

# **ST DAVIDS CONSERVATION AREA**



## **APPRAISAL AND MANAGEMENT PLAN**

### **Supplementary Planning Guidance**

**Pembrokeshire Coast National Park Local Development  
Plan 2**

**Approval Date for Consultation: 15<sup>th</sup> September 2021  
Adoption Date: 26<sup>th</sup> October 2022**

Introduction .....	2
The Planning Policy Context .....	5
Historic Development and Archaeology .....	6
Character Analysis .....	10
Character Area 1 – The City .....	12
Character Area 2 – The Cathedral Close and Alun Valley .....	30
Building Materials .....	36
Local Guidance and Management Proposals .....	53
New development within the conservation area .....	60
<b>Appendix A: National Legislation, Policy and Guidance .....</b>	<b>63</b>

# Introduction

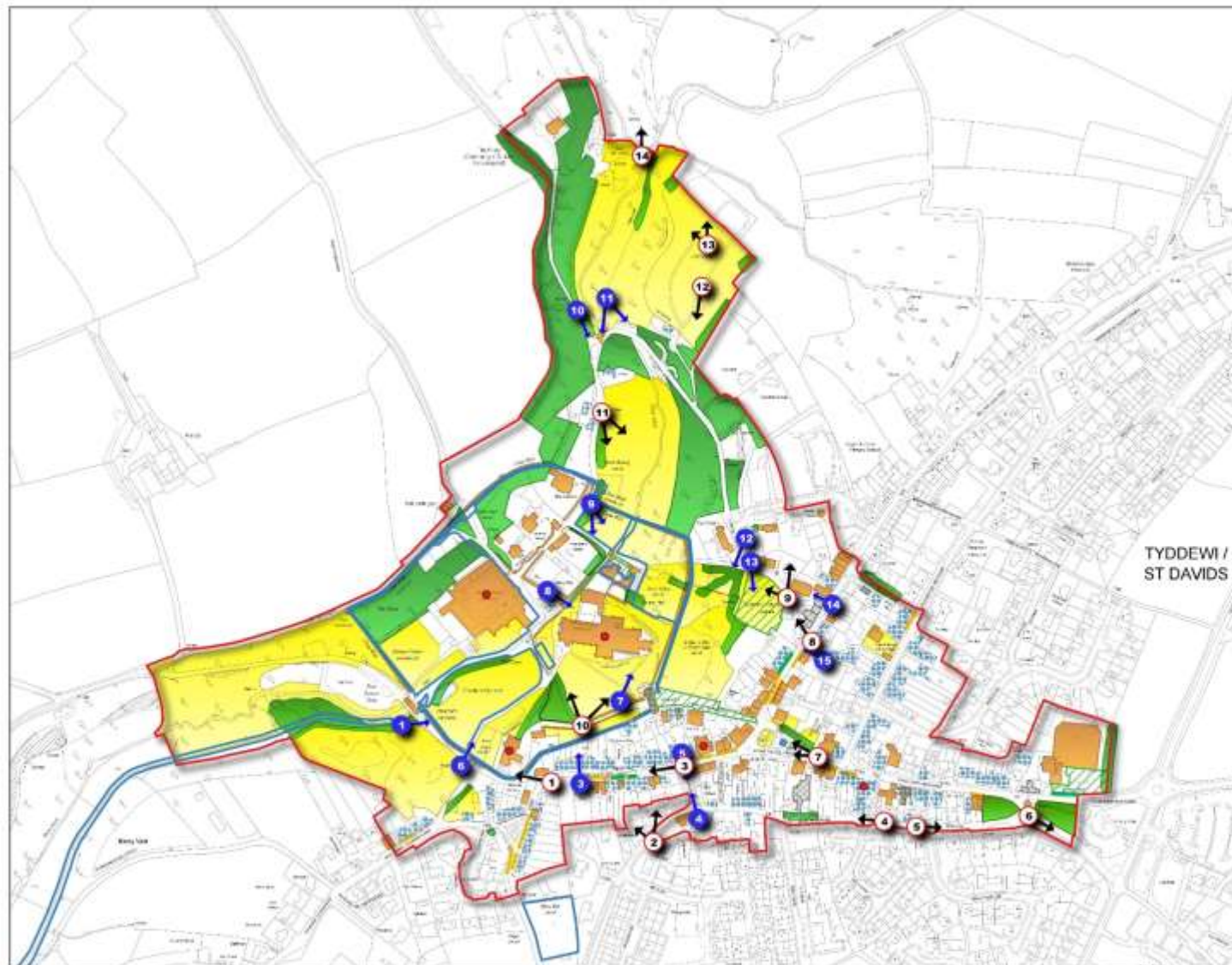
1. The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings and trees, whole areas could be of interest and value. Conservation Areas were introduced in 1967 and now fall under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local 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. St Davids was designated a Conservation Area in 1977 and the boundary extended in 1995. Once designated, Local Authorities have a duty to protect Conservation Areas from harmful development, this 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 1.*

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. Modest changes to properties within Conservation Areas can cumulatively erode their character. In some Conservation Areas of the Pembrokeshire Coast National Park there are extra planning controls over changes to the fronts of houses facing highways and open spaces. These controls are known as Article 4(2) Directions, and planning permission is needed to make certain changes. In September 2014, a Direction was confirmed for St Davids Conservation Area.
6. Buildings used for other purposes than single dwelling houses (including Listed Buildings) remain subject to full planning/Listed Building control.
7. The extra planning controls comprise:-
  - The enlargement, improvement or other alteration of doors and windows
  - The provision of a hard standing
  - The erection or demolition of gates, fences and walls.
8. This document serves as:-

- An appraisal of the various features which give St Davids 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 the Conservation Area.
9. The relevant stakeholders are drawn from the private and public sectors and this document is intended for use by both.

