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Conservation Area Character Appraisal and Management Plan

Picton Terrace Conservation Area

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Executive Summary

The Picton Terrace Conservation Area was designated in 1971 and reviewed in 1995 when its boundaries were extended. It is now appropriate and necessary to take stock of the significance of this area, consider whether the existing boundaries are appropriate and to produce a robust appraisal document which will guide the future management, preservation, and enhancement of the area. That is the aim of this document.

The area has a multi-layered history, derived from Roman occupation of the town up to its 19th Century development. This historic evolution has left a legacy of architectural interest and character which it is desirable to preserve or enhance. The following are considered to be the key significant characteristics of the area:

1. The historic gateway into the Town from the West defined by the Picton Monument
2. Its topography and setting which offers far reaching views to, from and within the CA
3. High quality examples of 19th Century architecture
4. A series of landmark buildings of national and local importance
5. Carmarthen Park which holds historic and cultural significance as well as providing a valuable open green space for the town

It is concluded that the areas' conservation area status should remain, but that three alterations should be made to the boundary to reflect its current condition and include previously overlooked yet significant areas.



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1.0 Introduction

1.1 Purpose and Scope of the Report

This report has been prepared by Donald Insall Associates (Insall) in response to a brief issued by Carmarthenshire County Council (CCC) for the preparation of a Conservation Area Appraisal and Management Plan for the Picton Terrace Conservation Area in Carmarthen Town. This report has been funded through a grant from the Community Renewal Fund. The aim of the project is to study and assess the existing Conservation Area to understand and articulate what makes it special, consider whether the existing boundaries are appropriate and to produce a robust appraisal document which will guide the future management, maintenance, and development of the area. This document is intended for use by building owners who wish to undertake work on their properties, by architects and developers when considering change to existing buildings and by Local Authority staff to aid them in making decisions.

The report is set out in 4 parts:

1. Understanding the area: This consists of a summary of the area, its historic development and significance.
2. Site appraisal: This sets out key elements of the Conservation Area (CA) and how they contribute to its character, appearance, and significance.
3. Issues, threats, and management: The report continues with observations around specific issues and threats and sets out a series of principles to help guide future development whilst ensuring that the special interest of the area is preserved and where possible enhanced.

4. Opportunities: This section elaborates on opportunities that have been identified to inform the concluding section.

1.2 Defining Conservation Areas

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance

CA's are distinct parts of the historic environment designated by Local Planning Authorities for their special architectural or historic interest. Architectural interest could include a good example of a particular type of settlement, town planning, or a group of buildings of distinctive regional or local style or of high architectural quality. Historic interest is associated the historic evolution of a place, a particular period or with social, economic, or cultural movements such as early industrial housing and areas where archaeological, architectural, or topographical evidence of the origins and main periods of development have survived particularly well. Character is expressed through such things as building styles, materials, street layouts, land use and periods of development.

Within the planning system, applications for change within a CA are assessed to understand the effect that the development might have on significance. Significance is one of the guiding principles running through Planning Policy Wales 2021 (PPW). This may be archaeological, architectural, artistic, or historic significance and it may derive not only from a physical presence but also from its setting.

Additional regulatory controls are placed upon certain works within CAs, including demolition, works to trees and advertisements. All planning decisions are required to be assessed against the significance of the area to ensure it is maintained and where possible enhanced.

This document sets out the significance and character of the area to aid those applying for change or making decisions can understand where proposals may impact upon this and determine whether this is a positive or negative change.

1.3 Summary of Related Legislation, Policy, and Guidance

The key provisions for conservation area designation and management are set out in legislation, government planning policy and guidance. This includes:

The Planning (Listed Buildings and Conservation Areas) Act

Well-being of Future Generations (Wales) Act 2015

Planning Policy Wales, Edition 11 February 2021

Planning Policy Wales Technical Advice Note 24: The Historic Environment, 2017

Managing Conservation Areas in Wales, Cadw, 2017

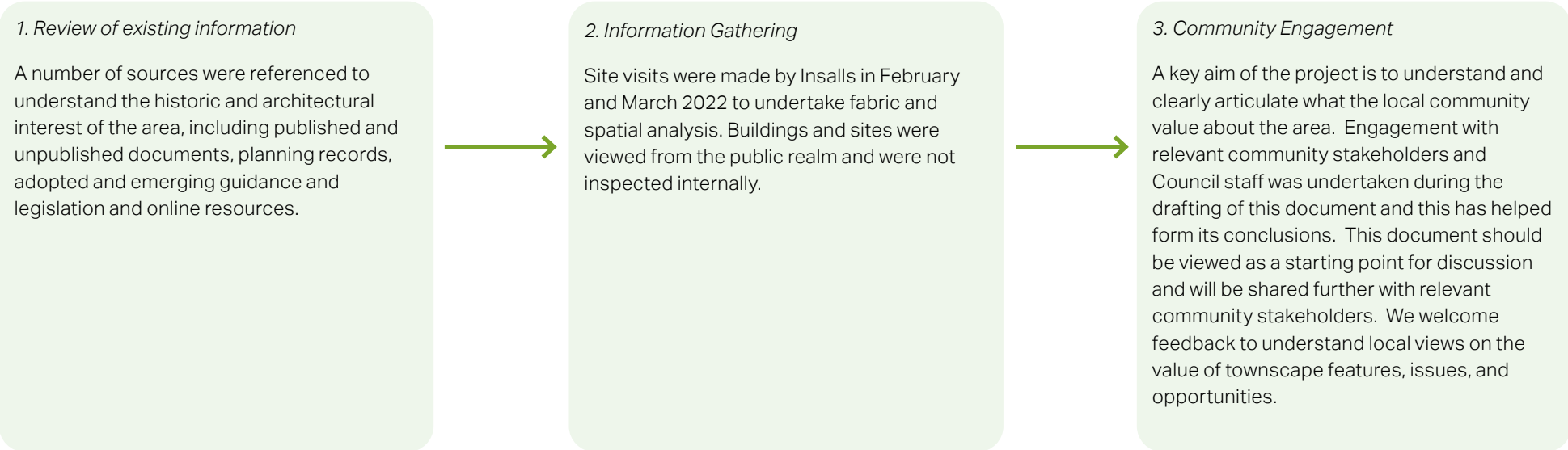
South West Wales Regional Economic Delivery Plan, September 2021

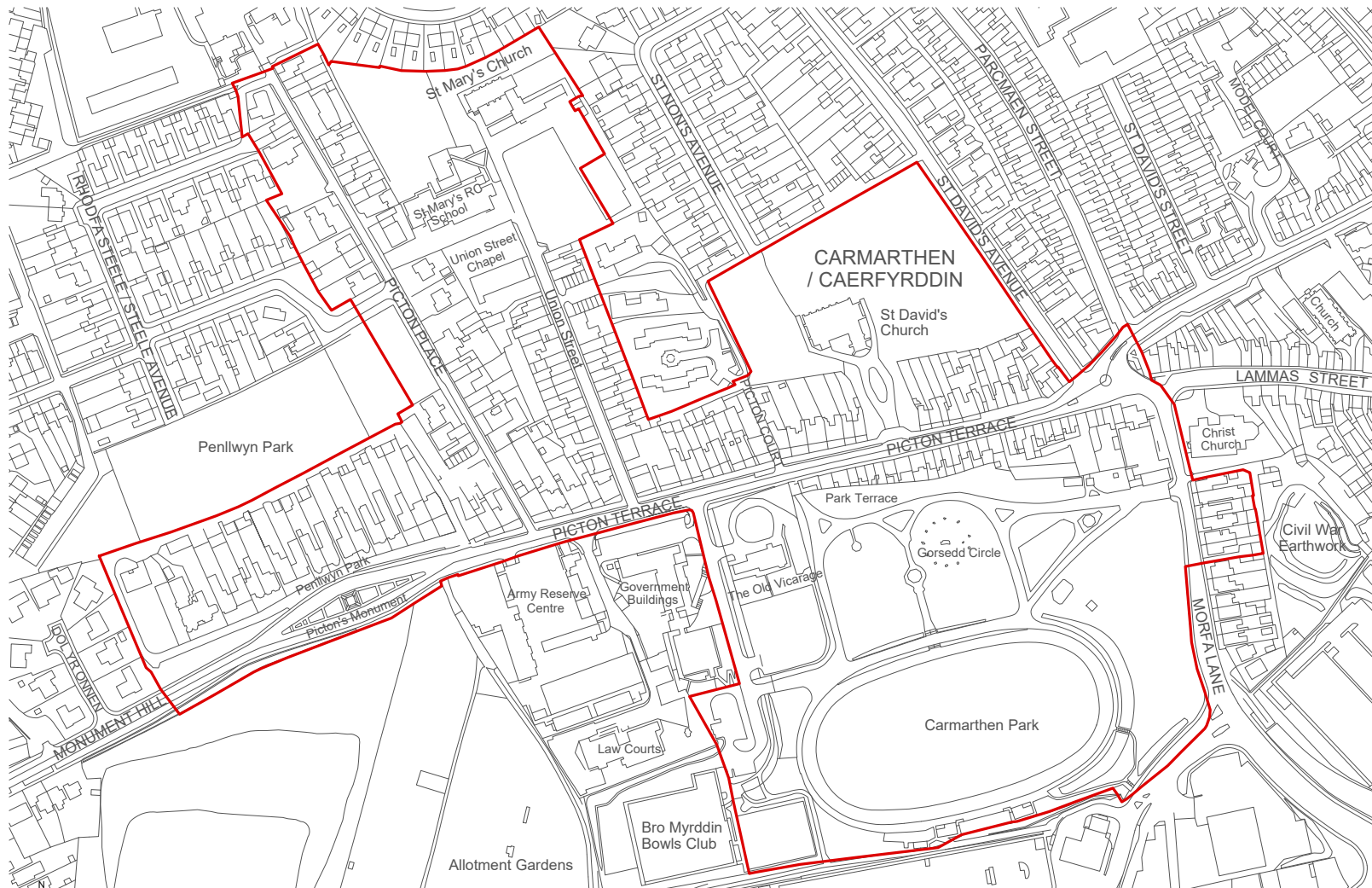
Carmarthenshire Economic Recovery and Delivery Plan, April 2021

A summary and links to these documents can be found in an appendix to this document.

1.4 Method Statement

The following has been undertaken through the preparation of this report:





— Ffyniau'r Ardal Gadwaeth Heol Picton

2.0 Understanding the Site

2.1 Summary of Significance and Character

The key characteristics of the area and items of significance are summarised below (a more expansive list can be found in section 7).

- Largely surviving historic street pattern from the Roman creation of the town through the growth seen within the 18-19th Centuries
- Historically acted as the western entrance into Carmarthen Town
- Picton Monument and Gwynfryn House celebrating the entrance to the CA
- Several associations with notable events and people
- Unusual example of a purpose-built Catholic Church at St Mary's
- Penllwyn Park for its architectural quality and as an example of the development of social classes when contrasted against the 19th Century workers cottages
- Numerous examples of public recreational grounds and facilities
- Carmarthen Park and the Velodrome
- A series of significant views to, from and through the area often due to its topography
- Local and national buildings of significance
- A strong feeling of enclosure interspersed with areas of green, glimpsed, and wider views
- The contribution of street trees and front gardens
- Notable public realm and townscape features
- Surviving historic boundaries including metalwork and rubble stone
- Consistent use pattern including residential, religious, educational, recreational, and military
- Illustrative of the 18th and early 20th Century growth of the town



Picton Terrace looking east



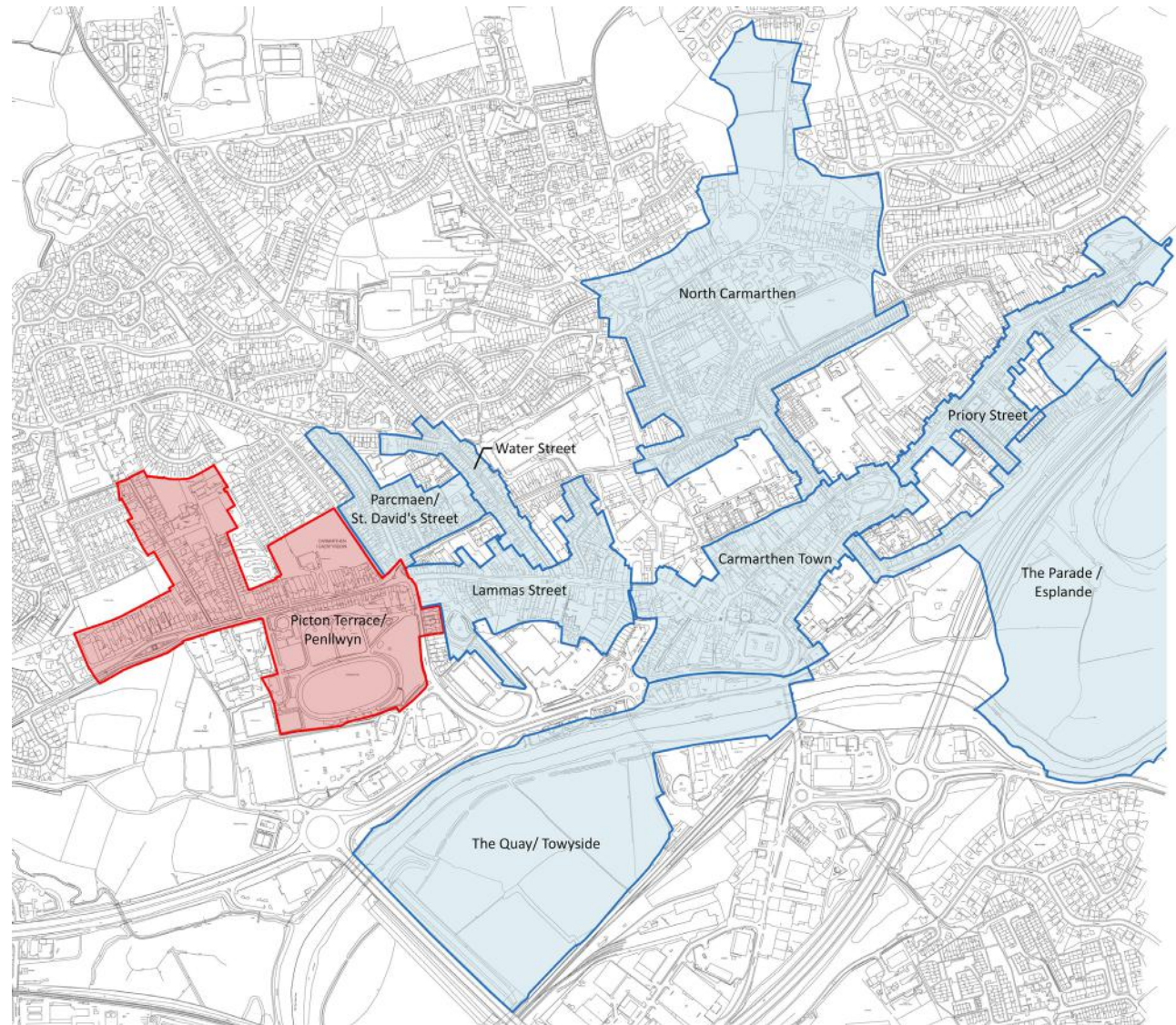
Picton Terrace and Penllwyn Park

2.2 Location

Picton Terrace lies to the west of Carmarthen Town which is the county town of Carmarthenshire and the oldest recorded and continually inhabited town in Wales. The CA is bordered by Lammas Street and Parcmaen/St David's Street CAs to the east. The river Tywi lies to the south but is separated from the CA by contemporary development on the fringes of the CA. The form of the area is principally established by its historic layout which remains largely intact, forming a main thoroughfare through the town centre from west to east, with buildings generally fronting onto the streets. Carmarthen Park lies within the CA to the south.

2.3 Topography and setting

The town is situated on the north-western bank of the river Tywi, about nine miles from Carmarthen Bay and commands some of the finest views in the Vale of Towy due to its topography, rising steeply up to the north and providing wide panoramic views of the countryside beyond. The western approach up Monument Hill provides significant long ranging views to the Picton Monument from the south. Falling from north to south, views from side streets towards the river are also common. Picton Terrace is relatively flat offering far reaching views from several locations between CAs and allowing one to see many of the buildings together. Where developments interrupt these views, it can significantly impact the CA. For instance, the Carmarthen Barracks is currently outside of the CA boundary, but its redevelopment would have a substantial impact on views to, from and through the area and as such need to be considered as part of the development process.



3.0 Historic Development

Summary of the Historic Development of Carmarthen Town

Commonly believed to be the oldest town in Wales, Carmarthen was built along the great Roman road, at the point where two branches conjoined. Known as Moridunum ('Sea Fort') the earliest settlement is dated around AD75 and the town has been an important administrative centre and strategic location since this time. The town was recorded in the Antonine Itinerary, a register of Roman stations and distances along roads, with the station thought to have occupied the site upon which the castle was subsequently erected. The Roman amphitheatre to the east of the Town is one of only seven surviving amphitheatres in Britain and only two in Roman Wales. A harbour was established to the west of the town with a bridge downstream offering access across the River Tywi. After the departure of the Romans, the town became the principal seat of government within South Wales.

