

Pembrokeshire Coast National Park Authority

St Davids

Conservation Area Proposals



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

Draft for Consultation - March 2011



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ST DAVIDS CONSERVATION AREA PROPOSALS

CONTENTS	PAGE NO.
FOREWORD	3
1. Introduction	5
2. Character Statement Synopsis	8
3. SWOT Analysis.	13
4. POST Analysis	17
5. Resources	20
6. Public Realm	23
7. Traffic Management.	25
8. Community Projects.	26
9. Awareness.	27
10. Development.	28
11. Control	29
12. Study & Research.	30
13. Boundaries	31
14. Next Steps	33
15. Programme	34
16. Abbreviations Used	35

Appendix A: Key to Conservation Area Features Map

March 2011

PEMBROKESHIRE COAST NATIONAL PARK



FOREWORD

This document sets out:

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

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

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

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

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

Section 13 considers boundary issues.

Sections 14 & 15 explores delivery.

St Davids CONSERVATION AREA

BOUNDARY OF CONSERVATION AREA

Not to scale

Designated 1977
Extended 1995

St Davids

1 INTRODUCTION

- 1.1 The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Conservation Areas were first proposed under the Civic Amenities Act 1967 and are now governed by the Planning, Listed Building & Conservation Areas Act 1990. Under the 1990 Act local planning authorities are required to designate Conservation Areas, (Section 69.2) which are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, (Section 69.1).
- 1.2 Following extensive consultations the historic core of St Davids was **designated** a Conservation Area in 1977 (following further consultation the Conservation Area boundary was extended in 1995).
- 1.3 Once designated, local planning authorities are required to formally produce **Proposals** for the preservation and enhancement of Conservation Areas. (Section 71).
- 1.4 The PCNPA undertook this work in two distinct stages, each with extensive community consultations:
- i) Preparation of a statement of existing character – In 2002 a **statement of character** was drafted by a working group nominated by St Davids City Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the City Council, the Conservation Area **Character Statement** for St Davids was formally approved by the National Park Development Control Committee at their meeting on the 16th September 2002 (This report should be read in conjunction with the St Davids Conservation Area Character Statement, a synopsis of which is set out in section 2.0).
 - ii) The second part of the work involved the preparation of a **Proposals Document** setting out how the character of the Conservation Area can be preserved and enhanced. A draft **Proposals** document was prepared by the working group formed part of a local public exhibition inviting comments and suggestions. The draft was widely circulated, inviting

comments from a range of interested partners.

- 1.5 Following the receipt of comments, the draft together with a synopsis of the comments received on it was considered by St Davids City Council, and subsequently approved by the PCNPA.
- 1.6 It is proposed that the PCNPA will adopt the Proposals Document as Supplementary Planning Guidance to the PCNPA Local Development Plan (LDP). The Statement will set the context for considering the effect of development proposals on the character and appearance of the Conservation Area. The Proposals Document will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting St Davids Conservation Area.
- 1.7 This report seeks to set out **proposals** to show how the character of St Davids Conservation Area can be preserved and enhanced.



CROESAW-I-DY DDEWI c.1905-6
WELCOME TO ST DAVIDS c.1905-6





HIGH STREET, SILVER JUBILEE, 1935
HEOL FAWR, JIWBIILI ARIAN, 1935



FARMERS ARMS, GOAT STREET, ST DAVIDS c.1910
FARMERS ARMS, HEOL YR AFR, TYDDEWI c 1910

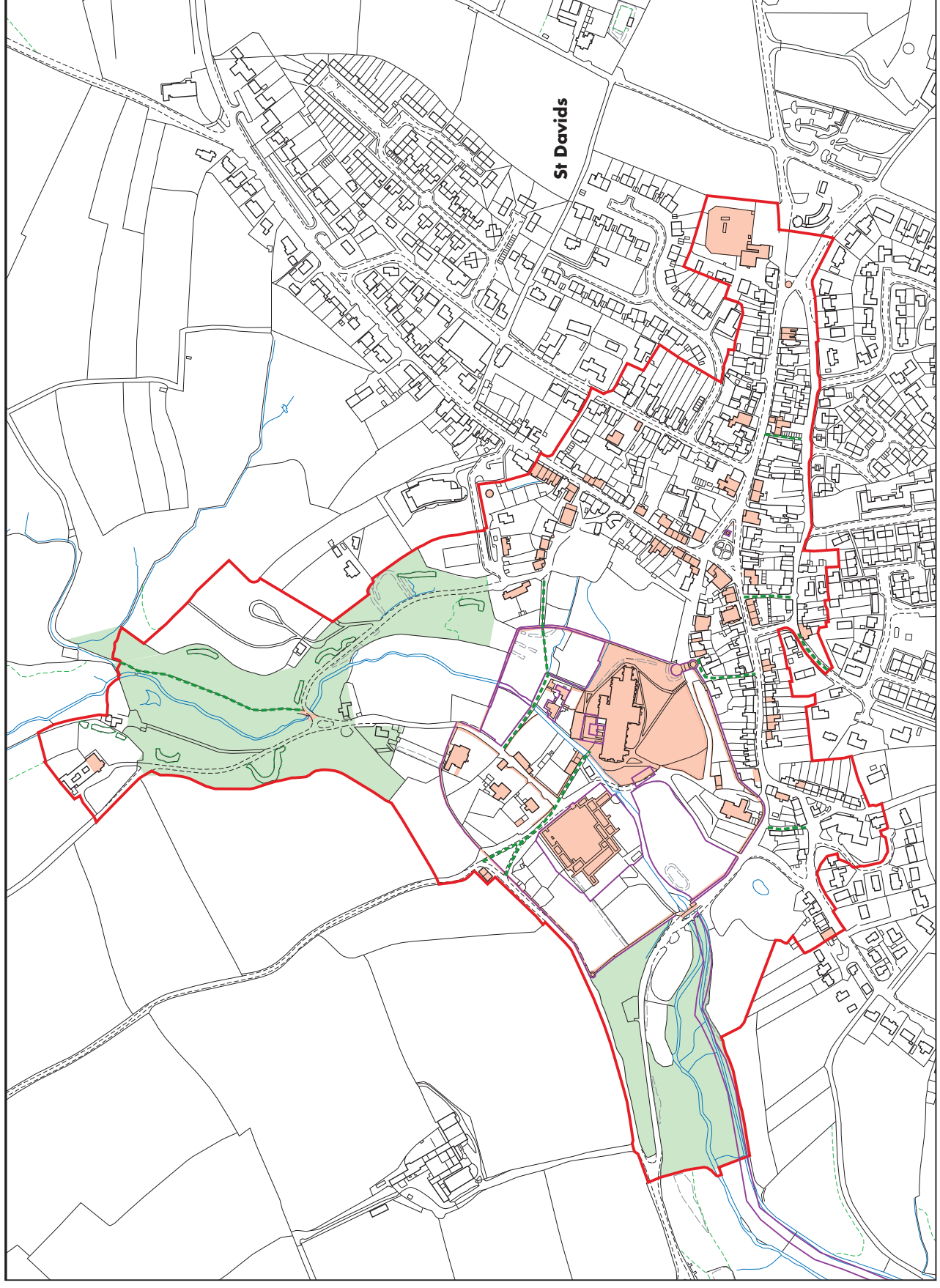


NUN STREET - OLD CATHEDRAL TERRACE ON LEFT
HEOL NON - HEN DERAS YR EGLWYS GADEIRIOL AR Y CHWITH



CARNIVAL PROCESSION - NUN STREET
GORYMDAITH Y CARNIFAL - HEOL NON





St Davids

Conservation Area
Designated 1977
Extended 1995

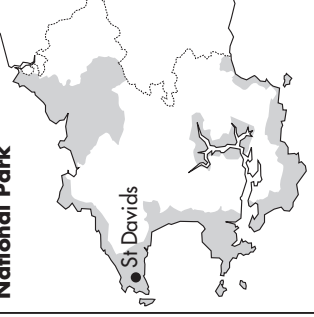
Key

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

Scale



Pembroke Coast National Park



2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the St Davids Conservation Area Statement (September 2002)

2.1 THE CHARACTER OF ST DAVIDS CONSERVATION AREA IS IMPORTANT:

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

2.2 ORIGINS & DEVELOPMENT

- The settlement of St Davids dates back to the Dark Ages, with abundant prehistoric remains in the vicinity. St Davids was a prominent early Christian centre, following the foundation of a monastic community in the late C6 by St David.
- The low-lying site of David's Shrine became the site of the Norman Cathedral, dedicated 1131 and extensively rebuilt after 1182. A large part of the surrounding Alun valley became the Cathedral Close, surrounded by the Close wall.
- The medieval City grew to the south, on the plateau outside the City wall, centred on the preaching cross.
- During the post-medieval period, the City grew slowly along Catherine Street, Bryn Road and later along Nun Street and New Street.
- The late C18 & C19 saw considerable rebuilding, much of the City dating from this period.

