angle was designated a Conservation Area in 1997. Once designated, Local Authorities have a duty to protect Conservation Areas from harmful development, as reflected in the policies contained within the National Park's Local Development Plan. They also have a duty to review boundaries and identify potential measures for enhancing and protecting the Conservation Area.

See Map overleaf

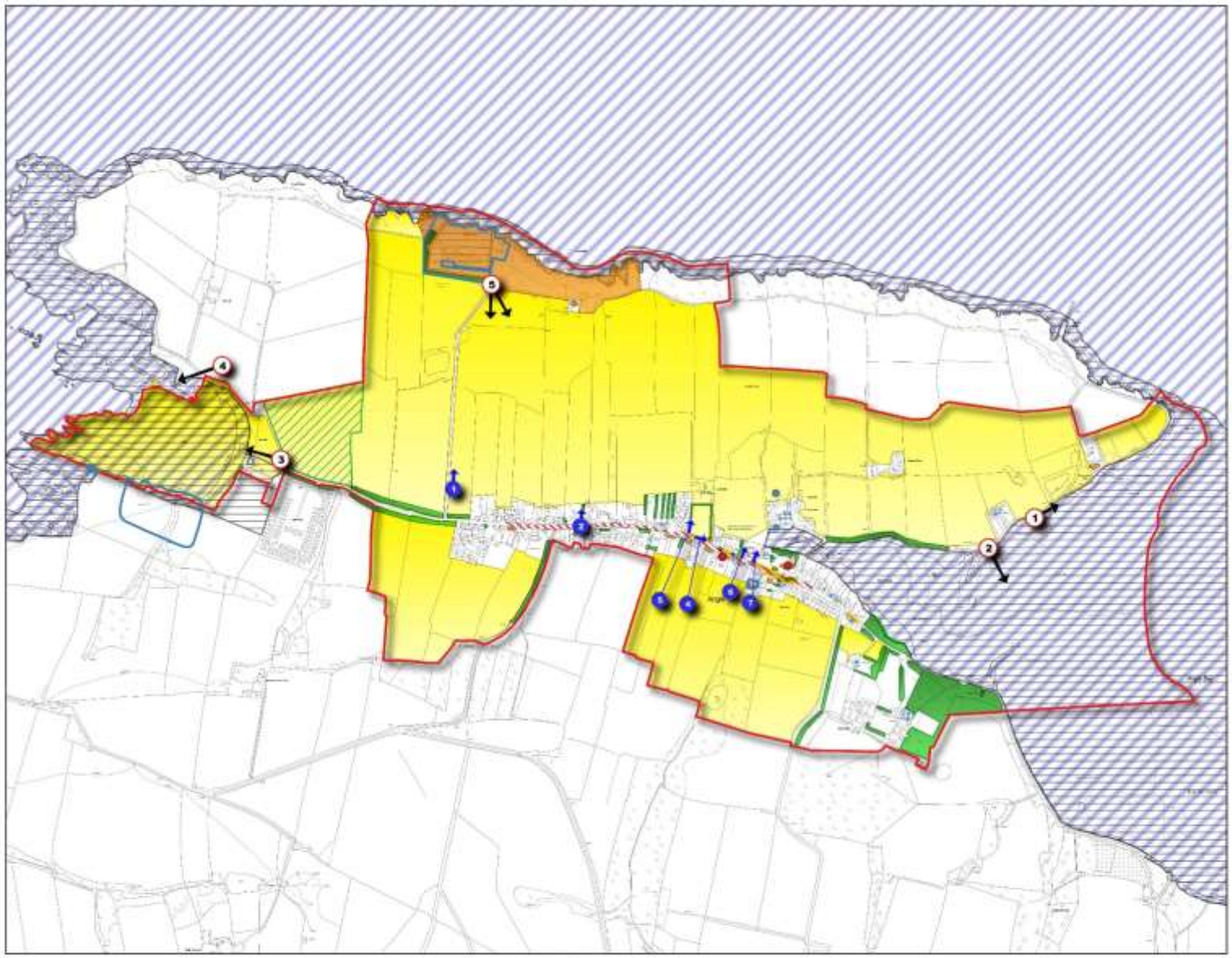
3. Over and above the general restrictions on permitted development across the National Park, the consequences of Conservation Area designation include the requirement for consent to demolish certain buildings/boundary features and the requirement to notify the Authority of proposals affecting certain trees.

4. The purpose of a Conservation Area appraisal is to define the qualities of the area that make it worthy of Conservation Area status. This will provide a sound basis for development control decisions and for improvement/enhancement initiatives. It will also enable the development of a robust policy framework for the future management of the area, on which planning and applications and other proposals for change may be considered.

5. This document serves as:-

    - An appraisal of the various features which give Angle Conservation Area its special architectural and historic interest, the presumption being that they be preserved or enhanced as required by legislation.
    - A management plan setting out proposals which can enhance the character and appearance of Angle Conservation Area.

6. The relevant stakeholders are drawn from the private and public sectors and this document is intended for use by both.



Angle

Conservation Area Designated 1997

Key

- Conservation Area / Character Areas
- Listed Buildings
- Tree Preservation Order/ Trees important to setting
- Scheduled Ancient Monuments
- Site of Special Scientific Interest
- Special Area of Conservation
- Landmark Buildings
- Positive Buildings
- Key curtilages/frontages
- Essential Open Areas
- Opportunity for Enhancement of Area
- Opportunity for Public Realm/ Featues Enhancement

Key views:

1. View of refinery and Popton Fort
2. View across East Angle Bay towards farmland; Rocket Carthouse on horizon
3. View towards Dale point, St Anne's Head, Musselwick sands and Thorne Island
4. View towards headland of West Angle
5. View over village from Chapel Bay Fort across rolling fields to Rocket Carthouse, Windmill Tower and North Studdock on the horizon

Glimpses to an object/landmark/ point of interest.