# **St Davids** **Conservation Area** **Designated 1997** **MAP 1**



## **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 courtyards/fragments
- Essential Open Areas
- Opportunity for improvement of forecourt/courtyard/shop fronts
- Opportunity for enhancement of area
- Opportunity for public realm/ features enhancement
- Opportunity for enhancement of building

## **Key views**

1. View from Deanery Hill over Merivale
  2. Views from Bryn Road towards Clegyr Boia towards Harpool Court, also distant views of Carn Lidi
  3. View down Goat Street towards Clegyr Boia & Penlan
  4. View from Bryn Road towards rocky outcrops & Clegyr Boia
  5. View up Bryn Road towards the trees at the Grove
  6. Views from the Grove towards Tyn-y-lein
  7. View from Cross Square over Cathedral tower towards Penlan & Clegyr Boia
  8. Fine views over dramatic distant landscape
  9. View from Quickwell Hill over Cathedral Close
  10. Expansive views over Cathedral graveyard towards Carn Lidi, Penberny and Tleddydd
  11. Views across semi-rural Cathedral Close
  12. Views from city cemetery across Cathedral Close & cityscape
  13. Expansive rural views across St Davids Peninsula
  14. View northwards up attractive Alun Valley
- Glances to an object/landmark/point of interest
1. View from Merivale towards Bishop's Palace and Cathedral
  2. View from Catherine St towards Cathedral and 2000
  3. Attractive glimpses of Cathedral between houses
  4. View over Goat St towards Cathedral tower
  5. View of Mitre Lane closed by traditional streetscape
  7. Views of Cathedral Close from Deanery
  8. View from 35 Steps over Cathedral Close
  9. View of Cathedral from Pen-y-fhos bridge
  10. View of Close Wall and Cloister Hall
  11. View across river meadows towards Cathedral Close
  12. Views along semi-rural lanes from Pen-y-fhos
  13. View from Quickwell Hill towards Cloister Hall
  14. View from Quickwell Hill across field towards Hall Street

Drawn/gis / Created by: Philip Barker (9/8/2021)

Graddfa / Scale: 1:1,878

© Heddwyn y Celyn a hysbyrion eraill Arbordale Ordnance / © Crown copyright and database right Ordnance Survey 100027134, 2021



# **The Planning Policy Context**

10. 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

11. The geologically complex landscape of the St Davids Peninsula was heavily colonized in Neolithic times, dotted with burial chambers and standing stones. There is evidence of Bronze Age settlement and even more of the Iron Age, but it is the Early Christian period that defines St Davids. In the fifth Century, the area was colonized from Ireland and up to the eleventh Century, it was a part of the sea-borne Celtic Christian world of the Irish Sea, south-west England and Brittany.
12. Born nearby, David returned from Ireland c.550 to set up his ascetic community, named *cille muni* in Irish, the cell of the bush or scrub from which the Welsh *Mynyw* and Latin *Menevia* derive, the old names for the settlement. David's monastery was notorious for its harsh rule, but soon became a centre of high renown. David himself was of high birth, descended from the rulers of Brycheiniog and Ceredigion. David's ministry was notable. With Padarn and Teilo he travelled to Jerusalem, as well as establishing churches across South Wales. Of his miracles, that at the Synod of Llanddewi Brefi is the most legendary, where a pile of garments of which he stood became a hill suitable for preaching.
13. Any buildings of David's time would have probably been fairly simple and not a trace remains. Of the community after David's death, little is known. Asser is known to have studied there in the late ninth century, later going on to write the life of King Alfred. Little though seemed to have escaped the coastal raids of the Vikings from the ninth century - the community apparently attacked eleven times between 906 and 1089.
14. William the Conqueror came as a pilgrim in 1081, and following the death of Rhys ap Twedwr in 1093, the Normans were able to take over the monastery and shrine and establish an episcopal seat with secular canons. David was canonized c.1120 and the decree that two pilgrimages there were equal of one to Rome ensured that St Davids remained a centre of pilgrimage right through the medieval period.
15. A cathedral was consecrated in 1131 but demolished for the much larger present building in 1182, under Bishop Peter de Leia. The core of the Cathedral is of this time – right on the cusp of the Romanesque and Gothic, but more the former than the latter. After the collapse of the tower in 1220, the story of the cathedral is one of addition rather than reconstruction, including the all-important shrine to David, erected 1274-5.
16. Set deep in the valley, the Cathedral Close straddles the Alun river. The close was walled by the late twelfth century, complete with four gates, of which only Porth-y-Twr survives. This is a fortified structure (with unusual pedestrian passage) added in the fourteenth century against the prominent octagonal belfry of c.1220. Within the close were key buildings (as well as the cathedral), including the massive Bishops' Palace, St Mary's College and the houses of the Archdeacons. Lord's plan of 1720 shows the layout of the close - a number of

buildings already by then demolished or derelict. Some of the lesser buildings survive in rebuilt form. Brecon House for example replaced (in 1821) the medieval Archdeacon of Brecon's house which had a fine medieval hall.

