

# **TREFIN 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  
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Introduction .....	2
The Planning Policy Context .....	4
Historic Development and Archaeology .....	5
Character Analysis .....	7
The Conservation Area and its Setting .....	8
Building Materials .....	17
Landscape Setting .....	28
Local Guidance and Management Proposals .....	33
New development within the conservation area .....	39

# 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. Trefin 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 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. This document serves as:-
  - An appraisal of the various features which give Trefin 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.
6. The relevant stakeholders are drawn from the private and public sectors and this document is intended for use by both.

# Trefin Conservation Area Designated 1997

## Key

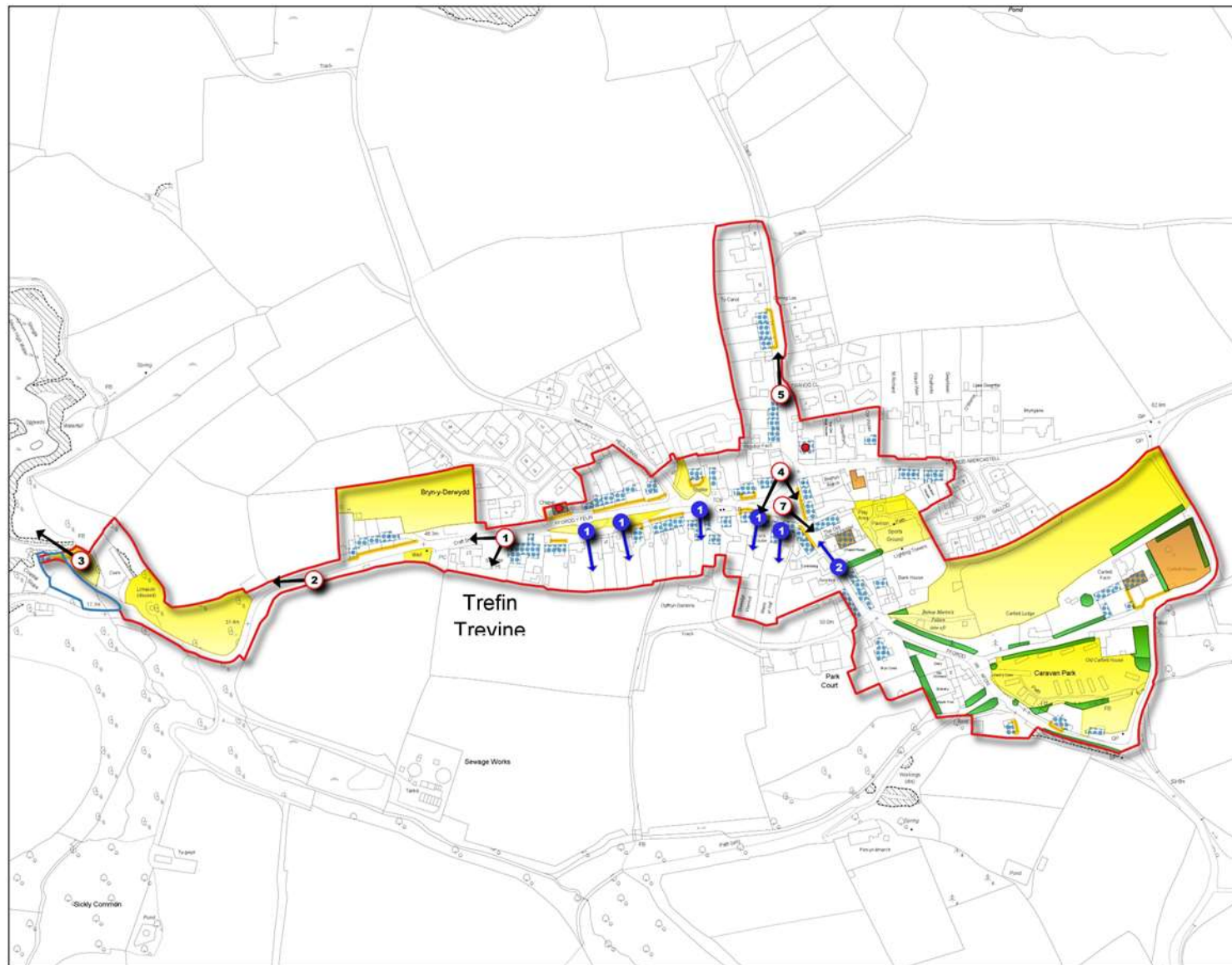
- Conservation Area / Character Areas
- Listed Buildings
- Tree Preservation Order/  
Trees important to setting
- Scheduled Ancient Monuments
- Site of Special Scientific Interest
- Special Area of Conservation
- Landmark Buildings
- Positive Buildings
- Key curtilages/frontages
- Essential Open Areas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

