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Conservation Area Character Appraisal and Management Plan

Carmarthen Town Conservation Area

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Executive Summary

The Carmarthen Town Conservation Area was designated in 1971. It is now appropriate and necessary to take stock of the significance of this area, consider whether the existing boundaries are appropriate and 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 the Roman occupation of the town up to its 20th 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 site of New Carmarthen and the castle from which the town has developed
2. Largely surviving historic street pattern of both organic and planned evolution altering the way one moves and view the area
3. Variety of building uses, types, ages, material and detailing which continually alter your perspective
4. Two prominent town squares of historic origin
5. Good examples of 20th Century urban regeneration

It is concluded that the areas' conservation area status should remain, but that two new character areas be created to reflect the two distinct patterns of development within the CA as well as one minor boundary alteration 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 Carmarthen Town Conservation Area. 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:

Understanding the area: This consists of a summary of the area, its historic development and significance.

Site appraisal: This sets out key elements of the Conservation Area (CA) and how they contribute to its character, appearance, and significance.

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.

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

CAs 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 Heritage Regeneration

Our built heritage is a huge resource which helps to shape how our towns and villages look and feel. Giving new life to these assets has been one of the cornerstones of the economic and social revival of our towns and the integration of heritage into regeneration projects has played an increasingly important and successful role in many major regeneration schemes, providing opportunities for conservation and development to work together to transform the built environment.

Even when in a poor or vacant condition, our built heritage remains an 'asset' with the ability to enrich our experience of our surroundings through their fabric of their historic or community associations. Heritage assets are also a key component of sustainable development. Replacing buildings demands a considerable investment of energy and the reuse of buildings safeguards the embodied carbon emitted during the production of the materials used. Many energy conservation improvements can be carried out to older buildings, often at a relatively low cost, creating comfortable and energy efficient buildings.

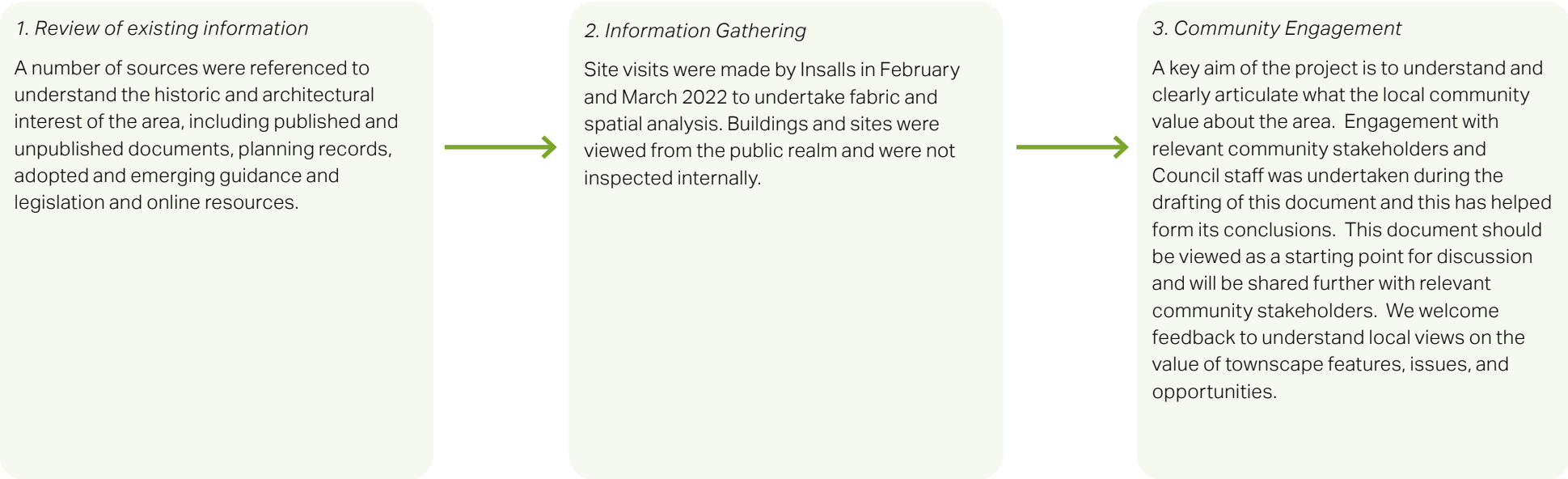
There is a strong economic case for regenerating historic buildings. These benefits relate not only to the individual building, but also to the wider area and community. This includes:

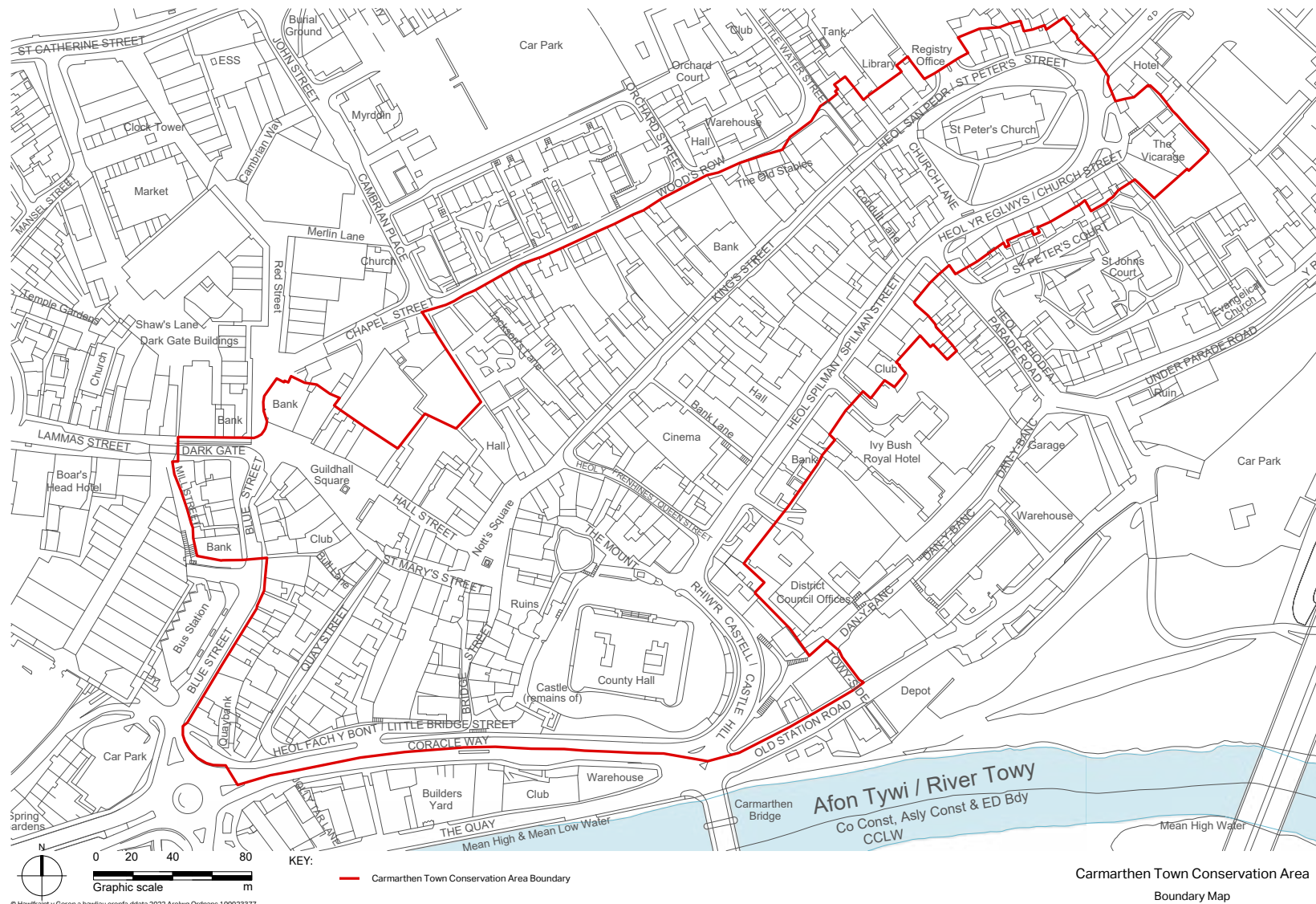
- improvement to the town and spaces around them
- improvements in personal safety and the reduction of crime
- increased community involvement and a sense of ownership which in turn helps to maintain spaces in good order and encourage further investment
- increased employment
- reversing population decline
- improvement of image encouraging more footfall and visitors
- improvement in confidence and creating a sense of pride
- indirect inward investment into the wider area
- a sustainable use of resources through reuse of past materials and embedded energy

Heritage assets can sometimes be perceived as an obstacle to regeneration being considered too costly, unviable, lacking efficiency and unable to meet occupiers or developers wishes. Yet heritage is valued by people and communities, and it forms part, or sometimes all, of the identity of a place. Historic buildings and spaces enrich our towns, our experience, create a sense of place and a destination. The key is to find optimum viable use for the asset which can be accommodated without impacting its conservation value and which is economically sustainable. It is also important to recognise that there is a cost to not endeavouring to successfully integrate heritage buildings into regeneration schemes. A heritage asset which does not receive sufficient care and maintenance can quickly fall into disrepair, lower the overall environmental quality, and counteract the initiatives that are taking place. Heritage Works is a joint publication between Historic England, RICS and the British Property Foundation to help guide owners, developers through the process of heritage regeneration, a link to which can be found in the appendix to this document. Equivalent research is also being undertaken by Cadw and the Welsh Government to add to this discussion.

1.5 Method Statement

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





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).

- Includes Carmarthen Castle, a site of national and local importance in the development of Carmarthen
- Borders two scheduled monuments which relate to the Roman remnants of Moridunum as well as some above and below ground remnants of the medieval town including town walls and gates
- Includes St Peter's Church, believed to be the oldest building in Carmarthen
- The historic street network which grew out of the development of the castle, the walled town and its expansion and is still largely in its original form
- Two marketplaces of medieval origin which survive in their location, form, and use
- Representative of the period of growth within the 18th and 19th Centuries in Carmarthen
- A number of good examples of 18th and 19th century residential, commercial and public buildings which form a high-density street scape
- Notable listed structures, including the Guildhall and St Peter's
- A variety of positive roofscapes
- Some good quality 19th century shopfronts
- Good examples of early – mid 20th Century urban regeneration
- A number of notable residents and events have occurred within the CA
- Long uninterrupted views contrasting against glimpsed views and town squares providing variety to the way one moves through and view the area
- Historic ironwork



Guildhall Square from Dark Gate



King's Street looking towards Nott's Square

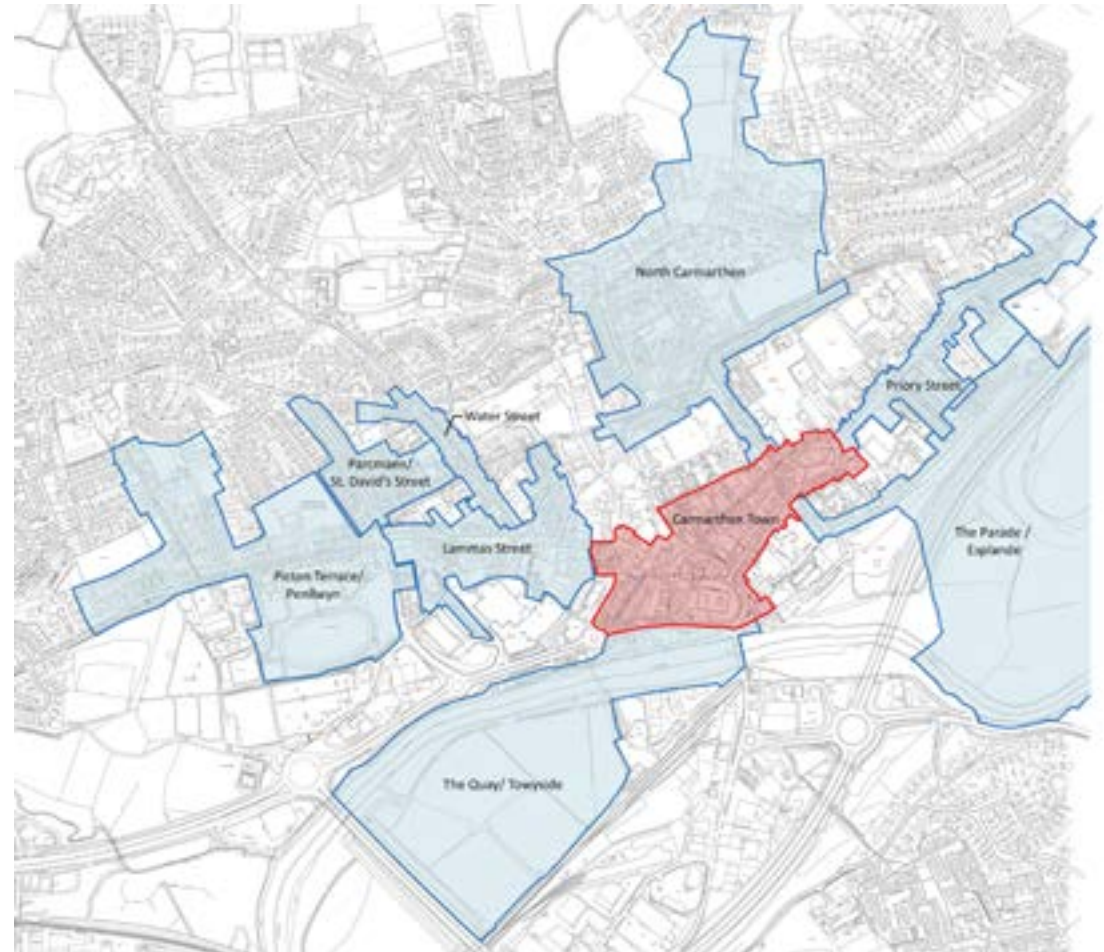
2.2 Location

The Carmarthen Town CA lies at the core of Carmarthen which is the county town of Carmarthenshire and the oldest recorded and continually inhabited town in Wales. The CA is bordered by the Lammas Street CA to the west, Priory Street CA to the east, North Carmarthen CA to the north, The Quayside/Towyside CA to the southwest and The Parade/ Esplanade CA to the southwest, which includes sections of the river Tywi. The form of the CA is principally established by its historic layout which remains largely intact, developed from the establishment of the castle and its expansion to the east and west, with buildings generally following the line of the streets and marketplaces.

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 castle stands on the brow of a hill at the highest point in the town, rising abruptly from the river below and effectively restricting views into the CA from the river's edge at this point, creating a hard boundary to the CA. Approaches towards Blue Street and Castle Hill which circles the castle provide long ranging views into the CA, as well as out to the surrounding countryside to the south. There is also a rise from east to west between the Guildhall Square and Nott's Square which creates a series of views between the town and retaining the historic link between the Castle and former western gate. In contrast, the eastern section of the CA is

relatively flat offering far reaching views east to west and into the Lammas Street CA, allowing one to see much of the area as a whole. Where development interrupt these views it can significantly impact the CA.



3.0 Historic Development

Summary of the Historic Development of Carmarthen Town

Moridunum

Commonly believed to be the oldest continuously occupied town in Wales, Carmarthen was built on the great Roman road, at the point where two branches rejoined. 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. The Roman town is believed to have been situated to the east of King's Street incorporating the present site of St Peter's Church. Two Scheduled Monuments border the Carmarthen Town CA; that of the Roman Town to the north of St Peter's and that to the south of Spilman Street of the Roman Fort which would have been constructed outside of the Roman walls.

Being outside of the Roman Town, the CA at this time would likely have contained agricultural land and some dispersed houses.

The Middle Ages

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. Now referred to as Old Carmarthen, the Welsh pre-Anglo Norman settlement was likely established, from St Peter's eastwards along Priory Street. A market as well as 100 burgage plots are reported to have been established here, as well as a religious house dedicated to St Teulyddog.

The strategic importance of the town was recognised by the building of the castle in around 1094, although the first recorded evidence of occupation for the castle is in 1116 by William of Gloucester. Located on a high terrace above at the lowest crossing point of the River Tywi, the castle became the centre of English power and the local Anglo-Norman lordship in the south west of Wales, with 'New Carmarthen' town developing around it. The first castle to be built was a timber motte and bailey structure with a ditch lying on the line to Castle Hill.

St John's Priory was also 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. St Peter's was first recorded in the 1110 Chronicles of Battle Abbey when it was donated, along with a monastic house, later reverting to the Bishop of St Davids in 1125. The Priory itself stood further east.