2.3 PHYSICAL CONTEXT, APPROACHES AND VIEWS

Rugged and windswept peninsula situated to the north-west of the Pembrokeshire coastal plateau. The sheltered Alun valley in which the Cathedral and Close are set provides a stark contrast with the spectacular outlying rocky outcrops, exposed cliffs and plateau.

There are a number of important **approaches** set out in the Character Statement, each providing distant views of the Cathedral or City contrasting uniquely with the outlying rural lanes flanked by characteristic hedgerbanks capped by gorse or hawthorn.

2.4 THE TOWNSCAPE

The Character Statement divides the Conservation Area into two zones:-

ZONE 1 - The City

Archaeological Significance and Potential

- Although much rebuilt, the City preserves its medieval street pattern and burgage plot layout largely intact.
- The main medieval remains include the C14 City Cross (central to the original triangular market place) and the ruined vault adjoining Milton Hall in Nun Street.



Architectural & Historic Character of Buildings

- Mostly domestic, some converted to commercial use. Some late C19, purpose-built commercial premises largely plain and simple in appearance.
- Dominantly C19 streetscape, a "City of cottages". Majority of buildings of vernacular character relying as much on solid and simple proportions, materials and details than architectural "style".
- Generally two-storey streetscape, isolated three storey examples (e.g. Pilgrims Private Restaurant, Royal Terrace). Mostly short terraces or pairs, either fronting pavement or set behind forecourts. Some older buildings (e.g. Court House, 20 High Street) grouped around small courtyards.
- Some contrasting formal buildings (e.g. City Hall and Chapels) some larger houses (e.g. Menai, Lawn Villa and the Grove) set in gardens.
- Historical "mercantile" area around Goat Street and Catherine Street still apparent: three prominent warehouses of the C18-C19.

- Gaps between properties do little to disturb almost unbroken street frontages and often provide fine rural views, or glimpses of ancillary buildings.
- Streetscape is interspersed by some C20 buildings, mostly respecting the cityscape in scale if not always in detail/materials.

Prevalent and Traditional Building Materials

- Walls- Traditionally of local stone – purple Caerbwdy, green sandstone, brown mudstones and volcanic tuffs. Some late C19 red/yellow brick for window heads, chimneys etc.
- Until later C19 most buildings were colourwashed and some larger buildings rendered (e.g. Menai). Originally much use of slate hanging now with little surviving.
- Many buildings have had their render or colourwash inappropriately removed to expose the stonework.
- Late C19 use of exposed stonework (e.g. Rheidol, Dyfri and Ystwyth Cottages (1885) and Trehenlliw Terrace, or smooth render.
- Many buildings set behind small forecourts, often with dwarf iron railings (e.g. Cathedral Villas, Royal Terrace and Tabernacle Chapel)
- Roofs- traditionally of local slate from Abereiddi, often grouted over with lime or cement with reinforcing ribs of mortared barbed wire. A number have been conserved. Later C19 use of North Wales slate. Chimneys of rubble stone or red brick.
- Doors/Windows- Most buildings with vertical sliding timber painted sash windows. Some canted bay windows. Timber doors generally of a simple solid panelled design.

Characteristic Local Detailing

- Walls: exceptionally, Menai has rusticated stucco, otherwise render usually scribed out as imitation blockwork. Isolated instances of later detailing such as pebbledash (Pilgrim's Restaurant) and clay tile hanging (42 High Street). Slate-hanging, once common, rarely survives.
- Roofs have mostly simple detail, with plain eaves and verge details, except later Victorian decorative bargeboards. Pitch generally is 40°; clad in purple/grey slate with traditional blue/black or red butt-jointed ridge tiles.
- Doors/Windows: Fanlights with some formal doorcases in grander houses (e.g. Menai, the Grove and Brecon House). Doors generally panelled with instances of unusual details. Windows of vertical/sliding sash design, pre-mid C19 designs 12-paned, majority of later windows marginal or cruciform pattern, but earlier patterns also persisted in use.

Character and Relationships of Spaces within the Area

The City streetscape is relatively dense, redeveloped from the late C18 and particularly through the C19. The re-development was relatively piecemeal, comprising of individual or semi-detached houses and short terraces leaving several spaces.



Streetscape

- Standard tarmac finish to roads. Pavements in standard concrete paving or tarmac. No original historic finishes remain.
- Street furniture and lighting of standard utilitarian type. New appropriately designed traditional signage to streets.
- Poles and overhead cables particularly apparent in High Street, Goat Street, Priskilly Terrace, New Street, Quickwell hill and Nun Street, spoiling long-distance rural views.

Important Open Spaces

Key open spaces include:-

- Cross Square including the memorial garden cross and fountain area
- The Pebbles car park
- Land between the Pebbles and Quickwell Hill car park

Trees

Relatively few trees. Some good deciduous groups occur, important to the streetscape e.g.:-

- Around the Grove Hotel
- Around the Visitor Information Centre
- Fronting the Old Cross Hotel
- Fronting Lawn Villa and 36 New Street
- At the junction of Nun Street and Peter's Lane
- In Bryn Road (rear of 2-8 High Street)
- Rear of 12 Catherine Street and off Pigsfoot Row
- Opposite 18 Catherine Street

ZONE 2 – Cathedral Close & Alun Valley

Archaeological Significance and Potential

- Cathedral Close contains 11 Scheduled Ancient Monuments and is of international archaeological significance.
- Chief archaeological remains include Cathedral, Bishops Palace, Porth-y-twr, the Close Walls, St

Mary's Hall and Cloister Hall.

- Extensive medieval features and groundworks include fishponds, leats and former orchards.



Architectural and Historic Character of Buildings

- Dominant 'icon' buildings include the Cathedral and ruined Palace.
- Remaining buildings mostly C19 clergy houses (e.g. Deanery, Archdeaconry) detached buildings set in large gardens.
- Clergy houses - mostly 'polite' two storeyed and symmetrical.
- Prominent enclosures and garden walls of local rubble stone.

Prevalent & Traditional Building Materials

- Cathedral and Palace built of local sandstone of deep purple, green and yellow hues: extensive evidence of medieval lime render.
- Majority of clergy houses roughcast or stuccoed, (inappropriately removed from the Archdeaconry), some dressed stone.
- Windows and doors generally 12 paned vertical timber painted sashes with some casements; roofs mostly blue/purple North Wales slate with blue/black butt-jointed ridge tiles. Chimneys, built of a mix of stone (generally rendered) or brick.

Characteristic Local Detailing

- Clergy houses although remaining simple in character are of a more polite architecture with typical later Georgian detail, e.g. classical doorcases and hipped roofs on deep eaves: Deanery and Canonry with simple neo Tudor detail.

Character and Relationships of Spaces within the Area

- In contrast to the City, the Close and Alun Valley are rural in character, with gardens, enclosures and paddocks along the riverside, fringed by mature deciduous trees and interspersed by clergy houses.

- The historic absence of development south west, west and north of the Close has ensured that the environs of the Cathedral are uniquely rural.
- Central to the Close is the Cathedral, set in a large sloping graveyard, with the Palace and St Mary's Hall immediately adjacent.

Streetscape

- Most roads of standard tarmacadam finish, no formal pavements
- Some old pitched stone/cobbled paths (e.g. Pen-y-ffos) and a number of roads with cobbled margins.
- Very little street furniture
- Replica Victorian light standards within Close.
- Most cables undergrounded.



Important Open Spaces

- Much open space within Close, all of high historic, archaeological, biodiversity and aesthetic importance.
- Beyond the Close and vital to its setting, the river meadow to the north flanked by woodland and the marshy floodplain of the Alun to the west.