1. Glimpse of fields and headland up Chapel Bay Lane
2. Glimpse of fields between Nos 49 & 50
3. Glimpse westwards along village street towards Nos. 34-36
4. Glimpse eastwards along Village Street
5. Glimpse towards Bush Farm and distant fields
6. Glimpse of Angle Tower from Memorial Garden
7. Glimpse of Castle Farm, Angle Tower and dovecote

Crewyd gan / Created by: Philip Barlow (2/8/2011)

Graddfa / Scale: 1:8,500

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The Planning Policy Context

7. Appendix A to this Guidance sets out a summary of the national legislation, policy and guidance. Policy 8 Special Qualities of the Local Development Plan 2 provides for the protection of the special qualities of the National Park. This guidance is prepared in support of that policy in particular criterion b) which seeks to ensure the identity and character of towns and villages is not lost.

Historic Development and Archaeology

8. The name ‘Angle’ is thought to derive from Middle English ‘angle’ meaning land in a corner or hook, which accurately describes both village and peninsula. It often appears as ‘Nangle’ in older documents and maps.

9. After the Norman Conquest of South Pembrokeshire in the late eleventh century – early twelfth century, Angle became part of the earldom of Pembroke and was constituted as a ‘knight’s fee’ (a feudal unit) under the powerful Marcher Lordship of Pembroke. Unlike other areas of Wales, large scale dispossession of the native Welsh and relocation of land to English and Flemish peasant settlers **(**attracted by offers of land on favourable terms**)** took place. Angle is a typical “planted” settlement with its linear form backed by strip-fields, which were later enclosed. The original settlement was probably a single row of houses facing the street, their rear boundaries at right angles to the street, extending directly to the open field strips to the north – beyond which lay the cliff-top grazing for livestock. To the south, the field boundaries approach the street at a more oblique angle and most are slightly curved. This all indicates that the fields are enclosures of ‘open-field strips’ and that the village expanded with a second row being added on the south side of the street. House plots were thus carved out of the ends of the open field strips.

Figure 1 - medieval strip-fields to north side of village

10. The earliest local lords took their surname ‘de Angelo’ (of Angle) from the settlement. From 1278, the de Shirburns held Angle, founding a chapel in 1447.

11. The medieval plan-form (straight street and burgage-type plots) of the village is reinforced by the survival of a number of medieval buildings including the tower

house (on the site of the early castle), dovecote, Almshouse and the church with its charnel house.

12. Angle Castle was probably founded soon after the Norman Conquest, initially occupied by the de Angelo family. In the late fourteenth century or early fifteenth century the old castle was superseded by a defensive tower house erected in its south west corner. The moat was subsequently filled in. Some of the medieval castle remains stood until as late as c.1930. Associated with the castle is a fine large circular dovecote, probably dating from the thirteenth century.

13. The tower house, known locally as the Old Rectory is an extraordinary survival of a medieval survival of a defensive domestic structure, more Irish or Scottish in design than Welsh. It is a fortified three-storey house built on a vaulted undercroft, originally entered at first-floor level via a carved doorway.

Figure 2 - Angle Tower

14. The Almshouse is situated on the south side of the village street, behind the village shop. This is a large un-roofed structure, with large windows to the heated upper storey. It was referred to in 1719 as a nunnery, but more likely it is the remains of a medieval first floor hall-house.

15. St Mary's Church is thirteenth -fourteenth century, the prominent tower dating from the fifteenth century. The church was restored in 1856 by R. K. Penson of

Chester, architect. The only clue as to the date of the original masonry is the faithfully reproduced fourteenth century east window.

16. The Fishermen's Chapel is located just to the north of the church. This is one of only two charnel houses surviving in the county (Carew Cheriton being the other surviving charnel house in the county) probably dating from the fifteenth century and is testimony to a large medieval population. The ossuary, where bones were stored before being burnt, is barrel vaulted, and the chapel above, dedicated to St Anthony, retains a Perpendicular window and a plain piscina.

Figure 3 - Charnel House

17. By the sixteenth century, the 'core' of the village had moved from the castle to the present Angle Hall, when the Lort family were in residence. In 1805, John Mirehouse of Brownslade purchased Angle Hall. Mirehouse was a notable agricultural improver, coming to Pembrokeshire as agent to Stackpole Estate.

18. Apart from agriculture, early industries included fishing and boat-building. At West Angle survives the limekiln (where imported coal was used to burn limestone for mortar and fertilizer) and the remains of Angle Brickworks. The latter was set up circa 1880 by Colonel Mirehouse. In addition to bricks, roof and quarry tiles were made, as well as ridge tiles and pipes. Brickmaking ceased in the early twentieth century and for some time following this, hollow concrete blocks were made at the works. The village hall and No. 64 are built of these. The dull-red bricks stamped 'Angle' were rarely used for facing work and can still be found locally. Old field names suggests that brickmaking had taken place before the nineteenth century.

19. At West Angle there is evidence of sandstone and limestone quarries. The course of a tramway to the cliff quarries is still traceable, along with the quay and the wharf wall at East Angle, the latter still with its mooring rings.