Suspected plan of the town in the 12th century



Suspected plan of the town in the 13th century

The castle was the object of almost continual attack throughout the Middle Ages, with the Welsh Prince Gruffydd ap Rhys capturing the castle and dismantling it around 1116, plundering the town in the process. The castle was subsequently rebuilt and destroyed again in 1137, 1143 and 1195. During the hostilities that prevailed between the Welsh and English, the castle was again 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. The main entrance was to the northwest facing the town and protected by a gatehouse, in a similar arrangement as seen today.

The plan of the town was seemingly dictated by the castle with its curved streets suggesting it grew organically alongside it, compared to the long straight roads seen to the east and west which were likely planned. In the mid-13th Century, there were four gates set out around the town's earth and timber defences. These were replaced with masonry walls after 1223. The four gates included Wyneth Gate (Dark Gate) at the junction with Lammas Street; the East Gate at the junction with King's Street; Bridge Gate set above the medieval bridge replaced by the current road bridge; and Town Gate which led to the quayside on the southwest. A series of burgage plots faced two markets, one outside of the gatehouse in the current location of Nott's Square, and another around St Marys church which was on the site of the Guildhall. The marketplace outside the castle had a market cross at its centre as well as a stocks and pillory. Robert Ferrar, a protestant reformer who spoke out against Mary Tudor, was burnt at the stake here in the 16th Century.

Franciscan Friars became established in the town in the 13th Century and by 1284 had their own Friary buildings in Lammas Street, on the site of the Wilkinson's Store and carpark. The double-cloistered Friary was as large as any provincial friary in Britain. In 1268, New Carmarthen was almost entirely confined within the walled town numbering 118 burgage plots, with 21 plots on Lammas Street, 12 on Bridge Street, 11 on Quay Street and 6 on King's Street, all of which lay outside the protection of the defences. By the 1340s new burgages were added on King's Street and Spilman Street with crossing lanes between. The regular shape of these suggests this was a planned expansion.

The town flourished in the 13th Century due to the rights and privileges conferred on the town by Henry II and later King John. The town had a weekly market, two annual fairs, with burgage plots numbering 181 in 1275 and 281 in 1300. In 1353, Carmarthen was declared the sole Welsh Staple Port, illustrating its strategic importance in Wales. The black death from 1347-1350 swept through the town and caused the population of the town to dramatically decline in the latter half of the 14th Century.

15th – 16th Centuries

In 1415, a grant to extend the town walls was approved to include those burgage plots on King's Street and Spilman Street, although not extended to those on Lammas Street which were amalgamated into the Friary. Jackson's Lane to the northeast lay on the line of one of the new gates.

At this time, the Castle became the seat of royal government in south Wales and was repaired and extended to include the King's Hall and chambers, King's Chapel, Queen's apartments, Chamberlain's Hall, chapel for knights and an exchequers office. Edmund Tudor, father of Henry VII took possession of the castle during the Wars of the Roses, although Yorkist troops captured the castle in 1456, imprisoning Edmund who died a prisoner here. Buried in the Friary, his tomb was later moved following its dissolution. Robert Ferrars, a protestant reformer who spoke out against Mary Tudor, was burnt at the stake within the marketplace outside of the Castle in 1555.

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



Suspected plan of the town in the 15th century

schoolroom in Priory Street. 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.

The port declined towards the end of the medieval period due to silting of the river, causing large ships to unload downstream. Four mills served the town at this time. Despite the dissolution of the Priory, the Friary, the castles government role at an end, and increased industrialisation in the southeast, Carmarthen lost its status as Wales's largest and most important town continued to prosper.

17th – 18th Centuries

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.

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 and demolished in 1936. 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 on the site of the former Priory, as well as an iron foundry which produced



Carmarthen Town Historic Boundary Overlay 1886 (Reproduced with the permission of the National Library of Scotland)

many items still evident within the town such as bollards and railings. This particularly industry largely moved to Llanelli in the mid to late 18th Century.

The present Guildhall was designed in 1767-77 by Sir Robert Taylor to replace an earlier 16th Century guildhall. A marketplace and corn market operated on the lower floors facing onto the Guildhall Square.

An engraving by Thomas Pennant of 1781 shows the ruins of the castle with buildings within its walls. A range of single storey warehouses can be seen on the quayside as well as a series of two storey houses following the present Bridge Street.

19th Century

In 1860, Carmarthen required a lock up which was in easy reach of the nearby courthouse and a two storey police station and lock up was built between the outer and inner walls of the castle, staying in this use until 1947. The lock up now houses the Tourist Information Centre, known as Castle House. Carmarthenshire Council bought the old gaol in 1925 and built a new county hall and museum completed in 1955 to designs by Sir Percy Thomas. In the late 20th Century, parts of the Castle, square tower and southwest tower were made accessible, and several buildings were removed along Bridge Street and Nott's Square to improve the visibility of the castle.

Much of the town's success is due to its port. 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. Trade increased through the port in the 1840s, before Carmarthen joined the railway network. Carmarthen was still regarded as a port town in the 1860s but was being eclipsed by coastal harbours where larger ships could dock. The last commercial vessel visited the port of Carmarthen in 1938. Although originally built in the 1550s, the surviving quay walls were rebuilt in their present form in the 19th Century.



Carmarthen Town Historic Boundary Overlay 1905 (Reproduced with the permission of the National Library of Scotland)

Notable residents

Carmarthen has seen a number of notable residents including the Reverent Lewis Bailey, author of the 'Practice of Piety'; Sir Walter D'Evereaux, the first Earl of Essex was born in Carmarthen and is buried in St Peter's Church; Sir Richard Steele is said to have composed his play 'The Conscious Lovers' at his residence in the town and is also buried at St Peter's. Elizabeth Phillips Hughes, a promoter of women's education and the first principal of the Cambridge Training College for Women resided in Spilman Street. 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. Sir Rhys ap Thomas, one of Henry Tudors main allies and a hero of the Battle of Bosworth, and Charlotte Dalton, granddaughter of George III are buried in St Peter's Church. In 1851 a statue was erected in Market Square to Sir General Nott, a Welsh military officer who in his career was presented with the Sword of Honour and was invested as a Knight of the Grand Cross. He died in Carmarthen in 1845 and is buried in St Peter's. His stature is cast from cannon captured at the Battle of Maharajpur and was partly funded by Queen Victoria. The market became known as Nott's Square in recognition of this.

A further memorial can be found in the Guildhall Square, erected in 1905 commemorating the fallen in the Boer War.

The architect John Nash founded his architectural practice in Carmarthen after bankruptcy in London.



Commemorative plaques in Little Bridge Street

Present day

Little remains outside of the castle of the medieval town regarding standing structures, although there are a number of below ground archaeological remnants throughout the CA, including vaults, Roman archaeology and two short sections of the medieval town wall. St Peter's Church, reputedly the oldest building in Carmarthen stands as testimony to the importance of Carmarthen during this time. However, the network of lanes, roads and marketplaces which grew around the castle and expanded east and west along the historic Roman road are still evident. Unlike Lammas Street CA to the west and the Priory Road CA to the east, the castle disrupted the former Roman road layout and created a series of more organic serpentine routes around the castle walls and motte.

The buildings within the CA date in the main from the 19th Century, although there are 18th Century buildings to Quay Street, Bridge Street and King's Street and evidence that there were a number of older properties which were refronted during this period. Quay Street has the most complete street of 18th Century houses in Carmarthen with several prominent families taking residence here, including artist and Egyptologist Ernest Jones, antiquarian and curator George Evans and musician Sidney Jones. It is likely, however, that there are remnants within many of these buildings of early development which have been altered, extended, or refaced. Much of the style of the 18th Century buildings replicate that seen in London in the late 17th Century. There has also been 20th Century infill and redevelopment, primarily concentrated around the Guildhall Square and King's Street. The most significant

change in the road layout occurred in the mid-20th Century when the new bridge was constructed, widening Bridge Street, and removing a large amount of the quayside buildings. Blue Street was constructed in 1805 with most of these buildings correspondingly dated from the early to mid-19th Century.

As the main commercial core of the town, there continues to be a wide variety of uses. Within the 18th and 19th Centuries, these included coffee houses, inns, warehouses, private residences, educational establishments, professional offices, commercial and public buildings. The southern edge was dominated in the main by industry, benefitting from the river access, with a corn mill, brick and pipe works as well as the train station with associated goods sheds and coal yards.

The early 19th Century OS maps show rear gardens set between King's Street and Spilman Street, as well as to Quay Street and Little Bridge Street, which have now almost universally been lost to hard standings.



Large timber coffee pot at No 12 Guildhall Square, a renowned coffee shop and grocery from 1850

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.

Carmarthen Castle

As can perhaps be expected, the castle walls and county hall dominate a number of views through the CA due to its scale and location at the high point within the town. This acts as a reminder as to the importance the castle played in the development of Carmarthen and is a significant part of the character of the area. A number of these views have been compromised to the south where new development and the road network has been created.

Statue of Sir William Nott

Standing on the site of the former medieval marketplace cross, the statue to Sir William Nott, after which Nott's Square is named, provides a landmark to the square, visible from several approaches and a clear destination and point of arrival for those moving through the CA.

Boer War Memorial

The memorial stands within the Guildhall Square and celebrates the entrance to the CA from the west providing a destination for those entering the area.



Boer War Memorial



Nott's Square



Carmarthen Castle

Street views

The CA has two distinct street patterns which alter the way one views the streetscape. King's Street and Spilman Street offer long and relatively straight uninterrupted views, allowing buildings to be read together. This is also the case at Queen Street, Quay Street and Bridge Street although the streets are much shorter. As such, both small cumulative changes and large development along these roads could interrupt this characteristic. In comparison, the streets which have developed around the castle are more serpentine creating a series of enclosed squares, junctions, and spaces which one discovers as one navigates between them. This creates a series of set pieces enclosing and restricted the views outwards. Like other areas, the alteration or removal of buildings could significantly affect the characteristic of these spaces, although the impact may be limited to its immediate context. The tower of St Peter's is a distinct landmark within the roovescape from Spilman Street and provides an important landmark and entrance into the CA from the east.

Set behind King's Street, Wood's Row provides an interesting and varied view of the rear of the properties characterised by shorter and glimpsed views between buildings.

Street views of note, without excluding others are noted below:

- Dark Gate to Guildhall Square
- Guildhall Square to Nott's Square
- Quay Street to Guildhall Square
- Bridge Street to Nott's Square
- King Street to St Peter's
- Spilman Street to St Peter's



View west along Queen Street



View north along Spilman Street



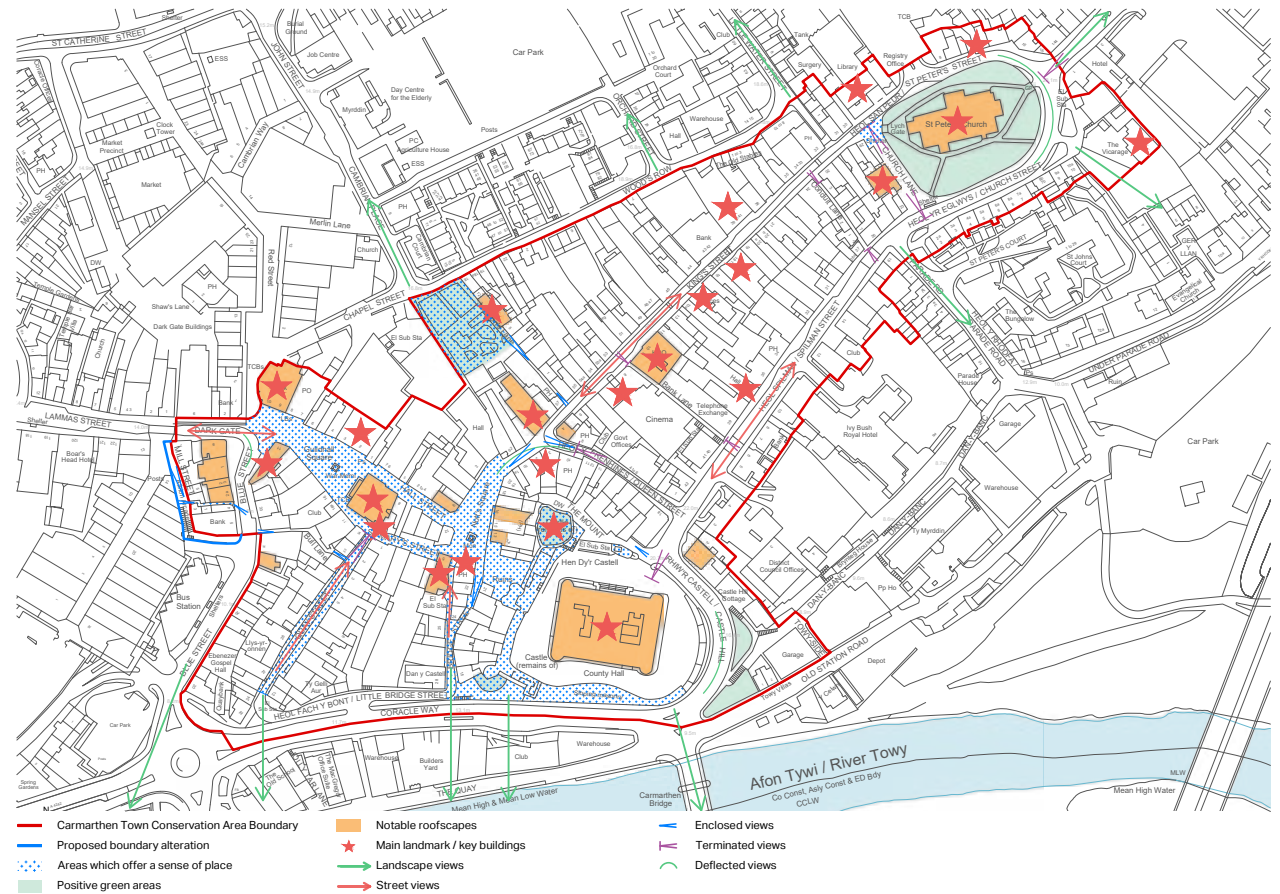
View west to St Peter's Church

Surrounding Landscape and open spaces

Due to the topography of the area, there are numerous points from which one can view the surrounding hills to the north and south, as well as the River Tywi. These are important aspects which should be maintained. Due to the density of much of the area, these occur typically on streets which border the CA as well as glimpsed views where there are breaks in the building line.

Terminated and enclosed views

Although many of the views within the CA are dominated by a few major thoroughfares, the glimpsed views down historic side streets, between buildings and along back streets are also an integral and important part of the character of the area. These vary from the arcade between Blue Street and Mill Street to the medieval Jackson's Lane and alleyways that link King's Street and Spilman Street. These provide a glimpse of the smaller residential developments and service yards behind the more formal buildings fronting the streets. Due to their infrequent use the visual quality of these views can be poor but should not be overlooked when considering significance and scope for improvement.



4.2 Main landmarks and key buildings

Carmarthen Town CA holds the greatest number of 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

Carmarthen Castle and County Hall

Carmarthen Castle is Grade I listed and a Scheduled Monument, being the substantial remains of the medieval castle, with the gatehouse and fortified motte still visible. The county hall within is Grade II listed in its own right. Designed in 1935 by Sir Percy Thomas, a leading Welsh architect, it replaced the Carmarthen gaol and is a good example of a mid-20th Century public building. The retaining walls, also listed, are a mixture of medieval stonework, sections rebuilt during the construction of the gaol as well as the county hall. Its location on the highest point within the town centre defines many of the views to, from and within the CA, particularly from the southern and eastern edges. Its place within the development of the town is also significant.



St Peter's Church

Reputedly the oldest building within Carmarthen, St Peter's dates to the 12th Century, although much of the fabric seen today is from the 18th and 19th Centuries. Listed grade I it is an important part of the history of the town and is home to several notable residents who are buried here. Set within an island which joins Spilman Street and King's Street, its green setting and location mark the entrance to the CA, provides a clear destination and is the location where the old Roman town began and subsequently where 'Old Carmarthen' was established. Its tower also provides a landmark within the roofscape visible from much of Spilman Street.



The Guildhall

One of the principal Georgian civic buildings in Wales and the only work in Wales by Sir Robert Taylor who also designed the guildhall in Salisbury and was architect to the Bank of England. One of his pupils was John Nash who later designed the Carmarthen gaol. Grade I listed, it was built in 1767 and replaced a late 16th Century guildhall and is on the site of the medieval St Marys Church. Historically the building on this site has formed the centrepiece of the marketplace which was part of the 12th Century plan of the town. Its stature and architectural quality create a landmark, destination and defines one side of the square.