During the Middle Ages the settlement became known as Llanteulyddog and was one of the seven principal seats in Dyfed, one of several Welsh kingdoms that emerged after the Roman occupation. The strategic importance of the town was recognised by the building of the castle in around 1094, although the first recorded evidence of the occupation of the castle is around 1116. The St John's Priory was established around this time, born out of a Welsh religious community which established itself in the town before the Norman arrival. The Black Book of Carmarthen, written at the Priory, is thought to be the earliest surviving manuscript written solely in Welsh, and among other poetry, contains the Arthurian legends. The Merlin legends, in time, took on

a more local character, including one relating to the Old Oak, or Merlin's Oak, a tree that formerly stood in Priory Street, fragments of which are still preserved in the foyer of St Peter's Civic Hall.

The castle seems to have been the object of continual attack during the hostilities that prevailed between the Welsh and English, destroyed in 1215 and rebuilt in 1223 when permission was given for a town wall and crenelations, making Carmarthen one of the first medieval walled towns in Wales.

Franciscan Friars became established in the town in the 13th Century and by 1284 had their own Friary buildings in Lamma Street, now on the site of the shopping precinct. The double-cloistered Friary was as large as any provincial friary in Britain. In 1456, Edmund Tudor, the father of Henry VII died here, his tomb later moved to St David's when the building was deconsecrated following the Friary's and Priory's dissolution in 1538. The town thrived in the 16th Century with the gentry building large 'town houses' within the borough. This was largely thanks to the port, with the Quayside filled with warehouses. In the 1720s, 57 vessels were registered in Carmarthen, and its tonnage at that time was twice that of Cardiff. Ships were also built in the vicinity of the present-day Quay Centre. It remained the largest town in Wales until the Industrial Revolution when new settlements developed along the south Wales Coalfields of Port Talbot, Swansea, Bridgend, and Caerphilly. The last commercial vessel visited the port of Carmarthen in 1938.

The free grammar school was founded in 1587 by Elizabeth I who granted it a charter of incorporation, now occupied by the old hospital in Priory Street. The endowment was increased by the Reverend William Jones, who gave a house and garden adjoining the schoolroom. The school has received many notable ministers, including John Jones, the compiler of the first Greek and English Lexicon, and Dr Abraham Rees, author of the Encyclopaedia.

After the Acts of the Union, Carmarthen became the judicial headquarters of the Court of Great Sessions of south-west Wales and was made a county corporate by Henry VIII, confirmed by James I in 1604 under the designation of 'the County of the borough of Carmarthen'. During the Civil War, it was defended by an extensive bastioned circuit, parts of which survive to the west of the town and have been stated by Cambria Archaeology as the best examples of Royalist town fortifications to survive in Britain. A new Borough Charter was granted in July 1764 by George III, creating a common council to be elected by the Mayor and burgesses. At this time, the town's dominant pursuits were agriculture and related trades including woollen manufacture. Although never destined to follow other industrial towns, it was an early centre for tinplate manufacture, with a blast furnace and tin mills built in the mid 18th Century. This particularly industry largely moved to Llanelli in the mid to late 18th Century.

In 1648 Carmarthen Castle reverted to the Parliament and was ordered by Cromwell to be dismantled in which state it remained until 1787 when the principal part was

incorporated within the new county jail, completed in 1792 by John Nash. The Guildhall, established in 1767-8 was the location for all public business of the borough.

Notable residents of Carmarthen include; The Reverend Lewis Bailey, author of the 'Practice of Piety'; Walter D'Evereaux, the father of the Earl of Essex who suffered under the reign of Elizabeth I is buried here; Sir Richard Steele is said to have composed his play 'The Conscious Lovers' at his residence here. The town also played a major role in the emergence of Welsh non-conformity, with many leading personalities of the movement born here, eventually becoming the home of the Welsh book of trade in the late 19th Century. Alice Abadam, one of the leading figures of the Welsh suffragette movement lived on Picton Terrace between 1886-1904.

The town remains primarily formed of two principal streets, meeting at the centre where originally the High Cross stood and was later occupied by the fish and butter markets. These have been pulled down and a monument to Major-General Sir William Nott stands in its place, now known as Nott Square. The quay wall has been rebuilt and extended over the centuries with the wall seen today probably dating from the early 1800s when the quay was extended eastwards to the town bridge.

The original medieval bridge was replaced in 1937 by the now grade II listed A484 road bridge to much controversy.

Summary of the Historic Development of Picton Terrace

Picton Terrace, named after Lieutenant-General Sir Thomas Picton, was outside of the Roman and Medieval settlements of Old and New Carmarthen town, although the road likely follows the Roman road which would have acted as the western entrance into Carmarthen town. Up until the 17th Century the area was likely used for agriculture with houses built within the 17th-19th Century as the town grew, prospered, and was extended to the west. A tollhouse was constructed at the foot of Monument Hill in the mid-18th Century illustrating its importance as a gateway into the town beyond.

An early 19th Century tithe map shows a series of larger parcels of land, with those to the south all under the ownership of the Carmarthen Archdeacon. At this time the area was sparsely populated with houses to the north of Picton Terrace from Picton Place to St Catherines Street, and to the south from Picton Court to Lammas Street. Picton Place, Picton Court and Union Street are also clearly indicated with some limited development to the south of these, as well as a small number of houses to the north of Picton Place. This mostly consisted of terraces with a few larger detached houses, including Picton House set within a landscaped garden which inhabited a third of the western side of Picton Place.

The Carmarthen Barracks had been established by this time in its current location to the south of Picton Terrace and consisted of a few small buildings across the site. The terrace to the east of this was formerly

referred to on OS maps as The Magazine, presumably as a reference to the defensive stores held within the barracks.

The tollhouse itself was destroyed in 1843 by the Rebecca Rioters who were protesting against the high taxes farmers had to pay to use the roads, as well as the growing inequality between wealthy landowners and workers.

Lieutenant-General Sir Thomas Picton was one of the most publicly commemorated and controversial figures from Welsh history, who was hailed a war hero after he was killed in the battle of Waterloo in 1815. His links to the slave trade and cruelty toward enslaved African people whilst he was British Governor of Trinidad are being looked at again through today's historical lens to reach a different understanding. In this way, missing viewpoints are brought to the forefront, recognising that aspects of Wales's past involved the exploitation of enslaved and colonised people around the world. In the 1828 John Nash designed a sculpture in his honour with a statue and carvings by EH Bailey. Standing over nine and a half feet in height and paid for by public subscription, the statue remained until 1846, when it was dismantled as it had begun to crumble. One of the carvings can still be seen at the Carmarthenshire Museum. At this time the monument was relatively isolated, surrounded by open fields and forming an island in the middle of the road, marking the entrance into the residential terraces to the east. Its close location to Carmarthen Barracks is also unlikely to be a coincidence. A plain obelisk was erected in its place but was itself rebuilt in 1988 due to structural issues. A plaque at the base of the monument also

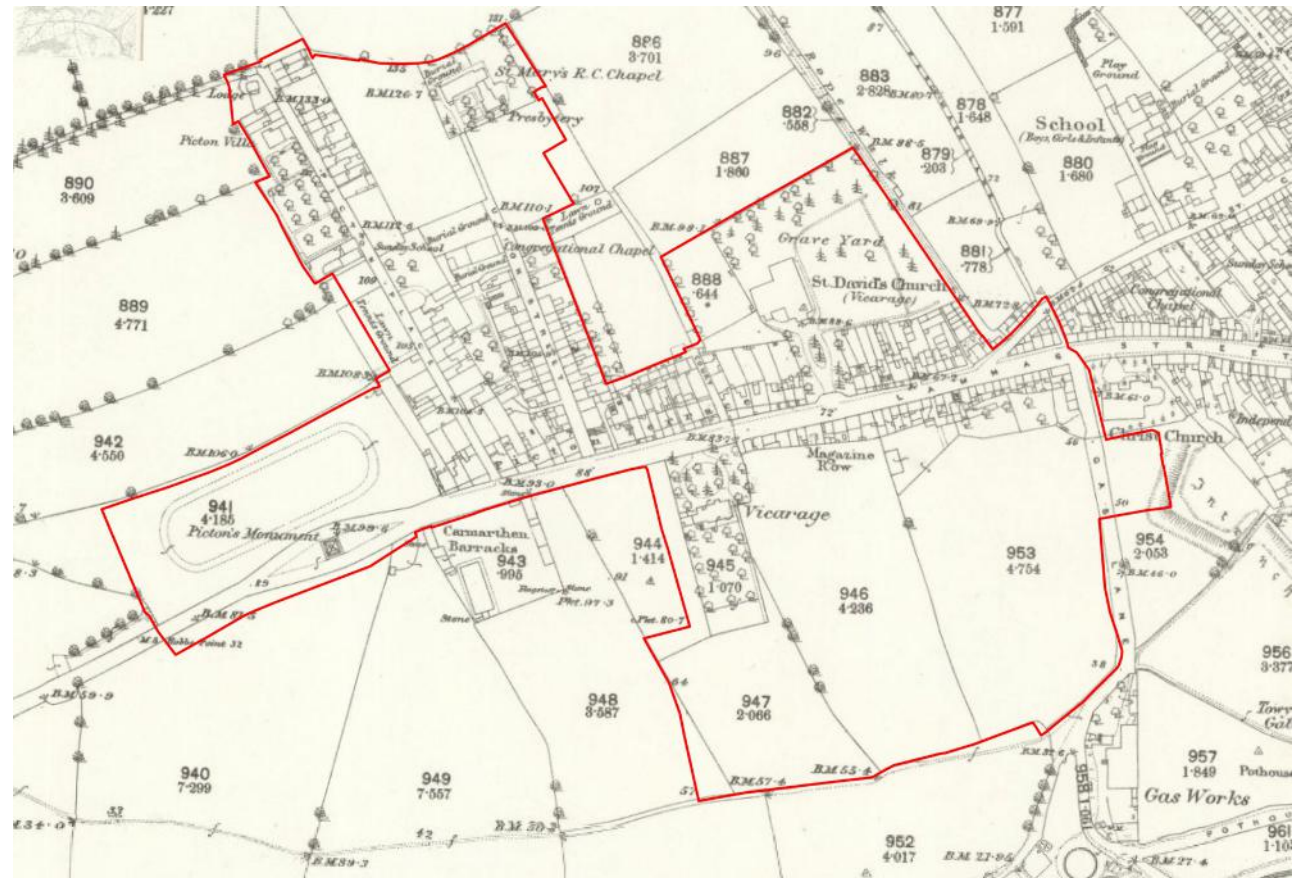
commemorates the Rebecca Rioters. The palm trees which have been planted could be in recognition of Picton's time as British Governor of Trinidad.

St David's Church was constructed in 1837 with a new nave of 1855 infilling a large plot of land to the west. Now a climbing centre, the cemetery, consecrated in 1841 is upkept by the Thomas and Elizabeth Mayhook Charity.

By the 1840's a large house known as Waun-lago had been constructed, with a lodge at the end of Picton Place and tree lined road leading to the house itself. This has now been lost to contemporary development in the later half of the 20th Century and no evidence, other than the former road layout appear to survive.

St Mary's Roman Catholic church, congregational chapel and Sunday school were built from 1851 extending Union Street to the north. At a time when non-conformity was the norm, St Mary's is a rare example of a Catholic church within the town. The Sunday school and congregational chapel associated with the church remain but are now a primary school and residences in turn, although retain their group value.

Penllwyn Park was developed by the Carmarthen Land Co from 1893 with George Morgan as architect, extending Picton Terrace to the west. Elevated above the road level, the houses are afforded views out to the landscape beyond, as well providing a backdrop to the monument. Earlier OS maps show what appears to be a running track in this location, perhaps associated with the barracks opposite. A number of other sporting locations can be seen throughout the area, with a



Picton Terrace Historic Boundry Overlay 1886 (Reproduced with the permission of the National Library of Scotland)

lawn tennis ground fronting onto Picton Place, now the recreation ground, and a rugby ground to the rear of Picton Court, where the Carmarthen Quins played rugby games. This has been redeveloped as housing.

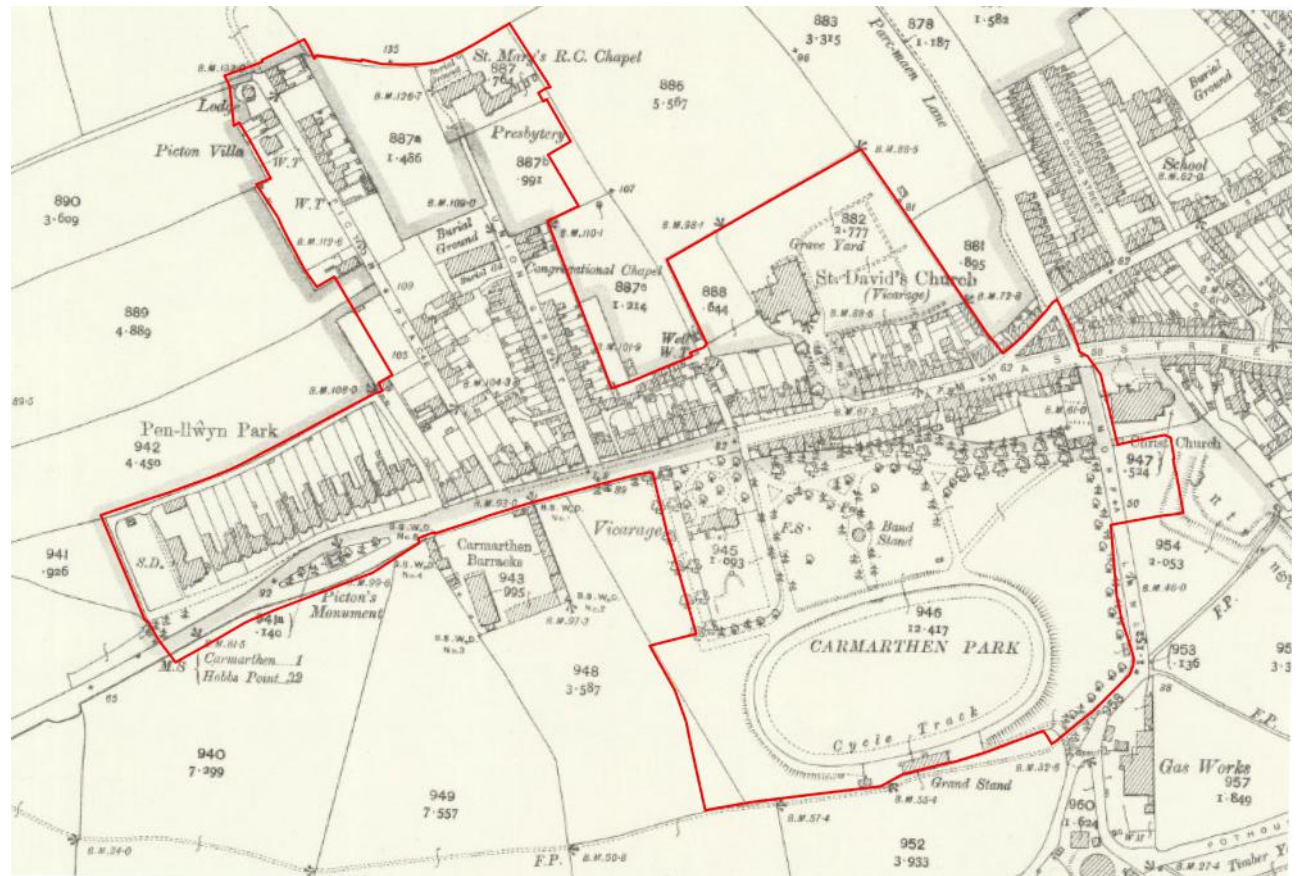
The east of the CA is aligned with the Civil War earthworks which can still be seen to the rear of Gas Lane, renamed Morfa Lane in the mid 19th Century.

Carmarthen Park was opened in 1900 on farmland bought from the Ecclesiastical Commissioners and funded by the Borough Council. It is an example of the late 19th Century Public Parks Movement with much of the original park layout and structures still surviving. The velodrome is reputedly the oldest surviving concrete velodrome in continuous use in the UK.

The gardens to the west of the St David's were amalgamated into the graveyard in 1920 and the current gateway was built in 1967 to replace the older iron railings and gates.

In the mid 20th Century the army barracks were redeveloped into their present appearance and the terrace to Morfa Lane was developed, presumably as a result of the Parks development. Picton Place remained sparsely populated up until the late 20th Century when a number of the plots were infilled with contemporary residential development. The gasworks, set outside of the CA to the southern fringe, were also redeveloped in the late 20th Century to provide out of town retail. In 1973 the Gorsedd Circle was erected in Carmarthen Park for the Proclamation Ceremony of the 1974 Eisteddfod Bro Myrddin, the second time that Carmarthen had held the national cultural festival since its modern inception in 1861.