17. Next in scale to the cathedral is the ruined Bishop's Palace, instructively unchanged and largely rebuilt for Hendy de Gower who was Bishop 1328-47. The suites of private and state apartments of the Palace are unified by their magnificent arcaded parapets with their rather Venetian polychromatic chequered stonework.
18. Outside of the close walls, a small settlement grew on the road from Haverfordwest with fingers south-west towards the port at Porthclais and north-east on the route to Fishguard. Only the prominent preaching/market cross and a ruined vault next to Milton Hall survive of any medieval townscape.
19. With the Reformation came the loss of St Mary's College, but the outstanding oak ceiling was added to the Cathedral nave during this period. A real threat came with Bishop William Barlow (1536-48), an ardent Protestant whose wish was to relocate the Cathedral to the more conveniently located Abergwili. This was resisted by the canons, but Barlow did succeed in relocating the Palace, which then became ruinous.
20. Occupation by Cromwellian troops in 1648 marked a major turning point for the Cathedral, notably with the stripping of lead from the east end of the building, much of which was to remain open to the elements for over 200 years. The years of neglect together with wet unstable footings accelerated structural problems. The leaning west front was rebuilt under John Nash in 1791-3. It was not until the 1840s though that concerted efforts began in terms of restoring the Cathedral, when William Butterfield fitted up the south transept as the parish church and added new tracery throughout. Under George Gilbert Scott, followed by his son John Oldrid Scott, a huge programme of restoration was carried out 1862-1910. The most heroic aspect was the rebuilding of the west crossing piers without harming the tower above.
21. After years of decline, piecemeal rebuilding in the close and outer settlement started in the early eighteenth century. In the close, Pen-y-ffos is dated 1705 (within its cobbled pavement) and the former warehouse at the head of Deanery Hill is dated 1758. Within the town itself is a scattering of eighteenth century buildings, including the Old Cross and Cartref (1778) in Cross Square, along with Penydaith (1788) and Hendygywyn in Nun Street. New Street was probably laid out during this period.
22. During the nineteenth century, most of the houses in both Close and town were built or rebuilt. In the close, the Archdeaconry and Brecon House are typical hipped villas of the early nineteenth century, whilst the slightly later Canonry and Deanery are more fashionably Tudor in style. In town, the Grove Hotel was built as a private hipped villa in 1816, reusing stone from St Mary's College. The rebuilt streetscape was otherwise strongly vernacular in character, typically limewashed façades with small sash windows and roofs of local



random/mortared slate. Nos. 18-20 High Street are good survivals of the period.

23. The later nineteenth century saw a more concerted rebuilding of the townscape, more typically Victorian in scale and form, but generally low-key stylistically. Many of the new housing was in the form of short terraces such as 6-8 High Street (1870s), Cathedral Villas (c. 1862) and Trehenlliw Terrace. Largest of all was Royal Terrace in Nun Street, built in 1882 as coastguard houses. Cathedral Villas with their gabled facades set the pace for other terraces and pairs, notably in New Street. Larger detached houses included Lawn Villa in New Street, the Methodist Manse in Peters' Lane and best of all, Menai in Cross Square (c. 1860) with its rusticated stucco façade and original shop window.
24. In 1865, W.B. Jones and E.A. Freeman (The History and Antiquities of St Davids) described the High Street as 'consisting mainly of mean houses, a few of them thatched and all of course whitewashed, and built so irregularly as scarcely deserve the appellation of a street. Some of them advance to the road, others receded from it, many turn half away from it: some have courtyards in front, few have gardens, but by far, the majority have pig-sties'
25. Despite the influence of the Cathedral, Nonconformity became established during the eighteenth century. The Methodist evangelist Howell Harris visited several times after 1739, preaching from the City Cross. A chapel was built in New Street in 1785, then rebuilt in Goat Street in 1817 - the present Gothic chapel of 1877 being the most overtly 'architectural' building in the city. Three chapels were founded between 1810-20. Ebenezer was built for the Congregationalists in 1815 and rebuilt 1871, while in New Street, Seion Baptist Chapel was built in 1816, rebuilt 1843 and 1897. The former Bethel Wesleyan Chapel in Goat Street was built in 1818 and rebuilt 1837.
26. A number of warehouses survive to the south-west corner of the city, in Goat Street and Catherine Street, on the road to the medieval quay at Porthclais. Distance from the railway ensured that Porthclais remained important until the development of road transport in the early C20. The quay was improved in 1833, the topographer Samuel Lewis recording the export of barley and butter to the West Country and the import of limestone and coal from the south of the county to fuel the quayside limekilns to make lime for mortar and fertiliser.
27. In 1326, the population of St Davids was estimated at around 1000. It rose to around 1300 by 1716. In 1835, the population was 1025, rising to 1814 in 2011.
28. By the later nineteenth century, St Davids was beginning to attract tourists. William Williams converted the Grove to a hotel in 1869, running coaches to Haverfordwest. The railway link from Fishguard - first proposed in 1870 - never came, the idea finally abandoned in 1930. However, the City Inn had been built in 1876, opposite the railway station that never came! Later, Menai became a hotel and in 1907, the old corn mill – Twr-y-Felin - was extended and converted as a hotel with an observatory added on top of the conical tower. The early twentieth century saw relatively little change to the streetscape. In the later

twentieth century, housing was built to the south and the east, the city currently expanding towards Glasfryn Lane with new housing and a hotel.