## Key views

1. View from Ship Inn towards farmland and coastline
2. View from Ffordd y Felin towards farmland and headlands
3. Views of rocky headland and Aberfelin Mill
4. Views of Carreg-y-groes down Ffordd yr Afon and Ffordd y Felin
5. Views from North End towards coast
6. View from west showing village set on prominent slope
7. View of The Cwm and rooftops of Ffordd y Felin
8. Views across conservation area with coast as backdrop
9. Views from Penparc and Llanon

## Glances to an object/landmark/point of interest

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



# **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 place-name is probably derived from *Tref* (farmstead) and *Ddyn* (high ground) although Dinas/Dun could account for the second element.
9. The area abounds in early archaeology, with local finds dated to the Mesolithic period. Nearby Carreg Samson comprises the remains of a Neolithic Chambered tomb, whilst on the coast to the north-east are two Iron Age forts - Castell-goch and Ynys-y-castell. To the south at Croesgoch is the Mesur-y-dorth stone, an Early Christian inscribed cross.
10. The Black Book of St Davids (1326) shows Trefin as a place of some importance, part of the possessions of the Diocese. It is likely that the settlement's status was increased by the Bishops of St Davids, perhaps Thomas Bek (1286-93). A bishop's palace was certainly built here (traditionally associated with Bishop Martin (1293-1327), but the overall linear settlement pattern seems earlier, typical of the Anglo-Norman period. This is perhaps confirmed by the local survival of strip fields and the fact that in 1326, the recorded population was largely non-Welsh, the names largely English or Flemish in origin.
11. Of the palace, nothing above ground survives. Richard Fenton (1811) noted 'fragments of walls over a large vault' whilst Jones and Freeman (1856) recorded that most of the remains had been destroyed in the previous thirty years. It probably stood in the grounds of Park Court. The village itself was no doubt a 'planted settlement', centred originally on Carreg y Groes and then growing along the south side of the present Ffordd-y-Felin, the original main street. As the medieval village expanded, new house plots were carved out of the ends of the open field strips on the north side of Ffordd-y-Felin. The layout across a south-facing slope is unusual, as is the creation of the house plots by terracing into the rocky slope, the two street levels separated by a grassy slope.
12. Agriculture was clearly the main medieval occupation, the curving strips of former shares preserved by later field enclosures, the former open areas noted in 1326. The slow erosion of the episcopal estate is possibly why relics of the medieval landscape survived, redeveloped slowly by private individuals, rather than wholesale estate improvement. The mill at Aberfelin was built to provide revenue for the bishops and remained in use until 1918.
13. With the rise in coastal trade during the sixteenth and seventeenth centuries and the nearby harbour at Abercastle, Trefin no doubt benefitted from the export of agricultural produce and the import of coal, limestone (for burning) and other goods. Slate quarrying was to become important from the later seventeenth century at Trwyn Llwyd with the quarries mechanised in the 1860s. By that time the quarries at nearby Porthgain were in operation, where the industry was eventually centred around the harbour there.
14. As the village grew, chapels were built. The Calvinistic Methodist Chapel was first built in 1786 (rebuilt 1834), Trefin becoming a notable centre of Welsh

Methodism. The Baptist Chapel was built in 1840 as a branch of Croesgoch, rebuilt circa 1870. The school (now the community centre and youth hostel) was first built in 1844. The village itself had expanded to its current street pattern by 1841. Much was built or rebuilt in the early nineteenth century, many houses re-rendered in the early twentieth century in dry-dash with decorative rendered architraves and plinths, often with panels of tiles or pebbling.