The southern edge of the road is now somewhat dominated by the Welsh Government Offices and County Court which were built in the early 21st Century and border the CA.



Picton Terrace Historic Boundry Overlay 1906 (Reproduced with the permission of the National Library of Scotland)

4.0 Spatial Analysis

4.1 Views into, within and from the CA

The impact of proposed developments should include consideration of views into, within and from the CA. The following are noted without excluding other viewpoints and can be seen on the following map.

Picton Monument

The Picton Monument marks the entrance to the CA and a distinct landmark which can be viewed from several locations both within and outside of the area. The views when approaching from Monument Hill are particularly of note.

Street views

The long and relatively straight nature of the roads creates long uninterrupted views and allows the terraces of housing to be read together. Smaller scale cumulative changes or large developments along these roads could interrupt this characteristic. This includes developments which would terminate these views which are outside of the CA. This includes

Picton Terrace to Lammas Street

Picton Court to Picton Terrace

Union Street to Picton Terrace

Picton Place to Picton Terrace

Monument Hill to Picton Terrace

Morfa Lane to the River Tywi



Picton Terrace looking east



Union Street looking north



Penllwyn Park looking east

Spires and Towers

Much of the roofscape within Carmarthen is characterised by the tall spires and towers of the churches. These provide important landmarks emphasised by the lower storey heights which are typical of the CA. Developments which interrupt these views could have a negative impact on the area. This includes views of;

The English Congregational Church, Lammas Street

St David's Church, Picton Terrace

St Mary's Church, Union Street – This is more limited, viewed from Picton Terrace and Union Street only

Carmarthen Park and open space

The park, open areas of landscape and churchyards provide not only an important place for rest and contemplation outside of the otherwise dense layout of the CA, but also spaces which can provide panoramic views of the surrounding landscape. The following views are particularly noted;

Carmarthen Park to the south and the surrounding landscape of the River Tywi and beyond

Carmarthen Park to the north and east which provide uninterrupted views of the buildings which make up much of the CA

The churchyard of St David's which provides far reaching views to the surrounding landscape to the north and south and more limited views of the CA to the east and west



The English Congregational Church on Lammas Street from Picton Terrace



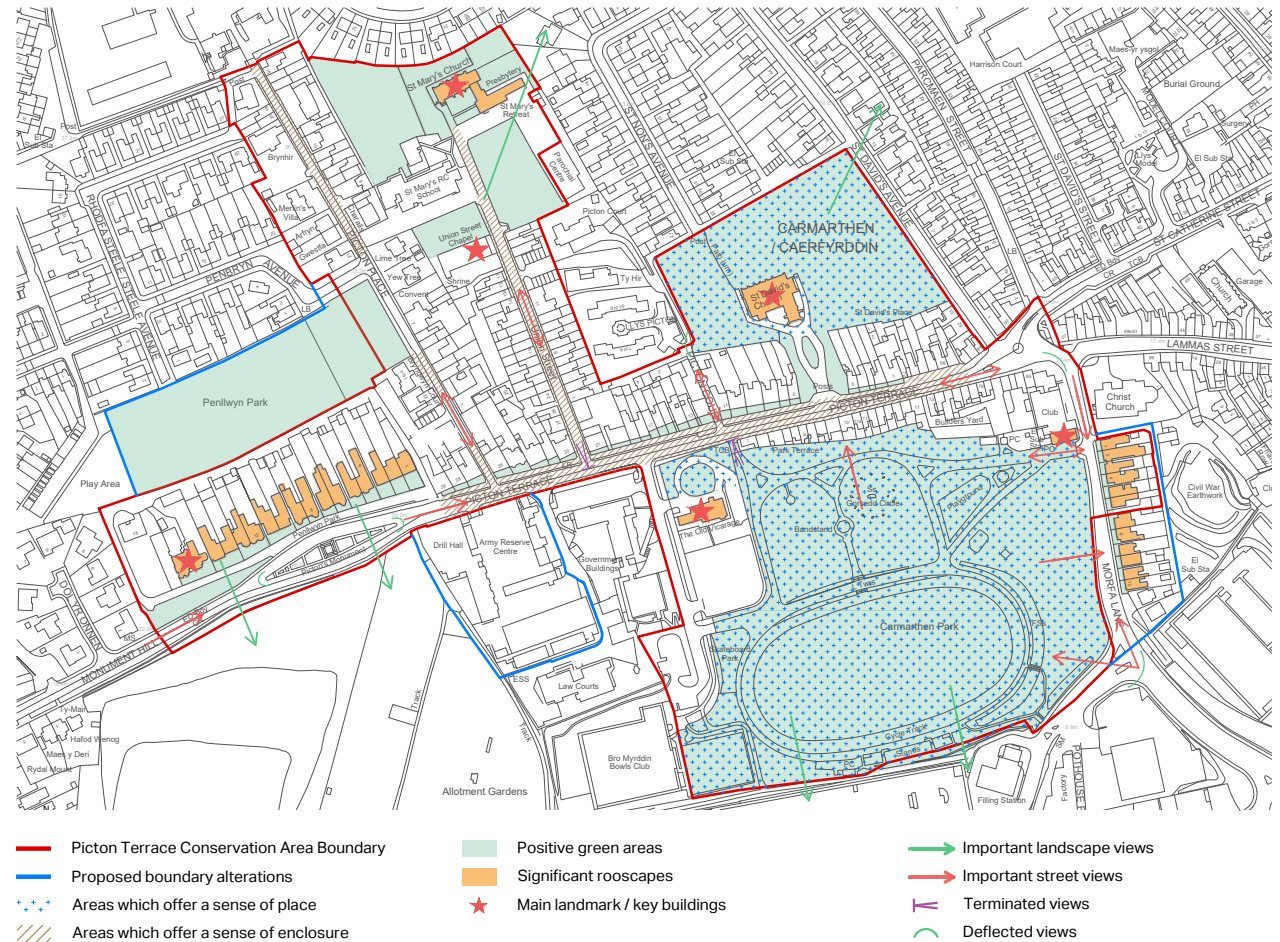
Camarthen Park

Surrounding landscape

Due to the topography of the area, there are numerous points where one can view the surrounding countryside and landscape to the north and south, as well as the River Tywi. These are important aspects of the CA which should be maintained.

Terminated and enclosed views

Although many of the views within the CA are dominated by a few major thoroughfares, the glimpsed views down side streets, between buildings and along back streets are also an integral and important part of the character of the area. These offer an idea of the smaller residential development behind the more formal terraces of housing fronting the streets.



4.2 Main Landmarks and key buildings

Picton Terrace CA holds 35 listed buildings and structures within the town which stands as a testament to its high quality of architecture and the historic associations and development which are an essential part of its character.

Listed Buildings and Structures

St David's

St David's is a Grade II listed Anglican parish church first built in 1835-7 by Edward Haycock. The church has been extended several times, with the nave created in 1853-5 when it became the Welsh church of the town. Haycock had intended that the tower was to be a terminal point to Lammas Street but houses built to the south east obscured this. Although hidden from several views the church remains a prominent landmark, particularly the churchyard when viewed from the north and the tower. It is a good illustration of the development of the town with the 19thC with visible periods of extension linked to the town's growth. It also provides a break from the terracing to Picton Terrace.



St Mary's

This Grade II listed Roman Catholic Church is set back from Picton Terrace and was built in 1851-2 by Charles Hansom of Bristol, a noted Victorian designer of Catholic churches. The church was subsequently altered in 1889 and 1892 when the nave windows were added. Alongside St Mary's Primary School and the Congregational Chapel, these buildings form a group which create a natural end to the CA, although their contribution to the CA is reduced due to their location away from the main road. It remains a good example of revived Gothic design and provides an important open space within the CA.



Gwynfryn

This elaborate Victorian house of 1900 is the largest of Penllwyn Park, developed by the Carmarthen Land Co from 1893 with the architect George Morgan, a renowned local architect who also designed an additional 13 of the 15 houses within the terrace. Now divided into 2 dwellings, the Pennant stone house marks the entrance to the CA and Penllwyn Park, exaggerated by its elevated corner plot position.



Picton Monument

Grade II listed obelisk memorial to Lieutenant General Sir Thomas Picton who was the most senior officer to die at the battle of Waterloo. The current obelisk replaced a large memorial designed by John Nash built in 1825-8 with a statue and relief carvings which crumbled within a few years. This was dismantled in 1846 and replaced with an obelisk with lions around, although the lions were omitted to save money and canons were used instead. The monument was rebuilt in 1988 due to safety concerns, and during construction work part of the original Nash monument was found within the structure. Picton remains a controversial figure in Welsh military history, but the monument remains a significant townscape feature and celebrates the entrance into the CA.



The Velodrome

Curtilage listed as part of the Victorian park, the velodrome is one of the oldest of its kind in Wales and one of only a handful built in concrete. It is free for use by the public and a rugby pitch is housed within the centre. The velodrome is a significant part of the design of the park and its elevated position affords commanding views out towards the southern landscape. It is also a considerable piece of community infrastructure which still serves in its original function and purpose.



Unlisted Buildings and Structures of note

The following buildings are not statutorily listed but reinforce the character of the area, provide an important landmark or are a part of Carmarthen's heritage due to architectural, historic, or archaeological significance, and are recognised as irreplaceable heritage assets. As such, we propose their inclusion on a local list of buildings of merit; this would not grant a building statutory protection nor would works to a locally listed building require listed building consent, but the special interest of the building would be a material consideration in the planning application process.

Congregational Chapel

The chapel was built in 1856 with subsequent enlargement in 1872 and retains its architectural and historic association with St Mary's, although now in use as a private residence. It contributes substantially to Union Street and the setting of St Mary's, although its potential visual contribution to the CA as a whole is reduced due to its location and set back from the street edge.



The Old Vicarage

The Old Vicarage stands in a substantial plot to the south of Picton Terrace and provides a natural transition from the high-density urban frontages into Camarthen Park and a notable landmark on the street. Built in the mid-19th Century and designed by Richard Kyrke Penson, later the County Surveyor of Carmarthenshire, it is now used as commercial premises but retains its landscaped setting which is an important part of the streetscape.



Park Lodge, Morfa Street

Built as an entrance lodge to the park in the early 1900s, this handsome red brick dwelling retains its relationship with the park and was the first building to be built on Morfa Street. The development of the hall to the north has impacted its setting but its historic association with the park remains.



4.3 Important Green and Natural Spaces

The CA benefits from many mature trees, green spaces, and natural habitats, which contribute to the streetscape and provide breaks to the high density of terrace housing to the street. There are a number of areas of green within the CA which greatly add to its character and provide important breaks to the high density of building to the street and places for rest, contemplation and spaces to view your surroundings. They also offer benefits of well-being of those who use them and as such have cultural and community value also. Key features and spaces include;

- Carmarthen Park
- St David's burial ground
- St Mary's burial ground
- Congregational Chapel burial ground
- The old vicarage grounds
- Street trees to Picton Terrace
- Front gardens to Picton Terrace and Penllwyn Park
- Community green and trees to Picton Place
- Playing field to the south of St Mary's
- Palm trees to Picton Monument

Green spaces and local features are shown on the following map.



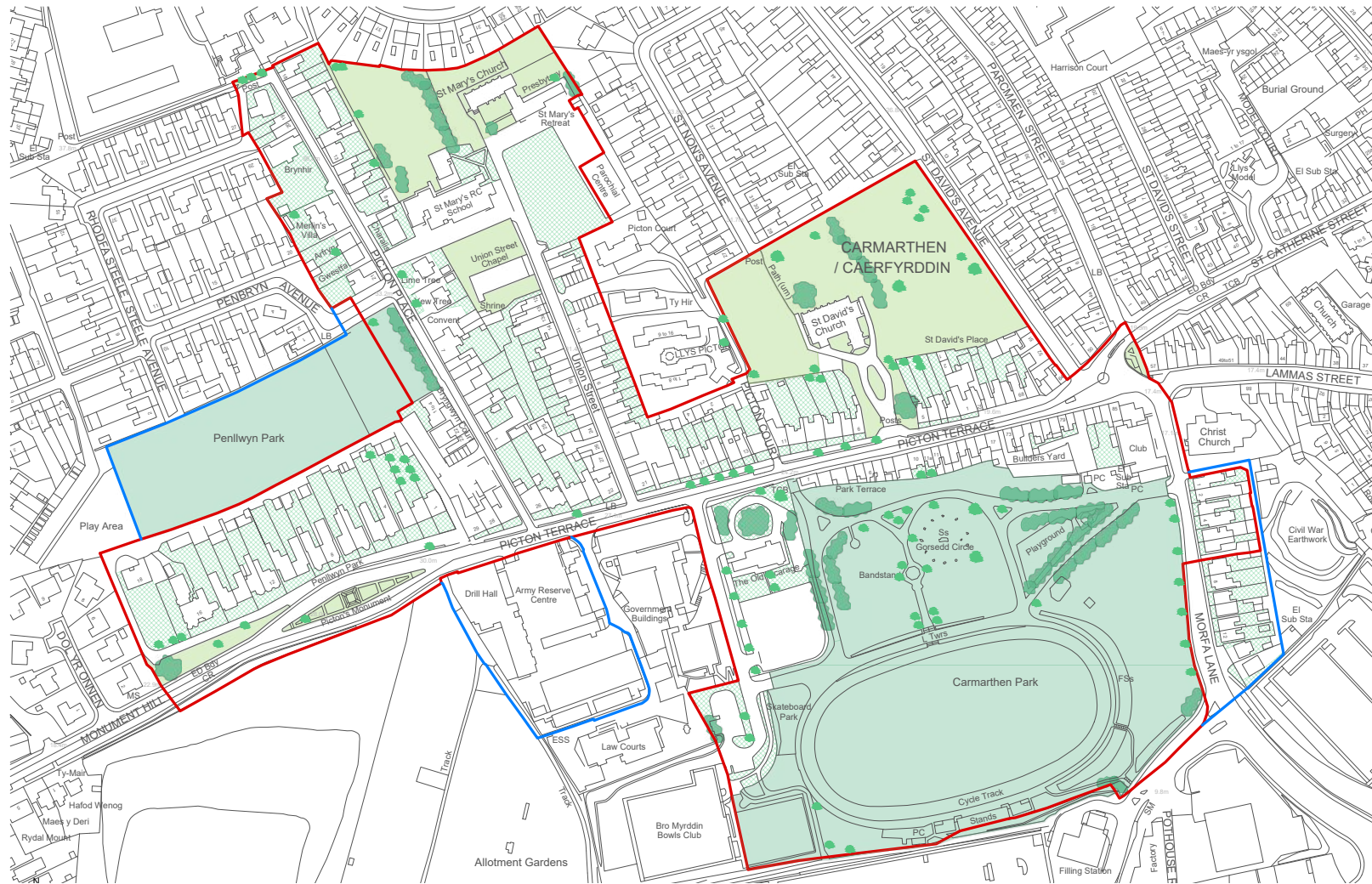
St David's burial grounds



Penwellyn Park front gardens



Picton Terrace street trees and front gardens



- Picton Terrace Conservation Area Boundary
- Proposed boundary alterations
- Green spaces
- Parks
- Private / semi-private gardens
- Trees
- Group of trees

5.0 Character and Appearance

This section describes the character and appearance of the area as it exists at the time of this study.

5.1 Townscape Features

The CA is principally set out along a historic linear road with terraced housing set on or back from the street edge. Several secondary roads intersect this to the north, whilst the south is dominated in the main by Carmarthen Park, although this is obscured from several views by the terraced housing to Picton Terrace. The topography of the area sloping north to south allows those houses to the north or elevated above street level a commanding view of the River Tywi, although the contemporary Welsh Government offices has negatively impacted these views from Union Street.

The Picton Monument and the tower of St David's offer continued visual landmarks in the roofscape which allow one to orientate oneself, with surviving chimneys and pitched roofs adding to this variety. St David's and the Old Vicarage offer natural breaks to the road in an otherwise high-density urban area.

There is a strong feeling of enclosure to much of the area, exaggerated by the terraced housing, repeated typology through much of the CA, scale of building and long straight views. The contribution of street trees and front gardens is an important feature as it helps alleviate some of this feeling. The park is a clear exception to this, although the buildings to the north, east and west define its edges and restrict the views outwards. The area is dominated in the main by a residential use which maintains some continuity as one explores the area, however there are clear distinctions between the 19th



Picton Terrace at the junction of Picton Court



Rear gate and boundary wall on Picton Place



The entrance into St David's

Century former workers' cottages to the eastern end of Picton Terrace, set on the street edge, and those to the western end and Penllwyn Park which were built for a higher social class and typically have front gardens. This is a distinctive characteristic within the CA, as well the town as a whole.

The secondary streets which run north have seen most contemporary infill development which has had a negative impact due to their architectural design, material use and placement away from the street edge which are out of character with the CA. They have also eroded much of the green and open spaces which used to sit behind the road increasing their impact on street views.