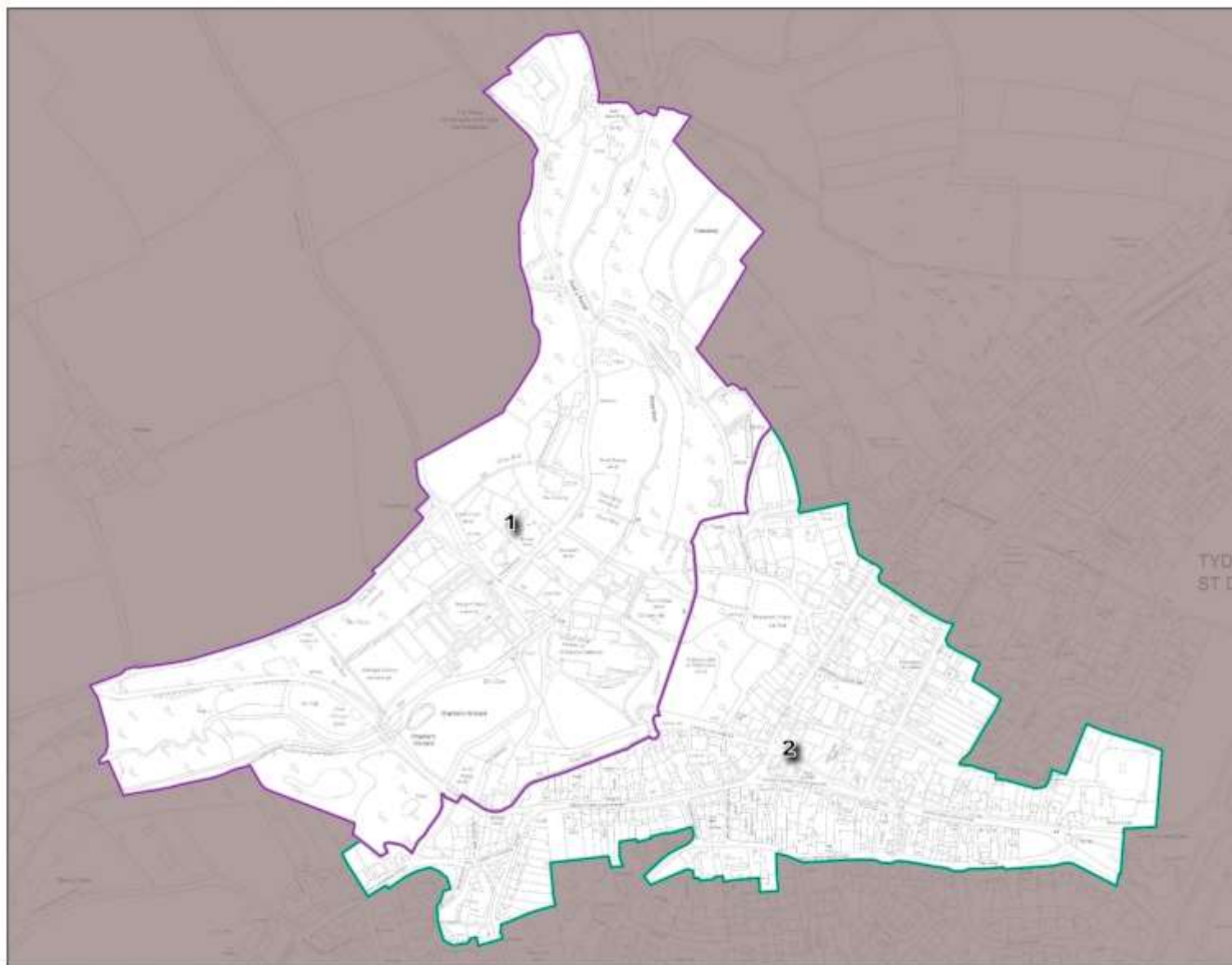
29. In his excellent history of the city, D.W. James concludes that the tourist 'aware or perhaps unaware of all this past, the antiquity of the place, its clashes of old culture, its vicissitudes of poverty and richness, come in their thousands to a little city with a large history.'

# Character Analysis

30. The general character and plan-form of St Davids is intrinsically linked to its history and development.
- The city is a sum of two distinct parts – the walled semi-rural Cathedral Close and the city centre, the core of which is densely built up.
  - The Close is still dominated by the Cathedral and Palace, the charm of the Alun valley providing a fine setting for the clergy houses.
  - Due to the low-lying nature of the Close, there are fine views from the City westwards and northwards to the fields, farms and rocky cairns beyond.
  - The Conservation Area is of extremely high archaeological importance, especially the Close.
  - The City Centre retains its vibrant commercial core, forming a contrast to the quiet predominantly residential character of the outer streets.
  - The predominantly Welsh culture remains.
  - The Conservation Area has an attractive variety of essential open areas, especially in the Close.
  - The architectural palette of the City is mostly nineteenth century, typically stuccoed and coloured, with simple detail. The chapels provide important accents within the streetscape, especially Tabernacl.
  - There is little in the way of distracting modern development. Modern buildings tend to be conservative in scale and style.
31. The Conservation Area is divided into two Character Areas, each set out in the following chapters. The Conservation Area contains 115 **Listed Buildings** and 11 **Scheduled Ancient Monuments**. These are shown on the Character Area inset maps, along with **landmark buildings** and **positive buildings** (key unlisted buildings making a positive contribution to the character of the Conservation Area).
32. The inset maps also identify **key curtilages/frontages** (including walls and railings), **important open spaces** and **important trees/groups of trees**.

**St Davids**  
**Conservation Area**  
**Designated 1977**  
**Extended 1995**  
**MAP 2**

**Character Areas**



## Character Area 1 – The City

33. At the heart of the area is the City Cross - the surrounding streets forming the commercial area; the shops interspersed by several private dwellings. The streetscape is attractively varied in scale but typically modest throughout. Despite the relatively dense street frontages, the presence of the surrounding rural area is often strong. This is especially the case looking westwards over the Close towards the farmland on the horizon, this forming a fine contrast when viewed from High Street.