Nott's Memorial

A statue of Major General Sir William Nott, created by Edward Davis, a Carmarthen born sculptor who made the statue in 1849 following a competition. The statue is bronze from guns captured at the battle of Maharajpur and given by the East India Company. Erected in 1951 on a pedestal by JL Collard the statue is Grade II listed and stands within the medieval marketplace, formerly occupied by the medieval cross which was taken down in 1753. It provides a backdrop to the buildings around, a destination points and directs views towards and from the square.



Boer War Memorial

A grade II listed memorial built in 1905-6 to designs by EV Collier, consisting of a white marble figure of a soldier standing on a sandstone and granite pedestal with a red granite plaque inscribed below. Standing within the middle of the market square in front of the Guildhall it is a prominent structure which commands views through, out and into the square and a destination and backdrop to the buildings which surround it.



9-10 Guildhall Square

Listed as Barclays Bank, the building is Grade II listed as an impressive bank building of 1900 by George Morgan & Son, a notable and prolific local architect who also designed the Myrddin gallery. The Pennant stone elevations, balustraded parapet, decorative stone panels and first floor bay windows create an impressive corner block to this important market square.



11 Guildhall Square

Built in the early 1800s and Grade II listed, the building was a noted coffee shop and grocery from 1850 at which point the surviving large timber coffee jug was installed. The shop windows retain some of the earlier Georgian joinery, although have been largely altered in the late 20th Century. A substantial corner block, it is notable for its brick frontage and defines the view from Dark Gate and entrance into the CA.



36 Blue Street and adjoining outbuilding

A Grade II listed early 19th Century brick town house and outbuilding, now painted, with shop below. It creates a notable group with 11 Guildhall Square and junction between the Guildhall Market and Blue Street, celebrating the entrance into the CA.



Plume of Feathers

A 19th Century inn still in its original use which is Grade II listed and terminates the views when walking up from Quay Street, as well as a notable part of the streetscape to St Marys. Its roughcast render raised stucco surrounds to the openings and angled plan add to its prominence.



Angel Vaults

Assumed to be a mid-late 19th Century public house which marks one side of Nott's Square and a backdrop to General Nott's memorial. The extension to the east was likely added in the late 20th Century. The building, although similar in character to others within the CA is marked by its location which makes a significant contribution to the Square and setting of the castle.



5 St Mary's Street

Listed Grade II under the name 'The Café on the Square', it is likely an early 19th Century building with an early 20th Century fully glazed commercial frontage which is unusual within the CA. It provides a prominent corner to St Marys Street and part of Nott's Square.



2 King's Street

Set on the corner of Queen Street, Nott's Square and King's Street, the building was known as The Emporium before 1883 when it was renamed Cloth Hall, housing a gentleman's outfitters and milliners. Still listed under this name, the Grade II listed building was remodelled in the 1930s in a stripped back classical style. Conceived as a corner building it closes the view from King's Street and marks the entrance into Nott's Square. The large fascia, modern shopfront and uPVC windows impact its character, but it remains as a prominent piece of streetscape.



9-10 King's Street

Grade II listed former post office of 1906-7 in Bath stone in an Edwardian Baroque style including decorative keystones, window surrounds and cornice. It is an impressive and substantial addition to the streetscape.



14 King's Street

Listed under 'Probate Office', the building is dated from 1879, designed by G A Hutchings, the Town Surveyor at the time. Faced in rubble stone with Bath stone details in a minimally Gothic style, the building marks an important contribution to the townscape, mostly due to its stone façade.



59 King's Street

A substantial Edwardian bank prominently set at the head of Queen Square and the entrance into King's Square, the National Westminster Bank is Grade II listed, built in 1903-4 for the National Provincial Bank. Constructed in red brick with yellow Cefn stone, the decorative front elevation and roofscape makes a notable contribution to the street elevation.



37 Spilman Street

Constructed in 1911 as a purpose-built Masonic Hall, the building is Grade II listed. Set over just two storeys, the rusticated entrance, banded pilasters to the windows and broken parapet create an expressive design which stands out within the street.



9 St Peter's Street

A town house built around 1760 for Robert Morgan, who set up the Carmarthen Furnace in 1748. Now a public library and listed as Grade II, the building is set back from the street with ironwork railings contemporary to the house. Only the façade remains, with the building reconstructed in 1972-3. Even so, the prominent elevation and railings create an uncharacteristic but handsome destination at the end of King's Street.



The Vicarage

Associated with St Peter's, the Vicarage was built in 1855-6, paid for by the Reverend Latimer Jones, in a simplified Gothic style. Notable as a rare example of gothic design within the CA, but also a private house within its own grounds which is uncommon when seen against the town houses and terraces seen elsewhere.



Oriel Myrddin Gallery, Church Street

The first purpose-built art school in Wales, and now an art gallery, it was built in 1891-2 on a widened section of Church Lane facing St Peter's. A substantial brick building in a modern Renaissance style the brick and Bath stone building defines the end of King's Street and Spilman Street and with St Peter's creates a striking entrance into the CA.



Lyric Theatre, King's Street

Although reasonably well hidden on the street, the 1930s theatre's striking glass canopy and decorative recessed entrance provide a notable addition to King's Street. The theatre was part of an urban redevelopment to a modernist design which includes the offices above and shops either side, making up a substantial part of this block. It's survival is largely due to Elizabeth Evans



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. Many of these are good examples of early to mid-20th Century development whose contribution to the CA is also of merit. 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.

2-3 Guildhall Square

Likely built in the early to mid-20th Century with Art Deco motifs, the tripartite windows and shopfront cornice and corbels are a good example of contextual 20th Century design which produces a notable addition to the streetscape. Now operating under the same ownership as Number 1 Guildhall Square and 6-7 Hall Street, the reinstatement of the former entrance and a carefully considered shopfront design would help increase its contribution to the square.



12 St Peter's Street

An unusual narrow house whose proportions, gable ended elevation, first storey bay and assumed mid-19th Century shopfront mark it out on the street. The building sits on the corner of a side street which historically provided access to the mineral water works which was situated behind St Peter's Street. Although uncharacteristic within the street elevation, the high degree of surviving historic material and its design ensures it makes a positive contribution.



6-11 Jackson's Lane

Of unknown date, but certainly in existence in the early 19th Century, this modest 2 storey building with rubble stone elevation and arch headed ground floor openings lies on Jackson Lanes, a medieval lane which was bought into the city walls after 1413 when the town expanded. Its design suggests that unlike the commercial and residential properties which dominate the CA, it could have been used to support other uses. A simple building but a noticeable exception and as such could tell an interesting story of the town's development.



17-18 King's Street

An assumed mid-20th Century building, noticeably cranked to the street elevation and of larger width than its neighbours. The building is a good example of mid-20th Century urban redevelopment and a characterful addition to the street. When opportunity allows, the redesign of the central entrance would be of great benefit to the street and building.



39-41 King's Street

Currently in a poor condition, this mid-20th Century building retains much of its charm, including decorative stone reliefs, metal framed first floor windows and central columns. The inserted shopfront has negatively impacted on its character and its lack of use has caused a general deterioration in its appearance. Nevertheless, it remains an interesting and good example of 20th Century design in the town.



Shopfronts of note

As the main retail core of the town, shopfronts make a considerable contribution to the CA and represent an important period of development in the 18th and 19th Centuries when this part of Carmarthen saw considerable growth. Remaining examples of historic shopfronts are of great importance and should be preserved. It can be presumed that further historic fabric may also be hidden by large fascia's or over-faced with contemporary materials. Partial areas of fabric should also be considered valuable and reinstating lost elements should be encouraged. The following shopfronts are noted as those which retain all or part of their 19th Century shopfront and as such make a characterful addition to the streetscape. Some early 20th Century shopfronts have also been included for their architectural quality.

9 St Peter's (unlisted)

7b King's Street (unlisted)

15 King's Street

16 King's Street

19 King's Street

20a King's Street (unlisted)

20b King's Street

23 King's Street (unlisted)

29 King's Street

33 King's Street

35 King's Street

37 King's Street (unlisted)

45 King's Street



45 King's Street



23 Bridge Street

- 51 King's Street
- 53a King's Street (unlisted)
- 16 Nott's Square (unlisted)
- 4 Nott's Square (unlisted)
- 3 Nott's Square (unlisted)
- 1b Nott's Square
- 1a Nott's Square (unlisted)
- 1 St Mary's Street
- 2 St Mary's Street
- 5 St Mary's Street
- 16 Bridge Street(unlisted)
- 17 Bridge Street
- 23 Bridge Street
- 1 Blue Street
- 36 Blue Street
- Arcade between Mill Street and Blue Street



16 King's Street



16 Bridge Street

4.3 Important Green and Natural Spaces

There are limited areas of green space within the CA, but where they exist, they provide important breaks to the high density of buildings 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:

- Jackson's Square
- Carmarthen Castle
- St Peter's Church

Green spaces are shown on the following map.



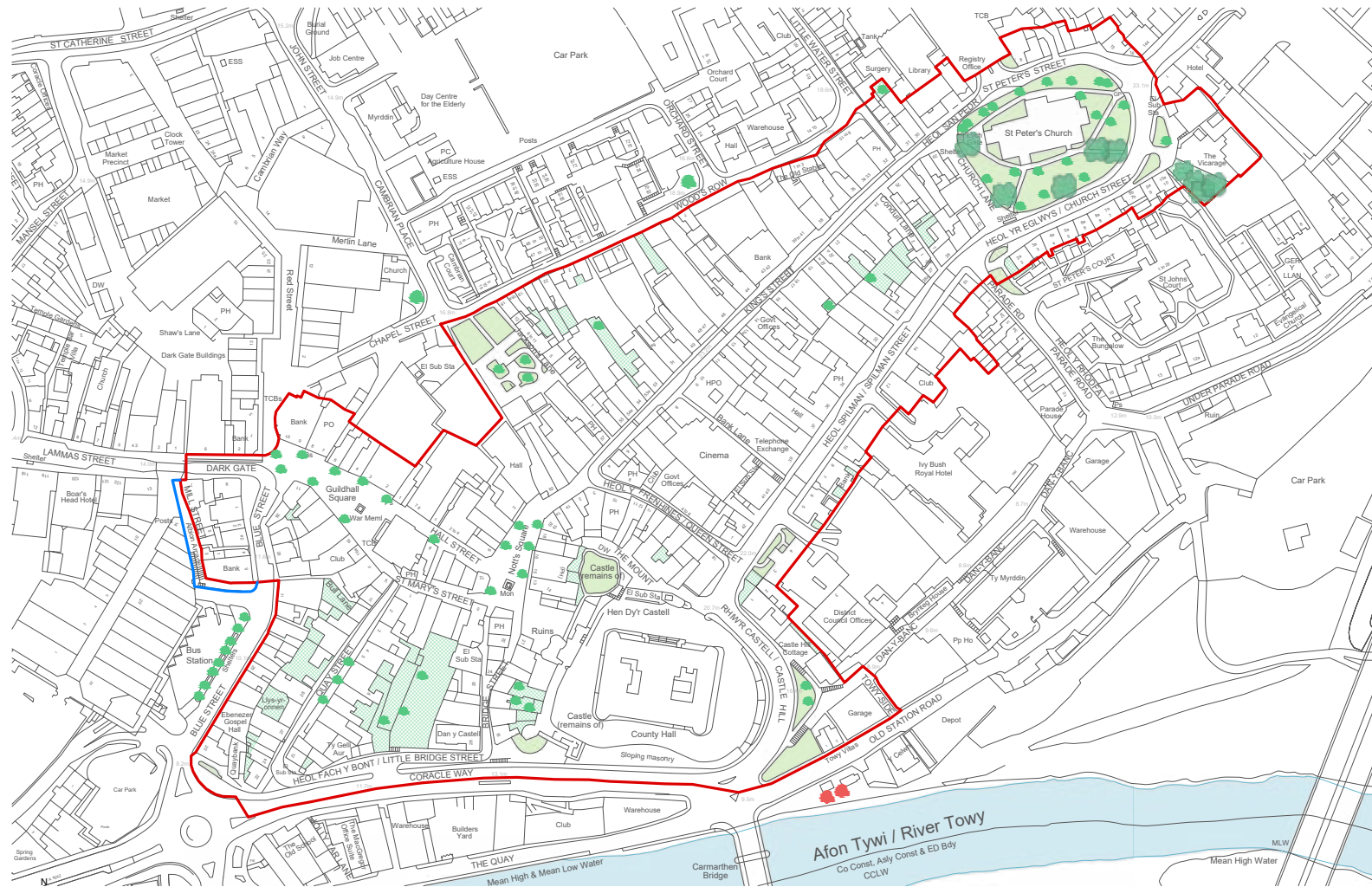
St Peter's churchyard



Jackson's Square



Carmarthen Castle



- Carmarthen Town Conservation Area Boundary
- Proposed boundary alteration
- Green spaces
- Private / semi-private gardens
- Trees
- Group of trees
- Tree Preservation Order (TPO)

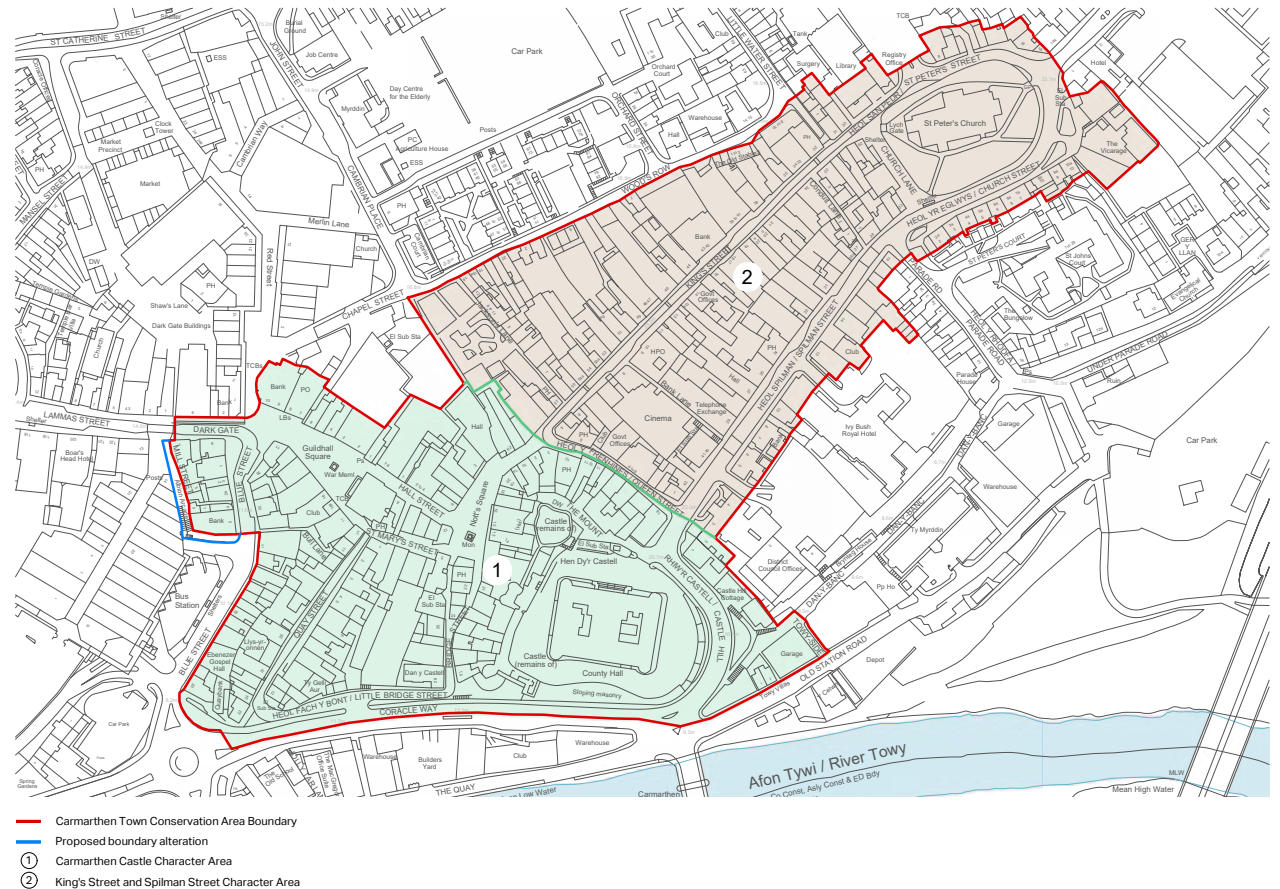
5.0 Character and Appearance

This section describes the character and appearance of the area as it exists at the time of this study. The CA has two distinct parts: the streets immediately surrounding the castle which were part of the medieval plan of the town, and those to the east which were part of the planned expansion of the town up to St Peter's Church. Although there is much consistency of architectural design, the differing patterns of street layout alter the way people move through and view these areas and as such create two distinct characteristics. It is therefore proposed that two character areas be defined which respond to these changes, helping to preserve, manage and enhance the differences as well as similarities between them.