Although dominated in the main by long rows of terracing, there are glimpsed views through and between buildings, as well as to the rears of buildings from the park and secondary roads. These provide breaks to the terraces and provide some indication of the areas which lie beyond the street edge. These can often be overlooked and as such can suffer from poor maintenance and inappropriate alteration, but their impact upon views through the CA should not be undervalued.

Traffic dominates much of the CA, which can perhaps be expected due to its layout following a main thoroughfare. It is, however, welcoming to see that off-road parking has not been adopted here, which would have the potential to impede views along Picton Terrace and in turn erode the visual character of an area. Any introduction of off-road parking here should be resisted. This can impact movement through the area as one

tends to walk on one side of the road only, although there is a crossing point at the western end of the park, and one is able to walk through the park as an alternative at this point.

The Picton Monument and Gwynfryn House provide a notable and celebrated entrance into the CA to the west. The eastern entrance at the roundabout between Lammas Street and Picton Terrace, by comparison, is much weaker, dominated by traffic and further diminished by Milford House which is set back within a tarmacadamed area with off road parking and is of a poorer contemporary design which is not characteristic of the area. The high wall to the south of Carmarthen Park offers a clear boundary to the south, but the entrance from this corner could be strengthened through an alteration to the boundary at this point.



Rear gardens to Penwellyn Park



Junction of Lammas Street, Picton Terrace and Morfa Lane

5.2 Building materials

The following images and list provide examples of the materials used within the CA which either enhance or preserve the characteristics of the area.

Coursed Pennant, rubble and rock faced stone to larger landmark buildings typically of a religious nature as well as boundary walls

Painted brick

Painted render

Slate roof coverings

Leadwork

Painted timber joinery

Cast/ wrought ironwork

Cast iron rainwater goods

Red tile hanging at Penllwyn Park



5.3 Building heights and relationships to plots

Buildings are predominantly 2 - 3 storeys in height. Where this has been exceeded it creates a noticeable change in the street elevation and has negatively impacted the consistency which characterises much of the CA. The exceptions to this are the churches which stand within their own grounds and act as landmarks.

To the south of Picton Terrace the houses are situated directly on the street edge, whereas those to the north and on Morfa Lane are set back with front gardens to the street and a green verge to the road. Penllwyn Park is elevated above street level with a private road which sets this terrace apart from the others and creates a significant group of buildings which stand apart from the rest of the CA.

Those to secondary roads are typically on the pavement without front gardens. Several driveways have been created on Picton Place which create a more varied elevation which is uncharacteristic and detracting. Street trees and boundary walls help to maintain the street edge here.

The Old Vicarage is an exception to the above, as a domestic scale building but set within its own landscaped grounds. Its connection with the park, however, ensures this sits comfortably within the streetscape.



Houses on the northern side of Picton Terrace



Houses to the southern side of Picton Terrace

5.4 Typical or significant details

To Penllwyn Park

Gabled eaves

Balconies

Penllwyn Park and north side of Picton Terrace up to St David's

Timber bay windows

To landmark buildings including those of a religious character

Towers and spires

Decorative ironwork gates and railings

Arch-headed windows

Consistent details throughout CA

Colourfully painted renders

Timber sash windows, typically 1 over 1 and 6 over 1

Door canopies

Expressed window surrounds

Pitched roofs

Chimneys

Rubble stone boundary walls

Features and monuments within the public realm

Metal railings



5.5 Public realm; surfacing, street furniture and signage

The roads and pavements are tarmacadamed with concrete pavers. A series of two or three steps are set on the northern road edge to Picton Terrace within the green verge to navigate the change in height between the pavement and road. Roadside features are limited to contemporary insertions such as road signs, traffic lights and bollards which prevent cars driving on pavements. It is expected that a level of infrastructure is required for safety and navigation and the current level does not have a detrimental impact, although the insertion of further items needs careful consideration so that they do not obscure key buildings or views.

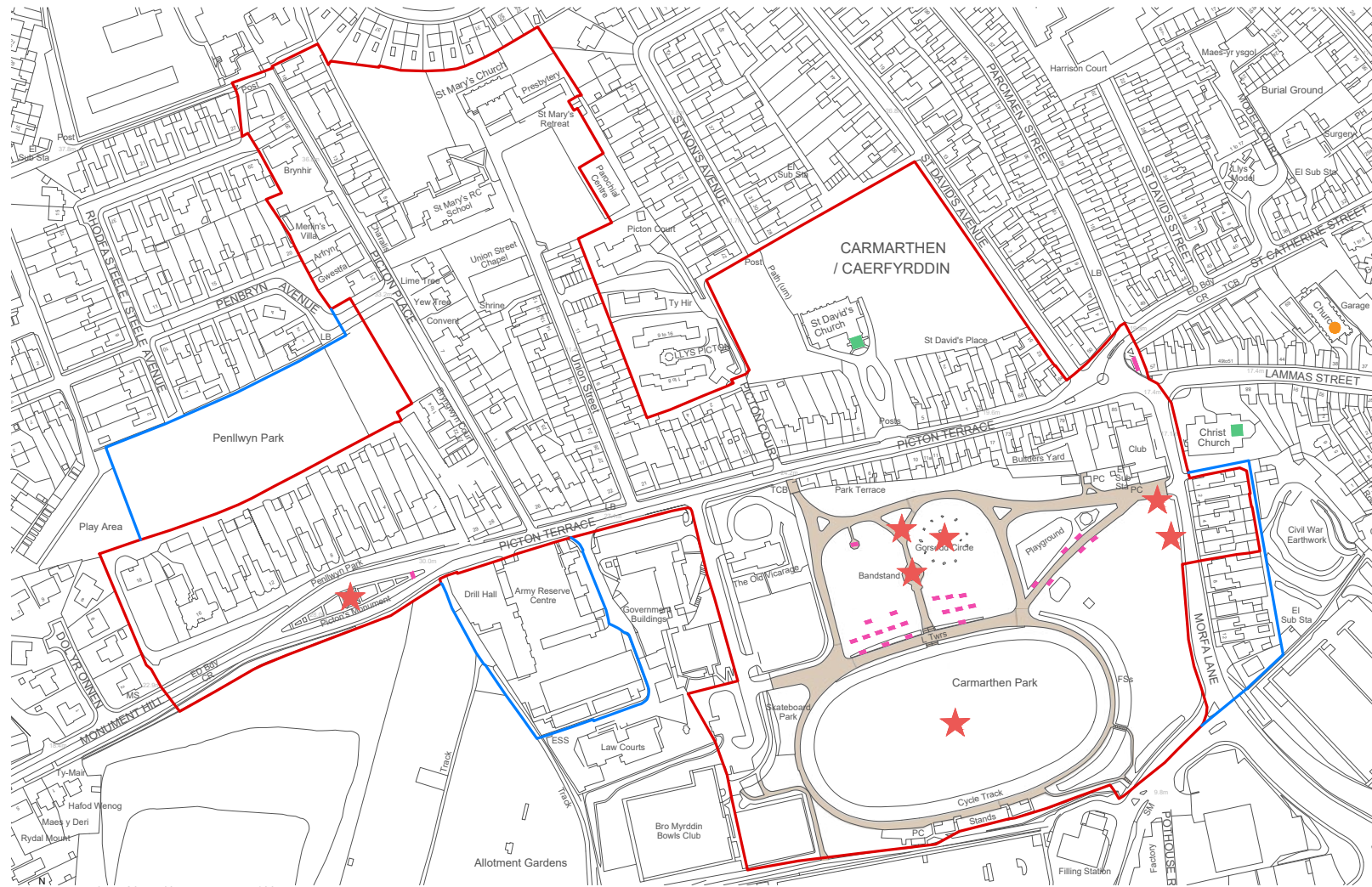
The park has several notable public realm elements including the water foundation, bandstand, and stone circle. There are also a number of benches, but these are perhaps limited considering the use of the park as a key amenity space. The velodrome is a significant part of the park and provides a focal point and an important and visual part of Carmarthen's history, as well as being home to Carmarthen Quins rugby team.



Contemporary development at Picton Court



Carmarthen Park



- Picton Terrace Conservation Area Boundary
- Proposed boundary alterations
- Pedestrian areas
- ★ Historic townscape feature
- Street feature
- Spire
- Tower

5.6 Boundary materials and treatments

Surviving historic boundary walls are typically built of rubble stone. On secondary roads these tend to be fairly high to prevent people viewing into rear gardens. Front gardens have rubble stone or low brick boundary walls with wrought or cast-iron decorative railings and gates. A green verge runs along the pavement edge to the north of Picton Terrace which helps separate pedestrians from the busy road. The Welsh Government offices has a timber post and rail fence to the pavement edge which is uncharacteristic and further sets this building apart. The decorative gates to the eastern entrance of the park are particularly of note, but in comparison the western entrance is somewhat hidden and could be celebrated further.

The gates to St David's church have been lost however the low boundary wall allows the green setting of the church to be appreciated from street level, although the recent insertion of concrete posts interrupt this relationship.

Due to the number of surviving examples of historic railings, where contemporary railings have been used, these stand apart and are detrimental to the character of the CA.



Decorative gates to Carmarthen Park



Metal railings to Picton Terrace



Stone boundary wall to St David's

6.0 Building analysis

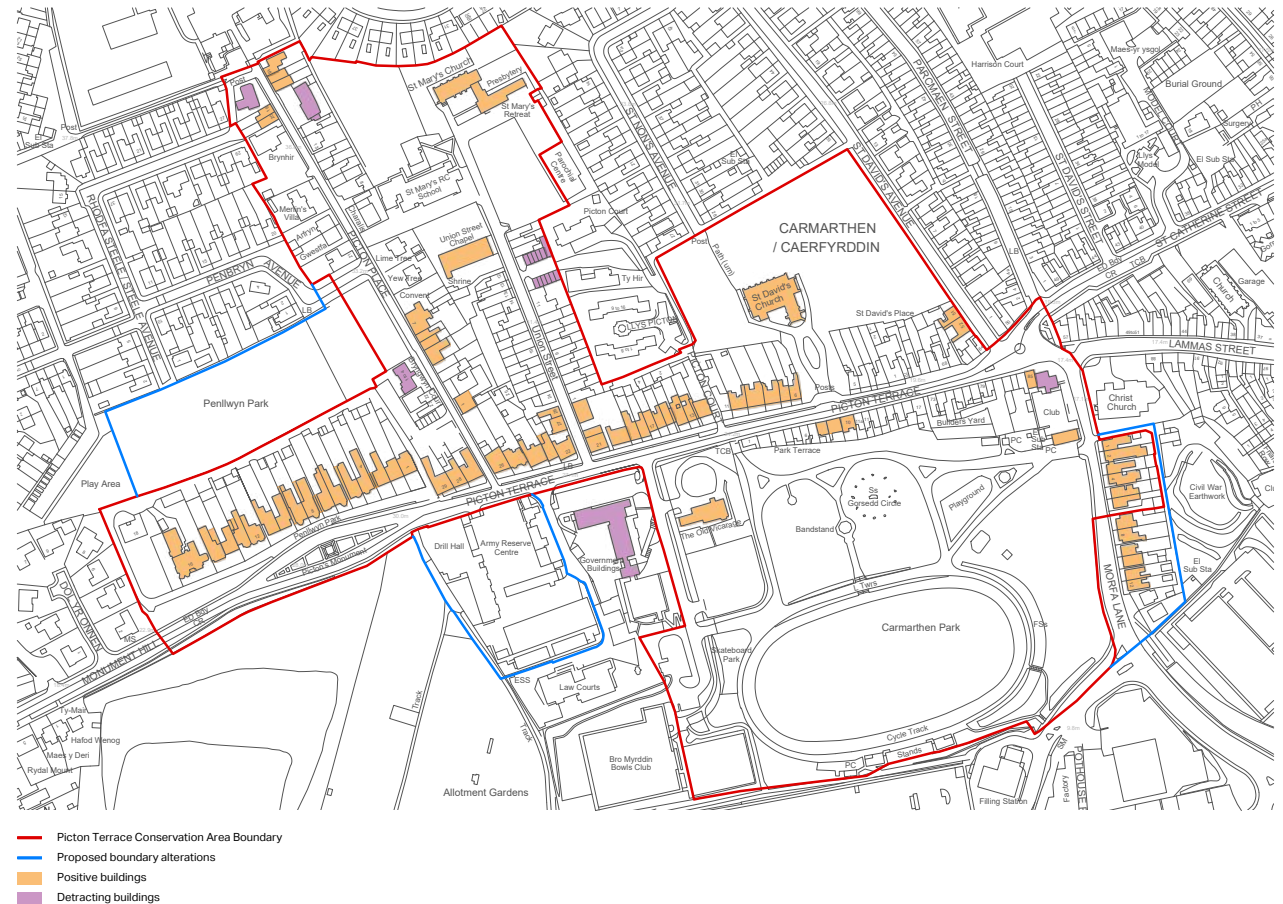
6.1 Buildings which make a positive contribution to the Conservation Area

In addition to those buildings of note set out in section 4.1, many more modest buildings make a positive contribution to the character and quality of the conservation area; this may be for several different reasons. These include their townscape contribution, such as the terrace group at Penwllyn Park; architectural quality; and decorative features, or historic or cultural associations.

Whilst there are numerous buildings which make a positive contribution to the conservation area, in many instances their architectural quality has been compromised by poor alterations. With respect to domestic properties, this tends to be through the loss of historic features such as timber sash windows. Despite this, these buildings still exhibit strong qualities and positive contributions that could be greatly enhanced by remedying the detracting alterations. Applications to undo unsympathetic alterations either as a standalone application or as part of a wider redevelopment would be supported.

6.2 Buildings which detract from the Conservation Area

Negative buildings are identified as those which, due to their scale, detailed design, or materials, are incongruous in relation to the predominant character of the conservation area. These may be considered as candidates for wholesale redevelopment, although in some case, it may be suitable to retain the shell of these buildings, avoiding the embodied carbon associated with large scale redevelopment.



7.0 Significance

One of the guiding principles to managing change within the historic environment is an understanding of the significance of that asset, be it a building, place, or something more intangible. Best practice suggests assessing significance against a series of values which are set out below:

Evidential Value; The physical remains and surviving fabric which still exists in the area

Historical Value; How the area can inform us of past people, events or aspects of life

Aesthetic Value; Whether the area is pleasing to walk around and experience

Communal Value; The value it has to the people who live, work and visit the area

Each of these values might exist in varying levels from low to high and this is also important to understand. It is also important to recognise those items which may fall outside of these categories or fall within multiple categories to differing levels. This can particularly be the case when considering those characteristics which create a sense of place.

The following summary sets out the key items of significance for the Conservation Area. This is followed by a more detailed examination of each item and is concluded by indicating how each relates to evidential, historical, aesthetic, and communal values and to what level.

- Largely surviving historic street pattern from the Roman creation of the town through the growth seen within the 18-19th Centuries
- Historically acted as the western entrance into Carmarthen Town
- Picton Monument and Gwynfryn House celebrating the entrance to the CA
- Several associations with notable events and people
- Unusual example of a purpose-built Catholic Church at St Mary's
- Penllwyn Park for its architectural quality and as an example of the development of social classes when contrasted against the 19th Century workers cottages
- Numerous examples of public recreational grounds and facilities
- Carmarthen Park and the Velodrome
- A series of significant views to, from and through the area often due to its topography
- Local and national buildings of significance
- A strong feeling of enclosure interspersed with areas of green, glimpsed, and wider views
- The contribution of street trees and front gardens
- Notable public realm and townscape features
- Surviving historic boundaries including metalwork and rubble stone
- Consistent use pattern including residential, religious, educational, recreational, and military
- Illustrative of the 18th and early 20th Century growth of the town

Historic Street Pattern

Picton Terrace largely follows the Roman road which led to Carmarthen Town from the west, with branch roads to the north and south, and development following this. The road remains as the principal axis through the CA and as such still largely informs development and the way one moves through and experiences the area.

Western entrance to Carmarthen

The origin of the medieval town of Carmarthen follows the construction of the Castle and its expansion to the east and west. By the 18th Century a tollhouse had been created at the bottom of Monument Hill with Picton Terrace becoming the main western gateway into the now much expanded town, celebrated further by the erection of the Picton Monument. Although the tollhouse itself was destroyed in 1843 and the town has expanded further west, the monument and development pattern of the buildings still retains this historic association.

Picton Monument and Gwynfryn House

The Picton Monument and Gwynfryn House due to their location, architectural quality and height mark the entrance into the CA and install a sense that one has entered an area of special significance as well as marking the western edge of the 19th Century development of the town centre.

Notable events and people

The CA has witnessed several notable historic events, has been home to several notable residents and retains a physical connection to many of these through built structures. This includes; the destruction of the tollhouse by the Rebecca Rioters in 1843 acknowledged through a plaque on the Picton Monument; Lieutenant-General Sir Thomas Picton was one of the most publicly commemorated and controversial figures from Welsh history, who was hailed a war hero after he was killed in the battle of Waterloo in 1815 and from which the Picton Monument and Picton Terrace were erected and named; Alice Abadam, one of the leading figures of the Welsh suffragette movement lived on Picton Terrace between 1886-1904; the park played host to the Eisteddfod Bro Myrddin cultural festival; renowned local architect George Morgan designed Penllwyn Park; Charles Hansom of Bristol, a noted Victorian architect of Catholic churches designed St Mary's.