15. A number of houses were built/rebuilt in the early twentieth century, including Cranog, a typical four-square house built for a retired sea captain, very prominently located at the top of the village.

# Character Analysis

16. The character of Trefin is intrinsically linked to its history and development.
  - The Conservation Area is of outstanding historical importance, retaining much evidence of its past.
  - The layout of the village is influenced by a pre-historic settlement and later grew around an open green.
  - The village has been little changed by later development and is something of a hidden gem.
  - The Conservation Area enjoys a fine and dramatic coastal setting
  - The character of the buildings is predominantly nineteenth century. The architectural palette is typically simple, including render, sash windows and slate/grouted roofs.
  - The key buildings include the two chapels and Cranog.
17. The conservation area contains 5 **listed buildings** and one **Scheduled Ancient Monument**. This is 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).
18. The map also identifies **key curtilages/frontages** (including walls and railings), **essential open areas** and **important trees/groups of trees**.



## The Conservation Area and its Setting

19. Trefin is prominently set across a north-facing slope that gives shelter from the sea. The topography rises to the east around Carreg-y-Groes, the two main streets of Ffordd-yr-Afon and Ffordd-y-Felin falling to the south and west respectively, the latter down to Aberfelin. The coastal setting is best seen from the south (Penparc and Llannon) where the village lies just beneath the ridge, the sea forming the backdrop. The contrast between the exposed streetscape of Ffordd-y-Felin and the more sheltered wooded area around Cartlett is readily appreciated.
20. From the western approach (the coast road from Llanrhian), the village is visible from afar, on the horizon. The Baptist Chapel and houses at Bryn-y-Derwydd are particularly prominent. With the descent to the immediate west, are views of Aberfelin, the cottages set against the hillside, the ruined mill between the cliffs with the sea as a backdrop. With the winding ascent to the village, Ffordd-y-felin comes into view, the streetscape dominated by the façade of the Baptist Chapel.
21. The approach from the east (Ffordd Abercastell) is less dramatic, bounded by traditional hedgebanks. Modern housing (including Cefn Gallod) marks the entry to the village with the terrace of cottages beyond.
22. The layout is unusual for the area, the main street of Ffordd-y-Felin effectively cut into the north-facing slope at two levels, leaving a narrow green between, this rising to the bare Carreg-y-Groes, around which are the junctions to the other three streets. Overall, the character is built-up with houses facing the streets, mostly set behind shallow forecourts. The area to the south-east around Cartlett and Ffordd-yr-Afon form a contrast, with extensive areas of open green space and mature trees.
23. Most houses directly front the road. Exceptions include the chapels and former school, their facades set side-on, but within generous curtilages. Cartlett House was clearly the local 'big house' with ample curtilage including a walled garden and farm court. Old Cartlett House also enjoys a generous curtilage. Park Court, also to the south-eastern fringes, was, like Cartlett House, originally a farmstead.
24. Surrounding the village is farmland. The remnants of medieval strip-fields still existed to the west of North End in the 1905 O.S., but were later amalgamated. The rural setting is strongly apparent to the more verdant south-eastern part of the conservation area, but due to the unusual topography of the village, there are extensive rural views to the south and west between and over the houses on the south side of Ffordd-y-Felin.
25. Five buildings within the conservation area are **Listed** and there is one **Scheduled Ancient Monument**. Two buildings are identified as **landmark buildings**. Many key unlisted **positive buildings** have been identified in terms

of their contribution to the streetscape. The conservation area is predominantly residential in character.



Figure 1 - Trefin Calvinistic Methodist Chapel - listed Grade II



Figure 2 - A landmark building



Figure 3 - positive building

26. Several stone-built front garden walls (mostly dwarf walls, some with iron railings) are identified as **key curtilages/frontages**. These have a variety of finishes, some rendered or colour-washed, some with stone copings.