Trees

Of outstanding importance to the setting of the Cathedral and Close, from the wooded upper valley slopes, to the following smaller key groups:-

- North side of Chanters Orchard and single tree to the south east
- North east of the Deanery
- South west corner of the churchyard
- Outside Pen-y-ffos
- Front garden of Brecon House and the Archdeaconry
- Fringing the road from the Palace to Y Bont
- Isolated groups in the meadow north of the Close wall
- Fringing the road to Melin Dan-y-rhiw

2.4 IDENTITY

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

2.5 BIODIVERSITY

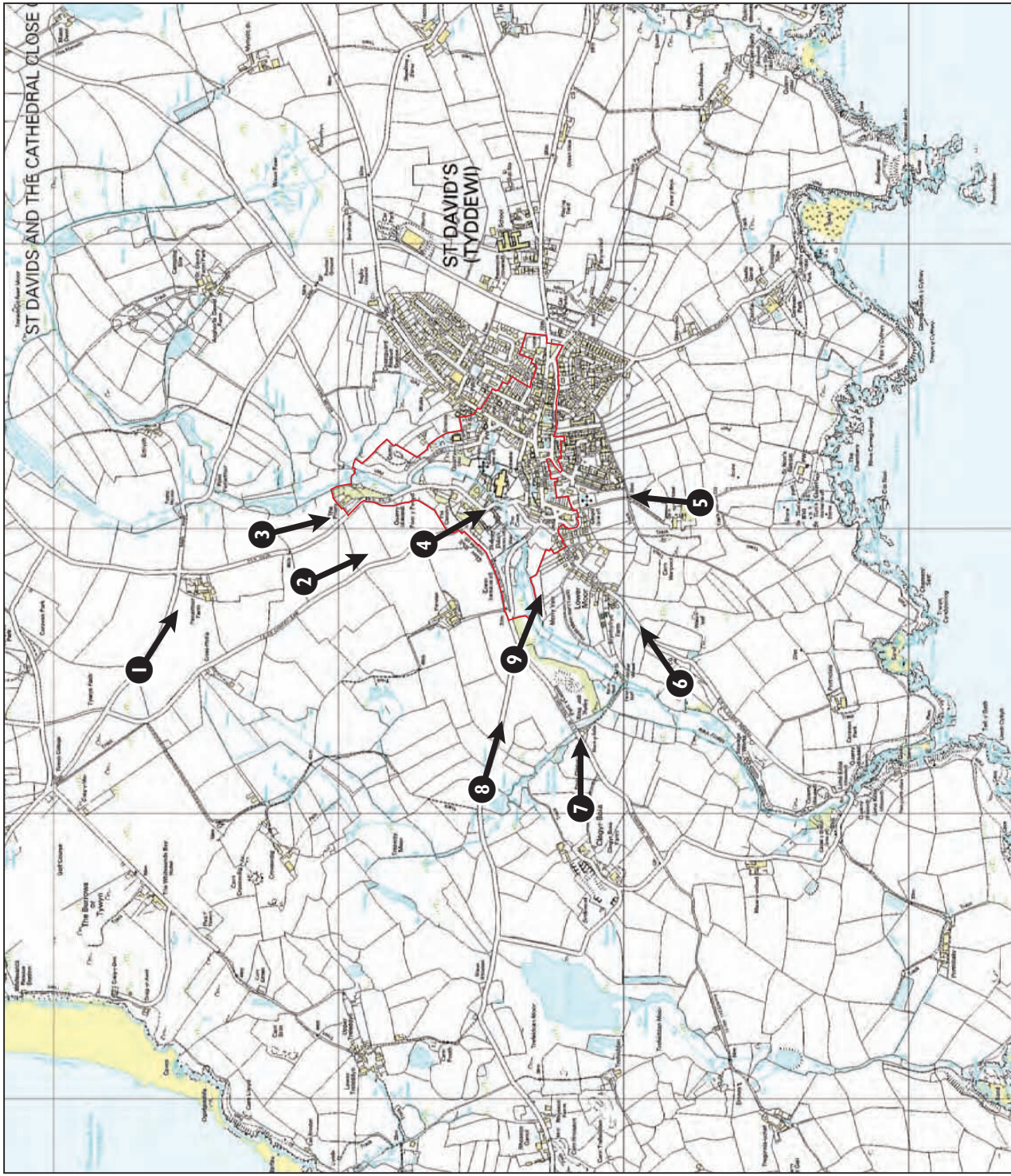
The importance of St David's biodiversity which is important in European, national and local terms is set out in detail in the Character Statement. The St Davids Peninsula, Ramsey Island and inland commons are of acknowledged European, national, local importance for nature conservation and make a major contribution to biodiversity. Habitat and Species Action plans are in place within the Conservation Area. Old stonewalls and buildings are significant biodiversity resources supporting lime loving ferns and rich lichen flora. Private gardens also provide shelter and food sources for insects, birds and bats, and may contain interesting non-native species. It is important to recognise that management of existing/potential habitats should take account of the conservation requirements of protected species (e.g. bats, owls and lichens). Almost all British bats are dependent on man-made structures at some point during their annual lifecycle (e.g. buildings and walls) as the majority of natural roost sites have been destroyed or are subject to disturbance. All species of bats and their roosts are protected by national and European legislation, a vitally important dimension to biodiversity in the urban or semi-natural environment.

St Davids

Prominent views into Conservation Area



Pembrokeshire Coast
National Park



St Davids

Conservation Area

Designated 1977

Extended 1995

- 1 From B4583 near Penarthur. City viewed on low horizon line with Tabernacle Chapel prominent; pinnacles of Cathedral tower visible
- 2 From Faldg Chwedd-erw. Fine panorama of city, cemetery, Ysgol Bro Dewi, Round House, Ebenezer Chapel, Cathedral, Warpool Court
- 3 From rural lane between Penarthur and Penhiw. 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-parth-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 hedgerows. High Street visible to the north east; fine views towards Cam Llad and Penberri
- 6 North-east from Portkelaia. Rural lane, views towards Lower Moor with unusual view of Cathedral tower rising above skyline
- 7 North-east from Clegyr Boia. Rural lane with hedgerows, views showing the majority of the city with cathedral in the foreground and Tabernacle on the skyline
- 8 Eastwards from Rhossun. 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 Treginias and St Justinian. Fine views of the west front of Cathedral rising above the trees with city forming backdrop.

Scale 0 300 600 m

Pembrokeshire Coast
National Park



3 ST DAVIDS S.W.O.T. ANALYSIS

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

Strengths

Weaknesses

Opportunities

Threats of St Davids Conservation Area

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

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

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

1.0 STRENGTHS

1.1 Spectacular landscape context

Landscape of national recognition (Cadw Register of Landscapes of Outstanding Historic Interest in Wales),
National Park / Conservation Area Designation

1.2 City Status

National Importance (Britain's smallest City)

1.3 Ecclesiastical Heritage

Important in international terms (historic pilgrimage center), medieval Cathedral and Close
Cathedral (local, provincial, diocesan, national and international role).
Other religious and spiritual need catered for

1.4 Archaeological & Historic significance

115 Listed Buildings and 11 Scheduled Ancient Monuments within Conservation Area
210 Listed Buildings and 29 Scheduled Ancient Monuments within City Council Area
Numerous prehistoric monuments and medieval sites in surrounding area
Surrounding area rich in commercial, industrial, agricultural and maritime heritage
Undesignated archaeological / historical sites

and features

1.5 Archaeological significance

Strong palette of materials and forms, well preserved
Unique vernacular city scope
"Icon" buildings of outstanding significance

1.6 Nature conservation and biodiversity of European, National and local importance

Designation include SAC (Special Area of Conservation) SPA (Special Protection Area) SSSI (Sites of Special Scientific Interest) NNR (National Nature Reserve)
Important habitat and species diversity (Cathedral, Palace, Alun Valley, meadows, commons, gardens and stone walls and buildings)

1.7 Rich in culture and folklore

Documented ancient and modern history of local and international significance

1.8 Pride of Place

73% of properties in good condition

1.9 Strong identity & "Unique Sense of Place"

Quiet and conducive to contemplation
Sheltered valley with trees and running water contrasting with exposed surrounding peninsula
Soft colours of the built environment
"Timelessness" of ancient settlement