20. Because of its strategic position, Angle has played an important role in the defences of the Milford Haven waterway. On East Blockhouse are the remains of a fort built during the reign of Henry VIII, originally a pair with West Blockhouse across the Haven at Dale. In the mid nineteenth century with the perceived danger of invasion from France, Prime Minister Lord Palmerston ordered the defence of strategic areas of the country. Among the prime potential targets was the Royal Naval Dockyard at Pembroke. From the 1850s, several forts were built to defend the Milford Haven, with Thorn Island and West Blockhouse forts defending the mouth of the haven. Although no threat materialised most of the forts continued to be garrisoned and refortified until the early twentieth century and were finally sold by the government in the 1930s.

21. By the late nineteenth century, the village had three inns and was being redeveloped by the Angle Estate, the work typically involving re-fronting, giving them distinctive parapets, some of which were crenelated. The philanthropic Colonel Mirehouse set up a brickworks at West Angle in the 1880s, the odd colonial style of the remodeled properties probably influenced by memories of his military campaigns in South Africa. As well as improving his estate, his aim was also to promote Angle as a healthy holiday resort, but approaching war and the remoteness of the village ended the project.

22. Post-War improvement included the replacement of sections of the village housing with houses and bungalows built by the local authority, these adding to the variety of the streetscape, but with the exception of Shirburn Close, keeping to the old linear street-plan.

Figure 4 - remains of Angle Brickworks

Character Analysis

23. The character of Angle is intrinsically linked to its history and development.

- The Conservation Area is of outstanding historical importance, retaining much evidence of its medieval past.
- The village is of classic medieval layout – a straight street with outlying strip-fields.
- The village is a key part of the county's tourist industry.
- The Conservation Area enjoys a fine coastal setting, including important industrial archaeology.
- The character of the buildings is predominantly nineteenth century, but interspersed with key earlier structures and later twentieth century housing. The architectural palette is typically simple, including painted render, sash windows and slate roofs. Larger buildings have a stronger architectural character, including the 'colonial' houses and the former Globe, built as part of the Angle estate improvements.

24. The Conservation Area contains 22 **Listed Buildings**. These are shown on the Character Area map, along with **landmark buildings** and **positive buildings** (key unlisted buildings making a positive contribution to the character of the Conservation Area. The Conservation Area inevitably includes a number of local features, including the remains of the village culvert, stone gate joms and the harbour walls at East Angle.

25. The map also identifies **key curtilages/frontages** (including walls and railings), **essential open areas** and **important trees/groups of trees.**

Figure 5 - village culvert

The Conservation Area and its Setting

26. The streetscape essentially comprises of two rows of housing, the majority of the older housing built up to the street. Some historic properties are set further back, including The Court and Bush Farm, indicative of late medieval or sixteenth century redevelopment. Twentieth century redevelopment has tended to preserve the linear plan, but with the housing set further back from the street to allow some parking and gardens. The village street peters out each end, more abruptly so to the west, where there is a sharp contrast between West Angle Bay and the sheltered mudflats of East Angle.

27. The original 'magnate core' was centred on the castle, set to the north of the village street at the head of the tidal pill. The tower house and dovecote survive of this period amid the later buildings of Castle Farm. By the sixteenth century, the main core had moved to East Angle, where Angle Hall is set within large grounds, more befitting of a house of gentry status. The sheltered tree-lined extensive gardens of Angle Hall and the Old Rectory adjacent form a contrast to the rest of the Conservation Area.

28. Point Road leads eastwards above the shoreline towards the lifeboat house and the Point House Inn. This is rather less built-up with Bay View Cottages forming the main development.

29. Higher-status **landmark buildings** include the former Globe Hotel and St Mary's Church, both of which are prominent in distant views.

Figure 6 – Example of a landmark building

30. Most buildings within the Conservation Area are of two storeys, but a number of single-storey cottages survive, some in pairs or short terraces. Some groups are telling of the later nineteenth century estate improvement where some

houses are re-fronted and others retain their vernacular scale and character. The former Globe Hotel alone rises to three storeys.

Figure 7 - village street showing the sporadic scale of estate improvement

31. Some buildings are **Listed**, including the former Globe Hotel, St Marys Church and a number of houses on the village street, notably the best of those improved for Colonel Mirehouse.

Figure 8 - Grade II Listed Buildings

32. Other listed structures include the monument to John Mirehouse, the Point House Inn, Chapel Bay Fort and Chapel Bay Cottages.

33. The majority of the older houses are not listed, most comprising **positive buildings**, identified in terms of their contribution to the streetscape.

Figure 9 - Positive Buildings

34. Most of the buildings are nineteenth century with typically simple detail and proportions, many modernised during the twentieth century. The later nineteenth century phase of village improvement typically added raised façades with flat parapets, but with no concession to any particular architectural style.

35. Some rubble-stone front garden walls survive, identified as **key curtilages/frontages.**

Figure 10 - key curtilage - garden walls

36. The industrial archaeology of the village is highly important. At West Angle survives the chimney of the brickworks, which originally had three kilns. The works were established by 1877 and were closed by circa 1930. The limekiln at

West Angle is one of many coastal kilns once supplying lime for mortar and fertiliser. The stone came from the adjacent cliff quarries, the course of the tramway still traceable.

37. At East Angle are the remains of a substantial quay, built in the later nineteenth century, presumably to export bricks and tiles. Evidence remains of two slipways and three mooring-posts.

38. Within the Conservation Area, **important open space** dominates, the larger areas including the surrounding fields and East and West Angle Bays. Areas within the village itself include the churchyard, Angle Cemetery and the Memorial Garden.