Figure 4 - distinctive historic curtilage, former Baptist Chapel



Figure 5 - historic curtilages

27. The topography of the village allows a variety of **key views and glimpses** of the surrounding area, these identified on the Map below. One of the most attractive views is that over the surrounding landscape from the Ship Inn



Figure 6 - view west from Ffordd-y-felin



28. Within the Conservation Area, the key **essential open areas** include the Green and Carreg-y-Groes, but several small informal spaces within the village centre (comprising gardens and yards) are critical to the character of the Conservation Area.
29. Larger areas of open space include the land to the west of Bryn-y-Derwydd, land surrounding Cartlett House and the caravan park south of Old Cartlett House
30. The fields surrounding the village are vital to the setting of the Conservation Area.



Figure 7 – essential open area



Figure 8 - Carreg-y-Groes



Figure 9 - land east of Ffordd-yr-Afon



Figure 10 - view over Trefin from Llannon



31. A number of **trees/groups of trees** are important to the character of the area, including



Figure 11 - trees, Ffordd-yr-Afon



Figure 12 - trees, Cartlett

32. In terms the public realm, the village roads are of standard finish with a formal pavement to the north side of Ffordd-y-Felin, also to part of Ffordd-yr-Afon. There is an informal pedestrian/vehicular access fronting the houses facing the green on Ffordd-y-Felin. Otherwise, there are no pavements, which gives a suitably informal character.



Figure 13 - North End - lack of formal pavements

33. In terms of lighting, some of the standard lights have been replaced with low-key traditional cast-iron standards along Ffordd-y-Felin. Others are standard issue metal standards, whilst the area to the south-east is largely unlit, preserving its more rural character.
34. The wire-scape is intrusive in parts of the Conservation Area, especially in Ffordd-y-Felin and North End.





Figure 14 - juxtaposition of sensitive street lighting and intrusive wire-scape



Figure 15 - wirescape, North End

# Building Materials

## *Walls*

- Nearly all historic buildings of local rubble, the houses mostly rendered and painted. Some buildings are colour-washed over rubble.
- Some of the rendered detail is early twentieth century, typically detailed in dry dash with smooth rendered bands and inset detailing of pebbles or tiles.
- Boundary walls predominantly rendered, some with early twentieth century decorative detail to match the house. Some walls have well-detailed early twentieth century decorative iron railings.
- Good rubble walls to the former Baptist Chapel with exaggerated cock and hen copings and cut-slate gate-piers with pebbled caps.



Figure 16 - traditional lime-washed rubble



Figure 17 - typical local dry-dash and decorative render

## ***Windows***

- As shown in old photos, windows were typically small-paned sash, of which a few (replaced) examples survive. Typically later nineteenth century two or four-paned sash. Some marginal-glazed sash windows. Good round-arched sashes to the Calvinistic Methodist Chapel with radiating bars.
- Many windows replaced in modern materials. Some within widened openings.
- Some dormers have unusual triangular-headed sash windows.



Figure 18 - early C19 12-paned sash



Figure 19 - marginal-glazed sash



Figure 20 - 4-paned sash



Figure 21 - 2-paned sash





Figure 22 - triangular dormer sash



Figure 23 - window of Calvinistic Methodist Chapel

## ***Doors***

- Calvinistic Methodist Chapel retains early nineteenth century 6-panel doors. Most surviving historic doors are later nineteenth century 4-panelled or boarded. Some later houses have over-lights.



Figure 24 - 6-panel door with later glazing



Figure 25 - 4-panel door with overlight



Figure 26 - traditional boarded door

## Roofs

- Mostly pitched and of natural slate (historically local, eventually superseded by North Wales slate).
- Hipped roof to Cartlett House. Methodist Chapel and some larger houses have half-hipped roofs.
- Some cemented 'grouted' roofs survive, most with wired ribs (e.g. Cartlett House).
- Mostly plain/lapped ridge tiles; some decorative red examples.
- Verge detail usually simple and mortared; barge-boards to later houses and chapels.



Figure 27 - grouted roofs





Figure 28 - North Wales slate

### ***Chimneys***

- Some earlier chimneys of rendered stone with slate tabling and simple flaunch pots. Later chimneys of brick (red, some yellow) with corbelled heads.



Figure 29 - juxtaposition of stone and later brick stacks



Figure 30 - stack of Flintshire brick

### ***Boundaries***

- Most buildings have boundary walls defining forecourts or gardens. These are typically of rendered stone construction, some detailed with cast-iron railings of the early twentieth century.
- Unusual walls to former Baptist Chapel as mentioned above.
- Outside of the village, characteristic hedge-banks or walls.