1.10 Important National and International Tourist Destination

Income derived from tourism
Popular location for modern pilgrims, visitors and locals
Range of quality attractions, activities and events

1.11 Accessibility

Improved regional road network
Improved car parking facilities for long stay parking on edge of City centre
Park and Ride; Celtic Coaster
National Cycle Path / National Trail / PROW and other historical trails and "Quiet Lane Area" initiative

1.12 Existing and proposed enhancement schemes and community projects

Cathedral Close Enhancement Scheme
Cross Square Lighting
Street Signage
National Landscape Gallery
Proposal to become 1st Sustainable City
Cloisters Project

- 1.13 Important range of shops, services and amenities**
Able to satisfy local requirements
Accessible and well utilised City Hall
Successful drop-in centre
Planned introduction of Broadband/It infrastructure to community
Facilities for youth education and provision of health services
- 1.14 Vibrant community spirit**
Numerous well supported clubs & societies
Cathedral Close retains ecclesiastical identity
Active City Council
- 2.0 WEAKNESSES**
- 2.1 Economy / Resources**
Lack of employment opportunities*
- 2.2 Fragile Local Economy**
Perceived poor E-Commerce/ IT Infrastructure
Shortage of affordable housing /decrease in social housing stock*
Outward migration of young / inward migration of aged persons*
Changes in retailing structure and patterns*
Increased long distance community*
Decline in agriculture leading to changes in character of landscape and identity*
Length of season*
- 2.3 Product Quality**
Uncoordinated winter closing*
Perceived lack of affordable hotel accommodation and eating establishment
In comparison to other tourist destinations, perceived to be expensive*
- 2.4 Public Realm**
Poorly presented city "gateways"
- 2.5 Visitor Management**
Limitations of public convenience opening in peak visitor months
Danger of damaging the "product" (built environment, sacred atmosphere) by its own success – Effect on the built environment, the infrastructure and the essence of the Cathedral and Close itself which is "the pursuit of religious and spiritual objectives"
- 2.6 Loss of identity or character of streetscape**
Intrusive poles and overhead wires
Some inappropriate street lighting designs or inappropriate mix of designs
Proliferation of inappropriate and intrusive commercial, directional and informational signage
Inappropriate street furniture
- 2.7 Biodiversity & open areas**
Loss of verge habitats due to traffic and road improvements
Neglect and /or inappropriate landscaping, planting or detailing to open spaces
Invasive plant / trees affecting historic fabric
General litter problem throughout the City
Dog, bird and rodent problems
- 2.8 Traffic Management**
Heavy reliance upon the car (albeit rural location)
Heavy seasonal traffic flow
Use of traditionally narrow roads by heavy traffic
Intrusive vehicular impact on Close and other historic areas of the city
Insufficient vehicular access to city for less able/young/old
Shortage off-street parking for visitors
Poor organisations of available parking
Inadequate enforcement of parking and speed restrictions
Perceived high car parking costs for visitors
Perceived ineffectiveness of coastal bus scheme within community
- 2.9 Loss of identity or character of streetscape**
Inappropriate standardised junctions, signage, traffic markings, road and pavement surfacing
Loss of forecourts to car parking provision
- 2.10 Community Projects & Recreation**
Perceived uncoordinated community spirit*
Limited indoor sports and leisure facilities in winter months and inclement weather*
- 2.11 Awareness**
Inadequate interpretative provision for visitors
Poor public perception of Visitor Centre's role
- 2.12 Building Conservation**
Inappropriate modern materials, design and detail in the historic built environment
Inappropriate boundary treatments or disrepair
Perceived poor advertisement of St Davis Historic Town Scheme
Lack of awareness and skills deficit in building conservation
- 2.13 Biodiversity**
Lack of Management Policy for Alun Valley and The Close
Reduced grazing of commons
Loss of boundary definition and habitat
Introduction of inappropriate methods and materials damaging to wildlife
- 2.14 Open areas**
Invasive plants on boundary walls

Unkempt appearance to rear of properties and yards
Need for higher recognition and interpretation of historic routes, roadways & paths

2.15 Development

Housing
Lack of new housing within the city*
Decrease in social housing stock*
Increasing price of housing perceived not only to be due to supply and demand but also housing policies*
High density of developments and lack of recreational provision
Lack of recognition for remaining traditional single storey buildings

3.0 OPPORTUNITIES

3.1 Economy / Resources

Grant aid and Partnership initiatives (European, National, Welsh Assembly; Cadw; WAG; CCW; PCC, Regional; Lottery; Community Regeneration Unit; PLANED, Voluntary)*
Further development of E-Commerce/IT Infrastructure*
Seek to monitor changes in employment

3.2 Tourism

Encourage visitor management strategy
Identify and cater for "need" of increasing length of season*
Co-ordination of winter closing & opening (eating establishments /accommodation/facilities)*
Identify the need for further provision of quality affordable hotel accommodation and eating establishments*
Investigate provision of convenient all weather multi-purpose leisure centre*

3.3 Public Realm

Visitor Management
Investigate public convenience opening in peak visitor months

3.4 Loss of identity of character of streetscape

Undergrounding of wires
Identify and implement appropriate lighting Scheme
Rationalise signage
Develop design of street furniture and replacement programme

3.5 Biodiversity

Increase awareness of biodiversity of the area
Investigate the need for an integrated Management Plan which brings together conservation of the built environment and biodiversity

Tree / Meadow Management Scheme
Protection for verge habitats

3.6 Open Areas/ Trees

Identify and improve neglected and /or inappropriate landscaping, planting or detailing to open areas
Tree management scheme to improve views and introduce new planting of appropriate species
Recognition of historic lanes and alleys and their sense of enclosure
Encourage improvements to the rear of properties, ancillary buildings & yards
Investigate issues of litter throughout the City
Investigate dog, bird and rodent fouling

3.7 Traffic Management

Improve gateways to City
Introduce traffic management scheme
Investigate need for parking permits for residents
Investigate subsidised/free short term parking for visitors
Encourage pedestrians throughout the City
Investigate partial pedestrianisation and facilities for less able
Investigate reduction of car usage within the Close
Re-education of residents and visitors re traffic
Further promotion of Coastal Bus and Cycle Trail
Enforcement of speed and parking restrictions

3.8 Loss of identity or character of streetscape

Encourage conservation best practice in use of surfacing , detail and junction layouts
Sympathetic replacement of pavements/forecourts in historic city
Investigate conservation alternatives for intrusive standardised road markings in the Conservation Area
Improvements & rationalisation of directional signage

3.9 Community Projects & Recreation

Promote awareness of available recreational facilities
Support and promote established community schemes
Promote and support interpretation of the areas heritage
Businesses and private individuals' floral displays to be further encouraged
Continuation of recording local traditions and folklore
Promote local communication and consultation
Promotion of Historic Trails and Circular Walks
Promotion of Open Market/Farmers Market/ Womens Institute Market

3.10 Awareness

Visitor Management
Investigate need for further interpretation provision
Retain special character & sacred identity

3.11 Loss of identity or character of streetscape

Encourage use of appropriate materials and design in the historic built environment
Encourage appropriate boundary treatment
Improve inappropriate commercial advertisement
Prevent loss of single storey buildings

3.12 Building Conservation

Increase awareness of St Davids Historic Town Scheme
Partnership and other grant schemes
Extension to the Conservation Area boundary
Improve awareness and skills deficit in building conservation

3.13 Development

Housing
Encourage support for first time buyers*

3.14 Community & recreation

Investigate need for sports and leisure facilities in winter months and inclement weather*

3.15 Study & Research

Address deficit of skills and research in Building Conservation
Built Heritage training
Research into local archaeology, history and folklore
Encourage appropriate modern materials, techniques and technology

4.0 THREATS

4.1 Economy / Resources

Effect on surrounding landscape & community of agricultural decline*
Continuing outward migration*
"all eggs in one basket" (reliance on tourism)*
Loss of the "workaday" character of St Davids as a local shopping centre
Loss of the spiritual character of Cathedral and Close
Increasing competition from overseas package holidays*
In-ability to react to change in market requirements*
Closure of recreational facilities*
In comparison to other tourist destinations, perceived to be expensive*