Catholic Church of St Mary's

In the 19th Century Wales's population was around 80% nonconformist. The design and construction of a Catholic church, although not rare, is unusual, particularly when compared with the number of chapels and churches built for other religious denominations within Carmarthen.

Penllwyn Park

Penllwyn Park was developed by the Carmarthen Land Co from 1893. Elevated above the road level, the houses are afforded views out to the landscape beyond, as well providing a backdrop to the monument. Five

of the sixteen houses are listed in their own right and together they are a distinctive group and an example of a high-quality late 19th Century residential development. Their elevated position and set back from the road also increase their stature and creates an architecturally varied and characterful entrance into the area which can be seen from several viewpoints.

Development of social classes

There are two quite distinctive architectural styles within the area; the workers cottages to the southern edge of the east end of Picton Terrace, Union Street and Picton Place and the detached and semidetached town houses for a rising middle class within the town as it prospered and grew. This distinction is strengthened by the cottages being set on the street edge with those built for a higher social class typically retaining front gardens. This is a distinctive characteristic within the CA, as well the town as a whole and an interesting and visual representation of the development of social classes within the area.

Public recreational grounds

The area historically held, and still does, a number of recreational facilities for the people of Carmarthen. This included a lawn tennis ground to the east of the recreational ground behind Penllwyn Park, an assumed running track lost to the development of Penllwyn Park, a rugby ground to Picton Place now a contemporary residential development and Carmarthen Park and the Velodrome with rugby pitch within. These facilities are important social and communal venues and a part of the development of the area with the park and velodrome still within their original use.

Carmarthen Park

Carmarthen Park was opened in 1900 on farmland bought from the Ecclesiastical Commissioners and funded by the Borough Council. It is an example of the late 19th Century Public Parks Movement with much of the original park layout and structures still surviving. The velodrome within is reputedly the oldest surviving concrete velodrome in continuous use in the UK. The park has seen several cultural and sporting events and remains a well-used public facility. Elevated above the road below it commands significant views to the south over the surrounding landscape and river as well as wider views of the CA to the west, north and east.

Significant views

The topography of the area and its roofscape create a series of significant views to, from and through the CA, including street views, spires of The English Congregational Church in Lammas Street, St David's Church in Picton Terrace, and St Mary's Church in Union Street, as well as wider views out towards the landscape as set out in section 4.1. Views to the Picton Monument as one travels along Picton Terrace from east and west are also significant, creating a noted entrance into the CA and a landmark within the streetscape.

Local and national buildings of significance

There are a series of listed buildings throughout the CA which are listed due to their architectural quality and their surviving historic fabric. As such they not only present a high-quality aesthetic but also allow one to understand how one may have experienced the area in the past. Where there is surviving historic fabric, this

can also guide the reinstatement of lost details and inspire future development which is derived from the high-quality character of the area.

Enclosure and views out and between

The area is made up of a mixture of terraces, detached and semi-detached buildings, some within their own grounds and others hard to the street edge. This creates a series of long enclosed street views but dispersed with glimpses between buildings, wider panoramic views at breaks, and views of the roofscape and gable ends which creates variety and interest as one walks through and experience the area.

Street trees and gardens

The contribution of street trees and front gardens alongside the larger open green spaces relieves what could otherwise be a hard urban environment. The street trees, as shown on the enclosed maps, are a unique part of the CA and recreate a line to the street where historic boundaries or buildings have been removed and are thus an important contributor to maintaining the character of the area.

Public realm and townscape features

There are a series of notable public realm elements throughout the CA of both historic and aesthetic value including the water foundation, bandstand, and stone circle within the park.

Historic boundaries

There is a large quantity of surviving historic boundaries, including historic railings to the residential developments at Penllwyn Park and Picton Terrace and rubble stone boundary walls to the rears of the properties. The decorative gates to the eastern entrance of the park are particularly of note. As surviving historic fabric, they are not only a high quality and characterful addition to the streetscape but also allow one to understand how the area developed and may have previously appeared.

Consistent use pattern

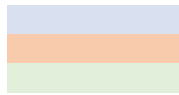
The uses of the area have remained consistent with most buildings being residential, combined with religious, recreational, educational, and military use. Where non-residential uses exist these are still in their original location within their original structures, such as the Carmarthen Barracks, churches and the Sunday school which is now a primary school. This has helped maintain buildings in their original form.

18th and 20th Century growth

Carmarthen grew rapidly from the 18th to early 20th Centuries, with growth radiating east and west from the main town core. Lying to the west of the town, Picton Terrace grew rapidly from the late 18th century to support the growing population and is a visual connection to this development and an important part of the history of the town.

	Evidential Value	Historical Value	Aesthetic Value	Communal Value
Historic street pattern	High Value	Low Value		
Western entrance to Carmarthen	Low Value	High Value		
Picton Monument and Gwynfryn House	High Value		High Value	Medium Value
Notable events and people	Medium Value	High Value		
Catholic Church of St Mary's	High Value		High Value	Medium Value
Penllwyn Park	High Value	Low Value	High Value	
Development of social classes	High Value	High Value		
Public recreational grounds	Medium Value	High Value		High Value
Carmarthen Park	High Value	High Value	High Value	High Value
Significant views			High Value	High Value
Local and national buildings of significance	High Value	Medium Value	High Value	
Enclosure and views out and between			Medium Value	
Street trees and gardens	High Value		High Value	Low Value
Public realm and townscape features	High Value	High Value	High Value	High Value
Historic boundaries	High Value		High Value	
Consistent use pattern	Medium Value	High Value		
19 th and 20 th Century growth	High Value	High Value		

Low Value
Medium Value
High Value



8.0 Issues, Threats, and Management Proposals

Strategic overview

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, Carmarthenshire County Council (CCC) is required to ensure that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). CCC has a duty 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas' (Section 71).

The following table summarises the key issues and threats which have been identified through the preparation of the Character Area Appraisal for Picton Terrace. Accompanying each item are recommendations for its management. This list is not comprehensive and does not exclude additional items which may present themselves either currently or within the future development of the CA.

Issues relate to those items which are currently causing harm to the appearance and or the character of the area. Threats are those items which do not currently cause harm but which through insensitive alteration may. Those items which are identified as issues should also be considered as those posing continual threat. Alongside each is a management recommendation intended to ensure the character, appearance of the conservation area, its significance and special architectural and historic interest, is preserved and enhanced. These historic environment

recommendations could inform the production of a wider and more detailed policy document for the management of the area, to be produced by Carmarthenshire County Council.

The issues have been identified through site visits, as well as consultation with stakeholders, County Council officers and members of the public. They relate primarily to the historic built environment, both in the conservation of existing historic fabric and the impact of new development on the character and appearance of the CA. This includes those identified as affecting the public realm.

Examples have also been provided to illustrate both good and bad examples of the management of these items to offer additional guidance when considering development within the area. It is important that the following is read in association with all relevant guidance and policy documents, including the CCC's Local Development Plan 2018 – 2033 and supplementary planning guidance.

Item	Issue	Management
1.0 Views and setting		

1.1 Views into and out of the CA can be difficult to protect, since those buildings which have the potential to affect key views can be outside of the protected area; their impact only becomes apparent after construction when it is too late. This relates in particular to the introduction of tall buildings outside of the CA, or those on higher ground which affect long distance views of the landscape beyond. For example, whilst much of the CA's setting is protected by its high-density terracing which encloses many of the principal road frontages, the topography of the land allows for panoramic and far-reaching views at key junctions within the CA, particularly towards the River Tywi and to the landscape to the north, often pierced by historic spires and towers. Introduction of contemporary development has the potential to harm these views, such as the Welsh Government Offices which terminate a once open view from Union Place and has had a negative impact on this view.




Development within the conservation area's setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful. New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted within the appraisal, however more may be identified by others. Proposals which have the potential to affect and fall within important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting.



1.2 Side streets and the rear of buildings provide glimpsed views away from the main thoroughfare. Due to a perceived lack of visibility these areas can encourage anti-social behaviour such as littering, damage to buildings and the public realm and graffiti. These areas also suffer from a lack of general maintenance in both the public realm and boundary treatments, which erode the character of these areas. An example of this is the rear of Picton Terrace as seen from Carmarthen Park, whose general deterioration, lack of routine maintenance and unsympathetic alternations now has a negative impact on the setting of the park.




Development proposals should be carefully assessed to understand the impact of the proposals on the character and appearance of side street and of rear buildings, as well as key views and main thoroughfares. The council will pay special attention to the desirability of preserving the conservation area and there will be a presumption against development which is considered to cause harm.




Item	Issue	Management	
2.0 Redevelopment			
2.1	<p>The consistency of storey height, mass, material, architectural detailing, plot size and relationship to the street provides a distinct sense of place within the CA. As a result deviations from this can have an adverse impact, particularly where there are long ranging views. As an example, a number of bungalows have been constructed on Picton Terrace which are set back from the street edge and use materials uncommon within the CA. This has negatively impacted the buildings around it as well as the street views along Picton Terrace.</p>	<p>Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking Guide 2020.</p>	
2.2	<p>Corner plots are important gateways into the CA and offer natural breaks at the end of the terraced housing. Where corner plots are redeveloped without due regard to the characteristics of the CA this can weaken these key moments. That to the junction of Picton Terrace and Lammas Street such an example due to the architectural style, form and material use of the corner building as well as the large, tarmacked hardstanding to the street which blurs the street edge.</p>		
2.3	<p>Use of modern materials which are not complementary or appropriate to the existing palette of materials, for example concrete tiles or modern cladding, erodes the historic character, appearance and overall significance of the CA. Similarly buildings of poor design have caused harm to the CA.</p>		


Item	Issue	Management
3.0 Inappropriate alterations and loss of original features		
3.1	The topography of the area means that roofs provide significant views and the insertion of items such as aerials and satellite dishes to the roofscape erodes the character, particularly in terraces of a uniform style.	The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.
3.2	<p>The introduction of seemingly minor works can have a cumulative effect on the building as a whole and the setting of the CA. This includes the following examples:</p> <ul style="list-style-type: none"> Changing windows to PVC replacements The introduction of new services which are prominently positioned The installation of satellite dishes Loss of cast iron rainwater goods Replacement of slate with red tile and concrete tiles Loss of chimneys Loss of timber panelled front doors with canopies and doorsets Loss of historic boundaries such as railings and rubble stone walls 	<p>Detailed design guidance should be developed to include information on the typical colours, architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area.</p> <p>The wider use of Article 4 Directions could be considered so that planning permission is required for alterations listed where appropriate.</p>
3.3	The replacement of traditional lime render with pebble dash has had a considerable impact on buildings and views through the CA.	The use of traditional materials such as lime render should be encouraged and applications for the introduction of inappropriate plasters and renders should be refused.




Item	Issue	Management	
3.4	<p>Unauthorised works to buildings appears to be a common problem, including works such as the replacement of historic features such as windows and doors or the removal of canopies and chimneys. This has led to a steady erosion of the character of some parts of the CA, particularly seen at the eastern end of Picton Terrace. Where unauthorised works have occurred, this can encourage other property owners to undertake similar works and can result in a cumulative effect on a larger scale.</p>	<p>Where appropriate the council should seek enforcement action to remediate unauthorised works. Detailed design guidance should be developed including information on the typical colours, architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations which at present do not require permission.</p>	
3.5	<p>The bright colours of the terraces are an appealing and vibrant part of the CA. The introduction of inappropriate colours can disrupt this rhythm and have an impact on the views through the area. This is can be seen to the eastern end of Picton Terrace.</p>	<p>Publish design guidance on the typical colours, architectural details such as windows and materials found in the area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations to paint colours.</p>	
3.6	<p>The extension of properties and the merging of plots to create over-sized buildings, often in contrasting architectural styles has resulted in buildings that are visually overwhelming and do not respect the surrounding character of the area. This is characteristic of modern infill development to Picton Terrace.</p>	<p>Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking Guide 2020.</p>	


Item	Issue	Management	
3.7	The repair and maintenance of buildings appears to have suffered throughout the CA with a number of buildings in a poor condition. Due to the nature of the CA this has a significant impact on views and can lead to the partial or total loss of significant heritage assets.	Publish guidance on appropriate maintenance regimes and repair of buildings and structures within the Conservation Area.	

4.0 Street furniture, signage, roads


4.1	Roads, pavements and contemporary boundary treatments are typically of modern materials and detract from the setting of the buildings and public realm. For example, the timber bollards to the Welsh Government offices and the concrete bollards to St David's Church.	Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance of paintwork and introduction of appropriate surface materials and street furniture.	
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5.0 Boundary Treatments and Parking

5.1	The increase in demand for onsite and on street parking has led to the loss of historic boundary treatments to incorporate hard standings, particularly to Picton Terrace and Union Street.	Reinstatement of traditional boundary walls and high-quality railings should be supported. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of historic boundary walls and front gardens which make a positive contribution to the area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations to historic boundary walls, irrespective of height.	
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Item	Issue	Management	
5.2	Many of the historic railings are in need of redecoration and look to have suffered from a lack of general maintenance. Due to their quantity, this significantly impacts the public realm and the setting of the buildings.	Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance of paintwork and introduction of appropriate surface materials and street furniture. Publish guidance on appropriate maintenance and repair of buildings and structures (including railings) within the Conservation Area.	

6.0 Trees and Green Spaces

6.1	Carmarthen Park provides an important cultural, historic and amenity space within the CA and to the town at large. The views to the south towards the landscape, as well as the more urban views to the north, east and west are part of its character and require protection from either large or small, incremental change which impinge views from, to or across the park. This includes loss of green space to hardstanding, or the introduction of inappropriate public realm furniture.	Development proposals should respond to and respect the unique character and appearance of the conservation area, its setting and views. Development should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking Guide 2020.	
6.2	The area has historically and still continues to be dominated in the by a residential use. The introduction of new uses, such as commercial activity could put pressure on the area in regard to refuse collection and storage, deliveries and the loss of historic fabric to introduce shopfronts.	Any proposals for the change of use of existing buildings would require careful consideration of the impact on the character and appearance of the conservation area, including any consequent changes to delivery access, parking, and external services, such as condensing units and other plant. Continued residential use in historically residential streets should be encouraged.	

Item	Issue	Management
6.3	Terraces form a significant feature of the CA. Split ownership or the insertion of ground floor retail units could lead to a disjointed approach to maintenance and alterations between otherwise unified buildings.	Any proposals for the change of use of existing buildings would require careful consideration of the impact on the character and appearance of the conservation area, including any consequent changes to delivery access, parking, and external services, such as condensing units, other plant and alterations to historic elevations. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful.

Item	Threat	Management
7.0 Redevelopment		
7.1	The loss of features such as chimneys and the introduction of dormers can fundamentally change the roof-scape and have a detrimental impact on views, particularly in light of the topography of the area which provides wide views of buildings within the CA.	
8.0 Inappropriate alterations and loss of original features		
8.1	Partial or total demolition of buildings that make a positive contribution to the character or appearance of the CA can erode the architectural quality of the area. The loss of heritage assets suggests a general lack of awareness of the importance of the CA to the town and the benefits that heritage-led development can generate. This can include whole buildings for redevelopment or partial areas such as chimneys, boundary walls and extensions.	There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these buildings and their features are retained. Applications for consent to demolish must be made to the local planning authority. Applications for Conservation Area Consent will require a heritage impact statement, which should explain why demolition is desirable or necessary alongside a broader assessment of the impact of the proposals on the character or appearance of the area.

7.1	The loss of features such as chimneys and the introduction of dormers can fundamentally change the roof-scape and have a detrimental impact on views, particularly in light of the topography of the area which provides wide views of buildings within the CA.	
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8.0 Inappropriate alterations and loss of original features		
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8.1	Partial or total demolition of buildings that make a positive contribution to the character or appearance of the CA can erode the architectural quality of the area. The loss of heritage assets suggests a general lack of awareness of the importance of the CA to the town and the benefits that heritage-led development can generate. This can include whole buildings for redevelopment or partial areas such as chimneys, boundary walls and extensions.	There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these buildings and their features are retained. Applications for consent to demolish must be made to the local planning authority. Applications for Conservation Area Consent will require a heritage impact statement, which should explain why demolition is desirable or necessary alongside a broader assessment of the impact of the proposals on the character or appearance of the area.
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Item	Threat	Management
8.2	The poor condition of buildings which have been out of use or have suffered from poor maintenance, can be used to put pressure on the Local Authority for demolition and redevelopment. This can lead to a misunderstanding that large scale redevelopment is appropriate, when careful management of future alterations could reinstate the original character of these buildings, enhance the CA, and avoid the loss of embodied carbon already spent through its original construction.	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision. There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these are retained. If demolition is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged. Reinstatement of traditional features should be encouraged through the production of a design guide specific to the CA. Applications for consent to demolish must be made to the local planning authority.