Figure 31 - walls to former Baptist Chapel



Figure 32 - Edwardian railings



Figure 33 - traditional stone 'joms'





Figure 34 - windswept hedge



Figure 35 - Y Cwm

# Landscape Setting

35. The Pembrokeshire Coast National Park Authority Landscape Character Assessment (Landscape Character Area 20 - Trefin) notes the overall exposed and diverse coastal landscape which has extensive views along the coastline, and the predominantly pastoral hinterland. The latter is interspersed with small areas of woodland and scrub, serving as punctuation points. Of key importance is the long history of coastal quarrying and the resultant impact on the landscape. The stretch of coast between Abereidly and Porthgain is 'a walk-through of industrial history, with stone quarries, workers' cottages, the manager's house, tramways and jetties, all of which contribute to the story of this landscape'
36. The surrounding landscape is undulating and exposed, punctuated by farmsteads and small settlements. Despite the close proximity of the sea, it is barely evident in the Conservation Area, except from Aberfelin.
37. The **prominent views** into the Conservation Area are best from the southern approaches (Llannon and Penparc), the majority of the village streetscape visible with the sea as a backdrop. This view shows well the medieval linear layout of Ffordd-y-Felin, terraced to give some shelter against sea winds, and the contrasting sheltered south-eastern area, the location of the bishops' palace.



Figure 36- view from Llannon

38. From within the Conservation Area itself are a number of **key views**. These include fine landscape view to the south and west from the lower end of Ffordd-y-Felin. These are set out on Map 1.
39. Also shown on Map 1 are **key glimpses** from within the Conservation Area towards objects/landmarks/points of interest. These include glimpses between the houses of Ffordd-y-Felin southwards over the landscape.