5.1 Townscape Features

Carmarthen Castle Character Area

Distinct from the linear street network seen throughout much of Carmarthen, this area of the CA consists of more serpentine routes around two market squares which organically grew out of the Castle's tighter knit medieval development. The exception to this is Quay Street which historically provided access to the quayside, and the A4242 which cut through the historic plan of the town to the south to create a bypass to the new Carmarthen bridge. The two town squares provide destinations and moments of pause where people can consider their environment, characterised by views to all four sides which enclose these areas, but with glimpses to the streets beyond. This creates set pieces of architecture which can be viewed as whole elevations, in contrast to the longer linear streets where views are across the faces of the building rather than front facing.



- Carmarthen Town Conservation Area Boundary
- Proposed boundary alteration
- ① Carmarthen Castle Character Area
- ② King's Street and Spilman Street Character Area

Where buildings have been redeveloped which do not respond to the characteristics of these spaces, these are noticeably at odds with and detract from these spaces. The contribution of trees is an important feature helping to alleviate some of the urban density of these spaces. Development in these areas should consider their impact on the square, as well as the CA at large.

This layout also creates more enclosed views and junctions. As such, views are often defined by the buildings which are at the end of streets. The exception to this is when one travels south, and the topography provides wide views of the landscape beyond. Due to this, one continually alternates between a feeling of enclosure and openness which is part of the charm of the area. This variety is maintained by the varied storey heights, roofscape and architectural style and detail of the buildings. Quay Street is more consistent in its style, being one of the most complete 18th Century residential streets within the town.

There are several historic routes which provided cut throughs between streets. The arcade between Mill Street and Blue Street is particularly characterful, whereas that between Blue Street and Quay Street is in a much poorer condition. These can often be overlooked, but their impact upon views and the way people move through the CA should not be undervalued.

The Dark Gate provides the principal gateway into the CA from the east with views towards Guildhall Square. The brick faced Georgian building on the corner of Blue Street contributes to the strength of this entrance. The entrances from the south from Blue Street, Quay Street, Bridge Street and Castle Hill are in contrast much

poorer and currently dominated by road traffic, blank elevations and high boundary walls created when the road was built. Contemporary development outside of the CA to the north of Dark Gate also negatively impacts the entrance into the area at this point. Historically buildings would have faced onto the road edge, creating a streetscape which has now been lost. As one travels around Castle Hill, views into The Mount provide one a glimpse of the castle which could be an interesting and positive moment, but is currently defined by car parking, bins and poor public realm furniture. The rear wing of the Council Offices constructed outside of the CA boundary has also negatively impacted on views out from the CA at this point due to its height and uncharacteristic architectural style.

The pedestrianisation of much of this area has avoided impact from traffic and associated signage and public realm furniture, but where traffic is funnelled around Blue Street and across the southern boundary this has negatively impacted the visual character of these spaces. On street parking to Blue Street, hardstanding and garages to Little Bridge Street and the open expanse and architectural character of the bus station contributes to this deterioration. These spaces could be significantly enhanced to the wider benefit of the CA.

King's Street and Spilman Street Character Area

King Street, Spilman Street and Wood's Row were set out as part of a planned expansion of the medieval town, responding to the former Roman road layout. As such they are more linear with buildings typically set on the street edge. The topography of the area is relatively flat which creates a feeling of enclosure to these routes,



Quay Street



Southern entrance to Blue Street



The Mount

exaggerated by the high urban density and long straight views. Glimpsed views to the landscape to the south and along side streets which join these blocks together break this movement and offer moments of pause. Church Street and St Peter's are the clear exception to this, centred around St Peter's Church which sits within a landscaped island and opens wider views in a similar manner to the squares within the Carmarthen Castle character area whilst celebrating the eastern entrance into the CA.

To the west the junction between King's Street and Nott's Square is also strong, with deliberately designed corner buildings and the NatWest Building marking this gateway. That to Spilman Street is weaker due to the concentration of traffic at this point and hard urban realm. Moving to the north-east along Spilman Street, the tower of St Peter's is a continual landmark in the roofscape whilst the western view is enclosed by County Hall.

Although dominated in the main by linear views, there are glimpsed views through and between buildings, as well as to the rear of buildings from Wood's Row, which also contribute to the character and provide insight into the former historic layout of this area. These can often be overlooked, but their impact upon views through the CA should not be undervalued. The alleyways between Spilman Street and King's Street are assumed to be part of the early town planning of this area, although are currently in a poor condition, further discouraging their use and contributing to their decline. That to Jackson's Lane is contrastingly well maintained with hanging signs and shop windows encouraging people to explore this medieval lane.

The buildings range from early 18th to late 20th Century and as such bring variety not just in architectural style and detailing, but in materiality, roofscape and storey height. The building line also varies, with cranked elevations, buildings set back from the street edge, hanging signs and projecting bays providing great variety to the streetscape which invites exploration and movement through. This is most pronounced to King's Street as a primary shopping route but can also be experienced in Spilman Street to a lesser degree. St Peter's has more consistency, being primarily two storey terraced housing and as such offers a welcome moment of pause between these two streets. A number of dormers have been added to roofs within King's Street. Where these are of a high quality of design using traditional materials and detailing, these successfully fit into the roofscape. Where these are of an inappropriate scale or design, these can detract.

Wood's Row has the feeling of a secondary route, mostly defined by the rear of the plots to King's Street and a series of hardstandings and rear service yards. Some housing has been incorporated into the street line, but this sits at odds with its surroundings. Jackson's Lane is unique as an oasis of green space within the CA in an otherwise dense urban area. The 20th century retail developments to the west of this have impacted on its setting and reduced its potential contribution to the area.



St Peter's Road



Wood's Row

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.

To larger landmark buildings

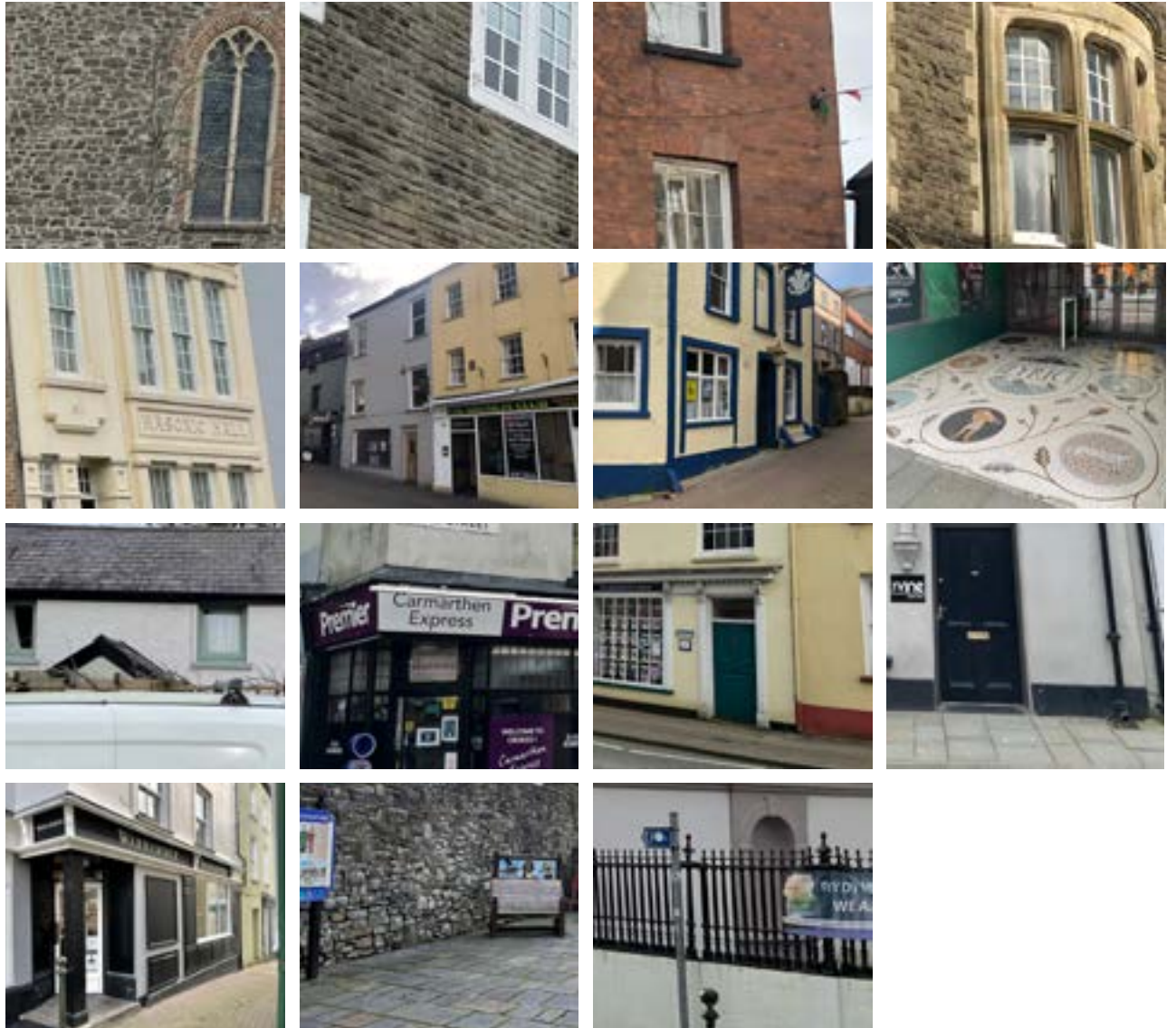
- Rubble stone
- Rock faced stone
- Red brick
- Dressed stone – details and ashlar
- Stucco (coursed and uncoursed)

Common materials

- Painted render
- Roughcast
- Tiles and mosaics to thresholds
- Slate roof coverings
- Leadwork
- Painted timber joinery
- Cast iron rainwater goods
- Timber shopfronts

Boundary treatment

- Coursed rubble stone (generally pennant Sandstone)
- Cast/ wrought ironwork



5.3 Building heights and relationships to plots

Buildings are typically 2-3 storeys in height but with a variety in floor heights which creates a varied roofscape. There are a few examples of 4 storey buildings, but these generally do not overshadow their surroundings due to their location or through reduced storey heights. The Lyric Theatre is noticeably higher than its surroundings, emphasised by the lower corner building to Queen Street and King's Street. This has impacted on views from Nott's Square when travelling toward King's Street and from Spilman Street.

The Castle and County Hall are exceptions to the above, being large structures prominently positioned, particularly when viewed from Bridge Street and Castle Hill. The high density of the other streets hides many of the views back to the castle from other locations in the CA.

The CA has principally developed around town blocks with frontages to all sides and, historically, gardens to the inner cores. The only occasion where one views the rear elevations is from Wood's Row. These elevations provide much more variety with extensions and alterations of single storeys as well as differing mass and form. A number of contemporary developments have been created facing onto Wood's Row set between driveways and access routes to the rear elevations of buildings to King's Street. These sit slightly at odds with their surroundings being short runs of terraces which is uncharacteristic for the CA.

Buildings are situated directly on the street edge with occasional exceptions such as at Carmarthen Library and 10 Quay Street that are set back behind a forecourt and have metal railings to the street edge, 1-2 Spilman

Street which have front gardens and 3-4 which has a ramped entrance set behind a low curved wall. The Vicarage is also a notable exception set within its own grounds away from the street edge. At King's Street, cranked elevations, projecting bays, recessed entrances and stepping back of the street line creates a great deal of articulation to the street views.

Nott's Square and Guildhall Square are partly pedestrianised allowing those moving through the CA to stop and gain wider panoramic views of the buildings here, in essence creating set pieces, although there is a great deal of variety in the street showing the numerous periods of development which have defined this part of the town. The mixture of independent trades to Nott's Square also adds positively to this variety.

There are no green verges to the street with the few areas of green set behind stone boundary walls which keep a hard edge to the street. The only exception to this is at Jackson's Lane which opens this section of Wood's Row, although is relatively hidden from the main thoroughfares. Even that is a relatively modern (late 20th century) construct resulting from the demolition of buildings fronting Wood's Row.

The burgage plots which once defined this area are now lost through historic amalgamation, although some narrower plots, typically 2 bays wide, are still evident which retain some of this lost character. As buildings have been redeveloped the bay widths have increased and there is now a great deal of variety throughout the area. This has been achieved most successfully where the elevation has been broken down to respond to the former narrower bay widths. Where there are longer elevations without articulation, these noticeably detract.



The Lyric theatre from Nott's Square



Buildings at Spilman Street

5.4 Typical or significant details

To larger buildings

- Expressed quoins
- Carved stone details
- Carved building names and numbers
- Dentilled cornices
- Raised parapets - plain and balustraded
- Rusticated ground floors

Consistent details throughout the CA

- Colourfully painted renders
- Decorative fascia boards
- Corner buildings
- Timber bay windows
- Timber sash windows, typically 1 over 1, 6 over 1, 6 over 6 and 8 over 8
- Stone bands – Plain and decorative
- Panelled timber doors
- Door canopies
- Expressed window surrounds often with keystones
- Recessed entrances
- Pitched roofs
- Chimneys
- Rubble stone boundary walls
- Decorative railings and gates
- Traditional lanterns
- Hanging signs

To 20th Century buildings

- Carved stone details
- Metal windows
- Articulated elevations
- Parapet roofs





5.5 Public realm; surfacing, street furniture and signage

There is huge variety to surfacing materials within the CA, with a mixture of tarmac, concrete and stone pavers and slabs, set in both regular and irregular patterns. Within pedestrianised areas, differentiation between immediate thresholds to the buildings, the setting of the monuments and the central market square have been defined through alternating layouts and sizes of pavers which break down the scale of the area. Other than in Quay Street, there is consistency to individual streets although each differs from the next, creating disparity and disconnection between them. Throughout raised patterned slabs are set within dropped sections of pavement to provide access between streets. These are particularly conspicuous when integrated into stone setts.

The castle has undergone a series of conservation and enhancement projects in recent years including a new concourse outside of the Castle Gate towers which integrates a café and seating and steps between the Concourse and The Mount which recreate the pathway from Nott's Square to Spilman Street to complete full access around the Castle. This has created an attractive and considered setting to the castle, which would benefit from further integration outside of its boundaries, particularly to the south.

St Peter's is set within a landscape island which offers a break away from the hard landscaping throughout the CA. A series of pathways in stone slabs as well as a number of significant individual and groups of trees contribute to the creation of a positive setting for this important building.

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 generally 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 two exceptions to this are the pedestrian zone signs which impact the setting of General Nott's memorial, and the multiple road signs situated at the entrance into St Peter's Church.

On street parking has been integrated into Blue Street and Little Bridge Street which interrupts the streetscape and increases the dominance of the traffic network at these points.