Figure 1 - High Street

34. The area contains one **Scheduled Ancient Monument** and is of very high archaeological importance and potential. The **landmark buildings** include Tabernacl, Seion and Ebeneser Chapels, Cathedral Villas and the City Hall. A number of historic buildings are **Listed**, with several key unlisted **positive buildings** identified in terms of their contribution to the streetscape.
35. The main element of the City is the informality of the built form, reflected in varied boundary treatments and the tendency towards pairs and short groups as opposed to long terraces. Even more formal terraces such as Royal and Trehenlliw Terraces are relatively short. Within the heart of the city the scale of buildings varies, this exacerbated on High Street by the varying ages of buildings including a c. 1950 former police station and house and a pair of 1930s semis. Unusually, the commercial buildings do not form a hierarchy and most are modest and domestic in scale.



**Figure 2 - varied character of High Street**



Figure 3 - The City Cross



**Figure 4 - Tabernacle Chapel - a landmark building**



**Figure 5 - positive buildings**



36. The character of the streetscape is mainly late Victorian, with a number of properties dating from the early nineteenth century. This was effectively a second phase of rebuilding in the city - the first eighteenth-early nineteenth century phase reflected in a scattering of buildings, including the Old Cross and Cartref (1778) in Cross Square, along with Penydaith (1788) and Hendygywyn in Nun Street. 18-20 High Street survive from the early nineteenth century. All of these buildings are strongly vernacular in character, typical detail including colourwash, small-paned sashes and grouted roofs. Only the Old Cross (top storey added in the twentieth century) has some Georgian formality. The second wave of rebuilding from c. 1870 – 1930 introduces larger sashes, moulded stucco, bay windows and North Wales slate roofs with brick stacks, although rarely with much of a nod towards architectural fashion. In many ways the rebuilding of the city was as conservative as the ongoing replacement of many farmsteads, country houses and cottages in the surrounding area, with the same masons often controlling both.



Figure 6 - cottage dated 1788

Figure 7 - 18-20 High Street – early C19



Figure 8 - Cross Square, 1870s



Figure 9 - Early twentieth century

37. The chapels stand out within the streetscape, with Ebeneser and Seion standing within their own grounds. The former Wesleyan Chapel in Goat Street and Seion are relatively plain, whilst at Ebeneser, there is rustic classicism in the window arrangement and the notional pediment. Tabernacl however stands out as fully Gothic, an expensive rebuild of 1874 by the prolific Richard Owens of Liverpool – one of the few buildings in the City designed by an outsider. In contrast, the main public building – the City Hall of 1922-24 is plain roughcast, melding with the street frontage.



Figure 10 - City Hall

38. Away from the City Centre, the character is predominantly residential. Goat Street and Catherine Street are mostly two-storey cottages. In Nun Street and New Street, some taller houses punctuate the streetscape, including the three-storey Royal Terrace and groups of gabled barge-boarded houses influenced by the 1860s Cathedral Villas.



Figure 11 - Royal Terrace



**Figure 12 - Cathedral Villas**



**Figure 13 - houses in New Street**



39. Unusually, three large former warehouses survive in Goat Street and Catherine Street from the days of shipping via Porthclais. That at Goat Street is dated 1758, the others late eighteenth-early nineteenth century from the days of high corn prices during the Napoleonic Wars.



Figure 14 - former warehouse, Goat Street

40. Many historic railings and boundary walls survive from the later nineteenth – twentieth century rebuilding, identified as **key Curtilages/Frontages**. There is an attractive variety of cast iron railings enclosing forecourts.



Figure 15 - boundary walls



Figure 16 - boundary walls and railings

41. The overall impression of the area is typically densely-developed. The gaps between properties do little to disturb street frontages, but often provide good glimpses of the wider landscape **Key views and glimpses** are identified within the inset map. The views of the landscape west from High Street and Goat Street are particularly attractive, as are glimpses of the Cathedral Close from Quickwell Hill and the book-stop view of Ebeneser from the head of Quickwell Hill.



Figure 17 - glimpse of distant landscape from High Street



Figure 18 - glimpse of Cathedral from Catherine Street

42. Within the area, public **essential open areas** include Cross Square with the City Cross and Memorial Garden, the Pebbles car park and the land between the Pebbles and Quickwell Hill, containing the site of St Mary's Well.





Figure 19- - The Pebbles



Figure 20 - land east of The Pebbles

43. A small number of **trees/groups of trees** are important to the character of the area, including those around the Grove Hotel, the trees in front of the Old Cross Hotel and the elms fronting Lawn Villa in New Street.



**Figure 21 - trees**



**Figure 22 - trees, rear of Catherine Street**



Figure 23 - trees

44. In terms of public realm, most of the streets are paved in modern concrete slabs, but there are some areas without pavements, including the upper south part of High Street, Deanery Hill and Quickwell Hill. Lesser roads such as Peters Lane and Gospel Lane tend not to have footways. Signage tends to proliferate in places, the majority of standard design, with the exception of modern bespoke cast iron street plates. Street lighting comprises either standard metal posts, or reproduction Victorian standards/bracket lights in Cross Square and The Pebbles.
45. Negative factors include:-
- The use of inappropriate modern materials, design and detail. (Small domestic alterations such as windows, doors and some boundary walls are controlled via an Article 4(2) Direction.)
  - Proliferation of inappropriate and intrusive commercial and directional signage.
  - Traffic management issues including peak-time congestion, vehicle/pedestrian conflict and vehicular impact on historic fabric.
  - Poor quality pavements.
  - Intrusive wirescape in some areas.





Figure 24 - signage, Cross Square



**Figure 25 - typical pavement**



Figure 26 - wirescape

## Character Area 2 – The Cathedral Close and Alun Valley

46. This area of St Davids contrasts sharply with the City. The Cathedral and Bishops' Palace are set in the idyllic semi-rural Close with small fields bordering the River Alun fringed by mature trees, a fine setting for the clergy houses to the north-west. Beyond the medieval Close walls, the rural character is continued by the Alun Valley running through a marshy flood plain to the west and the deep valley to the north, with extensive tree cover providing a fine setting for the Close itself.