9.0 Demolition of Buildings

9.1	Increased traffic density and poorly managed road layouts can have a detrimental impact on the overall character of the area, causing a loss of stopping points, and areas to congregate which would otherwise allow for moments of reflection and appreciation. Limited crossing points and narrow pavements also cause streets to be divorced from each other and a limited appreciation of buildings due to the density of traffic obscuring lower storeys.	Produce and implement a strategy for opportunities for increased pedestrianisation and improved road layouts. Encourage and support major new development which would improve cycle and pedestrian connectivity and incorporate public space.
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Item	Threat	Management
9.2	Throughout the CA there should be a high quality and consistent design to street furniture, including modern street lighting, benches, bins, wayfinding boards, street signs and planting beds. There has been some effort to introduce common elements with interpretation boards but this has not been consistent throughout the town centre or CA. A coordinated approach to street furniture of a high quality design would help to unify the character of the area and substantially uplift the quality of the public realm.	Signage and furniture and should be sensitively designed and integrated into the street scene. A coordinated approach would help to unify the character of the area and uplift the quality of the public realm. Further guidance could be produced on the design of signage and street furniture in the conservation area, to ensure a consistent and high-quality approach is achieved. There is scope for introducing more traditional streetlights, traditional paving materials, and greater street planting throughout the conservation area. The decorative gates to the eastern entrance of the park are particularly of note, but in comparison the western entrance is somewhat hidden and could be celebrated further.

10.0 Street furniture, signage, roads

10.1	The existing green spaces and trees within the CA provide important break points to the terraces and require effective, continued protection, particularly during new development and alteration works. The loss of boundary trees can significantly alter key views along the length of the CA. This includes those which border the Conservation area, such as those outside the Welsh Government offices.	Significant green spaces should be actively maintained, and management processes should be adopted which ensure their special interest, and their ecological value, is preserved and enhanced. There is scope for more tree and other planting to enhance the appearance of the conservation area and its potential for biodiversity and this should be encouraged. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of trees or green spaces which make a positive contribution to the area.
10.2	Welsh place names are an important part of the history of the town and where these survive, these should be maintained.	Further guidance could be produced on the design of signage in the Conservation Area and the incorporation of Welsh places names on road and place names.

11.0 Landscaping

11.1	The use of non-native trees, flora and fauna can be incongruous with their surroundings if chosen without due regard to their context.	The use of native trees, flora and fauna should be encouraged when soft landscaping schemes are approved by the Local Authority.
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11.0 General

- 11.1 Archaeology
- When considering any significant development proposal, the potential impact on archaeological remains should be professionally assessed and advice taken as to how they can be best preserved and protected. Consideration should also be given for how the past uses, structure and buildings which inhabited the site could influence the design of new elements
- 11.2 Climate Emergency
- Retrofit proposals to improve energy efficiency should be carefully considered to ensure compatibility with traditional building materials, functionality and significance.
- If demolition is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged.
- 11.3 Implementation and Review
- All the statutory duties under the Planning Acts resulting from conservation area designation need to be adhered to. The Council should adopt the recommendations made here and formulate a formal management plan (it is intended that this report will form the basis of this) which is reviewed regularly to ensure the policies remain useful and relevant. The Council should seek to undertake other relevant studies and produce further guidance as identified here, where the resources for this are available.
- 11.5 Heritage Impact Assessments
- A heritage impact assessment should be provided by applicants, where a proposal is considered to affect the conservation area (either within the boundary or its setting) or a heritage asset within it.

9.0 Opportunities

The following opportunities refer to identified possibilities for undoing harm, enhancing the area and the appreciation of it, or managing development. These have been identified through the preparation of this document and the proceeding issues, threats, and management section.

1. As opportunity allows, the redevelopment of key gateway sites into the CA from the south at Morfa Lane and to the east at Lammas Street would have a substantial impact to not only the setting of the area but also peoples recognition of being within an area of special interest.
2. The existing raised carpark to the rear of The Vicarage and to the west of Carmarthen Park, if redeveloped, presents an opportunity for this area to be relandscaped and bring this hard edge back into the park, restoring the historic green edge to the Vicarage and park.
3. The rear of Picton Terrace from the park significantly impacts views to the north due to a combination of poor maintenance and inappropriate alterations. The introduction of landscaping to screen this elevation would be of benefit to the overall setting of the park whilst retaining a visual connection through and to the roofscape beyond.
4. There is an apparent lack of awareness as to the nature of CAs and the value that they bring. This could be partly due to a lack of accessible information but can lead to deterioration due to; inappropriate repairs or lack of maintenance because of confusion as to what may be acceptable

or the process of consent; the value of investment leading to vacant or underused buildings; a lack of understanding of the value of place. The introduction of clear guidance using this document as a guide, or additional high-quality interpretation or artwork is an opportunity to increase awareness and in turn the value people feel towards the area.

5. Several buildings have been identified through this study as detracting from the CA. As the opportunity arises to redevelop these buildings, their replacement with those of high-quality design which reflect the character of the area would be of great benefit.
6. The introduction of street trees where the street edge lacks definition due to loss of boundaries, introduction of hardstandings or redevelopment away from an otherwise consistent building line, would help improve street views.
7. The preparation of a maintenance guide to help building owners care for their buildings may encourage and help people to undertake regular maintenance, preventing the potential avoidable loss of heritage fabric and help protect views through the area.



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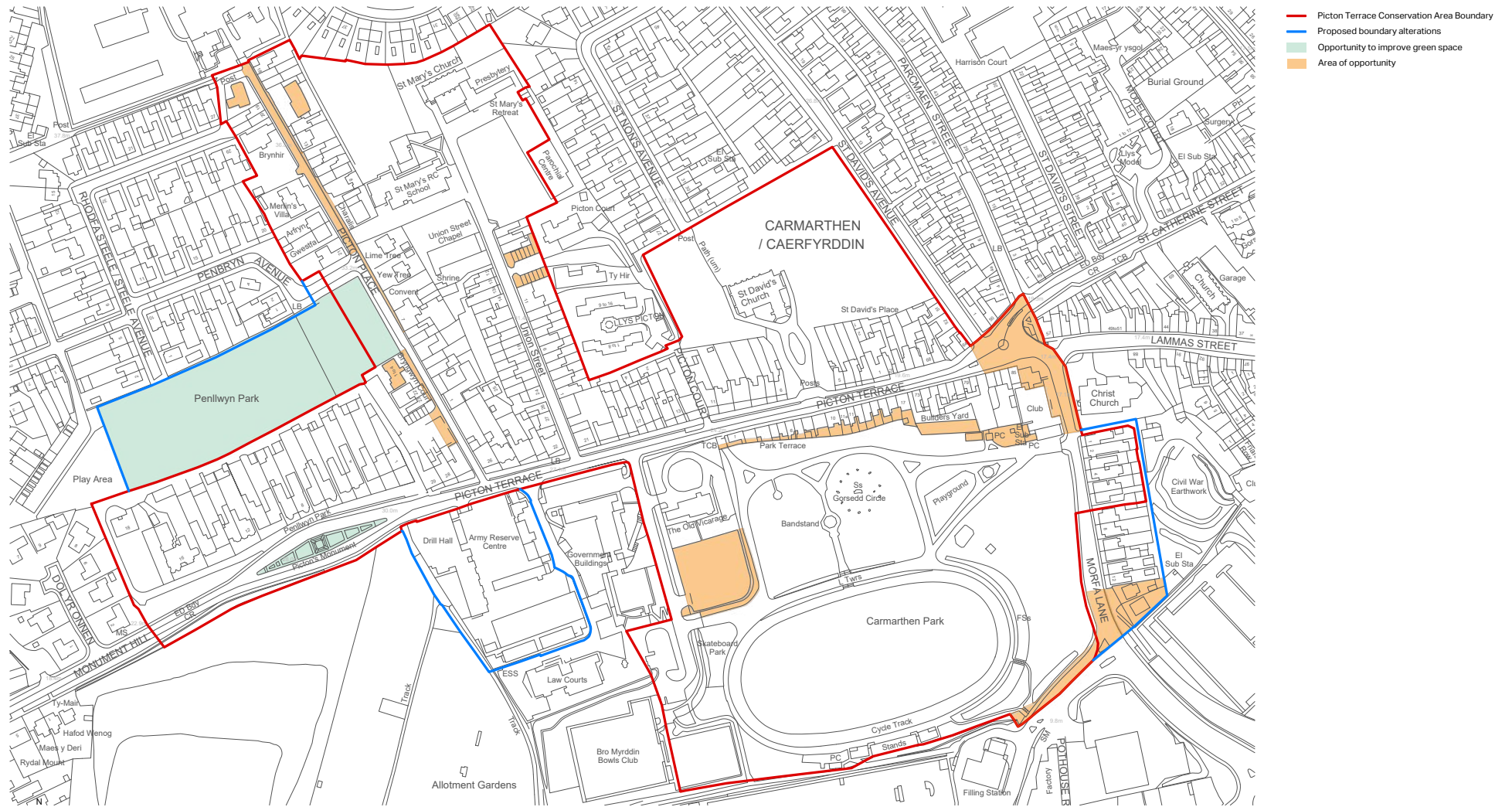
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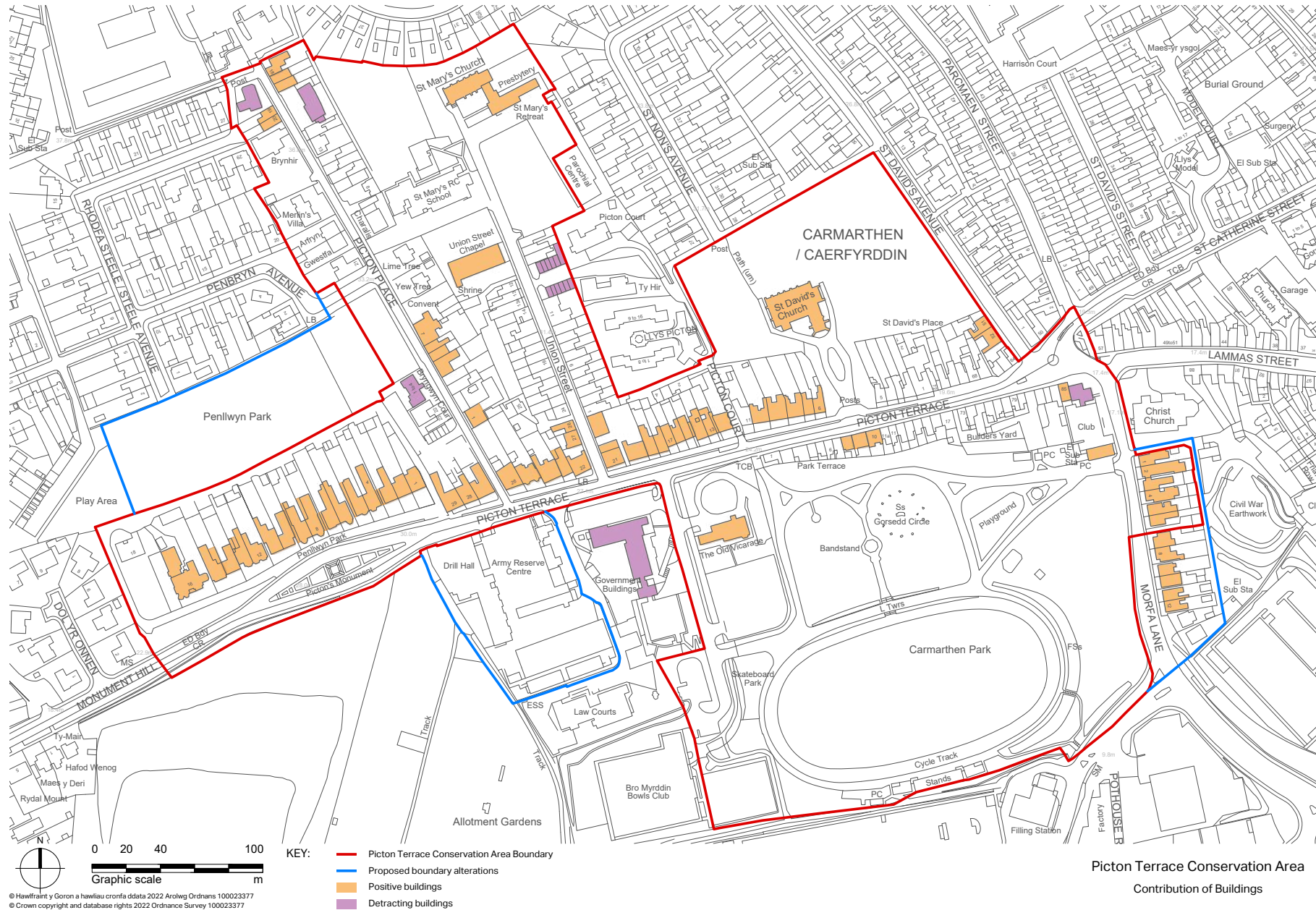
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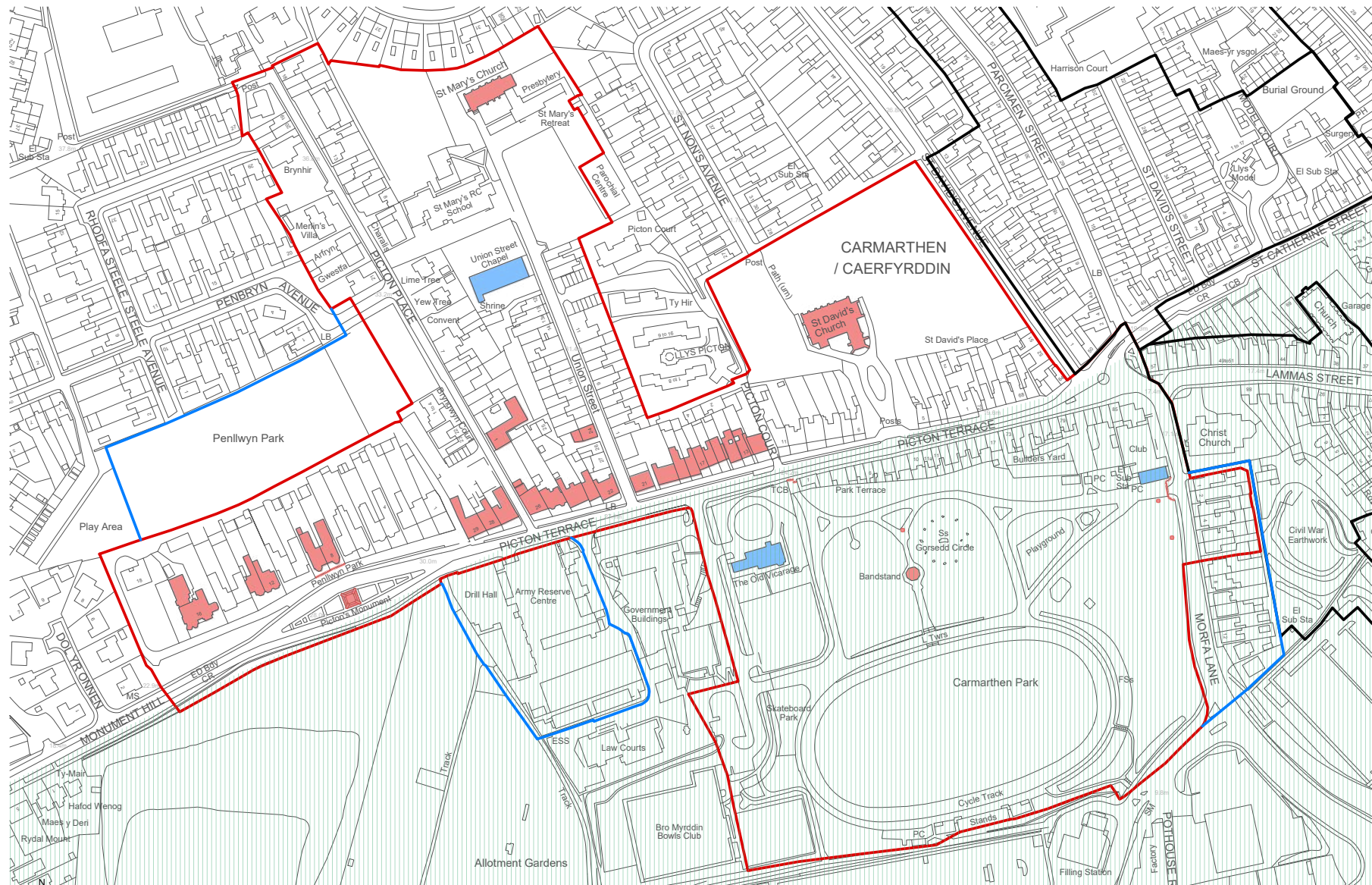
Appendix II: Glossary