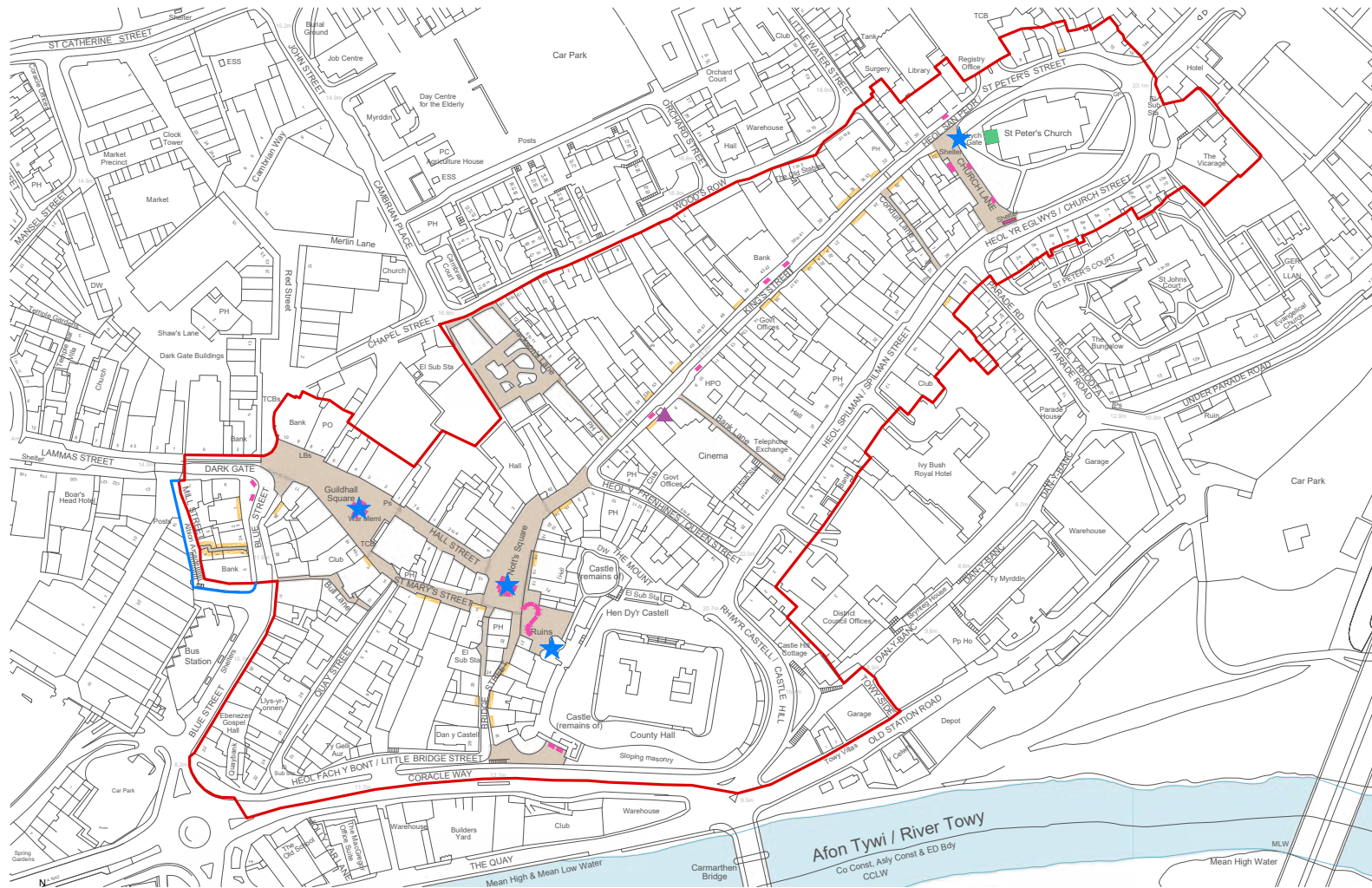
Benches have been installed around the market squares, St Peter's, Jackson's Square, and the Castle as places of rest and contemplation. There are also several benches along King's Street where the pavement widens. Although relatively small insertions, these allow people to stop and consider the built heritage around them. Designs vary between metal and timber of differing patterns. As with hard surfacing, consistency in approach as and when repairs are required, or items are replaced would be of great benefit to the setting of the CA and help to strengthen historic connections between the streets. A number of traditional streetlights and lanterns have been installed around the squares which are a positive addition and create a welcoming night-time environment. There are also remnants of iron bollards which are based upon an original pattern for the Camarthen foundry.



Traditional lanterns in Nott's Square



Stone pavers and tarmac at Quay Street



- Carmarthen Town Conservation Area Boundary
 - Proposed boundary alteration
 - Pedestrian areas
 - Historic shopfronts
-
- ★ Historic townscape feature
 - ▲ Mosaics
 - Street furniture
 - Tower

5.6 Boundary materials and treatments

The buildings within the CA typically form boundaries to the street edge and there are now limited examples of historic boundaries visible from the public realm. Bollards have been installed to King's Street, at road junctions and to delineate the castle entrance. These are consistent in style, but where the pavements are narrow, can cause movement to be restricted. Wood's Row offers some idea of the boundary walls which would have separated the burgage plots to the rear of the buildings, however, these are almost all lost or have been replaced with materials such as brick or block. A series of contemporary metal gates, security fences and timber fences can also be seen and are out of character with the CA, in turn detracting from the street elevation. Jackson's Lane is the only example where planting has been used to define the street edge and as such seems somewhat out of character.

The introduction of hardstandings at corners and to the rears of properties has also removed historic boundary treatments, evident at Wood's Row, Castle Hill, Little Bridge Street and the junction of Blue Street and the A4242. This detracts from the CA by removing definition from the street edge as well as the loss of historic material and plot definition.

The Castle, alongside Little Bridge Street has a high boundary wall to the road, consisting of medieval and contemporary coursed stonework. This is hard to the street edge and of great height which is somewhat overwhelming to a pedestrian walking along the southern boundary of the CA. Metal railings to Little Bridge Street increase this height even further.

The introduction of a green fringe could help soften this, although the dominance of the traffic at this point would make this difficult.

Although much has been lost, there are elements of note within the CA, including:

- The low coursed rubble wall to St Peter's Church
- Metal railings to the library of note as an early example from the Carmarthen foundry
- Metal bollards from the Camarthen foundry
- Metal railings to front gardens at the corner of Castle Hill and Spilman Street made more prominent as a rare example in an otherwise commercial area
- Metal railings to the Nott's Monument
- Some early rubble stone boundary walls to the rear of King's Street viewed from Wood's Row



Stone boundary wall to St Peter's Church



Metal railings, benches and signs at the Nott's monument



Metal railings to Carmarthen library

Summary of key characteristics

Nott's Square and Guildhall Square

Historic town squares which create a feeling of enclosure but with glimpsed views between and to adjoining streets. They provide destinations and offer moments of pause and congregation. Elevations can be viewed as a whole which is a unique characteristic within the town. Buildings are typically 3 storeys with 2 and 4 storey exceptions and 2-3 bays but with larger corner buildings and landmark buildings. Some contemporary buildings have exceeded this to the detriment of the area. Pedestrianised with stone setts and pavers with several street trees. A series of architectural styles, periods of development and materials with all buildings in commercial use.



Blue Street

A gently rising hill from south to north providing wide views of the landscape beyond and a principal traffic route with on street parking which has impacted the visual character of the area. Roads and pavements are tarmacked. Buildings are 2-3 storeys and of 2-4 bays widths. Some contemporary buildings have exceeded this to the detriment of the street elevation. All buildings are in commercial uses, potentially residential use above. Alleyways provide links between Mill Street and Quay Street. Mixture of architectural styles but typically modest buildings of late 19th to 20th Century with rendered elevations and varying roofscapes.



Quay Street

Quay Street is more consistent in its style, being one of the most complete 18th Century residential streets within the town. A narrow street creating an enclosed feeling with landscape views to the south and terminated by The Plume of Feathers to the north. Buildings are 2-3 storey and of 3-4 bay widths illustrative of their stature for a rising middle class. All rendered with a consistent elevation to the north which varies to the south as the road drops away. Pavements are a mixture of tarmac and pavers with some significant street trees, historic railings, and rubble stone boundary walls.



Castle Hill

Steeply rising hill surrounding the castle which provides a series of panoramic views to the landscape beyond. Dominated in the main by traffic. Contemporary development and the rear wing of the Council Offices has impacted negatively on views. A high boundary wall to the road, consisting of medieval and contemporary coursed stonework. This is hard to the street edge and of great height which is somewhat overwhelming to a pedestrian walking along the southern boundary of the CA.



King's Street

Set out as part of a planned expansion of the medieval town, responding to the former Roman road layout and as such is more linear with buildings typically set on the street edge. The topography of the area is relatively flat which creates a feeling of enclosure. Corner buildings to the junction with Nott's Square. Dominated in the main by linear views, but with glimpsed views through alleyways linking Spilman Street and Wood's Row. The buildings range from early 18th to late 20th Century, bringing variety not just in architectural style and detailing, but in materiality, roofscape and storey height. The building line also varies, with cranked elevations, buildings set back from the street edge, hanging signs and projecting bays. Nearly all in commercial use but with some public facing and entertainment venues. Buildings are in the main 3 storeys but with 2 and 4 storey exceptions and of 2-4 bay widths with exceptions at larger landmark buildings.



Spilman Street

Set out as part of a planned expansion of the medieval town, responding to the former Roman road layout and as such is more linear with buildings typically set on the street edge. The topography of the area is relatively flat which creates a feeling of enclosure. The tower of St Peter's is a continual landmark in the roofscape whilst the western view is enclosed by the County Hall. Buildings are situated directly on the street edge with occasional exceptions at 1-2 and 3-4. More consistent in appearance than King's Street but with a variety of architectural style, detailing, roofscape and storey height. Buildings are typically 2-3 storeys and range from 2-6 bay width with rendered elevations. Mostly in office use mixed with residences, public buildings, hotels and a public house.



Wood's Row

Wood's Row is the only part of the CA where one gains a panoramic view of rear elevations which make up its character alongside a series of hardstanding's and rear service yards. Some housing has been incorporated to the street line. A series of boundary walls which would have separated the burgage plots to the rear of the buildings although now nearly all been lost to contemporary redevelopment.



Jackson's Square

Jackson's Square is unique as a moment of open and green space. The contemporary developments to the west have impacted its setting and reduced its potential contribution to the area. Relatively hidden from the main thoroughfares. The only example where planting defines the street edge. Buildings enclose 2 of the 4 sides and are of 2 storeys with simple rendered designs. Public facing square offering seating with views to the landscape beyond.



Church Street and St Peter's

Centred around St Peter's Church which sits within a landscaped island onto which the buildings face, but with landscape views to the south. Primarily two storey terraced housing with the Vicarage as a notable exception set within its own grounds away from the street edge. Green verges set the housing back from the road edge. Mostly 2 storeys with 3 storey corner building to Priory Street and a single exception to the south. Typically, 3 bays with simple rendered elevations but with some narrower buildings to the north.



6.0 Building analysis

6.1 Buildings which make a positive contribution to the Conservation Area

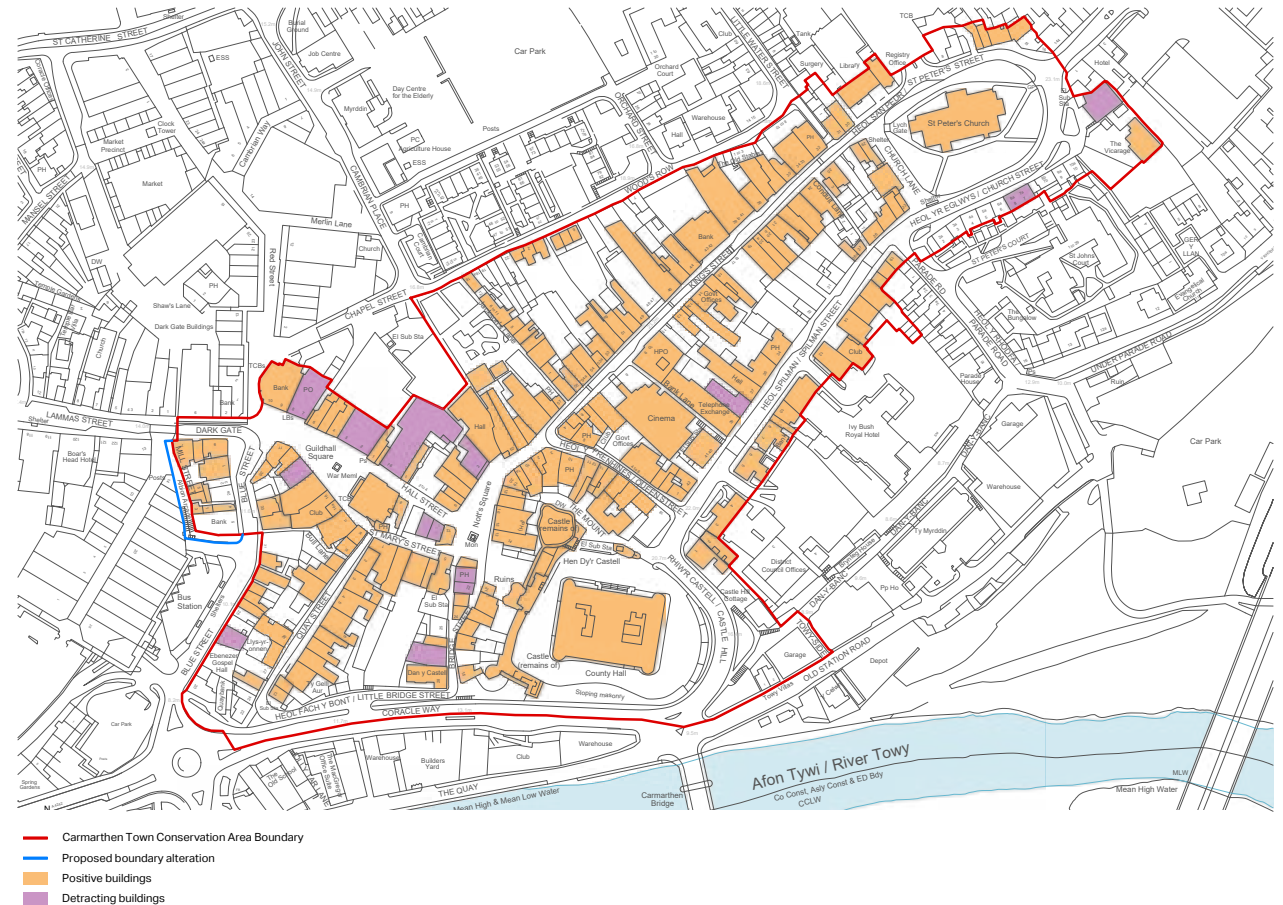
In addition to those buildings of note set out in section 4.1, many more modest buildings make a positive contribution to the character and quality of the conservation area; this may be for several different reasons. These include their townscape contribution, architectural quality, decorative features, 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.

Positive and detracting buildings are set out on the following map.



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.

- The site of the castle and New Carmarthen from which the town developed

- Remains of Carmarthen Castle with the County Hall within
- Includes St Peter's Church, believed to be the oldest building in Carmarthen
- Largely surviving historic street pattern from the medieval town through the growth seen within the 18-19th Centuries of both organic and planned evolution
- Two prominent town squares of historic origin
- Planned blocks with elevations to both streets
- High archaeological potential and some surviving above ground medieval remnants
- Several associations with notable events and people
- A series of significant views to, from and through the area, often defined by buildings
- Variety of building types, uses, detail and material which adjust street views
- A series of landmark buildings interspersed with more consistent terraces
- Local and national buildings of significance
- A strong feeling of enclosure set against wider views to the landscape, glimpsed views through alleyways and town squares
- A series of historic connections linking the primary street network
- Illustrative of the 18th and early 20th Century growth of the town including commercial and public buildings
- Remnants of historic elements of streetscape furniture including railings and bollards

- Surviving 18th Century buildings
- A series of prominent corner buildings marking junctions in the street
- Main commercial core with a series of surviving high-quality 19th Century shopfronts
- Good examples of early – mid 20th Century urban regeneration

New Carmarthen

Located at the lowest crossing point of the River Tywi, the strategic importance of the town was recognised by the building of the castle on a high terrace above in around 1094 with New Carmarthen developing around it consisting of two market squares and a series of burgage plots. In the 14th Century it became one of the first medieval walled towns in Wales and remains as the county town of Carmarthen and the oldest continually occupied town in Wales. In conjunction with 'Old Carmarthen' to the east, this is the point at which the origins of the present town can be traced and retains a significant amount of fabric as well as less intangible links to the past through its surviving street pattern and historic events.

Carmarthen Castle and the County Hall

Built around 1094 the castle became the centre of English power and the local Anglo-Norman lordship in the southwest of Wales as well as the seat of royal government in south Wales. In 1648 the 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. As a scheduled monument in recognition of its significant historic value and archaeological potential, the castle and listed county hall still dominate a number of views, acts as a reminder as to the importance the castle played in the development of Carmarthen and is a significant part of the character of the area.

St Peter's Church

An Anglican parish church dated to the 12th Century, with alterations throughout its history, but still containing a substantial amount of medieval fabric. The church was listed grade I due to its historic significance, both within its fabric as well as what it can remind us of the historic development of Carmarthen. It also contains an outstanding collection of monuments within and houses several notable persons within the churchyard. The tower is visible from a number of locations throughout the CA as well as marking the eastern entrance into the CA.