Figure 27 - Cathedral Close

47. The area contains several **Scheduled Ancient Monuments** and is of extremely high archaeological importance and potential. The **landmark buildings** include the Cathedral, Palace and Porth-y-Twr.



Figure 28 - Cathedral



Figure 29 - Porth-y-twr



48. Several buildings are **Listed**. Some unlisted buildings comprise **positive buildings**.
49. The Cathedral and Palace comprise a group that is of European significance - the Cathedral historically; the Palace tinged by the influence of North Italian architecture. Unlike most British cathedral cities, the group does not dominate the skyline but in contrast they are tucked away in the valley and spectacularly encountered when approaching the Close via Porthy-twr. Both buildings dominate the valley each side of the ford over the Alun and both are sited within large enclosures. The cathedral cemetery occupies the steep south side of the valley, traversed by the broad Thirty-nine steps. Apart from the Deanery, conspicuously sited to the south-west, the historic clergy houses – Pen-y-ffos, The Treasury, Archdeaconry, Brecon House, Cloister Hall and the Canonry – are sited along the valley floor to the north-east, largely hidden amid the trees and sited within the archaeology of their predecessors. Most of these buildings are set within large informal gardens which meld into the open land or woodland beyond.
50. The cathedral is dominated by the crossing tower, the body of the building partly cut into the valley side with the eastern additions of retrochoir and Lady Chapel. Despite Butterfield's elaborate tracery and Scott's somewhat static west front of the 1880s, the fabric has a mellow character not swept away by Victorian masons. This is most apparent in the soft colours of the local sandstones and tuffs, to which some early lime render still adheres, along with some splendid lichens. Most remarkable of all is the deep purple Caerbwdy stone, which Scott used in ashlar form for the west front.
51. The expansive ruined Palace continues the palette of natural colours, greatly ramped in the chequer-work of the arcaded parapets including purple Caerbwdy and yellow Somerset stone, once over-sailing walls which were rendered and coloured. Despite the loss of much of the overall polychromy, the ruins are impressive – Bishop Gower's Great Hall having a showpiece gable facing the Cathedral, complete with its fine wheel window.
52. The clergy houses have a reticent Late Georgian character with only the Canonry (1846) adding a more decided Victorian note - Tudorbethan in rock-faced stone as opposed to the more typical stucco and Georgian sashes. Some houses retain faint traces of their predecessors whilst Cloister Hall is a simple early nineteenth century house raised over the extensive medieval vaulted undercrofts of St Mary's College, founded in 1356. Many historic boundary walls survive (some incorporating earlier work), identified as **key curtilages/frontages**.
53. Views out of the character area are limited, but from elevated areas, such as Porth-y-twr, the Deanery and the City Cemetery, there are fine views down to the Close. The first two vantage points are often the visitor's first view of the Cathedral and Palace upon approach from Merrivale or the City itself. There is another excellent view from the bottom of Quickwell Hill where the Cathedral is

viewed over the water meadows. Moving around the Close, there are many fine glimpses of the various buildings, an endless quarry for artists and photographers



Figure 30 - view from Quickwell Hill



Figure 31 - view from Merrivale

54. Within the area, there are many **essential open areas**, all of high historical and archaeological importance. Many areas are protected by scheduling (e.g. the Vicars' College, Chanter's Orchard), these comprising the majority of the Close itself. Unscheduled areas, but ones nonetheless of high visual importance include the Cathedral Cemetery and the land to the west of the Palace. Outside

of the Close, the river meadows to the north are of high setting value, flanked by steep wooded sides. The marshy flood plain of the Alun to the west is important too with the long leat of the medieval fishponds protected by scheduling.

55. **Trees/groups of trees** in contrast to the City, are of outstanding importance to the setting of the Close from the wooded valley sides to the mature trees within the gardens of the Close, including some elms. Several prominent groups of trees are important, including those within the Cathedral Cemetery and in front of Pen-y-ffos.



Figure 32 - trees within cemetery



Figure 33 - trees near Treasurer's House

56. The vehicular routes through the character area have a standard tarmac finish, but with little paving or formal kerbs. Some cobbled margins survive outside the Archdeaconry and Brecon House and there is a cobbled path fronting Pen-y-ffos with an inset date of 1705. There are some un-metalled tracks, including that leading to Cloister Hall and the steep track leading to Penporthgwyn. Street lighting and furniture are generally unobtrusive. Several years ago, a major scheme of undergrounding cables and installing sympathetic lighting was successfully carried out.



# Building Materials

## *Walls*

57. Nearly all buildings are of local rubble (purple Caerbwdy, green/brown sandstones and volcanic tuffs), traditionally lime rendered or limewashed. A number of buildings have been scraped back to the stone in recent years. Where medieval plasters have weathered at the Cathedral and Palace, the attractive colours of the local stones are visible.
58. Larger houses are typically stuccoed, such as Brecon House. Menai, exceptionally, has a rusticated façade. Three of the chapels have stuccoed facades.
59. By the late nineteenth century ashlar-scored stucco or exposed dressed stone work were the main alternatives. Good stone-faced facades include Rheidol, Dyfri and Ystwyth Cottages in High Street and Trehenlliw Terrace. Often, later stonework was detailed with brick for window/door heads. Tabernacl Chapel is expensively faced in dressed sandstone with limestone detail. Old postcards show much evidence of slate-hanging, but with little surviving today.