Figure 11 - Memorial Garden

39. A large number of **trees/groups of trees** are important to the character of the area, with larger wooded areas near Angle Hall and the coastal slopes of Chapel Bay. The hedgerows along the southern approaches to the village and the western approach to West Angle are attractive features. Along the village street are a number of small groups and individual trees which serve to soften and enliven the streetscape.

Figure 12 - sycamore

Figure 13 - trees and rookery, East Angle

40. In terms of the public realm, the main village street is of standard tarmacadam, largely without pavements, which provides some informality. Lesser roads and tracks, including Point Road are unmetalled, except the road to Chapel Bay.

41. Negative factors include:-
    - The use of inappropriate modern materials, design and detail.
    - Traffic management issues including peak-time congestion and vehicle/pedestrian conflict.
    - Some intrusive overhead wires

Figure 14 - intrusive wirescape

Building Materials

Walls

- Nearly all buildings are of local sandstone rubble, mostly rendered (both smooth and roughcast) and painted.
- Some minimal brick detail to parapets.
- Some buildings of rock-faced concrete blocks (made at the brickworks).

Figure 15 - painted render and brick detail

Windows

- Most were replaced in the twentieth century. Traditionally timber vertically-sliding sash windows, predominantly late nineteenth century four-paned; some six-paned. Small-paned sash windows to Chapel Bay Cottages.

Figure 16 - typical four-paned sash window

Doors

- Mostly replaced, but some historic boarded doors survive, some panelled doors to more substantial houses.

Figure 17 - traditional boarded door

Figure 18 - panelled door

Roofs

- Mostly of natural slate (historically from North Wales). Some corrugated sheeting. Red clay tiles to church roof (apparently based on locally-made examples).

Figure 19 - slate roofs

Chimneys

- Mostly rendered; older chimneys of stone construction. From the later nineteenth century, chimneys of brick construction.

Figure 20 - typical rendered chimney stack

Boundaries

- Some historic nineteenth century stone garden walls survive.
- The traditional hedgerows bounding the fields and roads are characteristic features, perpetuating ancient field divisions.

Figure 21 - boundary walls of limestone and Angle Block

Figure 22 -64 Angle - built of Angle concrete block

Landscape and Seascape Setting

42. The Pembrokeshire Coast National Park Authority Landscape Character Interim Assessment (2020) notes the village as having a ‘high incidence of traditional cottage buildings’ within a ‘distinctive linear local field pattern’. It notes the village as ‘a fine example of an Anglo-Norman planned village with several buildings surviving from the medieval period’. The later buildings, it notes ’results from the local gentry’s plans to make Angle into a holiday village’.

43. The Pembrokeshire Coast National Park Authority Seascape Character Interim Assessment (2020) notes the western area of the Conservation Area at the exposed mouth of the Milford Haven (forming part of the Pembrokeshire Marine Special Area of Conservation), the waterway characterised by commercial and recreational vessels and the oil refining industry. The cultural importance of the area is noted in terms of early medieval burials recorded at West Angle and the range of fortifications spanning the Pre-history to the early twentieth century. The contrast between the busy shipping of the Waterway and the tranquillity of East Angle Bay is noted, despite longer views of the refineries.

44. There are a number of **prominent views** into the Conservation Area, shown on Map 2 overleaf. The views from the south in particular shows the village street with its backdrop of strip-fields and coast beyond

45. Whilst the Conservation Area is set within a hollow, there are a variety of **key views and glimpses** of the surrounding farmland, distant coastline and groups within the village itself.

Figure 23 - view from south-west approach to village

Angle

Prominent views into Conservation Area

Angle
Conservation Area
Designated 1997

1. View from Angle Hall driveway across East Angle Bay towards Point Road with fields to backdrop.
2. View from Angle Bay across pill towards village backed by strip fields.
3. Views over village from by-road against fine system of strip fields. Globe Hotel prominent. Views north-east across Angle Bay towards refineries, jetties and Milford Haven.
4. View across fields to village set against 'tapestry-like' strip fields. Prominent buildings include the Globe Hotel with Fort Cottages on the horizon. Thorne Island visible.
5. View from B4320 across field showing linear village studded with trees and punctuated by prominent buildings including Church, Angle Tower, dovecote, Globe Hotel. Distant views over Angle Bay towards refineries and Milford Haven.
6. Similar views to 5, but with Thorne Island and fort prominently visible with fine coastal backdrop.
7. Panoramic views over hedge-line of Angle peninsula with Thorne Island and West Pill prominently visible.
8. Panoramic views from entrance to Chapel Bay Fort showing western end of village street against backdrop of fields and small woodlands. Coastal headlands and brick works chimney visible, also top of church tower.

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Angle

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

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Angle
Conservation Area
Designated 1997
MAP 3

A. Thorne Island - Prominent landmark with Grade II listed Napoleonic fort

B. West Pill & surrounding fields - Prominent farmstead overlooking West Angle Bay surrounded by remains of medieval field system

C. Fields at North Hill/Ellens Well - Remains of former medieval field system

D. Parkland surrounding Angle Hall - including driveway with fine partly castellated sea walls and lodge. Medieval strip fields to south including listed former windmill tower. Private road to Angle Hall flanked by woodland. Bangeston ruins of historic importance with attractive group of estate cottages and early walled gardens. Prominent woodland north of Angle Hall

E. Angle Bay - including mudflats, providing fine coastal setting for village.Historically important quay at East Angle

F. Cluster of wooded strip fields

G. North Studdock and East Blockhouse - North Studdock Farm prominently visible from West Angle with fields/woods along coastal headland. Remains of East Blockhouse Fort of historic/architectural importance. Historic remains of C20 military buildings.