4.2 Public Realm

Strain on health service /community facilities (ageing population)*
Increased inappropriate standardisation of products and specifications
Neglect and "untidiness" resulting from decreasing local government investment*

4.3 Traffic Management

Increasing traffic flow and parking problems (decreasing public enjoyment)
Ever-wider national road network; St Davids within expanding catchment area*
Inappropriate standardisation of products, design and materials
Loss of historic fabric and damage to buildings and environment from vehicles and their emissions
Opening up of forecourts demolition of cartilage walls to accommodate cars

4.4 Awareness

Increasing inward migration linked to loss of culture & traditions and reduced social and community spirit / drive*
Perceived links between inward migration and opposition to change*
Inappropriate products, materials, design and detail
Loss of historic fabric, culture, skills, language, traditions and names
Complacency ("familiarity breeds contempt")
Degradation of open/green areas, archaeology and historic views

4.5 Development

Lack of affordable housing*
Policy on conversion and local and essential housing perceived by some to have a negative effect*
Continued pressure from development
Inappropriate development on edge of Conservation Area, infill & redevelopment
Increased use of homogenous products, materials and design
Unavailability of local materials and skills

4 ST DAVIDS CONSERVATION AREA P.O.S.T. ANALYSIS

The Strengths, Weaknesses, Opportunities and Threats identified in section 3.0 need to be addressed as part of a co-ordinated structured approach: One such approach is to use a P.O.S.T (Purpose, Objectives, Strategy and Themes) analysis which structures thinking in a clear hierarchy from the underlying philosophies to the details of implementation.

Purpose

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

Objectives

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

Strategy

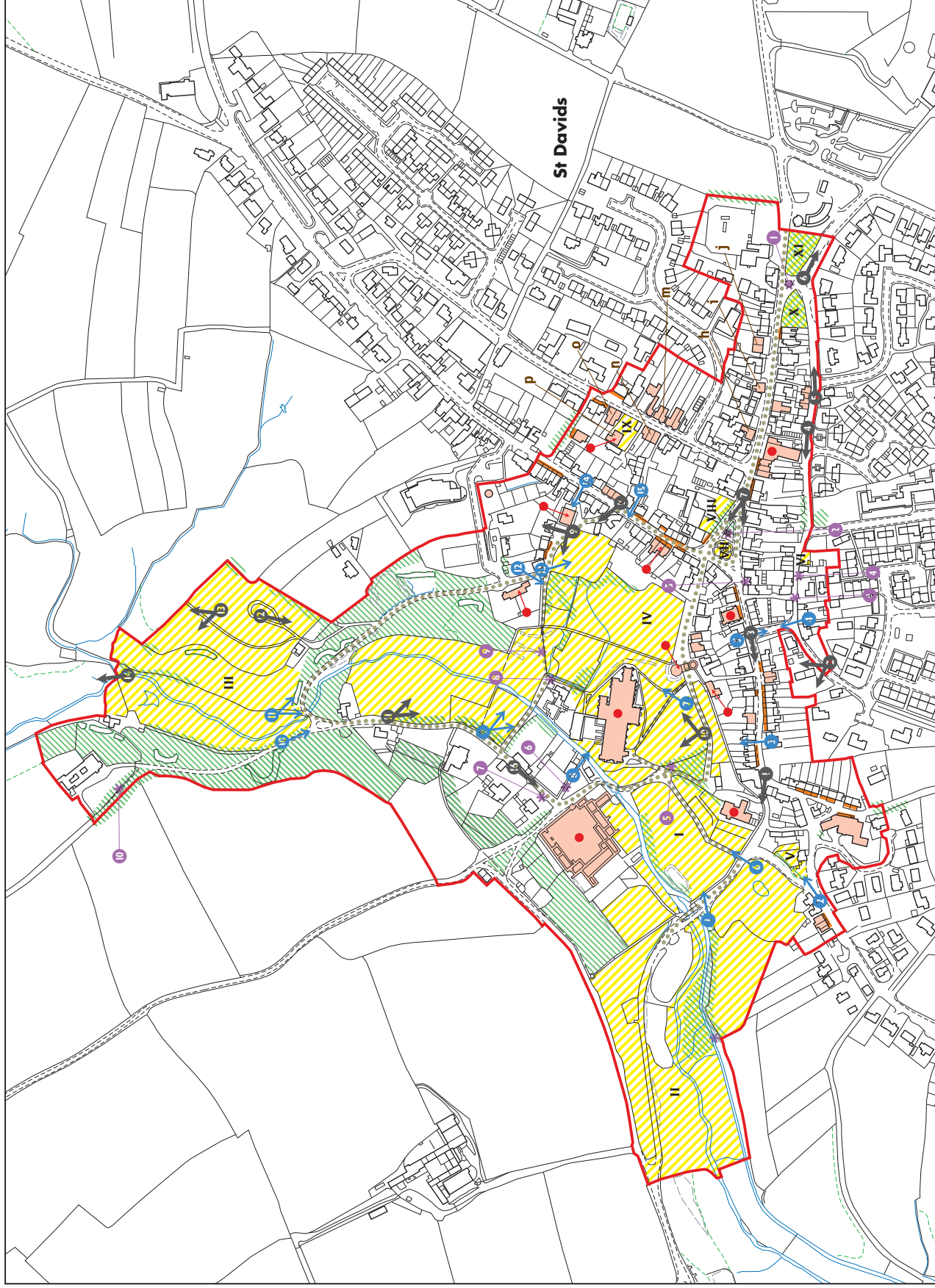
- To work with local people to:
 - Produce a comprehensive Character Statement of St Davids Conservation Area which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for St Davids Conservation Area setting out how its special qualities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

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

Themes (Tools)

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

and these are detailed in sections 5-12 inclusive.



St Davids

Conservation Area
Designated 1977
Extended 1995

Key

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

Scale



Pembrokeshire Coast National Park





St Davids

Conservation Area
Designated 1977
Extended 1995

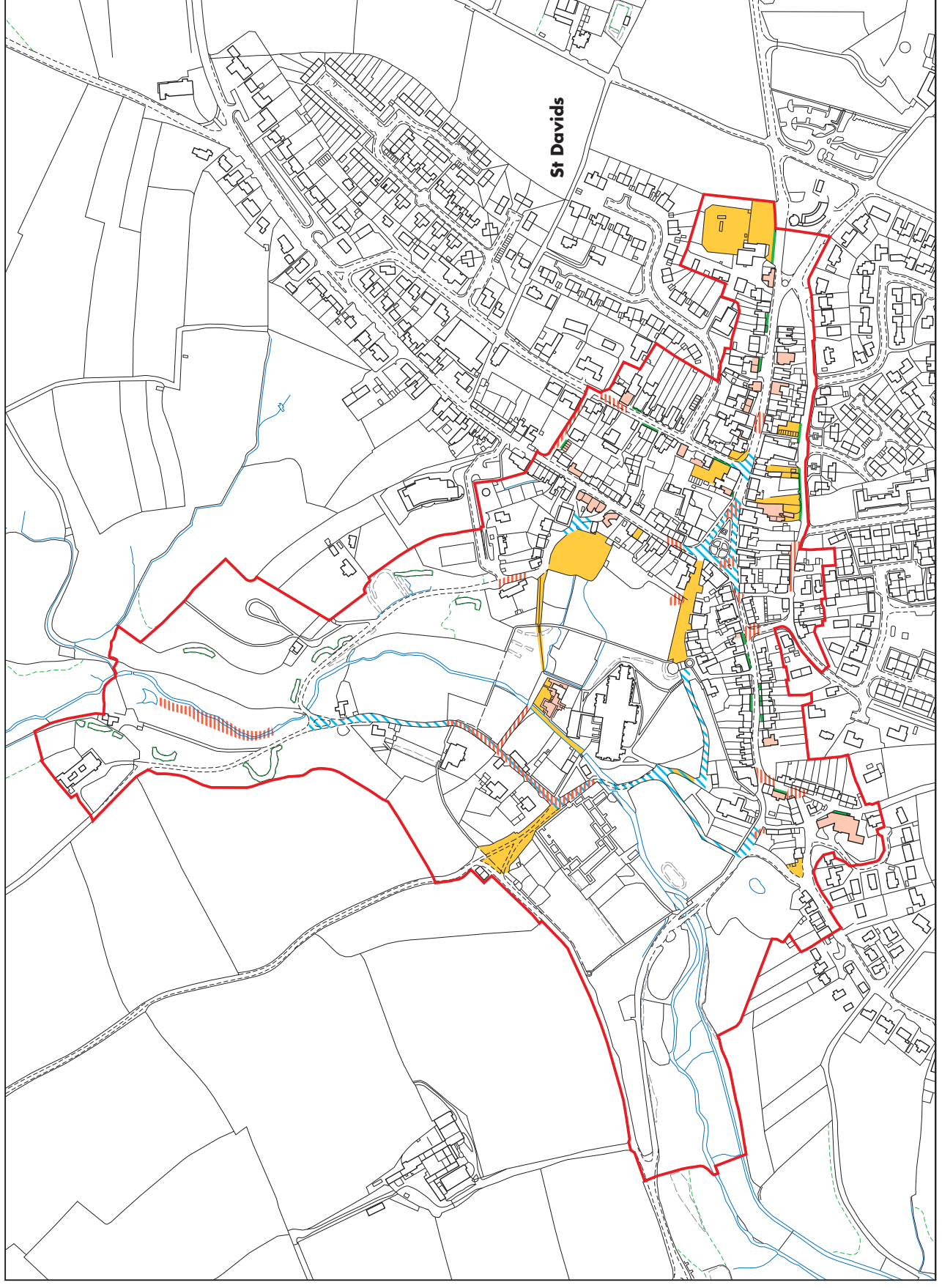
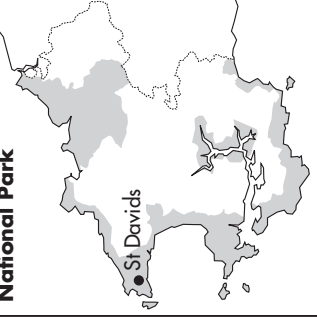
Key