Figure 34 - local stone of various hues, Bishop's Palace



**Figure 35 - Traditional rendered facade**



**Figure 36 - Rusticated stuccoed facade**



**Figure 37 - Colour-washed cottages**



**Figure 38 - Stone-faced cottages**



## ***Windows***

60. Most historic windows are timber sashes, as follows:-

- c.1810-60. Typically small-paned (usually 6-over-6) hornless sash windows with slim glazing bars (the local tradition being chamfered rather than moulded bars)
- c. 1860-1920. Typically four-paned sash windows with horns, but also several examples of marginally-glazed sashes, some quite elaborate. Some canted bay windows, both of masonry and timber construction.



**Figure 39 - Early C19 12-paned sash window**





**Figure 40 - Later C19 marginal-paned sash window**



**Figure 41 - Later C19 4-paned sash window**

## ***Doors***

61. Early-mid nineteenth century. Typically timber painted 6-panelled. A few timber pedimented door-cases with columns/pilasters. Fanlights with patterned glazing.
62. Later nineteenth– early twentieth century. Typically four-panelled often with rectangular over-lights (some with intricate glazing). Some stuccoed door surrounds, but usually surrounds are absent.



**Figure 42 - 6-panel door**



**Figure 43 - 4-panel door**



Figure 44 - traditional half-glazed door

## ***Roofs***

- 63. Typically of North Wales slate at 40 ° pitch, replacing the tradition of mortar-slurrying roofs of friable local slate by the late nineteenth century. By the mid-twentieth century, many remaining local slate roofs were covered in cement, some with ribs concealing barbed wire reinforcement.
- 64. Typically plain eaves details, except to the local favoured gable-fronted houses with their deep and sometimes decorative bargeboards.



Figure 45 - cement grouted roof



Figure 46 - roofs of North Wales slate

### ***Chimneys***

- 65. Historically of rubble with squared quoins and heavy flaunching over slate tabling
- 66. By the later nineteenth century, brick was usually used, typically with deep corbelling and pots. The red bricks were either shipped in from Somerset or procured from nearby Porthgain.
- 67. Early round chimneys at the Palace, late medieval or sixteenth century, echoed in the Victorian former school at Quickwell Hill.



Figure 47 - stone chimney stack



**Figure 48 - brick chimney stack**



**Figure 49 - medieval round chimneys, Bishop's Palace**





Figure 50 - Victorian round chimneys

### ***Boundaries***

68. Most houses directly front the pavement (some forecourts lost to mid-twentieth century road widening in High Street, some forecourts lost for car spaces)
69. Several properties have shallow forecourts with stone/rendered walls, many with decorative late nineteenth century cast iron or early twentieth century steel railings.
70. Some larger properties with deeper front gardens bounded by walls or hedges, notably within the Close where some houses are set within large grounds





**Figure 51 - railed forecourt, Cathedral Villas**



**Figure 52 - garden walls in The Close**

# Landscape Setting

71. St Davids lies within the St Davids and Ramsey Head Registered Historic Landscape, The area contains relict evidence of land use, ritual and religious activity from the prehistoric period onwards, continuing into the Christian era as Dewisland, home and territory of St David (Dewi Sant), the patron saint of Wales. It is considered as one of the most culturally significant and esteemed landscapes in Wales today.
72. The Pembrokeshire Coast National Park Authority's Landscape Character Assessment Supplementary Planning Guidance notes the international significance of the City within the wider context of its setting within a coastal plateau with its visual, historical and cultural links to the Cathedral – bisected for example by ancient pilgrim routes of world significance.
73. From the modern-day approaches from the north and east, the Close is hidden from view, the city surprisingly inconspicuous, despite the flat surrounding countryside. To some extent, this is due to the low-lying nature of suburban development and the presence of some trees (critically at the eastern entry point, by the Grove), but it is also due to the lack of a visible landmark building. As a Cathedral City, the contrast couldn't be greater than say Salisbury or Lincoln.



Figure 53 - entry point from The Grove

74. Closer-up the **views** into the Conservation Area vary dramatically. From the east (A487), the turret of Oriel-y-Parc and the trees at the Grove provide an attractive entry point to the Conservation Area proper. Less distinct is the northern approach to the city centre from the A487, past some suburban development and the north end of New Street - the boundary of the Conservation Area without a 'book-end'. From more minor routes from the north east (Porthclais and Clegyr Boia), there are attractive views across the countryside towards the top of Cathedral tower (which almost looks surreal from this aspect). From the Clegyr Boia approach, the majority of the City is visible, with Tabernacl Chapel on the skyline. There are views of the City from the approach from Rhosson across Trefeiddan Moor, with the Cathedral tower in the foreground. A more dramatic view exists from the south-eastern approach from Whitesands, where the City appears on the skyline, dominated by the spirelet of Tabernacl. From Penarthur (southwards), the horizon line is lower, Tabernacl rising above the pinnacles of the Cathedral tower.



Figure 54 - views from Penrhiw



Figure 55 - view from Feidr Chwech-Erw

75. From within the Conservation Area itself are a number of **key views**, ranging from the views towards Penlan from Cross Square to the views from Deanery Hill down to Merrivale. These are set out in within the Character Area inset maps.



Figure 56 - View from The Pebbles





Figure 57 - View from Deanery Hill

76. Also shown on the inset maps are **key glimpses** from within the Conservation Area towards objects/landmarks/points of interest. These include 'framed' views, such as that through Goat Street towards the Cathedral to the view of Ebenezer Chapel from Nun Street.