Local Guidance and Management Proposals

46. Inappropriate modern alterations can adversely affect the appearance of building elevations and can also be physically damaging to historic fabric. Important original features threatened by such alterations include shop fronts, timber sash windows, doors and door cases, cast iron handrails, railings, rainwater goods, and chimney pots and stacks. It is important, therefore, that property owners and occupiers adopt the right approach to repairs and the replacement of these features. The accumulation of small details in the streetscape is integral to its character and special care is needed to conserve them.

47. Proposed works should involve assessing each site and building in terms of its contribution to the character and appearance of the Conservation Area, its historic value, form of construction and technical performance, including the presence of defects or any other threats to the survival of its fabric. Expert advice should be sought on all major projects, preferably from an architect, building surveyor or planner who is experienced in working within the historic environment. Even the simplest of operations should be based on an understanding of how a particular building 'works', in itself and in relation to its setting. Any work to larger buildings and buildings of exceptional historic value should be based on a comprehensively researched conservation plan, based on Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales https://cadw.gov.wales/historicenvironment/conservation/conservationprinciples

48. Conservation Area designation does not prevent change but forms a framework in which the town can develop without losing any of the attributes which make it special.

Listed Buildings and Scheduled Ancient Monuments

49. These are subject to controls under separate legislation. Listed building control is operated by the Pembrokeshire Coast National Park Authority, Scheduled Ancient Monument control by Cadw. The listing of buildings includes their exteriors, interiors and historic curtilages (the common myth being that listing only applies to facades).

Maintenance

50. Regular maintenance of a building is the best and most economical way of conserving its fabric. Looking after a building is the responsibility of owners and occupiers. A building that is looked after will retain its value and the need for extensive repairs will be avoided. Protection from water and damp penetration is the most important issue. Roofs, gutters and down pipes should be the first to be repaired. Owners of large buildings might consider creating a maintenance plan based on annual visual inspections and a detailed survey every five years

Day-to-day maintenance

51. Building owners and occupiers should ensure that the following tasks are carried out on a regular basis:
    - ***Clearing leaves and debris*** especially after the autumn with particular focus on gullies and rainwater goods. A period of heavy rainfall is the best time to identify faults.
    - ***Controlling plant growth*** that can accelerate decay and sometimes cause structural damage. Ivy should be killed by cutting near the ground and allowing it to wither before attempting to remove its roots from the wall. Valerian should be spot-treated.
    - ***Looking for insect attack and fungal decay*** both of which can be caused by damp penetration and poor ventilation.
    - ***Checking ventilation*** to ensure that any grilles which ventilate the spaces under floors are not blocked. Lack of ventilation may lead to conditions in which fungal decay can take hold.

52. Regular maintenance should minimise the need for major repairs to all buildings and repair of original features should always be the first option to be evaluated. However, some elements will eventually reach the end of their life, in which case consideration will have to be given to replacing using traditional materials and proven techniques of repair. The alternative is the loss of the historic value of individual buildings and the gradual erosion of the special interest of the Conservation Area. The purpose of the repair of any buildings within the Conservation Area is to prevent, or at least slow, the process of decay without damaging or altering features which contribute to its historic / architectural importance.

53. A lack of on-going maintenance can lead to the deterioration of the built fabric if, for example, gutters are missing or roofs leaks are not repaired, with resultant water penetration into the vulnerable parts of the building.

Roof- Scape

54. The roof-scape of an urban area forms the skyline and visual profile of a streetscape and is a very significant part of its identity. The combination of materials, details, form and massing creates the ‘hat’, which sits above the building and is critical to its character. Although much of the detail may not always be visible from street level, the local topography allows views towards, across and over the roof-scape from different parts of the town. The roof is, by its very nature, a critical part of a building’s defence against the elements and, as such, is one of the most significant focal areas for regular maintenance and repair.

Roof Coverings

55. Most properties use natural slate, which should be used for any works of repair or replacement. Ridges, verges and other details should all be bedded in mortar and butt-jointed. Concrete and clay tiles are not appropriate

56. Imported natural slates that match the grey or heather blue colour of the original Welsh slate are cost-effective solution but it is important to source the slates from a reputable source to avoid longer term problems of compatibility when the slates weather. Artificial slate, although sometimes difficult to distinguish from natural material when new, weathers in a different way and will, over time, appear different from the genuine product. If insulation is introduced into the roof it should be placed at ceiling level, or between the rafters, subject to the provision of adequate ventilation (via eaves gaps, not proprietary vents fitted to the roof slope). Insulation on top of the rafters will raise the profile of the roof causing potential problems of detailing at the eaves and where it abuts adjacent buildings. However, the introduction of high levels of insulation into older buildings can cause condensation and consequent decay.

Roof Lights and Dormers

57. Where loft spaces are converted and roof lights or dormers are a necessity, they should usually be situated on rear elevations as they break up the plane of the continuous roof slope on the street side. New dormer windows, where no previous dormers existed, should be avoided where possible, as they have a detrimental impact on the roof profile, scale and balance of the building's form and massing. Where original dormers exist, any changes to the proportions and overall size should also be avoided. Consideration should be given to using modern versions of early cast- iron roof lights (to the correct proportion and size, complete with a vertical glazing bar) to retain the character of the roof as much as possible. Many window manufacturers have special double-glazed Conservation Roof Lights, which are designed to sit within the plane of the roof.