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

Scale

0 160 m

Pembroke Coast
National Park



5 RESOURCES

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

Principles

National Park Authority in conjunction with Cadw can offer grants to property owners to encourage the appropriate conservation and enhancement of historic buildings within the Conservation Area.



Ye Olde Shoppe, Nun Street



& following Historic Town Scheme Aid (2002)

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

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

Priorities

To define those buildings, qualities and works that contribute most to the special character to the Conservation Area and to prioritise grant payment towards their conservation and enhancement. Themed works and priority properties have been identified by the PCNPA and Cadw during recent review of the historic townschemes partnerships. Priorities include:-

Properties:

- Garage adjoining No.9 New Street
- Grove Hotel and Walled Garden

- 18-20 High Street
- 35 Goat Street
- Warehouse opposite No. 47 Goat Street
- Ebeneser Chapel
- Crypts, Cloister Hall
- Walls abutting Alun River (north of Cathedral)
- Milton Hall, Nun Street (including outbuildings and crypt)

Themes:

- Grouted roofs
- Windows
- Render / limewash
- Ancillary / curtilage buildings
- Boundary / retaining walls (Cathedral Close)
- Gravestones and Memorials

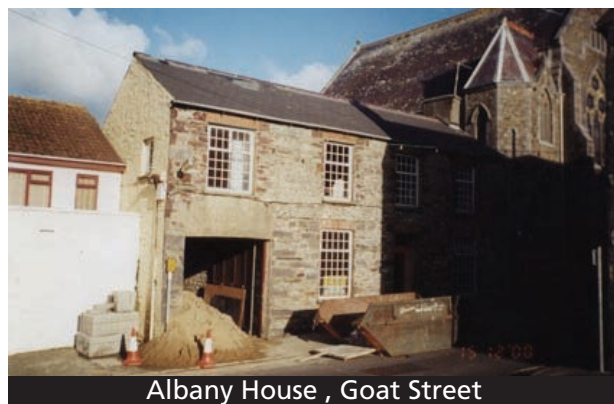
Place

To define areas, buildings and themes, the conservation and enhancement of which will contribute most to the special qualities of the Conservation Area and to focus grants (at 40%) towards them. Priorities include :-

- Grove Hotel, High Street; Nos. 19-23 New Street, Goat Street (loss of forecourts)
- Royal Terrace, Nun Street; High Street (railings)
- Low Pressure Café, outbuildings to the rear of Milton House, outbuildings Gospel Lane Catherine Street (inappropriate boundary treatments)
- Terrace Nun Street, TLWS-A-TWT, No 29 High Street (loss of historic fabric and detail)
- Cathedral Villas (removal of historic render)
- Rear of a number of High Street properties adjoining Bryn Road
- The Surf Hut & TYF & Voyages of Discovery, High Street and The Post Office, TLWS-A-TWT Nun Street (inappropriate advertisement signage)

Partners

The formal partnership will comprise PCNPA, Cadw and property owners. Funding will be from as wide a range of other partners as possible, including Pembrokeshire County Council (PCC), Welsh Assembly Government (WAG).



Albany House, Goat Street



Programme

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

Practice

The scheme will be managed by the Building Conservation Officer of PCNPA.

5.2 CONSERVATION FUNDING - CADW GRANTS

While Cadw jointly funds the Historic Town Scheme Partnership grants (5.1), there may be limited funding available for additional schemes.

Principles

Cadw offers two grants:

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

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

To ensure that existing Cadw grants are:

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

Priorities

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

Place

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

Partners

Cadw, property owners and project champions, PCNPA.

Programme

Part of general awareness campaign.

Practice

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

5.3 NON-BUILDING CONSERVATION FUNDING

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

Principles

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

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

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

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

Priorities

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

Place

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

Partners

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

Programme

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

programmes of work.

Practice

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

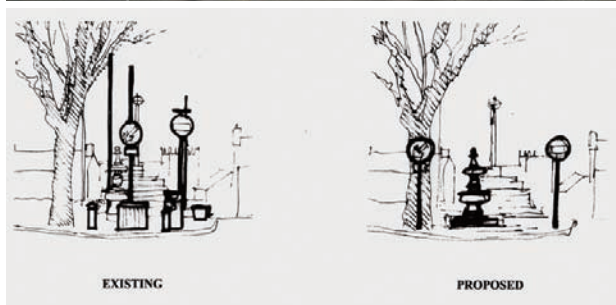
6 PUBLIC REALM

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

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



Cross Square (2002)



Principles

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

Key Policies

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

Proposal

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

Priorities

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

- Undergrounding unsightly cables (subject to archaeological considerations)
- Rationalising the design and locations of street furniture
- Sensitive lighting schemes
- Minimise light pollution
- Appropriate design and placing of street furniture
- Appropriate signage
- Integration of biodiversity with conservation of the built environment at all opportunities.
- Developing a Tree Management Scheme as part of an integrated Biodiversity Plan to improve views, avoid damage to the historic fabric and to introduce the planting of appropriate species.
- Develop Visitor Management Plan for City as part of Park wide strategy



Place

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

- High Street (poles, overhead wires and telephone box adjacent to No. 20; seating area junction of New Street)
- Cross Square (poles and overhead wires; street lighting and signage; concrete flower containers outside City Hall, dog/rodent/bird fouling)
- The Pebbles (telephone box)
- Bryn Road (poles and overhead wires; street lighting)
- Nun Street (poles and overhead wires; signage)

- New Street (poles and overhead wires, signage)
- Goat Street (poles and overhead wires, street lighting and signage mounting at junction of Catherine Street)
- Pit Street (signage; landscaping of area adjacent to junction of Catherine Street leading to Pit Street)
- Quickwell Hill (poles and overhead wires; street lighting; landscaping to car park and recycling centre & path)
- Alun Valley (poles and overhead wires; management of open areas e.g. Chanters Orchard; Palace to Pen-porth-gwyn; invasive plants Peters Lane, Treasurer's House & Visitor Centre)
- Peters Lane (street lighting)
- Mix of standardised refuse bins throughout Conservation Area

Partners

All those agencies involved in the public realm but especially:

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

Programme

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

Practice

All in accordance with:

- Cadw Guidance "Overcoming the Barriers - Providing Physical Access to Historic Buildings"
- Welsh Office Circular 60/96 Archaeology and Historic Areas
- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- English Heritage (1995) Development in Historic Environment
- English Heritage (1997) Conservation Issues in Local Plans
- English Heritage (June 1993) Conservation Area Practice: guidance on the management of Conservation Areas
- Welsh Assembly Government (1997) Technical Advice Note 10: Tree Preservation Orders
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

7 TRAFFIC MANAGEMENT

The historic core of St Davids was not designed to cater for motorised transport which (especially during the tourism season) can adversely affect the conservation and enjoyment of the special qualities of the Conservation Area.