Abbreviation	Formal term	Definition	Abbreviation	Formal term	Definition
A4D	Article 4 Direction	A measure, instigated by a local authority, whereby issues of work which would normally be permitted under planning legislation General Development Orders are bought within the control of the planning department.	CCC	Carmarthenshire County Council	
			GDO	General Development Order	An order, under national planning legislation, which sets out the classes of development which are 'permitted development' and hence do not normally require the issue of formal planning consent
BAR	Building At Risk	A buildings register, maintained by local authorities (supported by Historic England) which includes buildings and structures which are at risk from decay, collapse or other loss. It usually sets out a degree of risk and indicates the type of action which is deemed necessary to remedy the problem.		Cadw	The organization responsible for the protection of historic buildings, structures, landscape and heritage sites in Wales
			LB	Listed Building	A building of architectural and/ or historic interest which is protected by inclusion on a list of such buildings maintained by Cadw. The building will be graded – grade 1 for the most important, Grade 2* for the next most important or grade 2 for the remainder which comprises about 95% of the total
CA	Conservation Area	An area, designated by the local authority, the character of which it is desirable to preserve of enhance			
CAA	Conservation Area Appraisal	A report which assesses the character and effectiveness of the CA at a particular time			
CPO	Compulsory Purchase Order	A legal instrument for the compulsory purchase of land by a local authority of government agency for a defined purpose and at a fair rate		Burgage Plot	A burgage plot is usually characterised as a long walled plot, garden or yard, behind a building, the front of which faces one of the older streets in a town or city with medieval origins
	Fascia	The space in which a sign is displayed, typically above a shop			

Abbreviation	Formal term	Definition	Abbreviation	Formal term	Definition
LBC	Listed Building Consent	An approval for the carrying out of works to a listed building (which would otherwise constitute a criminal offence) issued by the local authority and following consultation with a set list of national and local amenity bodies and organisations	Sn215	Section 215 Notice	A notice under the planning acts which a local authority can issue to owners or occupiers for the tidying up of land or buildings which are deemed to be harmful to the amenity of an area
LP	Local Plan	A document prepared by or on behalf of the local authority setting out its planning policy for a forthcoming fixed period; it will include policy concerning the natural environment, conservation, highways, building development among a wide range of other topics.	SPG	Supplementary Planning Guidance	A document which sets out a particular policy specific to a site or area which can be used as material evidence in determining any relevant planning application. The content of the document will have been prepared with this specific intent and will require to be formally adopted as one of its suite of planning documents by the authority concerned
PPW	Planning Policy Wales	National policy outlining guidance for making planning decisions	TPO	Tree Preservation Order	An order made by a local planning authority in Wales to protect specific trees, groups of trees or woodland in the interest of amenity. An order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without local authority's written consent
P(LBCA) Act 1990	Planning (Listed Buildings and Conservation Areas) Act 1990	A consolidating act which brought together previous diverse pieces of legislation into one Act of Parliament			
	Repairs Notice	A notice issued under sections 47 and 48 of the P(LBCA) Act 1990 requiring owners or occupiers to carry out urgent repairs to listed buildings			

Appendix III: Maps





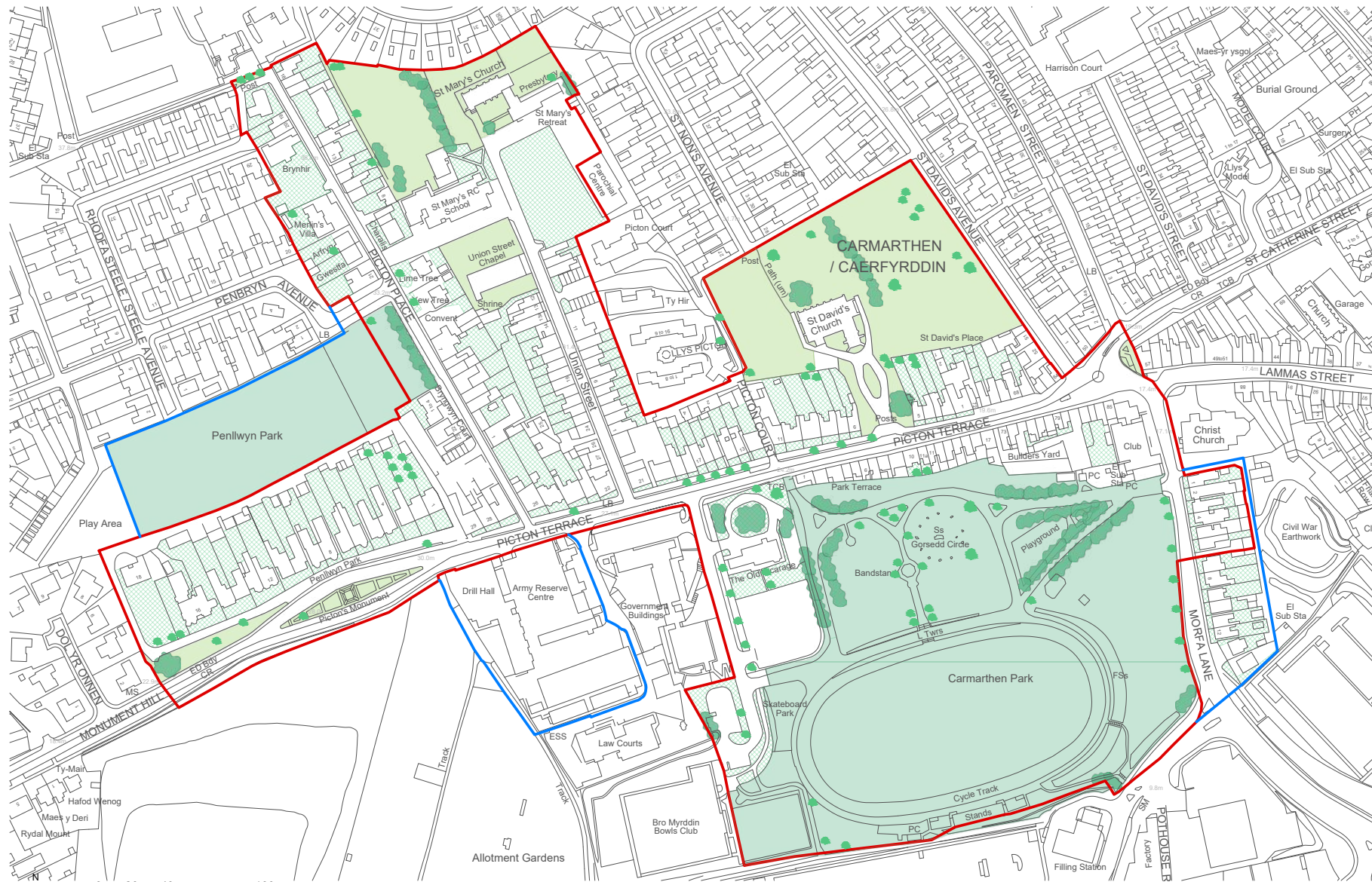
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KEY: — Picton Terrace Conservation Area Boundary
 — Proposed boundary alterations
 — Adjacent Conservation Areas

■ Listed structures Grade II
 ▨ Registered Landscapes of Outstanding and of Special Interest in Wales
 ■ Unlisted buildings and structures of note

Picton Terrace Conservation Area
 Designations Map

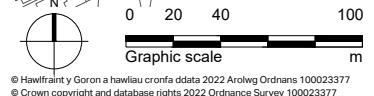
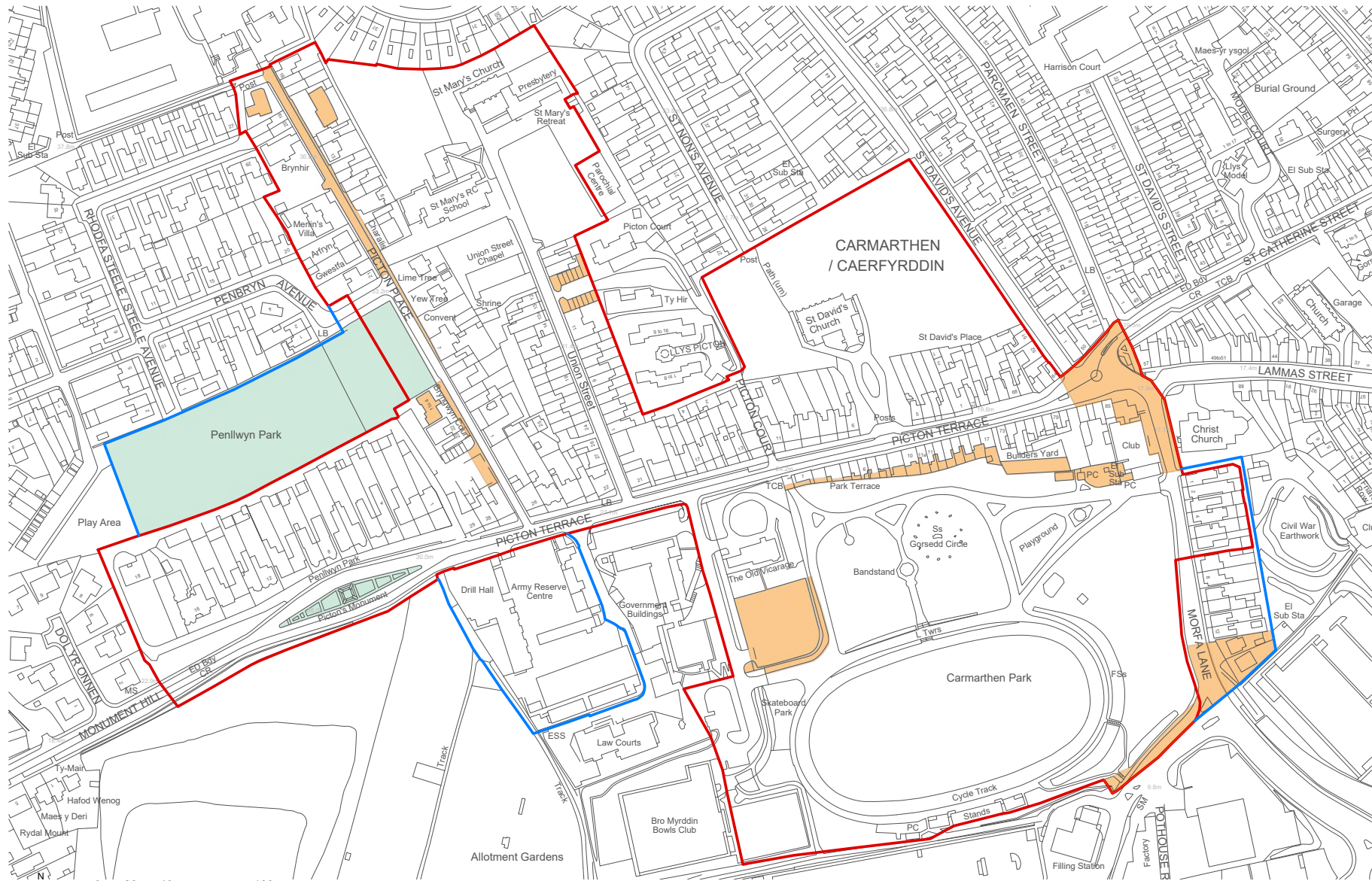


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- KEY:
- Picton Terrace Conservation Area Boundary
 - Proposed boundary alterations
 - Green spaces
 - Parks
 - Private / semi-private gardens
 - Trees
 - Group of trees

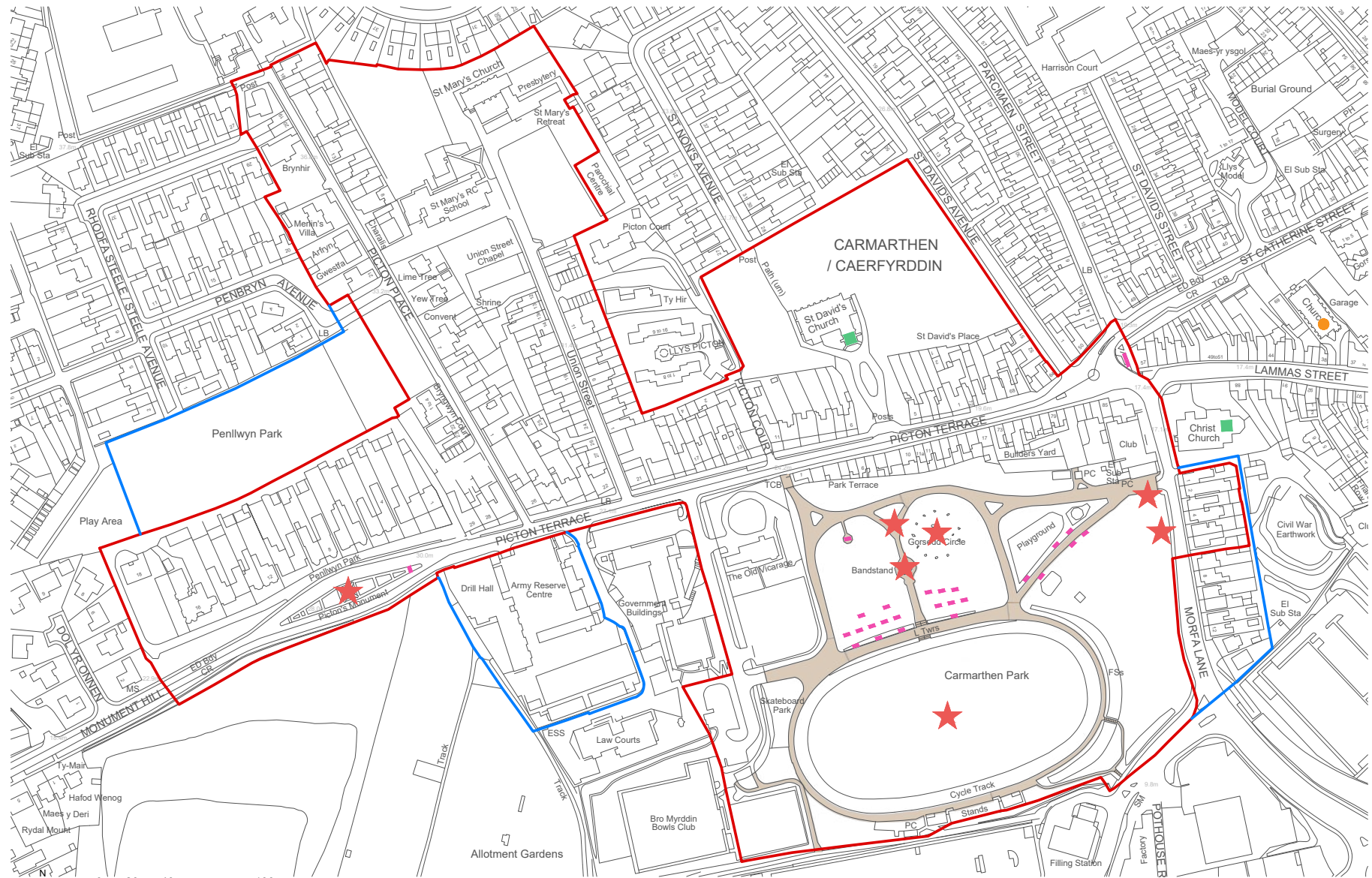
Picton Terrace Conservation Area
 Trees, Green Spaces, Parks and Gardens



- KEY:**
- Picton Terrace Conservation Area Boundary
 - Proposed boundary alterations
 - Opportunity to improve green space
 - Area of opportunity