Figure 37 - view from North End





Figure 38 - glimpse southwards between houses, Ffordd-y-Felin

## Trefin

Prominent views into Conservation Area

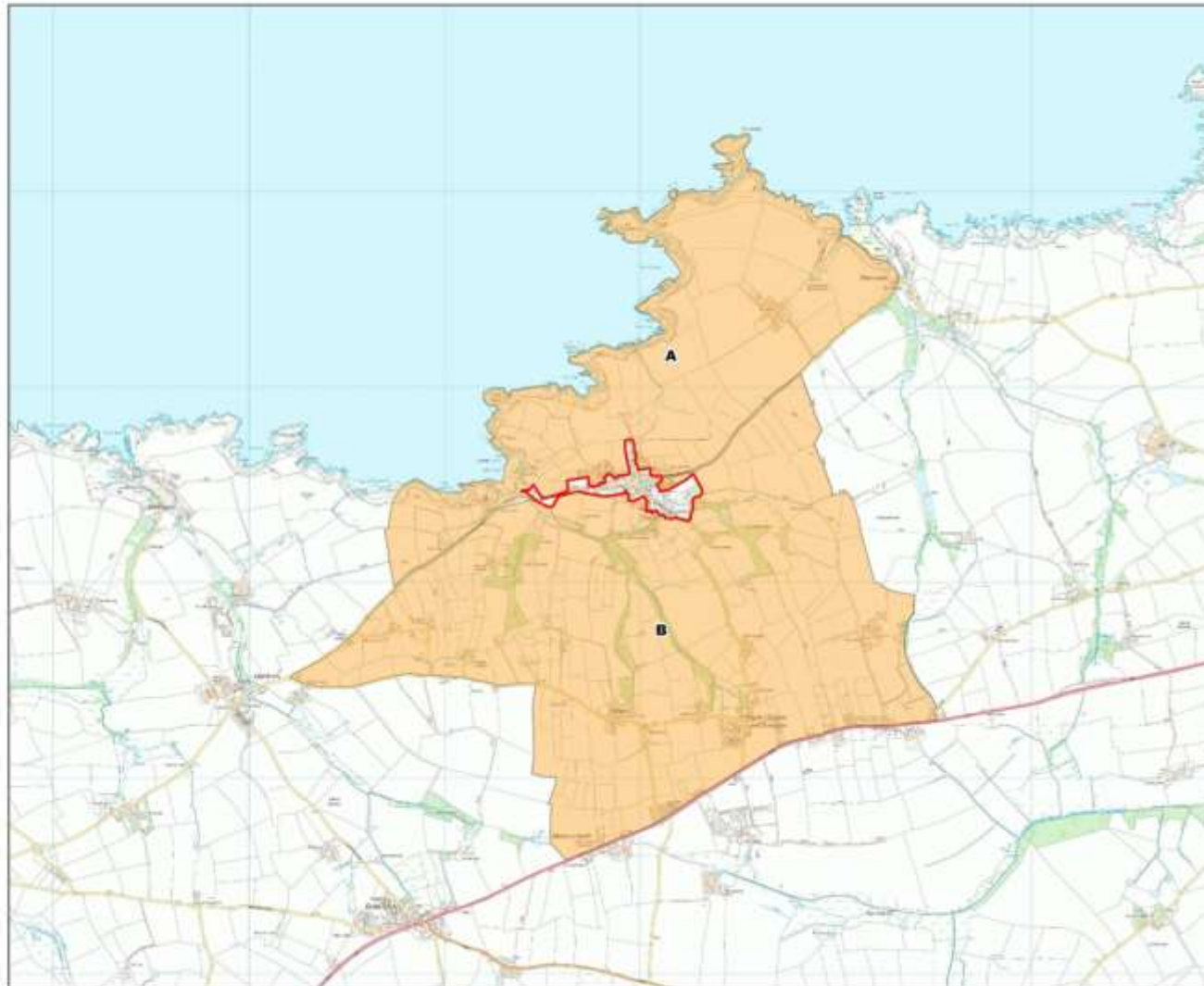


### Trefin Conservation Area Designated 1997

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



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



- A. Land to the north of Llanrhian - Abercastle road including Aberfeelin, former quarries at Trwn Lwyd, Longhouse Farm and Carreg Sampson Burial Chamber.
- B. Land to the south of Llanrhian - Abercastle road including surviving medieval strip fields and ancient trackways. Prominently visible landscape dotted with farms and houses; A487 forms horizon.

# Local Guidance and Management Proposals

40. 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.
41. 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>
42. 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

43. 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

44. 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

45. 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.
46. 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. 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

47. 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

48. 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.

49. 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**

50. 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**

51. 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**

52. 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 alterations, careful consideration will need to be given to the siting and design of the panels.
53. 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.

54. 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**

55. 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**

56. 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.
57. 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.
58. 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.

59. 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.
60. 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**

61. 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.

## **Porches and canopies**

62. 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**

63. 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**

64. 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.

65. 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**

66. 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.
67. 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.
68. The National Park Authority will be preparing Supplementary Planning Guidance on Shop Front Design.

### **Colour**

69. 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**

70. 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.
71. 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.
72. Front gardens are an important local amenity. They enrich the conservation area visually and can provide sustainable drainage.

# **New Development within the Conservation Area**

73. 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 (including seasonal congestion) and the provision of parking areas on the streetscape and landscape setting of historic streets and buildings.
74. 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.
75. 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
76. 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](#).

77. 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**

78. 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.
79. Demolition of a Listed Building (or any part of it) without Listed Building Consent is a criminal offence.

## **Satellite Dishes and Antennae.**

80. 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**

81. These are very important determinants of design excellence and sensitivity in historic areas. The Highway Authority is encouraged to continue to work with the NPA and Community 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**

82. 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. The Authority has successfully worked with utility companies to underground cabling in and around a number of Conservation Areas.

## **Essential Open Areas**

83. Several areas are highlighted as such within the appraisal, such areas including small private and public spaces. 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**

84. 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.
85. 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**

86. 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.
87. 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

1. Conservation Areas are defined under sections 91 (with reference to section 69) of the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) as:
2. *“areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”.*
3. 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.’*
4. 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.
5. 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.
6. [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 emphasised. It explains that *the protection, conservation and enhancement of historic assets is most effective...when designing new proposals.*
7. 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.

8. [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.
9. [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.
10. 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 \(Conservation Principles\)](#).