Figure 58 - glimpse of Ebenezer Chapel from Nun Street



## St Davids

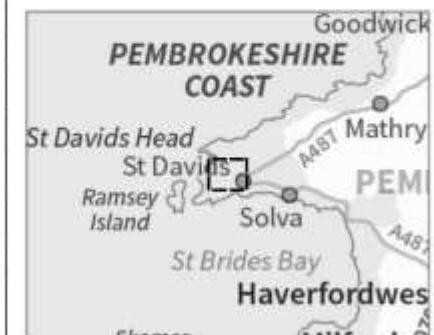
Prominent views into Conservation Area



### St Davids Conservation Area Designated 1977 Extended 1995 MAP 3

1. From B4683 near Penarthur. Scale City viewed on low horizon line with Tabernacle Chapel prominent; pinnacles of Cathedral tower visible
2. From Feidr Chwch-erw. Fine panorama of city, cemetery, Ysgol Bro Dewi, Round House, Ebenezer Chapel, Cathedral, Warpool Court
3. From rural lane between Penarthur and Penrhio. Distant views of city above Cathedral tower, dramatically topped by the spirelet of Tabernacle. Unique contrast between cityscape and deeply rural approach
4. From rural lane between Pen-porth-gwyn and Penlan. Fine views over Cathedral Close showing Cathedral and palace, with city on the skyline dominated by the three chapels
5. North from St Nons. Rural lane with characteristic hedgerbanks. High Street visible to the north east; fine views towards Carn Llidi and Penberri
6. North-east from Portchlais. Rural lane, views towards Lower Moor with unusual view of Cathedral tower rising above skyline
7. North-east from Clegyr Boia. Rural lane with hedgerbanks, views showing the majority of the city with cathedral in the foreground and Tabernacle on the skyline
8. Eastwards from Rhossau. Expansive moorland setting with Clegyr Boia to the south. Distant views of the city with the Cathedral tower and Penlan Farm
9. View from junction of roads to Treginnis and St Justinian. Fine views of the west front of Cathedral rising above the trees with city forming backdrop

0 150 300 450 m



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



- A. Prominent area viewed from SW around Clegyr Boia, forming backdrop to cathedral tower, including 'Wynclyffe' and Ysgol Bro Dewi.
- B. Traditional properties fronting New Street.
- C. Historic farmhouse and buildings (Glasfryn). Group of trees prominent on horizon when viewed from Penarthur to the NW.
- D. Traditional hedgerows on north side of the A487 forming main entry to St Davids from the east.
- E. St Davids Tourism Information Centre: key modern building forming prominent entry to High Street.
- F. Well landscaped car park and open field.
- G. Outlying fields, prominent tower of Twr-y-felin, important architecturally and historically and as landmark feature
- H. Outlying open fields containing historic earth / stone banked footpaths and surviving medieval strip fields
- I. Area of St Nons of architectural, archaeological and landscape importance: great historic importance as birthplace of St David.
- J. Warpool Court Hotel of historic and architectural importance: together with Cam Warpool, forms significant landscape features when viewed from the north and west.
- K. Y Fagwr, outbuildings and walled garden of architectural / historic importance with open fields rising to Cam Warpool.
- L. Lower Moor and Merry Vale of ecological / landscape importance, site of mill leat and mill both of historic / architectural / archaeological importance.
- M. Fine landscape backdrop to secluded Cathedral Close when viewed from the city itself: comprising of open fields with traditional farmstead (Penlan), the latter of architectural / historic importance.
- N. Open fields forming part of the backdrop to Cathedral Close when viewed from cemetery.



## **Local Guidance and Management Proposals**

77. 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.
78. 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>
79. 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**

80. These are subject to controls under separate legislation. Listed Building control is operated by the 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**

81. 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

82. 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.
83. 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.
84. *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.*

### Roofscape

85. 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

86. 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.

87. Imported natural slates that match the grey or heather blue colour of the original Welsh slate are a 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.

### **Rooflights and dormers**

88. 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 Rooflights, which are designed to sit within the plane of the roof.

### **Chimneys and Chimney Pots**

89. 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**

90. 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.
91. Notwithstanding prevailing householder permitted development rights, the installation of microgeneration equipment on the principal elevations of



buildings or in prominent locations within Conservation Areas will require careful consideration. 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. Solar slates along with an increasing number of 'heritage range' products are available.

92. 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**

93. 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**

94. 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.
95. 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.
96. 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 the Article 4(2) area.

97. 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.
98. 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 the Article 4(2) area.

## **Doors**

99. 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.
100. Within the 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**

101. 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**

102. 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**

103. 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.

104. 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**

105. 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. 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.
106. 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.
107. The National Park Authority will be preparing Supplementary Planning Guidance on shop front design.

### **Colour**

108. Colours are also an important part of the town'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**

109. 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.

110. 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.
111. Front gardens are an important local amenity. They enrich the Conservation Area visually and can provide sustainable drainage.

## **New development within the conservation area**

112. 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 standardized 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.
113. 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.
114. 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.
115. 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](#)

116. 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**

117. Conservation Area Consent is required for the demolition of a 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.
118. Demolition of a Listed Building (or any part of it) without listed building consent is a criminal offence.

## **Satellite Dishes and Antennae.**

119. 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**

120. 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 City Council to maximize 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**

121. Whilst 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**

122. 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 wellbeing. 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**

123. 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.
124. 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**

125. The National Park Authority 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.
126. The Conservation Area is surveyed on a three-yearly basis to establish whether there is a real and specific threat to its character, 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

1. Conservation Areas are defined under sections 91 (with reference to section 69) of the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) as:  
*“areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”.*
2. 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.’*
3. 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.
4. 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.
5. [Planning Policy Wales \(PPW\) \(11<sup>th</sup> Edition\)](#) - 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 emphasized. It explains that *the protection, conservation and enhancement of historic assets is most effective...when designing new proposals.*
6. 2.6 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. PPW 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.

7. [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.
8. [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.
9. CADW has published a suite 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 \(Conservation Principles\)](#).