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

Principles

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

Key Policy

- LDP Policy 52 (Sustainable Transport)

Proposals

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

- The continuation of the 'Park & Ride scheme', consideration of pedestrianisation / pedestrian friendly scheme, traffic calming, residents / visitors parking, disabled access, cycling and walking networks.
- Restrictions on vehicular weight, length, delivery, loading, access, time etc.
- The enhancement of main City approaches.
- Investigation of vehicular usage within Cathedral Close.
- Conservation best practice in use of surfacing, detail and junction layouts (Traffic Management in Historic Areas Cadw (2001))



Priorities

The whole of the Conservation Area and its setting needs to be incorporated in any traffic management scheme, but the management of extreme seasonal traffic is a priority.

Place

The whole City is important but the following are particular conservation priorities:-

- Main approaches to the City (inappropriate standardised detailing and signage)
- Cross Square (loss of detail to gully outside Cartref)
- High Street (Lack of pavement on west side, standardised pavement and non-local stone wall adjacent to the Grove)
- Nun Street (traffic/pedestrian conflict)
- New Street (traffic congestion /pedestrian conflict, mixture of repair materials, poor paving)
- Goat Street (mixture of repair materials throughout)
- Quickwell Hill (loss of detail to path)
- Cathedral Close (impact of traffic and loss of traditional surfacing to road adjacent to the Deanery, the Archdeaconry, steps alongside Cloister Hall, Pen-y-ffos & Palace to Pen-porthgwyn)
- Use of insensitively designed road markings throughout the Conservation Area

Partners

PCC, Dyfed Powys Police Authority

Programme

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

Practice

In accordance with

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

8 COMMUNITY PROJECTS

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



Principles

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

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

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

Priorities

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

Place

Throughout the Conservation Area.

Partners

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

Programme

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

9 AWARENESS

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

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

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

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

Principles

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

Key Policies

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

Proposals

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

Priorities

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

- Domestic details – windows, doors, etc
- Commercial signage
- Public realm works – lights, furniture, street surfaces, etc
- Provision of sensitive interpretation
- Retention of the sacred atmosphere of the City and Cathedral Close

Place

Throughout the Conservation Area.



Twls-a-twt (Existing)



Partners

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

- Individual property owners & tradespeople
- Statutory undertakers
- National Park Authority
- National, Regional and local bodies and societies

Programme

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

Practice

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



10 DEVELOPMENT

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

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

Principles

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

Key Policies

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

Proposals

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

Priorities

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

Place

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

- Red Cross building
- Police Station
- Yard adjacent to Barclays Bank
- No. 1 High Street Voyages of Discovery
- The Apartments
- No 36/34 High Street

Partners/Developers

Developers, PCC, CCW, Environment Agency, architects, surveyors, builders etc.

Programme

Proactive: preparation of/ assistance with development briefs

Reactive: to applicants proposals

Practice

All in accordance with:-

- CABE (2000) By Design - urban design in the planning system: towards better practice
- CABE (2001) Building in Context - new development in historic areas
- CABE (2001) The Value of Urban Design
- English Heritage (1995) Development in Historic Environment
- Welsh Assembly Government (1996) Technical Advice Note 7: Outdoor Advertisement and Control
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

11 CONTROL

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

Principles

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

Key Policies

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

Proposals

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

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

Priorities

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

Place

All of the Conservation Area.

Partners

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

Programme

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

12 STUDY & RESEARCH

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

Principles

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

Proposals

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

Priorities

- Unexcavated or little-researched areas of the Cathedral Close (e.g. Cloister Hall crypts).
- Research into local historic building techniques (e.g. grouting, types of mortar).
- Research into local traditions and folklore

Place

Across the Conservation Area and its setting.

Partners

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

Programme

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

Reactive: Ongoing.

13 CONSERVATION AREA BOUNDARY

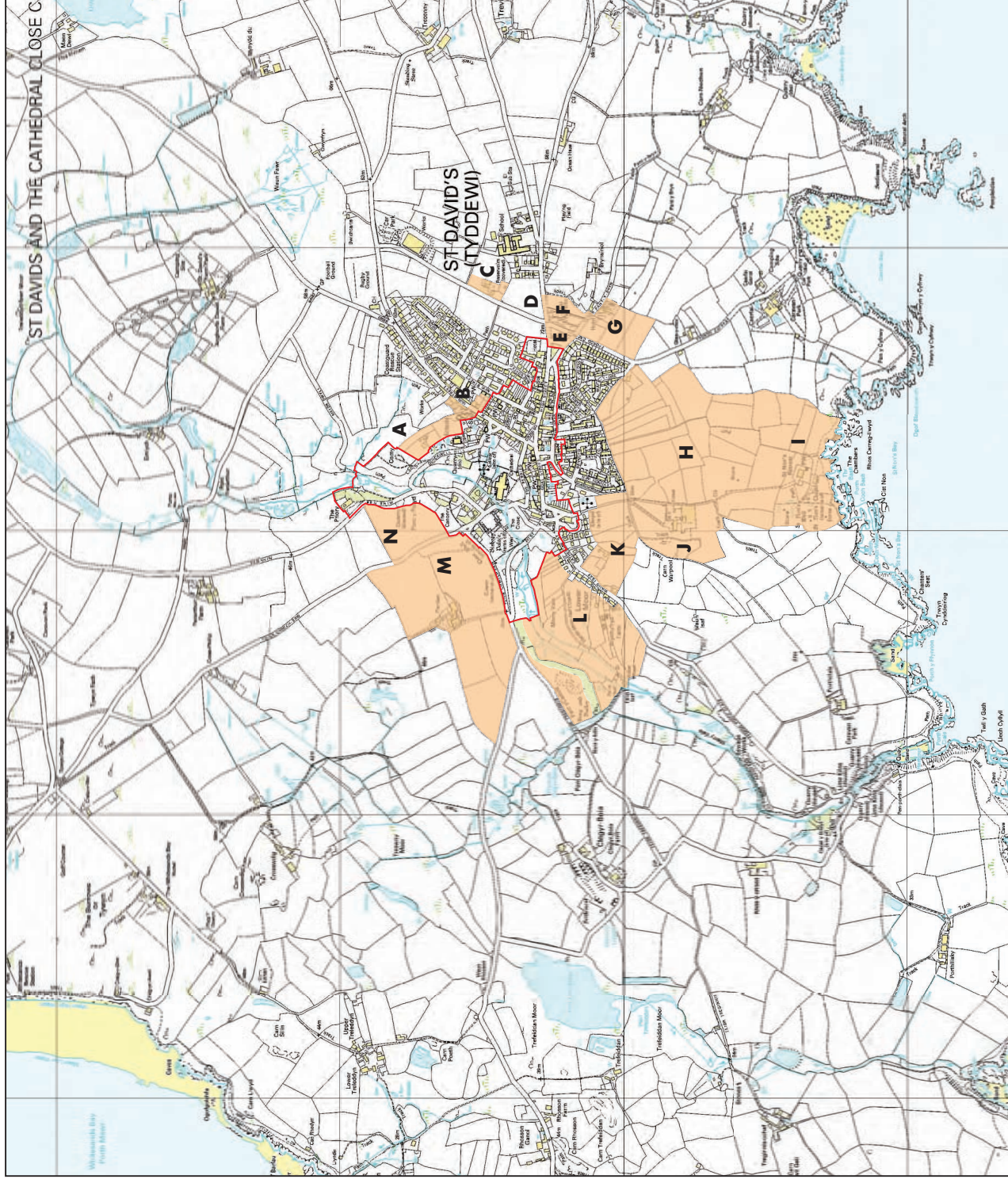
Under Section 67 of the 1990 Listed Buildings and Conservation Areas Act, the National Park Authority is required to review Conservation Areas from time to time. The Conservation Area Working Group has suggested extending the boundary to the north east and in the Glasfryn area: these and other possible additions (including land adjoining Penlan, Lower Moor, Y Fagwr, Whitewell, St Nons and Twr-y-felin) will be considered in closer detail as a separate legislative process and will be subject to full public consultation.