Surviving historic street pattern

The plan of the town was seemingly dictated by the castle with its curved streets suggesting it grew organically alongside it, compared to the long straight roads seen to the east and west which were likely planned expansions. Unlike other areas within the town, the castle disrupted the former Roman road layout and created a series of more organic serpentine routes around the castle walls and motte. The street pattern is still largely intact and continues to inform development and the way one moves through and experiences the area.

Town squares of historic origin

The medieval town plan had two town squares at its core, which still exist in their form and location. The Guildhall was erected to the lower of these in 1767-77 to replace an earlier 16th Century guildhall and in the 19th and 20th Centuries memorial statues were incorporated into the centre of the squares. They not only hold historic value which can still be recognised but provide places of rest, are destinations and townscape features which impact views, movement and are unique components of the town.

Planned blocks

In contrast to much of the rest of the town, which is set out along a series of roads with primary elevations to the street and rear elevations visible from secondary roads behind, much of the area is made up of a series of blocks with primary elevations to both street elevations. Historically the centres of these blocks held a series of green spaces, which have now been lost to extensions. This is a unique characteristic which helps to elevate the status of the town centre.

Archaeological potential

The area retains a high degree of archaeological potential below ground as well as a series of surviving medieval remains including vaults, two short sections of the medieval town wall, St Peter's Church and the Castle and boundary wall which retain a tangible connection to the history and development of the area.

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 Robert Ferrars, a protestant reformer that spoke out against Mary Tudor, who was burnt at the stake within Nott's Square in the 16th Century; Edmund Tudor, father of Henry VII, died as a prisoner in the Castle; Sir Rhys ap Thomas, one of Henry Tudor's main allies and a hero of the Battle of Bosworth; Sir Walter Devereux, first earl of Essex; and Charlotte Dalton, granddaughter of George III are all buried in St Peter's Church. Sir General Nott died in Carmarthen in 1845 and is buried in St Peter's; artist and Egyptologist Ernest Jones; antiquarian and curator George Evans; and musician Sidney Jones all resided in Quay Street. Advocate for Women's education Elizabeth Philips Hughes resided in Spilman Street. The Guildhall is the only work in Wales by Si Robert Taylor; the county hall was designed by Sir Percy Thomas, a leading Welsh architect; the Oriel Myrddin Gallery is the first purpose-built art school in Wales; Barclays bank was designed by George Morgan & Son, a notable local architect; the county gaol was designed by John Nash, a renowned architect of the Georgian period; and John Nash refounded his architectural practice in Carmarthen after bankruptcy in London.

Significant views

The topography and historic development of the area create a series of significant views to, from and through the CA, including long street views contrasted against shorter street views, enclosed views at town squares, deflected views around the serpentine routes around the Castle, enclosed views through alleyways and the wider views outwards to the landscape beyond. Nott's Memorial and the Boar War memorial, as well as St Peter's town are also significant landmarks within the streetscape. Each of these views provides a different perspective of the area, how it has developed and alter the way one moves and experiences each part

Variety of building styles

A variety of building types, ages, uses, architectural detailing and material, often of a high quality, continually adjust street views and create spaces of interest and discovery. This is further exaggerated by the hanging signs, varied roofscape, shopfronts and staggered elevations to the streets and squares encouraging people to move through the area and recognise the continued development and evolution of the town.

Landmark buildings interspersed with more consistent terraces

A series of larger landmark buildings are set around and between more consistent terraces of buildings of a similar style and design creating distinct moments within the streetscape and breaking down otherwise long street views. Often set at corners and junctions, they are also commonly used to terminated enclosed views.

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 are of the highest concentration than all other CAs within the town. 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, views out, between and within town squares

The area is made up of a mixture of building types from detached landmark buildings, to terraces and squares, but with gaps at street junctions and down alleyways. This creates a series of street views but dispersed with glimpses between buildings and wider panoramic views at breaks, varying between a feeling of enclosure and openness as one walks through and experience the area. This creates variety and interest which is exaggerated by the range of architectural styles and encourages exploration and discovery.

Historic connections

Set between the principal streets there are a series of historic alleyways which create cut throughs and an insight into the more informal areas behind the principal elevations. In some cases, these are overlooked, and their condition is suffering but at the arcade between

Mill Street and Blue Street and from King's Street to Jackson's Square, these are characterful and attractive areas of discovery and interest.

18th and early 20th Century growth

As the main commercial core of the town, there continues to be a wide variety of uses. Within the 18th and 19th Centuries, these included coffee houses, inns, warehouses, private residences, educational establishments, professional offices, commercial and public buildings

18th Century buildings

In comparison with other areas within the town, there is a high quantity of surviving 18th Century fabric, including the houses to Quay Street, the Guildhall and Carmarthen Library. This was a period of growth within the town and these buildings can help us connect to and understand how the town developed during this time.

Prominent corner buildings

Corners are often celebrated within the CA through the design of prominent corner buildings which have increased prominence through higher storey heights, high quality materials and surface decoration. These create a series of landmarks along the street elevation as well as marking the entrance into an adjoining street. These are high quality buildings in their own right, but their contribution to views and street scape is also significant.

Main commercial core

The Carmarthen Town CA is the main retail core of Carmarthen and as such the contribution of shopfronts, as well as the activity and people this brings, is an important part of the character of the area. There are also a number of surviving 19th Century shopfronts which can tell us about the commercial development of the town in this period.

20th Century urban regeneration

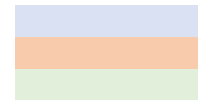
The 20th Century contribution to CAs can sometimes be overlooked, as their architectural style, material and detailing can be set apart from the typical characteristics of an area. However, good quality contemporary design can create variety, interest, and significantly add to the character of an area. There are a number of examples of high-quality examples of 20th Century urban regeneration in the CA which provide such a contribution and could help inspire other contemporary designs of high quality. Examples of these include The Lyric Theatre, 17-18 King's Street and 39-41 King's Street.

Remnants of historic elements of streetscape furniture including railing and bollards

The establishment of the foundry within the 19th Century was an important aspect of the industrial development of the town, and a number of examples of ironwork still exist. This includes railings and bollards within a 'Carmarthen' pattern. These examples ensure that this connection remains as well as providing patterns which can be used for historic replicas when new public realm furniture is required.

	Evidential Value	Historical Value	Aesthetic Value	Communal Value
New Carmarthen	Medium Value	High Value		
Carmarthen Castle and the County Hall	Medium Value	High Value	Medium Value	Medium Value
Historic street pattern	High Value	Medium Value	Medium Value	Low Value
Town squares of historic origin	Medium Value	High Value	Medium Value	High Value
Planned blocks	Medium Value	Low Value	Medium Value	
Archaeological potential	High Value	High Value		
Notable events and people	Medium Value	High Value		
Significant views			High Value	High Value
Variety of building styles	High Value	High Value	Medium Value	
Landmark buildings and terraces	Medium Value	Medium Value	Medium Value	
Enclosure and views out			Medium Value	
Historic connections	Medium Value	Medium Value	Low Value	Low Value
18 th and 20 th Century growth	High Value	High Value		
18th Century buildings	Medium Value	Medium Value	Medium Value	
Corner buildings	Medium Value	Medium Value	Medium Value	
Main commercial core	Medium Value	Medium Value	Medium Value	Medium Value
20th Century urban regeneration	Medium Value	Medium Value	Medium Value	Medium Value
Historic ironwork	Medium Value	Medium Value	High Value	Low 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 Carmarthen Town. 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
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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 protected areas such as a CA; their impact can sometimes become fully apparent only after construction. This relates 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, the rear extension to the District Council Offices and the new housing estate to Wood's Row have impacted the setting of both of these areas, particular views through and to the CA.

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 the 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 are a characterful part of the CA, offering 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, 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 at Wood's Row and the alleyways which link Spilman Street and King's Street.

Development proposals should be carefully assessed to understand the impact of the proposals on the character and appearance of side streets 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
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2.0 Redevelopment

2.1 The use of modern materials which are not complementary or appropriate to the existing palette of materials can erode the historic character and significance of the CA. Whilst a building should be of its time, some deference to the CA's original palette of materials will ensure continuity. Similarly, buildings of poor design have caused harm to the CA; the original characteristics of 19th and early 20th Century design must be respected to prevent further harm.

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.



2.2 Corner plots are important gateways into the CA, offer natural breaks between buildings and mark junctions to branch roads. As an example, those buildings to the junction with Nott's Square and King's Street create visual landmarks and celebrate these entrances. In comparison, that to Blue Street is much weaker dominated in the main by an area of hardstanding and traffic infrastructure.

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. Where corner buildings are redeveloped or replaced, an understanding of their impact and how they may help to strengthen these key points is required.



2.3 The pressure for housing has led to infilling of historic plots to Wood's Row, often with those of uncharacteristic design which do not respond to the character of the CA.

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.



Item	Issue	Management
2.4	The visibility of the rear elevations at Wood's Row have caused usually overlooked areas of alteration to have a significant impact on the public realm, emphasised by the loss of boundary walls to the street edge. This includes the insertion of rear escape stairs, extensions, and hard standings.	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.
2.5	The consistency regarding storey height, mass and plot size causes any deviations from this to have an immediate impact, particularly where there are long ranging views. For example, where contemporary buildings have been designed with an increased width but without due regard to breaking down the mass of the buildings, these have not successfully integrated into their surroundings.	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.
2.6	The demands put on the CA by the volume of commercial activity results in a high volume of refuse collection and deliveries which can add to traffic congestion which further erodes the character of the area. This is particularly of concern to the setting of Nott's Square.	



Item	Issue	Management
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2.7	Due to the high density of the area and lack of rear service areas, there are a considerable number of bins on public highways and within the public realm. This has a negative visual impact on the CA can lead to further deterioration due to encouraging anti-social behaviour.	
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3.0 Inappropriate alterations and loss of original features

3.1	<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"> Pebble dash rendering 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 	
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Detailed design guidance should be developed to include information on the typical 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 listed where appropriate.



3.2	A number of buildings have been re-rendered with a high relief render which is uncharacteristic and has a negative impact on the street scene.	
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Detailed design guidance should be developed to include information on the typical architectural details such as windows, and appropriate materials including types of render 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.



Item	Issue	Management
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3.3	Dormers or various scales and designs have been integrated into buildings throughout the CA. Where there is variety within the roofscape and the designs are of a high quality using sympathetic materials, these have integrated successfully. The further introduction of dormers, particularly in areas of more consistency, the impact of these needs to be understood.	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.
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	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 and repair of buildings and structures within the Conservation Area.
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4.0 Street furniture, signage, roads

4.1	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. This is particularly the case at Blue Street.	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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4.2	There is a lack of coordination in the treatment of pavements, roads, and pedestrian footpaths, including a lack of cohesion in the use of materials, signage, road marking and barrier treatments. This can lead to a deterioration of character within the public realm and significant changes between areas which would otherwise share a strong connection to each other. The use of patch repairs and inappropriate repair methods has also led to a general deterioration of the streetscape.	Publish design and maintenance 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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Item	Issue	Management
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4.3	Throughout the CA there is a lack of high quality and consistent design to street furniture, including modern street lighting and benches. There has been some effort to introduce common elements such as with interpretation boards, but this has not been consistent throughout the 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.	
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4.3		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.
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4.3		There is scope for introducing more traditional streetlights, traditional paving materials, and greater street planting throughout the conservation area.
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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 and parking spaces. This can disrupt views through, in and out of the CA and damages the historic layout of the streets and buildings. As example of this is to Blue Street and Wood's Row where historic boundaries have been lost to the street and parked cars obscure views of buildings.	
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5.1		Reinstatement of traditional boundary walls 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 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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5.2	The use of stone setts should be further encouraged, but where contemporary paving types have been integrated within this it is particularly conspicuous. This is a typical occurrence at dropped kerbs.	
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5.2		The use of stone setts should be supported and encouraged through the production of design guidance.
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Item	Issue	Management
5.3	The introduction of modern materials to create new boundaries and hard landscaping which are not in keeping with the CA or of sufficient quality can dilute character and interrupt views.	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.



6.0 Shopfront design

6.1	<p>The contribution of shopfronts to the CA is significant, and the insertion of inappropriate shopfront designs can have a negative impact on the character of the area. There exist a number of examples of historic shopfronts within the CA and where these exist, they provide an important contribution to the streetscape and can provide inspiration for future heritage-led design. Features which currently have a negative impact on the CA include:</p> <p>The lack of consideration between the ground floor and the building above, for example the replication of bay widths, and an acknowledgment of architectural detailing and style of the existing building.</p> <p>The lack of consideration between the ground floor and the building above, for example the replication of bay widths, and an acknowledgment of architectural detailing and style of the existing building.</p> <p>Large fasciae which are not in proportion with neighbouring buildings, or which overwhelm the building frontage and cover surviving historic details.</p>	<p>Where an existing shopfront represents a good example of an earlier style appropriate to the character of the area and the host building it should be retained and refurbished rather than replaced. 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 shopfronts and signage. The replacement of unsympathetic modern shopfronts with more appropriate designs has the potential to greatly enhance historic buildings and conservation areas and should be supported.</p> <p>Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.</p> <p>Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.</p>
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Item	Issue	Management
	The use of inappropriate signage, including illuminated signs.	Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate signage and awnings which do not respond to the traditional character and appearance of the area, including illuminated signs.
	The use of inappropriate contemporary materials, or colours, such as Perspex, PVC or aluminum, whose reflective nature typically does not respect the palette of materials within the CA or neighbouring buildings.	Replacement shopfronts should use high quality and respect the traditional materials of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.
	Two-dimensional elevations, including large areas of plate glass, which dominate the façade and bear little relationship to the treatment of the elevations above.	Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.
	The loss of stallrisers which provide a base to the shopfront above and ground it within the streetscape.	"Where an existing shopfront represents a good example of an earlier style appropriate to the character of the area and the host building it should be retained and refurbished rather than replaced, including all features such as stallrisers."
	The installation of external security shutters which can materially affect the external appearance of a building and add to a perceived lack of security.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate security shutters that do not respond to the traditional character and appearance of the area. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.

Item	Issue	Management
	The introduction of inappropriately scaled awnings or canopies, often in non-traditional materials, which break the rhythm of terracing and the building line.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate signage that does not respond to the traditional character and appearance of the area. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design, including how to increase security in a suitable way and how to incorporate awnings and canopies.
	The pressure of branding associated with the introduction of chain stores which often follows a one-size-fits-all approach without consideration of the individual characteristics of a building.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate signage that does not respond to the traditional character and appearance of the area.
	The loss of traditional hanging signs.	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 traditional hanging signs. The introduction of hanging signs should be encouraged as they can greatly benefit the character of street elevations and reduce pressure to provide overly large or additional signage elsewhere.
	The unifying of buildings through an extended shopfront which does not respect the separation of the buildings above.	Replacement shopfronts should reflect the scale and proportions of the host building. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.

Item	Threat	Management
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7.0 Views and setting

7.1 The existing green spaces within the CA, although relatively sparse, provide important break points to the buildings and require effective, continued protection, particularly during new development and alteration works. The loss of trees can significantly alter key views through the CA.

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.



7.2 Development within the setting of the Castle and St Peters has the potential to have an adverse impact. Any development to the fringes of the monuments, or which has a visible connection across or from it, needs to be carefully considered and managed.

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 should not obscure or detract from important views within, towards or from the conservation area.



Proposals which have the potential to affect and fall within the important views which contribute to the significance of the conservation area, and the heritage assets within it such as the Castle and St Peter's, 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 and the setting of these important heritage assets.

Item	Threat	Management
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8.0 Demolition of buildings and structures

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. 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.
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.



Item	Threat	Management
8.3	The loss of buildings to the street line can cause break points which disrupt the long elevational views which are characteristic of the area and can lead to blank gable end elevations.	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. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the creation of modern gaps which would disrupt long elevational views of established street lines.

9.0 Redevelopment

9.1	The two town squares are a significant part of the character of the area and are of historic significance. Due to their scale the buildings within these spaces should be considered together and of group value. New developments which do not acknowledge this can detract and significantly impact their setting	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.
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10.0 Inappropriate alterations and loss of original features

10.1	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.	Detailed design guidance should be developed to include information on the 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. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations where appropriate. There will be a presumption against the loss of traditional features which contribute to the conservation area's character and appearance.
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Item	Threat	Management
10.2	The topography of the area means that the insertion of items such as aerials and satellite dishes can erode character, particularly in areas of a more uniform style, or where there are longer street views.	The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.