Chimneys and Chimney Pots

58. Chimney stacks and pots add to the interest and variety of the skyline and streetscape. Chimneys should be retained and repaired with new matching clay pots provided as necessary. Where an original stack has been reduced in height, then it should be rebuilt to its original height. Where no evidence of the pattern of the original stack exists, the style should be based on the local style, typically with over-sailing corbelled courses at the head. Most chimney stacks are of red brick, but whatever the materials, the original construction should be followed.

Solar Water and Photovoltaic Panels

59. The need to promote energy efficiency will be balanced against the need to protect the character and appearance of the area when dealing with proposals for solar panels in Conservation Areas. Due to sensitivity of the Conservation

Area to modern alternations, careful consideration will need to be given to the siting and design of the panels.

60. The installation of panels will not be appropriate on the principal elevations of buildings or in prominent locations within Conservation Areas. Alternative locations at the rear of buildings, on subsidiary outbuildings or ground.-mounted, where the panels would not be visible from the highway, should be considered. They should not project more than 200mm from the roof or wall surface.

61. The panels themselves should be of a dark colour and the framing should be in matt black or grey. Standard light-coloured blue panels with reflective light grey framing should be avoided.

Guttering and Downpipes

62. Consideration should be given to using traditional cast iron (or cast aluminium) gutters when restoring heritage buildings. Simple half-round gutters should always be used on earlier buildings. Half-round and ogee pattern gutters are suitable for later buildings. Cheaper uPVC materials are not as robust as cast-iron or cast aluminium and are more susceptible to impact and weather damage, as well as warping, sometimes affecting the gradient and natural fall of gutters with consequent risk of leaks and water penetration into the building's fabric. Higher quality uPVC may be suitable in a modern context or to lesser elevations.

Windows and Glazing

63. Windows are the 'eyes' of a building and are the central focus of its character. The double-hung sliding sash window is predominant within the Conservation Area. Changes to the proportions of window openings and / or windows themselves invariably have a detrimental impact on the building facade as a whole. The incorporation of trickle vents should be avoided, due to their detrimental impact on overall character.

64. Original sash windows should always be retained and repaired, unless completely unfeasible. Replacement is very rarely necessary. Decay normally occurs in and around the sills, where new timber can be spliced in. The original crown or cylinder glass is thinner and more uneven in surface than modern float glass giving more subtle reflections and where it has survived, should always be retained. Heavier modern glass is likely to require heavier sash weights to counter- balance the window. Where the window has to be replaced, rather than repaired, the new window should be in timber and an exact match of the original. Where double-glazing is possible, the sealed units must be traditionally rebated and of slim specification so as to permit traditionally slim joinery details. Original slate sills should be retained wherever possible.

65. The removal of unsympathetic windows that are not original to the building is encouraged, with replacements to replicate the historic type and pattern. Where the original windows have been inappropriately replaced, windows of non-

traditional materials replicating the original design will be favourably considered, subject to agreement on the detailed specification. Planning permission will be required within an Article 4(2) area.

66. Where householders wish to replicate existing non-traditional windows, planning permission will not be required providing that the windows pre-date the designation of the Conservation Area and exact replicas are proposed.

67. Where the original or historic windows survive and are capable of repair and upgrading, planning permission will not be given for replacement in other materials within an Article 4(2) area.

Doors

68. Many of the issues that are relevant to windows and glazing are also applicable to doors. Where possible, traditional timber doors should be retained and repaired. Replacements, where necessary, should reinstate the original door style if known, or be in keeping with the period of original construction. Whilst traditional door patterns are, on the whole, more varied than windows there are some general principles that apply. Front doors were not generally glazed, where they have fanlights above, although later Victorian and Edwardian properties often had upper panels added or replaced by frosted and / or decorated glass. Fanlights, door cases and other ancillary features must always be preserved, repaired and maintained. The design and style of the ironmongery is also important and should match the design and style of the original door. External lever handles should be avoided.

69. Within an Article 4(2) area, planning permission is not required for the repair or exact replacement of a historic door and where householders wish to replicate existing non-traditional doors, planning permission will not be required providing that the doors pre-date the designation of the Conservation Area and exact replicas are proposed

Porches and Canopies

70. These should reflect local traditions of simplicity and utility, with either flat, bracketed canopies or lean-to roofs on supports. More ornate door cases should be carefully repaired or restored.

Access for the Disabled

71. It is necessary to provide access for the disabled, to comply with accessibility legislation. It is always important to ensure that the regulations and supporting guidance are correctly interpreted for Listed Buildings and Conservation Areas. Where works of this nature are applied they should be done sensitively and with regard to the overarching principles of proportions, design, materials and workmanship that apply for the building as a whole

Pointing and Wall Finishes

72. Lime mortar is preferable to hard cement mortars on repairs and extensions to historic buildings and pointing of stone and brick, on repairs and new-build, should follow traditional details, with flush, recessed or double-struck joints, ensuring that mortar does not extend over the surrounding brick or stonework. Existing lime mortar should always be replaced by the same material and advice on composition or techniques should be sought from the Authority's Building Conservation Officer. The employment of render is acceptable in most cases, with a preference for smooth finishes – lime- based render should be used for historic building repairs or extensions, finished in pastel colours.

73. Slate-hanging is a traditional practice for exposed elevations (also providing the opportunity for insulation when newly constructed). The removal of historic slate hanging is strongly discouraged.

Shop Fronts and Signage

74. The traditional shop front forms a 'frame' for the window display, comprising the fascia above, stall riser below and pilasters to either side. The proportions of each component should form a balanced composition. The entrance to the building may be central or to one side depending on the width of the property. Decorated steps in recessed doorways should be retained and repaired. The fascia should be finished at the top with a cornice moulding and contained on each side by a console or corbel, which acts as the capital to the pilasters. The use of tiles on stall risers will help to repel water and provide for a traditional detail.