St Davids

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



Pembroke Coast
National Park



St Davids

Conservation Area
Designated 1977
Extended 1995

- A** Prominent area viewed from SW around Clegyr Boia, forming backdrop to cathedral tower, including Wyncilffe 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 Nans 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 Carn 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 Carn 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 farmland (Penlan) the latter of architectural / historic importance.
- N** Open fields forming part of the backdrop to Cathedral Close when viewed from cemetery

Scale 0 300 600 m

Pembroke Coast
National Park



14 NEXT STEPS

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

15 ST DAVIDS CONSERVATION AREA PROGRAMME

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

16 ABBREVIATIONS USED

EA	ENVIRONMENT AGENCY (WALES)
LDP	LOCAL DEVELOPMENT PLAN
PAVS	PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES
PCC	PEMBROKESHIRE COUNTY COUNCIL
PCNPA	PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
PLANED	PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
WAG	WELSH ASSEMBLY GOVERNMENT

KEY TO ST DAVIDS CONSERVATION AREA FEATURES MAP

LANDMARK BUILDINGS – red circle

1. Bishop's Palace
2. St David's Cathedral
3. Former School
4. Ebenezer Congregational Chapel
5. Cathedral Villas
6. Porth-y-twr
7. The Deanery
8. Bwthyn-y-twr
9. Tabernacle Presbyterian Chapel
10. City Hall
11. Seion Baptist Chapel

BUILDINGS OF LOCAL SIGNIFICANCE- brown circle

Cathedral Close:

- a. Palace (medieval)
- b. Cathedral (medieval, religious)
- c. Deanery (religious)
- d. Porth-y-Twr (medieval)
- e. City Walls (medieval)

High Street:

- f. City Hall (social)
- g. Nos. 10-14 (architectural)
- h. Nos. 15 (architectural)
- i. Nos. 29 (architectural)
- j. Nos. 33-35 (architectural)
- k. Nos. 24 (architectural)

Bryn Road:

- i. Nos.33-39 (architectural)

New Street:

- m. Nos. 14-24 (architectural)
- n. Nos. 19-23 (architectural)
- o. Nos. 31-32 (architectural)
- p. Seion Chapel (religious/architectural)

Nun Street:

- q. Nos.11-13 (architectural)
- r. Nos. 22-28 (architectural)
- s. Nos. 43-51 (architectural/social)

Quickwell Hill:

- t. Former School (social/architectural)
- u. The Round House (social/architectural)
- v. Ebeneser Chapel (religious/architectural)

The Pebbles:

- w. Nos. 5,7 (social/architectural)

Goat Street:

- x. Tabernacle Chapel (religious/architectural)
- y. Nos. 19,21 (architectural)
- z. Former Bethel Chapel (social/architectural)

Catherine Street:

- aa. Nos. 20,22 (architectural/social)
- bb. Priskilly Terrace – St Non Hotel (east portion) (architectural)

LOCAL FEATURES-purple circle, white text

- 1. Cocyn Round
- 2. City Cross
- 3. Barometer outside Court House
- 4. Angled corners on Nos. 7,10 Bryn Road
- 5. Cobbled Gutter, Deanery Hall
- 6. Cobbled Pavement, Pen-y-Ffos
- 7. Cobbled margins, Cathedral Close
- 8. Waterspout, Cloister Hall
- 9. Pitched Stone Path, Cathedral Close
- 10. Pembrokeshire Hedge, Penrhiw

KEY VIEWS – black arrow, white text

- 1. View from Deanery Hill over Merrivale
- 2. Views from Bryn Road towards Clegyr Boia towards Warpool Court, also distant views of Carn Llidi
- 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 Twr-y-felin
- 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 Llidi, Penberry and Treleddydd
- 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

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

- 1. View from Merrivale towards Bishop's Palace and Cathedral
- 2. View from Catherine St towards Cathedral and close
- 3. Attractive glimpse of Cathedral between houses
- 4. View over Goat St towards Cathedral tower
- 5. View of Mitre Lane closed by traditional streetscape
- 6. Views of Cathedral Close from Deanery
- 7. View from 39 Steps over Cathedral Close
- 8. View of Cathedral from Pen-y-ffos bridge
- 9. View of Close Wall and Cloister Hall
- 10. View across river meadows towards Cathedral Close
- 11. Views along semi-rural lanes from Pant-y-penyd
- 12. View from Quickwell Hill towards Cloister Hall
- 13. View from Quickwell Hill across field towards Nun Street
- 14. View from Nun Street closed by Ebeneser Chapel
- 15. View through gap over Cathedral Close

KEY CURTILAGES/FRONTAGES – orange circle, white text**High Street**

- 1. Nos. 44-46
- 2. Nos.10-16
- 3. Nos. 6-8

New Street

- 4. Old Bakery
- 5. Nos. 35-37

Peters Lane

6. Arfon Villa

Nun's Street

7. Royal Terrace
8. No. 18
9. Nos. 11-13
10. No. 7
11. Nos. 9-17

Cross Square

12. Menai

Goat Street

13. Tabernacle Chapel
14. Nos. 15-17
15. Nos. 25-35
16. Nos. 34-40

Catherine Street

17. Nos. 51-56
18. Nos. 58-60
19. Nos. 63-65
20. St Non's Hotel
21. Nos. 20-22

IMPORTANT OPEN SPACES – black text

- i. Cathedral Close
- ii. Western Alun Valley and floodplain
- iii. Eastern Alun Valley including river meadows and floodplain
- iv. Land east of Nun Street
- v. Land to north of No 12 Catherine's Street
- vi. Garden of No 10 Bryn Road
- vii. Memorial Garden, Cross Square
- viii. Garden of Old Cross Hotel
- ix. Seion Chapel Cemetery
- x. Nursery Garden, Bryn Road
- xi. Area west of Tourist Information Centre

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

- a. Belt of Sycamores, The Grove
- b. Semi-mature Sycamores, St Davids T.I.C
- c. Sycamores & hedgerow, Nursery Garden, Bryn Road
- d. Sycamores, chestnuts & elm tree, Cross Square/Old Cross Hotel
- e. Sycamores, Bryn Road
- f. Sycamores, Priskilly Terrace
- g. Sycamores alongside Gospel Lane
- h. Sycamores fencing Alun River, Merrivale
- i. Sycamores fencing Alun River, Cathedral Close
- j. Area of ...(elms?) Cathedral Graveyard
- k. Sycamores on western side of Alun Valley from Bishops Palace
- l. Sycamores fencing Close Wall opposite the Canonry
- m. Sycamores in garden of the Treasures House
- n. Area of sycamores north of Cathedral graveyard
- o. Sycamores in field south of Quickwell Hill and on site of Vicars College
- p. Sycamore on eastern side of Alun Valley
- q. Sycamores in northern portion of Alun Valley near Felin Danyrh

OPPORTUNITY FOR IMPROVEMENT OF FORECOURT/CURTALIDGE/SHOP FRONTS - green tone

High Street

- Grove Hotel
- Nos. 37-41
- No 31

New Street

- Yard to rear of Barclays Bank
- Nos. 19-23
- No 24

Peter's Lane

- Lock up garages

Cross Square

- No 1

Goat Street

- No 10
- Farmer's Arms
- Nos. 22-26
- No 25
- Nos. 27-29
- No 33

Catherine Street

- No 1 (warehouse)
- St Non's Hotel

Bryn Road

- Rear of No. 20 High Street
- Rear of Nos. 12-14 High Street
- Rear of No.6 High Street
- Rear of No. 2 High Street

OPPORTUNITIES FOR ENHANCEMENT OF BUILDING – brown circle

High Street

1. No 40
2. No 31
3. No 29
4. No 30-34
5. No 28
6. No 2 (rear)

New Street

7. No 30
8. No 11
9. No 9 (outbuilding)

Cross Square

10. No 1

Peter's Lane

11. Garage lock-ups

Nun Street

12. No.38
13. Nos. 23-37

14. No. 21

Goat Street

15. No 10

16. No 39

Catherine Street

17. No 1 (warehouse)

18. St Non's Hotel

Cathedral Close

19. Cloister Hall Crypts