10.3	The inappropriate choice of colour can also have a detrimental impact on character views.
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11.0 Street furniture, signage and roads

11.1	Street 'clutter' created by large amounts of public signage, bollards, bins, and barriers, particularly on roadsides, can cause confusion, obscure views, and detract from the wider environment.	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.
11.2	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.



Item	Threat	Management
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12.0 Trees and Landscaping

12.1 The loss of street trees, green fringes and space which provide important breaks in an otherwise hard urban area can substantially harm the character of the area.

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.



12.2 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.

Green space and street trees are significant parts of the character of the area as well as having larger benefits to the wellbeing of inhabitants and visitors. The loss of green space should be avoided, whether this be through lack of maintenance or development.

The loss of green space should not be accepted where new development proposes to remove this, or if not possible, the mitigation of this loss should be included within proposals and the impact to the character of the CA investigated. The maintenance of Council owned green spaces should be undertaken routinely.

Item	Threat	Management
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13.0 Change of Use

13.1	The introduction of commercial activities within former residential buildings can cause harm through the following;
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	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.
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Introduction of signage which does not respond to the proportions or layout of the building.

Introduction of shopfront windows which overwhelm the domestic scale of the building and lead to loss of original fabric.

Splitting ownership can cause confusion with regard to maintenance and upkeep and lead to the general deterioration of the building.

14.0 General

- 14.1 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.
- 14.2 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.
- 14.3 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.
- 14.4 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. The alleyways which link Spilman Street and King's Street, as well as Bull Lane, are currently suffering from poor maintenance and inappropriate alterations, including the insertion of security grilles which discourage their use and contribute to their further decline. The regeneration of these relatively small areas would help improve the quality of not just these historic routes, but also the areas surrounding them and encourage people to further explore the CA.
2. Surfacing within the CA is a mixture of tarmac, concrete and stone pavers and slabs, set in both regular and irregular patterns, differing from one street to the next and creating disparity. The creation of a public realm guide would ensure that as the opportunity arises, a consistent approach to public realm is adopted, helping to re-establish the lost connection between these street as well as generally uplifting the area.
3. The enhancement project around the Castle has created an attractive and considered setting to the Castle. As opportunity presents itself, the integration of seating and public realm furniture which responds to this would be of benefit and break down the current barrier between the Castle and Nott's Square. The removal of parking and restriction of commercial deliveries would also help enhance this area.



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4b

4. The removal or resetting of highway signs around the Nott's memorial and at the eastern end of St Peter's Church would help improve the setting of these two important structures.

5. The high boundary wall and railings to the street edge around the Castle are somewhat overwhelming to a pedestrian walking along the southern boundary of the CA. The introduction of a wider pavement, green fringe or climbing plants on contemporary walls, may help alleviate some of this hardness.

6. The Mount potentially offers an interesting and significant view, as well as area of public realm, as one travels between Castle Hill and Spilman Street. This is currently dominated by bins, off street parking and a lack of general maintenance which could significantly be improved to the wider benefit of the CA and potentially a further route through to the castle and Nott's Square.

7. The contemporary development and loss of buildings to the street edge have created a rather underwhelming view when travelling around the castle up Castle Hill. This is exacerbated by the view of the rear extension to the county council office. The introduction of considered and high-quality buildings or landscaping which helps screen this view and re-establish the street edge would help improve this gateway. This is also the case to the south edge of Bridge Street.

8. The removal of on street parking and redevelopment of the hardstanding to the south would substantially improve the views along Blue Street, as well as improve a gateway into the CA.

9. The widened road opening opposite St Peter's Church exaggerates the impact of the road network at this point, as well as providing clear views towards the car park beyond and impacting the setting of the church. The introduction of trees at this point could help to reduce this impact to the benefit of the church and street views to and from King's Street and St Peter's Street.



5



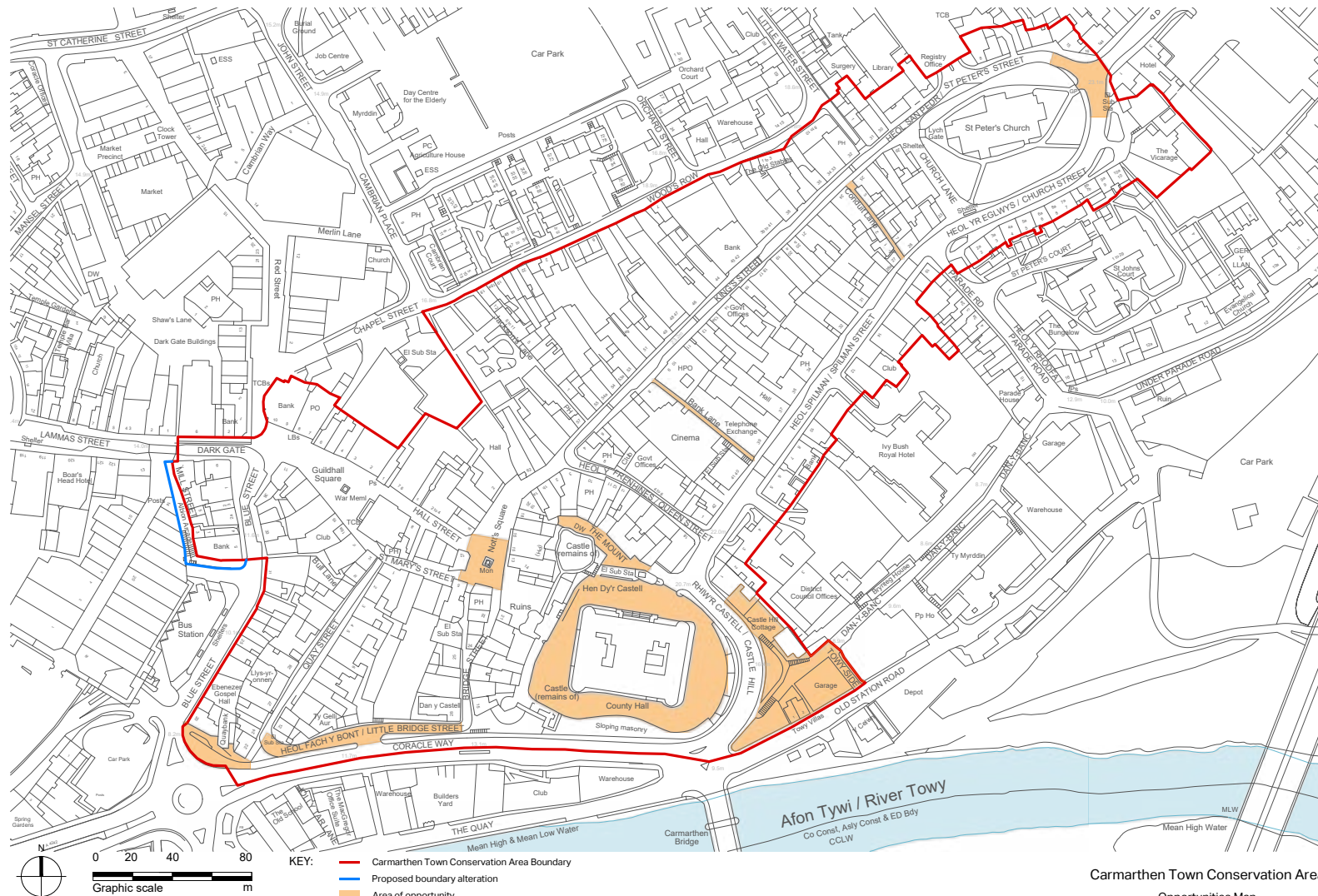
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7



8



- Carmarthen Town Conservation Area Boundary
- Proposed boundary alteration
- Area of opportunity

Carmarthen Town Conservation Area
Opportunities Map

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carmarthen foot and ankle clinic 01267 237229

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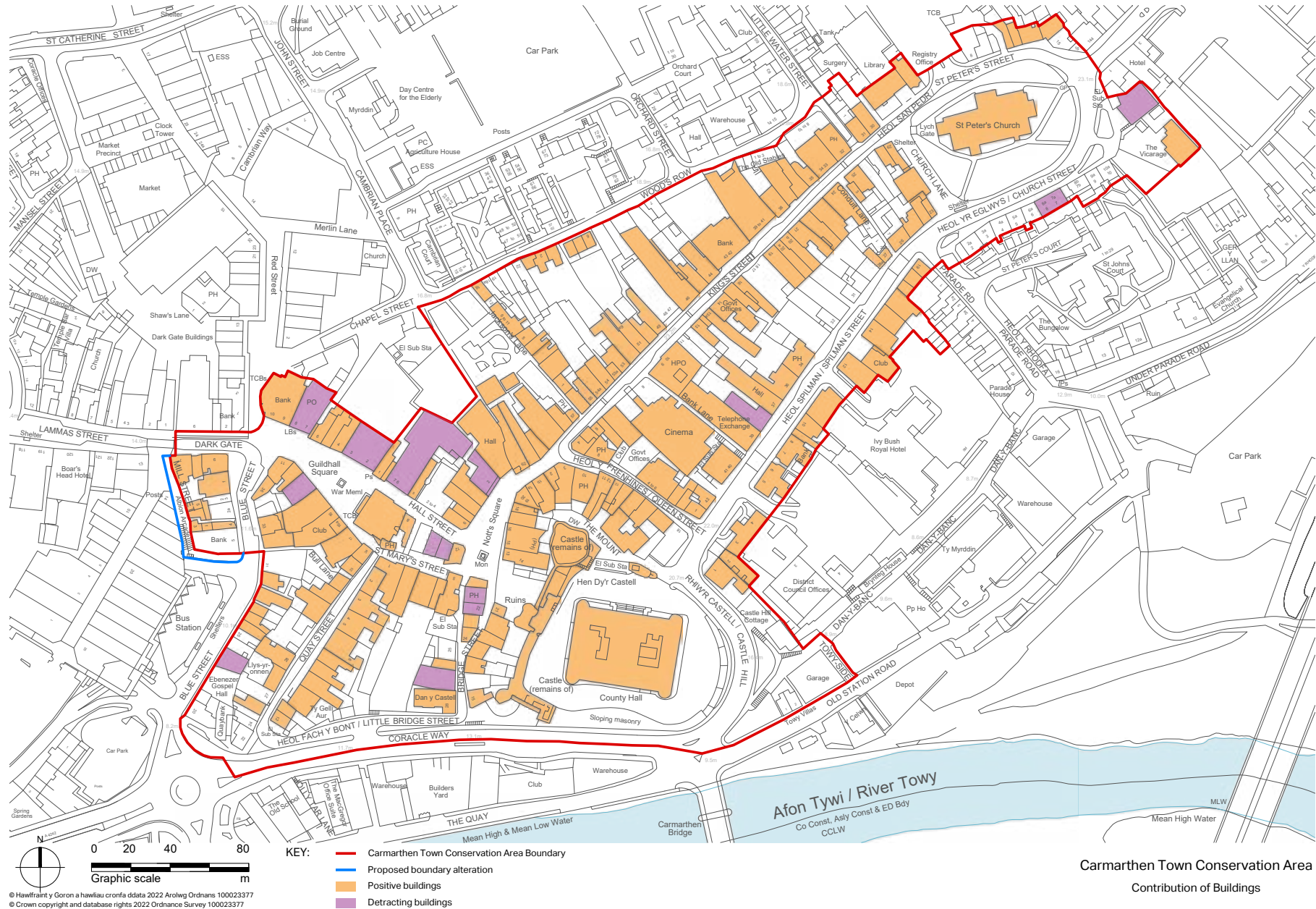
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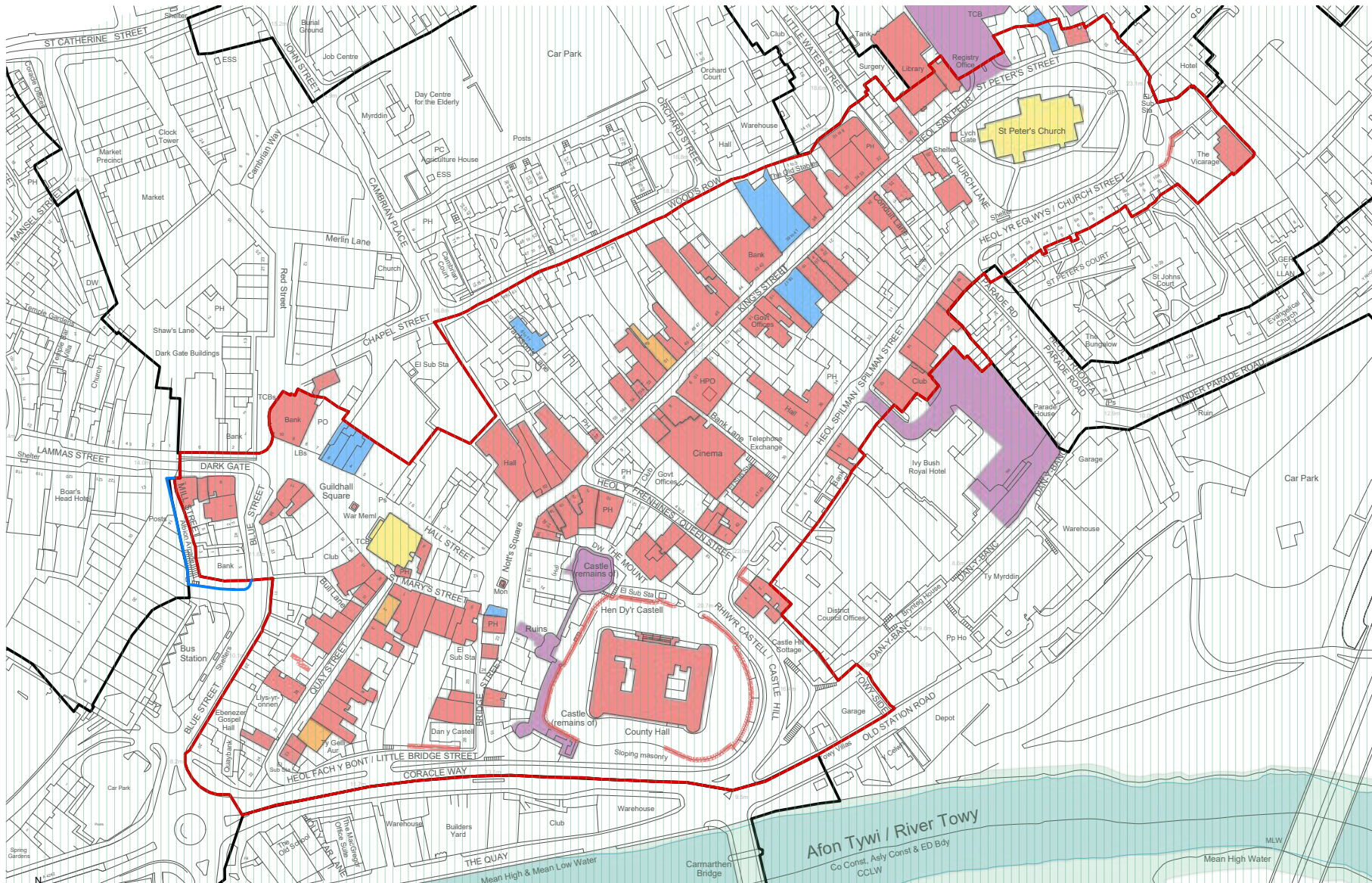
Appendix II: Glossary

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 I for the most important, Grade II* for the next most important or grade II 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