75. Existing traditional shop fronts, or surviving components, should be retained and repaired wherever possible. Original features may be concealed beneath later facings. Where shop fronts have been completely lost but photographic evidence of their original design exists, a detailed replica is most appropriate. Where no evidence of the original exists, a modern design that follows the principles of the original 'framing' could be used. Where separate buildings have been combined to form a single unit, each building should have its own distinct frontage to maintain the rhythm and proportions of the streetscape. The same fascia should not be carried across both facades. The window should be sub-divided vertically to maintain proportions characteristic of the building and the context. Lettering and graphic design should be proportional, appropriate to the context and not generic.

76. The Pembrokeshire Coast National Park Authority will be preparing Supplementary Planning Guidance on Shop Front Design Guide.

Colour

77. Colours are also an important part of the village's overall character. Render should normally be in pastel colours and painted timber should be off-white with strong colours normally reserved for front doors, railings and shop-fronts.

Boundary Walls and Railings

78. Many residential streets and properties retain walled or railed forecourts, which are critical to the special character of the Conservation Area. Particular attention needs to be given to ensuring that boundary walls and railings are not removed to allow parking and are not inappropriately replaced.

79. Ironwork should generally be painted in dark colours or to match the ‘livery’ of the house. The ubiquitous ‘heritage black and gold’ is best avoided.

80. Front gardens are an important local amenity. They enrich the Conservation Area visually and can provide sustainable drainage.

New Development within the Conservation Area

81. Generally, where new development and / or extensions are proposed it is important that they are guided by sound design principles, as well as sympathetic detailing in relation to its historic context. It is particularly important to avoid standardised solutions whether in a domestic or commercial context. All forms of new development within the Conservation Area should:

    - Preserve and reinforce the 'local distinctiveness' and character of the Conservation Area, including street patterns, open spaces and trees, plot boundaries and boundary treatments;
    - Have regard for existing building lines and the orientation of existing development;
    - Respond to the particular rhythm and articulation of the subdivision of the street scape and individual buildings in terms of bays and openings that break up the façade;
    - Reinforce the distinctive character and grain of the particular character area of the conservation area, through an informed understanding of its building forms and styles, features and materials;
    - Respect the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing buildings by way of its height, floor levels, size of windows and doors, overall massing and roof scape;
    - Maintain key views and vistas within, into and out of the Conservation Area; and
    - Where possible, minimise the visual impact of parked vehicles and the provision of parking areas on the streetscape and landscape setting of historic streets and buildings.

82. Where new development is proposed for areas that are adjacent to, rather than within, the Conservation Area, it will be equally important to have care and consideration for the impact of the intended scheme on the setting of the Conservation Area. Where appropriate, all forms of new development should respect the principles listed above, with particular concern to:

    - Ensure new development continues the local scale, form and materials in order to reinforce the distinctive architectural character of the immediate context;
    - Consider the impact of new development on key views and vistas.

83. Good quality, contemporary designs may be appropriate in the Conservation Area, but the concern must be to avoid incongruous and low grade, brash and ostentatious development.

84. The Town and Country Planning (Development Management Procedure) (Wales) Order 2016 requires applications for certain types of development to be

accompanied by a Design and Access Statement. This includes all major development, and in respect of development in Conservation Areas, developments for one or more dwellings or for provision of buildings with floorspace of 100 square metres or more. Further detailed guidance on Design and Access Statements is found in the Welsh Government/Design Commission for Wales document **Design and Access Statements in Wales: Why, What and How**.

85. The Historic Environment (Wales) Act 2016 requires certain applications (Listed Building Consent and Conservation Area Consent) to be accompanied by a Heritage Impact Statement (HIS). This aims to ensure that the significance of the historic asset is taken into account when developing and designing proposals. The HIS is informed by the process of undertaking a Heritage Impact Assessment (HIA), which is aimed at assisting with the design of appropriate development by assessing the impact on significance. Further detailed guidance on the HIA process is provided in Cadw's best practice guidance – **Heritage Impact Assessment in Wales**.

Demolition

86. Conservation Area Consent is required for the demolition of a building with a total cubic content exceeding 115 cubic metres and the demolition of a built boundary feature that is more than one metre high where abutting a highway, waterway or open space, or more than two metres high in any other case. There should be a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the Conservation Area.

87. Demolition of a Listed Building (or any part of it) without Listed Building Consent is a criminal offence.

Satellite Dishes and Antennae

88. Such installations are not permitted development if they lie on a chimney, wall or roof-slope which faces both onto and is visible from a highway. Applications relating to the provision of dishes/antennae in such locations will be resisted.

Highway Design Standards

89. These are very important determinants of design excellence and sensitivity in historic areas. The Highway Authority is encouraged to continue to work with the National Park Authority and Town Council to maximise the considered use of design standards, to be flexible where appropriate and to use the most appropriate materials and finishes where financial resources permit. This applies to Conservation Areas and their settings.

Public Realm

90. While the conservation and enhancement of private properties within the Conservation Area are important, public areas and features (poles, cables, signage, benches, bins, lighting etc.) have significant effects on the special qualities of the area. In working with the relevant agencies, attention will be drawn to the special qualities of the Conservation Area in the provision of appropriate infrastructure.

Essential Open Areas

91. Several areas are highlighted as such within the appraisal, such areas including small private and public gardens, the old and new cemeteries and the harbour area. The spaces between buildings are critical to their setting, as well as to public well-being. Opportunity for development in these areas is generally limited and will be resisted unless it can be demonstrated that there is no adverse impact on the character of the Conservation Area. Some areas offer the opportunity for enhancement.