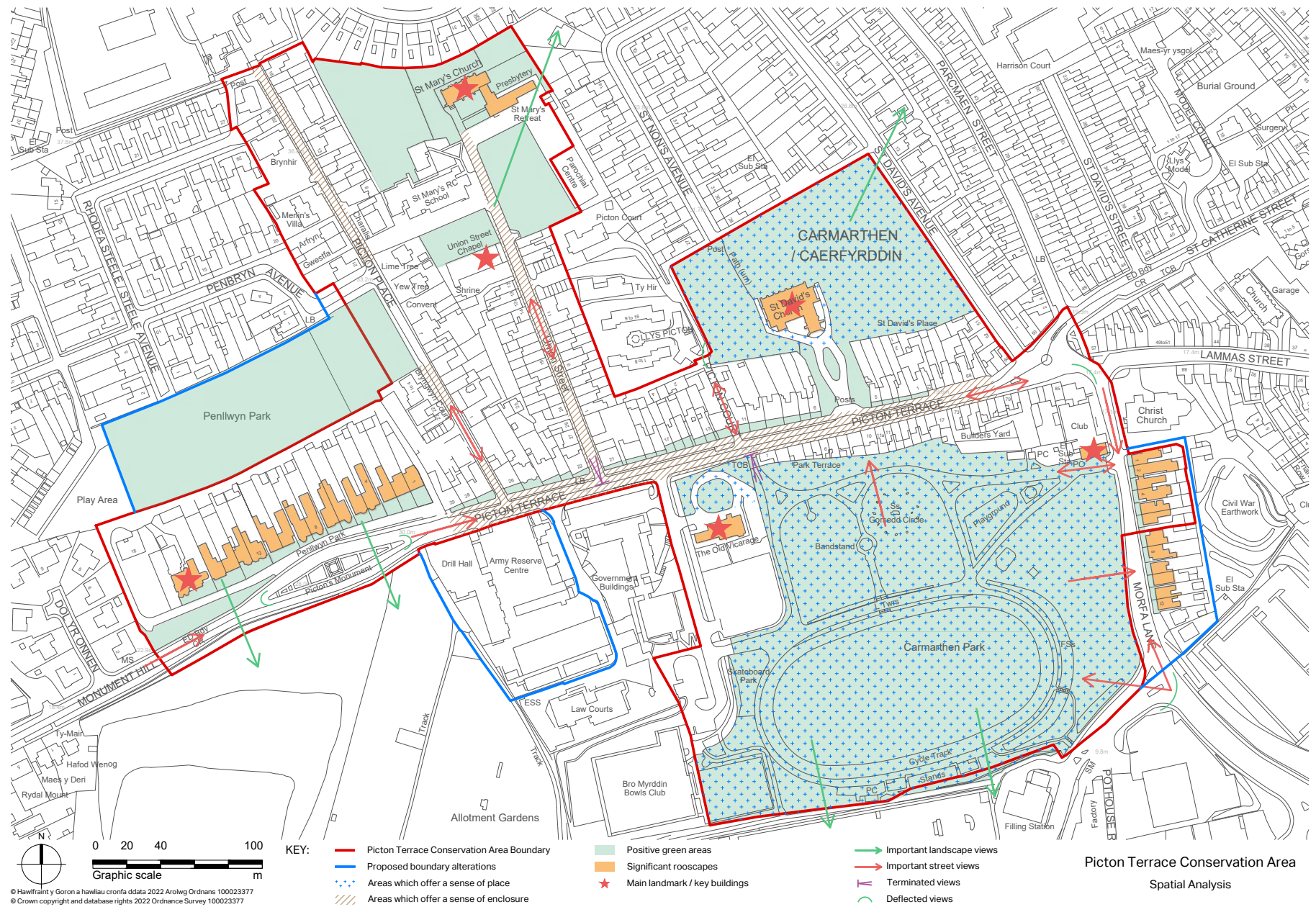
Picton Terrace Conservation Area Opportunities Map

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Picton Terrace Conservation Area
Public Realm

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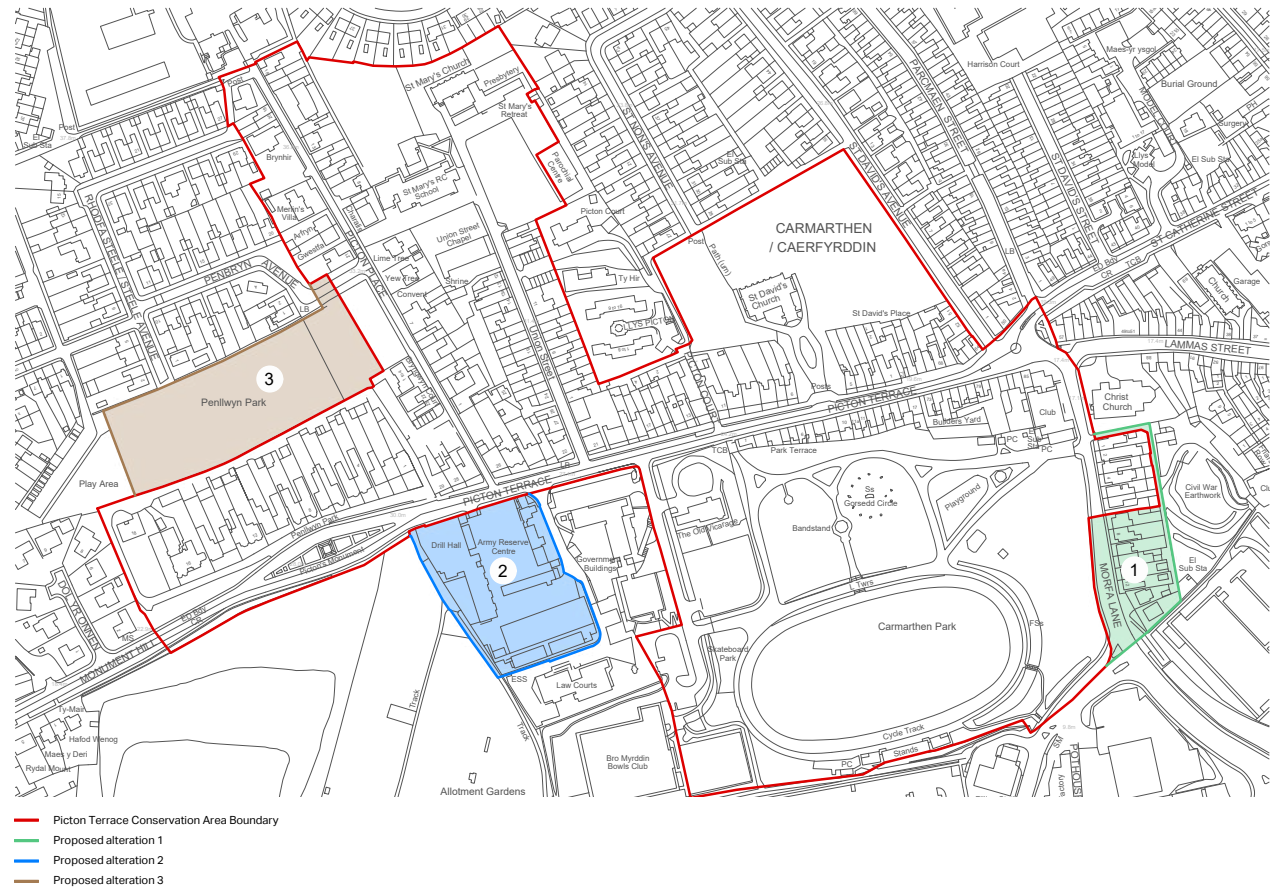


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Appendix IV: Boundary Review

As part of the preparation of this Conservation Area Appraisal and Management Plan, a review of the Conservation Area boundary has been undertaken to understand the rationale for designating the area, and whether development since its initial designation means that this boundary should now be redrawn. This review has been undertaken through a series of site surveys, as well as desk-top research and consultation with the Local Authority, stakeholders, and the public.

There are three suggested alterations proposed to the Picton Terrace Conservation Area, each of which can be identified on the following map. The location and reasons for these alterations are set out below:



Area 1 – Morfa Terrace

An extension to the current boundary

It is proposed that the boundary is extended to include the whole of this terrace, with the northmost section only currently within the CA. The buildings are all contemporary with each other and create a significant group to the street and define the views from the east of Carmarthen Park. The southernmost corner provides a key gateway into the CA and the extension would help protect this entrance. The boundary has also been slightly realigned to bring it up to the boundary of the Llamas Street Conservation Area.



Area 2 – Carmarthen barracks

An extension to include the historic barracks site

The Carmarthen barracks has been part of the landscape of Picton Terrace from at least the early 19th Century, with its location assumed to be one of the principal reasons the Picton monument was located where it was, and the terracing housing to the east being named The Magazine in recognition of its location close to the site. Although the historic buildings are now lost, the site retains its original plot and its potential redevelopment would have a large impact on the views to, from and through the area. It is recommended this area be bought into the CA to ensure any future redevelopment is considered in line with the policies and conclusions within this document and in recognition of its historic contribution to the area.



Area 3 – Recreation ground to the rea of Penllwyn Park

An extension to include a significant area of green space

Up until the mid-19th Century, land to the west of Picton Place was largely dominated by open fields and recreational grounds, including what is thought to have been a running track and lawn tennis grounds. Through the development of Penllwyn Park and Penbryn Avenue, this has been reduced to a recreational green but one which is widely used by residents and contributes to the setting of Penllwyn Park and Picton Place. Its potential redevelopment would remove this important amenity, as well as impacting views. Bringing this area into the CA boundary will help ensure that if development was to be considered here, that this should be of high quality and in a scale, manner and proportion which responds to the characteristics of its surroundings.



Appendix V: Summary of Related Legislation, Policy, and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

- Local planning authorities to determine areas where it is desirable to preserve and enhance, and designate them as conservation areas (section 69 [1])
- Local planning authorities to review their past activities in this area, including existing conservation areas, and to add more conservation areas (section 69 [2])
- Local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question, taking account of views expressed (section 71 [1 and 2])
- In the exercise by local planning authorities of planning functions within the conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72 [1])

Well-being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 places a duty of well-being on public bodies, which must set out and publish well-being objectives designed to maximise their contribution to achieving each of the seven well-being goals. One of these goals is a Wales of vibrant culture and thriving Welsh language, described as 'a society that promotes and protects culture, heritage and the Welsh language'. There are clear synergies between the specific duty to preserve or enhance conservation areas, as required by the 1990 Act,⁷ and the general duty to promote and protect

heritage, as set out in the 2015 Act. Properly protected and enhanced conservation areas can improve the quality of life and well-being for everyone.

Planning Policy Wales February 2021

- The historic environment is made up of individual historic features which are collectively known as historic assets. Conservation areas are considered historic assets.
- Paragraph 6.1.6 states that the Welsh Government's specific objectives for the historic environment seek to: [...] preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- Paragraph 6.1.14 notes that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised. Planning authorities should establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed. The preparation of conservation area appraisals and management plans can assist planning authorities in the exercise of their development management functions.
- Paragraph 6.1.15 notes that there is 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. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public

interest grounds.

- Paragraph 6.1.16 notes that preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.
- Paragraph 6.1.17 notes that conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. Proposals should be tested against conservation area appraisals, where they are available.
- Paragraph 6.1.29 notes that development plans should consider the inclusion of locally specific policies relevant to the historic environment. These must be distinctive and only cover those elements deemed as important considerations from a local planning perspective. They might include locally specific policies relating to:
- Listed buildings and conservation areas – development plans may include locally specific policies for the conservation of the built historic environment, including the protection or enhancement of listed buildings and conservation areas and their settings. They may also include

policies relating to re-use or new development that affect particular historic areas and/or buildings, which may assist in achieving urban and rural regeneration. Development plans should not include policies for the designation of new conservation areas or extensions to existing conservation areas, nor should they include detailed statements or proposals for existing conservation areas. The process of assessment, detailed definition or revision of boundaries and formulation of proposals for individual conservation areas should be pursued separately from the development plan.

- Paragraph 1.36 notes that the Welsh Ministers have reserve powers to make their own Revocation/Modification or Discontinuance Orders, but only after consultation with the planning authority. Such intervention would overturn a planning authority's judgement on a matter which is, in the first place, its responsibility and may only be justified in exceptional circumstances. The general principle is that such action should be considered only where the original decision is judged to be grossly wrong, so that damage would be done to the wider public interest. This policy also applies to the use of the Welsh Ministers' default powers in respect of listed buildings and conservation area consent.

Planning Policy Wales Technical Advice Note 24: The Historic Environment, 2017

This document sets out that:

- Local planning authorities are responsible for designating conservation areas and they hold the definitive information on their boundaries.
- Supplementary Planning Guidance may be developed and adopted by a local planning authority to assist them in delivering policies in the local

development plan. Specific guidance relating to the historic environment might include topics such as: Conservation area management plans.

- The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and designate them as conservation areas. They should review their areas from time to time to consider whether further designations or revisions are called for. The Welsh Ministers also have powers to designate conservation areas after consultation with the local planning authority. This is a reserved power that is used in exceptional cases, for instance, where an area is of more than local interest.

6.2 Conservation area designation provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest: this might include the pattern of settlement and the organisation of space and routes as well as the style and type of building, and the use of materials and detail. Green infrastructure may also be important, but conservation area designation is not likely to be an appropriate means of protecting landscape features, except where they form an integral part of the historic built environment.

6.3 Local planning authorities must from time to time formulate and publish proposals for the preservation and enhancement of conservation areas in a management plan. In accordance with best practice, this should be every five to ten years. It is good practice for local planning authorities to adopt the management plan as supplementary

planning guidance. They must also give special attention to the desirability of preserving or enhancing conservation areas when taking planning decisions. In exceptional circumstances where part or the whole of a conservation area no longer possesses the special interest which led to its designation, the designation may be amended or cancelled.

6.4 A conservation area appraisal is the foundation for any proposals for preservation and enhancement. It provides a detailed picture of the special interest of an area and identifies opportunities and priorities for action which can provide the basis for a more detailed management plan. It should include an analysis of the policy and management needs of the area, including an assessment of the effectiveness of current planning controls, the need for supplementary protection and the identification of ways in which special character can be preserved or enhanced. Local development plan policies and development management decisions which relate to conservation areas will have a sounder basis and make more positive contributions to long-term aims if the character of each conservation area is defined and policies for its preservation and enhancement are set out in detail in a management plan. Consideration can also be given to whether to introduce Article 4 Directions in these areas.

6.5 By their very nature, conservation areas have multiple stakeholders and management arrangements should provide opportunities for participation and engagement in plan and

decision making. Proposals for preservation and enhancement will also be most effective when all council departments understand the significance of designation and work together. A development team approach that recognises the contribution of other departments, such as highways and housing, is therefore strongly recommended.

6.6 Local development plans may include locally specific policies for the protection or enhancement of conservation areas. In such circumstances, the local development plan should make clear that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document. Certain development proposals within a conservation area, including the provision of one or more dwelling houses, the provision of a building or buildings where the floor space created by the development is 100 square metres or more, will require a design and access statement.

6.7 Many conservation areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.

6.8 One of the purposes of the advertisement control system is to encourage the display of outdoor advertisements which make a positive contribution to the appearance of the environment. It is reasonable to expect that the local planning authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area will result, in practice, in more exacting standards when the authority considers whether to grant consent for a proposed advertisement in such an area.

6.9 In conservation areas it is important for local planning authorities to be flexible in their use of their powers under the Town and Country Planning (Control of Advertisements) Regulations 1992, because many areas include retail and commercial premises ranging from small corner shops to thriving commercial centres. Outdoor advertising is essential to commercial activity and the success of local businesses will usually help owners and tenants of commercial premises to maintain buildings in good repair and attractive in appearance.

6.10 Conservation Area Consent is required for the demolition of an unlisted building in a conservation area, though there are some exceptions. In this context, the courts have ruled that demolition amounts to pulling down a building so that it is destroyed completely or at least to a very significant extent. Therefore, the removal of an entire building except its facade could also count as demolition.

6.11 The Welsh Ministers may direct that Conservation Area Consent is not required for certain descriptions of buildings and the Welsh Ministers have directed that Conservation Area consent is not required for certain works. These works include the demolition of a building with a total cubic content not exceeding 115 cubic metres and the demolition of a built boundary feature that is less than one metre high where abutting a highway, waterway or open space, or less than two metres high in any other case. This means that many works which involve the destruction of the fabric of part of a building will not be works of demolition and will not require conservation area consent.

6.12 Applications for consent to demolish must be made to the local planning authority. Applications for Conservation Area Consent will require a heritage impact statement, which should explain why demolition is desirable or necessary alongside a broader assessment of the impact of the proposals on the character or appearance of the area.

6.13 There should be a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (see 5.15). In cases where it is considered a building makes little or no contribution, the local planning authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not

be given without acceptable and detailed plans for the reuse of the site unless redevelopment is itself undesirable. The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size, and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area.

6.14 It may be appropriate to impose a condition on the granting of consent for demolition so that it does not take place until full planning permission has been granted and a contract for carrying out the development work has been made.

6.15 Local planning authorities have the power to protect trees 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.

6.16 When considering whether to extend protection to trees in conservation areas, local planning authorities should always consider 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.

6.17 Enforcement has a key role to play in the protection of conservation areas and local planning authorities should consider a more proactive approach, including monitoring development activity and ensuring compliance with the terms of regulatory controls, rather than just investigating when a formal complaint is made. A positive and active approach to enforcement will help to reduce the number of contraventions and secure sustained improvements in environmental quality.

6.18 An applicant has a right to appeal against certain decisions or failure to take a decision by the local planning authority on a conservation area consent. An appeal may be made in circumstances including the following: Where a local planning authority: Refuses an application for conservation area consent; Grants an application for conservation area consent subject to conditions; Refuses an application for the variation or discharge of conditions attached to a conservation area consent; Refuses an application for approval required by a condition imposed on the granting of conservation area consent; or Fails to determine an application for consent within 8 weeks of its validation by the local planning authority.

6.19 An appeal is made to the Welsh Ministers on a form within six months of the applicant being notified of the local planning authority's decision.

Managing Conservation Areas in Wales, Cadw, 2017

Managing Conservation Areas in Wales supplements Planning Policy Wales¹ and Technical Advice Note 24: The Historic Environment. Managing Conservation Areas in Wales sets out the policy context and duties for local planning authorities to designate and manage conservation areas. It also identifies key aspects of good practice for their designation and appraisal, including the participation of stakeholders and the development of local policies for positive management and enhancement so that their character and appearance are preserved and enhanced. It should also help local planning authorities to take account of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) to achieve high-quality sensitive change.