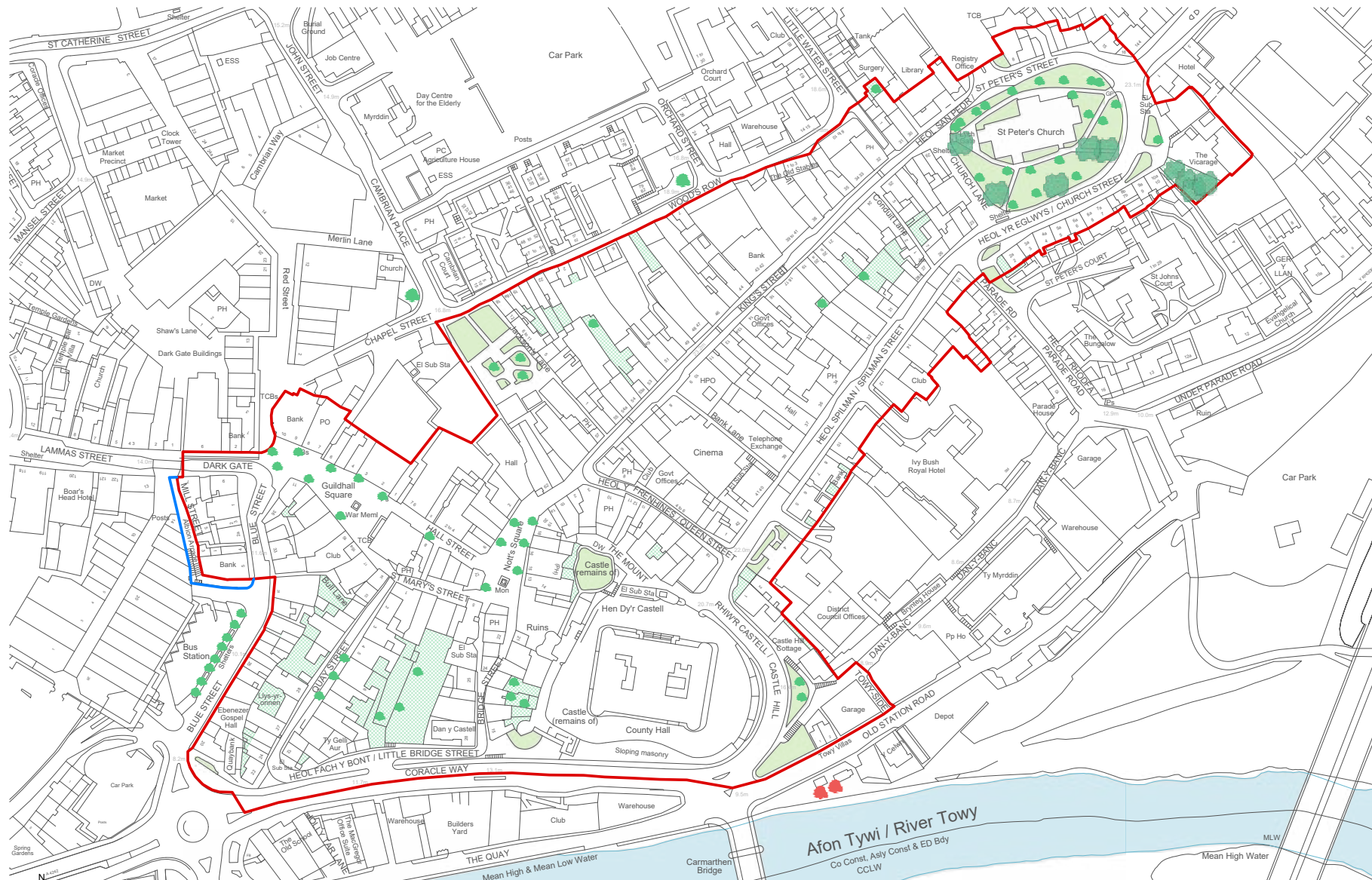




- KEY:**
- Carmarthen Town Conservation Area Boundary
 - Proposed boundary alteration
 - Adjacent Conservation Areas
 - Listed buildings Grade I
 - Listed buildings Grade II*
 - Listed buildings Grade II
 - Scheduled Monuments
 - Special Areas of Conservation (SAC)
 - Registered Landscapes of Outstanding and of Special Interest in Wales
 - Unlisted buildings and structures of note

Carmarthen Town Conservation Area Designations Map

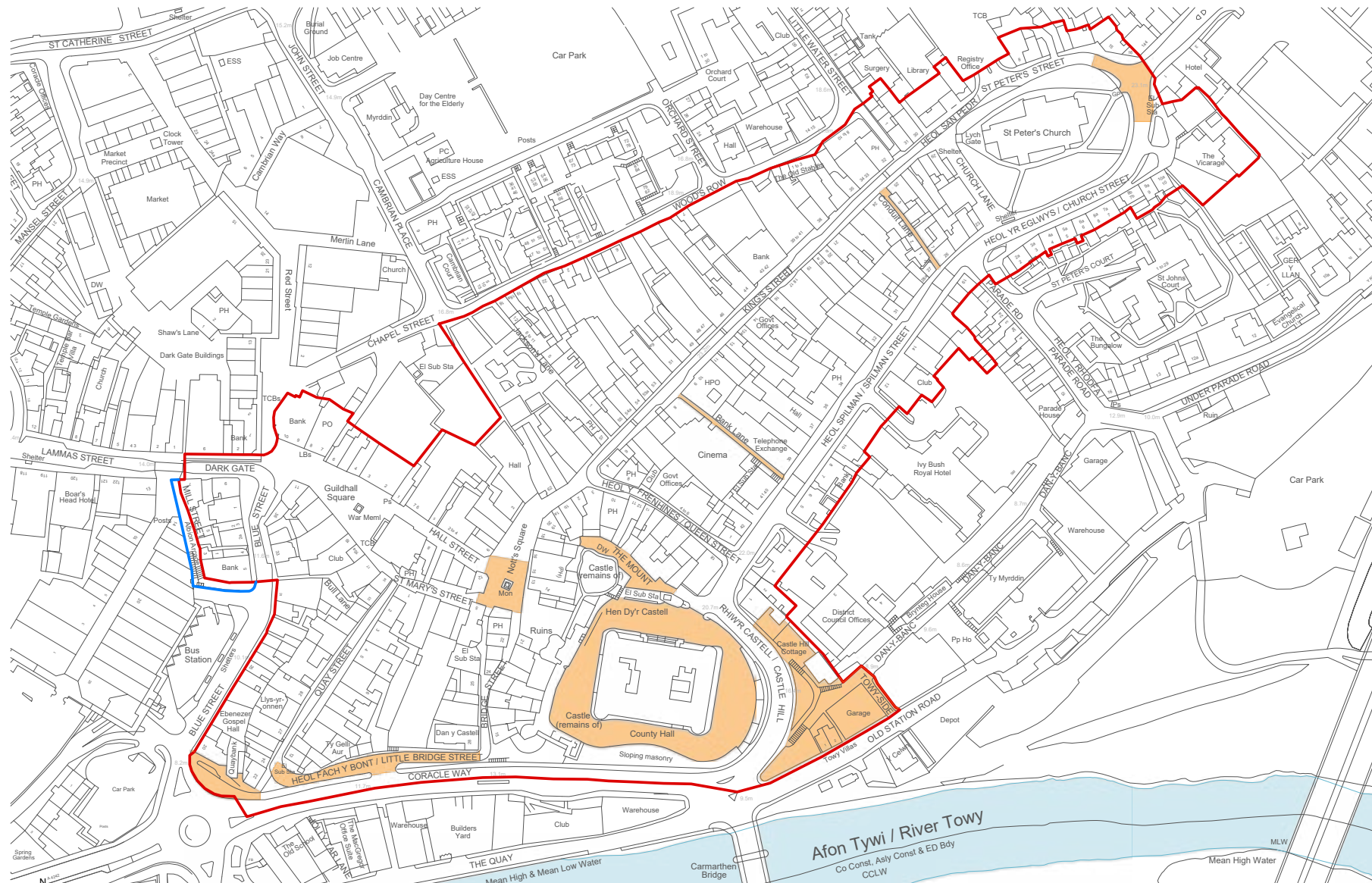
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- KEY:**
- Carmarthen Town Conservation Area Boundary
 - Proposed boundary alteration
 - Green spaces
 - Private / semi-private gardens
 - Trees
 - Group of trees
 - Tree Preservation Order (TPO)

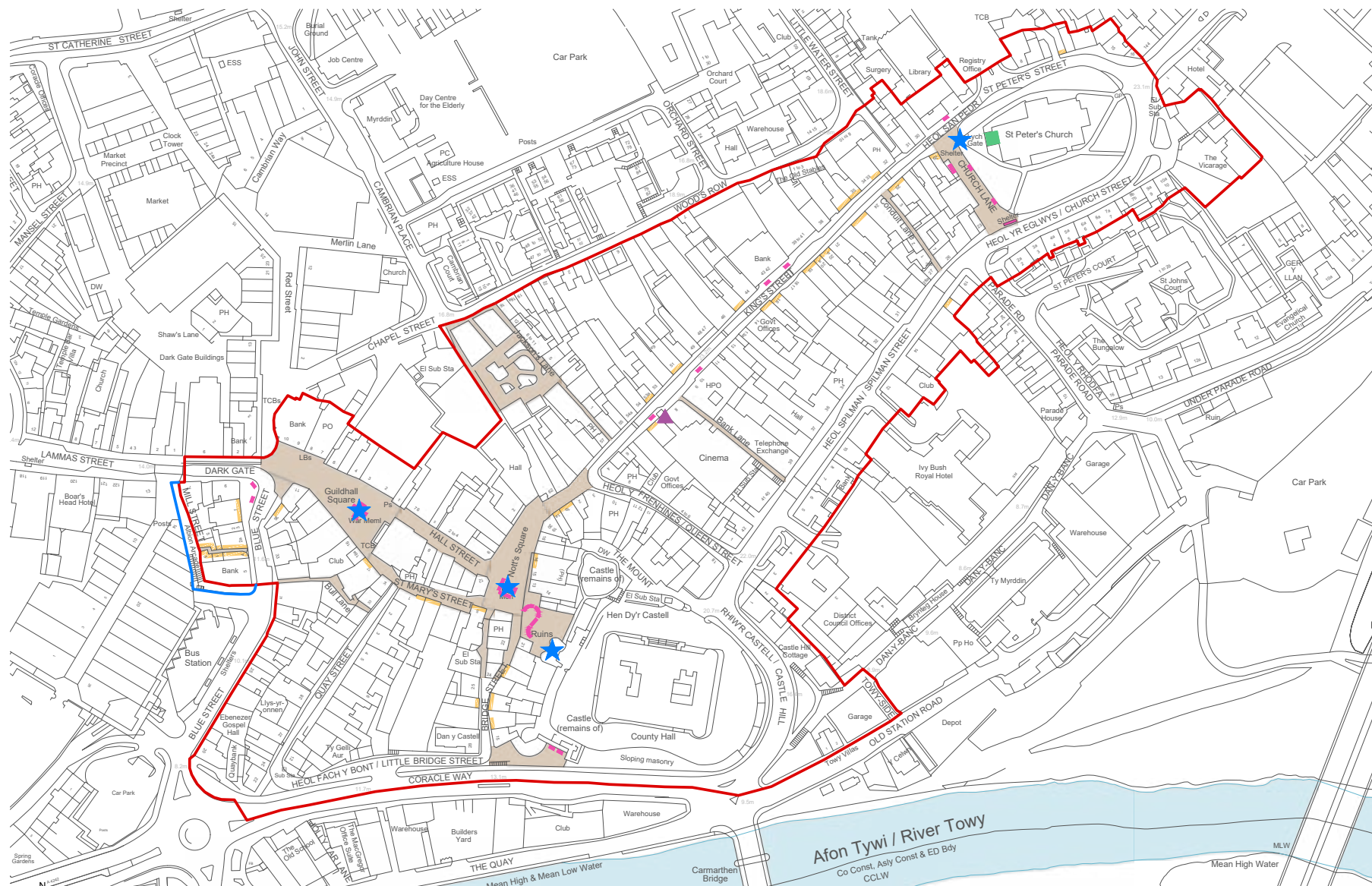
Carmarthen Town Conservation Area
Trees, Green Spaces, Parks and Gardens

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- KEY:**
- Carmarthen Town Conservation Area Boundary
 - Proposed boundary alteration
 - Area of opportunity

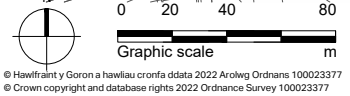
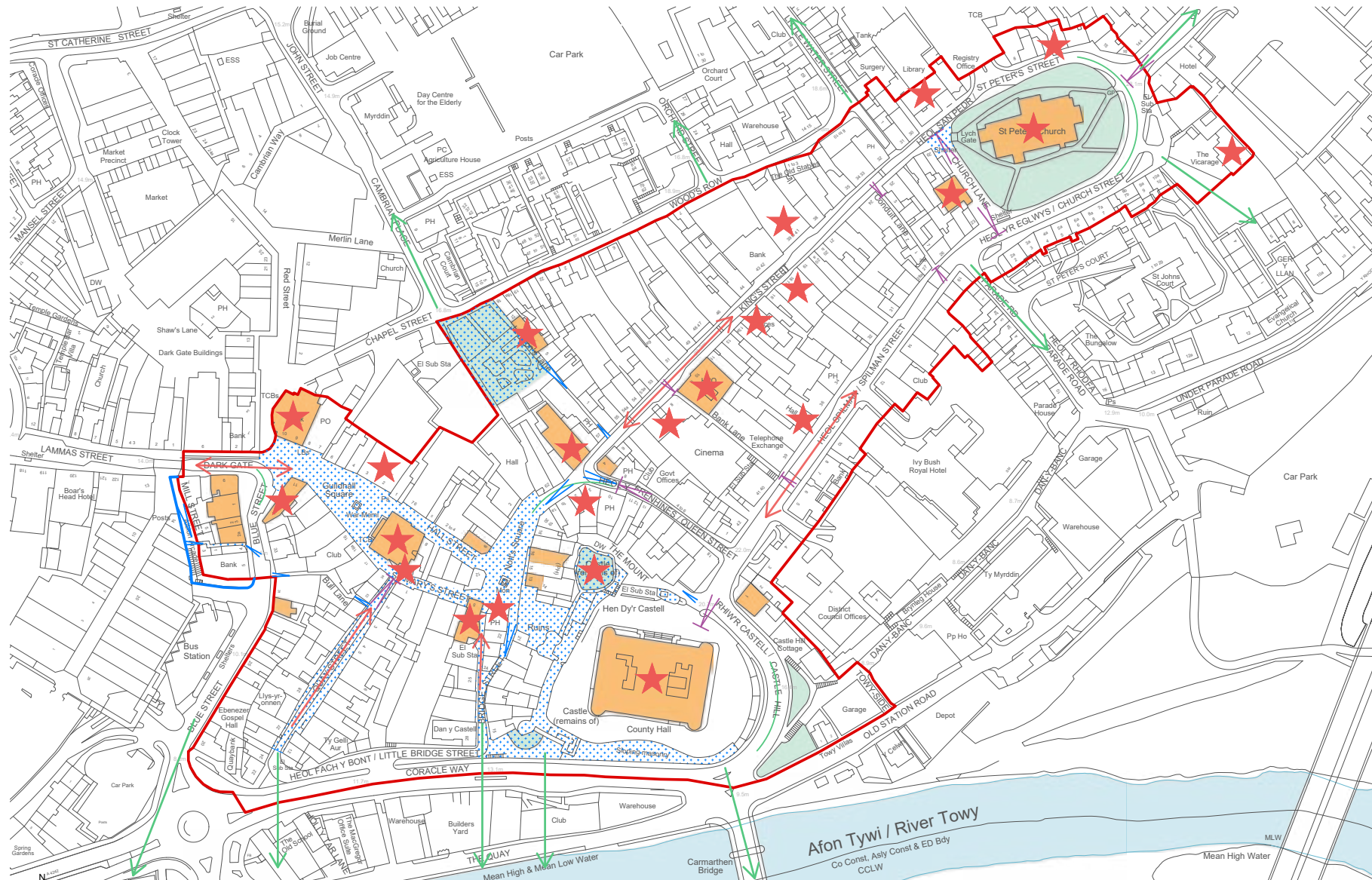
Carmarthen Town Conservation Area
 Opportunities Map



- KEY:**
- Carmarthen Town Conservation Area Boundary
 - Proposed boundary alteration
 - Pedestrian areas
 - Historic shopfronts
 - ★ Historic townscape feature
 - ▲ Mosaics
 - Street furniture
 - Tower

Carmarthen Town Conservation Area
Public Realm

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- KEY:**
- Carmarthen Town Conservation Area Boundary
 - Proposed boundary alteration
 - Areas which offer a sense of place
 - Positive green areas
 - Notable roofscapes
 - ★ Main landmark / key buildings
 - Landscape views
 - Street views
 - Enclosed views
 - Terminated views
 - Deflected views

**Carmarthen Town Conservation Area
Spatial Analysis**

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 is one suggested alteration proposed to the Carmarthen Town Conservation Area which can be identified on the following map. The location and reasons for these alterations are set out below:

Area 1 – Mill Street

Addition of Mill Street within CA

Mill Street is currently excluded from the CA boundary. Its inclusion will align the boundaries of the Carmarthen Town CA and the Lammas Street CA and adds protection to the public realm facing the listed buildings and historic access to Blue Street.



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, Edition 11, 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 Wales 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.