Trees and Hedgerows

92. Local planning authorities have the power to protect trees, hedgerows and woodlands by making Tree Preservation Orders. In addition, there is a special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders. Anyone proposing to cut down, top or lop a tree in a Conservation Area is required to give the local planning authority six weeks' notice, during which time the local planning authority can decide whether to protect that tree with a Tree Preservation Order.

93. When considering whether to extend protection to trees in Conservation Areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees. In some instances, new or re-plantings may be desirable where this would be consistent with the character or appearance of the area.

Management and Enforcement

94. The National Park Authority (NPA) has existing planning powers to remedy such matters as the poor condition of land and buildings, urgent works and repairs notices for listed buildings and unlisted buildings and structures. The Town and Country Planning (General Development Order) 1995 (as amended) provides permitted development rights for minor building works on residential properties, with some restrictions in Conservation Areas. By the use of an 'Article 4(2) Direction', permitted development rights may be further restricted, for residential developments. A Direction is currently in force across Character Areas 1 and 2.

95. The Conservation Area is surveyed on a three-yearly basis to establish whether there is a real and specific threat to the character of the Conservation Area,

whether an Article 4(2) Direction is necessary across the whole Conservation Area, and how effective the provisions of this document are.

Appendix A: National Legislation, Policy and Guidance

96. Conservation Areas are defined under sections 91 (with reference to section 69) of the **Planning (Listed Buildings and Conservation Areas) Act 1990** as:

97. *"areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".*

98. Section 69 of the Act, requires Local Planning Authorities to identify these areas, and under section 71 of the Act, from time to time, to formulate and publish proposals for the preservation and enhancement of these areas. Section 72 of the Act places a general duty on Local Planning Authorities to pay *'special attention to the desirability of preserving or enhancing the character or appearance of that area.'*

99. Section 74 of the Act controls demolition in Conservation Areas by requiring Conservation Area Consent from the Local Planning Authority for the demolition of buildings within Conservation Areas subject to certain exemptions made under section 75 of the Act. This requirement does not apply to Listed Buildings, Scheduled Ancient Monuments (SAMs) or to demolition of ecclesiastical buildings in use for ecclesiastical purposes, as such works are subject to controls under separate legislation.

100. The **Historic Environment (Wales) Act 2016** makes changes to legislation relating to the protection and management of the historic environment in Wales**.** It introduces measures for the positive management of change to the historic environment, such as requiring all applications for Listed Building Consent and for Conservation Area Consent to be accompanied by Heritage Impact Statements (see section 6). It also places a duty on the Welsh Government to compile and keep up-to-date a Historic Environment Record.

101. **Planning Policy Wales (PPW) (11th Edition)** contains national planning guidance that recognises Conservation Areas as historic assets and acknowledges the need for the planning system to protect, conserve and enhance the significance of historic assets, including consideration of their settings. The need for decisions to be based on an understanding of the impact of a proposal on the significance of an historic asset is emphasised. It explains that *the protection, conservation and enhancement of historic assets is most effective…when designing new proposals*.

102. The Welsh Government's objectives in respect of Conservation Areas is to *preserve or enhance their character and appearance, whilst the same time helping them remain vibrant and prosperous*. It refers to the *'general presumption in favour of the preservation or enhancement of the character or appearance of Conservation Areas or their settings'* and sets a '*strong presumption against the granting of planning permission for developments,*

including advertisements, which damage the character or appearance of a Conservation Area or its setting to an unacceptable level…'. This presumption applies unless, in exceptional circumstances, where a development is desirable on the grounds of public interest. Planning Policy Wales also explains that Conservation Area Character Appraisals and Management Plans can assist in development management functions and that design decisions relating to character should be based on site and context analysis.

103. **Technical Advice Note (TAN) 24** provides further detailed national planning guidance related to the topic of the historic environment and, in particular, on how the historic environment should be considered through the planning process. The section on Conservation Areas covers aspects including their designation and review, Conservation Area Character Appraisals, Planning in Conservation Areas, Conservation Area Consent, Advertisement Control, Trees, Enforcement and Appeals. Defining the character of each Conservation Area and setting out policies for preservation and enhancement through Conservation Area Character Appraisals and Management Plans, respectively, are seen as ways of providing a sounder basis for Local Development Plan policies and development management decisions.

104. **Technical Advice Note (TAN) 12** provides national planning guidance related to design and is aimed at facilitating good design and sustainability through the planning system. It sets out the benefits of using Design and Access Statements as communication tools to outline how the design of the development proposal has been considered from the outset and how objectives of good design have informed this. With regards to the historic environment and Conservation Areas, in particular, it explains that there will be a greater need of direction and advice from the Local Planning Authority on how new development can be accommodated and change managed in areas of special character.

105. Cadw has published a suit of best-practice guidance to support the changes to historic environment legislation in Wales. The most relevant of these is ***Managing Conservation Areas in Wales***, which is aimed at ensuring a consistent approach towards designation, appraisal and management of Conservation Areas**.** With regards to appraisals, they are seen as vital tools for positive management of existing areas. It explains their purpose, the potential for working with local communities, third-sector bodies and archaeological trusts, recording buildings and other elements, sources of information, and includes suggestions on content. Other best-practice guidance on related issues include ***Managing Historic Character in Wales*****,** ***Heritage Impact Assessment in Wales*** *and* ***Setting of Historic Assets in Wales*****.** Cadw also published in 2011 ***Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)***.